

# Strategic Sites Inventory Program

## *Freight Logistics Zone Development*



Presented to:

## **Freight Logistics Zone Project Summit No. 1**

October 12, 2016  
Bristol, Florida

Presented by:



# Strategic Sites Inventory Program

## *SSI Program Purpose and Value*

The **largest limiting factor** a community faces in winning quality economic development projects today's highly competitive marketplace is **availability of quality sites**.

# Strategic Sites Inventory Program

## *SSI Program Purpose and Value*

### Key Competitiveness Attributes

- ⌚ Workforce
- ⌚ Transportation Infrastructure
- ⌚ Utility Infrastructure
- ⌚ Raw Material Inputs
- ⌚ Education and Training
- ⌚ Access to Market
- ⌚ Government-Business Climate
- ⌚ Local Quality of Life
- ⌚ Strong EDO Leadership



# Strategic Sites Inventory Program

## *SSI Program Purpose and Value*

Increase economic development **competitiveness** through strengthening the quality of raw land site inventories.



# Strategic Sites Inventory Program

## *SSI Program Purpose and Value*

*Develop quality inventory of sites that provide optimal location options for permitting, construction, and operation of commercial and industrial projects while protecting vulnerable cultural, environmental, and ecological resources.*

# Strategic Sites Inventory Program

## *SSI Program Purpose and Value*

- Site lacks adequate transportation infrastructure
- Major cost for power/utility service to site
- Large pipeline/electric transmission lines cross site
- Transportation configuration issues
- Site has significant wetlands and/or T&E issues
- Unknown environmental permitting challenges
- Significant archaeological findings show up
- Flood elevation issues
- Community opposition surfaces
- Land acquisition nightmares

**Missing one or more critical site selection needs...**

# Strategic Sites Inventory

## *The Case for Quality Sites Investment*

*How do we maximize competitive positioning to attract and land major industrial and commercial projects?*

*Develop an inventory of...*

- Quality sites
- Project specific
- Quantifiable permitting and infrastructure improvement needs
- Right size
- Set price
- Ready to transfer ownership

# Strategic Sites Inventory Program

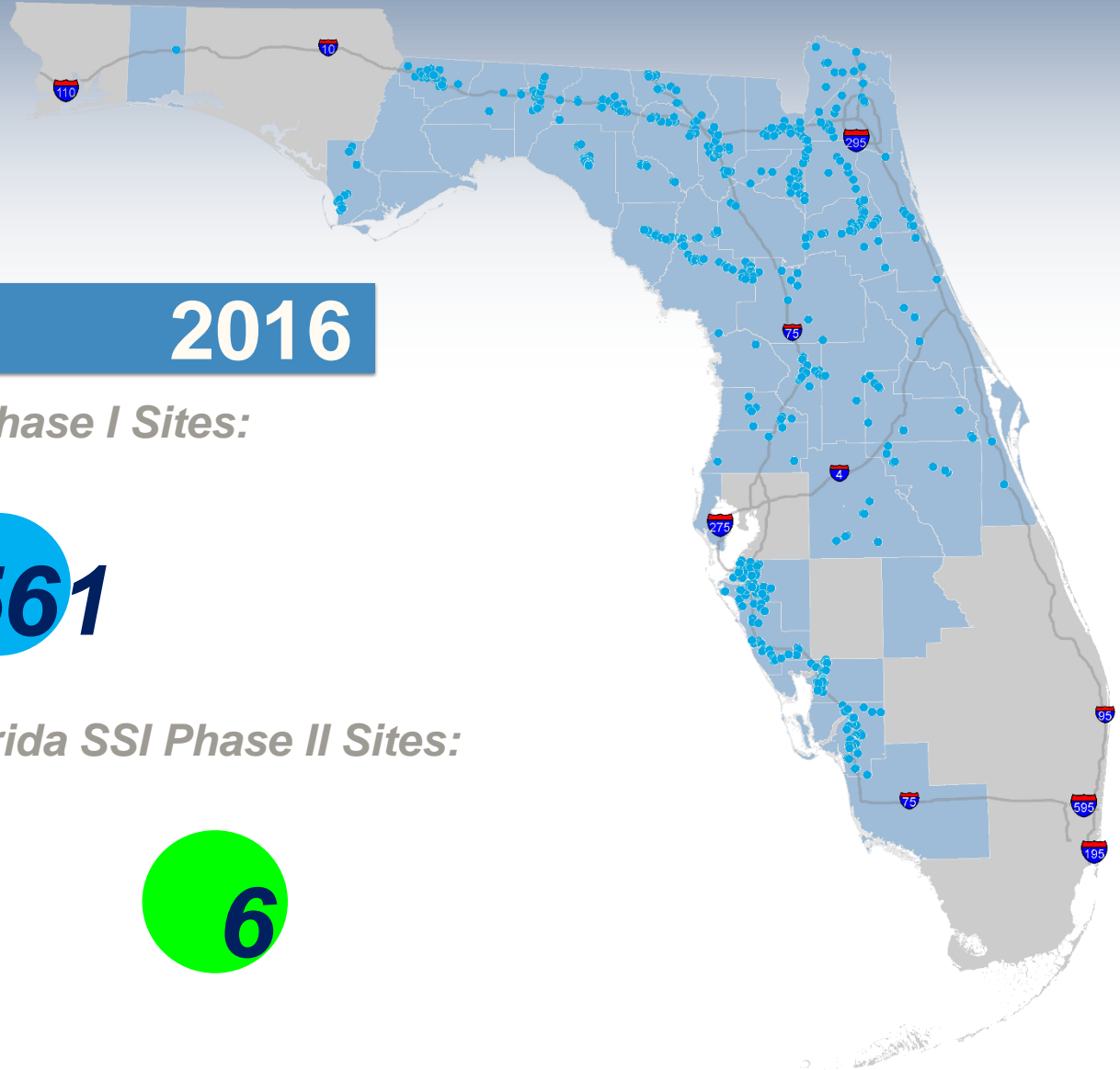
## *SSI Program Phases*

- Phase I: Site Discovery
- Phase II: Preliminary Due Diligence
- Phase III: Landowner Engagement
- Phase IV: Formal Due Diligence
- Phase V: Branding and Marketing

# Strategic Sites Inventory Program

## *Program Achievements*

### *2013-2016*



**2016**

*Florida SSI Phase I Sites:*

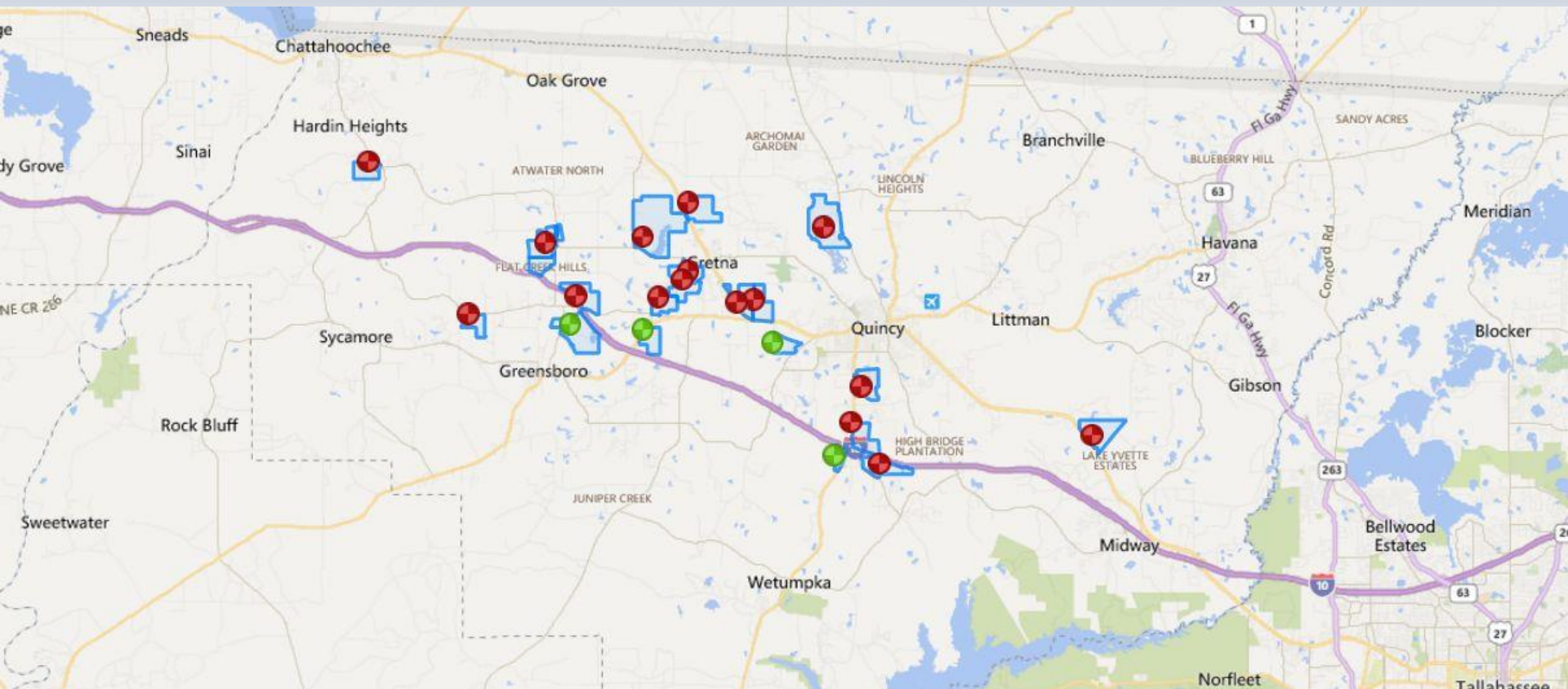
**561**

*Florida SSI Phase II Sites:*

**6**

# Strategic Sites Inventory Program

## *SSI Program Phases*





## SSI Program Phases

**201.9 ACRES (GIS)**

LEO SITE ID: 12039-009  
LATITUDE: 30.581042  
LONGITUDE: -84.626347

FEMA FLOOD ZONE: see report  
FLOOD ZONE ACRES: see report  
FLOOD ZONE DEFINITION: see report

FEMA FLOOD ZONE: N/A  
FLOOD ZONE ACRES: see report  
FLOOD ZONE DEFINITION: see report

NWI POTENTIAL WETLANDS: see report  
WETLAND ACRES: see report

**Site** ■ Oil and Gas Wells

**School** +

**Church** + Abandoned

**Cemetery** + Machine Active

**Healthcare** + Non-Machine Active

**Intermodal Terminal Facility**

**Fire Stations**

**Airports**

**FNNI Conservation Lands**

**Parks**

**Wildlife Mgt. Area**

**Interstate**

**Arterial/Multi-Lane Divided**

**SSD Roads**

**Electrical Transmission**

**Potential Wetlands:**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

**Flood Zone**

- X500
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- OPEN WATER
- X

A map of the Washington, D.C. area. A green line highlights the study area, which runs from the northwest to the southeast, passing through the city. Major highways are labeled with numbers in circles: 12, 96, 20, 168, 90, 283, 37, 287, and 3. The map shows the Potomac River to the west and the Chesapeake Bay to the east.

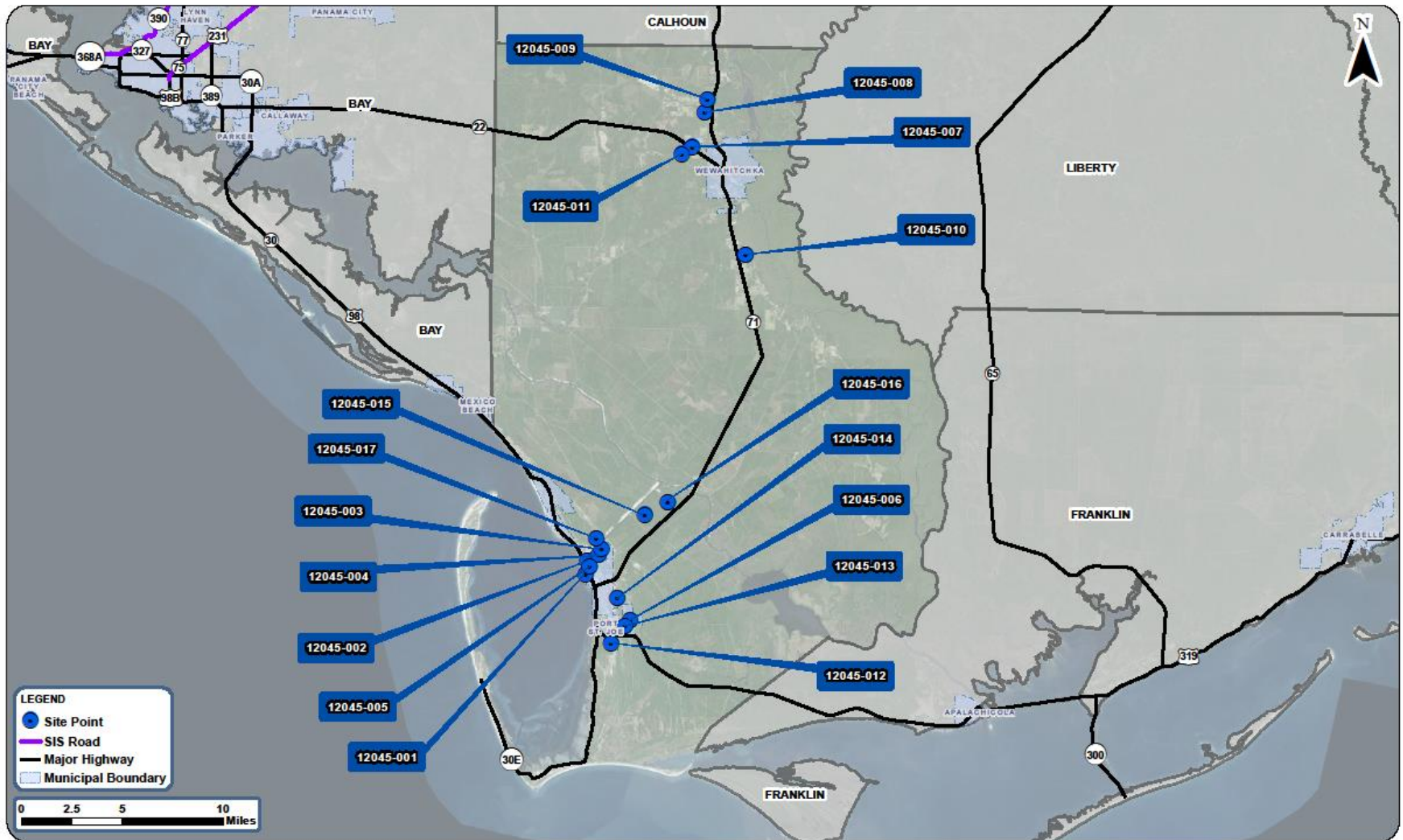
JLT DEVELOPMENT LLC  
 3-10-2N-4W-00607-00322-0500  
 2017C-A-ALLAN M JR  
 3-10-2N-4W-10002-00200-0100  
 2017C-A-ALLAN M JR  
 3-10-2N-4W-00607-00322-0100  
 JLT DEVELOPMENT LLC  
 3-10-2N-4W-00607-00322-0500

[illegible]



# Strategic Sites Inventory Program

## *SSI Program Phases*



SITE INDEX: GULF COUNTY, FL

# Strategic Sites Inventory Program

## SSI Program Phases

SITE ID: 12045-003  
Gulf County

95 ACRES (GIS)



### NOTES

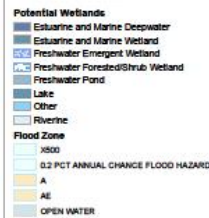
LL+D SITE ID: 12045-003  
LATITUDE: 29.834574  
LONGITUDE: -85.299994

FEMA FLOOD ZONE: A  
FLOOD ZONE ACRES: 10.2  
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE: AE  
FLOOD ZONE ACRES: 4.7  
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS: YES  
WETLAND ACRES: 24.1

### LEGEND



### STATE VICINITY



### COUNTY VICINITY



### MUNICIPAL VICINITY



### OWNERSHIP



(Transportation Data) US Highway, US Census Bureau, US Roads, DOT, OpenStreetMap, Interstate Interchange, USDOT/FGD, Railroad, RGL, Truck Route, USDOT (Energy Infrastructure) Pipeline, Oil & Gas Wells, US Community Features, Populated Place, US Census Bureau, Schools, Churches, Cemeteries, Hospitals, Fire Stations, Airports, FWA, Florida Geographic Data Library, Environmental Data, Potential Wetlands, USGS National Wetlands Inventory Dataset (NWID), Aerial Imagery, NAD83, Flood Zones, FEMA National Flood Hazard Layer

**DISCLAIMER:** This document was created from GIS data from various county, state, federal, and proprietary sources. Location and Design, LLC does not warrant or guarantee the accuracy or completeness of any information derived from these sources. Location and Design, LLC has made every effort to ensure the information is properly represented in this document but does not guarantee the accuracy of any property line, dimension,



17170 Perkins Road  
Baton Rouge, LA 70810  
Office (225) 733-4025

# Strategic Sites Inventory Program

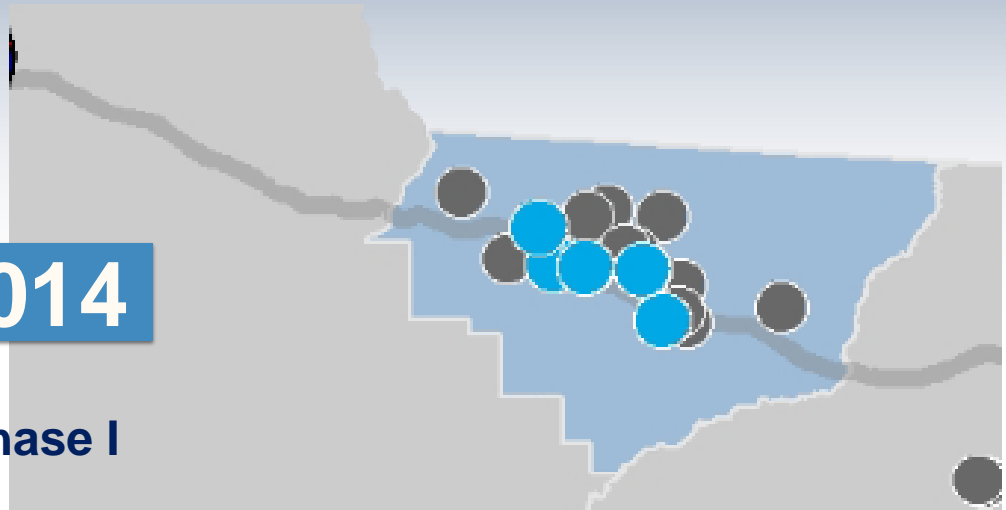
## *Gadsden County SSI Phase II: Preliminary Due Diligence*

2014

Gadsden County SSI Phase I

*Total potential sites*

21

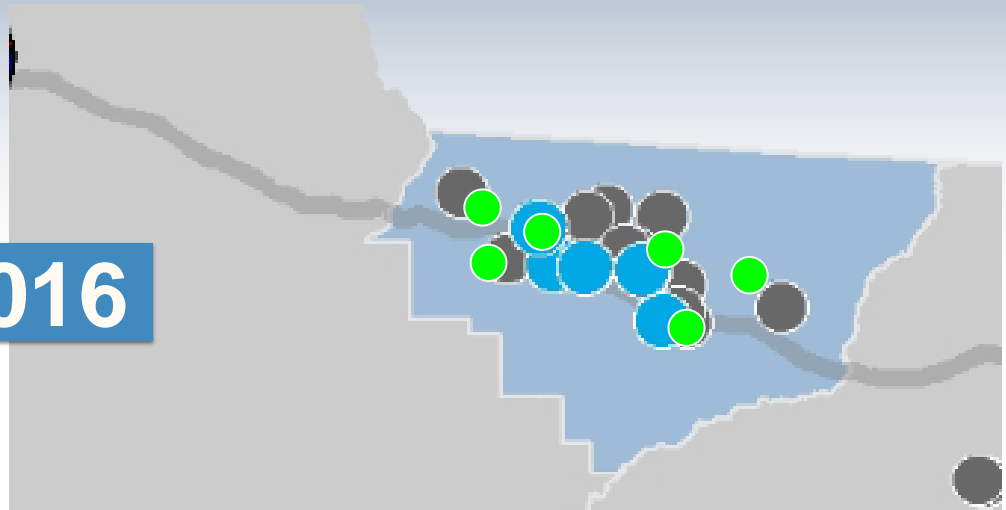




# Strategic Sites Inventory Program

## *Gadsden County SSI Phase II: Preliminary Due Diligence*

2016



**Total potential sites**

**21**

**Total Phase II sites**

**6**

# Strategic Sites Inventory

## *SSI Phase II Definition*

- Phase II: Preliminary Due Diligence
  - Engineering Desktop Review
  - Environmental Desktop Review
  - Fatal Flaw Observation
  - Rough-Order-of-Magnitude Cost for Site Improvements

# Strategic Sites Inventory

## *SSI Phase II Definition*

### Phase II: Preliminary Site Due Diligence

- Engineering Desktop Review
  - Flood Risk
  - Elevation/Slope
  - Transportation Infrastructure
  - Utility Infrastructure
  - ROM Determination
- Environmental Desktop Review
  - Potential Wetlands
  - cursory T&E Review
  - General Permitting Challenges
  - ROM Determination

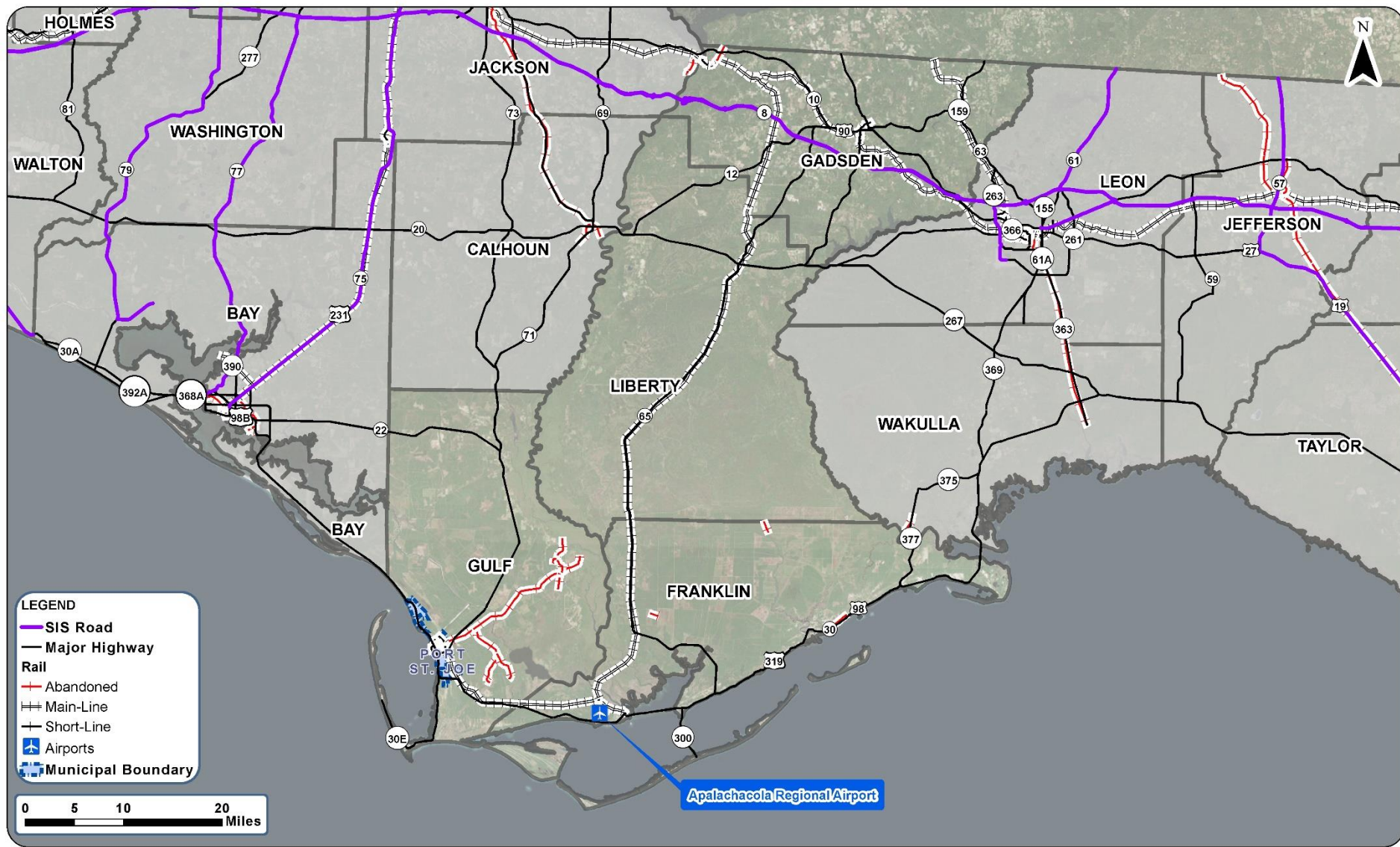
# Strategic Sites Inventory Program

## *Freight Logistics Zone*

- Potential strategic site searches
- Heavy industrial, light industrial commercial/freight and logistics
- 50+acres
- Along principle transportation assets
- Port St. Joe
- Apalachicola Regional Airport
- Provide variety of sites in support of developing freight logistics zone



# Strategic Sites Inventory Program



# Contact

## Victor Leotta

Principal

Leotta Location and Design, LLC

Baton Rouge, Louisiana 70810

(225) 281-4202

[victor@location-design.com](mailto:victor@location-design.com)

Date: 06/03/2016

Fax: (225) 751-2010  
[www.leo-llc.com](http://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](mailto:chris.ventre@leo-llc.com)

LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA

T. 225.753.0325 [www.leo-llc.com](http://www.leo-llc.com)

Desktop Engineering Assessment

**Gadsden Site 12039-004**

Gadsden County, Florida

**Initial Submittal**

May 23, 2016



## TABLE OF CONTENTS

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### 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
<b>Transportation</b>					
1	On-site Road Improvements <sub>4</sub>	L.F.	3,800	\$ 250.00 to \$ 400.00	\$ 950,000.00 to \$ 1,520,000.00
2	Off-site Road Improvements <sub>5</sub>	Lump	1	\$ 100,000.00 to \$ 1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
<b>Subtotal:</b>					<b>\$1,050,000.00 to \$ 2,520,000.00</b>
<b>Utilities</b>					
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 <sub>4</sub>	L.F.	1,000	\$ 25.00 to \$ 100.00	\$ 25,000.00 to \$ 100,000.00
2	Sewer				
a	Off-site Improvements <sub>8</sub>	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 -
<b>Subtotal:</b>					<b>\$1,174,500.00 to \$ 2,898,000.00</b>
<b>Site Grading</b>					
1	Earthwork <sub>6</sub>	CY	105,400	\$ 5.00 to \$ 25.00	\$ 527,000.00 to \$ 2,635,000.00
<b>Subtotal:</b>					<b>\$527,000.00 to \$ 2,635,000.00</b>
<b>Rail</b>					
1	Off-site Rail Improvements <sub>9</sub>	L.F.	1,900	\$ 300.00 to \$ 400.00	\$ 570,000.00 to \$ 760,000.00
<b>Subtotal:</b>					<b>\$ 570,000.00 to \$ 760,000.00</b>
<b>Total:</b>					<b>\$3,321,500.00 to \$8,813,000.00</b>
<b>20% Contingency<sub>1</sub>:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM):</b>					<b>\$ 3,990,000.00 to \$ 10,580,000.00</b>

Footnotes:

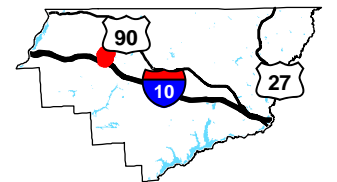
- Does not include costs for engineering, permitting, or general project management.
- This cost estimate was prepared with the best information available at the time of analysis.
- Actual costs can vary based on availability of material, site conditions, and labor.
- Assumes item is constructed to the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



# Map One - General Site Overview

Site Exhibit for  
12039-004 Site  
Gadsden County, FL

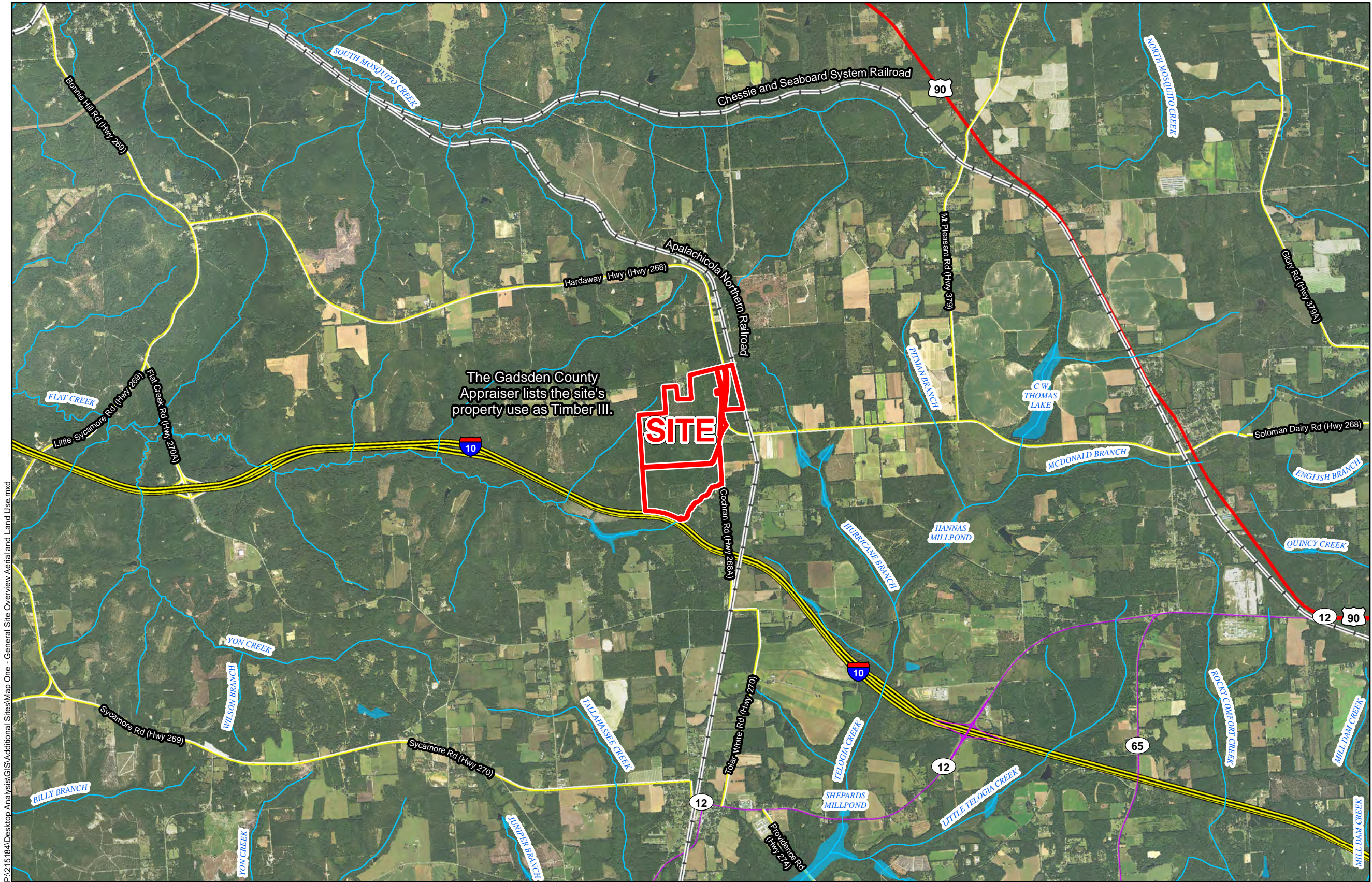
Enterprise Florida



Gadsden County

LEGEND

- Site Boundary (564.3 Ac. +/-)
- Existing Roadway
  - Freeway or Other Major Road
  - Other Major Road
  - Local Connecting Road
  - Important Local Road
- Railroad
- Stream
- Waterbody



P:\215184\Desktop Analysis\GIS\Additional Sites\Map One - General Site Overview Aerial and Land Use.mxd

- 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. The Gadsden County Appraiser lists the site's property use as Timber III.

INITIAL SUBMITTAL  
05/23/2016



Scale 1:60,000  
0 3,200 6,400 Feet

ENTERPRISE  
FLORIDA  
LEO  
Land - Water Consulting LLC

Date:	5/23/2016
Project Number:	215184
Drawn By:	AMB
Checked By:	JAY

CSRS  
IMAGINE SHAPE DELIVER

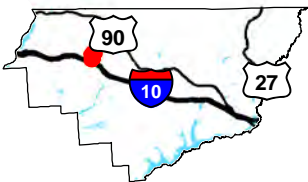
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsonline.com



# Map Two - Utilities Exhibit

Site Exhibit for  
12039-004 Site  
Gadsden County, FL

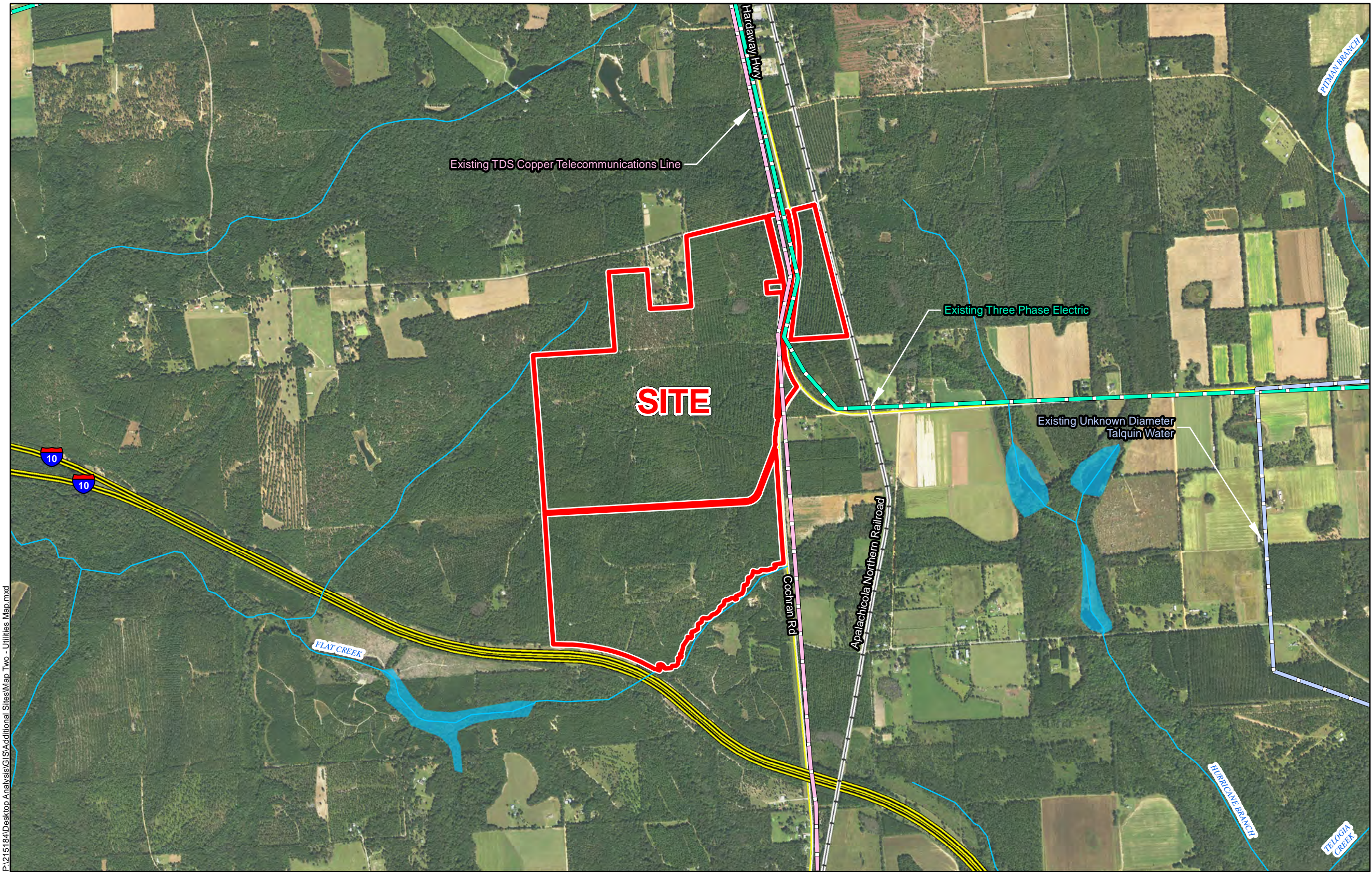
Enterprise Florida



Gadsden County

LEGEND

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



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.

INITIAL SUBMITTAL  
05/23/2016



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

ENTERPRISE  
FLORIDA  
LEO  
Land Use & Environmental Consulting LLC  
Date: 5/23/2016  
Project Number: 215184  
Drawn By: AMB  
Checked By: JAY

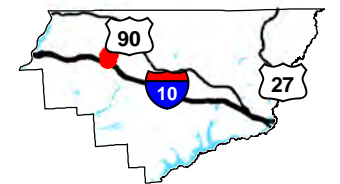
CSRS  
IMAGINE SHAPE DELIVER  
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsonline.com



# Map Three - Flood Zone, Soil Data, and Contours

Site Exhibit for  
12039-004 Site  
Gadsden County, FL

Enterprise Florida



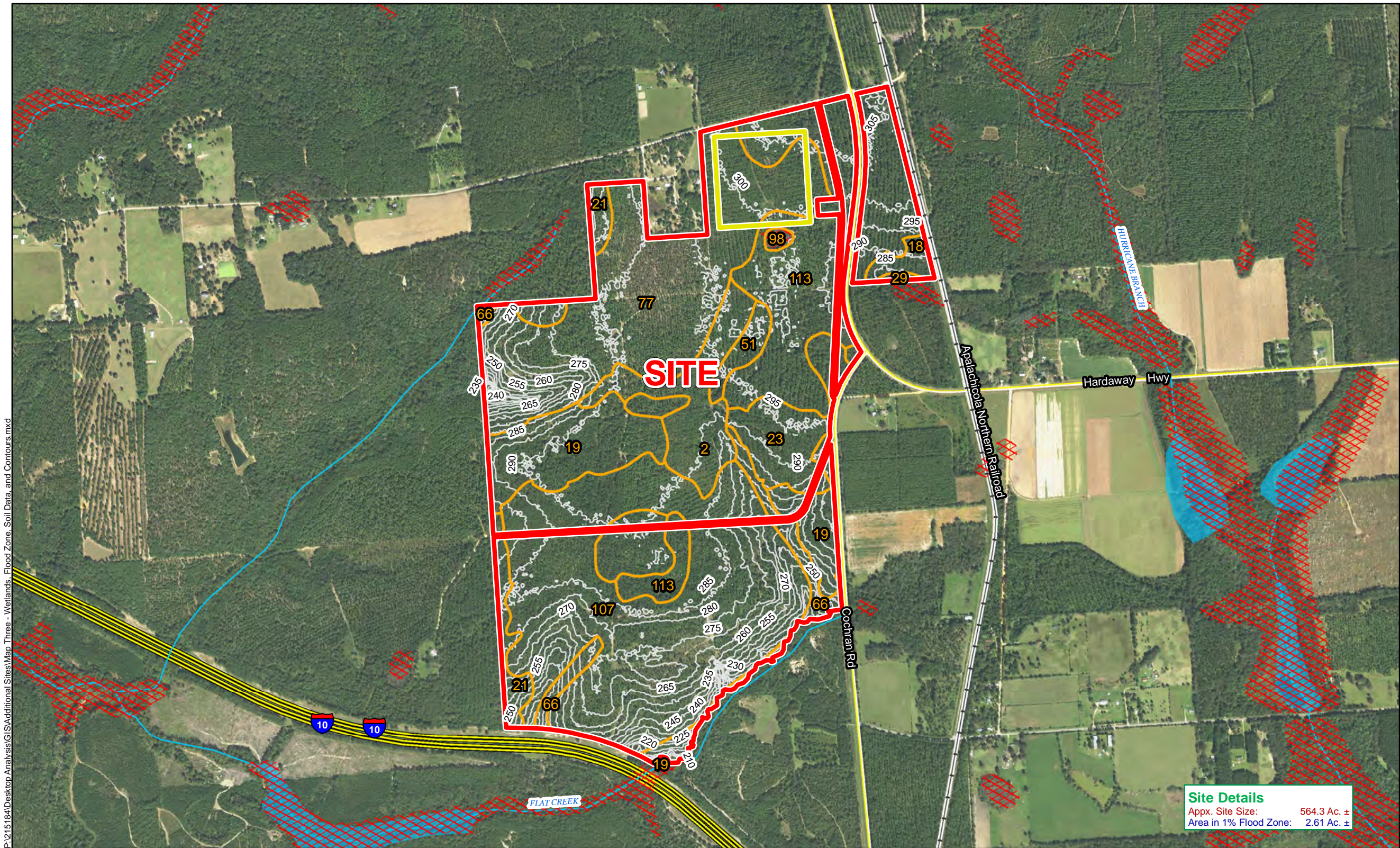
Gadsden County

LEGEND

- Site Boundary (564.3 Ac. +/-)
- Sample 25 Acre Site Pad
- Flood Zone**
  - A (100-year with no Base Flood Elevation)
  - X (area outside of 100-year)
  - Ground Elevation Contours
- Soil Type**
  - 107 : Fuquay-Bonifay Complex, 0 To 5 Percent Slopes (Well Drained)
  - 113 : Leefield Fine Sand, 0 To 5 Percent Slopes (Somewhat Poorly Drained)
  - 18 : Dothan-Fuquay Complex, 0 To 2 Percent Slopes (Well Drained)
  - 19 : Dothan-Fuquay Complex, 2 To 5 Percent Slopes (Well Drained)
  - 2 : Albany-Blanton Complex, 0 To 5 Percent Slopes (Somewhat Poorly Drained)
  - 21 : Dothan-Fuquay-Cowarts Complex, 8 To 15 Percent Slopes (Well Drained)
  - 23 : Fuquay-Lucy-Orangeburg Complex, 0 To 5 Percent Slopes (Well Drained)
  - 29 : Grady Fine Sandy Loam, Depressional (Poorly Drained)
  - 51 : Plummer Sand, 0 To 5 Percent Slopes (Poorly Drained)
  - 66 : Pickney, Dorovan, and Bibb Soils, Frequently Flooded (Very Poorly Drained)
  - 77 : Bonifay-Fuquay Complex, 0 To 5 Percent Slopes (Well Drained)
  - 98 : Rutledge And Plummer Soils, Depressional (Very Poorly Drained)
- Existing Roadway**
  - Freeway or Other Major Road
  - Important Local Road
  - Railroad
  - Stream
  - Waterbody



Date: 5/19/2016  
Project Number: 215184  
Drawn By: AMB  
Checked By: JAY



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

- 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 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. Soils data from USDA SSURGO website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

INITIAL SUBMITTAL  
05/23/2016



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

FEMA FIRM Panel No 12039C0225C 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



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 (*Elliotoideus 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](mailto:brian.newman@c-ka.com). CK appreciates the opportunity to be of service.

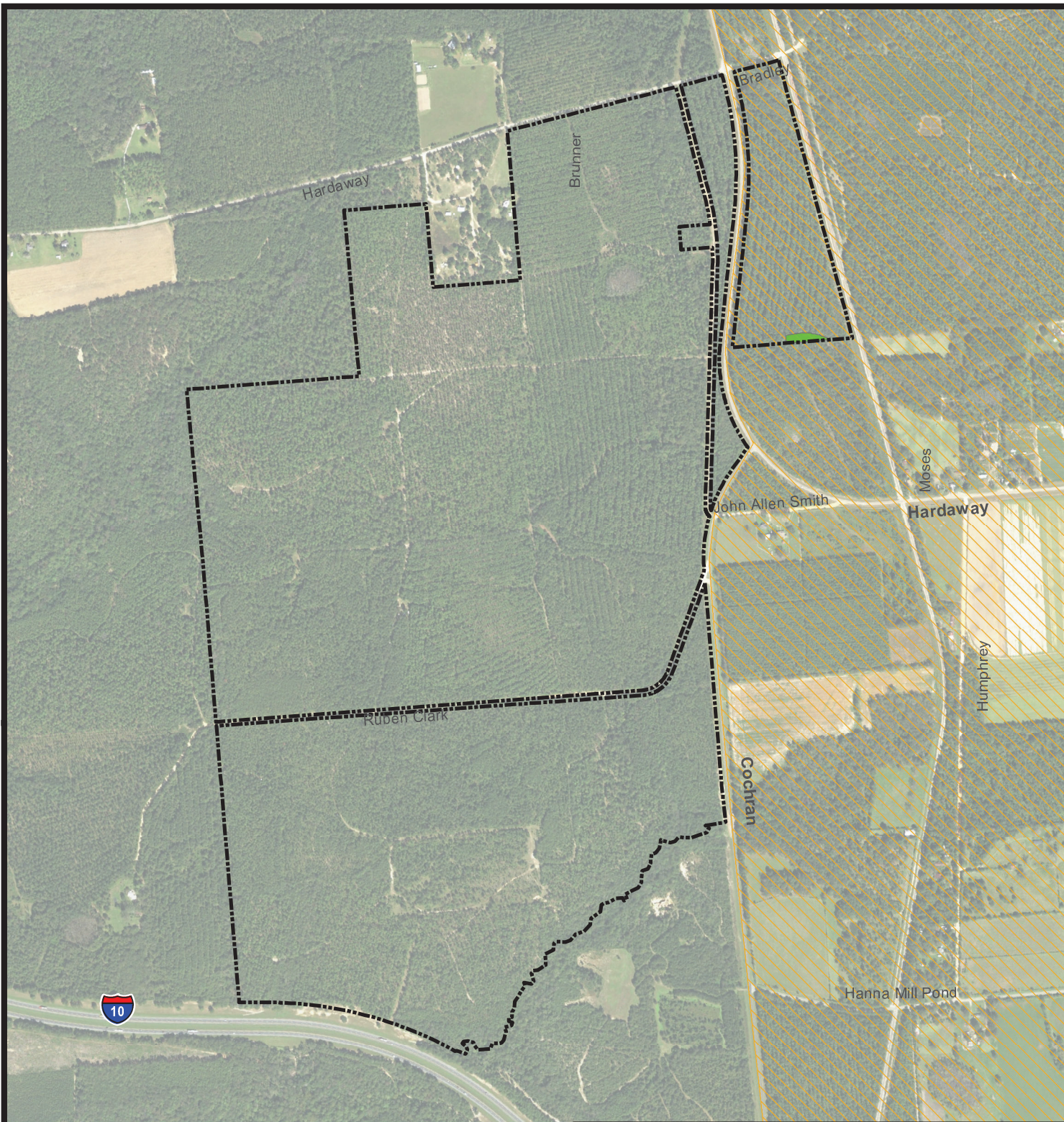
Sincerely,  
CK Associates

A handwritten signature in black ink, appearing to read "Brian Newman". The signature is fluid and cursive, with the first name "Brian" and last name "Newman" clearly distinguishable.




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



0 1,000 2,000 4,000  
Feet

## 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**





# Apalachicola Northern

## Industrial Development - October 2016

Genesee & Wyoming Railroad Services Inc.





# Top Three Facts

You Didn't Know About  
Genesee & Wyoming

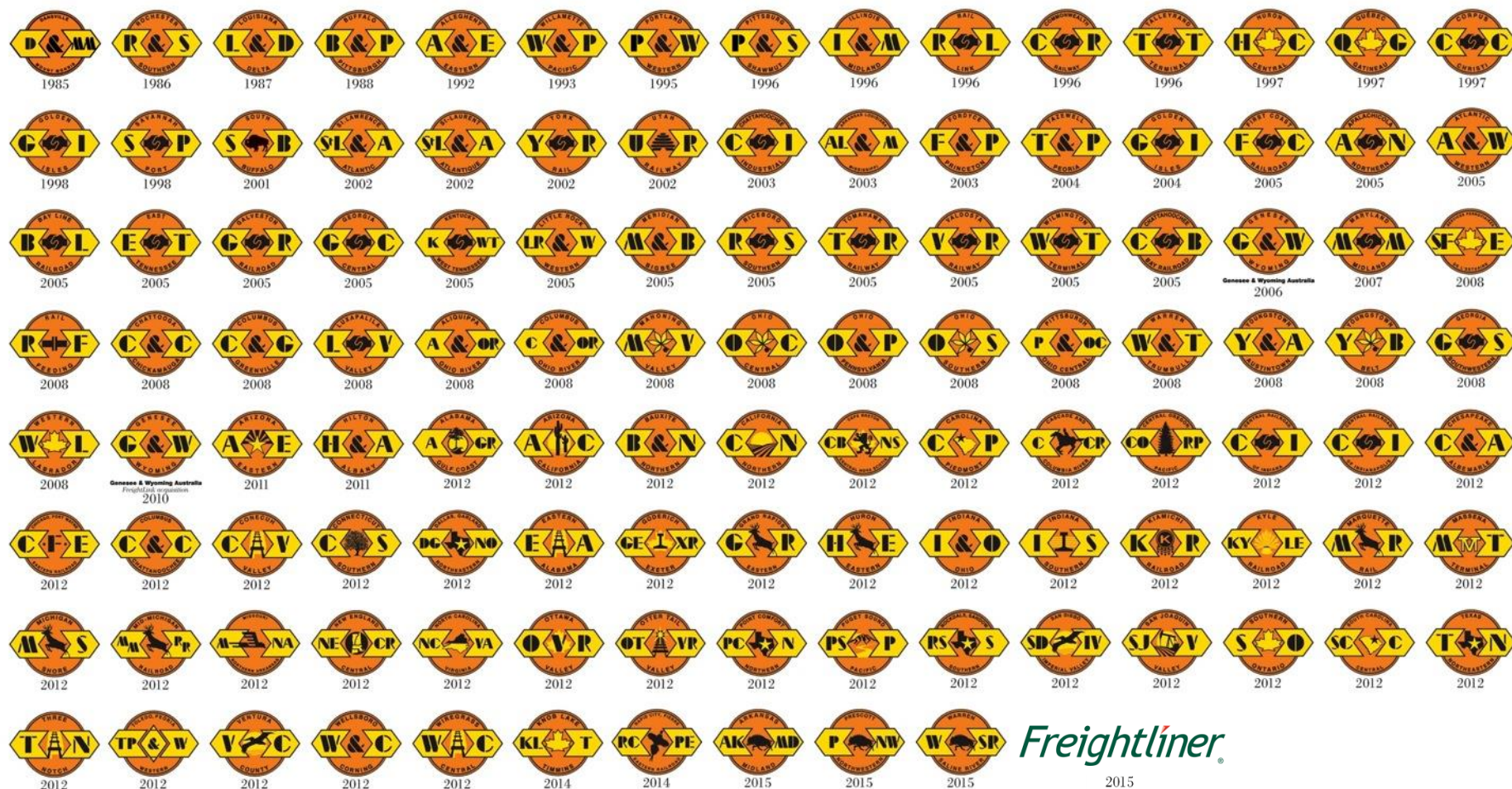
3

The “Wyoming” in Genesee & Wyoming doesn’t refer to the state of Wyoming but to a county in Upstate New York

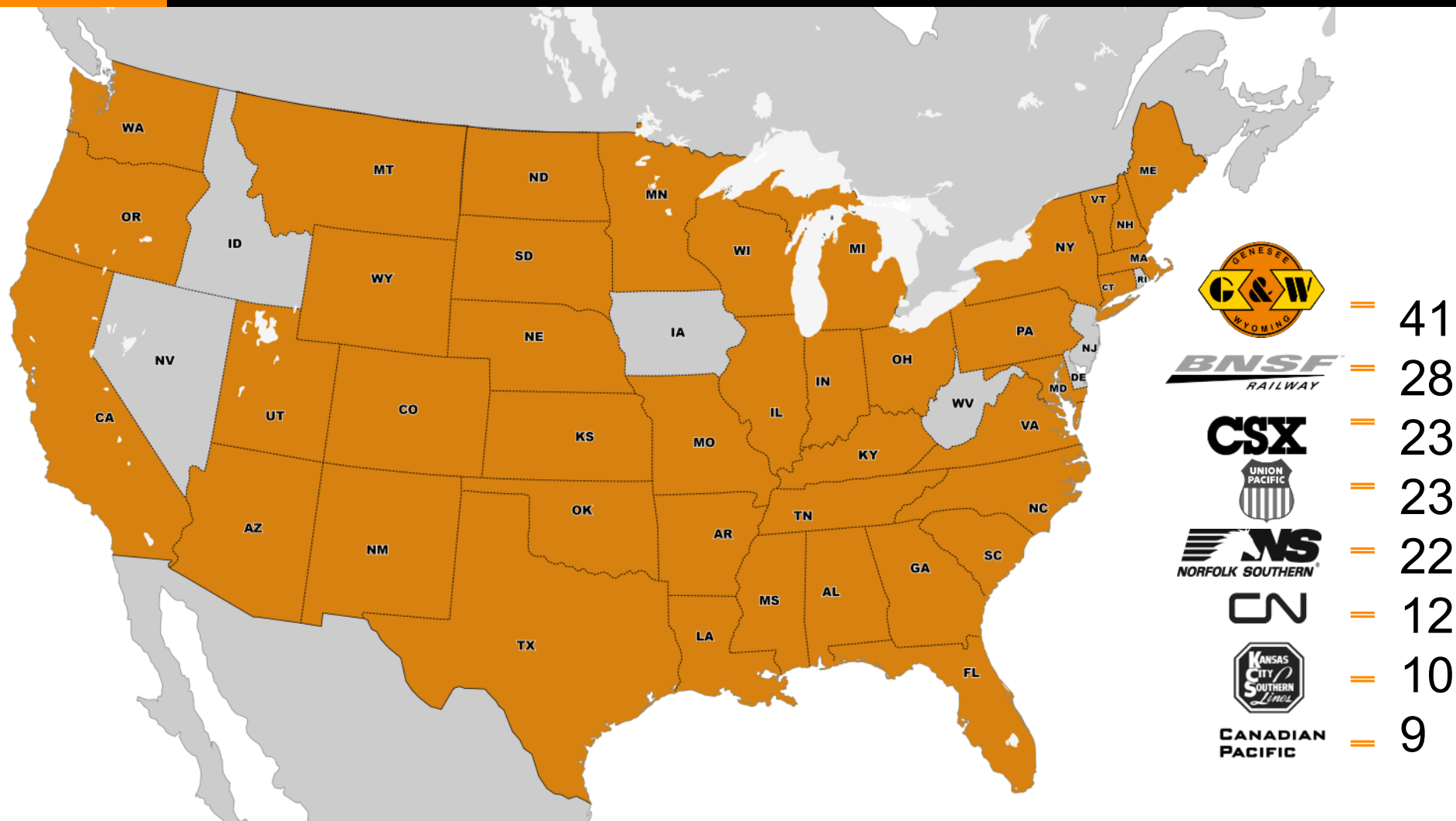


# 2

## G&W has acquired 119 railroads in the last 30 years



# 1 G&W operates in more states than any other freight railroad company

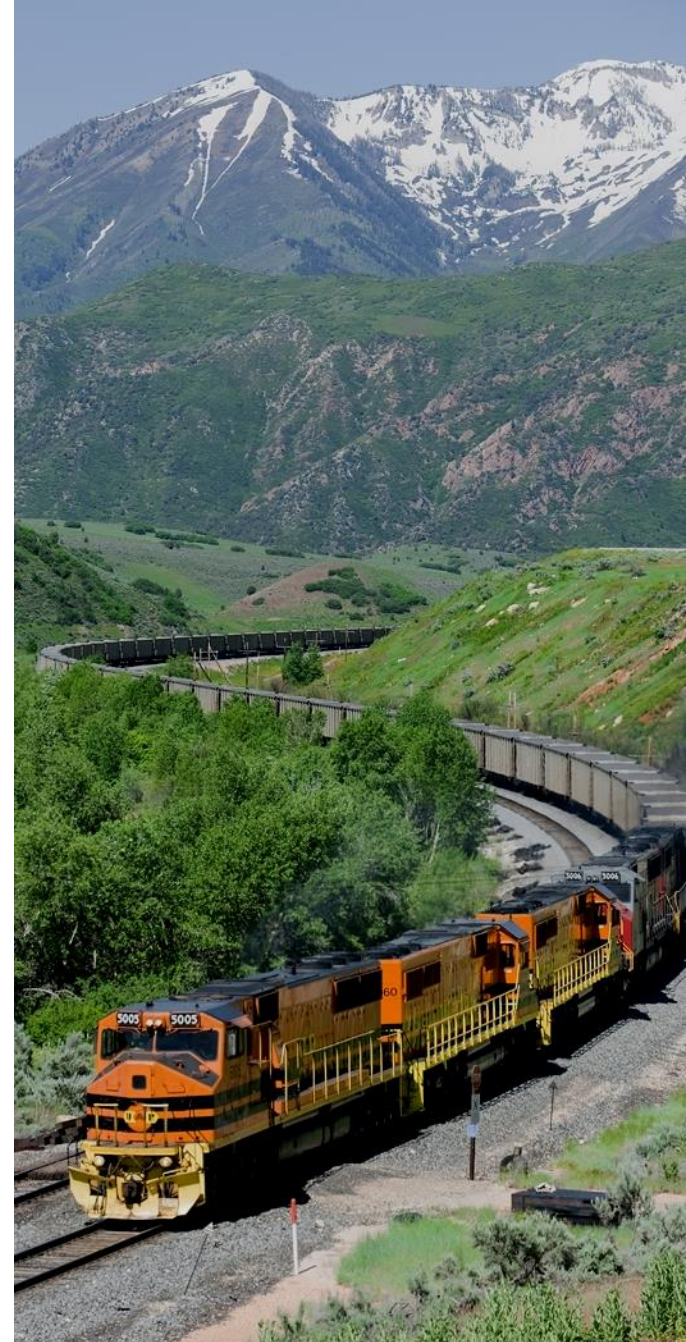






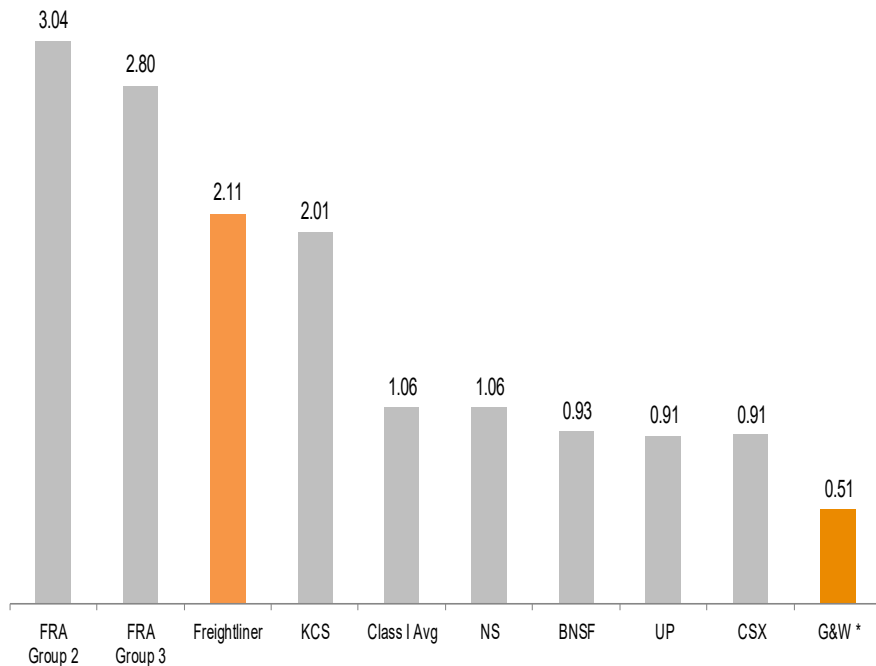
## Overview

- **Customers:** 2,500 worldwide
- **Railroads:** 121 worldwide with ~16,000 track miles
- **People:** 7,500 worldwide
- **Equipment:** >1,300 locomotives
- **Annual Carloads:** ~2.0 million
- **Track Record of Acquisitions:**  
Added >100 railroads since 2000



# G&W Safety & Customer Satisfaction Performance – 2015

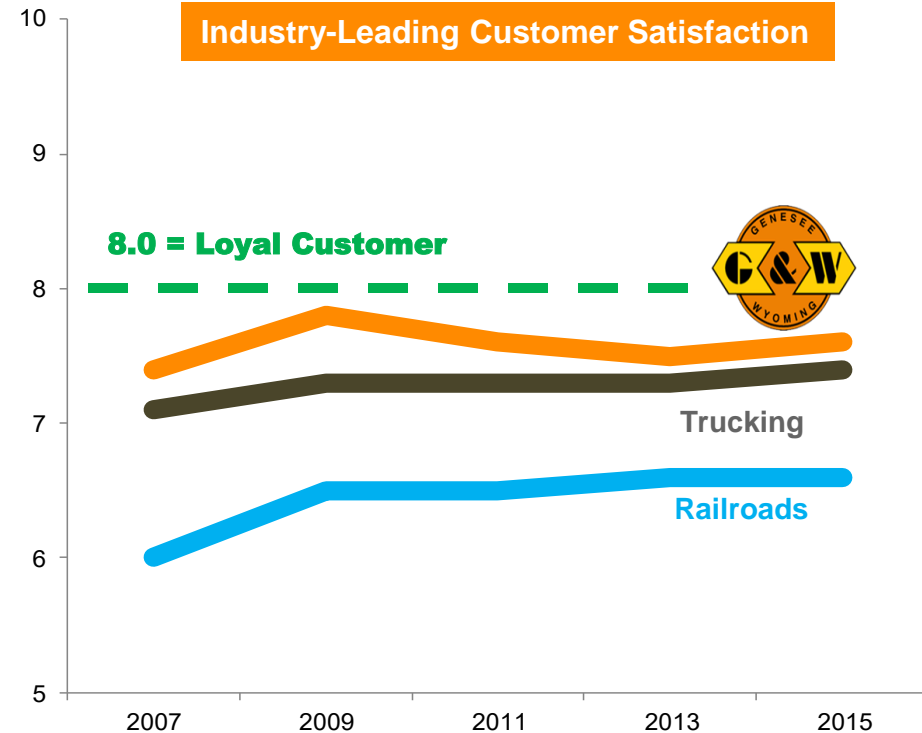
Injury Frequency Rate per 200,000 man-hours



\* Excludes Freightliner

G&W and Freightliner through December; others through November

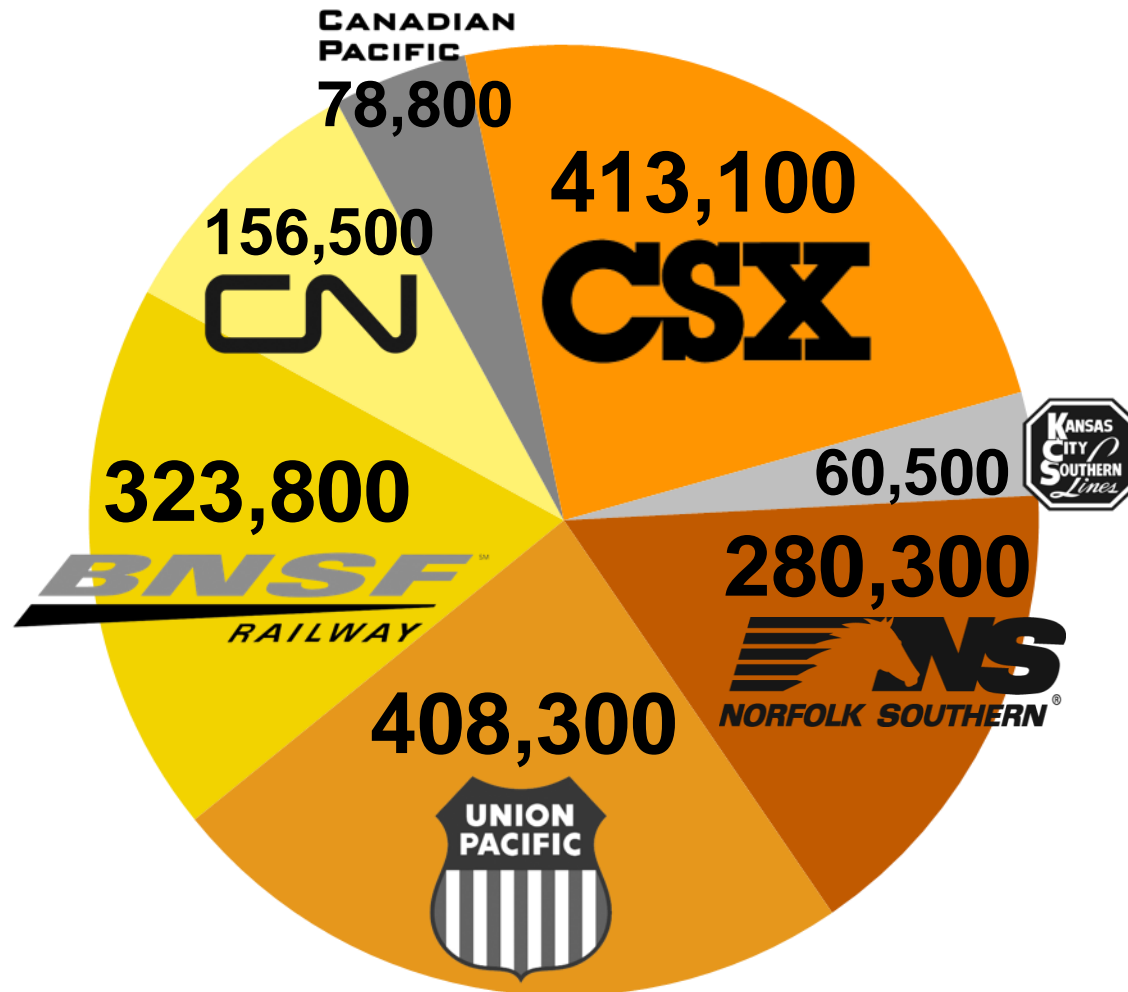
Industry-Leading Customer Satisfaction



\* Based on J.D. Power and Assoc. 2015 Survey

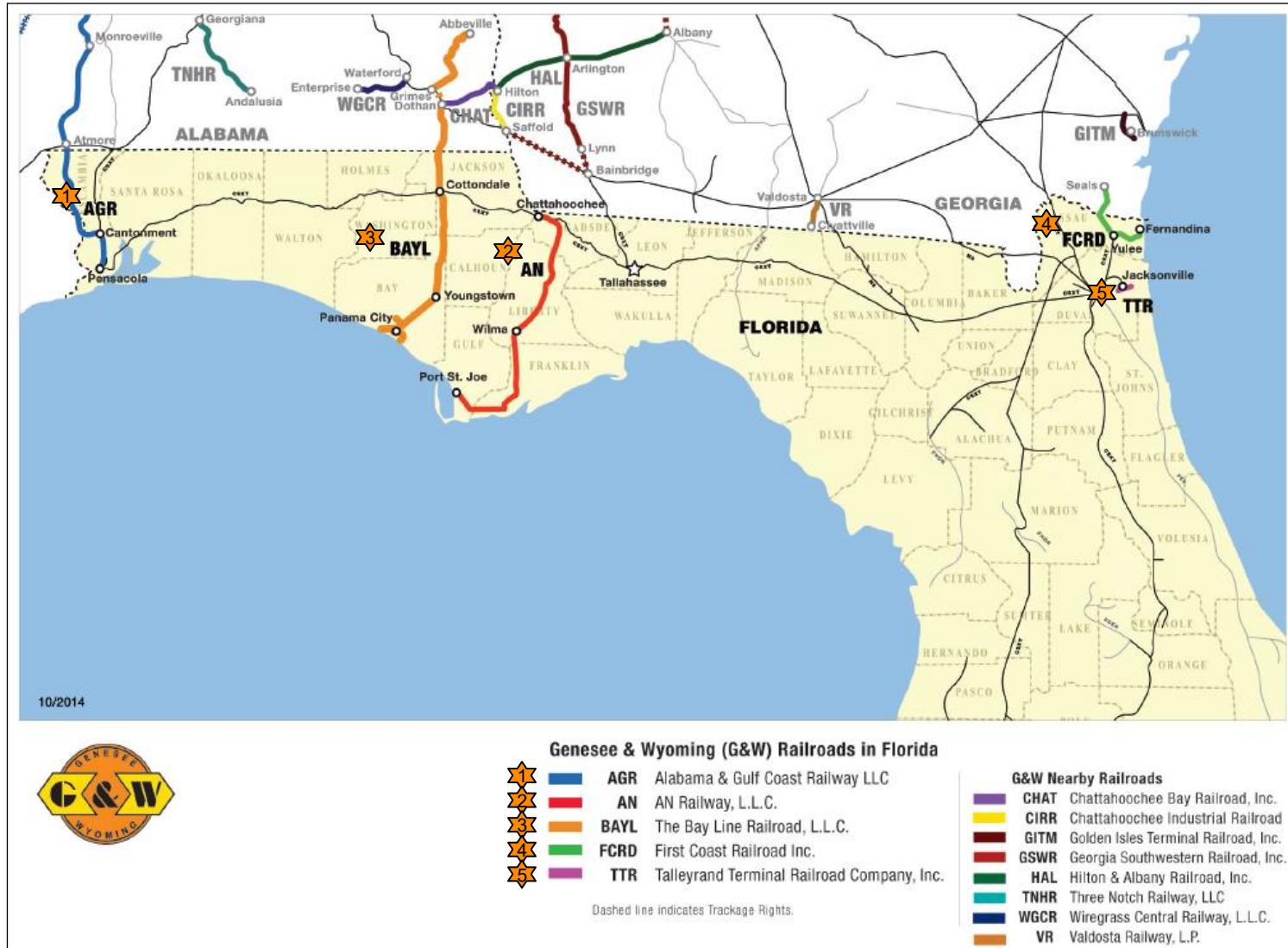


# We partner with the Class I Railroads



**2014: 1.7MM G&W Carloads Interchanged**

# Florida Railroad Operations

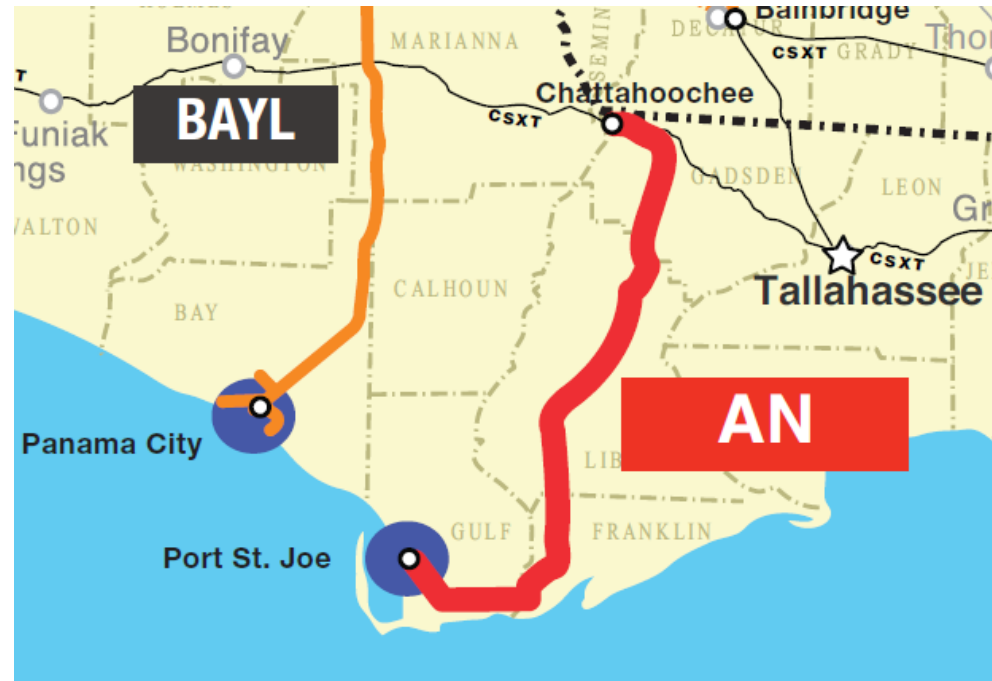


# Apalachicola Northern (AN)



## Apalachicola Northern Railway

- G&W's, Apalachicola Northern Railway, operates 96 miles between Chattahoochee and Port St Joe, FL. The AN interchanges with the CSX in Chattahoochee, FL.
- Port access – Port St. Joe.
- The AN is driven to provide the following for its customers:
  - Safety - *Industry Leading (G&W)*
  - Customer Responsiveness  
(as measured via JD Powers)
  - Operational Reliability / Flexibility

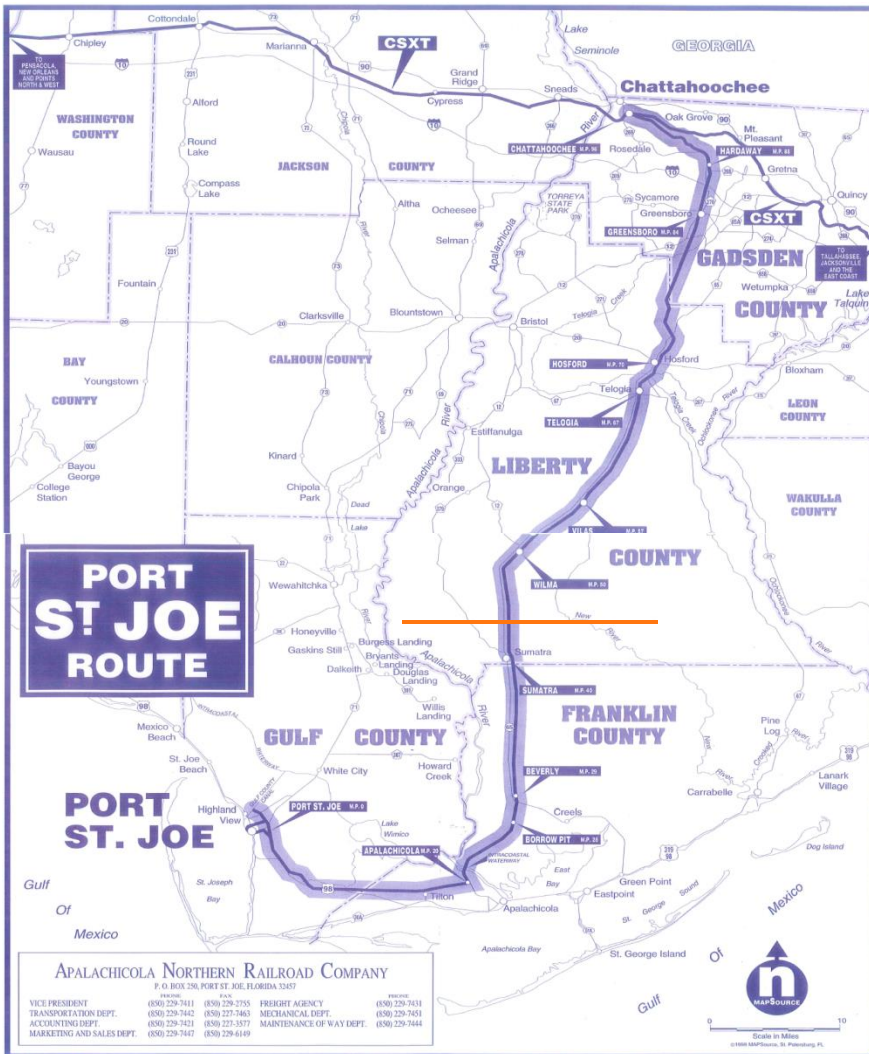


# Apalachicola Northern (AN)



## Apalachicola Northern Railway

- Approx. 40 miles of the southern most rail is currently out of service.
- Funds for the most of the repairs have been budgeted by the State, AN and St Joe.
- Once we have a firm commitment from a customer that can justify the release of these funds it would take 18-24 months to complete the rehab of the track.



# Largest Impact Areas:



- **Site Inventory** – Put together an extensive list of property that is available or could be available in the future. Share with all marketing resources including Genesee & Wyoming.
- **Transload site** - Locate an old unused/underused rail spur or piece rail accessible property to develop a site.
- **Industrial Development** – Get Industrial Development team involved early. They can be your resource for developing your rail served or rail access opportunities.
- **Market your property** – Mock up a rail spur to the property for marketing the value and layout options.

# Pro-Active Marketing



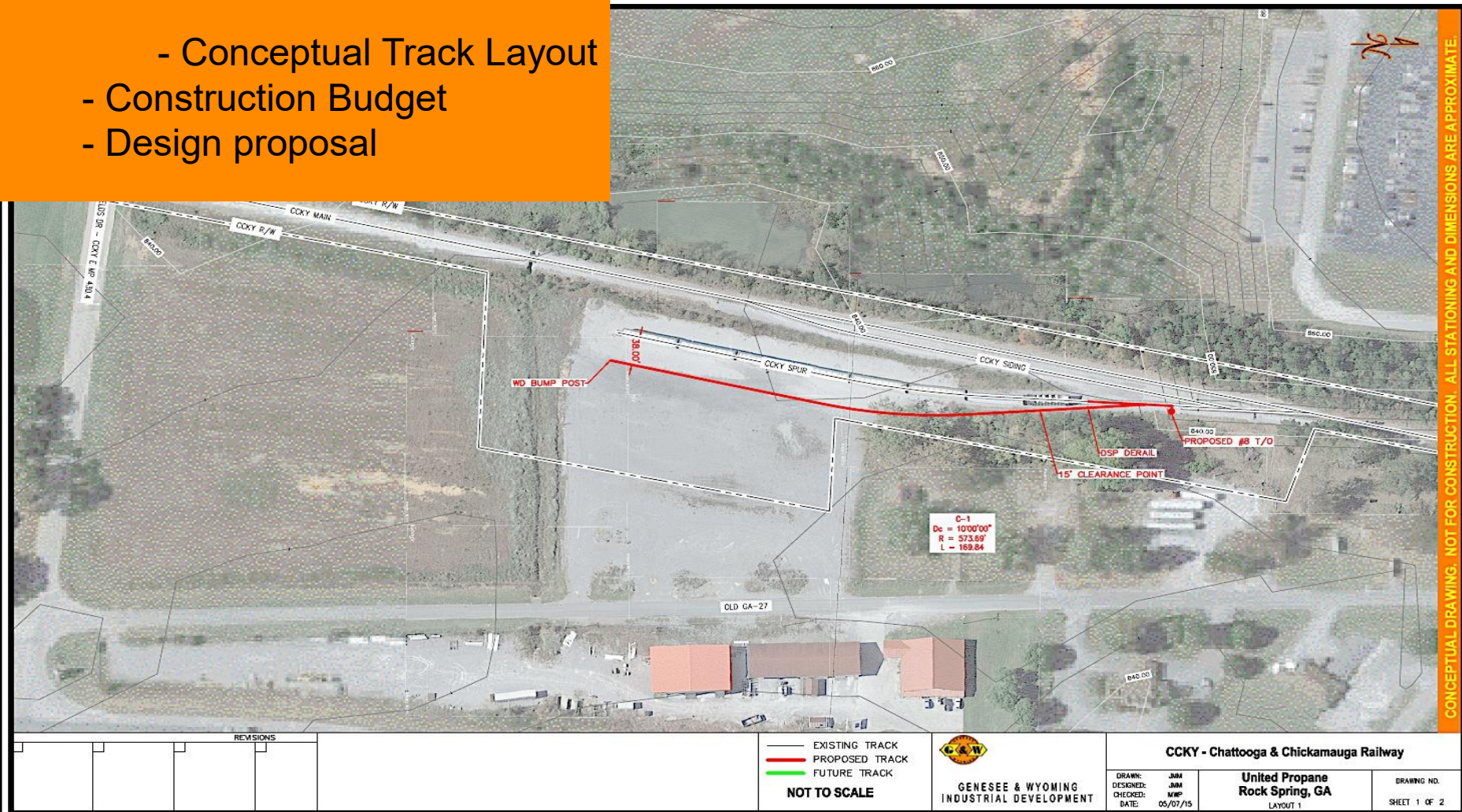
- **State and Local Economic Developers**
  - Meet and Build relationships to help earlier involvement
- **Rail Designer**
  - Rail designer on staff to help market rail sites with rail concepts or expedite customer onboarding
- **Email Marketing Newsletter**
  - Quarterly newsletter designed to facilitate two-way communication
- **National Account Managers**
  - Internal sales group focused on the larger national accounts
- **Property Database**
  - G&W website and work with state and local economic developers to have properties listed
- **Rail 101**
  - Rail seminar designed for state/local economic developers to build confidence when speaking about rail
- **Choice Terminal and Inland Ports**
  - North Little Rock Port and Helena Port
- **Ports, Site Consultants, RE Brokers and Utilities**
  - Building even more relationships



# New Rail



- Conceptual Track Layout
- Construction Budget
- Design proposal





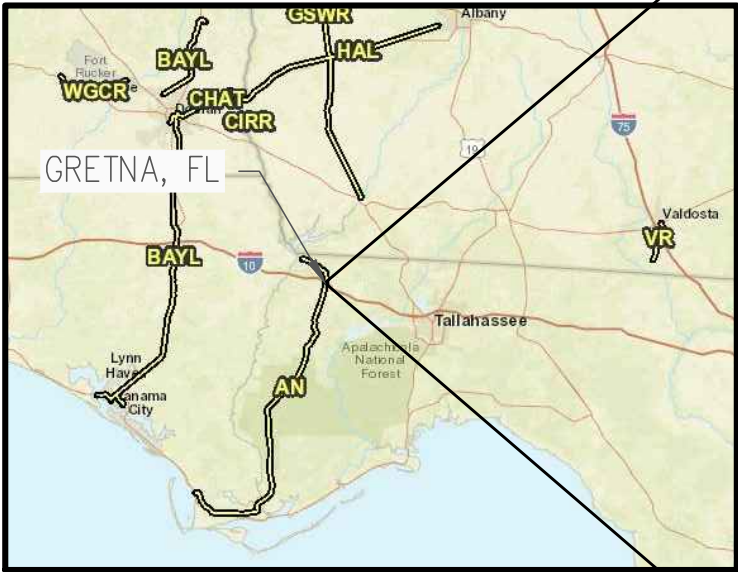
**Zero  
Injuries**

***Our Goal Every Day***

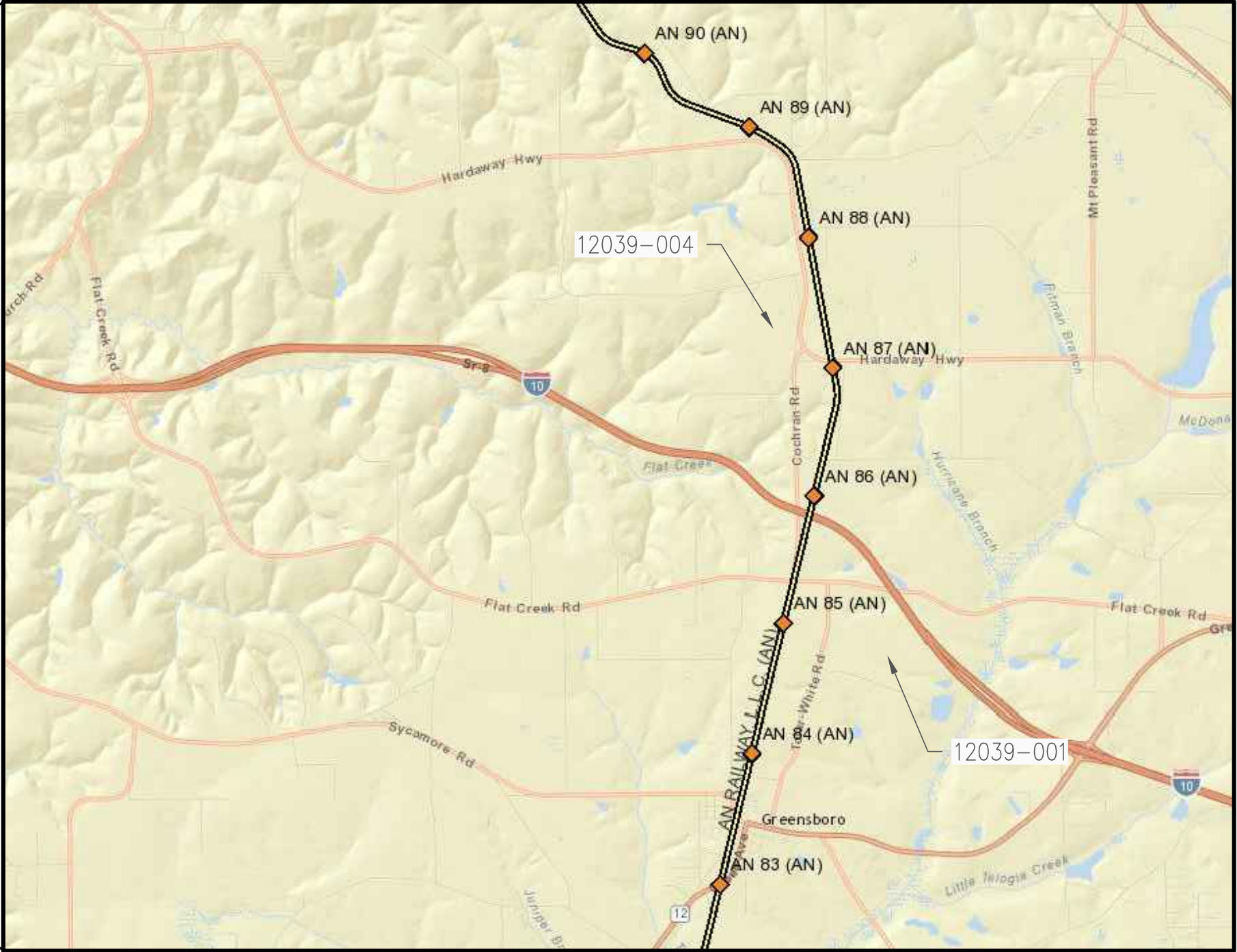
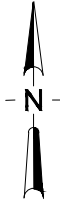


GENESEE & WYOMING RAILROAD SERVICES INC.  
GADSDEN COUNTY ECONOMIC DEVELOPMENT COUNCIL  
GRETNA, FL

GENESEE & WYOMING - JACKSONVILLE, FL



VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

REVISIONS



GENESEE & WYOMING  
INDUSTRIAL DEVELOPMENT



AN - APALACHICOLA NORTHERN  
RAILWAY

- EXISTING TRACK
- PROPOSED TRACK
- FUTURE TRACK

NOT FOR BIDDING

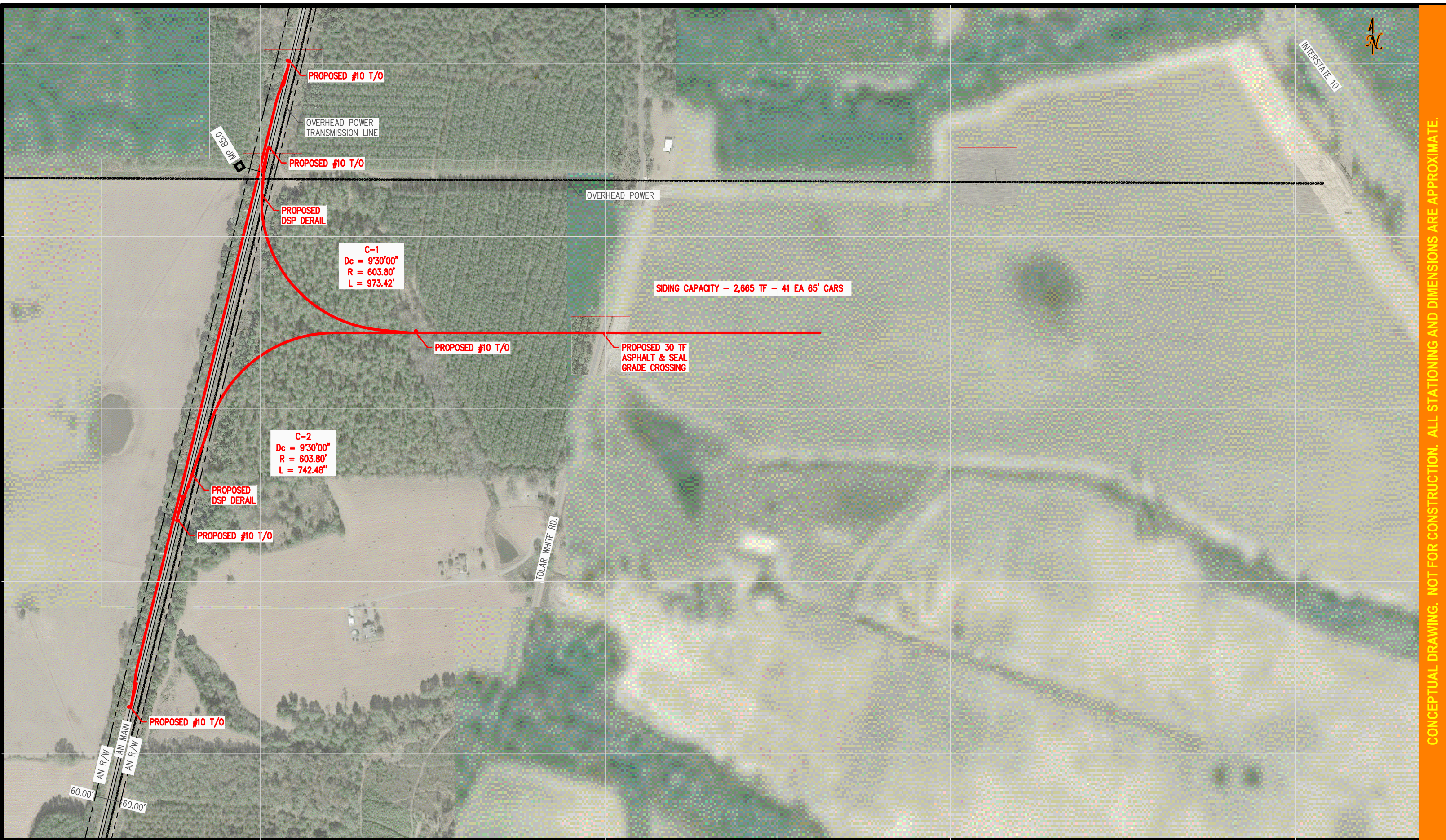
Gadsden County Economic Development Council  
Gretna, FL

DRAWN: JMM  
DESIGNED: JMM  
CHECKED: MWP  
DATE: 10/11/16

DRAWING NO.  
C.01  
SHEET 1 OF 3

CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.





CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

REVISIONS			



GENESEE & WYOMING  
INDUSTRIAL DEVELOPMENT



AN - APALACHICOLA NORTHERN  
RAILWAY

— EXISTING TRACK  
— PROPOSED TRACK  
— FUTURE TRACK  
SCALE 1" = 400'  
NOT FOR BIDDING

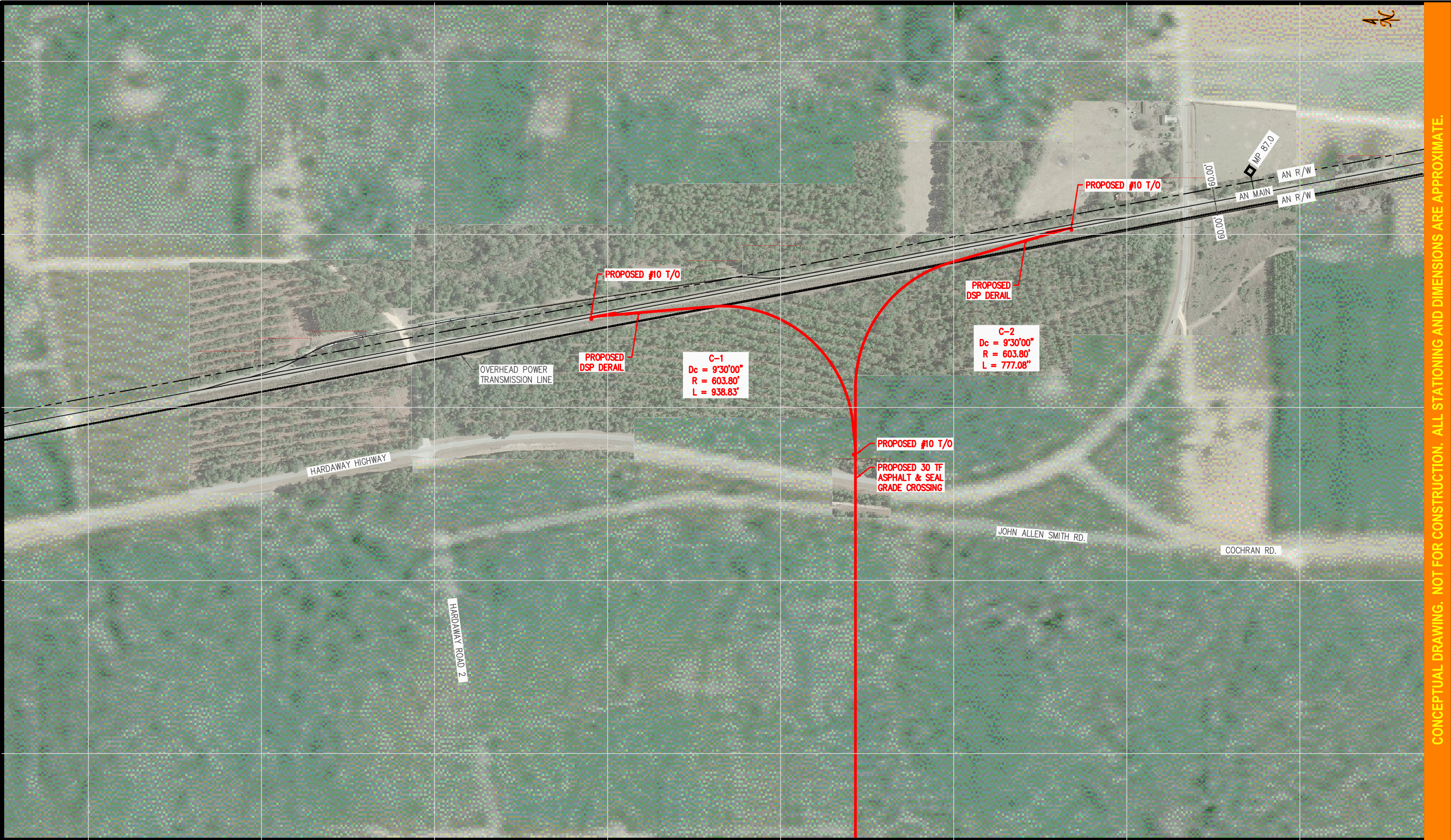
Gadsden County Economic Development Council  
Gretna, FL

DRAWN: JMM  
DESIGNED: JMM  
CHECKED: MWP  
DATE: 10/11/16



LAYOUT 1  
PROPERTY 12039-001

DRAWING NO.  
SP.01  
SHEET 2 OF 3



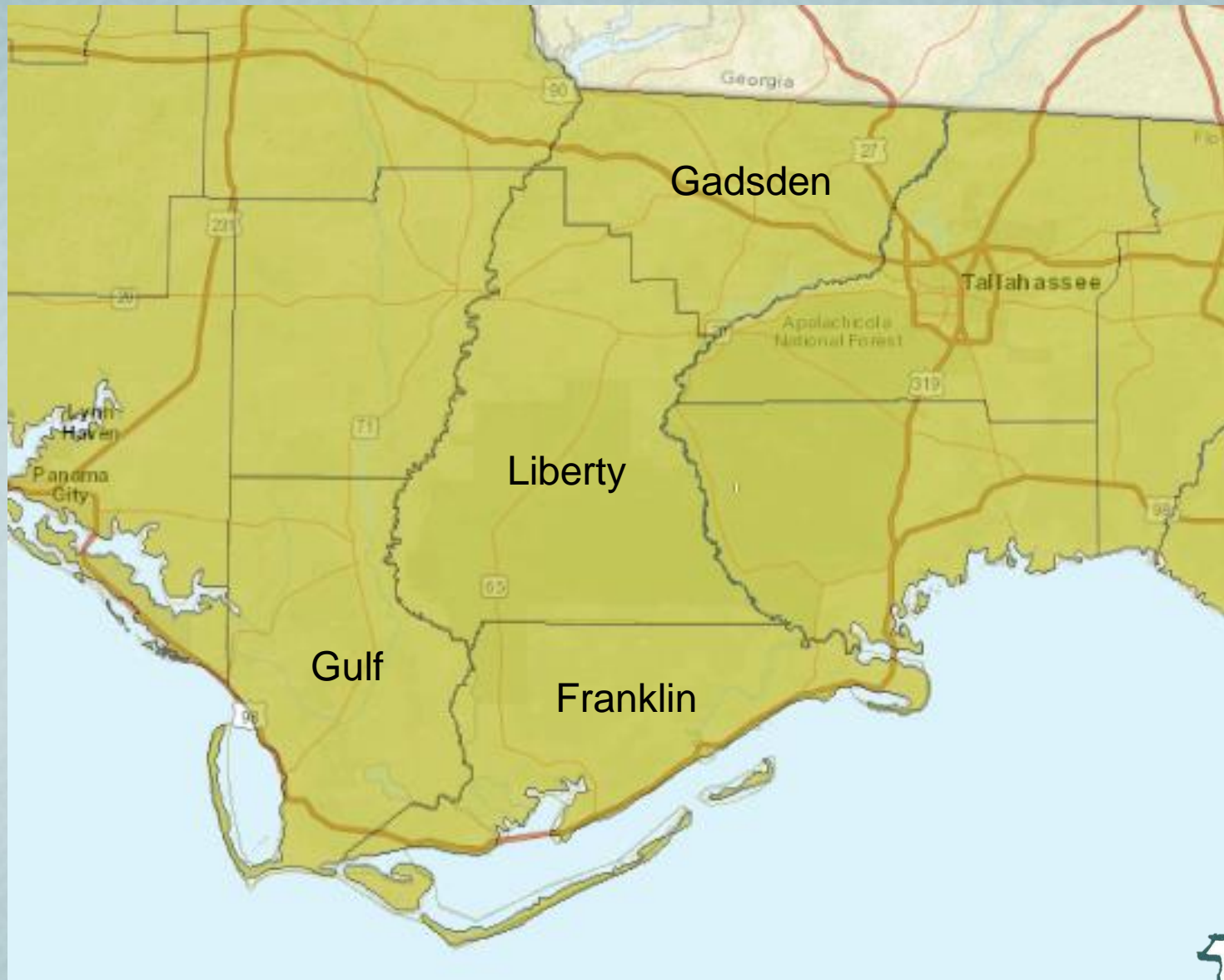


CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

REVISIONS				 GENESEE & WYOMING INDUSTRIAL DEVELOPMENT	 AN - APALACHICOLA NORTHERN RAILWAY	<div><div>EXISTING TRACK</div><div>PROPOSED TRACK</div><div>FUTURE TRACK</div></div> <div>SCALE 1" = 400'</div> <div>NOT FOR BIDDING</div>	Gadsden County Economic Development Council Gretna, FL		
							DRAWN: JMM DESIGNED: JMM CHECKED: MWP DATE: 10/11/16	LAYOUT 2 PROPERTY 12039-004	DRAWING NO. SP.02 SHEET 3 OF 3



# Who Are We?



# Who Are We?

Selected Demographics	Gulf	Franklin	Liberty	Gadsden	G 2 G
Population (2015)	15,871	11,761	8,331	46,036	<b>81,999</b>
Growth (%) since 2010 Census	0.40%	2.00%	-0.10%	-3.70%	
Households (2014)	5,381	4,253	2,362	16,986	<b>28,982</b>
Labor Force (persons) (2015)	6,127	4,796	2,661	18,463	<b>32,047</b>
Unemployment Rate (2015)	5.10%	4.6%	5.7%	7%	<b>5.8% FL</b>
Per Capita Personal Income (2014)	\$27,599	\$32,430	\$24,822	\$28,979	<b>26,449 FL</b>
Median Household Income (2014)	\$38,419	\$36,788	\$38,473	\$35,849	<b>47,212 FL</b>
Poverty Rate (2014)	23.1	25.3	24.7	25.6	<b>16.5% FL</b>
High School Diploma or More - % of Adults 25+ (2014)	79.60%	78.40%	75.00%	77.00%	<b>86.5% FL</b>
Bachelor's Degree or More - % of Adults 25+ (2014)	14.70%	16.00%	13.10%	16.30%	<b>26.8% FL</b>



# Who Are We?

Labor Force Annual Averages in 2015	Gulf	Franklin	Liberty	Gadsden	G2G
Total Labor Force	6,127	4,796	2,661	18,463	32,047
5-Year % Change	-1.70%	-2.80%	-9.30%	-8.10%	
Employed	5,817	4,573	2,509	17,170	30,069
5-Year % Change	4.00%	0.70%	-6.20%	-3.10%	
Unemployed	310	223	152	1,293	1,978
5-Year % Change	-51.60%	-43.30%	-40.90%	-45.40%	
Unemployment Rate	5.1	4.6	5.7	7	6%
5-Year % Change	-50.50%	-42.50%	-35.20%	-40.70%	



# What are we good at?

## LQ (Employment)

The Location Quotient (LQ) is the ratio of an industry's share of total state employment in a location relative to its share of total national employment. The LQ measures the specialization or concentration of a cluster in a particular location relative to the national average. An  $LQ > 1$  indicates a higher than average cluster concentration in a location.

The formula for the location quotient in a state  $i$  (can be uniformly applied to economic area or metropolitan area) for industry  $j$  is shown below.

$$LQ = \frac{\frac{E_{i,j}}{E_i}}{\frac{E_{us,j}}{E_{us}}}$$

where  $E_{i,j}$  refers to state  $i$ 's employment in industry  $j$ ,  $E_i$  is the total employment in state  $i$ ,  $E_{us,j}$  is total U.S. employment in industry  $j$ , and  $E_{us}$  is total U.S. employment.





# What are we good at? Gulf to Gadsden

Description	QCEW Cluster - Establishments	Industry Cluster Establishment LQ	QCEW Cluster - Employment	Industry Cluster Employment LQ	QCEW Cluster - Wages	Industry Cluster Annual Wages LQ
Defense & Security	60	0.94	2,535	2.16	\$135,615,588	2.43
Biomedical/Biotechnical (Life Sciences)	61	1	2,025	0.87	\$71,928,918	0.97
Education & Knowledge Creation	16	0.67	1,341	1.66	\$72,297,917	2.71
Agribusiness, Food Processing	30	1.54	1,312	3.21	\$34,249,905	3.39
Forest & Wood Products	39	3.46	804	4.06	\$32,796,136	5.41
Arts, Entertainment, Recreation & Vistor Industries	69	1.43	688	0.82	\$23,870,686	1.21
Business & Financial Services	151	0.57	675	0.36	\$33,673,246	0.31
Energy (Fossil & Renewable)	89	1.21	625	0.65	\$29,715,506	0.62
Chemicals & Chemical Based Products	12	1.12	368	1.32	\$21,543,352	1.82
Advanced Materials	10	0.6	362	0.7	\$27,086,063	1.05
Transportation & Logistics	27	0.67	264	0.41	\$10,523,864	0.51
Mining	10	4.81	238	7.91	\$19,615,451	15.05
Information Technology & Telecommunications	34	0.52	224	0.27	\$14,002,444	0.27
Printing & Publishing	18	0.52	198	0.6	\$9,594,814	0.67
Manufacturing Supercluster	8	0.55	194	0.32	\$10,049,240	0.36
Fabricated Metal Product Mfg	4	0.57	127	0.83	\$5,877,846	1.14
Computer & Electronic Product Mfg	3	1.97	64	0.65	\$4,031,769	0.63
Apparel & Textiles	2	0.25	8	0.1	\$258,610	0.1
Machinery Mfg	1	1.22	3	0.14	\$139,625	0.15

Apalachee Regional Planning Council



# What are we good at? Gulf to Gadsden

Description	QCEW Cluster - Establishments	Industry Cluster Establishment LQ	QCEW Cluster - Employment	Industry Cluster Employment LQ	QCEW Cluster - Wages	Industry Cluster Annual Wages LQ
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Business & Financial Services	151	0.57	675	0.36	\$33,673,246	0.31
Energy (Fossil & Renewable)	89	1.21	625	0.65	\$29,715,506	0.62
Chemicals & Chemical Based Products	12	1.12	368	1.32	\$21,543,352	1.82
Advanced Materials	10	0.6	362	0.7	\$27,086,063	1.05
Transportation & Logistics	27	0.67	264	0.41	\$10,523,864	0.51
Mining	10	4.81	238	7.91	\$19,615,451	15.05
Information Technology & Telecommunications	34	0.52	224	0.27	\$14,002,444	0.27
Printing & Publishing	18	0.52	198	0.6	\$9,594,814	0.67
Manufacturing Supercluster	8	0.55	194	0.32	\$10,049,240	0.36
Fabricated Metal Product Mfg	4	0.57	127	0.83	\$5,877,846	1.14
Computer & Electronic Product Mfg	3	1.97	64	0.65	\$4,031,769	0.63
Apparel & Textiles	2	0.25	8	0.1	\$258,610	0.1
Machinery Mfg	1	1.22	3	0.14	\$139,625	0.15

# What are we good at? Gulf to Gadsden

Description	QCEW Cluster - Establishments	Industry Cluster Establishment LQ	QCEW Cluster - Employment	Industry Cluster Employment LQ	QCEW Cluster - Wages	Industry Cluster Annual Wages LQ
Defense & Security	60	0.94	2,535	2.16	\$135,615,588	2.43
Biomedical/Biotechnical (Life Sciences)	61	1	2,025	0.87	\$71,928,918	0.97
Education & Knowledge Creation	16	0.67	1,341	1.66	\$72,297,917	2.71
Agribusiness, Food Processing	30	1.54	1,312	3.21	\$34,249,905	3.39
Forest & Wood Products	39	3.46	804	4.06	\$32,796,136	5.41
Arts, Entertainment, Recreation & Vistor Industries	69	1.43	688	0.82	\$23,870,686	1.21
Business & Financial Services	151	0.57	675	0.36	\$33,673,246	0.31
Energy (Fossil & Renewable)	89	1.21	625	0.65	\$29,715,506	0.62
Chemicals & Chemical Based Products	12	1.12	368	1.32	\$21,543,352	1.82
Advanced Materials	10	0.6	362	0.7	\$27,086,063	1.05
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# What are we good at? Gulf to Gadsden Driveshed

Description	QCEW Cluster - Establishments	Industry Cluster Establishment LQ	QCEW Cluster - Employment	Industry Cluster Employment LQ	QCEW Cluster - Wages	Industry Cluster Annual Wages LQ
Defense & Security	550	1.1	19,306	1.78	\$1,064,392,431	1.75
Biomedical/Biotechnical (Life Sciences)	449	0.94	16,951	0.78	\$750,471,474	0.92
Business & Financial Services	2,315	1.12	15,645	0.89	\$1,075,061,824	0.91
Education & Knowledge Creation	192	1.03	9,973	1.33	\$484,799,226	1.66
Information Technology & Telecommunications	482	0.94	5,657	0.75	\$444,522,806	0.79
Energy (Fossil & Renewable)	649	1.13	5,078	0.57	\$267,004,948	0.51
Arts, Entertainment, Recreation & Visitor Industries	353	0.94	4,747	0.61	\$143,882,188	0.67
Agribusiness, Food Processing	206	1.08	3,623	0.82	\$109,943,648	0.84
Printing & Publishing	316	1.17	2,676	0.87	\$147,285,190	0.94
Forest & Wood Products	148	1.68	2,403	1.31	\$93,837,691	1.42
Transportation & Logistics	192	0.61	2,306	0.39	\$94,238,148	0.42
Manufacturing Supercluster	73	0.47	1,946	0.27	\$102,195,963	0.27
Advanced Materials	82	0.46	1,906	0.31	\$126,923,132	0.36
Chemicals & Chemical Based Products	65	0.72	1,216	0.43	\$76,469,344	0.54
Fabricated Metal Product Mfg	35	0.47	972	0.53	\$44,562,500	0.63
Apparel & Textiles	54	0.64	667	0.72	\$22,722,991	0.67
Machinery Mfg	15	0.62	522	0.48	\$31,547,838	0.58
Mining	25	1.52	416	1.43	\$29,052,235	1.94
Transportation Equipment Mfg	5	0.45	209	0.14	\$11,854,786	0.14
Computer & Electronic Product Mfg	15	0.78	166	0.13	\$10,549,737	0.11
Electrical Equipment, Appliance & Component Mfg	3	0.44	77	0.2	\$3,681,102	0.2
Glass & Ceramics	1	0.13	24	0.1	\$936,718	0.1



# What are we good at? Gulf to Gadsden Driveshed

Description	QCEW Cluster - Establishments	Industry Cluster Establishment LQ	QCEW Cluster - Employment	Industry Cluster Employment LQ	QCEW Cluster - Wages	Industry Cluster Annual Wages LQ
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Glass & Ceramics	1	0.13	24	0.1	\$936,718	0.1

# How do we get there?

## **Manufacturing Supercluster 33**

This cluster includes the following industries.

- 331 Primary metal mfg
- 332 Fabricated metal product mfg (except 332992,3,4,5)
- 333 Machinery mfg
- 334 Computer & electronic product mfg
- 335 Electrical equip, appliance & component mfg
- 336 Transportation equipment mfg

## **Transportation and Logistics Supercluster 45**

This cluster includes the following industries.

- 481 Air Transportation
- 482 Rail Transportation
- 483 Ground (and Water) Transportation Support Activities
- 484 Trucking
- 486 Pipeline Transportation
- 488 Support Activities for Transportation
- 492 Couriers and Messengers
- 493 Warehousing and Storage





# How do we get there?

**Location**

**Location**

**Location?**

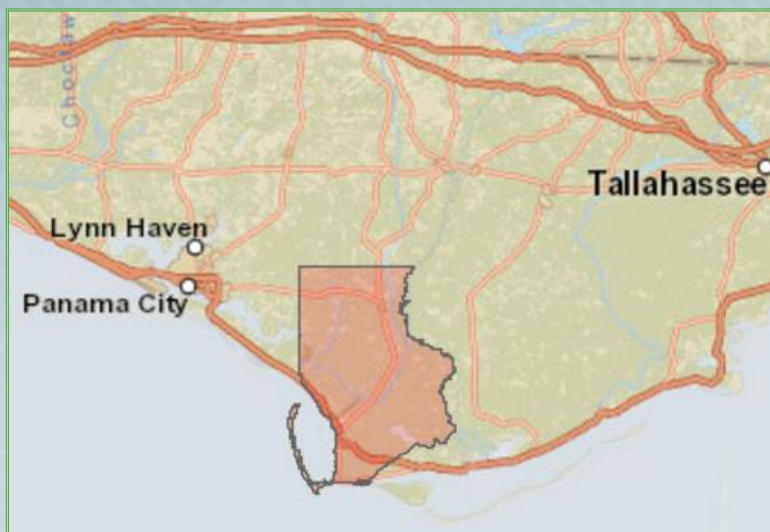
**Think  
Regionally!**



# Who Actually Works in Your County?



# Comparison of County Data to Driveshed Data



Maps and most data from <http://www.clustermapping.us/>

## Gulf County

Population	15,670
Employment	1,970
Establishments	286
Average Payroll	\$29,288
Total GDP	\$376 Mill
Manufacturing Empl.*	8
Transp./Logistics. Empl.*	2

## Gulf Co. Driveshed

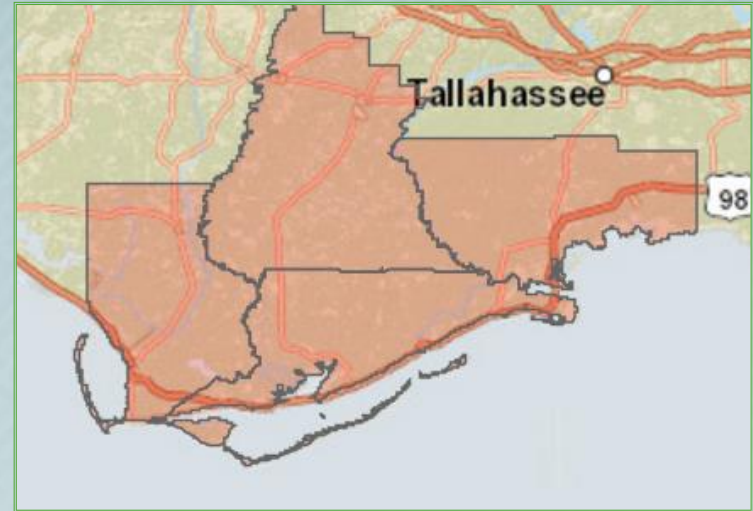
Population	222,291
Employment	63,812
Establishments	5,214
Average Payroll	\$27,736
Total GDP	\$7.821 Bil
Manufacturing Empl.*	1,891
Transp./Logistics. Empl.*	2,405

\*2012 Data





# Comparison of County Data to Driveshed Data



## Franklin County

Population	11,671
Employment	2,198
Establishments	301
Average Payroll	\$24,288
Total GDP	\$348 Mill
Manufacturing Empl.*	-
Transp./Logistics. Empl.*	128

## Franklin Co. Driveshed

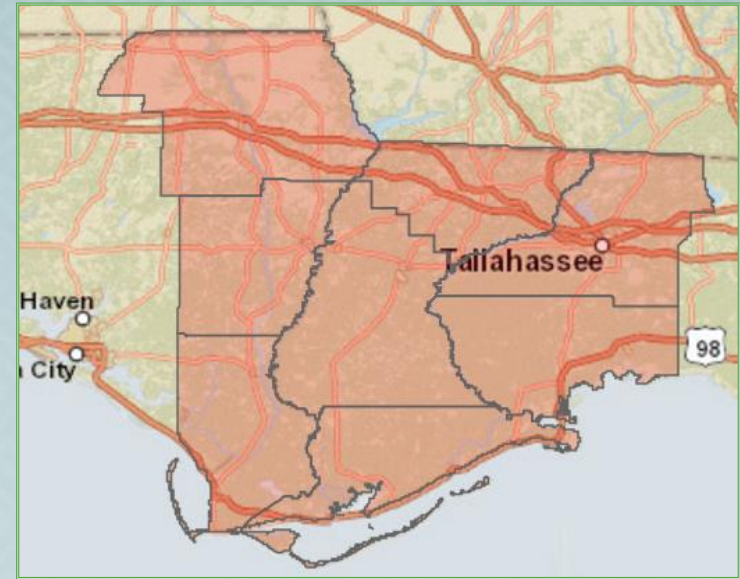
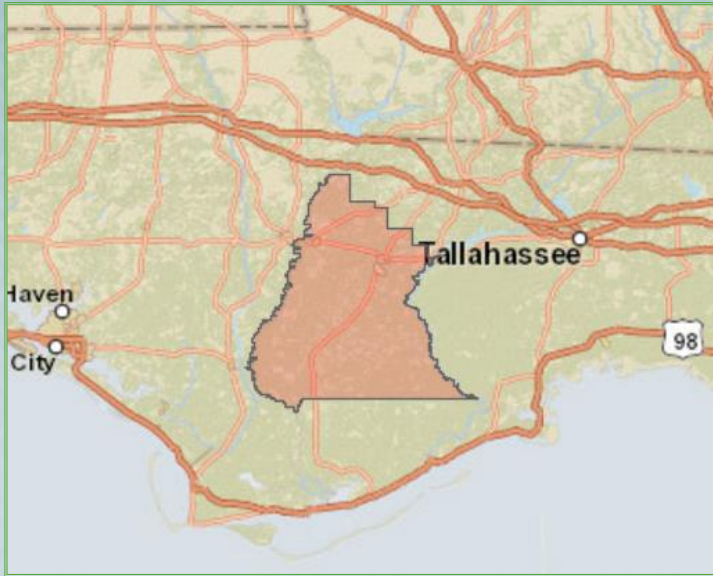
Population	66,411
Employment	8,523
Establishments	1,072 86.5% FL
Average Payroll	\$27,535
Total GDP	\$1.256 Bil
Manufacturing Empl.*	122
Transp./Logistics. Empl.*	226

\*2012 Data

Apalachee Regional Planning Council



# Comparison of County Data to Driveshed Data



## Liberty County

Population	8,247
Employment	1,396
Establishments	80
Average Payroll	\$26,827
Total GDP	\$154 Mill
Manufacturing Empl.*	-
Transp./Logistics. Empl.*	57

## Liberty Co. Driveshed

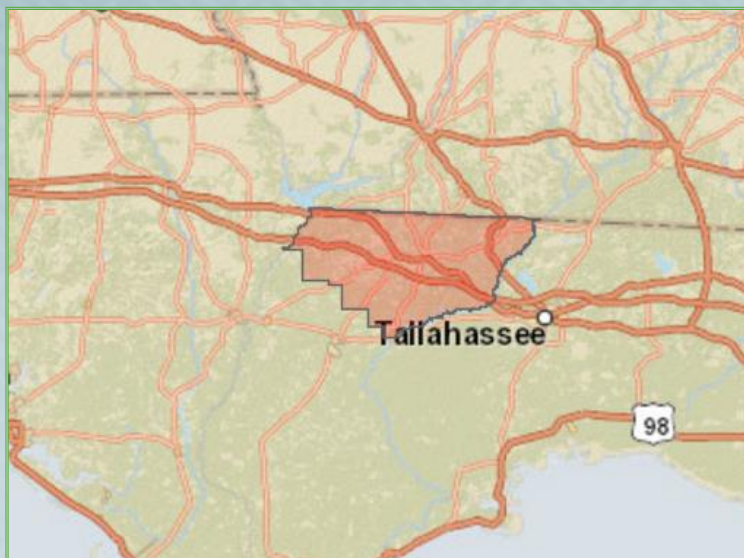
Population	444,937
Employment	118,057
Establishments	9,729
Average Payroll	\$29,362
Total GDP	14.266 Bil
Manufacturing Empl.*	1,305
Transp./Logistics. Empl.*	1,934

\*2012 Data



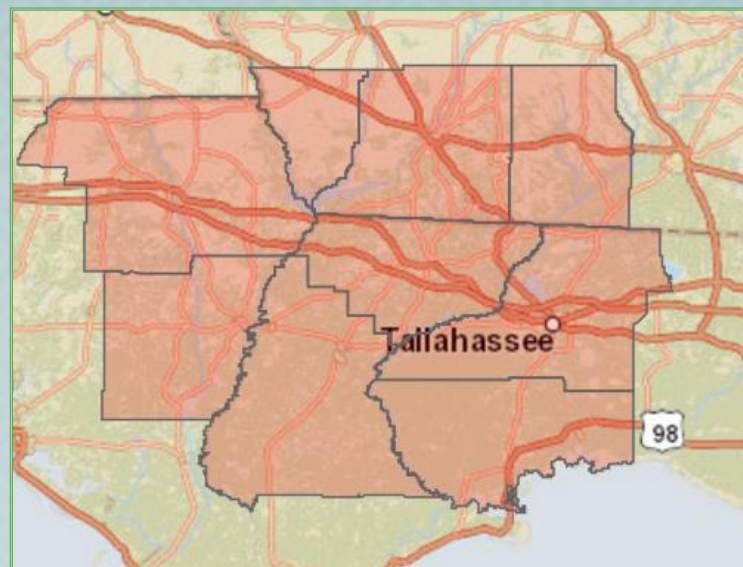


# Comparison of County Data to Driveshed Data



## Gadsden County

Population	46,653
Employment	8,716
Establishments	636
Average Payroll	\$33,423
Total GDP	\$1.027 Bill
Manufacturing Empl.*	186
Transp./Logistics. Empl.*	77



## Gadsden Co. Driveshed

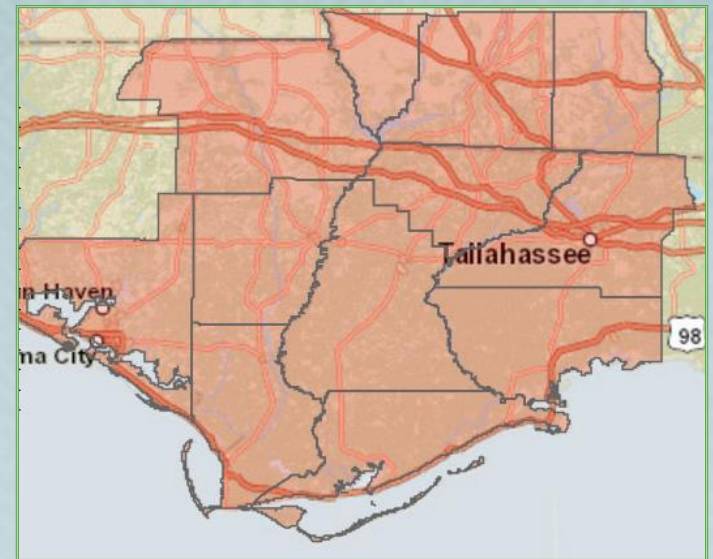
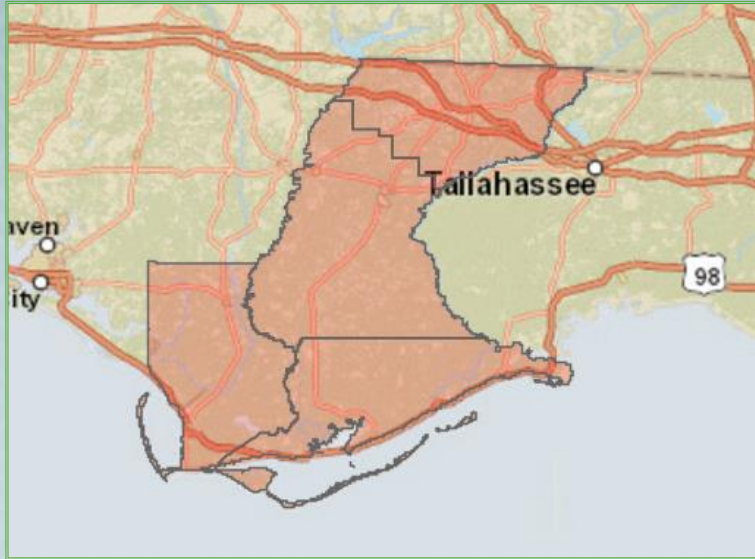
Population	495,010
Employment	27,492
Establishments	10,613
Average Payroll	\$30,172
Total GDP	\$15.382 Bill
Manufacturing Empl.*	1,938
Transp./Logistics. Empl.*	2,176

\*2012 Data





# Comparison of G2G Region Data to Driveshed Data



## Gulf 2 Gadsden

Population	82,241
Employment	14,280
Establishments	1,303
Average Payroll	\$28,457
Total GDP	1.908 Bill
Machining Empl.*	194
Transp./Logistics. Empl.*	264

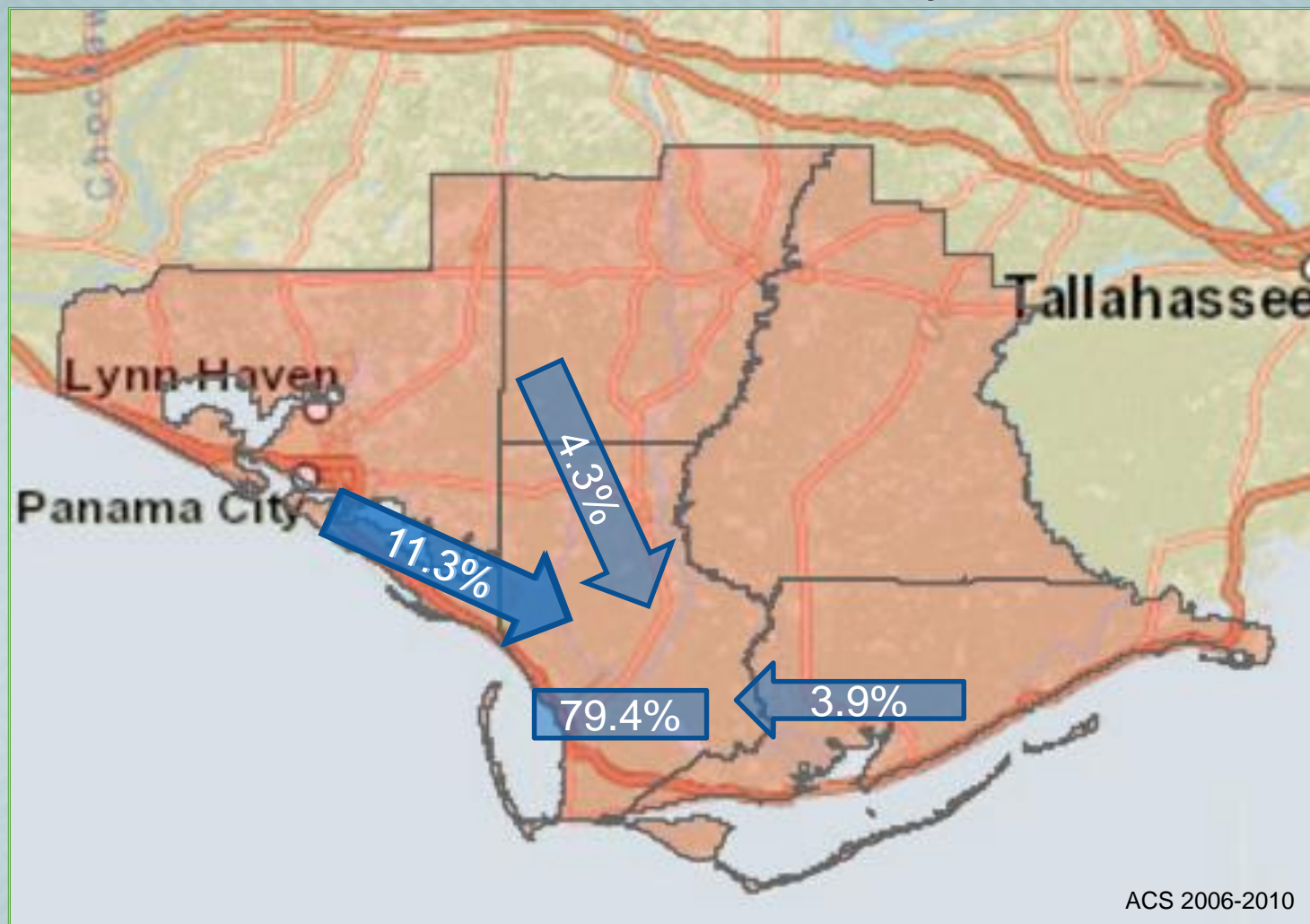
## Gulf to Gadsden Driveshed

Population	698,345
Employment	188,207
Establishments	15,552
Average Payroll	\$29,823
Total GDP	\$22.824 Bill
Manufacturing Empl.*	1,946
Transp./Logistics. Empl.*	2,306

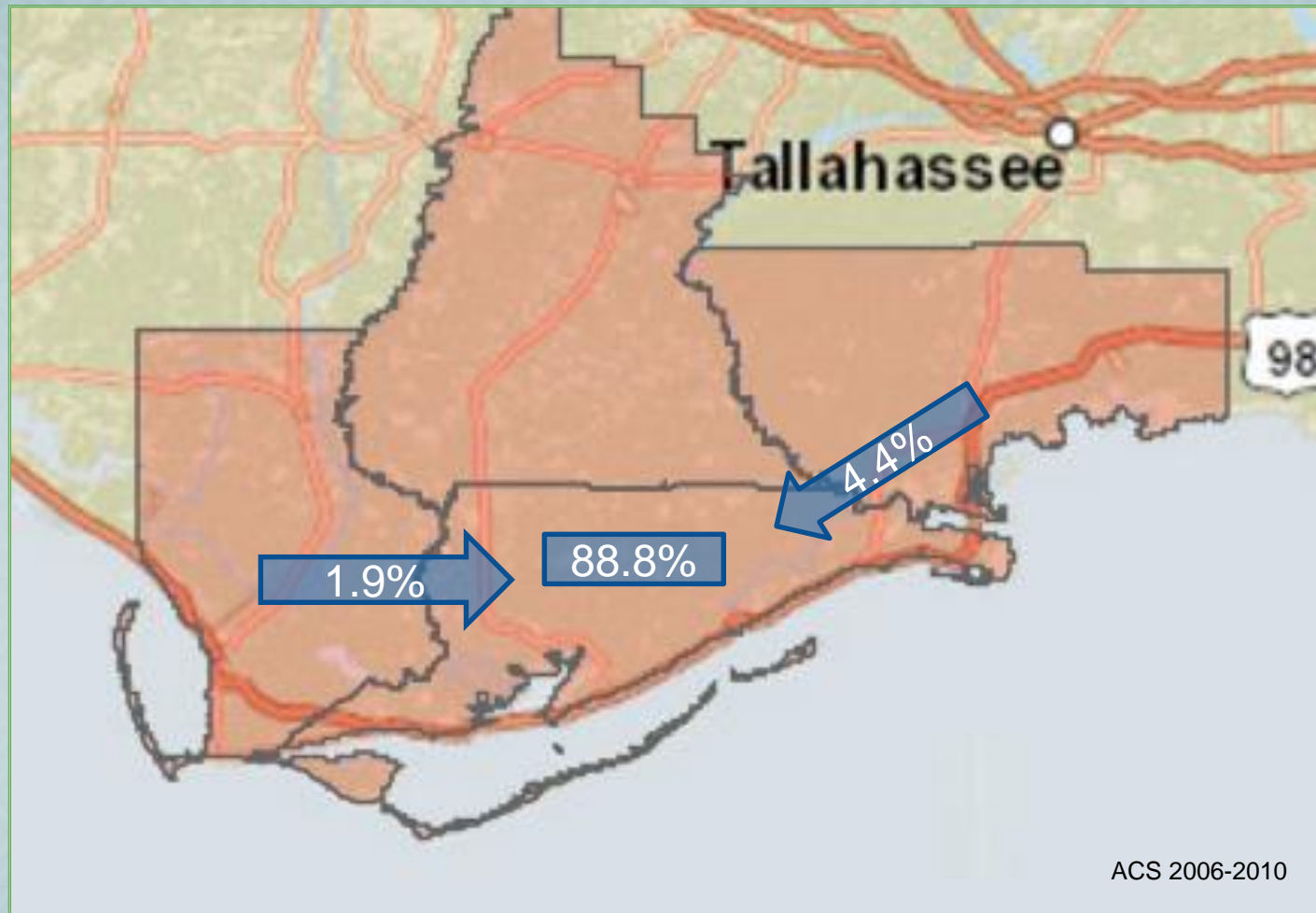
\*2012 Data



## Who Works in Gulf County?

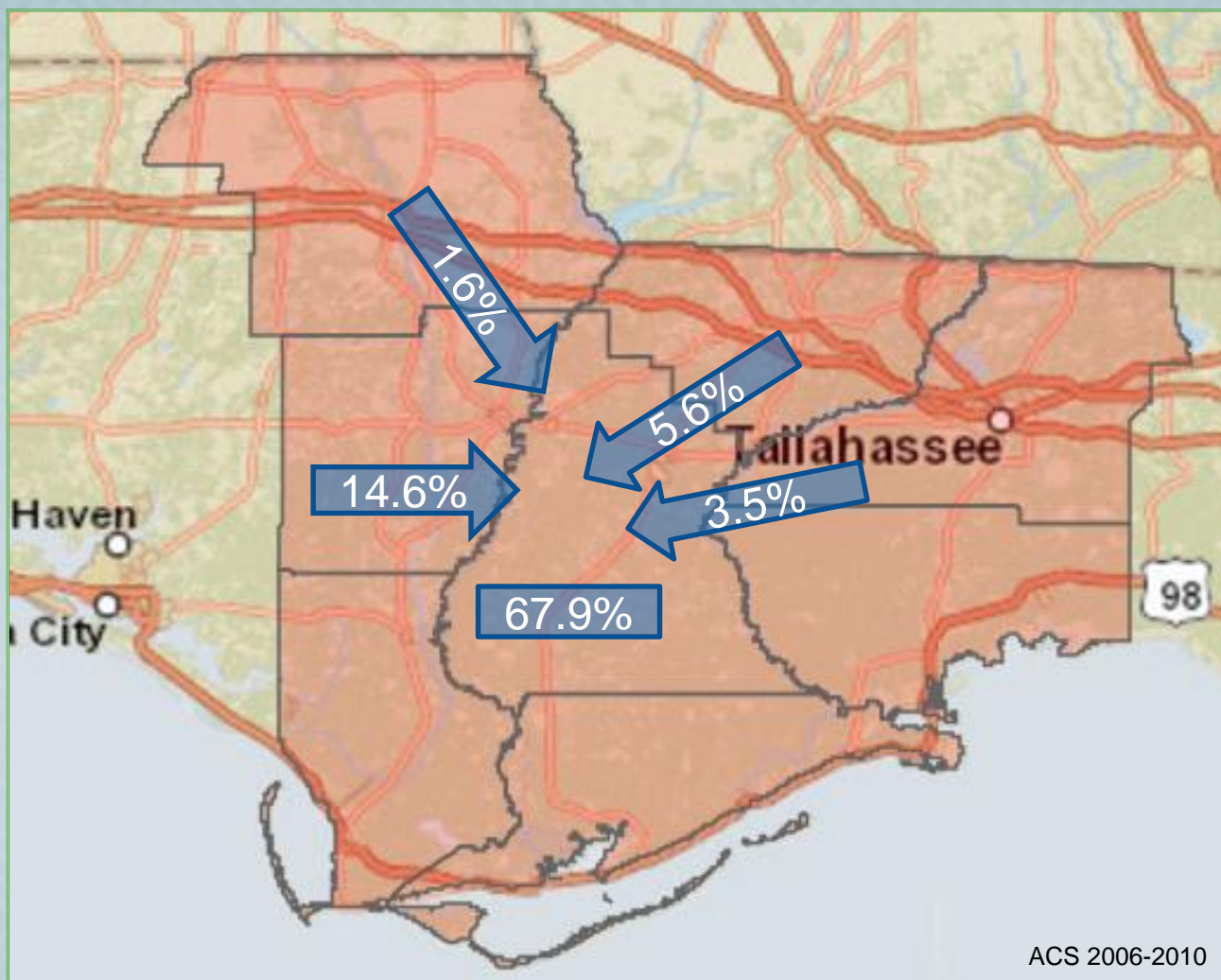


# Who Works in Franklin County





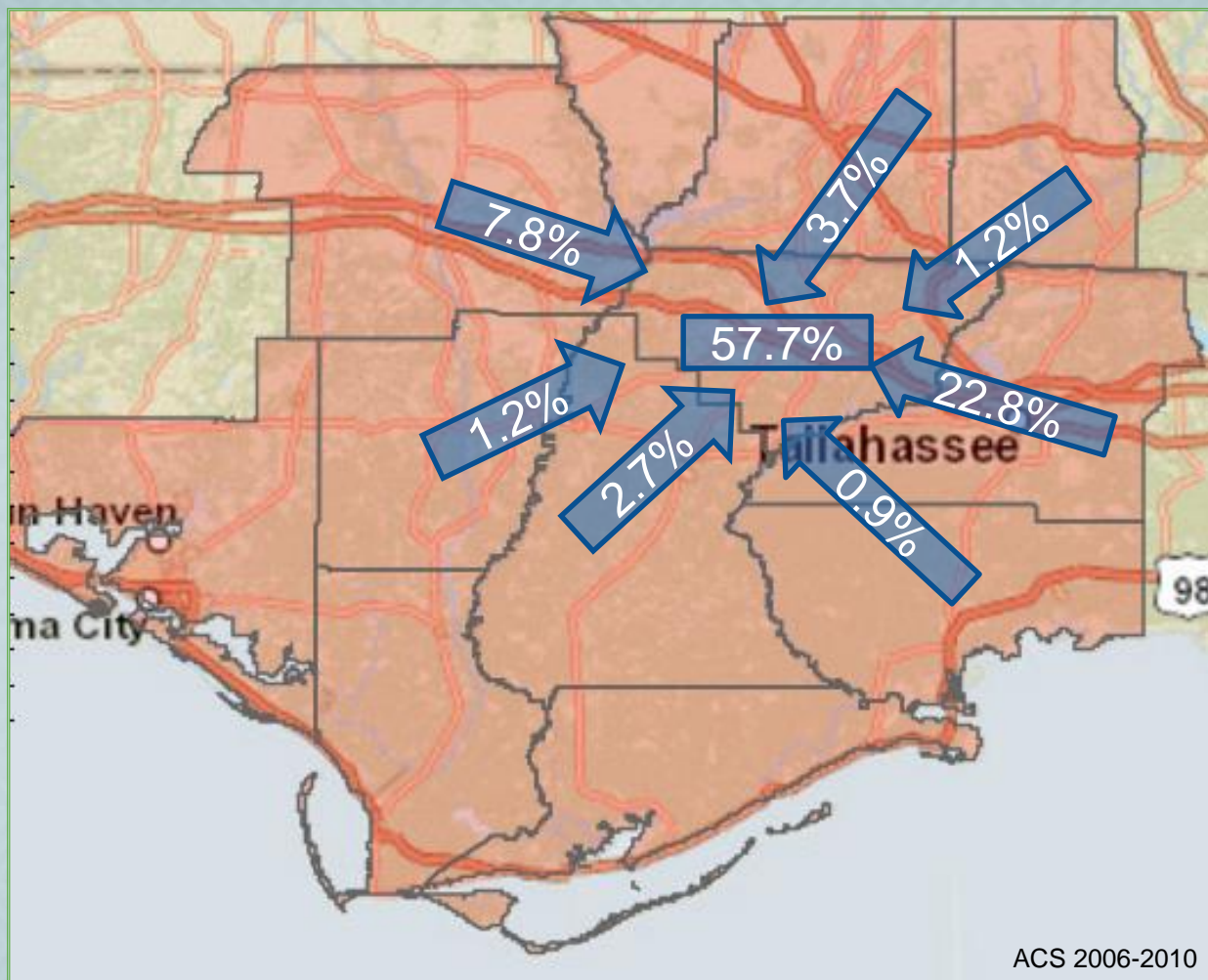
## Who Works in Liberty County



\*2012 Data



## Who Works in Gadsden County



What's it all about?

# PLANES, TRAINS AND AUTOMOBILES

?





Thank You!

**PLANES, TRAINS  
AND AUTOMOBILES**

**SHIPS &**

**TRUCKS !**



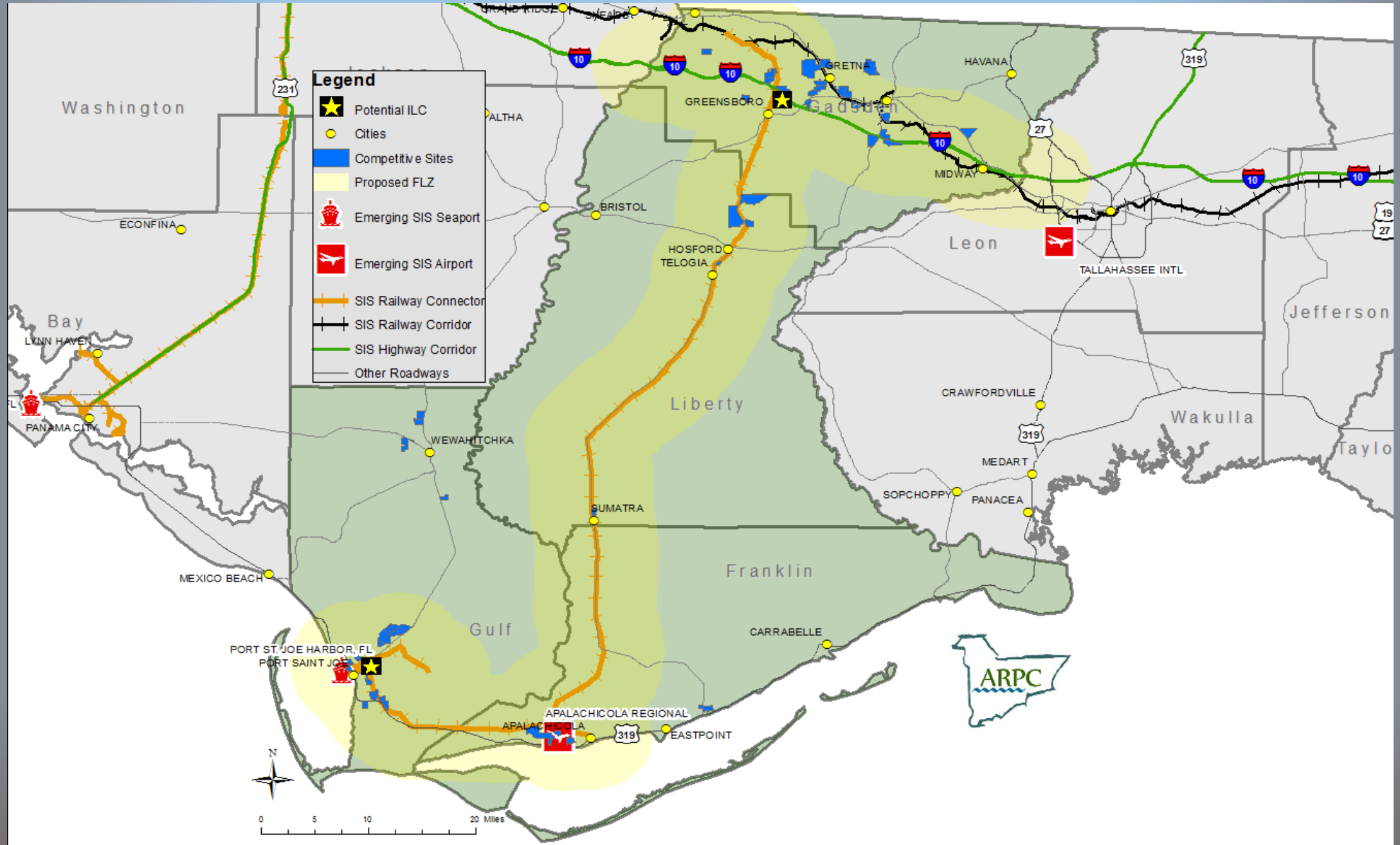
# Gulf, Franklin, Liberty, Gadsden Counties Freight Logistic Zone

**Gulf County Economic Development Coalition  
Technical Assistance Grant FY 2016-2017**

**April 27, 2017**



# Freight Logistics Zone & Boundary





# Agenda Item #3

- Background & History of project
- What we've achieved to date
  - SSI Inventory
  - Draft Strategic Plan

# Section 311.103, Florida Statutes

## Designation of state freight logistic zones

**“Freight Logistics Zone”** grouping of activities/infrastructure associated with freight transportation/related services within a defined area around an intermodal logistics center as defined in s. 311.101(2).

**“Intermodal Logistic Center”** including, but not limited to, an “inland port”, means a facility/group of facilities serving as a point of intermodal transfer of freight in a specific area physically separated from a seaport where activities relating to transport, logistics, goods distribution, consolidation, or value-added activities carried out and whose activities and services are designed to support or be supported by conveyance or shipping through one or more seaports listed in s. 311.09

# Purpose of the Freight Logistic Zone

- Identify a zone and supporting infrastructure that serves a strategic interest in the region and the State.
- Collect and analyze freight activity data and needed infrastructure improvements
- Needed infrastructure improvements to be considered for priority in state funding

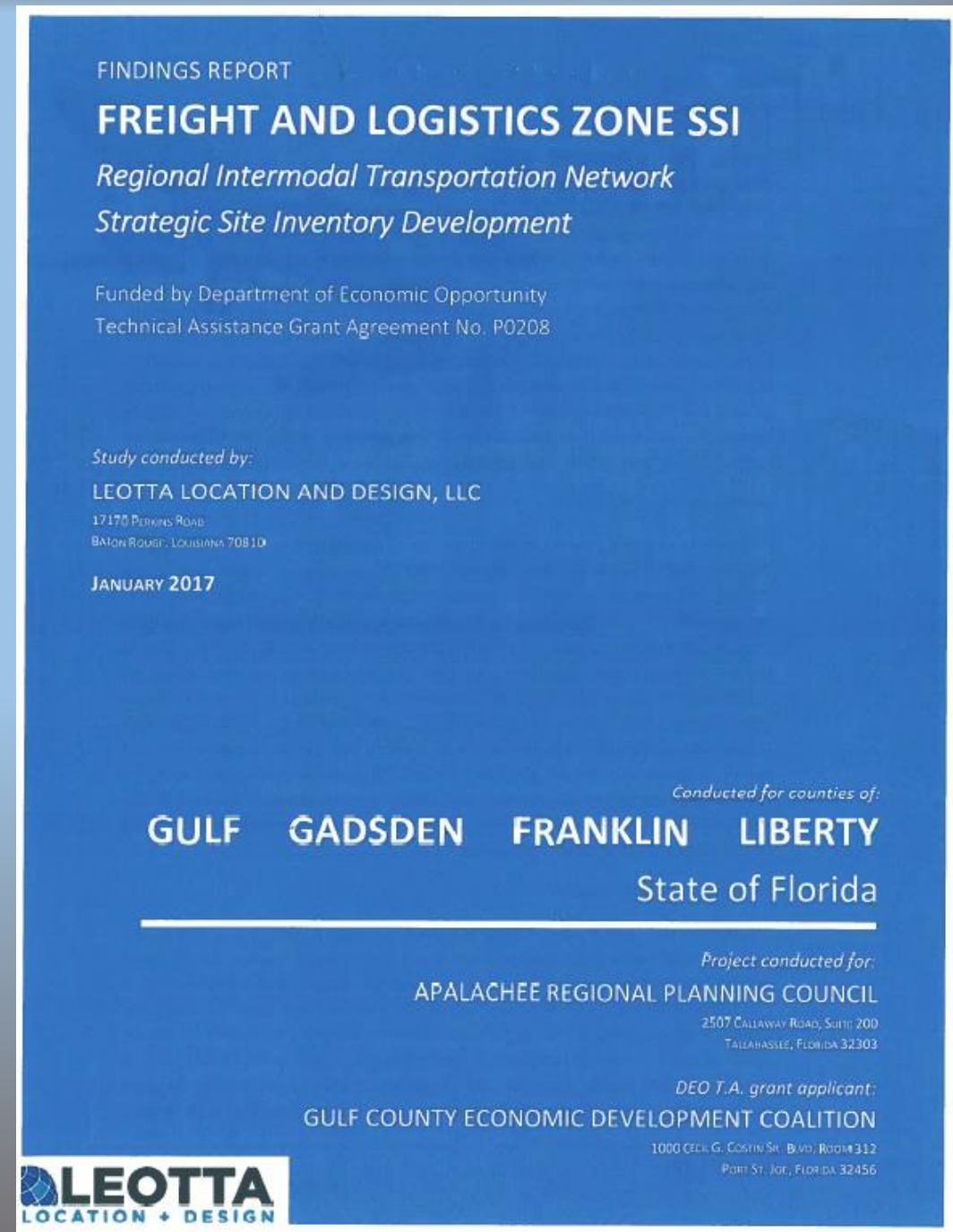


# Areas of Interest for FLZ

- FDOT District 3 Freight Infrastructure
- Freight Infrastructure in the 4-counties and surrounding area
- Strategic Intermodal Systems (SIS) highways, railroads, airports, seaports
- Non-SIS State highways, general aviation airports
- Warehousing, Distribution centers, trucking terminals
- Foreign Trade Zones
- Truck data
- Industrial/Commercial Comprehensive Plan FLUM designations
- Strategic Sites
- Clusters of Industrial Uses

# SSI Inventory

- Contains Selected Strategic Site Data
- Information includes:
  - SSI Phase I: Site Discovery
  - Local SSI Site Reviews
  - Potential SSI Phase I Site Discussion
  - Potential SSI Site Land Use
  - SSI Phase II: Preliminary Due Diligence (Gulf County)
  - SSI Phase III: Landowner Engagement (Gadsden County)



# Draft Strategic Plan

## GULF TO GADSDEN FREIGHT LOGISTICS ZONE STRATEGIC PLAN

Contents	PAGE
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Freight Movement in the Area .....	8
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The Freight Logistics Zone .....	15
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Appendix A Strategic Sites Inventory	
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Appendix C Detailed County Map Series	
Appendix D Supporting Data	
Appendix E Plan References	



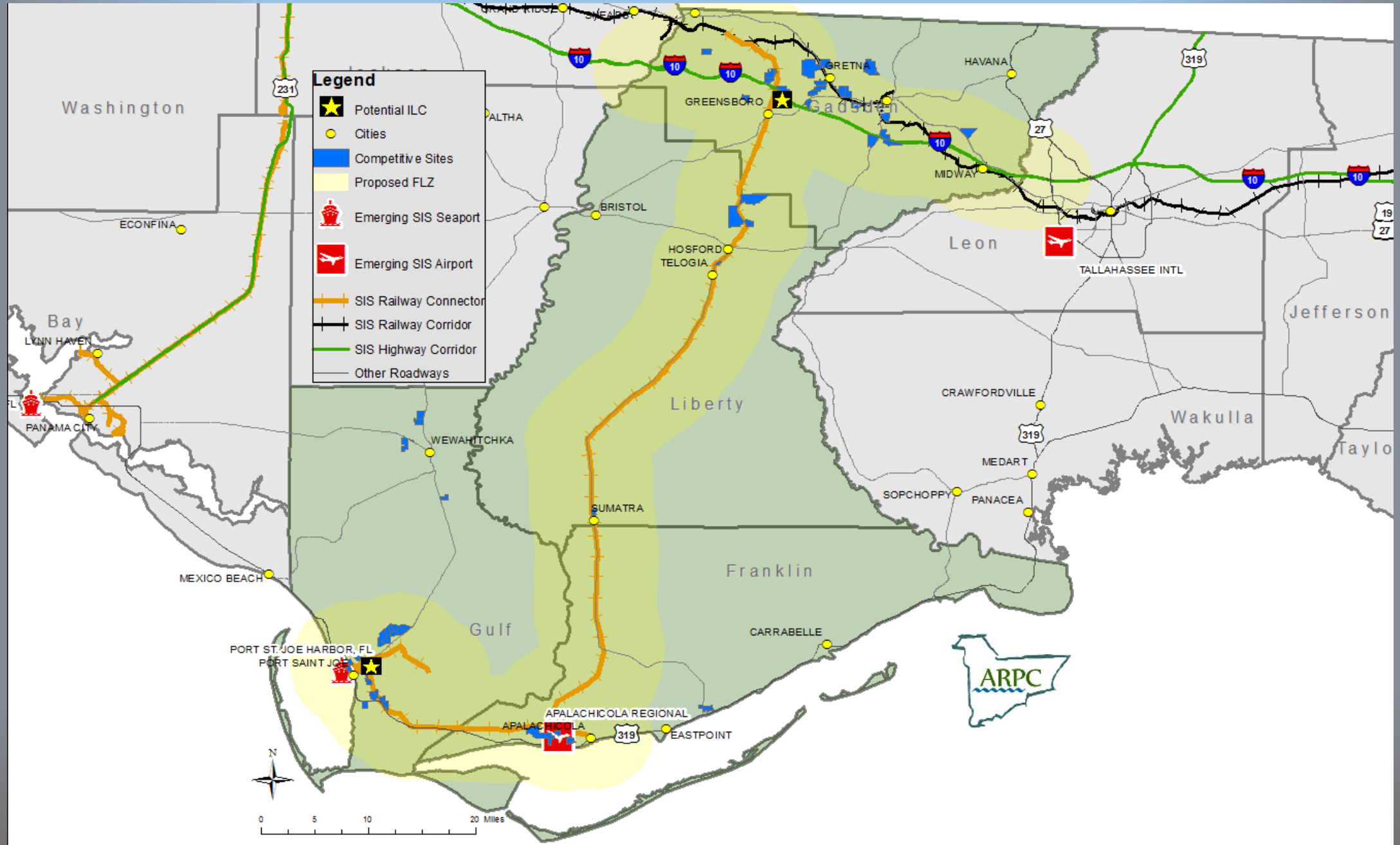
Photo 1. Bulkhead Improvements on the Gulf County Canal, Port St. Joe



# Agenda Item #4

- a. Discussion of FLZ Boundary
- b. Discussion of Potential Intermodal Logistic Centers – Landowner Engagement
- c. **Discussion of Infrastructure Needs and List of Strategic Infrastructure Improvements**

# Freight Logistics Zone & Boundary



# Gulf County Potential ILC

- Approx. 116-acres site is located on SR 71, near the city limits of the City of Port St. Joe.
- A rail spur runs adjacent to the southwestern portion of the site.
- Transmission lines run east and west adjacent to the southern border of the site.
- The site is composed of three land parcels owned by St Joe Land and Development Company and Apalachicola Northern Railroad.

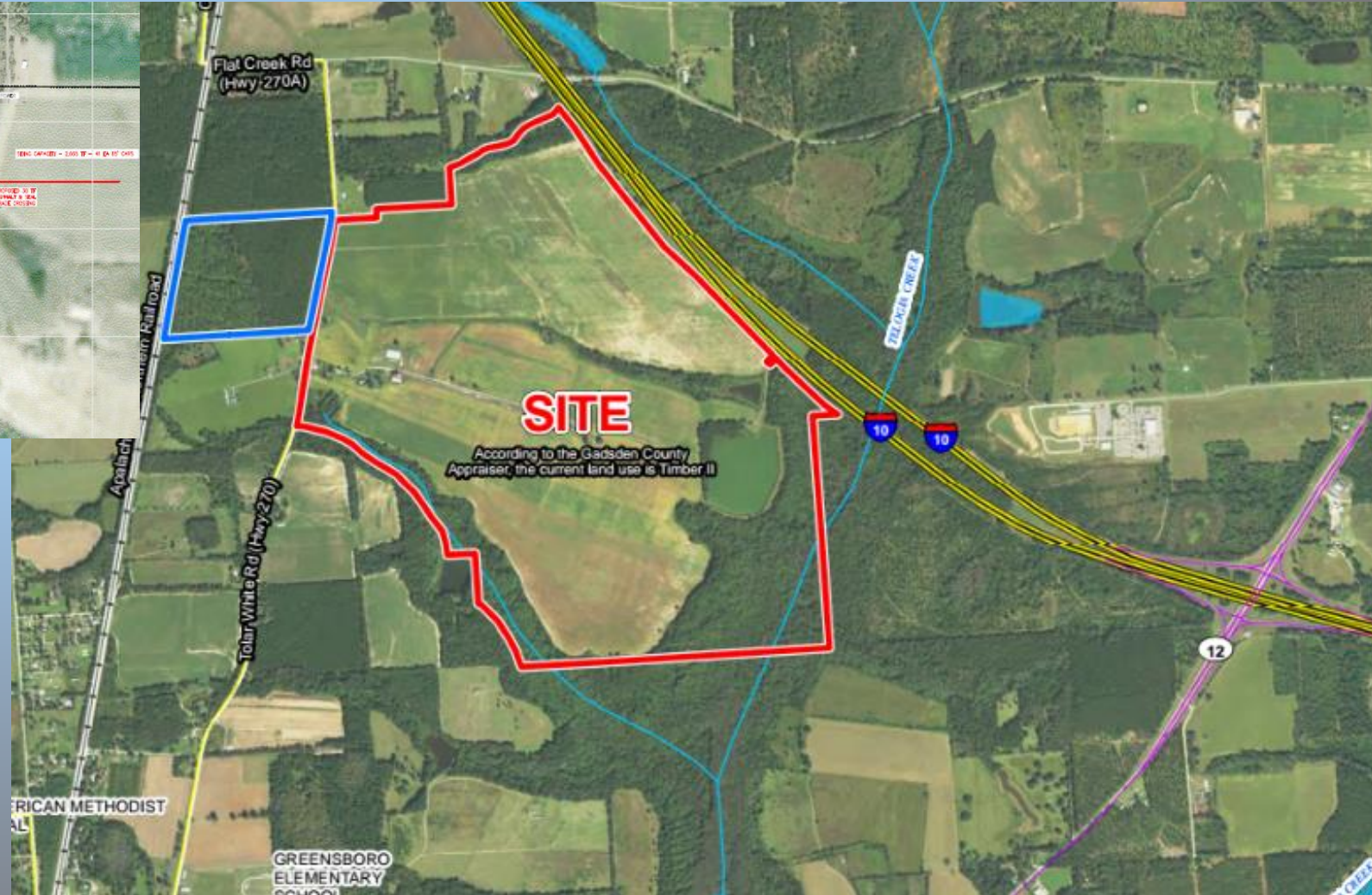


Source: Gulf to Gadsden FLZ Strategic Plan pg. 10-11



# Gadsden County Potential ILC

- Approx. 570 acres in City of Gretna
- Adjacent to I-10, 4-road miles from I-10 via CR 270 and SR 12.
- Site is approx. 1,800 feet east of an Apalachicola Northern (AN)
- Access to AN requires the construction of a rail spur on adjacent site.
- Adjacent site providing rail access is under different ownership than the focus site.
- Spur construction would require an agreement with the landowner of the adjacent 51.19 acre site.
- An at grade crossing of CR 270 will need to be constructed.



Source: Gulf to Gadsden FLZ Strategic Plan pg. 11-13

# #4c. Discussion of Infrastructure Needs and List of Strategic Infrastructure Improvements

- Overview
  - Improvements at SSI Sites specifically
  - Improvements of Freight Network as a whole.
- By-County facilitated Breakout Sessions
  - Representatives from the Port of Port St. Joe, G&W, FDOT, and the Apalachicola Airport are here to field questions.

# Breakout Session Report

Site Improvements		
Facility	Description	Improvement



# Moving Forward - Timetable

- **May 15, 2017:** Deliverable #4. Working Group Summit 2
  - Summit date: Today April 27, 2017
  - Final Comments Due May 5<sup>th</sup>, for a deliverable by May 15<sup>th</sup>.
- **June 15, 2017:** Deliverable #5. Public Hearings and Final Strategic Plan
  - Each county holds a public hearing with BoCC
  - Each county BoCC to consider adopting the updated and Final Strategic Plan

# Questions? Comments?

- Bruce Ballister – ARPC Economic Development, [BBallister@thearpc.com](mailto:BBallister@thearpc.com)
- Kwentin Eastberg - ARPC Transportation, [Keastberg@thearpc.com](mailto:Keastberg@thearpc.com)
- Marina Pennington – Planning Consultant, [marina.pennington@Comcast.net](mailto:marina.pennington@Comcast.net)
- Victor Leotta – LEO, LLC, [victor@location-design.com](mailto:victor@location-design.com)
- Chris Holley – Gulf County EDC, [cholley@gulfcountyedc.com](mailto:cholley@gulfcountyedc.com)

