

APPENDIX

A

FINDINGS REPORT

FREIGHT AND LOGISTICS ZONE SSI

Regional Intermodal Transportation Network Strategic Site Inventory Development

Funded by Department of Economic Opportunity
Technical Assistance Grant Agreement No. P0208

Study conducted by:

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Conducted for counties of:

GULF GADSDEN FRANKLIN LIBERTY

State of Florida

Project conducted for:

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Executive Summary

The Strategic Sites Inventory (SSI) project phase of the Freight Logistics Zone (FLZ) strategic planning project was conducted as a precursor to the development of the strategic plan. The goal of the SSI project is to identify potential industrial and commercial sites situated along the key transportation assets that connect to form a strategic freight logistics zone. The transportation assets connect the counties of Gadsden, Franklin, Liberty, and Gulf and include interstate and state highways, class I rail, airport and seaport infrastructure and facilities. The strategic occurrence and configuration of these transportation assets provides a strong competitive advantage for attracting quality manufacturing and distribution projects that rely on multimodal transportation means for receiving process inputs and delivery of products to market. In addition, select sites may exhibit the required physical properties and geographic and cultural characteristics to support development of intermodal logistics centers (ILC) in accordance with the Florida Department of Transportation (FDOT) ILC Infrastructure Program. Study findings from each participating county area summarized below.

Findings for Liberty County

An SSI Phase I site search was conducted for Liberty County to identify potential quality industrial and commercial sites situated along the strategic transportation assets defining the regional connectivity and potential for dedicated development of a recognized freight and logistics zone. The search for quality industrial and commercial sites yielded six potential sites in Liberty County ranging from 44 to 1,179 acres. Each of the six potential sites generally exhibit good transportation access each along the Apalachicola Northern (AN) Railroad. However, it is understood that the AN rail line adjoining the subject sites is out of service requiring repair of the Apalachicola River Bridge crossing (believed to be out of service due to a fire) to restore service. Four of the six potential sites exhibit good to very good development potential; having no immediately observable transportation, environmental, engineering, or compatible land use fatal flaws. This opinion, however, will require validation through more in-depth site investigation subsequent to this project.

Findings for Franklin County

An SSI Phase I site search was conducted for Franklin County to identify potential quality industrial and commercial sites situated along the strategic transportation assets defining the regional connectivity and potential for dedicated development of a recognized freight and logistics zone. Particular attention was given to identifying potential sites adjacent to the Apalachicola Municipal Airport. The search for quality industrial and commercial sites yielded six potential sites in Franklin County ranging from 49 to 978 acres. Each of the six potential sites generally exhibit good transportation access with four sites located adjacent to the airport with rail access.

Four of the six potential sites exhibit good to very good development potential; having no immediately observable transportation, environmental, engineering, or compatible land use fatal flaws. This opinion, however, will require validation through more in-depth site investigation subsequent to this project.

Findings for Gulf County

Both SSI Phase I and Phase II tasks were conducted for Gulf County. Gulf County had previously benefitted from a Duke Energy grant to perform SSI Phase I site searches in 2016 in which sixteen potential industrial/commercial sites were identified. The expanded Phase I site search was performed for the FLZ strategic plan project to revisit searches along the barge canal at the Port of Port St. Joe. Taking into consideration smaller acreages seven additional sites were identified. Also, a previously identified site was subdivided into two sites resulting in a total of 24 potential sites in Gulf County suitable for industrial and commercial project land uses.

SSI Phase II: Preliminary Due Diligence was performed for one select site as chosen by Gulf County EDC staff. The site is The Phase II investigation included a desktop review of engineering and environmental concerns. Upon consulting with Gulf County EDC staff, Gulf County SSI Site ID: 12045-017 was selected for SSI Phase II. The site is approximately 242 acres and is situated along the north side of the Port of Port St. Joe barge canal with in excess of 5,200 feet of canal frontage. The primary project land use for the selected is heavy and light industrial which is the predominant surrounding land use.

The site has a favorable location with access to a two-lane highway in close proximity to a U.S. Highway, as well as frontage to Gulf County Canal. However, in order to proceed with development of this site, several items must be addressed. The utility infrastructure for electricity, natural gas, telecom, and water are currently not present at the site. Off-site road improvements are recommended on County Road 382, specifically, a turn lane to eliminate stopped vehicles from impeding through traffic. Preliminary soils and wetlands analysis suggests that the site contains wetlands, which would require mitigation prior to development.

Findings for Gadsden County

The Gadsden County Phase III: Landowner Engagement task provides for conceptual land use design for the subject property to motivate the landowner to entering in an option agreement with Gadsden County to enable the site to be marketed for economic development. The conceptual site design will provide subdivision options outside of the principal acreage intended to be leased or sold for an industrial or commercial project investment for the purposes of providing real estate retainage in which the landowner may generate sustainable lease revenues.

At the time of report preparation, the Phase III: Landowner Engagement task for Gadsden County has been initiated but remains in progress. As of January 23, 2017 LL+D was informed by Ms. Beth Kirkland, Economic Development Director for Gadsden County, that the landowner has communicated a willingness to participate in the proposed property evaluation and conceptual subdivision. Attached to this report is a letter from the land owner acknowledging their Gadsden Site 001 as a Phase III site being evaluated for suitability as an Intermodal Logistics Center (ILC). The Gadsden County Development Council (GCDC) and the landowner are structuring an option agreement to the satisfaction of both parties for the purpose of Phase III work and to prepare for Phase IV “boots on the ground” due diligence of the property.

Conclusion

The SSI Phase I: Site Discovery produced an adequate baseline of potential quality sites for industrial and commercial development that are strategically linked along key transportation assets within Gadsden, Liberty, Franklin, and Gulf Counties. The investment in a strategic sites inventory along the four-county road, rail, airport, and seaport infrastructure creates an opportunity for dynamic commerce within the transportation network constituting a freight logistics zone.

Findings Report
Freight Logistics Zone SSI
 Counties of Gulf, Gadsden, Franklin, and Liberty, Florida

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1 Introduction

The Strategic Sites Inventory (SSI) project phase of the Freight Logistics Zone (FLZ) strategic planning project was conducted as a precursor to the development of the strategic plan. The goal of the SSI project is to identify potential industrial and commercial sites situated along the key transportation assets that connect to form a strategic freight logistics zone. The transportation assets connect the counties of Gadsden, Franklin, Liberty, and Gulf and include interstate and state highways, class I rail, airport and seaport infrastructure and facilities. The strategic occurrence and configuration of these transportation assets provides a strong competitive advantage for attracting quality manufacturing and distribution projects that rely on multimodal transportation means for receiving process inputs and delivery of products to market.

The FLZ network requires availability of suitable raw land sites to locate new project investments proximate to the key transportation assets. Currently, the regional inventory of commercially available raw land sites require fortification with a more diverse complexion of sites of varying acreages, suitable project land uses, and with proximity to transportation assets that support a wider range of logistics scenarios. Above all, site quality, as measured by a location's attractiveness to industrial and commercial prospects, is the primary differentiator in development of a competitive strategic sites inventory for economic development. Otherwise stated, a premier transportation network will never achieve its commercial throughput potential without the ability to provide quality locations to attract primary and support-related business and commerce.

The SSI project is designed to identify high-quality raw land sites to support high-quality industrial and commercial project investments. The SSI project measures site quality as a function of site physical characteristics, access to key transportation and utility infrastructure, engineering and environmental conditions, and proximity to a workforce of sufficient education, skill, and experience. The SSI site search for the FLZ strategic plan project was specifically focused on identification of new potential raw land sites and evaluation of existing sites that would serve to develop a competitive inventory of quality real estate assets. Together with the strategic transportation network the investment in a strategic sites inventory will provide regional opportunities for economic growth and prosperity.

The scope of services for the SSI project included the following:

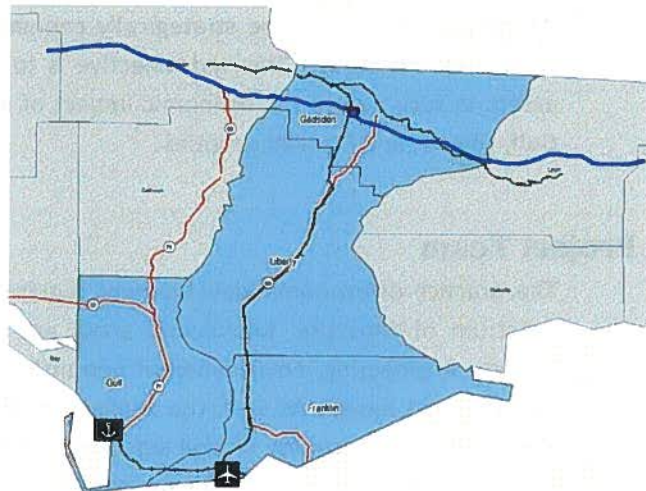
- SSI Phase I: Site Discovery – conduct site search for new heavy and light industrial sites generally 100 and 50 acres and above, respectively, for Liberty and Franklin Counties. Revisit a site search for Gulf County specifically along the Port of Port St. Joe barge canal.

- SSI Phase II: Preliminary Due Diligence – conduct a desktop engineering and environmental evaluation of one site in Gulf County to quality site advantages and challenges and estimate a rough-order of magnitude (ROM) cost determination for transportation and utility infrastructure improvements, site preparation, and ROM cost for environmental permitting and mitigation of potential wetlands. The objective is to identify any potential “fatal flaw” that would compromise the competitiveness of a site for its intended project land use.
- Site Profile Development: provide a professional opinion for the practical development potential for two sites in Gulf County. The site profile provides a summary of site physical characteristics, transportation access, utility access, environmental conditions, flood risk, and overall highest and best use recommendation for economic development. The site profile is a typical precursor to conducting SSI Phase II: Preliminary Due Diligence and is helpful in evaluating the benefit of advancing a site to Phase II.
- Landowner Engagement for Gadsden County – provide a conceptual land use design for a subject property in Gadsden County previously identified through a Duke Energy-sponsored SSI Phase I project. The objective is to provide incentive for the landowner to participate in entering into an option agreement with Gadsden County to enable the site to be marketed for economic development. The conceptual site design will provide subdivision options outside of the principal acreage intended to be leased or sold for an industrial or commercial project investment for the purposes of providing real estate retainage in which the landowner may generate sustainable lease revenues.

This report presents the findings from the completion of the state scope of services. The project deliverables are presented in accordance with the Department of Economic Opportunity (DEO) Technical Assistance (T.A.) grant requirements. Supporting maps and documentation are provided as attachments to this report as referenced.

2 Study Area and FLZ Strategic Goal

The project study area includes four contiguous counties in the North Florida Panhandle situated between Interstate 10 and the Gulf of Mexico: Gadsden, Liberty, Franklin, and Gulf Counties. Collectively, these four counties possess an array of transportation assets that have the potential to create a high-value commercial freight logistics zone. The



connectivity of interstate and state highways, class I railroad, airport, and seaport affords the four-county region unique economic development advantages to attract major manufacturing and assembly projects that require multimodal shipping options.

County transportation assets specifically include:

- Gulf County – Port of Port St. Joe, AN Railroad, State Highway 71 with connectivity to Interstate 10;
- Franklin County – Apalachicola Regional Airport, AN Railroad, State Highway 65 with connectivity to Interstate 10;
- Liberty County – AN Railroad, State Highway 65 with connectivity to Interstate 10; and
- Gadsden County – Apalachicola and CSX Railroad and Interstate 10.

The SSI Program for the FLZ Strategic Plan was also intended to identify sites that meet the qualifying characteristics of an intermodal logistics center (ILC) in accordance with the Florida Department of Transportation (FDOT) ILC Infrastructure Support Program. The SSI Phase III: Landowner Engagement task being conducted for Gadsden County is directed at a ±540-acre rail-served site that exhibits high potential for intermodal freight transfer operations.

The goal of the SSI Program phase of the FLZ Strategic Plan development project is to identify potential sites serviceable by the principle transportation assets that comprise the logistics network envisioned for the four-county FLZ. High quality industrial and commercial sites are critical for fully realizing the economic potential of a FLZ. These sites serve as nodes along the transportation network providing opportunities to attract freight logistics support centers for warehousing and distribution, downstream manufacturing and assembly, packaging and shipping, and other quality job-creating freight-related operations. The identification of potential high quality sites is the first step in building a strategic sites inventory to ensure adequate real estate assets exist to take full advantage of the strategically connected transportation assets that are the subject of this study. The end objective is to strategically position these real estate assets to fully realize the economic impact of a FLZ for the communities of Gadsden, Gulf, Liberty, and Franklin counties.

3 Project Team

The practice of economic development requires specialized knowledge across a wide spectrum of expertise. Knowledge areas are diverse and include economics, labor, finance, engineering, environmental permitting, commercial real estate, and land use planning and design. As well, the challenges of both site selection and competing for projects rely on a variety of skill sets from project management, marketing and sales, and negotiation, to use of GIS mapping technologies. LL+D designed our Economic

Consulting Services around these specialized knowledge areas and built a diverse team of professionals with the education, training, experience, and demonstrated skills to deliver comprehensive economic development consulting solutions. Our comprehensive project team includes our engineering and environmental site consulting partners, CSRS, Inc. and C-K Associates, LLC, respectively, whom we have exclusively worked with on numerous site selection and site inventory development projects over the last three years. LL+D CSRS, and C-K Associates are referred to through the document as applicable.

In addition to the consulting project team, LL+D collaborated with the Apalachee Regional Planning Council, the Gadsden County Development Council, and the Gulf County Economic Development Coalition to bring a regional planning context and local property knowledge to bear to ensure the SSI Program results fully support the FLZ strategic planning efforts. This multi-disciplined project team and collaborative consulting effort will bring perspective to developing a strategic plan that is both effective in job creation and achievable in implementation.

4 SSI Phase I: Site Discovery

SSI Phase I: Site Discovery is designed to identify new raw land sites previously undiscovered to begin building the foundation for strategic sites inventory development. Phase I site searches were conducted for Franklin, Liberty, and Gulf Counties to identify potential quality industrial and commercial sites situated along the strategic transportation assets defining the regional connectivity and potential for dedicated development of a recognized freight and logistics zone. The strategic sites identification provides the foundation for economic development by providing an inventory of competitive properties that are market ready.

The FLZ SSI Phase I site search resulted in a total of nineteen newly identified potential commercial and industrial sites for Gulf (7), Liberty (6), and Franklin (6). Primary transportation access included an array of rail-served and non-rail served sites with state highway access, airport access, and seaport access. Non-rail served sites are a valuable site inventory asset in the prevention of locating non-rail served projects on rail served sites. This is often the case when no or inadequate non-rail served sites are available to a community fielding a non-rail served project. The positive result of landing the project can have a negative impact on a community's existing site inventory by the depletion of rail-served sites which are often in short supply and are therefore at a premium. The individual SSI site search results for each county are presented below.

4.1 Liberty County

An SSI Phase I site search was conducted for Liberty County to identify potential quality industrial and commercial sites situated along the strategic transportation assets defining the regional connectivity and potential for dedicated development of a recognized freight and logistics zone. Liberty County had not previously benefitted from SSI Phase I site searches as had Gadsden and Gulf Counties through a Duke Energy project grant. The SSI Phase I site search for Liberty County was conducted to identify potential strategic sites for economic development with particular attributes suitable for wood-product manufacturing for both construction materials and utilization of wood waste byproduct repurposing. Sites of interest have connectivity along the existing transportation infrastructure constituting the FLZ network connecting the counties of Gulf, Franklin, Liberty, and Gadsden. Primary regional transportation infrastructure assets included state and federal highways, class I railroads, airports, and sea ports.

LL+D conducted a search for sites exhibiting favorable physical characteristics as defined by cursory desktop inspection of engineering and environmental conditions in conjunction with infrastructure access potential and surrounding land use compatibility. The site identification task sought to find smaller sites typically ranging in size from 25 acres and above. Site searches were geographically constrained within a two-mile buffer along State Highway 65 for direct connectivity to Interstate 10, the AN Railroad and direct connectivity to both Port St. Joe and the Port of Panama City in neighboring Gulf and Bay Counties, respectively.

The search for quality industrial and commercial sites yielded six potential sites in Liberty County ranging from 44 to 1,179 acres. Each of the six potential sites generally exhibit good transportation access each along the AN railroad. However, it is understood that the AN rail line adjoining the subject sites is out of service requiring repair of a northern bridge crossing to restore service. Four of the six potential sites exhibit good to very good development potential; having no immediately observable transportation, environmental, engineering, or compatible land use fatal flaws. This opinion, however, will require validation through more in-depth site investigation subsequent to this project.

4.2 Franklin County

An SSI Phase I site search was conducted for Franklin County to identify potential quality industrial and commercial sites situated along the strategic transportation assets defining the regional connectivity and potential for dedicated development of a recognized freight and logistics zone. Particular attention was given to identifying potential sites adjacent to the Apalachicola Municipal Airport. Franklin County had not previously benefitted from SSI Phase I site searches as had Gadsden and Gulf Counties through a Duke Energy project grant. The SSI Phase I site search for Franklin County was conducted to identify potential strategic sites for economic development with particular

attributes suitable for wood-product manufacturing for both construction materials and utilization of wood waste byproduct repurposing. Additionally, sites suitable for light manufacturing and aviation-related light industrial and commercial operations were considered. Sites of interest have connectivity along the existing transportation infrastructure constituting the FLZ network connecting the counties of Gulf, Franklin, Liberty, and Gadsden. Primary regional transportation infrastructure assets included state and federal highways, class I railroad, airports, and sea ports.

LL+D conducted a search for sites exhibiting favorable physical characteristics as defined by cursory desktop inspection of engineering and environmental conditions in conjunction with infrastructure access potential and surrounding land use compatibility. The site identification task sought to find smaller sites typically ranging in size from 25 acres and above. Site searches were geographically constrained within a two-mile buffer along state and federal highway corridors and the AN Railroad. Specific site search attention was given to areas around the Apalachicola Regional Airport. The capacity of the airport to accommodate cargo and rail access immediately to the north positions the airport as a strategic intermodal transportation asset.

The search for quality industrial and commercial sites yielded six potential sites in Franklin County ranging from 49 to 978 acres. Each of the six potential sites generally exhibit good transportation access with four sites located adjacent to the airport with rail access. Four of the six potential sites exhibit good to very good development potential; having no immediately observable transportation, environmental, engineering, or compatible land use fatal flaws. This opinion, however, will require validation through more in-depth site investigation subsequent to this project.

4.3 Gulf County

The SSI Phase I site search for Gulf County was an expansion of the previous Duke Energy-funded SSI Phase I site search focused on identifying large contiguous tracts for heavy industrial project development. The target acreage for potential industrial sites was reduced from 200 acres from the initial study down to 25 acres. The goal is to identify any additional potential strategic sites for economic development beyond initial SSI Phase I site searches. Primary regional transportation infrastructure assets included state and federal highways, class I railroads, airports, and sea ports.

LL+D conducted an expanded the SSI Phase I site search for sites exhibiting favorable physical characteristics as defined by cursory desktop inspection of engineering and environmental conditions in conjunction with infrastructure access potential and surrounding land use compatibility. Site searches were geographically constrained within a two-mile buffer along state and federal highway corridors and the AN Railroad and within a 3-mile radius of the Port of Port St. Joe. Specific site search consideration was given to areas around the Port of Port St. Joe.

The previous Duke Energy-funded SSI Phase I site searches in 2016 produced sixteen potential industrial/commercial sites. The expanded Phase I site search was performed for the FLZ strategic plan project to revisit searches along the barge canal at the Port of Port St. Joe. Taking into consideration smaller acreages seven additional sites were identified principally along the barge canal serving the Port of Port St. Joe. One of the seven sites (SSI Site ID: 12045-021) was added by Gulf County EDC staff as a laydown yard, approximately 116 acres. The newly identified sites ranged in acreage from 116 to 297 acres.

In addition, LL+D reviewed two sites previously identified during the Duke-funded SSI Phase I to determine if a more manageable development scenario were possible by subdividing the sites. The occurrence pattern of potential wetlands was the driving factor in reassessing the sites. The two primary sites were 769 and 963 acres. A conceptual subdivision dividing each site in to two small tracts was created effectively producing four new sites: 297, 178, 126, and 201 acres. The expanded SSI Phase I for Gulf County and subdividing of two previous sites resulted in a new total of 25 potential SSI sites suitable for industrial and commercial project land uses.

5 Local SSI Site Reviews

All potential SSI sites were delivered to ARPC and presented to ARPC and county reps during client review workshop/meeting. The workshop consists of representatives from ARPC, LL+D, and local representatives from each county (the client). During the client review sessions/workshops, the clients were asked to provide information on classifying the priority of the presented sites along with any additional information that may lead to the removal of any sites from the inventory. In some cases sites are recommended for expansion or even being merged together to form a larger sites. The individual counties and their local expertise provide a highly important component to the SSI process. Each county provides insight on potential owner interest, planned site projects, easements, utility access, planned transportation improvements, jurisdictional considerations, land cost, environmental restrictions, adjacent landowner willingness, and other information that may lead to a sites removal or recommendation for further pursuit. Ultimately the locals are tasked with assigning a priority ranking to each site. "Priority" rankings as assigned by local stakeholders is an indication of the site pursuit interest level based on overall development potential and some indication that the property owner would be willing to entertain sale or lease negotiations, if not already on the market. The site priority ranking is not intended to connote degree of site quality, as potential sites identified via SSI Phase I require further investigation through Phase II to derive a subjective site quality opinion. The site priority rankings serve to guide the sites into further phases of the SSI program, hold their advancement for later consideration, or remove them from the development process. Each site can be given a priority ranking of 1-5, 1 being low priority and 5 being high priority, or can be deleted

from the program. Rankings 1 and 2 are defined as low, 3 as medium, and 4 and 5 as high priority.

5.1 Liberty County

Potential sites were reviewed with Liberty County officials to solicit local knowledge regarding the ownership, history, utility access, and current land use for each site. The goal of the local site review meeting was to eliminate sites known to be unavailable or practically not developable and rank remaining sites to prioritize for inventory pursuit.

Liberty County SSI sites review was conducted on Tuesday January 17, 2017 at 9:00 a.m. EST in Bristol, Florida at the Liberty County Journal office. Participants included:

- Mr. Johnny Eubanks, County Administrator, Liberty County Government
- Mr. Bruce Ballister, Sr. Planner, Apalachee Regional Planning Council
- Mr. Chris Ventre, PLA, ASLA, Leotta Location and Design, LLC
- Mr. Victor Leotta, Principal, Leotta Location and Design, LLC

The local site review meeting resulting on no elimination of any sites and the following inventory pursuit rankings: four high priority and two low priority. Liberty County officials will begin contacting landowners to determine lease or sale interest in preparation for the next phase of site development, SSI Phase II: Preliminary Due Diligence, to be conducted subsequent to this project.

5.2 Franklin County

Potential sites were reviewed with Franklin County officials to solicit local knowledge regarding the ownership, history, utility access, and current land use for each site. The goal of the local site review meeting was to eliminate sites known to be unavailable or practically not developable and rank remaining sites to prioritize for inventory pursuit.

Franklin County SSI sites review was conducted on Tuesday January 17, 2017 at 2:00 p.m. EST in Apalachicola, Florida at the Franklin County Planning Department. Participants included:

- Mr. Allan Pierce, Director, Franklin County Planning Services
- Mr. Mark Curenton, County Planner, Franklin County Planning Services
- Mr. Bruce Ballister, Sr. Planner, Apalachee Regional Planning Council
- Mr. Chris Holley, Director, Gulf County Economic Development Coalition
- Mr. Chris Ventre, PLA, ASLA, Leotta Location and Design, LLC
- Mr. Victor Leotta, Principal, Leotta Location and Design, LLC

The local site review meeting resulting on no elimination of any sites and the following inventory pursuit rankings: four high priority, one medium priority, and one low priority. Franklin County officials will begin contacting landowners to determine lease

or sale interest in preparation for the next phase of site development, SSI Phase II: Preliminary Due Diligence, to be conducted subsequent to this project.

5.3 Gulf County

The seven new potential sites were reviewed with Gulf County officials to solicit local knowledge regarding the ownership, history, utility access, and current land use for each site. The goal of the local site review meeting was to eliminate sites known to be unavailable or practically not developable and rank remaining sites to prioritize for inventory pursuit.

Gulf County SSI sites review was conducted on Tuesday January 17, 2017 at 4:00 p.m. EST in Port St. Joe, Florida at the GCEDC office in the Robert Moore Administration Building. Participants included:

- Mr. Chris Holley, Director, Gulf County Economic Development Coalition
- Ms. Lianna Sagins, Business Analyst, Gulf County Economic Development Coalition
- Mr. Bruce Ballister, Sr. Planner, Apalachee Regional Planning Council
- Mr. Chris Ventre, PLA, ASLA, Leotta Location and Design, LLC
- Mr. Victor Leotta, Principal, Leotta Location and Design, LLC

The local site review meeting resulting on no elimination of any sites and the following inventory pursuit rankings: three high priority and four medium priority. Gulf County officials will begin contacting landowners to determine lease or sale interest in preparation for the next phase of site development, SSI Phase II: Preliminary Due Diligence, to be conducted subsequent to this project.

Table 1: Client Review Summary

COUNTY	SEARCH STATUS	TOTAL SITES	HIGH PRIORITY	MED PRIORITY	LOW PRIORITY	DELETED	CLIENT REVIEW
FRANKLIN	Complete	6	4	1	1	0	YES
GULF	Complete	7	3	4	0	0	PARTIAL
LIBERTY	Complete	6	4	0	2	0	YES

6 Potential SSI Phase I Site Discussion

Short written general descriptions for each site are provided in this section. The site descriptions cover the size, location, transportation infrastructure, and physical site conditions for each site. Each site ID corresponds to the maps in the appendix on the report.

6.1 Liberty County

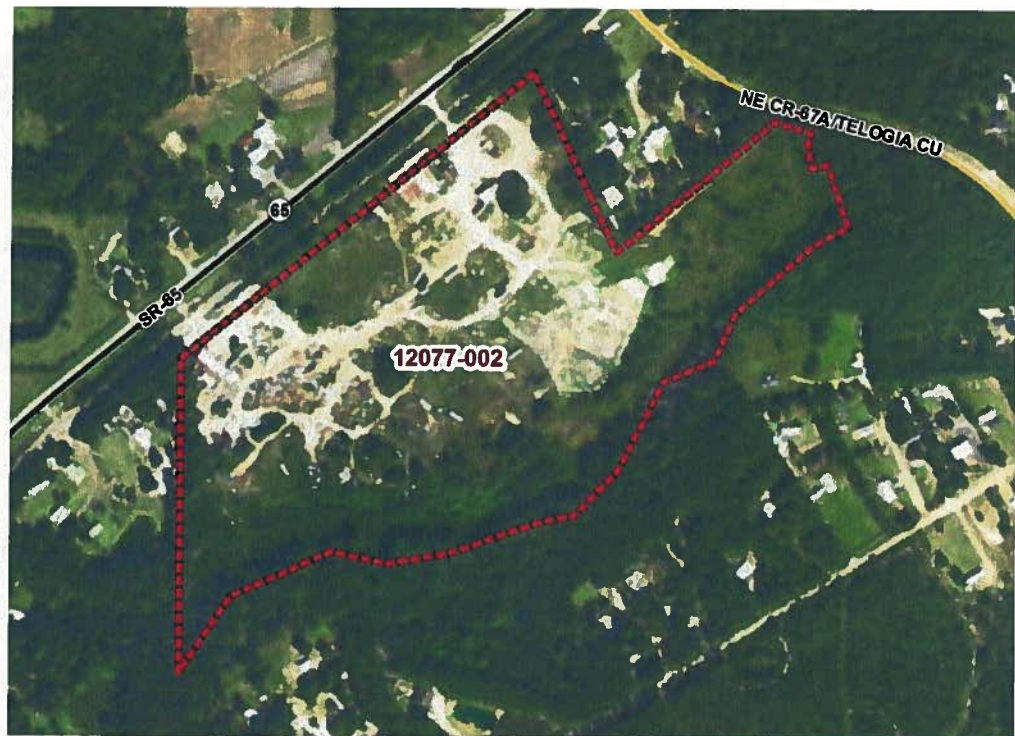
12077-001: (COUNTY PRIORITY: HIGH) The site is approximately 127 acres located on State HWY 65, in the town of Sumatra, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 3,340 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 2 land parcels. The site contains approximately 67 acres of non-hydric soils, with the remaining 60 acres containing various levels of hydric soils. The site contains 46.8 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 40.8 acres of flood zone A, and 11.8 acres of flood zone AE within the site.

Figure 6.1: Liberty County Site 12077-001



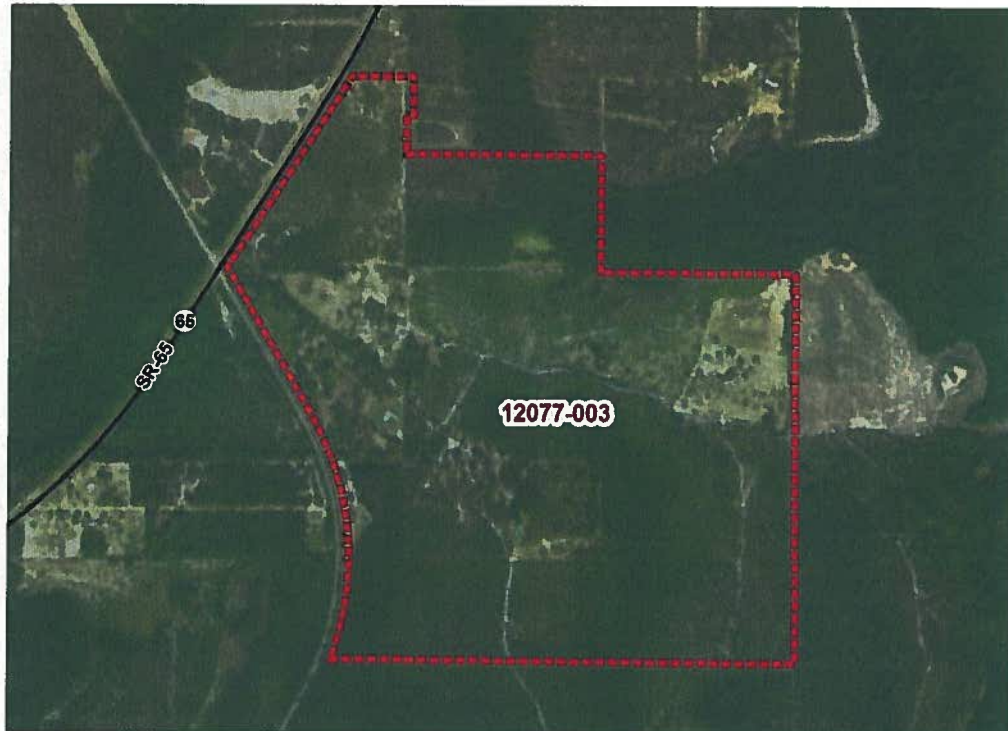
12077-002: (COUTNY PRIORITY: HIGH) The site is approximately 44 acres located on State HWY 65, between the cities of Telogia, FL and Hosford, FL. The site can also be accessed from County Road 267. The northwestern border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 1,450 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 3 land parcels. The site contains approximately 23 acres of non-hydric soils, with the remaining 21 acres containing various levels of hydric soils. The site contains 17.7 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 16.9 acres of flood zone A within the site.

Figure 6.2: Liberty County Site 12077-002



12077-003: (COUNTY PRIORITY: LOW) The site is approximately 252 acres located on State HWY 65, north of the city of Hosford, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 2,900 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 9 land parcels. The site contains approximately 186 acres of non-hydric soils, with the remaining 66 acres containing various levels of hydric soils. The site contains 51.9 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 51.6 acres of flood zone A within the site.

Figure 6.3: Liberty County Site 12077-003



12077-004: (COUTNY PRIORITY: LOW) The site is approximately 1,179 acres located on State HWY 65, north of the city of Hosford, FL. The eastern border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 8,730 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 7 land parcels. The site contains approximately 637 acres of non-hydric soils, with the remaining 542 acres containing various levels of hydric soils. The site contains 452.7 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 472 acres of flood zone A within the site

Figure 6.4: Liberty County Site 12077-004



12077-005: (COUTNY PRIORITY: HIGH) The site is approximately 73 acres located on NE Lowery Industrial Road, north of the city of Hosford, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 3,050 feet of rail frontage. The majority of the site appears to have been cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 50 acres of non-hydric soils, with the remaining 23 acres containing various levels of hydric soils. The site contains 15.5 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 20.7 acres of flood zone A within the site.

Figure 6.5: Liberty County Site 12077-005



12077-006: (COUTNY PRIORITY: HIGH) The site is approximately 925 acres located on U.S. State HWY 65, north of the city of Hosford, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 1,620 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 4 land parcels. The site contains approximately 671 acres of non-hydric soils, with the remaining 254 acres containing various levels of hydric soils. The site contains 209.1 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 211.3 acres of flood zone A within the site.

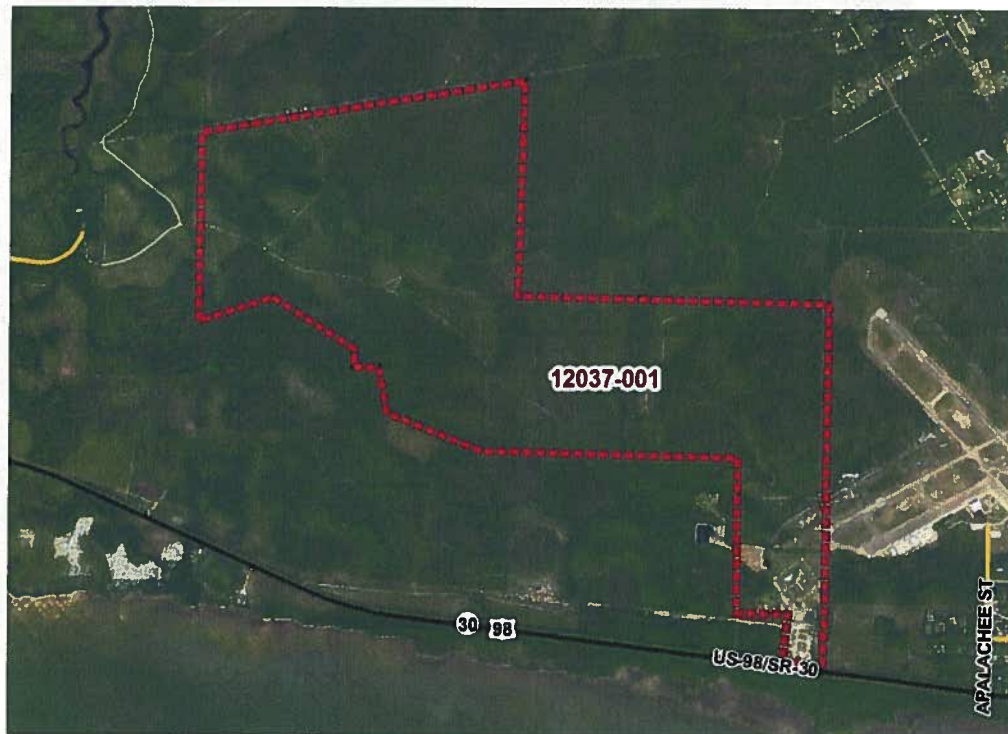
Figure 6.6: Liberty County Site 12077-006



6.2 Franklin County

12037-001: (COUNTY PRIORITY: HIGH) The site is approximately 978 acres located on U.S. HWY 98, 2 miles west of the city limits of Apalachicola, FL. The site is west adjacent to the Apalachicola Regional Airport. The northern border of the site runs adjacent to Apalachicola Northern Railroad (AN), giving the site approximately 5,520 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 5 land parcels. The site contains approximately 479 acres of non-hydric soils, with the remaining 499 acres containing various levels of hydric soils. The site contains 536.9 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 154.2 acres of flood zone A, and 9.5 acres of flood zone AE within the site.

Figure 6.7: Franklin County Site 12037-001



12037-002: (COUNTY PRIORITY: HIGH) The site is approximately 65 acres located 2 miles west of the city limits of Apalachicola, FL. The site has no direct road access. The nearest points of road access are U.S. HWY 98 and Apalachee Street. The site is west adjacent to the Apalachicola Regional Airport. The majority of the site would need to be cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 30 acres of non-hydric soils, with the remaining 35 acres containing various levels of hydric soils. The site contains 23.5 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 3.7 acres of flood zone A within the site.

Figure 6.8: Franklin County Site 12037-002



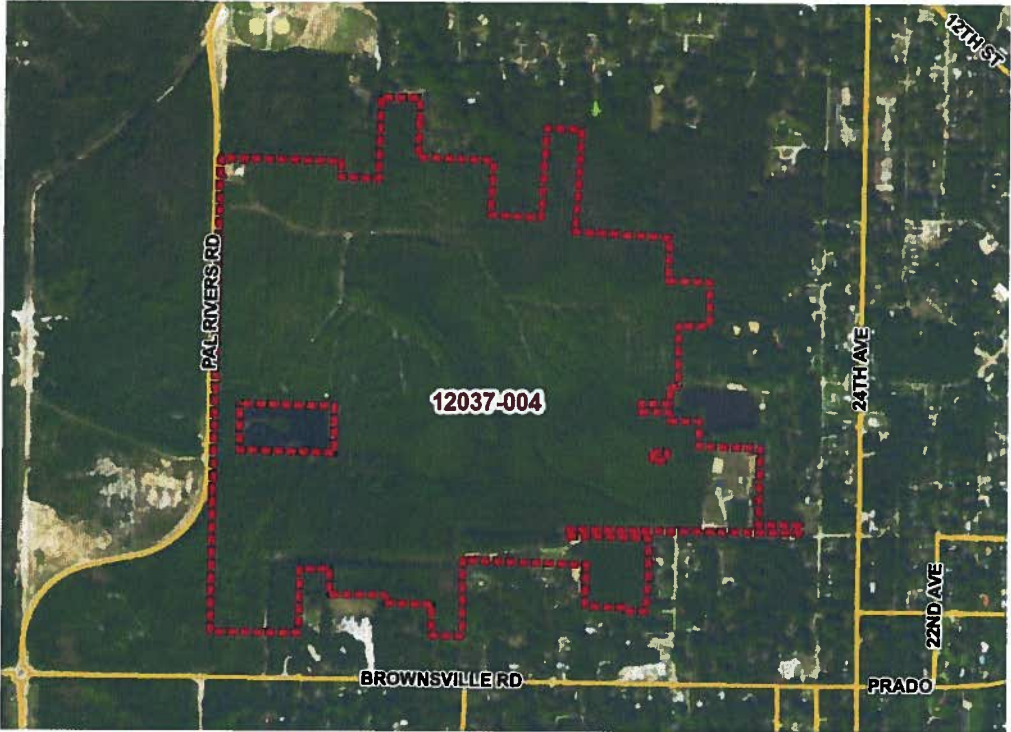
12037-003: (COUTNY PRIORITY: HIGH) The site is approximately 123 acres located U.S. HWY 98, 1.5 miles west of the city limits of Apalachicola, FL. The site has no direct road access. The nearest point of road access is Bluff Road. The site is north adjacent to the Apalachicola Regional Airport. The majority of the site would need to be cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 5 acres of non-hydric soils, with the remaining 118 acres containing various levels of hydric soils. The site contains 3.8 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 0 acres of flood zone within the site.

Figure 6.9: Franklin County Site 12037-003



12037-004: (COUTNY PRIORITY: HIGH) The site is approximately 210 acres located on Pal Rivers Road, just outside of the city limits of Apalachicola, FL. The majority of the site would need to be cleared of vegetation. The site is composed of 2 land parcels. The site contains approximately 138 acres of non-hydric soils, with the remaining 72 acres containing various levels of hydric soils. The site contains 91.6 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 33.3 acres of flood zone AE within the site.

Figure 6.10: Franklin County Site 12037-004



12037-006: (COUTNY PRIORITY: LOW) The site is approximately 49 acres located on State HWY 65, 0.7 miles north of U.S. HWY 98. The site is east of the city of Eastpoint, FL. The majority of the site would need to be cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 25 acres of non-hydric soils, with the remaining 24 acres containing various levels of hydric soils. The site contains 16.5 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 1.3 acres of flood zone AE within the site.

Figure 6.11: Franklin County Site 12037-006



12037-007: (COUNTY PRIORITY: MEDIUM) The site is approximately 233 acres located on State HWY 65, 0.3 miles north of U.S. HWY 98. The site is east of the city of Eastpoint, FL. Transmission lines run east and west near the southern border of the site. The majority of the site would need to be cleared of vegetation. The site is composed of 5 land parcels. The site contains approximately 136 acres of non-hydric soils, with the remaining 97 acres containing various levels of hydric soils. The site contains 536.9 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's D-FIRM flood data displays 0 acres of flood zone within the site.

Figure 6.12: Franklin County Site 12037-007



6.3 Gulf County

12045-017: (COUNTY PRIORITY: HIGH) The site is approximately 297 acres located on Industrial Road/County Road 382, 2 miles east of the city limits of Port St. Joe, FL. The site has immediate access to the Gulf County Canal. The majority of the site would need to be cleared of vegetation. The site is composed of 2 land parcels. The site contains approximately 147 acres of non-hydric soils, with the remaining 150 acres containing various levels of hydric soils. The site contains 151.1 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 46.1 acres of flood zone A, and 0.3 acres of flood zone AE within the site.

Figure 6.13: Gulf County Site 12045-017



12045-018: (COUTNY PRIORITY: MEDIUM) The site is approximately 178 acres located near Industrial Road/County Road 382, 3.5 miles east of the city limits of Port St. Joe, FL. The site has immediate access to the Gulf County Canal. The majority of the site would need to be cleared of vegetation. The site is composed of 2 land parcels. The site contains approximately 64 acres of non-hydric soils, with the remaining 114 acres containing various levels of hydric soils. The site contains 103.3 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 74.4 acres of flood zone A, and 0.2 acres of flood zone AE within the site.

Figure 6.14: Gulf County Site 12045-018



12045-019: (COUTNY PRIORITY: HIGH) The site is approximately 126 acres located near Industrial Road/County Road 382, 3.5 miles east of the city limits of Port St. Joe, FL. The site has immediate access to the Gulf County Canal. The majority of the site would need to be cleared of vegetation. The site is composed of 4 land parcels. The site contains approximately 86 acres of non-hydric soils, with the remaining 40 acres containing various levels of hydric soils. The site contains 35.9 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 25.6 acres of flood zone A, and 9.3 acres of flood zone AE within the site.

Figure 6.15: Gulf County Site 12045-019



12045-020: (COUTNY PRIORITY: MEDIUM) The site is approximately 210 acres located on Industrial Road/County Road 382, 3.5 miles east of the city limits of Port St. Joe, FL. The majority of the site would need to be cleared of vegetation. The site is composed of 2 land parcels. The site contains approximately 176 acres of non-hydric soils, with the remaining 34 acres containing various levels of hydric soils. The site contains 66.4 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 30.6 acres of flood zone A within the site.

Figure 6.16: Gulf County Site 12045-020



12045-021: (COUTNY PRIORITY: HIGH) The site is approximately 116 acres located on State HWY 71, near the city limits of Port St. Joe, FL. This site was provided by the St. Joe Company (Old L&P Site). A rail spur runs through the southwestern portion of the site. 16 acres was added to the north of the site to acquire acreage outside of the wetland areas. Transmission lines run east and west adjacent to the southern border of the site. The majority of the site would need to be cleared of vegetation. The site is composed of 3 land parcels. The site contains approximately 66 acres of non-hydric soils, with the remaining 50 acres containing various levels of hydric soils. The site contains 60.5 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 14.7 acres of flood zone A within the site.

Figure 6.17: Gulf County Site 12045-021



12045-023: (COUTNY PRIORITY: MEDIUM) The site is approximately 140 acres located near U.S. HWY 98, near the city limits of Port St. Joe, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 1,880 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 88 acres of non-hydric soils, with the remaining 52 acres containing various levels of hydric soils. The site contains 51.6 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 14 acres of flood zone A, and 1 acre of flood zone AE within the site.

Figure 6.18: Gulf County Site 12045-023



12045-024: (COUTNY PRIORITY: MEDIUM) The site is approximately 158 acres located near U.S. HWY 98, near the city limits of Port St. Joe, FL. The western border of the site runs adjacent to the Apalachicola Northern Railroad (AN), giving the site approximately 5,500 feet of rail frontage. The majority of the site would need to be cleared of vegetation. The site is composed of 1 land parcel. The site contains approximately 79 acres of non-hydric soils, with the remaining 79 acres containing various levels of hydric soils. The site contains 80.9 acres of wetlands according to the National Wetlands Inventory (NWI). FEMA's Preliminary D-FIRM flood data displays 23 acres of flood zone A, and 12.3 acres of flood zone AE within the site.

Figure 6.19: Gulf County Site 12045-024



DISCLAIMER: The statistics represented in this document were gathered from GIS data from various county, state, federal, and proprietary sources. Leotta Location and Design, LLC does not warranty or guarantee the accuracy or completeness of any information derived from these sources. Leotta Location and Design, LLC has made no survey of the property represented in this document nor does it guarantee the accuracy of any property lines, dimensions, or acreages derived from the aforementioned data sources.

7 Potential SSI Site Land Use

Existing or future land use designations for the potential SSI sites was researched and ascertained with the assistance of the Apalachee Regional Planning Council. Land use information was obtained from the corresponding political jurisdiction for each site. The information provided should be used as a guide as it is subject to change without notification.

Table 2: Future Land Use and Potential Economic Development Land Use Suitability

COUNTY	Site ID	SSI Phase	Acres	Governing Jurisdiction	FLUM Designation	Land Use Suitability with Potential Use	Potential Econ. Dev. Land Uses
Gadsden	12029-001	III	621	City of Gretna	Mixed Use	No	F-L (ILC)
Gulf	12045-017	I	296.9	Gulf Co.	Agriculture	No	F-L
Gulf	12045-018	I	178.4	Gulf Co.	Agriculture	No	F-L
Gulf	12045-019	I	126	Gulf Co.	Agriculture	No	F-L/T-B
Gulf	12045-020	I	210.5	Gulf Co.	Agriculture	No	F-L (ILC)
Gulf	12045-021	I	116.3	Gulf Co.	Agriculture	No	F-L
Gulf	12045-022	I	139.6	Gulf Co.	Agriculture	No	F-L
Gulf	12045-024	I	158.4	Gulf Co.	Agriculture	No	F-L
Franklin	12037-001	I	978.4	Franklin Co.	MU-Res Agriculture ¹	No	I-C / F-L
Franklin	12037-002	I	65.4	Franklin Co.	Industrial	Yes	T-B
Franklin	12037-003	I	122.6	Franklin Co.	Industrial	Yes	T-B
Franklin	12037-004	I	210.4	Franklin Co.	Industrial/ Residential	Potentially	I-C/T-B
Liberty	12077-001	I	126.7	Liberty Co.	Rural Village	No	I-C / F-L
Liberty	12077-002	I	44.2	Liberty Co.	Industrial/ Rural Village	Potentially	I-C / F-L
Liberty	12077-003	I	252..2	Liberty Co.	Rural Village/ Agriculture	No	I-C / F-L
Liberty	12077-004	I	1179.3	Liberty Co.	Agriculture	No	I-C / F-L
Liberty	12077-005	I	72.8	Liberty Co.	Industrial	Yes	I-C / F-L
Liberty	12077-005	I	925.3	Liberty Co.	Industrial/ Agriculture	Potentially	I-C / F-L

¹Portions of 12037-001 are in Industrial and Public Facilities, these areas are already occupied by airport, prison, and the City WWTP are not re-developable.

Table 2 presents the current future land use map (FLUM) designation and its suitability with the intended potential economic development land use of each site. Economic development land use suitability is a function of many factors beyond designated land use or future land use plans. County or municipal stakeholders and/or government officials should determine the feasibility/applicability of land use designations in light of the discovery of sites that highest and best use suggest an economic development land use. Existing and future land use designations often warrant reconsideration to support development of the strategic sites inventory.

The sites anticipated potential uses are labeled according to the following key:

- F-L Freight Logistics
- I-C Industrial/Commercial
- T-B Technology/Business Park
- ILC Intermodal Logistics Center

Other Considerations for Land Use Suitability

Access to workforce in sufficient NAICS densities also limits technology/business park developments to areas proximate to population centers. The larger parcels in Table 2 are all suitable to industrial or commercial uses with industrial uses more likely to the more remote rural locations. Commercial developments require proximity to other commercial activity. Freight logistics uses require immediate access to the transportation network. The sites selected by the LL+D SSI program possess adjacency to the road network and most are adjacent or near the AN railroad or the Gulf County Canal.

Two of the sites, the Gadsden Site 12029-001 and Gulf County's 12045-21 are being considered for Intermodal Logistics Center (ILC) nomination. This is necessarily a commitment by the local government as well as the landowner and those outcomes are beyond the purview of this report.

Due to the rural location of most of the selected sites, the current land use designation in the parent county's FLUM is "agriculture". Gretna is the local government with jurisdiction over the Gadsden County site. It's designation of mixed use would prohibit large scale industrial development. Few of the county's FLUM amendments permit industrial development in lands with an agricultural future land use designation. To move forward to development of the SSI sites, it is recommended that the local governments move forward with map or text amendments that would permit the development of the sites.

8 Gulf County SSI Phase II: Preliminary Due Diligence

Gulf County Economic Development Coalition (Gulf County) is planning to continue the development of a strategic sites inventory of high quality raw land sites for industrial and commercial projects. Pertaining to the FLZ SSI Program, this most immediately includes preliminary site due diligence for a select site previously identified through an SSI Phase I site search funded by a grant from Duke Energy.



The initial site search under the Duke-funded SSI Program yielded sixteen potential industrial sites in Gulf County. The expanded Phase I site search conducted for the FLZ SSI project identified seven additional sites predominantly situated along the Port St. Joe barge canal with the added conceptual subdivision of two sites yielding a total of 25 potential SSI sites for industrial and commercial projects. This constitutes the universe of potential sites considered for selection of a single site for SSI Phase II: Preliminary Due Diligence.

Phase II of LL+D's SSI Program is designed to begin the site due diligence on a low-cost, cursory basis to gain a more informed understanding on a sites development potential prior to investing in full scale due diligence. This preliminary due diligence includes desktop approaches to engineering and environmental site evaluations by qualified, discipline-specific experts using GIS mapping technology, an array of data layers and aerial imagery, and years of professional experience in land development processes. In addition to the evaluation of physical site and surrounding land use conditions, ROM costs estimates will be development to quantify potential costs associated with site engineering improvements for transportation and utility access, site grading and flood mitigation, etc. ROM costs associated with environmental permitting, wetlands mitigation, and other regulatory challenges will be provided on a generalized basis to the extent practical. The ROM costs will be considered as a significant factor in recommendation of site advancement for inventory pursuit.

Consulting with Gulf County EDC staff, Gulf County SSI Site ID: 12045-017 was selected for SSI Phase II. The site is approximately 242 acres and is situated along the north side of the Port of Port St. Joe barge canal with in excess of 5,200 feet of canal frontage. The primary project land use for the selected is heavy and light industrial which is the predominant surrounding land use.

The SSI Phase II desktop engineering and environmental site evaluations were performed by CSRS and C-K Associates, respectively. A summary of SSI Phase II findings

is presented below. Each sub-consultant's detailed report including rough-order-of-magnitude cost estimates for site improvements is provided as an appendix to this report.



The site has a favorable location with access to a two-lane highway in close proximity to a U.S. Highway, as well as frontage to Gulf County Canal. However, in order to proceed with development of this site, several items must be addressed. The utility infrastructure for electricity, natural gas, telecom, and water are currently not present at the site. Off-site road improvements are recommended on

County Road 382, specifically, a turn lane to eliminate stopped vehicles from impeding through traffic. Preliminary soils and wetlands analysis suggests that the site contains wetlands, which would require mitigation prior to development. It is recommended that a professional wetlands consultant be contacted to make an official determination of the wetland impacts on site. In conclusion, the site lacks immediate development potential until the items outlined above are addressed.

9 Gadsden County SSI Phase III: Landowner Engagement

Prior to this project effort Gadsden County conducted SSI Phase I and Phase II projects funded through Duke Entergy and Year-2 funding of the DEO Competitive Florida Program, respectively. Accordingly, SSI Phase I and Phase II were not included in this DEO T.A. grant as a deliverable. The results of the SSI Phase II: Preliminary Due Diligence desktop engineering



and environmental site assessments are included as an appendix to this report. The subject site for the Phase III: Landowner Engagement task resulted from the Phase I site search and subsequently received a favorable development opinion determined by the Phase II desktop engineering and environmental evaluation. The subject site is Gadsden County SSI Site ID: 12039-001, a single-owner property consisting of two adjacent tracts totaling ±540 acres. The site is situated along Interstate 10 and the AN railroad and exhibits excellent qualities for commercial/freight logistics project development and meets the FLZ designation and FDOT requirements for and ILC.

The landowner engagement task provides for conceptual land use design for the subject property to motivate the landowner to entering in an option agreement with Gadsden County to enable the site to be marketed for economic development. The conceptual site design will provide subdivision options outside of the principal acreage intended to be leased or sold for an industrial or commercial project investment for the purposes of providing real estate retainage in which the landowner may generate sustainable lease revenues.



At the time of report preparation, the Phase III: Landowner Engagement task for Gadsden County has been initiated but remains in progress. As of January 23, 2017 LL+D was informed by Ms. Beth Kirkland, Economic Development Director for Gadsden County, that the landowner has communicated a willingness to participate in the proposed property evaluation and conceptual subdivision. Attached to this report is a letter from the land owner acknowledging their Gadsden Site 001 as a Phase III site being evaluated for suitability as an Intermodal Logistics

Center (ILC). The Gadsden County Development Council (GCDC) and the landowner are structuring an option agreement to the satisfaction of both parties for the purpose of Phase III work and to prepare for Phase IV “boots on the ground” due diligence of the property.

The Phase III task will require five business days to complete after initial landowner meeting. A draft of the conceptual property subdivision will be submitted as the task deliverable to DEO, understanding that the landowner may desire to alter the proposed subdivision plan. The scope of work and budget for this task provides for one revision to the conceptual subdivision plan as submitted by the landowner. Should any revision be made to the conceptual property subdivision plan, LL+D will resubmit the revised plan to DEO for appending the final FLZ study report.

10 Recommended Further Action

The SSI Program is designed to produce quality market-ready sites for economic development. Site development from initial discover to graduation to marketing relies on a multi-disciplined process to evaluate a potential site’s suitability for its intended project land use along environmental and engineering criteria. The physical suitability of a site must be further evaluated against non-property related assets and conditions such as labor potential, infrastructure access, and compatibility with surrounding land uses. The ultimate competitiveness of a site for quality economic development projects is a function of the physical site characteristic, geographic setting, surrounding assets, and costs for improvement. Of paramount importance is landowner willingness to

agree to lease or sell the property at fair market value and secured through a real estate lease/purchase option agreement.

The management of the site development process in the SSI Program is conducted in the following five phases:

Phase I: Site Discovery (*site searches*)

Phase II: Preliminary Due Diligence (*desktop engineering and environmental review*)

Phase III: Landowner Engagement (*secure option agreement*)

Phase IV: Formal Due Diligence (*site visit and detailed engineering and environmental investigation*)

Phase V: Branding and Marketing (*proactive community and site advertisement*)

Each FLZ county is in various phases of strategic site inventory development. Based on the conclusion of this SSI FLZ project, further actions recommended for each county to advance potential sites to market-ready status are provided below.

10.1 Gadsden County

Upon completion of landowner engagement and secured real estate lease/purchase option agreement, begin solicitation of funding to advance the 12039-001 site to SSI Phase IV: Formal Due Diligence. Formal due diligence entails detailed engineering and environmental site field investigations and can range in cost from \$40,000 to \$100,000 depending on site size, geographic setting, and physical complexity. The SSI Phase IV formal due diligence exercise will produce detailed documentation of engineering and environmental findings with refined site improvement cost estimates and a final opinion regarding the ultimate competitiveness of the site and a strategy for marketing.

In advance of formal due diligence, once an option has been secured Gadsden County may elect to proceed with graduating the site to market. The SSI Phase II: Preliminary Due Diligence evaluation will have provided sufficient determination of site suitability for specified project land uses and general competitiveness bases on a quantification of engineering and environmental advantages and challenges. Other non-property related competitiveness factors such as infrastructure and labor access along with site improvement anticipated cost burden will provide the baseline for measuring site quality sufficient to actively market the site. Should site inquiries demonstrate the need for more detailed site investigation, Gadsden County may elect to proceed with SSI Phase IV: Formal Due Diligence.

10.2 Gulf County

Based on the findings from the SSI Phase II: Preliminary Due Diligence for the Gulf County SSI Site ID: 12045-017, Gulf County EDC staff should begin SSI Phase III: Landowner Engagement to formally initiate property negotiations with the St. Joe Company. The express intent of SSI Phase III is to secure a real estate lease/purchase

option on the subject site in order to demonstrate control of property to prospective interested parties. Gulf County EDC staff should strive to obtain a fair-market value or discounted fair market value purchase price from the landowner to ensure optimal cost competitiveness. The negotiated land purchase price should consider the stated site improvement costs associated with engineering control, clearing and preparation, transportation access and utility access as presented in the SSI Phase II findings. Upon securing the real estate option, Gulf County EDC can elect to graduate the site to market and begin proactively soliciting projects from its target industries.

Once the site option of secured, Gulf County should consider advancing the SSI Site ID: 12045-017 to SSI Phase IV: Formal Due Diligence. The industrial setting and intended use of the site will warrant further investigation to study the site for engineering and environmental fatal flaws and refine site improvement costs. This is of particular importance considering the findings from the SSI Phase II study citing the application of preliminary FEMA FIRM maps affecting site flood risk designation and the observation of significant potential wetlands that require formal delineation. Formal due diligence entails detailed engineering and environmental site field investigations and can range in cost from \$40,000 to \$100,000 depending on site size, geographic setting, and physical complexity. The SSI Phase IV formal due diligence exercise will produce detailed documentation of engineering and environmental findings with refined site improvement cost estimates and a final opinion regarding the ultimate competitiveness of the site and a strategy for marketing.

Gulf Count EDC may consider selection of additional sites for SSI Phase II evaluations. Strategic sites inventory development should strive to include a variety of sites of varying size and project land use. In support of FLZ-related economic development Gulf County SSI Site IDs: 12045-002, 003, and 019 offer fair to good development potential and are recommended for SSI Phase II consideration. These sites Depending on proximity to the Port of Port St. Joe operating jurisdiction, these sites may be candidate ILC sites under the FDOT ILC Infrastructure Support Program.

10.3 Liberty County

The Liberty County SSI Phase I: Site Discovery produced four high priority sites as determined by potential site review with local officials. In preparation for advancing select sites to SSI Phase II, Liberty County officials should confirm ownership of all subject sites including all individual tracts assembled to formulate a site. An initial landowner inquiry should be made to determine general interest in participating in the county SSI Program with a verbal willingness to entertain lease or sale of their property. A consensus will be required from all landowners associated with a given site including subtract owners of record. Any verbal communication with landowners should be documented in writing and where possible, confirm landowner willingness to participate in the SSI Program with a “letter of intent”. This letter in non-binding and does not

constitute any form of a real estate lease/purchase option agreement. The letter of interests is intended simply to gauge landowner interest in SSI Program participation as a prerequisite to expenditure of funding on SSI Phase II: Preliminary Due Diligence. SSI Phase II does not require site access as it is a desktop investigative exercise.

Upon determination of landowner interest for the four high-priority potential SSI sites, Liberty County may begin solicitation of funding for advancing sites to SSI Phase II. Any landowner determinations of interest should be communicated to the FLZ Strategic Plan development team via the Apalachee Regional Planning Council for consideration of strategic sites inventory potential.

10.4 Franklin County

The Franklin County SSI Phase I: Site Discovery produced four high priority sites as determined by potential site review with local officials. In preparation for advancing select sites to SSI Phase II, Franklin County officials should confirm ownership of all subject sites including all individual tracts assembled to formulate a site. An initial landowner inquiry should be made to determine general interest in participating in the county SSI Program with a verbal willingness to entertain lease or sale of their property. A consensus will be required from all landowners associated with a given site including subtract owners of record. Any verbal communication with landowners should be documented in writing and where possible, confirm landowner willingness to participate in the SSI Program with a “letter of intent”. This letter is non-binding and does not constitute any form of a real estate lease/purchase option agreement. The letter of interests is intended simply to gauge landowner interest in SSI Program participation as a prerequisite to expenditure of funding on SSI Phase II: Preliminary Due Diligence. SSI Phase II does not require site access as it is a desktop investigative exercise.

Upon determination of landowner interest for the four high-priority potential SSI sites, Franklin County may begin solicitation of funding for advancing sites to SSI Phase II. Any landowner determinations of interest should be communicated to the FLZ Strategic Plan development team via the Apalachee Regional Planning Council for consideration of strategic sites inventory potential.

10.5 Potential SSI Funding Sources

Potential sources of SSI Program funding may include: 1) electric utility economic development partners, 2) regional economic development organizations include Rural Area of Opportunity (RAO) organizations, 3) railroad operators, 4) state funding through DEO T.A. grants, and 5) federal funding through United States Department of Commerce, Economic Development Administration (EDA) grants. All funding sources may require local cash and/or in kind grant matches.

11 Conclusion

The SSI Phase I: Site Discovery produced an adequate baseline of potential quality sites for industrial and commercial development that are strategically linked along key transportation assets within Gadsden, Liberty, Franklin, and Gulf Counties. The investment in a strategic sites inventory along the four-county road, rail, airport, and seaport infrastructure creates an opportunity for dynamic commerce within the transportation network constituting a freight logistics zone.

The eight high-priority sites in Liberty and Franklin Counties have ILC development potential to support light manufacturing, assembly, packaging and shipping operations with limited warehousing services. The pursuit of the identified sites to full market-ready status through the SSI Program will provide intermediate real estate assets located roughly half way between the seaport and airport facilities in Gulf and Franklin Counties, respectively, and Interstate 10 access in Gadsden County. The restoration of service to the AN Railroad will prove to be of significant value to both Liberty and Franklin Counties with the development potential of industrial and commercial rail-served sites.

The expanded SSI Phase I site search in Gulf County revealed additional barge-canal access sites well suited for industrial development, providing alternative sites for SSI inventory advancement.

The SSI Phase II: Preliminary Due Diligence exercise demonstrated future development viability on the subject 242-acre barge canal site with good transportation access but requiring fairly significant infrastructure improvements for utility access/capacity and wetlands mitigation. Further study in SSI Phase IV: Formal Due Diligence will serve to more accurately determine site development costs. That said, the site's access advantages and proximity to the Port of Port St. Joe warrant strong consideration for strategic site inventory development. Securing a real estate lease/purchase option will be key in advancing the site through the SSI Program to market-ready status.

The Gadsden County 540-acre site currently in SSI Phase III: Landowner Engagement progress is an excellent candidate for an ILC with both class I rail and direct interstate access. The site previously received a favorable development opinion from an SSI Phase II study and there is indication that the landowner is highly motivated to lease or sell the property. Securing a real estate lease/purchase option will be key in advancing the site through the SSI Program to market-ready status.

The United State is experiencing economic growth at an encouraging pace that began in earnest before the recent congressional and presidential elections. With an optimistic forecast for demand and an demonstrated business-friendly administration it is only likely the economic growth will continue to occur with sustainable industrial and commercial domestic investments. A reduced regulatory burden will further fuel an

appetite for investment in energy production and derivative petrochemical products that will provide increased opportunity for downstream manufacturing stimulating growth in a variety of industrial and commercial sectors. The FLZ will serve as an economic development engine stimulating investment in North Florida creating quality jobs and sustainable tax revenues for those counties who have strategically invested in an inventory of quality sites designed to support high cargo capacity and freight-dependent business and industry.

A - 1

GADSDEN COUNTY: SSI Phase II & III

- *Gadsden County SSI Phase II Report*
- *New Moon Phase III Letter*

Strategic Sites Evaluation and Prioritization for Gadsden County

*A report by LEO in conjunction with CSRS and CK-Associates for the Gadsden
County Development Council*



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1 Introduction

This study was conducted to fulfill Gadsden County Development Council (GCDC)'s RFP "*Strategic Sites Evaluation and Prioritization*". Gadsden County's geographic proximity to key transportation assets including interstate, multi-lane divided highways, Class I rail, and connectivity to deep water access at Port St. Joe creates an infrastructure network vital to high-volume shipping projects. In conjunction with its local and surrounding communities' laborshed and robust job training programs, CareerSource Florida and Tallahassee Community College Workforce Development, Gadsden County has the necessary resources to create a competitive advantage for attracting high quality industrial and commercial projects. Combining these strategic assets with an inventory of high quality industrial and commercial sites will position Gadsden County to realize its competitive advantage and win significant projects.

1.1 Purpose

Gadsden County Development Council (GCDC) is planning to continue the development of a strategic sites inventory of high quality raw land sites for industrial and commercial projects. This most immediately includes preliminary site due diligence for a select number of potential sites previously identified through Phase I of LEO's Strategic Sites Inventory (SSI) Program that was funded by a grant from Duke Energy. The initial site search under the Duke-funded SSI Program yielded twenty potential industrial sites in Gadsden County.

1.2 Team

The practice of economic development requires specialized knowledge across a wide spectrum of expertise. Knowledge areas are diverse and include economics, labor, finance, engineering, environmental permitting, commercial real estate, and land use planning and design. As well, the challenges of both site selection and competing for projects rely on a variety of skill sets from project management, marketing and sales, negotiation, and use of GIS mapping technologies. LEO designed our Economic Consulting Services around these specialized knowledge areas and built a diverse team of professionals with the education, training, experience, and demonstrated skills to deliver comprehensive economic development consulting solutions. Our comprehensive project team includes our engineering and environmental site consulting partners, CSRS and C-K Associates, respectively, whom we have exclusively worked with on numerous site selection and site inventory development projects over the last three years. LEO, CSRS, and C-K Associates are referred to through the document as the "Project Team".

2 Study

2.1 Overview

All six sites selected for this study by GCDC and the project team, hold merit as developable industrial sites. The sites range from 98 acres to 621 acres with varying degrees of developable acreages. As part of the original Duke Energy SSI study, sites selected were prescreened for environmental, flood, accessibility, and topographical issues along with their economic development potential. The six sites selected were subsequently screened more in-depth for engineering and environmental issues both of which were quantified in reports by CSRS and CK. Of the six sites, three of the sites have rail access (12039-001, 12039-004, 12039-009) but are four or more miles from interstate access; The other three sites (12039-007, 12039-008, 12039-999) do not have rail access, but are within 0.2 - 1.8 miles of the interstate. The three sites with rail access are considered as the heavy industrial candidates and compared as a group. The three sites without rail access are considered candidates for light industrial/distribution uses and are compared as a group.

2.2 Site Ranking Matrix

The candidate sites were compared in a ranking matrix. Ranking categories were selected from the desktop engineering and environmental analyses. The categories are those factors that were either quantified in the rough-order-of magnitude (ROM) cost summary or were comparable assessed site characteristics. Rankings were assigned to those categories where the sites had differences, those categories where each site had the same or equal attributes were not assigned rank values. Each site was ranked based on the path of least resistance to its use as a marketable site. Each site with more favorable comparable costs or characteristics was assigned a lower number (1 being the highest ranking) than those sites with more restrictive costs or physical characteristics.

Table 1: Group 1 – Non Rail Served Sites: Light Industrial / Distribution

Gadsden Site:	12039-007	12039-008	12039-999	Rank	Rank	Rank
	12039-007	12039-008	12039-999	12039-007	12039-008	12039-999
Acres	98	220	353			
Target Acreage	25	100	25	2	1	3
Rail Access	no	no	likely no, but adjacent			
cost						
Road Improvements						
cost	.3M-1.3M	.5M-1.6M	.5M-1.6M	1	2	2
Soils	90% well drained	55% well drained	73% well drained	1	3	2
Interstate Access	yes	yes	yes			
distance	0.2	0.7	1.8	1	2	3
Flood zone mitigation	no	no	no			
cost	0	0	0			
Wetland Burden	avoid	1.5 herb	avoid, highest cost potential			
cost	0	67500		1	2	3
Site work cost	1.2M-3.1M	.8M-2M	.8M-4M	2	1	3
Utility access						
Utility - Electric	3 phase	3-phase	3-phase			
cost						
Utility - Gas	yes	no	yes			
cost	100K-400K		5k-20k	2	3	1
Utility - Water	yes	yes	yes			
cost	22K-90K	62k-210k	13k-50k	2	3	1
Utility - Sewer	yes	yes	yes			
cost	.2M-1M	.2M-1M	.2M-1M			
Utility - Telecom	fiber, copper	none	fiber copper			
cost				1	3	1
Rank Total				13	20	19

Table 2: Group 2 – Rail Served Sites: Heavy Industrial

Gadsden Site:				Rank	Rank	Rank
	12039-001	12039-004	12039-009	12039-001	12039-004	12039-009
Acres	621	564	202			
Target Acreage	100		190	3	2	1
Rail Access	yes	yes	yes			
cost	.8M-10M	570k-760k	.8M-1M	3	1	2
Road Improvements						
cost	.9M-2.2M	1M-2.5M	.5M-1.7M	2	3	1
Soils	70% well drained	70% well drained	98% well drained	2	2	1
Interstate Access	yes	yes	yes			
distance	4	9.6 west, 5.6 east	4.9	1	3	2
Flood zone mitigation	no	no	no			
cost	0	0	0			
Wetland Burden	5.7 herb	avoid, near WRC	1.1 herb			
cost	256500	0	49500	2	1	1
Site work cost	1.1M-2.7M	.5M-2.6M	1M-2.6M	3	1	2
Utility - Electric	3-phase, transmission	3 phase	3-phase	1	2	2
cost						
Utility - Gas	no	no	no			
cost						
Utility - Water	yes	yes	yes			
cost	100K-400K	200K-800K	214k-855k	1	2	3
Utility - Sewer	no	no	yes			
cost	.95M-2M (on site)	.95M-2M (on site)	.2M-1M	2	2	1
Utility - Telecom	copper	copper	2 copper, fiber	2	2	1
cost						
Rank Total				22	21	17

For overall site ranking each category rank was added together, the sites were then ranked in order from those with the lowest cumulative score to those with the highest. Along with ranking the groups of rail and non-rail sites, all six sites were ranked together for overall developability. The comparison of all six sites excludes the rankings of the rail access category to highlight the overall value to economic development in Gadsden County. The interstate access category, though directly comparable, was treated as they were in the two separate groups. The sites with a rank of 1 from their respective

category received a rank of 1 in the overall ranking; the same goes for the subsequent rankings of 2 and 3.

Table 3: Overall Ranking

Gadsden Site:	12039-001	12039-004	12039-007	12039-008	12039-009	12039-999	Rank 12039-001	Rank 12039-004	Rank 12039-007	Rank 12039-008	Rank 12039-009	Rank 12039-999
Acres	621	564	98	220	202	353						
Target Acreage	100		25	100	190	25	4	3	5	2	1	6
Rail Access	yes	yes	no	no	yes	likely no, but adjacent						
cost	.8M-10M	570k-760k			.8M-1M							
Road Improvements												
cost	.9M-2.2M	1M-2.5M	.3M-1.3M	.5M-1.6M	.5M-1.7M	.5M-1.6M	4	5	1	2	3	2
Soils	70% well drained	70% well drained	90% well drained	55% well drained	98% well drained	73% well drained	3	3	2	5	1	4
Interstate Access	yes	yes	yes	yes	yes	yes						
distance	4	9.6 west, 5.6 east	0.2	0.7	4.9	1.8	1	3	1	2	2	3
Flood zone mitigation	no	no	no	no	no	no						
cost	0	0	0	0	0	0						
Wetland Burden	5.7 herb	avoid, near WRC	avoid	1.5 herb	1.1 herb	avoid, highest potential cost	4	2	1	3	2	5
cost	256500	0	0	67500	49500							
Site work cost	1.1M-2.7M	.5M-2.6M	1.2M-3.1M	.8M-2M	1M-2.6M	.8M-4M	3	1	4	1	2	4
Utility access												
Utility - Electric	3-phase, transmission	3 phase	3 phase	3-phase	3-phase	3-phase	1	2	2	2	2	2
cost												
Utility - Gas	no	no	yes	no	no	yes	3	3	2	3	3	1
cost			100K-400K			5k-20k						
Utility - Water	yes	yes	yes	yes	yes	yes						
cost	100K-400K	200K-800K	22K-90K	62k-210k	214k-855k	13k-50k	4	5	2	3	6	1
Utility - Sewer	no	no	yes	yes	yes	yes						
cost	.95M-2M (on	.95M-2M (on	.2M-1M	.2M-1M	.2M-1M	.2M-1M	2	2	1	1	1	1

	site)	site)										
Utility - Telecom	copper	copper	fiber, copper	none	2 copper, fiber	fiber copper	3	3	1	4	2	1
cost												
Rank Total							32	32	22	28	25	30

2.3 Site Comparison Summary

Sites 12039-007 and 12039-009 each rank the highest in their respective groupings by a larger margin than that which separates sites ranked 2 and 3. In the overall ranking site 12039-007 has the lowest score, followed by sites 12039-009 and 12039-008 in that order.

Of the non-rail served sites, site 12039-999 has the most appropriate current and future land uses, though it has the most constrictive environmental issues with the flood conservation zone bisecting the site. The other two sites, 12039-007 and 12039-008, have agricultural land uses and surrounding land uses not deemed detrimental for a future light industrial/distribution land use. Rankings were not assigned to this category due to the unknowns of the regulatory hurdles associated with changing the Gadsden land use plan.

Of the rail served sites, site 12039-009 is the only site with potentially restrictive adjacent land uses. The restrictive land uses are adjacent residential to the south of the site, acquisition of these properties may be necessary for certain project types; other project types may provide enough buffer from these uses. The other two sites, 12039-001 and 12039-004, have undefined and agricultural land uses with non-restrictive adjacent land uses.

3 Final Site Recommendation

Based on the results of this study the site with the highest priority for GCDC to pursue further action on is site 12039-007. Though it is the smallest site in the group of six at 98 acres and has the highest site work cost, it displays the qualities and characteristics of a site with the path of least resistance to project realization by having the most advantageous access to utilities and transportation. This site would be best suited for non-rail served light industrial or commercial distribution. Having the best access to interstate 10, high visibility, and sufficient in-place utility infrastructure makes the site attractive to potential prospects. The sites' smaller size does give it an advantage over the other five sites by limiting the size of the land purchase on behalf of the prospect.

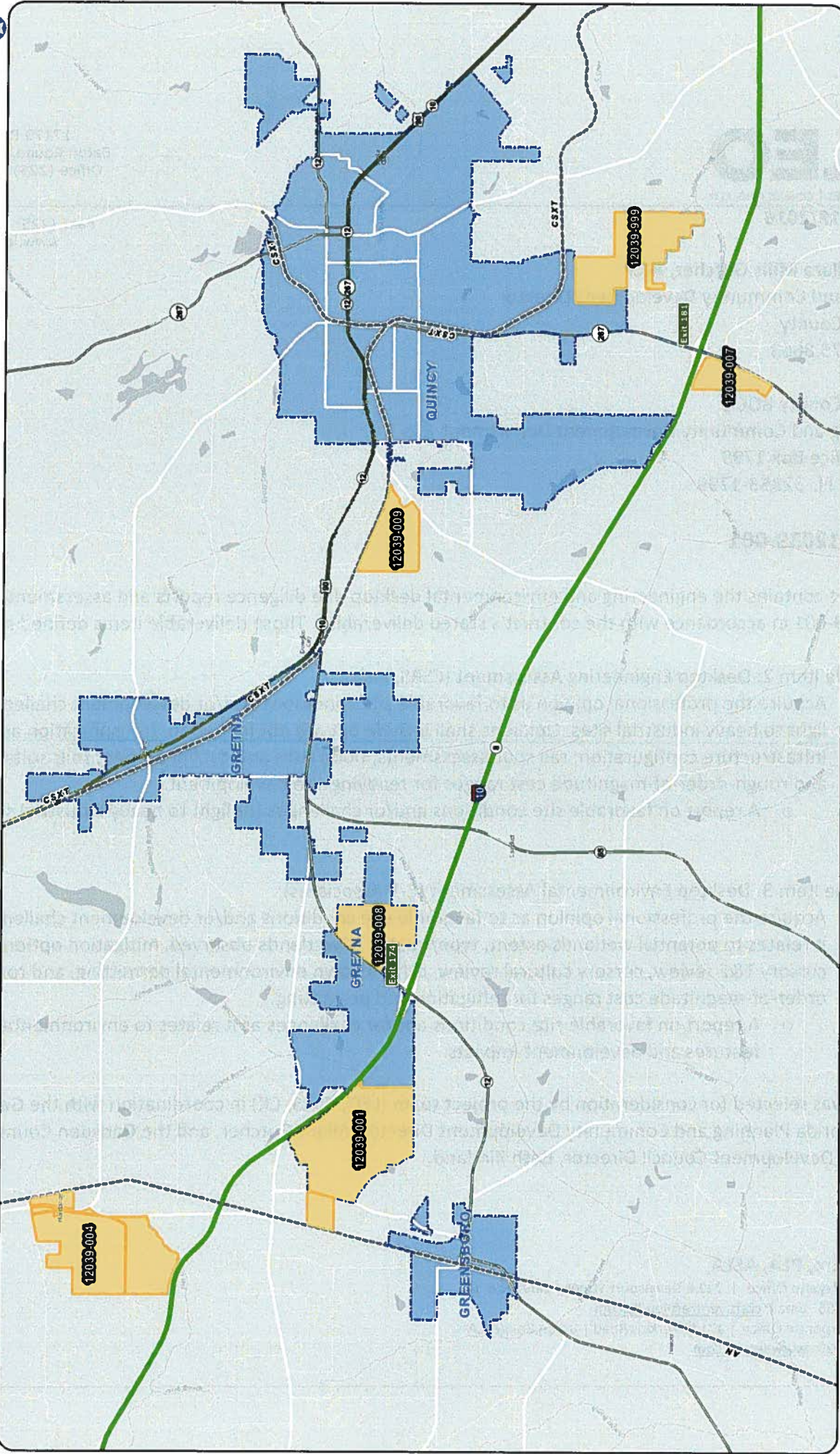
Because of the two categories of site types, a second final candidate site is recommended. Site 12039-009, a rail-served heavy industrial potential site, ranks 1st in its group and 2nd in the overall comparison. With the exception of the adjacent residential to the south of the site, it displays the path of least


resistance from a site development standpoint. This site has the highest ratio of developable target acreage with the highest amount of suitable soils and direct access to rail. A rail served site in Gadsden would bring high economic value to the county, providing it with multimodal connectivity to regional infrastructure.

In conclusion, it would benefit Gadsden County to pursue the next steps towards being able to market both of these sites. Having the two sites available would bring some diversity to the project types Gadsden could pursue.

4 Appendix

SITE INDEX: GADSDEN COUNTY, FL





GADSDEN COUNTY
DEVELOPMENT COUNCIL

LEO
LEOTA WEBB | CONSULTING, LLC

17170 Perkins Road
Baton Rouge, LA 70810
Office (225) 753-0325

■ Site
■ City Limits FOOT
— Interstate
— US Highway
— State Highway
— Railroad

Information Data: US Highways; US Census Bureau; US Roads; FDOT; OpenStreetMap; Interstate Interchange; USDOT/ICAD; Interstates; FDOT; Truck Routes
 USDOT; Energy Infrastructure; Pipelines; #1, #2, #3 & On Web; #1, #2, #3 Community Features; Population; US Census Bureau; Schools; Churches; Cemeteries;
 National Wetlands Inventory; National Wetlands Inventory; National Wetlands Inventory; National Wetlands Inventory; National Wetlands Inventory; National Wetlands Inventory;
 Aerial Imagery; Aerial; Road Lines; FEMA; National Flood Hazard Layer



17170 Perkins Rd.
Baton Rouge, LA 70810
Office (225) 753-0325

Date: 03/18/2016

Fax: (225) 751-2010
www.leo-llc.com

ATTN: Allara Mills Gutcher, AICP
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-001

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-001 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA

LEO, LLC – Lafayette Office | 211 E Devalcourt Street | Lafayette, LA
T. 337.945.6755 email: chris.ventre@leo-llc.com
LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA
T. 225.753.0325 www.leo-llc.com

Desktop Engineering Assessment

Gadsden Site 12039-001

Gadsden County, Florida

Initial Submittal

March 18, 2016



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EXECUTIVE SUMMARY

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2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE5

EXHIBITS

- Exhibit 1 Map One - General Site Overview
- Exhibit 2 Map Two - Utilities Exhibit
- Exhibit 3 Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-001

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan defining existing and future land uses.
- Existing land use is agricultural (Timber II). The land use of adjoining parcels is defined as agricultural.
- According to the Gadsden County Future Land Use map, the future land use is governed by the Town of Greensboro. The Town of Greensboro was contacted to provide information about municipal limits and future land use. According to the Town of Greensboro, town limits extend 1/2 mile north and 1/2 mile east of the intersection of Tolar White Road (CR-270) and E. Davis Street. Therefore, this site is not included in the municipal limits of Greensboro. Land use for this property is currently undefined.
- In order to position the site for an economic development user, the entire 570 acres of the site will require a reclassification of the land use to an appropriate industrial category.

B. Transportation

- The site is located approximately one mile north of the Town of Greensboro, Florida with visibility and frontage along Interstate 10 and is accessible from County Road 270 (Tolar White Road).
- The site is located 4.0 road miles from Interstate 10. In order to access Interstate 10, vehicles must travel south 1.4 miles on two-lane County Road 270 to two-lane Florida Highway 12, then travel east on FL-12 2.6 miles to the I-10 interchange.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- The site is located approximately 1,800 feet east of an Apalachicola Northern short line railroad track. In order to access the rail, a spur would need to be constructed on the east side of the mainline track. The land adjacent to the site providing rail access is under different ownership than the focus site. Construction of a spur would require an agreement with the adjacent landowner for access to the rail. In addition, an at-grade or elevated crossing would need to be constructed to bring rail to the site.



C. Utilities

- **Potable Water**
 - According to correspondence with local utility officials a six inch water line is located approximately 4,000 feet from the site south along Tolar White Road.
 - In order to provide potable water to the site, an approximately 4,000' water line extension will need to be constructed along CR-270.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.
- **Wastewater**
 - According to correspondence with local utility officials, the site has no existing wastewater infrastructure at or near the site.
 - In order to treat wastewater for this area, a project specific wastewater treatment facility would need to be constructed on site.
 - Pending a further detailed analysis, treated wastewater may be discharged to Telogia Creek, which crosses the site. Telogia Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
 - According to the Florida Department of Environmental Protection, the Telogia Creek Drainage Basin is a "Water Resource Caution Area" and will require reuse facilities of wastewater unless such reuse is not economically, environmentally or technically feasible.
- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along County Road 207.
 - An electrical transmission lines crosses the northern portion of the site.
 - An industrial prospect would likely be able to utilize either line for electric service.
- **Natural Gas**
 - According to correspondence with local utility officials, no natural gas exists at or near the site.
 - A natural gas transmission pipeline existing approximately seven miles south of the site, but would likely not be feasible to extend to the site.
- **Telecom**
 - According to correspondence with local utility officials, a copper telecom line operated by TDS Telecom runs along the west side of the property, adjacent to County Road 270.
 - Copper cable may be able to service an industrial prospect; however, copper cable generally has less bandwidth than fiber optic cable. In order to provide



the highest level of service, telecom infrastructure will need to be upgraded to fiber optic at this site.

D. Flood Zone and Topography

- According to FEMA Firm Panel 12039C0225C, effective on 02/04/2009, approximately 119.33 acres of the site is in Flood Zone A, and 449.58 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. Due to the large area in Flood Zone X, no additional fill is anticipated to meet floodplain construction standards.
- According to Section 42-82 of the Gadsden County Code of Ordinances, the lowest floor of structures located within Flood Zone A shall be elevated no lower than three feet above the highest adjacent grade, unless the floodplain administrator obtains the base flood elevation by other means or sources. The highest adjacent grade is defined as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.
- The elevations on site range from 280 feet in the northwest portion of the site to 199 feet in the southern portion of the site with an average elevation of 265 feet ±. The average slope of the site is approximately 2.1%.
- Although the majority of the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The front 100-acres of the site is relatively flat and would serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 70% of the soils on the site are classified as well drained, and 30% of the soils on the site are classified as somewhat poorly drained, poorly drained, or very poorly drained.

II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on County Road 270.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.



B. Utilities

- **Potable Water**
 - **Off-site Improvements:** Extend water line 4,000 feet to site.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** None applicable
 - **On-site Improvements:** Construct wastewater treatment facility and discharge line to Telogia Creek.
- **Electric**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Tie-in to existing electric lines and run service to site pad location.
- **Natural Gas**
 - **Off-site Improvements:** Natural gas is not available. Substantial extension required.
 - **On-site Improvements:** Natural gas is not available. Substantial extension required.
- **Telecom**
 - **Off-site Improvements:** Upgrading the existing infrastructure to fiber optic cable will provide the highest level of service.
 - **On-site Improvements:** Extend telecom line from road to site pad location.

C. Topography and Grading

- **On-site Improvements:** Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 110,000 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

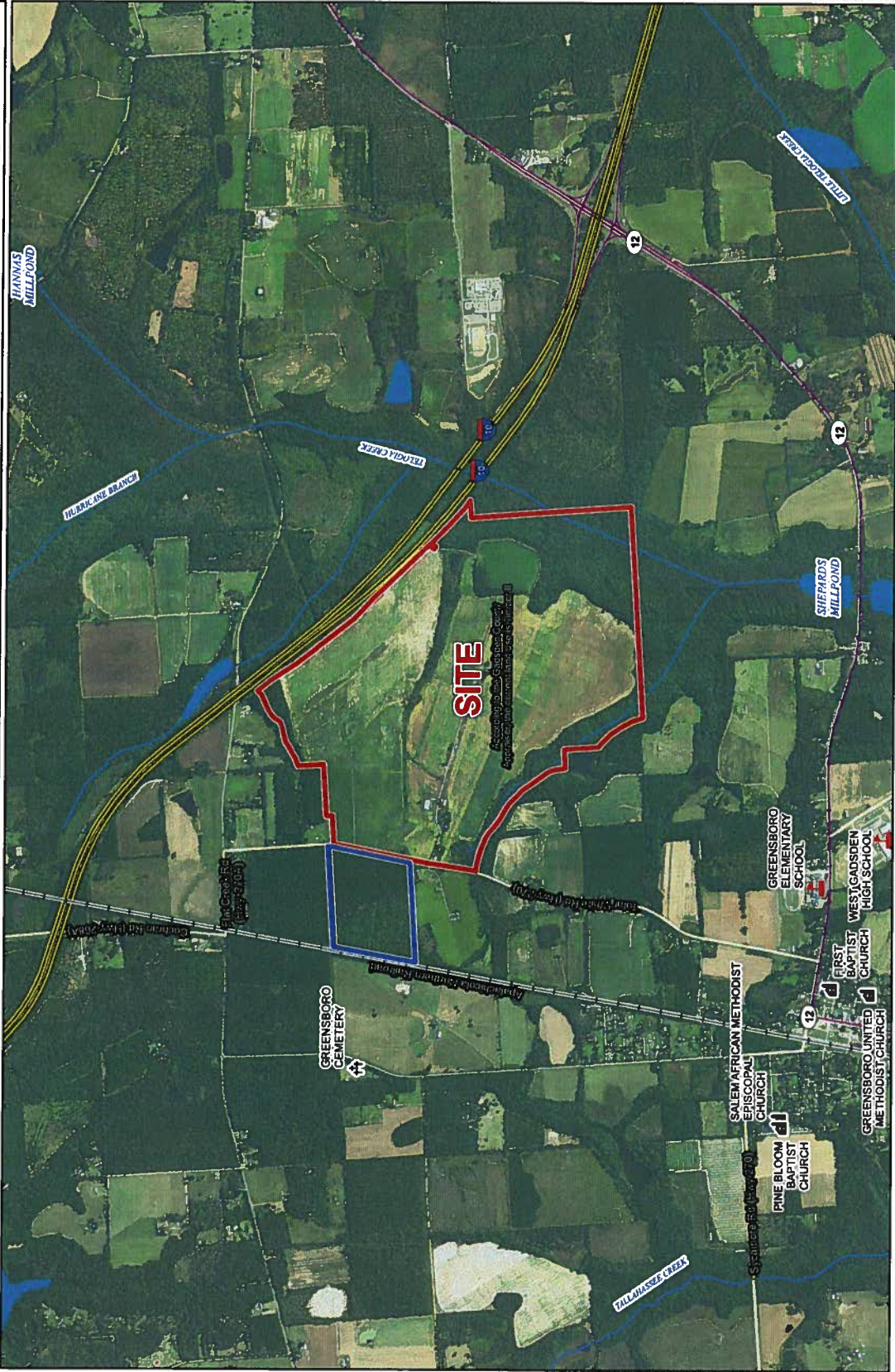
Gadsden Site ID: 12039-001
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantit y	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	3,200	\$ 250.00 to \$ 400.00	\$ 800,000.00 to \$ 1,280,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$900,000.00 to \$ 2,280,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	4,000	\$ 25.00 to \$ 100.00	\$ 100,000.00 to \$ 400,000.00
b	On-site Improvements ₄	L.F.	3,200	\$ 25.00 to \$ 100.00	\$ 80,000.00 to \$ 320,000.00
2	Sewer				
a	Off-site Improvements	Lump	N/A	\$ - to \$ -	\$ - to \$ -
b	On-site Improvements	Lump	1	\$ 950,000.00 to \$2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
b	On-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
Subtotal:					\$1,130,000.00 to \$ 2,720,000.00
Site Grading					
1	Earthwork ₆	CY	111,000	\$ 10.00 to \$ 25.00	\$1,110,000.00 to \$ 2,775,000.00
Subtotal:					\$1,110,000.00 to \$ 2,775,000.00
Rail					
1	Off-site Rail Improvements w/ crossing ₈	L.F.	1,000	\$ 800.00 to \$ 10,000.00	\$ 800,000.00 to \$ 10,000,000.00
Subtotal:					\$800,000.00 to \$ 10,000,000.00
Total:					\$3,940,000.00 to \$17,775,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$4,730,000.00 to \$ 21,330,000.00

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.
- 8.) The high expense shown accounts for an elevated crossing, which greatly increases the cost of extending a rail spur on-site.

Map One - General Site Overview



Site Exhibit for
 12039-001 Site
 Gadsden County, FL

Enterprise Florida



Gadsden County

LEGEND

- ▭ Possible Rail Frontage (61.19 Ac. +/-)
- ▭ Site Boundary (670.13 Ac. +/-)
- ▭ Civic Feature
- + Cemetery
- + School
- + Church
- + Existing Roadway
- + Freeway or Other Major Road
- + Local Connecting Road
- + Important Local Road
- + Railroad
- + Stream
- + Waterbody

ENTERPRISE
 FLORIDA

LEO
 CONSULTING, LLC

Date: 3/18/2016
 Project Number: 216106
 Drawn By: ABE
 Checked By: JAV

CSRS
 IMAGINE. SHAPE. DELIVER.
 National Geographic | ESRI | Microsoft | Autodesk | Bentley | Oracle | IBM | SAP | Cisco | Juniper | HPE | Dell | EMC | NetScout Systems | SolarWinds | Nagios | PRTG | SolarWinds | Nagios | PRTG

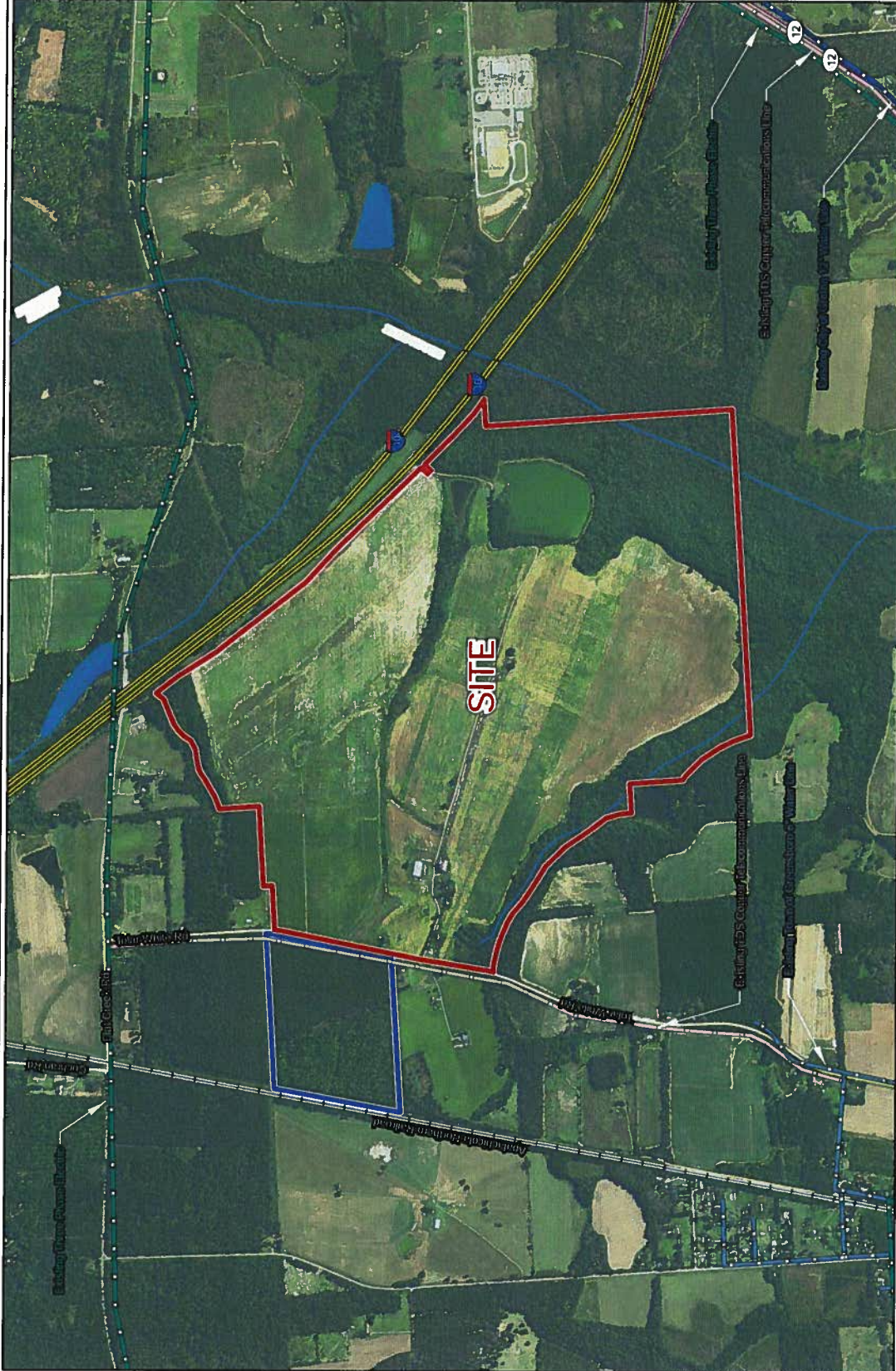
Map Two - Utilities Exhibit

Site Exhibit for
12039-001 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (570.13 Ac +/-)
 - Possible Real Frontage (51.19 Ac +/-)
 - Existing Telecommunications
 - TDS - Copper
 - Existing Electric
 - Existing Three Phase Electric Line
 - Existing Water
 - Existing Town of Greenboro Water Line
 - Existing City of Gretna Water Line
 - Existing Roadway
 - Freeway or Other Major Road
 - Local Connecting Road
 - Important Local Road
 - Railroad
 - Stream
 - Waterbody

ENTERPRISE FLORIDA.
LEO
LEOTTA-VEES CONSULTING, LLC
Title: 3/18/2016
Project Number: 215104
Drawn By: AMB
Checked By: JAV



Scale 1:13,000
0 690 1,380 Feet

INITIAL SUBMITTAL
03/18/2016

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from ESRI Online basemaps.
 3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Flood Zone, Soil Data, and Contours



Site Details
 570.13 Ac. ±
 Appx. Site Size
 Area in 1% Flood Zone: 119.33 Ac. ±

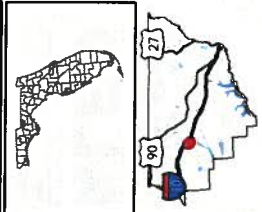
FEMA FIRM Panel No: 12039C0225C Dated 02/04/2009

Scale 1:14,000
 1,500 Feet
 750 Feet
 0 Feet



INITIAL SUBMITTAL
 03/18/2016

Site Exhibit for
 12039-001 Site
 Gadsden County, FL
 Enterprise Florida



Gadsden County
 LEGEND

- Site Boundary (570.13 Ac. ±)
- Possible Rail Frontage (61.19 Ac. ±)
- Flood Zone
- A (100-year with no Base Flood Elevation)
- X (area outside of 100-year)
- Ground Elevation Contours
- Soil Type
- 10 - silt loam, very acid, 0 to 5 percent slopes (somewhat poorly drained)
- 11 - silt loam, very acid, 2 to 5 percent slopes (well drained)
- 2 - silty, clayey, loam, 0 to 5 percent slopes (somewhat poorly drained)
- 5 - percent slopes (well drained)
- 23 - heavy, clayey, loam, 0 to 5 percent slopes (poorly drained)
- 46 - orangeburg loamy sand, 2 to 5 percent slopes (well drained)
- 48 - heavy, orangeburg, mottled complex, 0 to 15 percent slopes (well drained)
- 51 - plumer sand, 0 to 5 percent slopes (poorly drained)
- 66 - clayey, silty, and loam soils, frequently flooded (very poorly drained)
- 99 - water
- Existing Roadway
- Freeway or Other Major Road
- Local Connecting Road
- Important Local Road
- Railroad
- Stream
- Waterbody

ENTERPRISE FLORIDA
LEO
 LEONTA-EVERETT CONSULTING, LLC
 Date: 3/18/2016
 Project Number: 21316
 Drafted By: AJV
 Checked By: JAV



General Notes:

- The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
- No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
- Transportation data from ESRI Online Basemaps.
- 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
- Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).
- Soils data from USDA SSURGO website: <http://websoilsurvey.sr.egov.usda.gov/App/WebSoilSurvey.aspx>.

March 22, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-001
CK Project Number 13463**

Dear Mr. Leotta

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 621-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-001 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc.(Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

Potential forested wetlands were identified along the eastern boundary of the site adjacent to Telogia Creek. These potential forested wetlands appear to follow three unnamed tributaries of Telogia Creek along the northern and southwestern boundaries of the site and the through the middle of the site. The tributary located within the middle of the site intersects with a drainage canal which runs westward near Tolar Road. Herbaceous wetlands were identified along this drainage canal.

Waters of the US

Telogia Creek is located along the eastern side of the site. Three unnamed tributaries of Telogia creek traverse the site along the southwestern boundary, the middle of the site and the northern boundary. Three ponds are located within the site which may be considered jurisdictional due to adjacency and/or if a physical connection to nearby tributaries exist. Two ponds are located along the eastern boundary adjacent to potential forested wetlands and the unnamed tributary of Telogia Creek which bisects the middle of the site. A portion of the site is located within a pond adjacent to the southwestern unnamed tributary. Further investigation is recommended to determine if these ponds would be considered jurisdictional by the USACE.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliptoideus sloatianus*)

- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortoise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). Aerial photography indicated that no pine stands of this age class and density occur within the site; therefore, RCWs are not likely to occur on the site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The forested wetlands adjacent to Telogia Creek may provide suitable habitat for woodstork nesting.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. Because the majority of the site is agriculture, it is unlikely the indigo snake would utilize these portions of the site. It is plausible that this species could utilize forested areas within the site. Further investigation is recommended to determine if the site would be suitable for the eastern indigo snake.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. While soils within the site may be suitable for the gopher tortoise, most of the upland portions of the site are either active agriculture or forested. The forested uplands appear to have a dense overstory canopy, which suggests that gopher tortoise may not utilize these areas. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12039-001 is located within the Telogia Creek WRCA. Special permitting water reuse studies may be required for any project proposed on this site.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains approximately 5.7 acres of potential herbaceous wetlands, 95.0 acres of potential forested wetlands, 18.1 acres of potentially jurisdictional ponds (Waters of the US) and approximately 17,320 linear feet of potential Waters of the US (Figure 1). The site may contain suitable habitat for the woodstork and eastern indigo snake; however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is anticipated that banks in adjacent HUCs could service Gadsden County projects for a "proximity fee" assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a "proximity fee." CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality. Because the site is located within the Telogia Creek WRCA, special permitting and water reuse studies may be required for certain projects.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

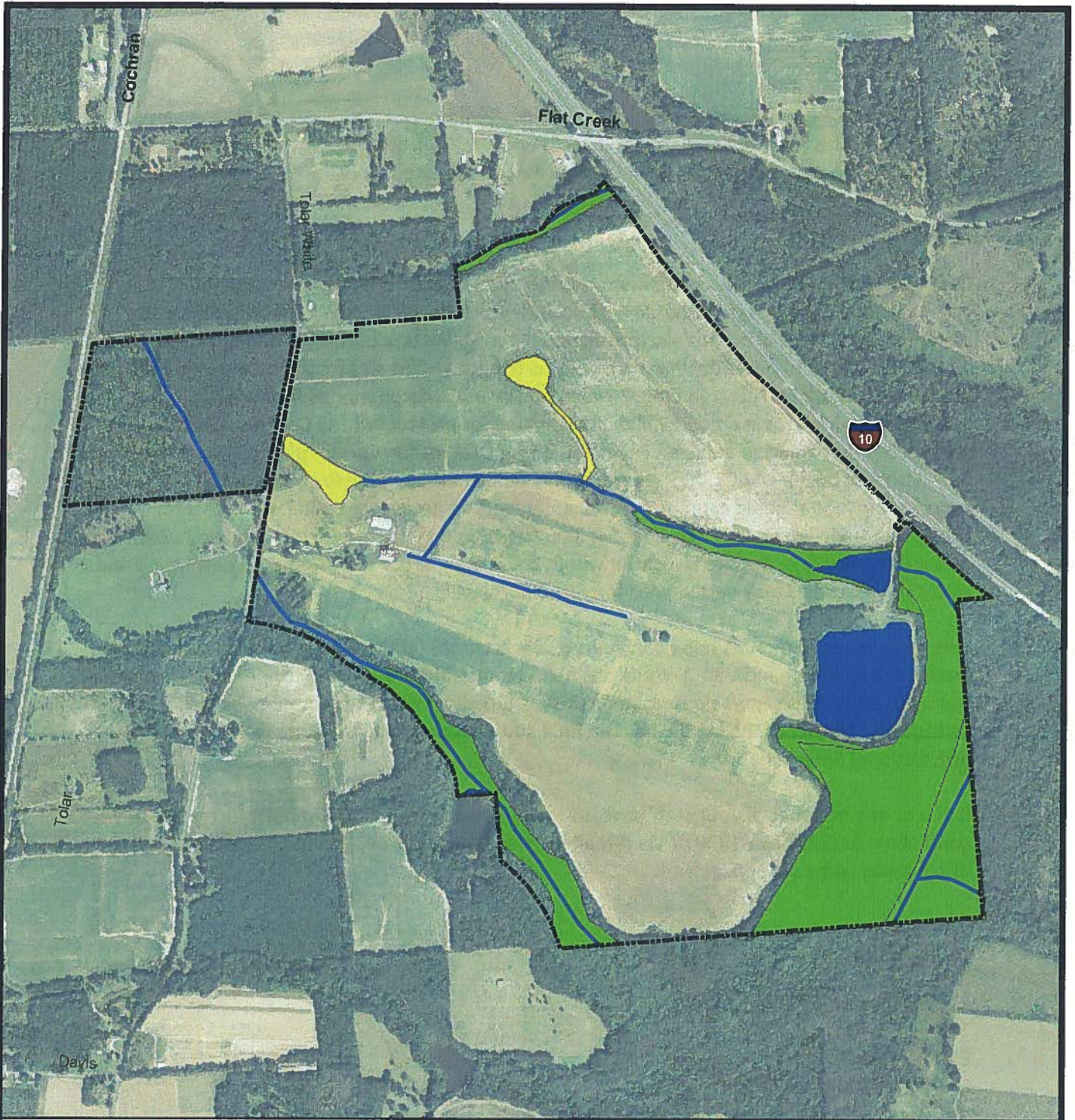
If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates



Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP



Legend

- Site 12039-001 (621 acres)
- Herbaceous Wetlands (5.7 acres)
- Forested Wetlands (95.0 acres)
- Waters of the US (Ponds, 18.1 acres)
- Waters of the US (Streams, 17,320 feet)



Reference

1) BASEMAP FROM USDA 2105 NAIP IMAGERY GADSDEN COUNTY FLORIDA STREETMAP USA



LEO, LLC
 BATON ROUGE, LOUISIANA
 GADSDEN COUNTY SSI
 SITE 12039-001

POTENTIAL WETLANDS MAP

GADSDEN COUNTY, FLORIDA



Drawn:	BLN/AM10.3
Checked:	BLN
Approved:	TEW
Date:	03/18/2016
Dwg. No.:	A13463-01

FIGURE 1



LEOTTA-EVERS | CONSULTING, LLC

Date: 06/03/2016

17170 Perkins Rd.
Baton Rouge, LA 70810
Office (225) 753-0325

Fax: (225) 751-2010
www.leo-llc.com

ATTN: **Allara Mills Gutcher, AICP**
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-004

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-004 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA | Director, Planning and Design

LEO, LLC – Lafayette Office | 211 E Devalcourt Street | Lafayette, LA
T. 337.945.6755 email: chris.ventre@leo-llc.com
LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA
T. 225.753.0325 www.leo-llc.com

Desktop Engineering Assessment

Gadsden Site 12039-004

Gadsden County, Florida

Initial Submittal

May 23, 2016



TABLE OF CONTENTS

Page No.

EXECUTIVE SUMMARY

1.0 DESKTOP ENGINEERING ASSESSMENT NARRATIVE.....	1-4
2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE.....	5

EXHIBITS

Exhibit 1	Map One - General Site Overview
Exhibit 2	Map Two - Utilities Exhibit
Exhibit 3	Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-004

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan defining existing and future land uses.
- Existing land use is agricultural (Timber III). The land use of adjoining parcels is defined as agricultural (Timber II).
- According to the Gadsden County Future Land Use map, the future land use is Agricultural 3. The intent of this category is to provide areas for agriculture uses and residences associated with such use. No more than one dwelling unit per 20 acres.
- In order to position the site for an economic development user, the entire 564.3 acres of the site will require a reclassification of the land use to an appropriate industrial category.

B. Transportation

- The site is located approximately four miles north of the Town of Greensboro, Florida with visibility and frontage along Interstate 10 and is accessible from Highway 268 (Hardaway Highway).
- The site is located 5.6 road miles from the eastbound Interstate 10 interchange. In order to access the eastbound I-10 interchange, vehicles must travel south 1.6 miles on two-lane Cochran Road (Highway 268A) to two-lane Flat Creek Road, then travel east 2.8 miles to Bassett Road. Head south for 0.3 miles until reaching Florida Highway 12 West, continue along FL-12 for 0.8 miles until reaching the I-10 interchange. The site is located 9.6 road miles from the westbound Interstate 10 interchange. In order to access the westbound I-10 interchange, vehicles must travel northwest 6.9 miles on two-lane Hardaway Highway to Bonnie Hill Road, then travel south for 1.5 miles. Continue traveling south on Flat Creek Road for 1.2 miles until reaching the I-10 interchange.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- The northeast property boundary of the site is adjacent to an Apalachicola Northern short line railroad track. The rail provider has not been contacted to confirm connectivity or operational feasibility of a rail spur to the main line track.



C. Utilities

- **Potable Water**
 - According to correspondence with local utility officials a Talquin Electric Co-op main water line is located approximately 7,980 feet east from the site. The diameter of this line was not provided.
 - In order to provide potable water to the site, an approximately 7,980 feet water line extension will need to be constructed along Hardaway Highway.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.
- **Wastewater**
 - According to correspondence with local utility officials, the site has no existing wastewater infrastructure at or near the site.
 - In order to treat wastewater for this area, a project specific wastewater treatment facility would need to be constructed on site.
 - Pending a further detailed analysis, treated wastewater may be discharged to Flat Creek, which runs along the southeastern boundary of the site. Flat Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along Highway 268.
- **Natural Gas**
 - Off-site Improvements: Not applicable. Natural gas is not available.
 - On-site Improvements: Not applicable. Natural gas is not available.
- **Telecom**
 - According to correspondence with local utility officials and visual reconnaissance, a copper telecom line operated by TDS Telecom runs along the east side of the property, adjacent to Highway 268.
 - Copper cable may be able to service an industrial prospect; however, copper cable generally has less bandwidth than fiber optic cable. In order to provide the highest level of service, telecom infrastructure will need to be upgraded to fiber optic at this site.

D. Flood Zone and Topography

- According to FEMA Firm Panels 12039C0050C, 12039C0075C, 12039C0200C, and 12039C0225C, effective on 02/04/2009, approximately 2.61 acres of the site is in Flood Zone A and 561.69 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base



flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. No additional fill is anticipated to meet floodplain construction standards.

- The elevations on site range from 305 feet in the northeast portion of the site to 210 feet in the southern portion of the site with an average elevation of 285 feet ±. The average slope of the site is approximately 2%.
- Although the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The central and northeastern portions of the site are relatively flat and would serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 70.4% of the soils on the site are classified as well drained, and 29.6% of the soils on the site are classified as somewhat poorly drained, poorly drained, or very poorly drained.

II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on Hwy 268.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.

B. Utilities

- **Potable Water**
 - **Off-site Improvements:** Extend water line 7,980 feet to site.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** None applicable
 - **On-site Improvements:** Construct wastewater treatment facility and discharge line to Flat Creek.
- **Electric**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Tie-in to existing electric lines and run service to site pad location.



- **Natural Gas**
 - **Off-site Improvements:** Natural gas is not available. Substantial extension required.
 - **On-site Improvements:** Natural gas is not available. Substantial extension required.
- **Telecom**
 - **Off-site Improvements:** Upgrading the existing infrastructure to fiber optic cable will provide the highest level of service.
 - **On-site Improvements:** Extend telecom line from road to site pad location.

C. Topography and Grading

- **On-site Improvements:** Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 105,400 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

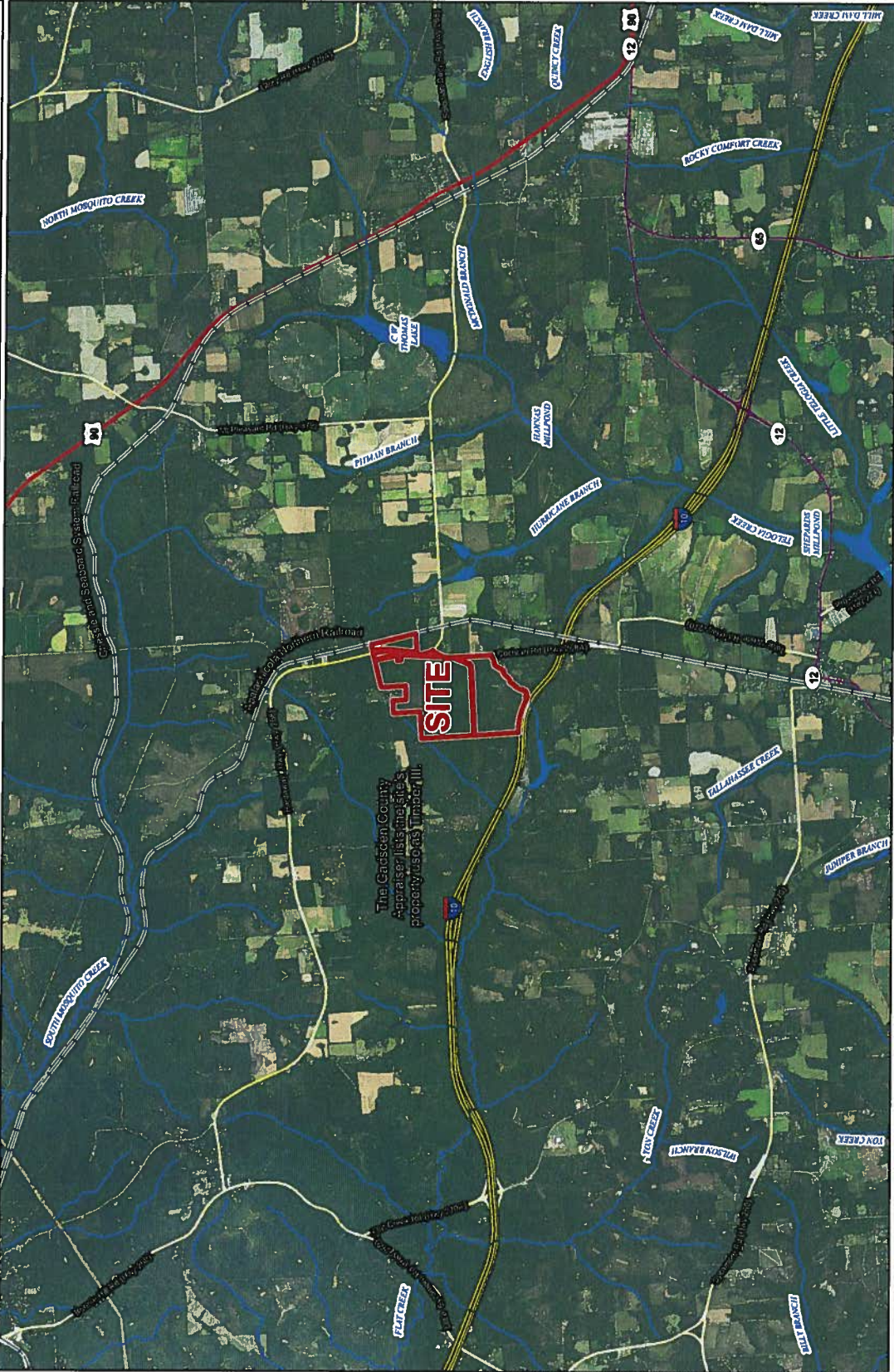
Gadsden Site ID: 12039-004
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	3,800	\$ 250.00 to \$ 400.00	\$ 950,000.00 to \$ 1,520,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$ 1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$1,050,000.00 to \$ 2,520,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	7,980	\$ 25.00 to \$ 100.00	\$ 199,500.00 to \$ 798,000.00
b	On-site Improvements ₄	L.F.	1,000	\$ 25.00 to \$ 100.00	\$ 25,000.00 to \$ 100,000.00
2	Sewer				
a	Off-site Improvements ₈	Lump	N/A	- to -	- to -
b	On-site Improvements	Lump	1	\$ 950,000.00 to \$ 2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	N/A	- to -	- to -
b	On-site Improvements	L.F.	N/A	- to -	- to -
Subtotal:					\$1,174,500.00 to \$ 2,898,000.00
Site Grading					
1	Earthwork ₆	CY	105,400	\$ 5.00 to \$ 25.00	\$ 527,000.00 to \$ 2,635,000.00
Subtotal:					\$527,000.00 to \$ 2,635,000.00
Rail					
1	Off-site Rail Improvements ₉	L.F.	1,900	\$ 300.00 to \$ 400.00	\$ 570,000.00 to \$ 760,000.00
Subtotal:					\$ 570,000.00 to \$ 760,000.00
Total:					\$3,321,500.00 to \$8,813,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$ 3,990,000.00 to \$ 10,580,000.00

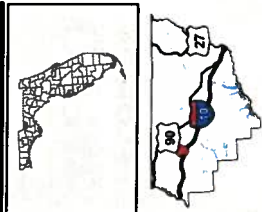
Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.
- 8.) Improvement costs assume a wastewater treatment capacity of 250,000 GPD.
- 9.) Feasibility of rail has not been verified with rail provider.

Map One - General Site Overview



Site Exhibit for
12039-004 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
- LEGEND**
- Site Boundary (664.3 Ac. +/-)
 - Existing Roadway
 - Freeway or Other Major Road
 - Other Major Road
 - Local Connecting Road
 - Important Local Road
 - Railroad
 - Stream
 - Waterbody

ENTERPRISE FLORIDA

VALERO

DATE: 05/23/2016
 Project Number: 210104
 Drawn By: AMB
 Checked By: JAY



Scale 1:60,000

0 3,200 6,400 Feet

INITIAL SUBMITTAL
05/23/2016

- General Notes:**
1. Information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No other information was provided by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, assessments, or other burdens on the property other than that furnished by the client's representative.
 3. Transportation data from ESRI Online Basemap.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. The Gadsden County Appraiser lists the site's property use as Timber III.

Map Two - Utilities Exhibit

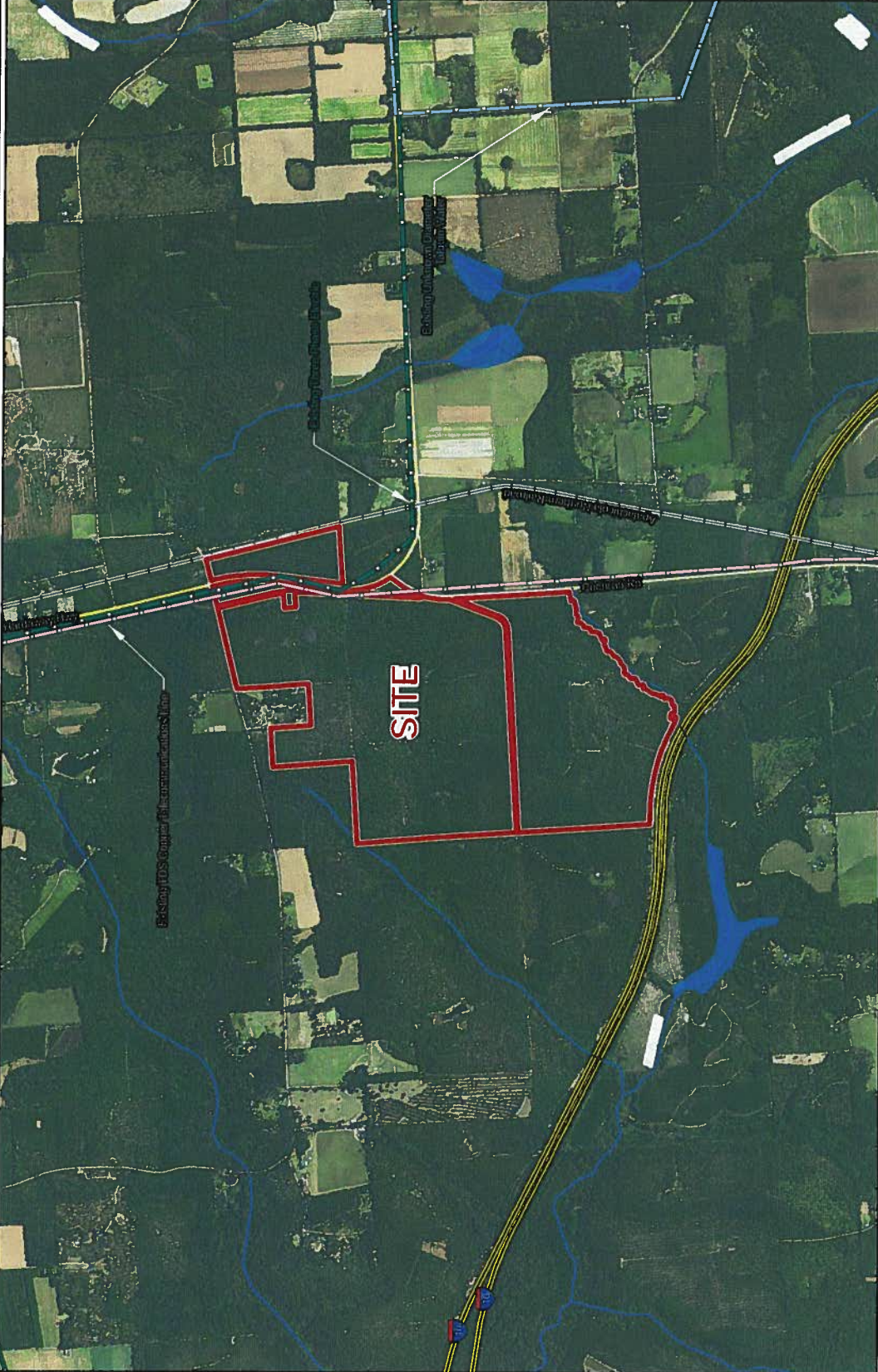
Site Exhibit for
12039-004 Site
Gadsden County, FL
Enterprise Florida



Gadsden County

LEGEND

- Site Boundary (564.3 Ac. +/-)
- Existing Telecommunications
- TDS - Copper
- Existing Electric
- Existing Three Phase Electric Line
- Existing Water
- Existing Takuan Water
- Existing Roadway
- Freeway or Other Major Road
- Important Local Road
- Railroad
- Stream
- Waterbody



Scale 1:20,000
0 1,000 2,000 Feet



INITIAL SUBMITTAL
05/23/2016

ENTERPRISE FLORIDA
FLEO

Date: 05/23/2016
Project Number: 21518
Drawn By: AME
Checked By: JAN

CSRS
PILLSBURY SHARPE DELIVER

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from ESRI Online basemaps.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Flood Zone, Soil Data, and Contours



Site Details
 Appx. Site Size: 564.3 Ac. ±
 Area In 1% Flood Zone: 2.61 Ac. ±

FEMA FIRM Panel No 12039C025C dated 02/04/2009
 FEMA FIRM Panel No 12039C0075C dated 02/04/2009
 FEMA FIRM Panel No 12039C0050C dated 02/04/2009
 FEMA FIRM Panel No 12039C0200C dated 02/04/2009

INITIAL SUBMITTAL
 05/23/2016



Site Exhibit for
 12039-004 Site
 Gadsden County, FL

Enterprise Florida



Gadsden County

- LEGEND**
- Site Boundary (64.3 Ac. ±)
 - Sample 15-acre Site Plot
 - Flood Zone
 - ⊗ X (100-year with no Base Flood Elevation)
 - ⊗ X (less outside of 100-year)
 - Ground Elevation Contours

- Soil Type**
- 1. Mucky-Battery Complex, 0 To 5 Percent Slopes (Well Drained)
 - 113. Leeked Fine Sand, 0 To 5 Percent Slopes (Somewhat Poorly Drained)
 - 18. Dohban-Liquay Complex, 0 To 3 Percent Slopes (Well Drained)
 - 19. Dohban-Liquay Complex, 2 To 5 Percent Slopes (Well Drained)
 - 2. Mucky-Battery Complex, 0 To 5 Percent Slopes (Somewhat Poorly Drained)
 - 3. Mucky-Battery Complex, 8 To 15 Percent Slopes (Well Drained)
 - 23. Fringed Lacy-Onychok Complex, 0 To 5 Percent Slopes (Well Drained)
 - 29. Grady Fine Sandy Loam, Depressional (Very Drained)
 - 51. Penner Sand, 0 To 5 Percent Slopes (Poorly Drained)
 - 66. Pinney, Downen, and Bibb Sols, Frequently Flooded (Very Poorly Drained)
 - 70. Bentley-Liquay Complex, 0 To 5 Percent Slopes (Poorly Drained)
 - 18. Sedgey And Penner Sols, Depressional (Very Poorly Drained)
- Existing Roadway**
- ▬ Freeway or Other Major Road
 - ▬ Important Local Road
 - ▬ Railroad
 - ▬ Street
 - ▬ Waterbody

ENTERPRISE FLORIDA
VALERO
 A Valero Energy Company

Project Number: 215104
 Drawn By: AMB
 Checked By: JAV
 Date: 5/19/2016



General Notes:

1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
3. Transportation data from ESRI Online Basemaps.
4. 2015 aerial imagery from USDA-APF O National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance rating purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).
6. Sols data from USDA SSURGO website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.



17170 PERKINS ROAD
BATON ROUGE, LA 70810
PHONE (225) 755-1000
FAX (225) 751-2010
www.c-ka.com

HOUSTON, TX
PHONE (281) 397-9016
FAX (281) 397-6637

LAKE CHARLES, LA
PHONE (337) 625-6577
FAX (337) 625-6580

SHREVEPORT, LA
PHONE (318) 797-8636
FAX (318) 798-0478

May 13, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-004
CK Project Number 13463**

Dear Mr. Leotta,

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 564-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LIDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified by a waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-004 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc., (Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

The NWI and aerial photographs show a small, potentially isolated, forested wetland on the northeastern portion of the site. Because there is no apparent connectivity or adjacency to other wetlands or Waters of the US, this area may not be considered jurisdictional by the USACE. No other wetland signature was identified on the site.

Waters of the US

Topographic maps, LiDAR data, and NHD data do not indicate the presence of any stream types within the site.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliptoideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortoise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). Aerial photography indicated that no pine stands of this age class and density occur within the site; therefore, RCWs are not likely to occur on the site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The lack of open wetlands for foraging and forested wetlands for nesting suggest that the site does not contain suitable habitat for the wood stork.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The forested areas underlain by sandy soils may be considered suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. While soils within the site may be suitable for the gopher tortoise, most of the site is forested uplands. The forested uplands appear to have a dense overstory canopy, which suggests that gopher tortoise may not utilize these areas. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

The portion of Site 12039-004 east of Hardaway Road is located within the Telogia Creek WRCA. Special permitting water reuse studies may be required for any project proposed on this portion of the site.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains 3.4 acres of potential forested wetlands and no Waters of the US. The site may contain suitable habitat for the eastern indigo snake and gopher tortoise; however, CK recommends further field

investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is anticipated that adjacent HUC banks could service Gadsden County projects for a “proximity fee” assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a “proximity fee.” CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

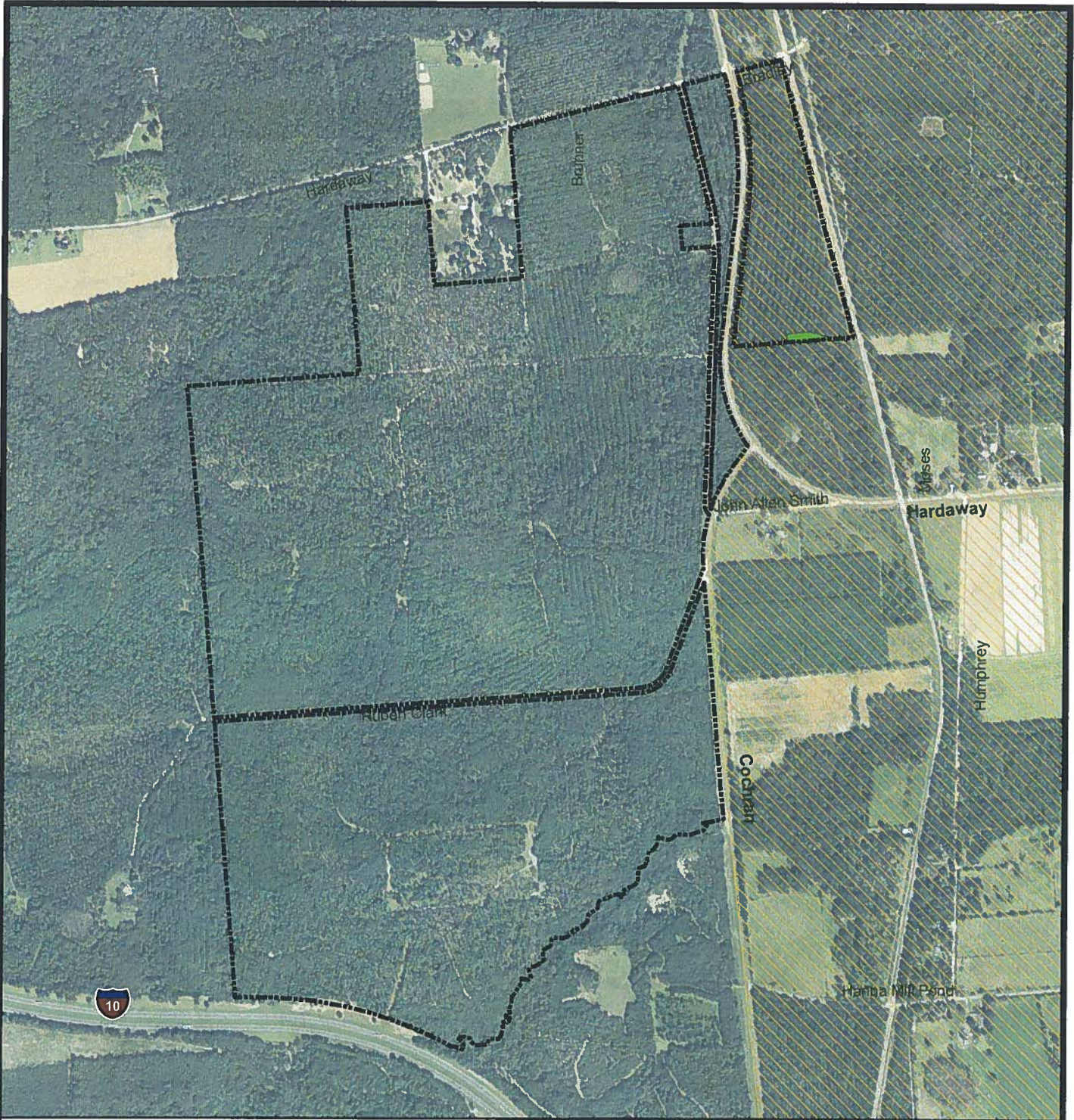
If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates






Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP
IPaC Trust Resources Report



Legend

-  Site 12039-004 (564 acres)
-  Forested Wetlands (3.4 acres)
-  Telogia Creek WRCA



Reference

1) Basemap from USDA 2105 NAIP Imagery Gadsden County Florida StreetMap USA



LEO, LLC
 Baton Rouge, Louisiana
 Gadsden County SSI
 Site 12039-004

Potential Wetlands Map

Gadsden County, Florida

Drawn:	BLN/AM10.4
Checked:	CMP
Approved:	BLN
Date:	05/13/2016
Dwg. No.:	A13463-05

FIGURE 1

Gadsden SSI

IPaC Trust Resources Report

Generated March 17, 2016 07:40 AM MDT, IPaC v3.0.0

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



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IPaC Trust Resources Report	<u>1</u>
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Refuges & Hatcheries	<u>9</u>
Wetlands	<u>10</u>

U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

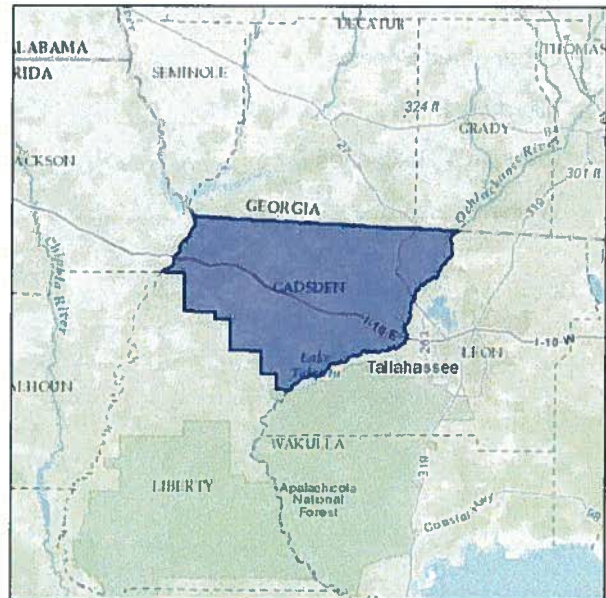
Gadsden SSI

LOCATION

Gadsden County, Florida

IPAC LINK

<https://ecos.fws.gov/ipac/project/FDTTD-VX3AB-B6LEG-AMUCB-KPWPWI>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Panama City Ecological Services Field Office

1601 Balboa Avenue

Panama City, FL 32405-3792

(850) 769-0552

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Birds

Red-cockaded Woodpecker *Picoides borealis* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B04F

Wood Stork *Mycteria americana* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06O

Clams

Fat Threeridge (mussel) *Amblema neisleri* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F032

Gulf Moccasinshell *Medionidus penicillatus* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03M

Ochlockonee Moccasinshell *Medionidus simpsonianus* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03N

Oval Pigtoe *Pleurobema pyriforme* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02S

Purple Bankclimber (mussel) *Elliptoideus sloatianus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02E

Shinyrayed Pocketbook *Lampsilis subangulata* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02Y

Conifers and Cycads

Florida Torreya *Torreya taxifolia* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=R006

Fishes

Atlantic Sturgeon (gulf Subspecies) *Acipenser oxyrinchus (=oxyrhynchus) desotoi* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E04W

Flowering Plants

American Chaffseed *Schwalbea americana* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q214

Chapman Rhododendron *Rhododendron chapmanii* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q215

Fringed Campion *Silene polypetala* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q21P

Gentian Pinkroot *Spigelia gentianoides* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q21W

Miccosukee Gooseberry *Ribes echinellum* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q217

Reptiles

Eastern Indigo Snake *Drymarchon corais couperi* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C026

Gopher Tortoise *Gopherus polyphemus* Candidate

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C044

Critical Habitats

This location overlaps all or part of the critical habitat for the following species:

Ochlockonee Moccasinshell Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03N#crithab

Oval Pigtoe Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02S#crithab

Purple Bankclimber (mussel) Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02E#crithab

Shinyrayed Pocketbook Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02Y#crithab

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- **Birds of Conservation Concern**
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- **Conservation measures for birds**
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- **Year-round bird occurrence data**
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php>

The following species of migratory birds could potentially be affected by activities in this location:

American Kestrel <i>Falco sparverius paulus</i> Year-round	Bird of conservation concern
American Oystercatcher <i>Haematopus palliatus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0G8	Bird of conservation concern
American Bittern <i>Botaurus lentiginosus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F3	Bird of conservation concern
Bachman's Sparrow <i>Aimophila aestivalis</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B07F	Bird of conservation concern

Bald Eagle <i>Haliaeetus leucocephalus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008	Bird of conservation concern
Black Rail <i>Laterallus jamaicensis</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09A	Bird of conservation concern
Brown-headed Nuthatch <i>Sitta pusilla</i> Year-round	Bird of conservation concern
Chuck-will's-widow <i>Caprimulgus carolinensis</i> Season: Breeding	Bird of conservation concern
Common Ground-dove <i>Columbina passerina exigua</i> Year-round	Bird of conservation concern
Henslow's Sparrow <i>Ammodramus henslowii</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09D	Bird of conservation concern
Kentucky Warbler <i>Oporornis formosus</i> Season: Breeding	Bird of conservation concern
Le Conte's Sparrow <i>Ammodramus leconteii</i> Season: Wintering	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Lesser Yellowlegs <i>Tringa flavipes</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL	Bird of conservation concern
Mississippi Kite <i>Ictinia mississippiensis</i> Season: Breeding	Bird of conservation concern
Nelson's Sparrow <i>Ammodramus nelsoni</i> Season: Wintering	Bird of conservation concern
Painted Bunting <i>Passerina ciris</i> Season: Breeding	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern

Prairie Warbler <i>Dendroica discolor</i> Season: Breeding	Bird of conservation concern
Prothonotary Warbler <i>Protonotaria citrea</i> Season: Breeding	Bird of conservation concern
Red Knot <i>Calidris canutus rufa</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0DM	Bird of conservation concern
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> Year-round	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Seaside Sparrow <i>Ammodramus maritimus</i> Year-round	Bird of conservation concern
Sedge Wren <i>Cistothorus platensis</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Sprague's Pipit <i>Anthus spragueii</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0GD	Bird of conservation concern
Swainson's Warbler <i>Limnithlypis swainsonii</i> Season: Breeding	Bird of conservation concern
Swallow-tailed Kite <i>Elanoides forficatus</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0GB	Bird of conservation concern
Wood Thrush <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern
Worm Eating Warbler <i>Helmitheros vermivorum</i> Season: Migrating	Bird of conservation concern
Yellow Rail <i>Coturnicops noveboracensis</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JG	Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.



17170 Perkins Rd.
Baton Rouge, LA 70810
Office (225) 753-0325

Date: 03/18/2016

Fax: (225) 751-2010
www.leo-llc.com

ATTN: Allara Mills Gutcher, AICP
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-007

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-007 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA

LEO, LLC – Lafayette Office | 211 E Devalcourt Street | Lafayette, LA
T. 337.945.6755 email: chris.ventre@leo-llc.com
LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA
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Desktop Engineering Assessment

Gadsden Site 12039-007

Gadsden County, Florida

Initial Submittal

March 18, 2016



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2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE5

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Exhibit 2	Map Two - Utilities Exhibit
Exhibit 3	Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-007

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan defining existing and future land uses.
- Existing land use is agricultural (Timber II and State Owned). The land use adjacent to the west and south of the site is agricultural. An agricultural experimentation station owned by the University of Florida is adjacent to the west boundary of the site. Residential lots are east of the site on the opposite side of Florida Highway 267.
- According to the Gadsden County Future Land Use map, the future land use is agricultural.
- In order to position the site for an economic development user, the entire 97 acres ± of the site will require a reclassification of the land use to an appropriate industrial category.

B. Transportation

- The site is located approximately four miles south of the city of Quincy, Florida and is accessible from Florida Highway 267.
- The site is located 0.2 road miles from Interstate 10. In order to access Interstate 10, vehicles must travel north 0.2 miles on four-lane Florida Highway 267 to the I-10 interchange.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- No rail is available to service the site.

C. Utilities

- Potable Water
 - According to correspondence with local utility officials an unknown diameter water line is located adjacent to the site along FL-267.
 - If the water line meets the capacity requirements, no additional off-site infrastructure is anticipated to provide potable water to the site.



- Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.
- **Wastewater**
 - According to correspondence with local utility officials a two inch sewer force main is located approximately 4,000 feet north of the site.
 - One option to provide sewer service to the site is to install a pump station and force main that ties-in to the existing two inch force main. An approximately 4,000' sewer force main would need to be constructed along FL-267 to tie-in to the existing force main.
 - Another option to treat wastewater would be the construction of a project specific wastewater treatment facility that discharges to Vote Creek approximately 4,000 feet west of the site. Vote Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
 - In order to determine feasibility, both of these options require further due diligence, such as confirming line and pumping capacities, treatment capacities, discharge limits, etc.
- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along FL-267.
 - An industrial prospect would likely be able to utilize this line for electric service.
- **Natural Gas**
 - According to correspondence with local utility officials, a 4" natural gas line exists approximately 3,500 feet north of the site.
 - There are no natural gas commodity pipelines at or near the site.
 - In order to provide natural gas to the site, an approximately 3,500' natural gas line will need to be constructed along FL-267 to tie-in to the existing natural gas line.
 - Further due diligence will need to be completed to determine if the natural gas system can provide capacity to an industrial prospect.
- **Telecom**
 - According to correspondence with local utility officials, three separate telecom lines operated by TDS Telecom run along the east side of the property, adjacent to Florida Highway 267. A copper line runs along the east side of FL-267, and a copper and fiber optic line runs along the west side of FL-267
 - The fiber optic line located on the west side of FL-267 will be able to provide the highest level of telecom service for the site. It is unlikely that telecom infrastructure upgrades are needed for this site.



D. Flood Zone and Topography

- According to FEMA Firm Panel 12039C0240C, effective on 02/04/2009, approximately 10.15 acres of the site is in Flood Zone A, and 87.31 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. Due to the large area in Flood Zone X, no additional fill is anticipated to meet floodplain construction standards.
- According to Section 42-82 of the Gadsden County Code of Ordinances, the lowest floor of structures located within Flood Zone A shall be elevated no lower than three feet above the highest adjacent grade, unless the floodplain administrator obtains the base flood elevation by other means or sources. The highest adjacent grade is defined as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.
- The elevations on site range from 257 feet in the central portion of the site to 191 feet in the northern portion of the site with an average elevation of 245 feet ±. The average slope of the site is approximately 2.0%.
- Although the majority of the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The front 25-acres in the middle and southern portions of the property are relatively flat and would serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 91% of the soils on the site are classified as well drained, and 9% of the soils on the site are classified as poorly drained, or very poorly drained, or water.

II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on Florida Highway 267.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.



B. Utilities

- **Potable Water**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** Option 1 – Install pump station and extend force main to site.
 - **On-site Improvements:** Option 2 – Install wastewater treatment facility and discharge line to Vote Creek.
- **Electric**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Tie-in to existing electric lines and run service to site pad location.
- **Natural Gas**
 - **Off-site Improvements:** Extend four inch natural gas line 3,500 feet to site.
 - **On-site Improvements:** Extend gas line from road to site pad location.
- **Telecom**
 - **Off-site Improvements:** None anticipated based on information available at this time.
 - **On-site Improvements:** Extend telecom line from road to site pad location.

C. Topography and Grading

- **On-site Improvements:** Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 126,000 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

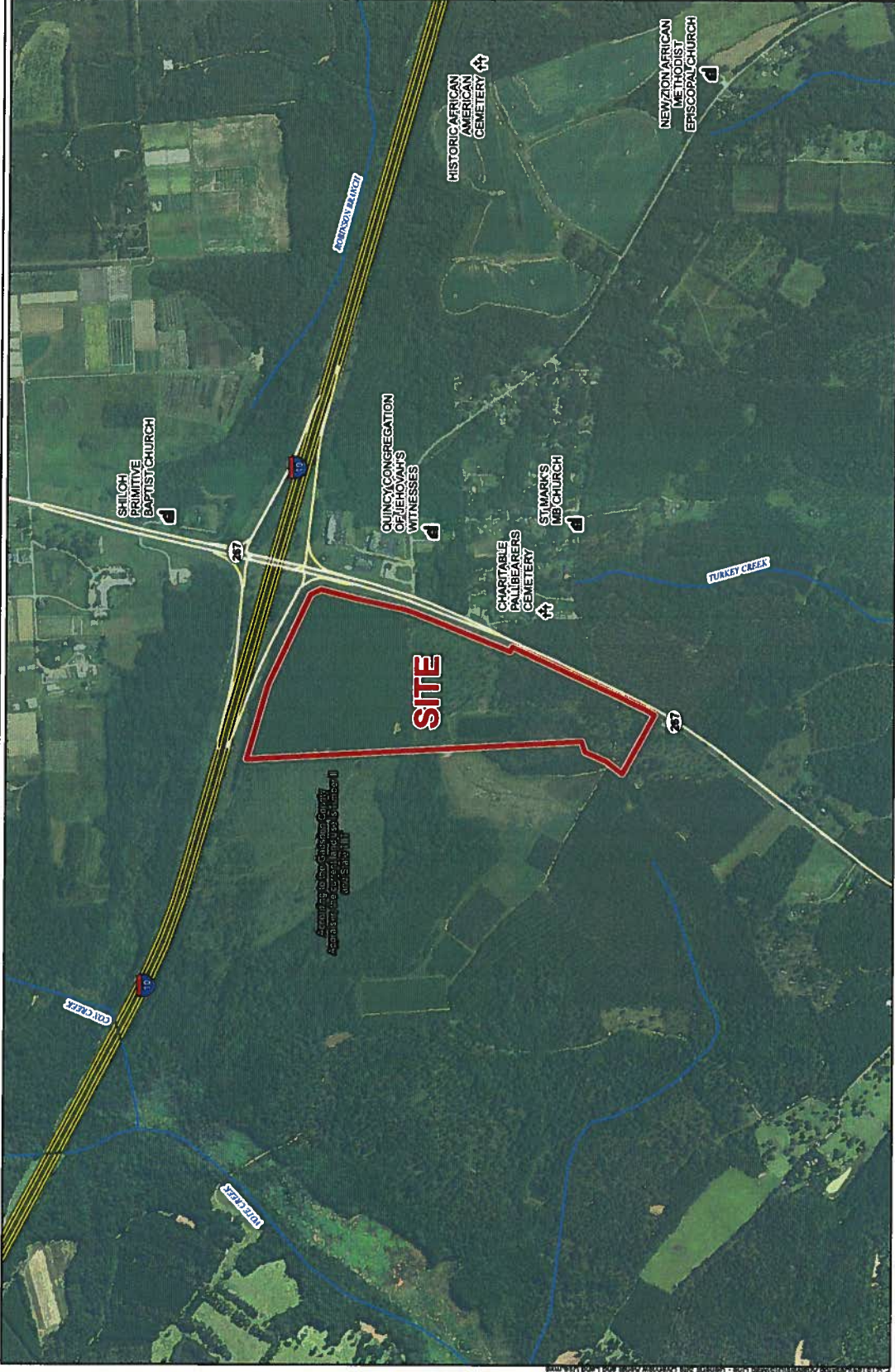
Gadsden Site ID: 12039-007
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	900	\$ 250.00 to \$ 400.00	\$ 225,000.00 to \$ 360,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$325,000.00 to \$ 1,360,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	0	\$ 25.00 to \$ 100.00	\$ - to \$ -
b	On-site Improvements ₄	L.F.	900	\$ 25.00 to \$ 100.00	\$ 22,500.00 to \$ 90,000.00
2	Sewer				
a	Off-site Improvements	Lump	1	\$ 200,000.00 to \$1,000,000.00	\$ 200,000.00 to \$ 1,000,000.00
b	On-site Improvements	Lump	1	\$ 950,000.00 to \$2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	3,500	\$ 25.00 to \$ 100.00	\$ 87,500.00 to \$ 350,000.00
b	On-site Improvements	L.F.	900	\$ 25.00 to \$ 100.00	\$ 22,500.00 to \$ 90,000.00
Subtotal:					\$1,282,500.00 to \$ 3,530,000.00
Site Grading					
1	Earthwork ₆	CY	126,000	\$ 10.00 to \$ 25.00	\$1,260,000.00 to \$ 3,150,000.00
Subtotal:					\$1,260,000.00 to \$ 3,150,000.00
Rail					
1	Off-site Rail Improvements	L.F.	N/A	\$ 300.00 to \$ 400.00	\$ - to \$ -
Subtotal:					\$ - to \$ -
Total:					\$2,867,500.00 to \$8,040,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$3,445,000.00 to \$ 9,650,000.00

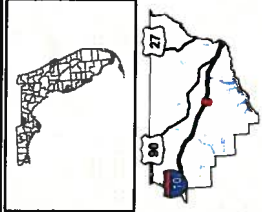
Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.

Map One - General Site Overview



Site Exhibit for
12039-007 Site
Gadsden County, FL
Enterprise Florida



Gadsden County
LEGEND
 Site Boundary (97.66 Ac. +/-)
 Site Feature
 Cemetery
 Church
 Existing Roadway
 Freeway or Other Major Road
 Important Local Road
 Stream

ENTERPRISE
FLORIDA
LEO
LEOTTA-EVERS | CONSULTING, LLC
 Date: 3/18/2016
 Project Number: 217164
 Drawn By: AMB
 Created By: JAV



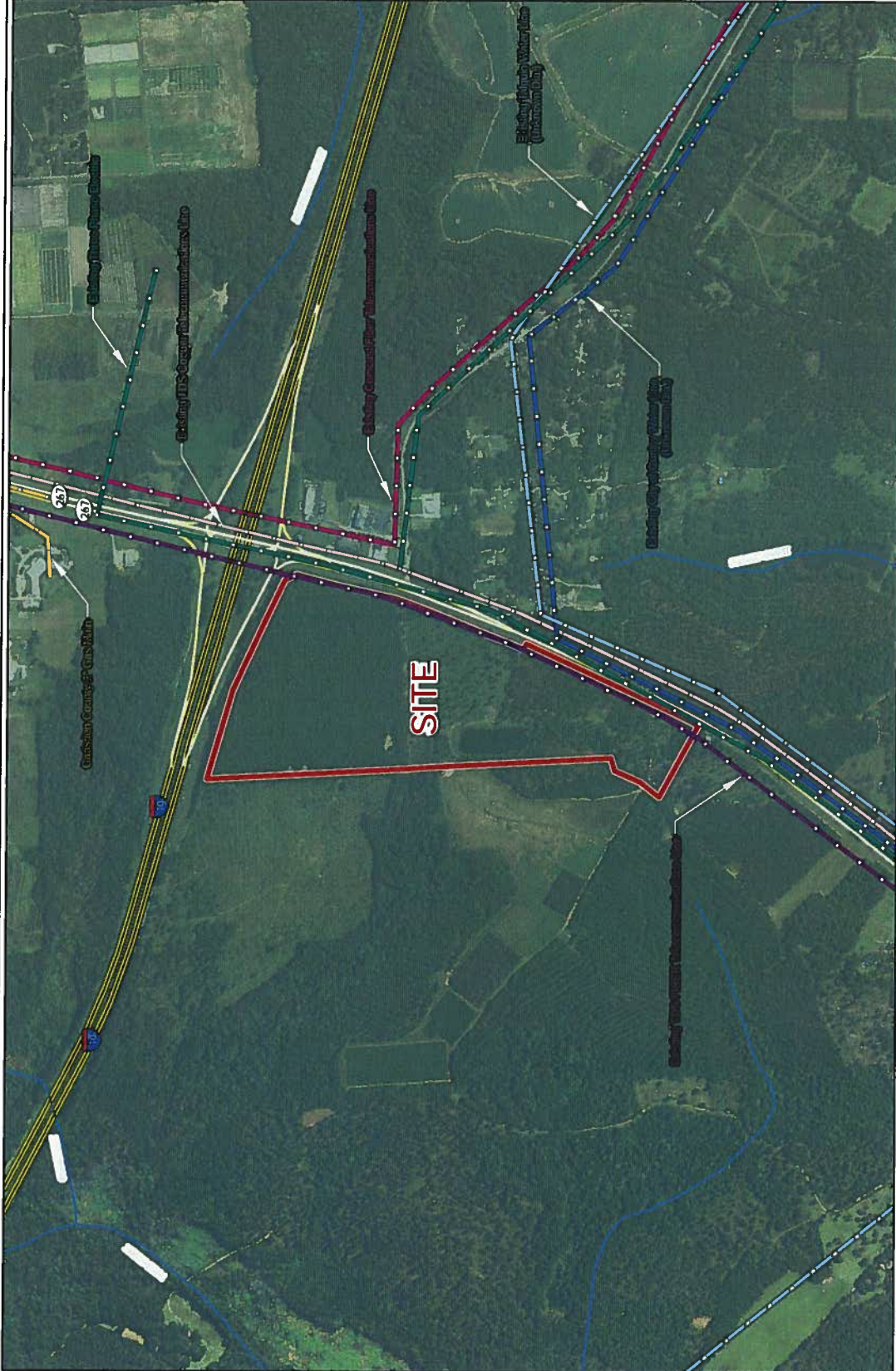
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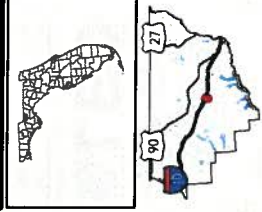
INITIAL SUBMITTAL
 03/18/2016

General Notes:
 1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No warranty is made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished in the accompanying title report.
 3. Transportation data from ESRI Online Base Map Services.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

Map Two - Utilities Exhibit



Site Exhibit for
12039-007 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
- LEGEND**
- Site Boundary (97.66 Ac +/-)
 - Existing Telecommunications
 - Comcast - Fiber
 - TDS - Copper
 - TDS - FIBER
 - Existing Electric
 - Existing Three Phase Electric Line
 - Existing Water
 - Existing Takiuin Water
 - Existing City of Quincy Water Line
 - Existing Gas
 - Existing County Gas Mains
 - Existing Roadway
 - Freeway or Other Major Road
 - Important Local Road
 - Stream

ENTERPRISE FLORIDA.

LEO CONSULTING, LLC

Date: 3/18/2016
Project Number: 215104
Drawn By: AMB
Checked By: JAV



Scale 1:10,000

0 500 1,000 Feet

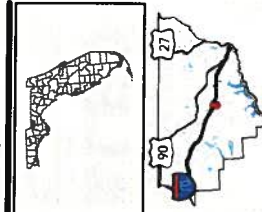
INITIAL SUBMITTAL
03/18/2016

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
2. Transportation data from ESRI Online basemaps.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Flood Zone, Soil Data, and Contours

Site Exhibit for
12039-007 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (97.66 Ac. +/-)
 - Flood Zone
 - X A (100-year with no Base Flood Elevation)
 - X (Area outside of 100-year)
 - Ground Elevation Contours
 - Soil Type
 - 12 : bonneau-leeland-norfolk complex, 0 to 5 percent slopes (well drained)
 - 29 : gray fine sandy loam, depression (poorly drained)
 - 41 : norfolk loamy fine sand, 0 to 2 percent slopes (well drained)
 - 47 : orangeburg-norfolk complex, 5 to 9 percent slopes (well drained)
 - 48 : loquoy-orangeburg-norfolk complex, 8 to 15 percent slopes (well drained)
 - 66 : pickney, dorwin, and bibb soils, frequently flooded (very poorly drained)
 - 73 : norfolk loamy fine sand, 5 to 8 percent slopes (well drained)
 - 99 : water
 - Existing Roadway
 - Freeway or Other Major Road
 - Important Local Road
 - Stream

ENTERPRISE FLORIDA
LEO
LEOTTA-EVERS CONSULTING, LLC

Date: 3/18/2016
Project Number: 213164
Drawn By: AMB
Checked By: JAY

CSRS
IMAGINE SHAPE DELIVER
Harris, 2015



FEMA FIRM Panel No. 12039C0240C Dated 02/04/2009

Scale 1:9,000
0 480 960 Feet

INITIAL SUBMITTAL
03/18/2016

General Notes:

1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
3. Transportation data from ESRI Online Basemaps.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).
6. Soils data from USDA SSURGO website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilsSurvey.aspx>.

March 22, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-007
CK Project Number 13463**

Dear Mr. Leotta

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 98-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-007 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc.(Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

Potential forested wetlands were identified at the southern portion of the site. The pond directly adjacent to these potential wetlands may be considered jurisdictional due to adjacency and/or if a physical connection to nearby tributaries exist.

Waters of the US

A potential ephemeral stream was identified in the northern portion of the site. This stream appears to connect roadside ditches along I-10 and Pat Thomas Parkway.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliptoideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). The 2015 NAIP imagery indicates potential suitable habitat within what appears to be a mature pine stand between the forested wetlands and Pat Thomas Parkway. If the trees are of suitable age with little to no midstory, this area may be considered potential suitable RCW habitat. Further investigation is recommended.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The forested wetlands on the southern portion of the site may be suitable for foraging and nesting.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The majority of the site is pine upland underlain by sandy soils with forested wetlands to the south which may be suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. The site is primarily upland sandy soils with sparse canopy cover in the middle of the site. Upland areas with sparse overstory canopy underlain by sandy soils are considered potential suitable habitat. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12039-007 is not located within the Telogia Creek WRCA.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains approximately 6.7 acres of potential forested wetlands, 2.8 acres of potentially jurisdictional ponds (Waters of the US) and 1,648 linear feet of potential Waters of the US. The site may contain suitable habitat for the RCW, woodstork, eastern indigo snake and gopher tortoise;

however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is anticipated that adjacent HUC banks could service Gadsden County projects for a "proximity fee" assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a "proximity fee." CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

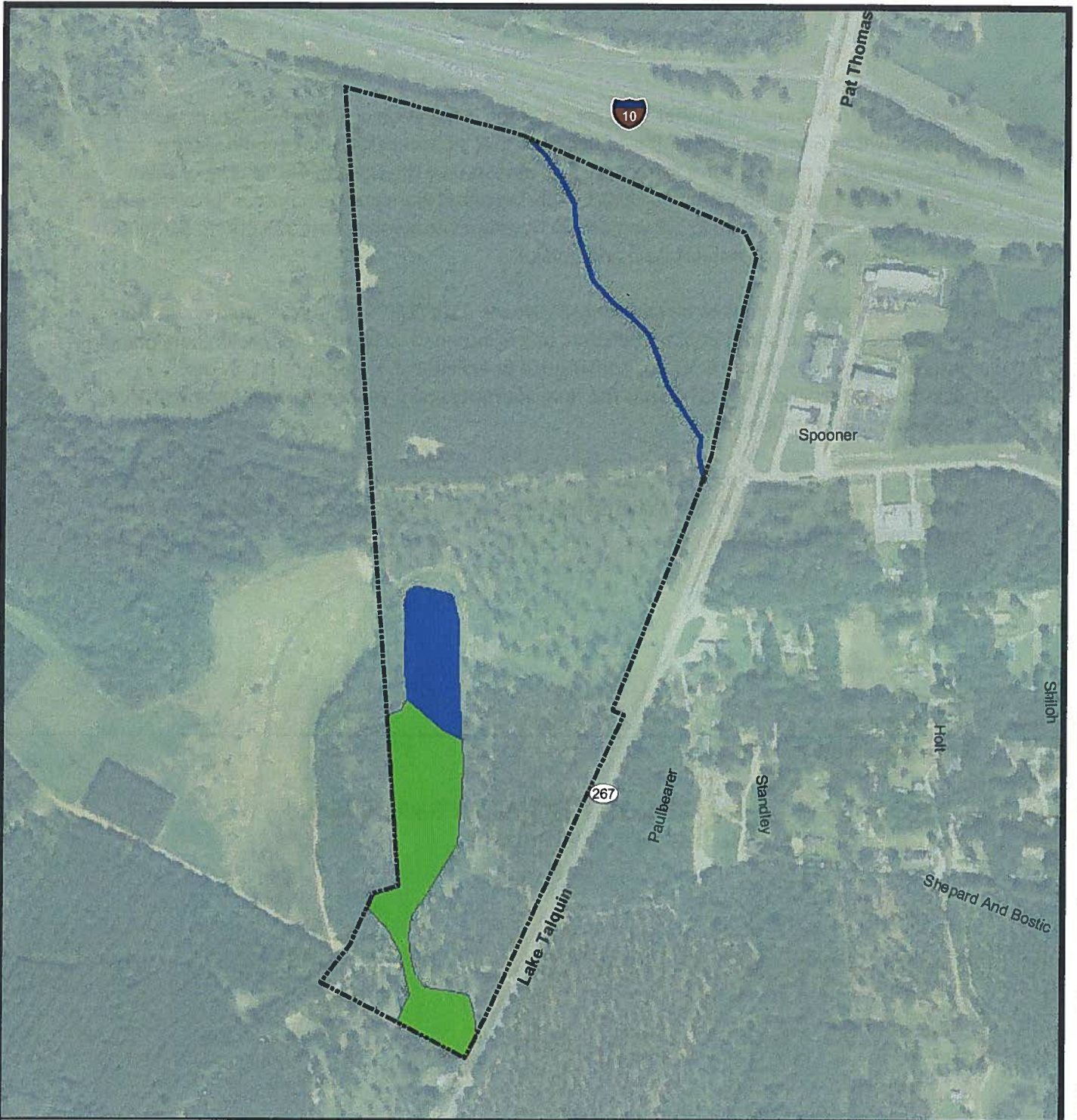
If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates







Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP



Legend

-  Site 12039-007 (98 acres)
-  Forested Wetlands (6.7 acres)
-  Waters of the US (Ponds, 2.8 acres)
-  Waters of the US (Streams, 1,648 feet)



Reference

1) BASEMAP FROM USDA 2105 NAIP IMAGERY GASDEN COUNTY FLORIDA STREETMAP USA



LEO, LLC
 BATON ROUGE, LOUISIANA
 GADSDEN COUNTY SSI
 SITE 12039-007

POTENTIAL WETLANDS MAP

GADSDEN COUNTY, FLORIDA



Drawn:	BLN/AM10.3
Checked:	BLN
Approved:	TEW
Date:	03/18/2016
Dwg. No.:	A13463-02

FIGURE 1



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ATTN: Allara Mills Gutcher, AICP
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-008

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-008 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA

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Desktop Engineering Assessment

Gadsden Site 12039-008

Gadsden County, Florida

Initial Submittal

March 18, 2016



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2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE	5

EXHIBITS

Exhibit 1	Map One - General Site Overview
Exhibit 2	Map Two - Utilities Exhibit
Exhibit 3	Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-008

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan that defines existing and future land uses.
- Existing land use is agricultural (Timber II). A commercial property exists adjacent to the west property boundary of the site. The land use of all other adjoining parcels is agricultural.
- According to the Gadsden County Future Land Use map, the future land use is governed by the Town of Greensboro. The Town of Greensboro was contacted to provide information about municipal limits and future land use. According to the Town of Greensboro, town limits extend 1/2 mile north and 1/2 mile east of the intersection of Tolar White Road (CR-270) and E. Davis Street. Therefore, this site is not included in the municipal limits of Greensboro. Land use for this property is currently undefined.
- In order to position the site for an economic development user, the entire 219 acres of the site will require a reclassification of the land use to an appropriate industrial category.

B. Transportation

- The site is located approximately four miles northeast of the Town of Greensboro, Florida and is accessible from Florida Highway 12.
- The site is located 0.7 road miles from Interstate 10. In order to access Interstate 10, vehicles must travel south 0.7 miles on four-lane Florida Highway 270 to the I-10 interchange.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- No rail is available to service the site.