



Washington County Industrial Park

Washington County, Florida

*Certification Report
August 2022*

QUEST
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the Florida First Sites Program since 2013.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



Gulf Power Company is an energy provider and subsidiary of NextEra Energy, Inc. Gulf Power's beginnings go back to 1926 when the company became a public utility. Today, Gulf Power serves nearly half a million customers in 71 towns and communities throughout Northwest Florida. Customers are at the center of everything Gulf Power does which is reflected in their mission to safely provide exceptional customer value by delivering reliable, affordable and environmentally responsible electricity while strengthening communities.

The Florida First Sites Program was launched by Gulf Power in 2013 to develop project-ready industrial sites in Northwest Florida; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as the region's assets and the needs of Florida's targeted industry sectors.

Contact: Steve Rhodes, Stephen.Rhodes@nexteraenergy.com, (850) 429-2401

02

Certification Letter



August 26, 2022

Ted Everett
Executive Director
Washington County EDC
P.O. Box 457
Chipley, FL 32428



Dear Mr. Everett:

Washington County Industrial Park, located in Washington County, Florida, has completed the Florida First Sites certification program through Quest Site Solutions (Quest). Quest has conducted a thorough analysis of the property and based on the information provided by the Washington County Economic Development Council and our evaluation of the property, we are certifying **Washington County Industrial Park** as an **Industrial Park**.

Quest has developed a program, Florida First Sites, in partnership with Gulf Power (now Florida Power & Light Company) to certify industrial sites and industrial parks as ready for industrial development. We have certified Washington County Industrial Park as meeting the following criteria:

- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be a minimum of 100 total acres, with at least one site 20+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The park's developable acreage must be free of wetlands or be able to be mitigated.
- The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated.
- The park's developable acreage must have soils compatible with industrial development.

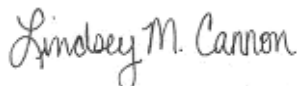
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The park must be directly served or be able to be served by a road(s) that is compatible with U.S. DOT standards for tractor-trailer access. The park must also be within 10 miles of a four-lane highway.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW of capacity within 12 months (2.5 MW within six months with the remaining 2.5 MW in the following six months for a total of 5 MW within 12 months).
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months (7,500 mcf per month within six months with the remaining 7,500 mcf per month in the following six months for a total of 15,000 mcf per month within 12 months).
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months (150,000 gallons per day within six months with the remaining 150,000 gallons per day in the following six months for a total of 300,000 gallons per day within 12 months).
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months (100,000 gallons per day within six months with the remaining 100,000 gallons per day in the following six months for a total of 200,000 gallons per day within 12 months).
- The park must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in the Sections 3 through 10 of this report.

This certification will expire on **August 26, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Washington County Economic Development Council for their hard work on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

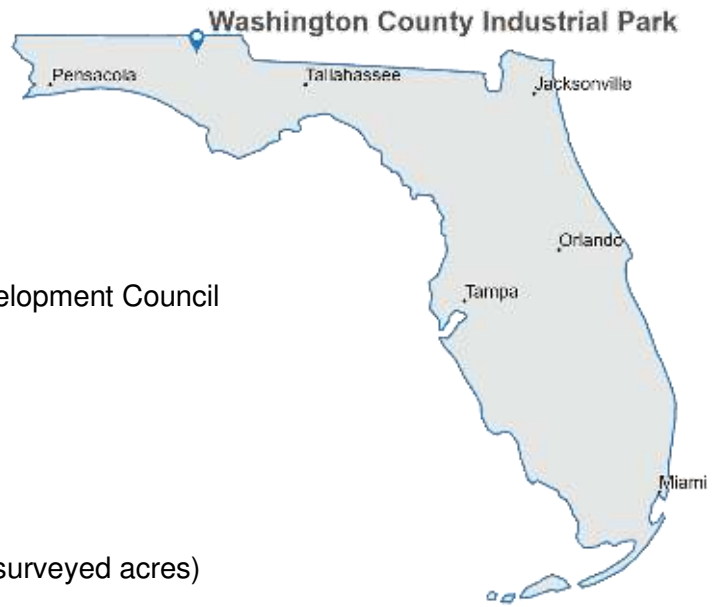
30.784857°, -85.526079°

CONTACT INFORMATION

Ted Everett
Executive Director
Washington County Economic Development Council
director@wcfledc.net
(850) 638-4157

SIZE/ACREAGE

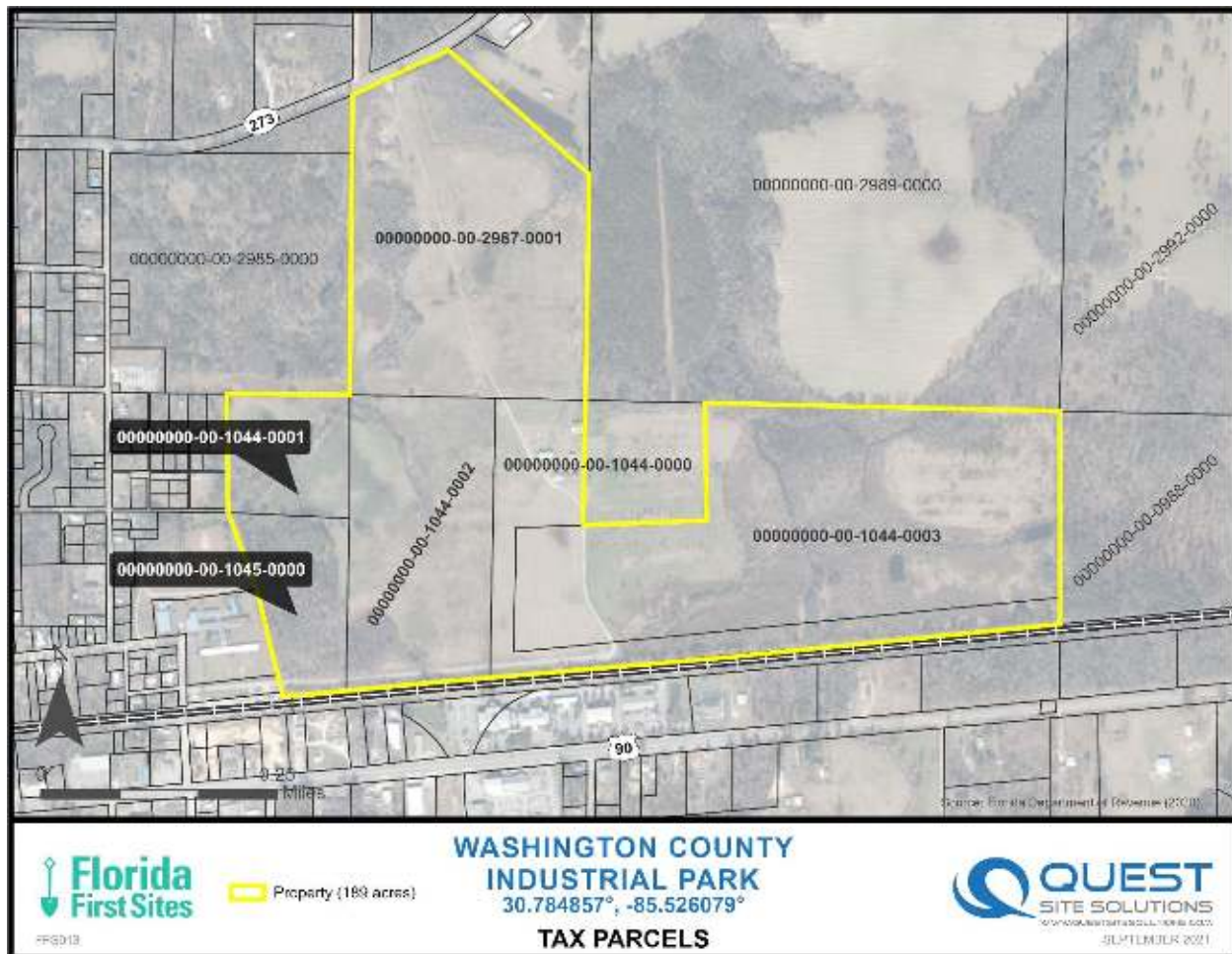
200.3 total acres (surveyed)
188.74 certified acres
138.13 buildable acres (out of 200 surveyed acres)



04

Ownership + Availability





OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
City of Chipley	101.72	00-1044-0001 00-1044-0002 00-1045-0000 00-2987-0001	\$18,500/acre
Washington County	87.02	00-1044-0000 (portion) 00-1044-0003	
TOTAL		188.74	

The City of Chipley purchased approximately 100 acres in 2008 from Washington County with the County having a right of first refusal to repurchase the property. These parcels are currently being utilized as a sprayfield as the City completes construction on a sprayfield in another location. The new sprayfield is scheduled for completion in August 2022. Once the City's new sprayfield is complete, the City plans to honor their agreement to sell the property back to Washington County.

Support Documentation:

Letter from Washington County Board of County Commissioners – March 15, 2022

Letter from Washington County Board of County Commissioners – February 22, 2022

Letter from City of Chipley – February 15, 2022

Letter from City of Chipley – June 3, 2020

TITLE

Marketable fee simple title is vested in the entities indicated below:

- Tax Parcel 00-1044-0003 (Parcel #1) – Washington County Board of County Commissioners, a Political Subdivision of the State of Florida
- Tax Parcel 00-1044-0000 (Parcel #3) – Washington County, a Political Subdivision of the State of Florida *Note: Approximately 10 acres of tax parcel 00-1044-0000 have a title defect which is in the process of being resolved. These 10 acres are excluded from the certification acreage.*
- Tax Parcel 00-1044-0001, 00-1044-0002, 00-1045-0000, and 00-2987-0001 (Parcel #2) – City of Chipley, a Municipal Corporation

Oil, gas, and mineral reservations impact a portion of the property. See the title information for more details.

Support Documentation:

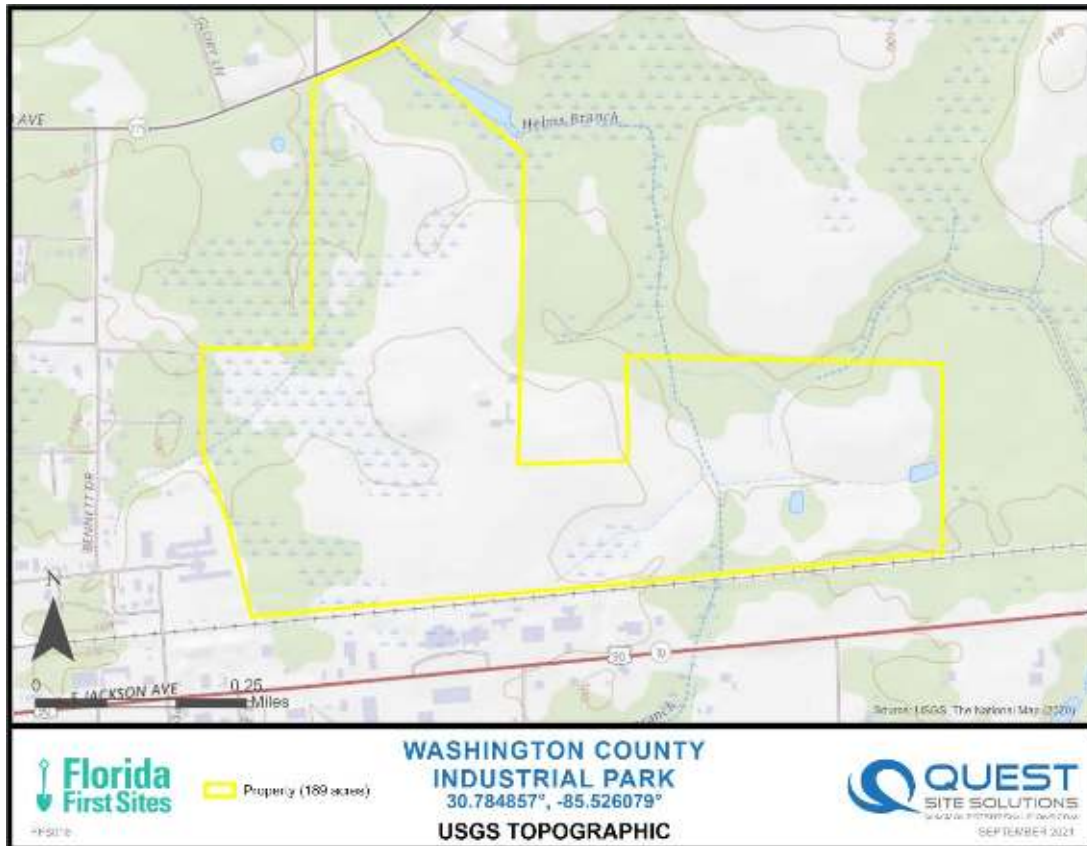
Letter from Fuqua & Milton, P.A. – November 19, 2021

05

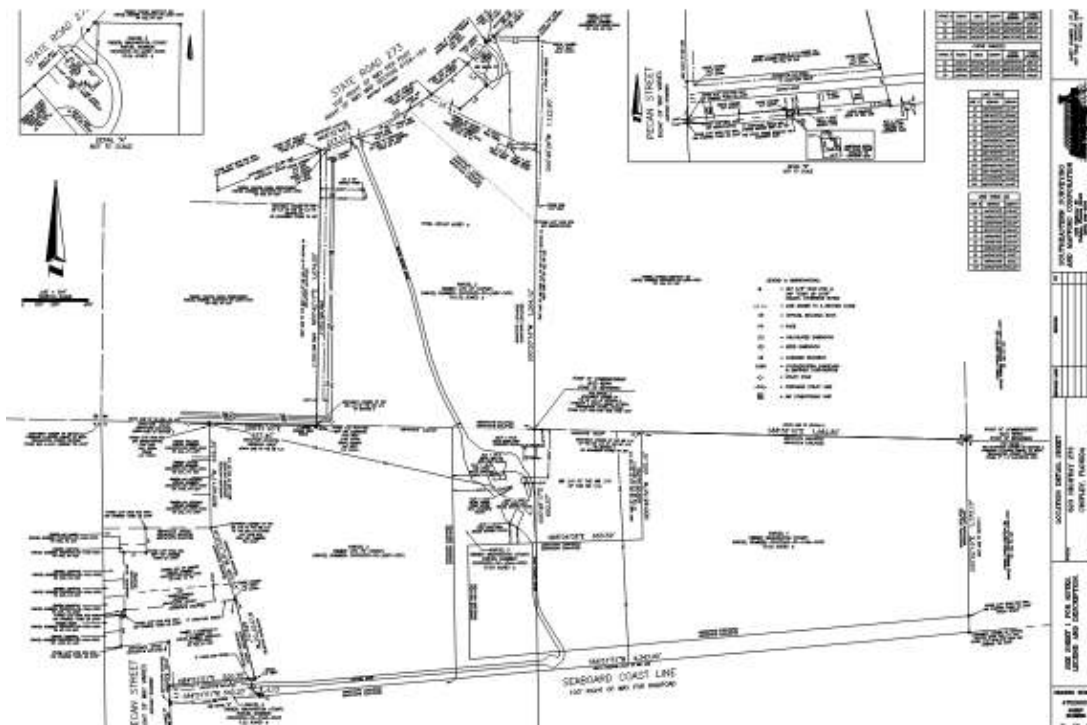
Site Characteristics



TOPOGRAPHY



SURVEY

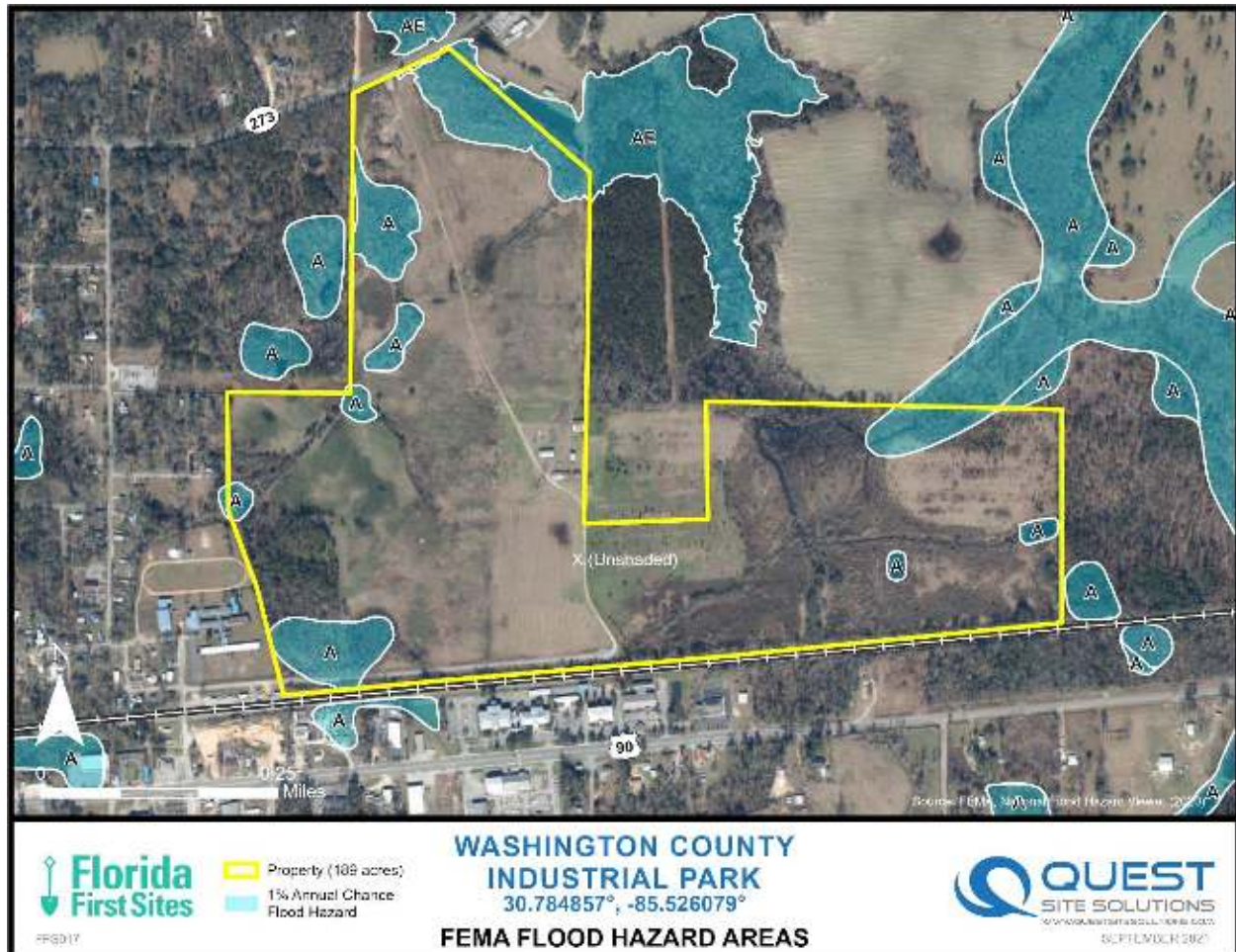


Note: Survey includes a 10.24-acre and a 1.22-acre parcel that are outside of the certification area.

FEMA

The majority of the property is located in FEMA Flood Zone X (outside of the 100- and 500-year flood zones), but there are areas of FEMA Flood Zone A and AE (inside the 100-year flood zone) within the area being certified as shown on the visual below.

Map Number 12133C0070D



IMPEDIMENTS

Development of the industrial park will need to take the following impediments into consideration:

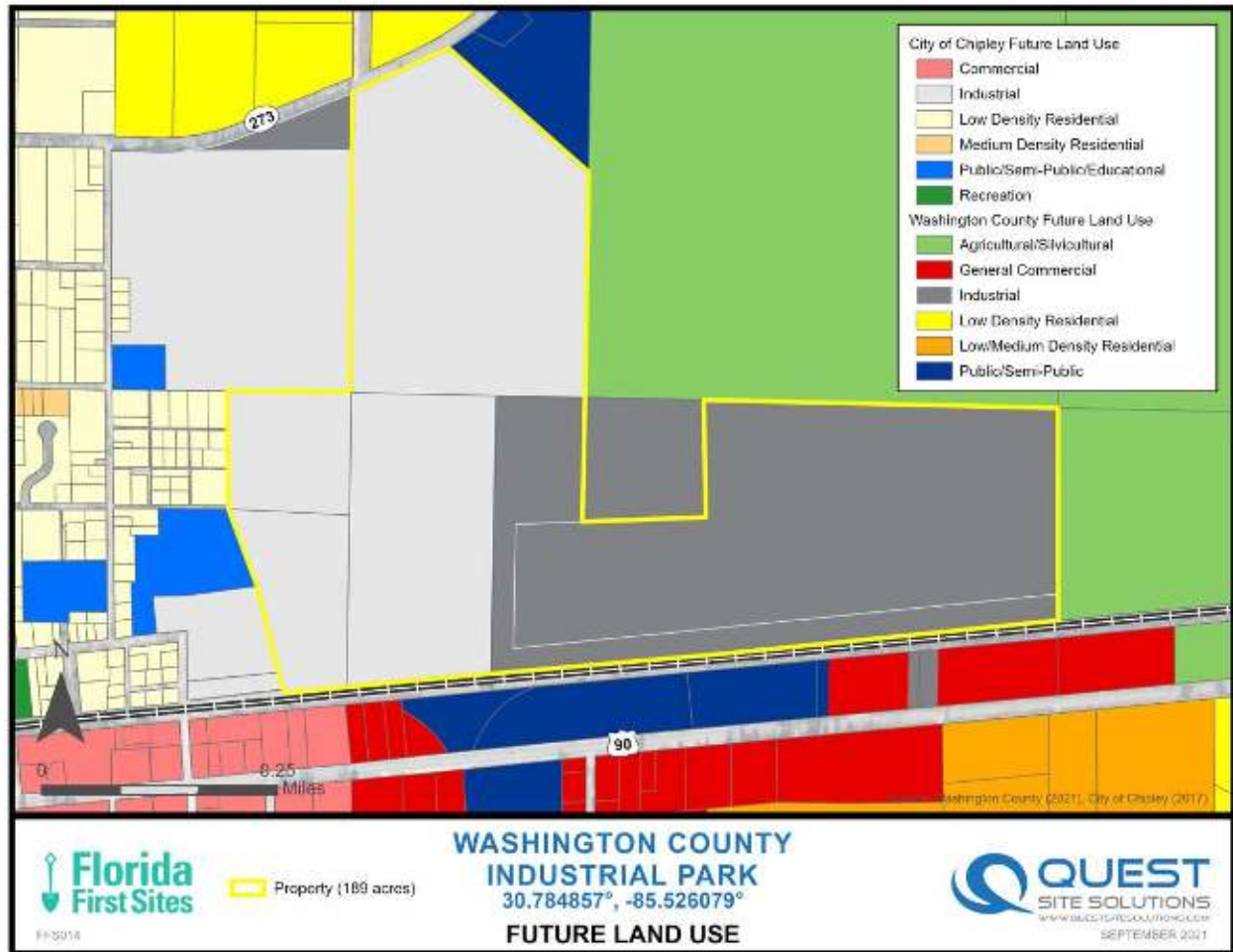
- FEMA Flood Zone A and AE (inside the 100-year flood zone)
- Wetlands
- Existing structures
- Existing electric infrastructure

06

Zoning



Washington County and the City of Chipley do not have zoning, but they both have future land use designations. A portion of the park is located within the City of Chipley (light gray) and a portion is located outside the city limits (dark gray). The entire park's future land use is designated industrial by the respective entities.



The City of Chipley's industrial land use district purpose is to provide areas for the location of light industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the city.

Washington County's industrial land use district includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors.

Support Documentation:

City of Chipley Code of Ordinances – As of March 31, 2022

Washington County Code of Ordinances – As of December 29, 2021

Letter from City of Chipley – December 3, 2021

City of Chipley Ordinance #886 – Passed September 11, 2008

07

Transportation





COMMERCIAL SERVICE AIRPORTS

PORTS

RAIL

Washington County Industrial Park | August 2022

08

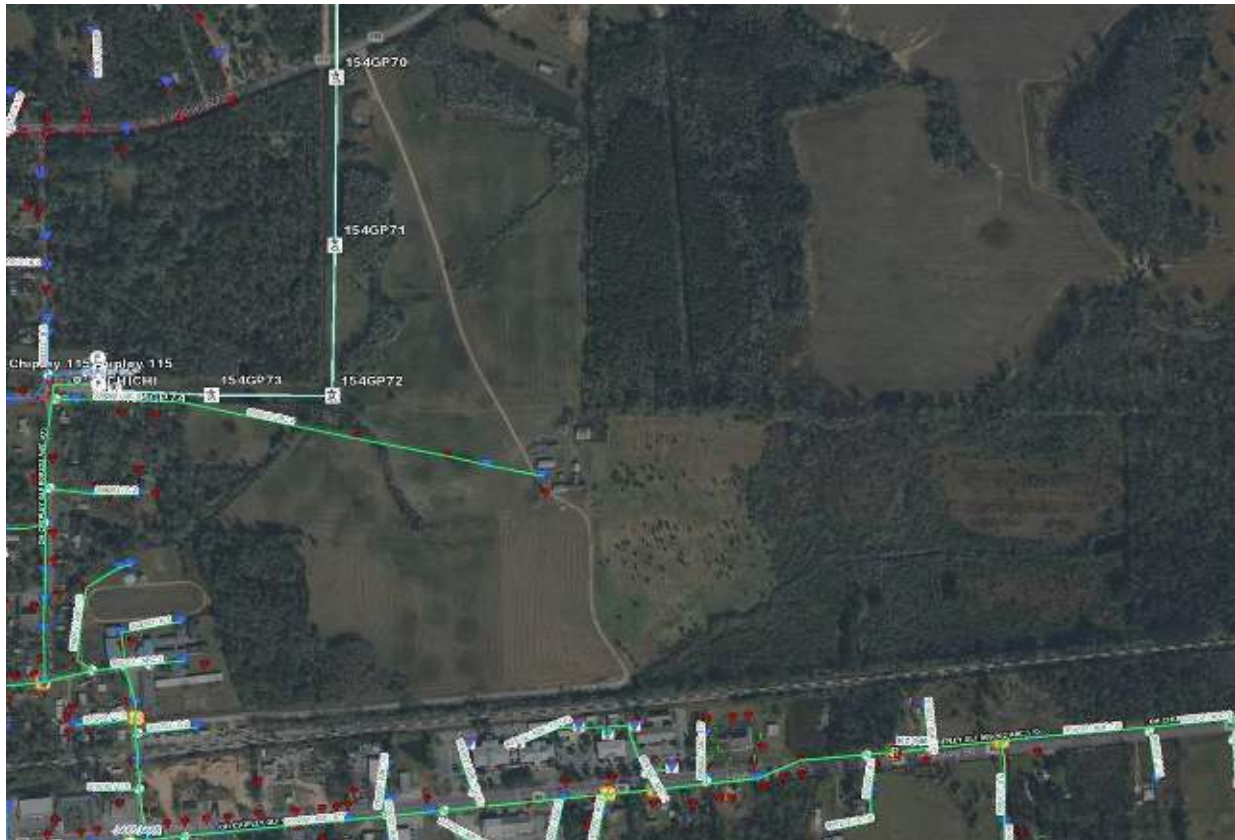
Utilities



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the infrastructure is adequate for their project.

ELECTRIC

There are two electric service providers with infrastructure in the area – Florida Power & Light and West Florida Electric Cooperative. Proximity to existing infrastructure, cost to serve, and customer choice would be determinants of provider.



Provider: Florida Power & Light (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 12.47 kV on site
 - Transmission: 115 kV is located on the northwest edge of the property
 - Substation: Chipley Substation – Adjacent to the west
- Available Capacity: 5 MW
- Improvements: Reconductor 2,000 feet
- Estimated Cost and Schedule: \$160,000 and six months

Contact:

Steve Rhodes
 External Affairs Manager
 Florida Power and Light
 Stephen.Rhodes@nexteraenergy.com
 (850) 429-2401



Provider: West Florida Electric Cooperative (distribution) and PowerSouth Energy Cooperative (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 24.9/14.4 kV runs through the eastern portion of the property
 - Transmission: 115 kV approximately 2,000 feet from the site
 - Substation: Chipley Substation (PowerSouth) – 3,750 feet to the east along Highway 273
- Available Capacity: 5 MW
- Improvements: Extend infrastructure within park to end user.
- Estimated Cost and Schedule: Minimal as infrastructure is currently located within the park.

Contact:

Derek Chadwell
 VP of Member Services and External Affairs
 West Florida Electric Cooperative
 dchadwell@westflorida.coop
 (800) 342-7400

Support Documentation:

Electric Questionnaire – Gulf Power (now Florida Power & Light) – November 30, 2021
Electric Questionnaire – West Florida Electric Cooperative – November 18, 2021

NATURAL GAS



Provider: City of Chipley (distribution) and Florida Gas Transmission (transmission)

Service Details

- Existing Infrastructure: The Chipley main gate station is 1.2 miles west of the park.
- Available Capacity: 87,444 mcf per month
- Improvements: A new 6-inch EDPE gas main at 125 psi would be extended from the gate station 1.2 miles to the park.
- Estimated Cost and Schedule: \$408,000 and 104 days (~3.5 months)
- Other: The extension would be run in the public right-of-way. Additionally, while a 6-inch HDPE was proposed based on the certification requirements, the size, pressure, and materials of the pipe is all negotiable to meet the needs of a specific customer since it will be a new gas line.

Contact:

Dan Miner
City Administrator
City of Chipley
dminer@cityofchipley.com
(850) 638-6350

Amber Carter
Assistant Public Works Director
City of Chipley
acarter@cityofchipley.com
(850) 638-6346

Support Documentation:

Natural Gas Questionnaire – November 22, 2021

WATER



Provider: City of Chipley

Service Details

- Existing Infrastructure: A 10-inch line with 300,000 gallons per day of total and excess capacity is located in the southwest corner of the property. A 300,000 gallon storage tank is located just west of the park.
- Improvements: Extend line within park to end user.
- Estimated Cost and Schedule: Minimal as line is currently located within the park.

Water Treatment

- Plant: City of Chipley
- Total Permitted Capacity: 2,590,000 gallons per day
- Average Utilization: 690,000 gallons per day
- Peak Utilization: 1,407,000 gallons per day
- Excess Capacity: 1,183,000 gallons per day (factoring in peak utilization)

Contact:

Dan Miner
City Manager
City of Chipley
dminer@cityofchipley.com
(850) 638-6350

Support Documentation:

Water Questionnaire – November 23, 2021

WASTEWATER



Provider: City of Chipley

Service Details

- Existing Infrastructure: A 2-inch force main with 93,600 gallons per day of capacity is located at the southwest corner of the park. The Bennett Drive lift station has 144,000 gallons per day of capacity.
- Improvements: To provide more than 93,600 gallons per day, 2,650 feet of 4-inch force main will be installed along the same route as the existing 2-inch main. The lift station may also require a pumping capacity increase.
- Estimated Cost and Schedule: \$212,000 and 270 days (approximately 9 months)

Wastewater Treatment

- Plant: Chipley Wastewater Treatment Facility (0.5 miles)
- Total Permitted Capacity: 1,200,000 gallons per day
- Average Utilization: 587,000 gallons per day (April 2020)
- Peak Utilization: 1,200,000 gallons per day
- Excess Capacity: 613,000 gallons per day (factoring in average utilization)

Contact:

Dan Miner
City Manager
City of Chipley
dminer@cityofchipley.com
(850) 638-6350

Support Documentation:

Wastewater Questionnaire – February 25, 2022

Letter from City of Chipley – February 15, 2022

TELECOMMUNICATIONS

Provider: AT&T

AT&T has provided documentation that the property is located in an area served by AT&T, but details were not provided on services, estimated cost and schedule, etc. It was indicated that fiber is at the site along the rail line.

Spectrum Southeast LLC has indicated they have coax running along Pecan Street, but they do not have fiber in the area.

Support Documentation:

Letter from AT&T – May 23, 2022

Letter from Spectrum – April 20, 2022

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) in March 2021 found two recognized environmental conditions in connection with the subject site. One REC was stained soils in proximity of three 55-gallon drums. Additional chemicals were found stored in the area. The second REC was two long rectangular trenches approximately 350-400 feet west of the building complex. Additional analysis including soil sampling was recommended.

A Limited Phase II ESA was completed in June 2021 because of the two RECs in the Phase I ESA. Based upon the results, some petroleum compounds were detected above Leachability Soil Cleanup Target Levels. The discharge was likely the result of fueling of equipment near the northern end of the “T” shaped open storage area. A total of 87.81 tons of petroleum impacted soils were removed and taken to the landfill for disposal on June 29, 2021 and September 28, 2021. Based on additional confirmatory sampling in the bottom and western wall of the excavation, it appears the majority of petroleum impacted soil with significant petroleum contamination have been removed from the site.

Low levels of the Organochlorine Pesticide Dichlorodiphenyltrichloroethane (DDT), its decay products, and the Organochlorine Pesticide Dieldrin (Dieldrin) were detected during the Limited Phase II ESA. It is believed that DDT and possibly Dieldrin were likely used in livestock research. Based on historical research, no specific areas were identified that were definitively used to dip cattle. If more information is received or evidence is found during the development of the property about the location of a historical cattle dip at the site, all work should cease immediately, and the area should be investigated for potential impact to soils from Arsenic and Organochlorine Pesticides.

Additional details can be found in the reports completed by GLM & Associates, Inc.

Support Documentation:

Supplemental Phase II Environmental Site Assessment - GLM & Associates, Inc. – January 26, 2022

Limited Phase II Environmental Site Assessment - GLM & Associates, Inc. – June 2, 2021

Phase I Environmental Site Assessment – GLM & Associates, Inc. – March 12, 2021

CULTURAL RESOURCES

Two Phase I Cultural Resources Surveys were completed on the property. One survey was completed in September 2021 by TerraXplorations, Inc. (TerraX) on the western 130 acres, and a second survey was completed in January 2022 by All Phases Archeology on the eastern 70 acres.

For the survey conducted on the western 130 acres, TerraX encountered no archaeological sites. One previously recorded (8WS01315) and two newly recorded (8WS01329 and 8WS01330) historic resources are within the project area. TerraX assessed all three for the National Register of Historic Places (NRHP) and recommended them as not eligible under Criteria A, B, or C. Furthermore, TerraX recommended no further cultural resource investigations for the proposed Washington County Industrial Park.

The Florida State Historic Preservation Officer (SHPO) concurred with the presented survey results and recommendations and found that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP, or otherwise of historical, archaeological, or architectural value within the surveyed area of potential effect (APE). Further, SHPO found the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.

For the survey conducted on the eastern 70 acres, All Phases Archaeology (APA) encountered no cultural resources within the 70-acre APE and concluded that the proposed project will not adversely affect any cultural resources listed or eligible for listing in the National Register. APA recommended no further work for the APE.

The Florida SHPO concurred with the survey results and concurred that the proposed project will have no adverse effect on historic properties listed, or eligible for listing, in the NRHP, or otherwise of historical, architectural, or archaeological value. Further, SHPO found the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.

Support Documentation:

Letter from the Florida Division of Historical Resources – June 13, 2022

Letter from the Florida Division of Historical Resources – May 25, 2022

Phase I Cultural Resources Survey - All Phases Archaeology – January 11, 2022

Phase I Cultural Resources Survey - TerraXplorations, Inc. – September 2021

SPECIES

U.S. Fish and Wildlife IPaC Resource List

- Threatened and Endangered Species
 - Wood Stork (Bird) - Threatened
 - Eastern Indigo Snake (Reptile) - Threatened
 - Gopher Tortoise (Reptile) - Candidate
 - Choctaw Bean (Clam) – Endangered
 - Fuzzy Pigtoe (Clam) – Threatened
 - Southern Kidneyshell (Clam) – Endangered
 - Southern Sandshell (Clam) – Threatened
 - Tapered Pigtoe (Clam) – Threatened
 - Monarch Butterfly (Insect) – Candidate
 - Gentian Pinkroot (Flowering Plant) - Endangered
- Critical Habitats
 - There are no critical habitats at this location.

Biome Consulting Group completed a Biological Survey & Report of the property and concluded that no critical habitat for any federal threatened endangered species exists on the site. The forested wetlands within the site have the potential to provide habitat for the wood stork, though no evidence of their presence, historic or otherwise, was observed.

One southeastern kestrel, which is listed as threatened in the State of Florida, was observed foraging within the site boundary. At the time of the survey, nesting trees were not identified within the site boundaries. Prior to any land development activities, however, it is recommended that a subsequent southeastern kestrel survey be conducted to ensure nesting activities have not begun. No other state or federal threatened or endangered species were observed within the site boundaries.

Based on Biome's review of appropriate literature and thorough site reconnaissance, the proposed agency action may affect, but will not adversely affect, the wood stork, and will have no effect on any other listed plant or animal species or their habitat.

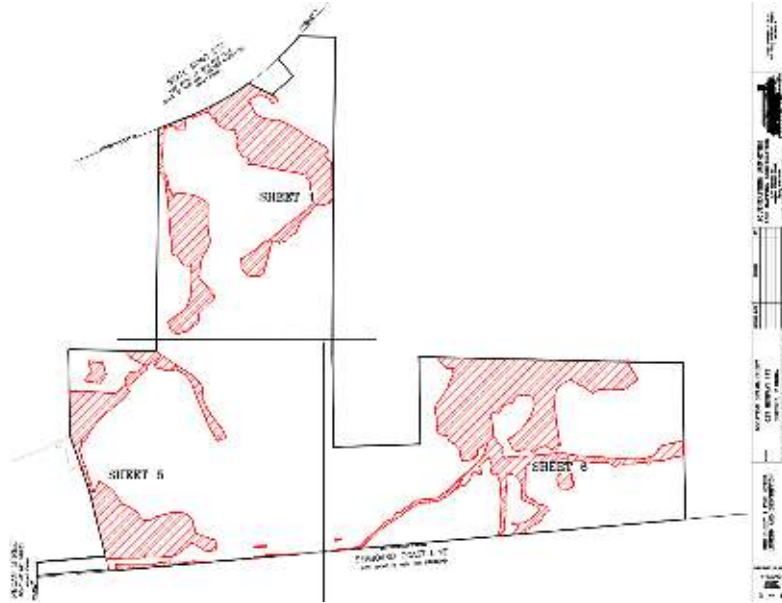
Support Documentation:

IPaC Resource List – U.S. Fish and Wildlife – February 11, 2022

Biological Survey & Report - Biome Consulting Group – January 2022

WETLANDS

A Formal Wetland Determination (FWD-133-304552-1), valid through May 26, 2027, was issued by the Northwest Florida Water Management District in May 2022. There are approximately 52.35 acres of wetlands within the 200.2-acre area inspected.

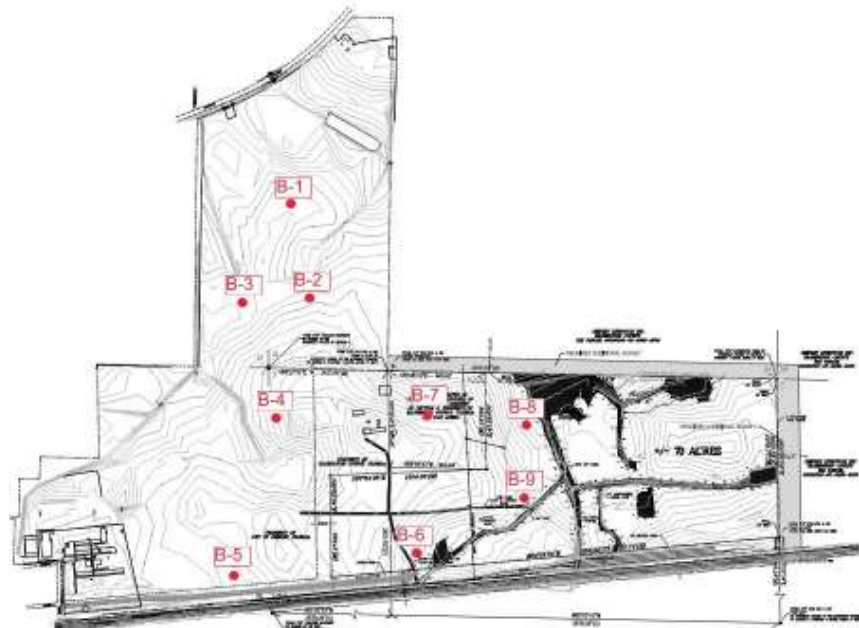


Support Documentation:

Formal Wetland Determination – Northwest Florida Water Management District – May 26, 2022

GEOTECHNICAL

A Preliminary Geotechnical Engineering Report was completed in May 2021. Nine borings were drilled to a depth of 20 feet each. Based on a review of the boring logs and according to the ASCE Standard 7 (2010), Seismic Site Class “E” was recommended for the property.



Support Documentation:



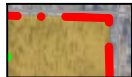
Preliminary Geotechnical Engineering Report – Magnum Engineering Inc. – May 31, 2021

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Buildable Area Map

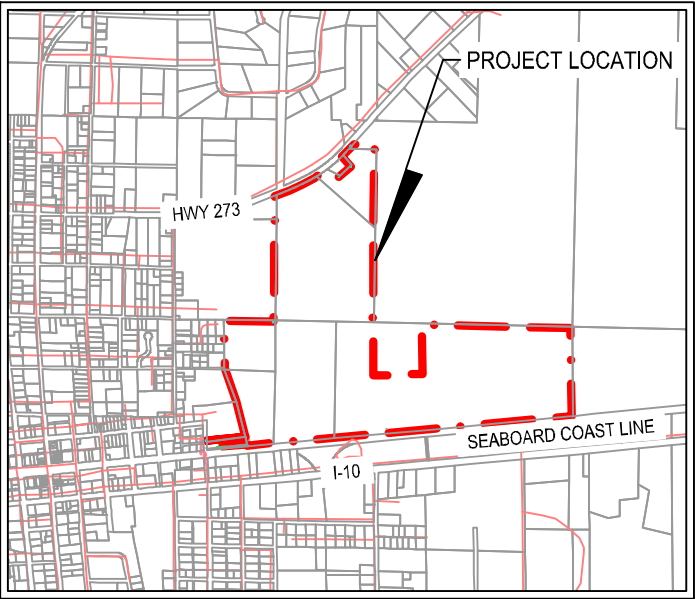


LEGEND

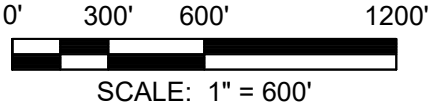
-  WETLANDS WITH 25' BUFFER
-  PROPERTY LINE
-  BUILDABLE UPDLANDS

TOTALS:

TOTAL SITE AREA	200.3 ACRES
BUILDABLE UPLANDS	138.13 ACRES
WETLANDS INCLUDING BUFFER	62.17 ACRES



VICINITY MAP



WASHINGTON COUNTY INDUSTRIAL PARK
BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, FLORIDA

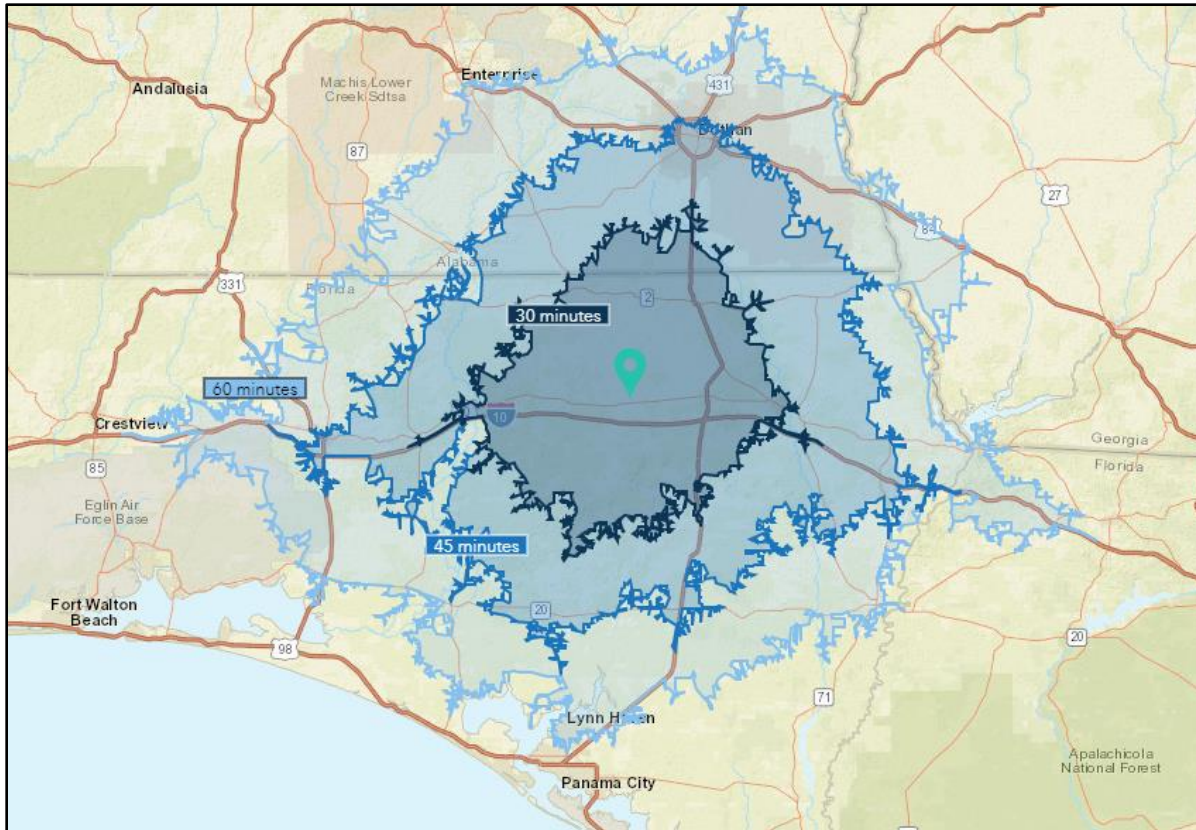
 **Dewberry**
877 CR 393 North
Santa Rosa Beach, FL 32459
850.267.0759



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	50,454	173,455	352,685
Labor Force	21,402	76,800	160,693
Manufacturing Employment	798	5,276	11,672
Percentage Employed in Manufacturing	4%	7%	8%
Median Age	41.7	41.6	41.5
Bachelor's Degree Attainment	15%	17%	19%
Average Hourly Wage	\$19.80	\$20.27	\$21.78
Average Manufacturing Wage	\$18.21	\$20.35	\$29.11

Source:
 ESRI Business Analyst Online – 2022 (all data except wages)
 JobsEQ – Q1 2022 (wage data)



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www.questsitesolutions.com

