

Whiting Aviation Park Santa Rosa County, Florida

*Certification Deliverable
December 2020*



THE GEOGRAPHY OF BUSINESS™



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01

Overview



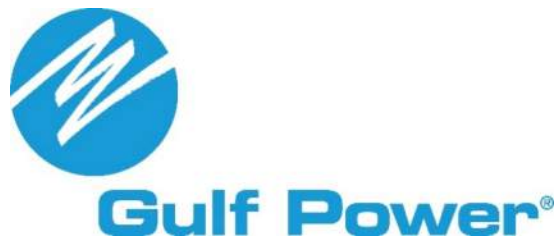


Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that 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



December 11, 2020

Shannon Ogletree
Director
Santa Rosa Economic Development Office
6491 Caroline Street, Suite 4
Milton, FL 32570



Dear Mr. Ogletree:

Whiting Aviation Park, located in Santa Rosa 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 Santa Rosa Economic Development Office and our evaluation of the property, we are certifying **Whiting Aviation Park** as an Industrial Park.

Quest has developed a program, Florida First Sites, in partnership with Gulf Power to certify industrial sites and industrial parks as ready for industrial development. We have certified Whiting Aviation 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.

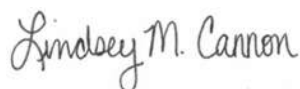
- The park must be directly served or be able to be served by a road(s) that is compatible with U.S. DOT standards for tractor-trailer access. The park must also be within 10 miles of a four-lane highway.
- The park must be served or be able to be served by industrial-level electric infrastructure that can provide a minimum of 5 MW of capacity within 12 months.*
- The park must be served or be able to be served within by natural gas infrastructure that can provide a minimum 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.*
- 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.*
- 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 following sections of this report.

This certification will expire on **December 11, 2025**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Santa Rosa Economic Development Office for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

* For utility capacity, 50% of the capacity must be able to be provided within six months with the remaining 50% capacity in the following six months. For example, 2.5 MW would need to be available within six months and the second 2.5 MW within the following six months for a total of 5 MW within 12 months.

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

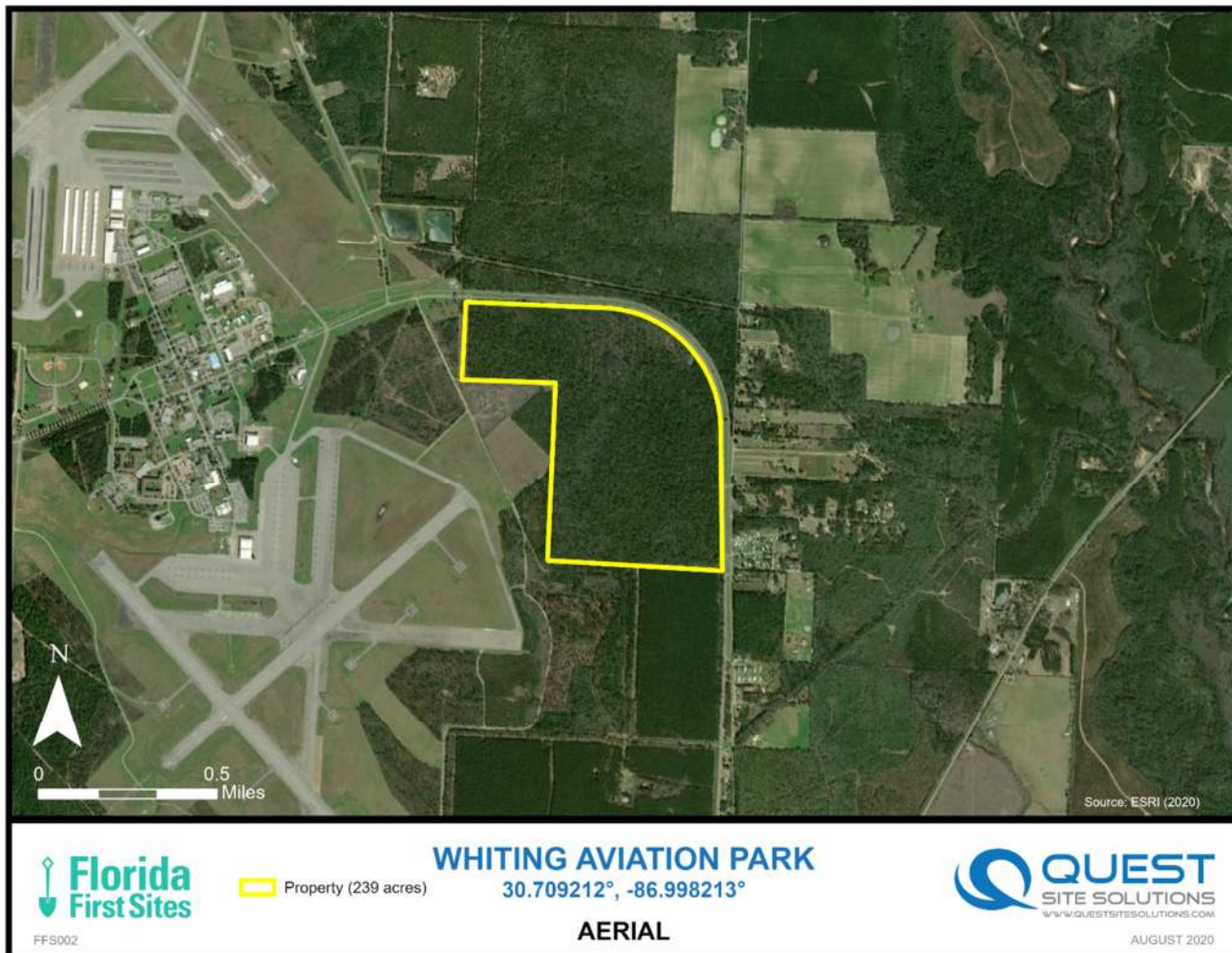
30.709212°, -86.998213°

CONTACT INFORMATION

Shannon Ogletree
Director
Santa Rosa Economic Development Office
shannon@santarosa.edo.com
(850) 623-0174

SIZE / ACREAGE

238.84 total acres
208.3 buildable acres
192.24 available acres (assuming Leonardo Helicopters occupies 15 acres)



FFS002

Property (239 acres)

WHITING AVIATION PARK

30.709212°, -86.998213°

AERIAL



www.QUESTSITESOLUTIONS.COM

AUGUST 2020

04

Ownership + Availability



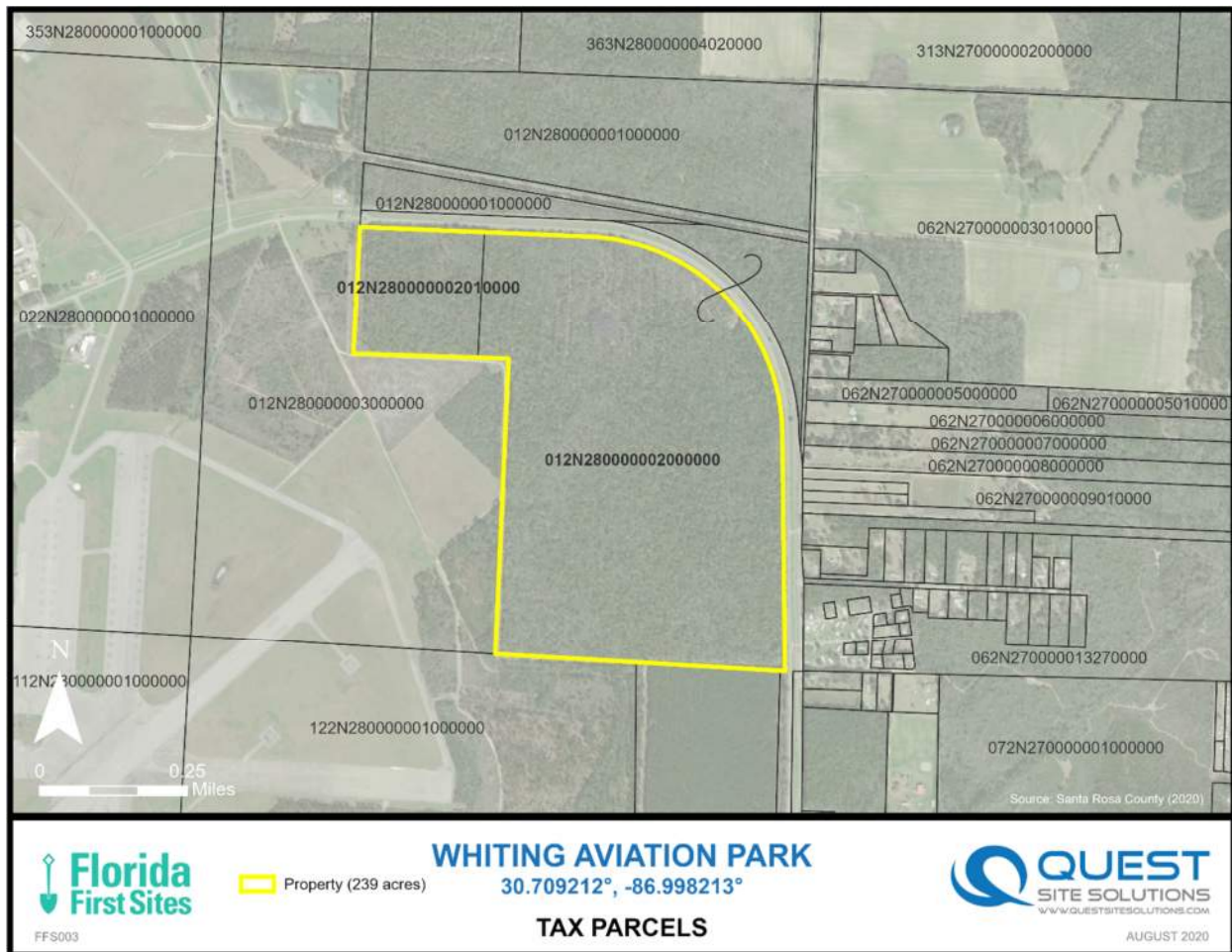
OWNERSHIP + PRICE

The property is owned by Santa Rosa County and consists of two tax parcels: 01-2N-28-0000-00201-0000 (30 acres) and 01-2N-28-0000-00200-0000 (237 acres).

The property is listed for sale with pricing ranging from \$35,000 to \$75,000 per acre, dependent upon the location within the industrial park:

- Adjacent or with access to taxiway/public tarmac...\$75,000 per acre
- Adjacent to Marty Martin Way.....\$50,000 per acre
- All others.....\$35,000 per acre

A discount off the base price is potentially available based on wages, number of jobs, and being a defense contractor. The discount is calculated based upon a point system.



Support Documentation:

Letter from Santa Rosa County Board of Commissioners – March 10, 2020

EXISTING TENANTS

Leonardo Helicopters has announced their intention to build within the park. They are expected to take 10-15 acres, but at the time of certification, the exact location has not been confirmed.

Support Documentation:

Email from Santa Rosa Economic Development Office (Tina Stewart) – November 23, 2020

TITLE

Marketable, fee simple title is vested in Santa Rosa County. Mineral rights have been severed from the property.

Support Documentation:

Letter from Santa Rosa County Attorney – October 2, 2020

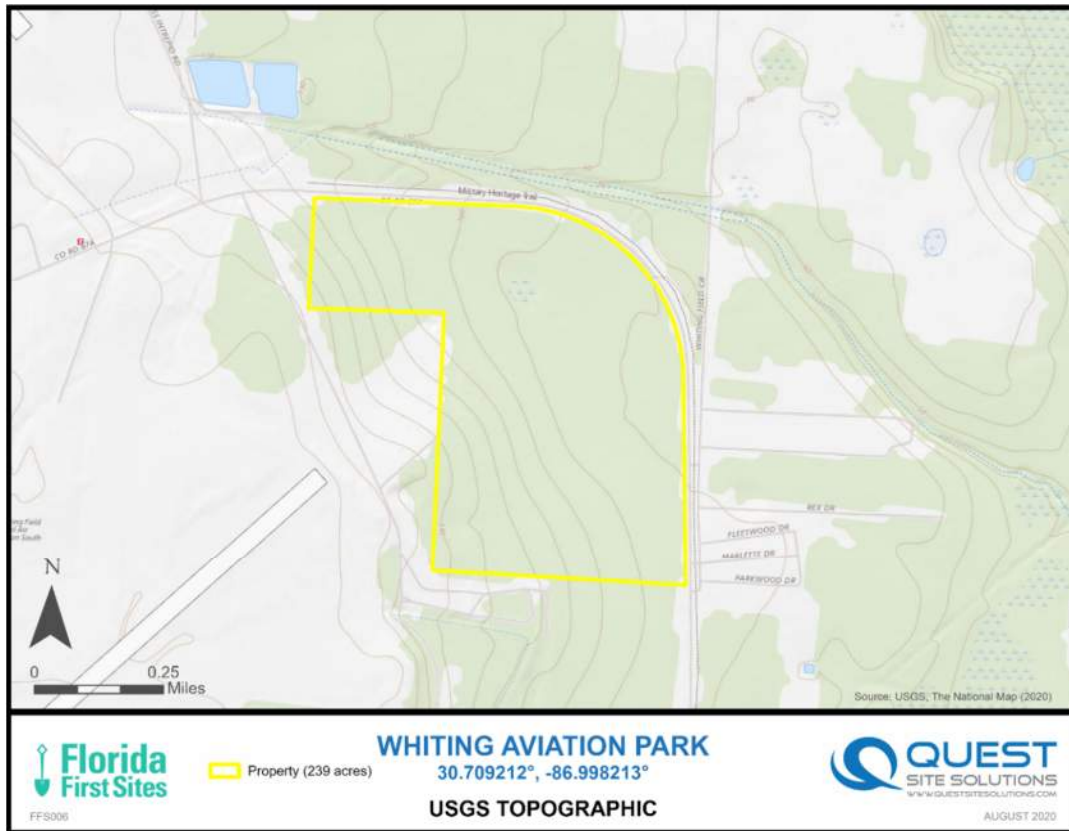
Owner's Policy of Title Insurance – Commonwealth Land Title Insurance Company – January 30, 2004

05

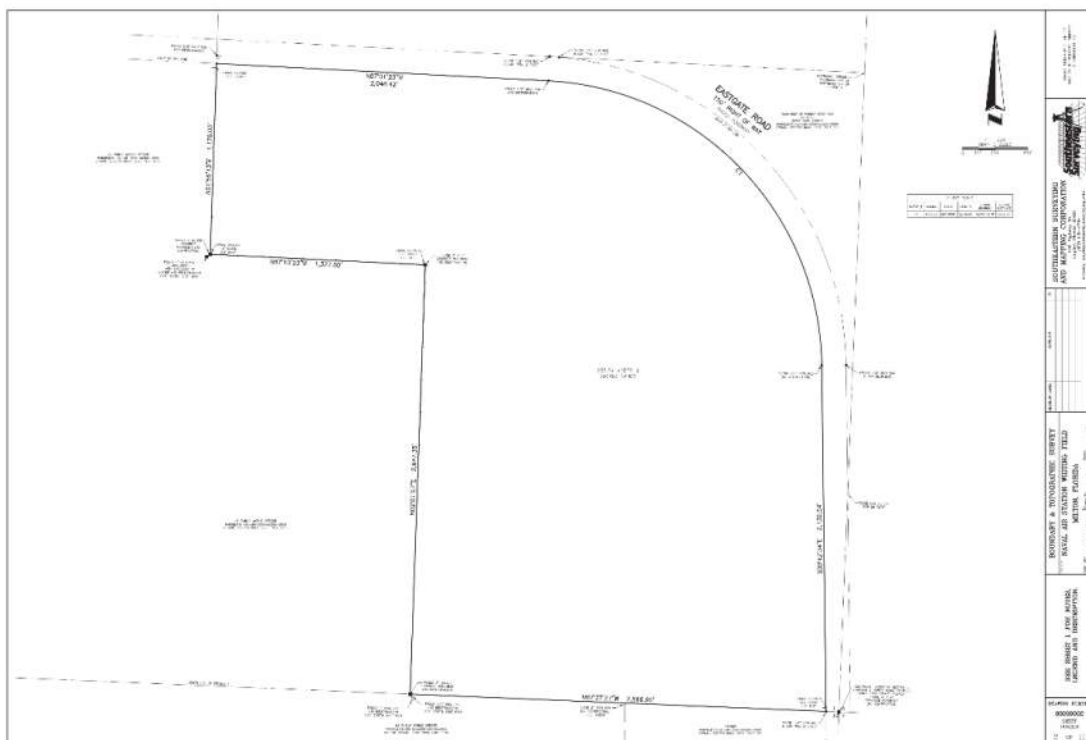
Site Characteristics



TOPOGRAPHY



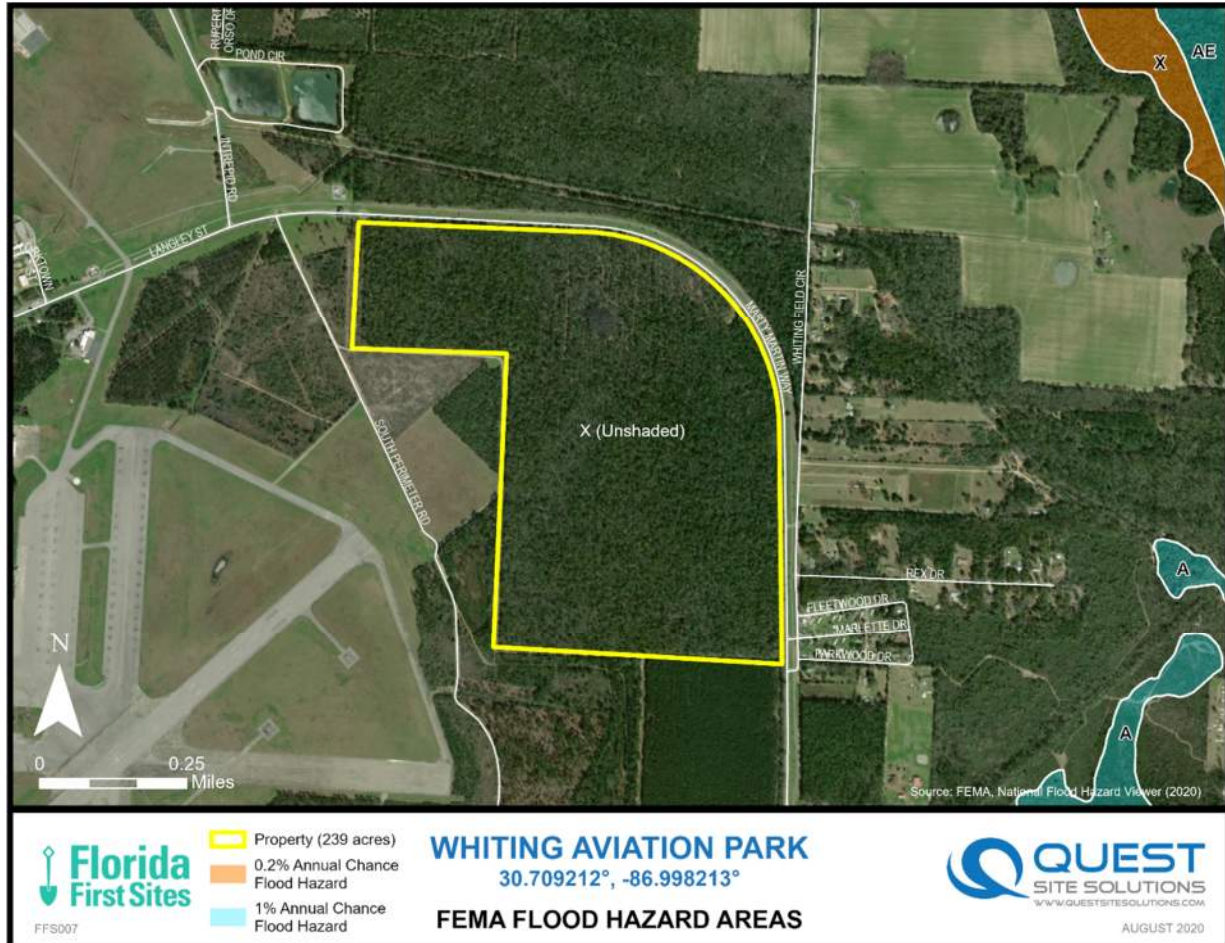
SURVEY



FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Number 12113C0330G



06

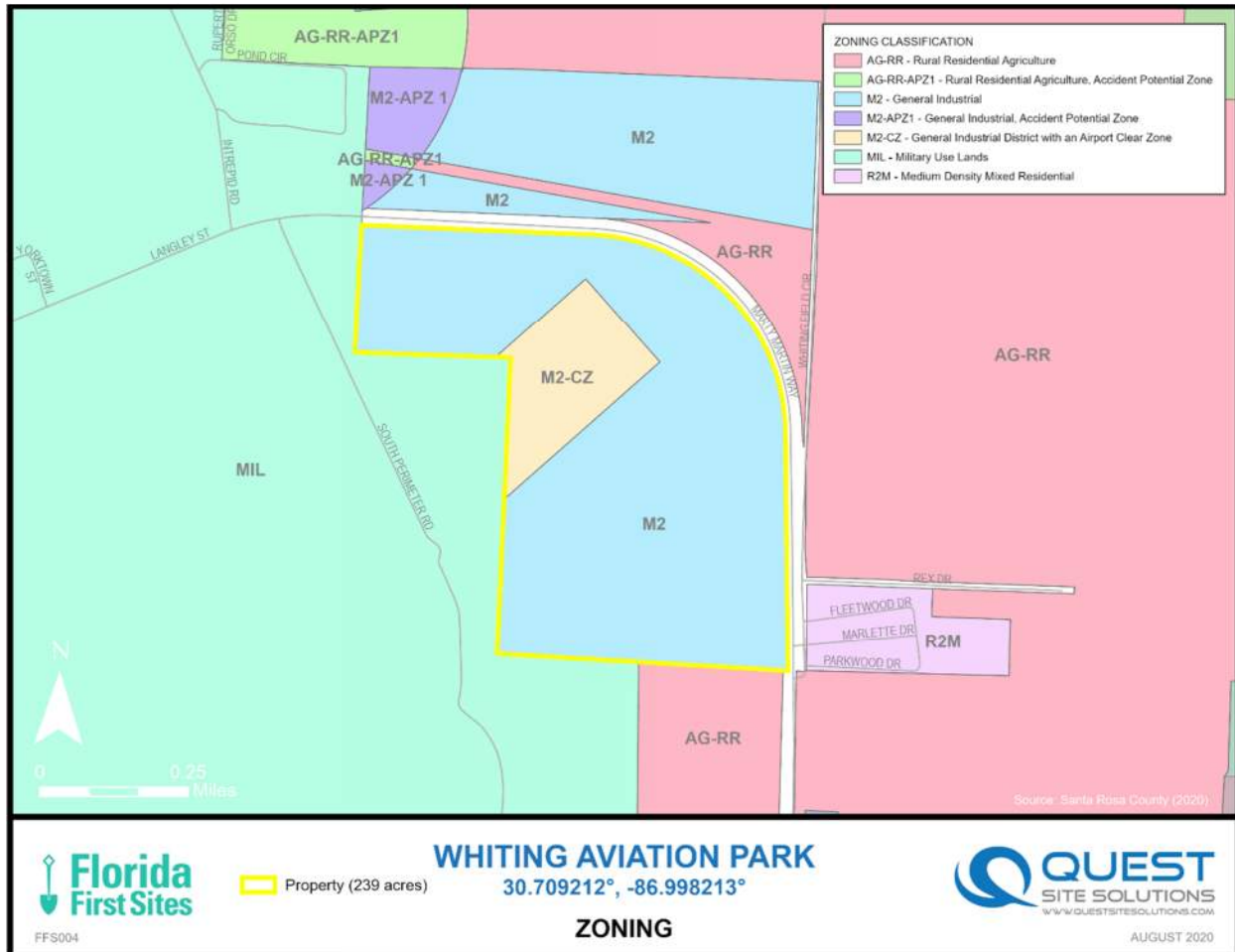
Zoning



CURRENT ZONING

M2 – General Industrial

M2-CZ – General Industrial District with an Airport Clear Zone



Support Documentation:

Santa Rosa County Code of Ordinances – Appendix C – Land Development Code - August 17, 2020

07

Transportation





ROADS

The site is accessed via Marty Martin Way (two-lane), which is compatible with standards for tractor/trailer access. The site is located approximately seven miles from SR-87 (four-lane highway) and 11 miles from I-10.

AIRPORTS

Whiting Field

- Limited-access use agreement between Santa Rosa County and U.S. Navy allows use of naval airfield facilities for civilian tenants of Whiting Aviation Park, including access to a 6,000-foot runway.

Commercial Service Airports

- Pensacola International Airport (PNS) – 26 miles
- Destin-Fort Walton Beach Airport (VPS) – 55 miles

PORTS

Port of Pensacola – 32 miles

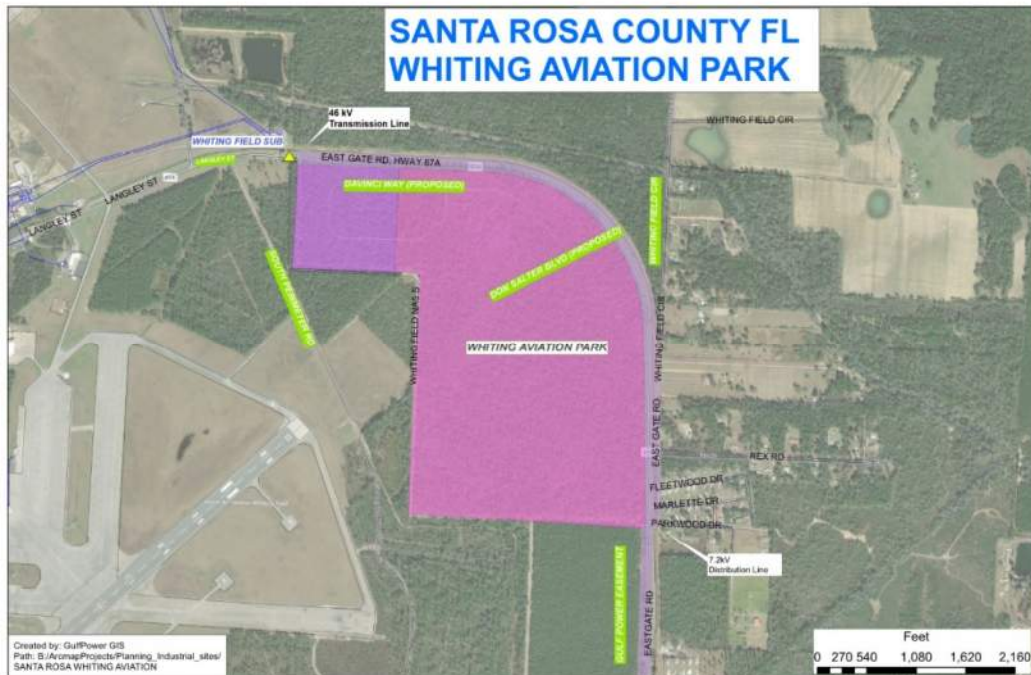
08

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 utility infrastructure is adequate for their specific project.

ELECTRIC



Provider: Gulf Power (transmission and distribution)

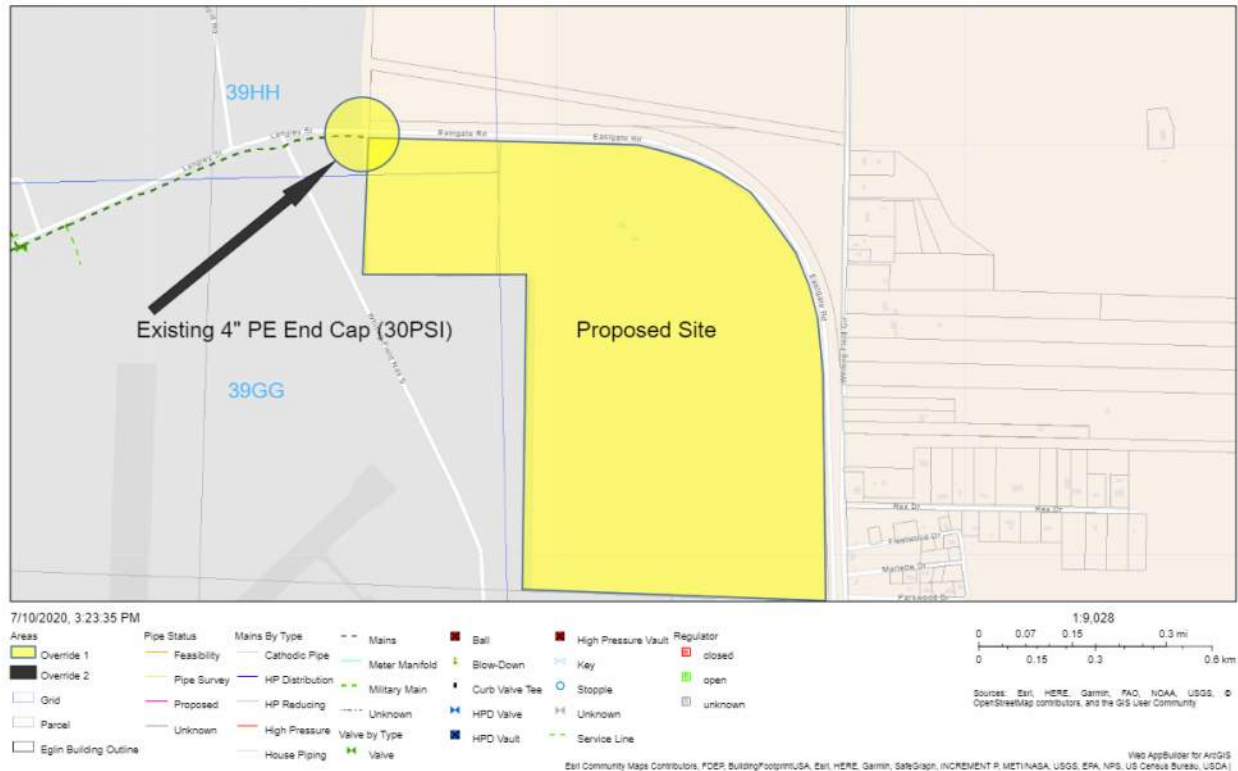
Service Details

- Existing Infrastructure:
 - Distribution: 7.2kV single-phase line located along Marty Martin Way, 12.47 kV three-phase line located 9,400 feet south along Munson Highway
 - Transmission: 46 kV – across Marty Martin Way (north and east boundaries)
 - Substation: Whiting Field Substation – 500 feet to the northwest
- Available Capacity: 5 MW
- Improvements to Provide 5 MW: Installation of a step-up transformer would be required to provide 12.47kV service to the park. A long-term solution would be to install a new substation and distribution lines.
- Cost and Schedule: \$720,000 and nine months (short-term), \$9,700,000 and two years (long-term)

Contact:
 Steve Rhodes
 External Affairs Manager
 Gulf Power
 Stephen.Rhodes@nexteraenergy.com
 (850) 429-2401 office
 (850) 417-4205 cell

Support Documentation:
 Electric Questionnaire – Gulf Power – May 20, 2020

NATURAL GAS



Provider: Okaloosa Gas District (transmission and distribution)

Service Details

- Existing Infrastructure: 4-inch 30 psi line located at the northwest corner of the property.
- Available Capacity: 32,000 mcf per month
- Improvements: Extend the line into the property.
- Estimated Schedule: 3 to 7 weeks
- Other: If needed, the line could be uprated to 60 psi or upgraded to a 6-inch line.

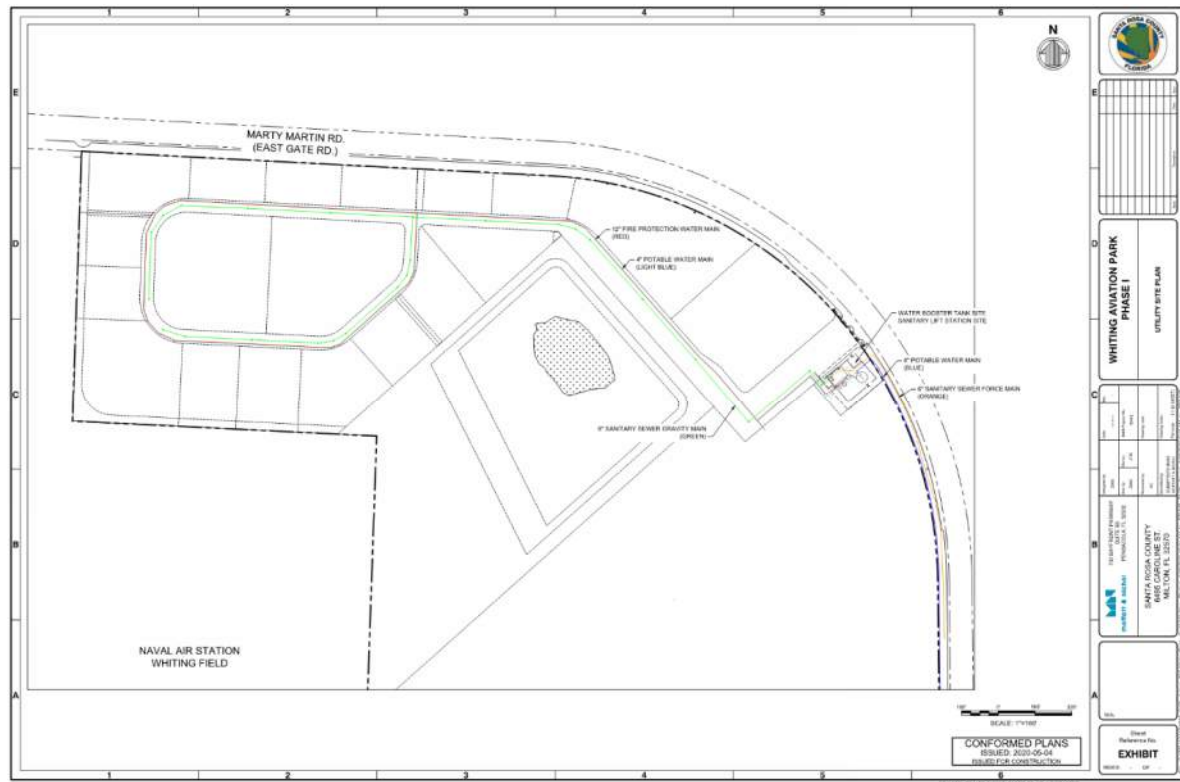
Contact:

Mitch Anderson
System Engineer
Okaloosa Gas District
Mitch@okaloosagas.com
(850) 428-1295 cell

Support Documentation:

Natural Gas Questionnaire – Okaloosa Gas District – July 10, 2020

WATER



Provider: City of Milton Public Works

Service Details

- Existing Infrastructure: 6-inch main with 345,600 gallons per day total capacity and 234,400 gallons per day excess capacity is located along Marty Martin Way.
- Improvements: New distribution system (4-inch potable water main and 12" fire protection water main) and booster pump are currently being installed.
- Estimated Cost and Schedule: Approximately \$2,300,000 (currently under construction), estimated to be completed in May 2021.

Water Treatment

- Plant: City of Milton Wastewater Treatment Plant (7.2 miles)
- Total Permitted Capacity: 2.53 million gallons per day
- Average Utilization: 1.95 million gallons per day
- Peak Utilization: 2.91 million gallons per day
- Excess Capacity: 0.58 million gallons per day (factoring in average utilization)

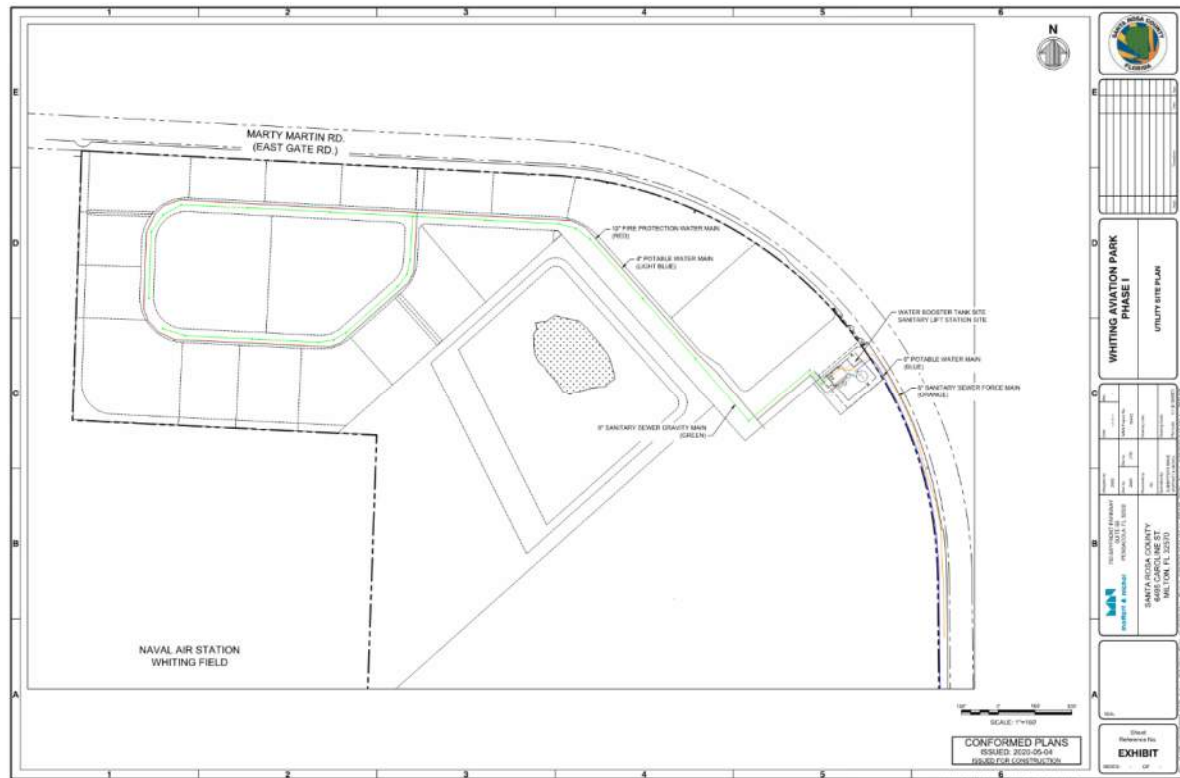
Contact:

Joe Cook
Public Works Director
City of Milton Public Works
jecook@miltonfl.org
(850) 983-5400

Support Documentation:

Water Questionnaire – City of Milton Public Works – May 20, 2020

WASTEWATER



Provider: City of Milton Public Works

Service Details

- Existing Infrastructure: 6-inch sewer main with 408,960 gallons per day total capacity is located adjacent to park along Marty Martin Way.
- Improvements: New 8-inch gravity main and lift station are currently being installed.
- Estimated Cost and Schedule: \$1,000,000 (under construction), estimated completion in May 2021.

Wastewater Treatment

- Plant: City of Milton Wastewater Treatment Plant (7.2 miles)
- Total Permitted Capacity: 2.5 million gallons per day
- Average Utilization: 1.9 million gallons per day
- Peak Utilization: 2.2 million gallons per day
- Excess Capacity: 0.6 million gallons per day (factoring in average utilization)
- A new wastewater treatment plant will be built in East Milton starting in 2021.

Contact:

Joe Cook
Public Works Director
City of Milton Public Works
jecook@miltonfl.org
(850) 983-5400

Support Documentation:

Wastewater Questionnaire – City of Milton Public Works – May 20, 2020

TELECOMMUNICATIONS

Provider: AT&T Florida

Service Details

- Existing Infrastructure: Adjacent to the park along Marty Martin Way.
- Estimated Cost and Schedule: No expected cost and 120 days

Contact:

Stephen Kennington
OSPE Manager
AT&T Florida
Sk1674@att.com
(850) 512-4848

Support Documentation:

Step 2 Follow-up Response #1 – July 15, 2020

Telecommunications Questionnaire – AT&T Florida – May 12, 2020

09

Due Diligence



ENVIRONMENTAL

The Phase I Environmental Site Assessment revealed no evidence of recognized environmental conditions in connection with the property.

Support Documentation:

Phase I Environmental Site Assessment – Biome Consulting Group – January 2019

WETLANDS

In January 2019, a Wetland Delineation identified an approximately 1.98-acre isolated wetland on the property which is located in the detention area. In November 2019, the Northwest Florida Water Management District issued a permit authorizing 1.74 acres of wetland impacts for a detention pond. This wetland impact is offset through the preservation of an approximately 30-acre off-site mitigation site.

Support Documentation:

Environmental Resource Permit CON-113-288880-1 – Northwest Florida Water Management District – November 27, 2019

Deed of Conservation Easement – October 25, 2019

Wetland Delineation – Biome Consulting Group – January 15, 2019

SPECIES

Species on IPaC Resource List

- Atlantic Sturgeon (Threatened)
- Eastern Indigo Snake (Threatened)
- Gopher Tortoise (Candidate)
- Reticulated Flatwoods Salamander (Endangered)
- Wood Stork (Threatened)

There are no critical habitats at this location.

An Imperiled Species Assessment was completed in January 2019. Biome Consulting Group (Biome) reviewed the list of potentially affected resources (federal and state) and narrowed the list down to five species that had the potential to be present on the site: gopher tortoise and commensals, reticulated flatwoods salamander, red-cockaded woodpecker, Florida flame azalea, and Curtis' sandgrass. Based on the physical inspection and current land use, Biome does not believe that any of the listed species, or their habitats, exist within the proposed site. A scattered population of Curtis' sandgrass (listed as threatened by the State of Florida) was found at the site but there is no protection against elimination for this species as a consequence of land development.

Support Documentation:

IPaC Resource List – June 24, 2020

Imperiled Species Assessment - Biome Consulting Group – January 30, 2019

CULTURAL RESOURCES

A Phase I Cultural Resources Survey did not identify any archaeological or cultural resources within the subject property, and no further archaeological investigations are recommended for the property. The Florida Division of Historical Resources concurred with the survey results and found the report to be sufficient in accordance with guidelines.

Support Documentation:

Phase I Cultural Resources Survey -TerraXplorations, Inc. – February 13, 2019

Letter from the Florida Division of Historical Resources – March 19, 2019

GEOTECHNICAL

A Geotechnical Exploration on the northern half of the property included nineteen soil borings to a depth of 5 to 10 feet along the proposed roadway, nine soil borings to a depth of 35 feet in the area of the proposed detention pond, and one soil boring to a depth of 100 feet. The site is classified as Seismic Site Class E. Additionally, a Geotechnical Exploration for the proposed water tank area included four soil borings to a depth of 50 to 100 feet.

Support Documentation:

Report of Geotechnical Exploration – Tierra, Inc. – June 6, 2019

Report of Geotechnical Exploration (for Water Tanks) – Tierra, Inc. – September 10, 2019

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Buildable Area Map



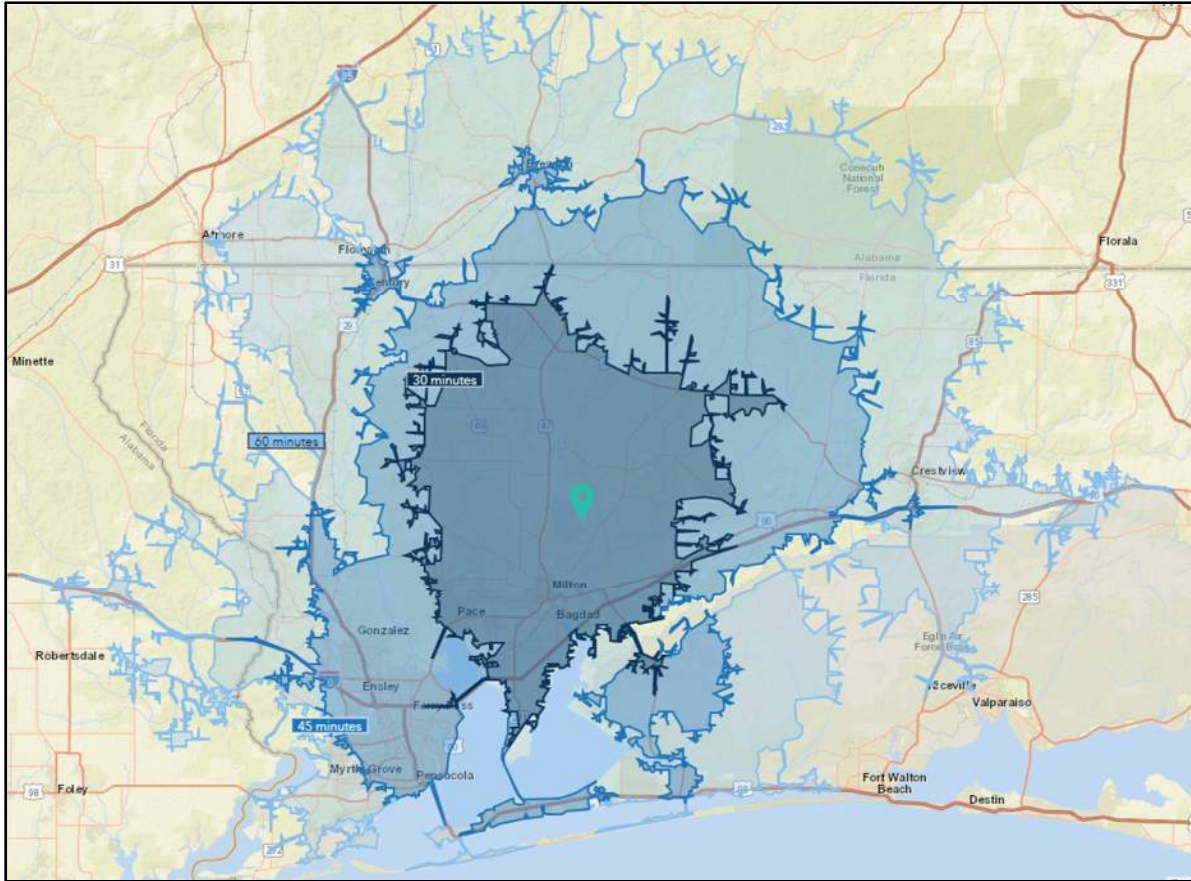
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11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	95,440	362,175	576,778
Labor Force	40,372	172,008	266,608
Manufacturing Employment	2,338	8,726	14,469
Percentage Employed in Manufacturing	6%	6%	6%
Median Age	39.9	40.3	39.2
Bachelor's Degree Attainment	24%	28%	28%
Average Hourly Wage	\$20.86	\$21.40	\$21.41
Average Manufacturing Wage	\$29.49	\$30.02	\$29.14

Source:
 ESRI Business Analyst Online – 2020 (all data except wages)
 JobsEQ – Q2 2020 (wage data)



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