

**DUKE ENERGY SITE READINESS PROGRAM
SITE EVALUATION**

**Property Name: Opportunity Park
Site Location: Crawfordville, Wakulla County, FL
Category: General Industrial Park**

OVERVIEW OF EVALUATION

In this report, we have divided our evaluation of the property into two areas. The first is an evaluation of the property, and the second includes recommendations on how to improve the readiness of the property.

EVALUATION OF PROPERTY

We are assessing the property on its ability to be developed for industrial use. The information documented in this section was provided by the applicant either in the evaluation application or during the site visit. We have grouped the findings into three categories: green, yellow, and red. The green category are strengths of the property, and the red category are weaknesses of the property. The yellow category are the items that are marginal or areas where information is unknown.

Site Characteristics	
	<ul style="list-style-type: none">• Property is 240 total acres.• Property is controlled by a single landowner – N.G. Wade Investment Company.• Landowner is willing to sell or lease the property, but the preference is to lease.• One company, CSG Systems International, is located within the park.• Future land use designation for the property is industrial.• Zoning classification for the property is Planned Unit Development (PUD).• PUD, originally approved in 1993 has been extended until April 2033. PUD allows for 1,900,000 square feet.
	<ul style="list-style-type: none">• Majority of the property is located in FEMA Flood Zone X – outside of the 100- and 500-year flood zones, but approximately 45 acres in the eastern portion of the property are within FEMA Flood Zone A – inside the 100-year flood zone.• Existing roadways are present throughout the park.

Site Characteristics (continued)

- No due diligence studies have been completed on the property. The lack of due diligence on the property presents risks to many prospects and is considered an unknown.
- The site has the potential for seven threatened or endangered species, but there is no known presence on the property.

Transportation

- The property is 15 miles from Tallahassee International Airport.
- Park internal roads are already in place, allowing for access to the various parcels.
- The property is located 17 miles from I-10.
- Property is not served by rail.

Utility Adequacy / Capacity

- Duke Energy 12 kV distribution line is located adjacent to the site's northern boundary along Commerce Boulevard. The current infrastructure can provide 2.5 MW, but with some work shifting loads between feeders, 5 MW could be provided to the property within six months.
- Electric feeder is on Duke Energy's Grid Investment Plan for upgrades next year. Redundant electric service will be available in 2018.
- Winco Utilities has an eight-inch water line that can provide 1,500 gallons per minute located at the property boundary.
- Winco Utilities Water Treatment Plant which is located across Commerce Boulevard from the property has an excess capacity of 2,325,000 gallons per day factoring in peak utilization.
- Winco Utilities has an eight-inch wastewater force main with 355,000 gallons of excess capacity located along Commerce Boulevard.
- Winco Utilities Wastewater Treatment Plant is adjacent to the property and has an excess capacity of 355,000 gallons per day.

Utility Adequacy / Capacity (continued)

- CenturyLink is the telecommunications provider to the property, and they have underground fiber in the area. Service is typically available within 30 days.
- Due to the more rural location of the electric feeder and six miles between the property and the substation, this line has a higher number of outages and durations.
- Details of how the property will be served by natural gas are unknown. The City of Tallahassee and TECO both have natural gas lines in the vicinity of the property, but exact details of how service would be provided are unknown.

Start-Up Schedule

- Electric service (5 MW) can be provided within six months.
- An eight-inch water line is adjacent to the property, and service will just need to be extended into the site.
- An eight-inch wastewater line is adjacent to the site, and service will just need to be extended into the site.
- Telecommunications service can be provided within 30 days.
- Estimated schedule to provide natural gas service to the property is unknown.
- No due diligence studies have been completed on the property so potential development issues are unknown at this point.

Site Costs

- Electric service (5 MW) may be able to be provided with little to no anticipated cost to the customer based on a revenue credit.
- A price per acre has been established for the property.
- Water and wastewater lines are already to the property boundary and will only need to be extended into the site.

Site Costs (continued)	
	<ul style="list-style-type: none"> • Telecommunications infrastructure is already to the property boundary.
	<ul style="list-style-type: none"> • Estimated cost of natural gas extension is unknown.

Community / Workforce	
	<ul style="list-style-type: none"> • Wakulla County has had no union elections. (2005 to April 2018). • High School Attainment in Wakulla County is higher than the Florida average: <ul style="list-style-type: none"> ○ Wakulla County: 87.7% ○ Florida: 87.2% • Percentage of workforce employed in manufacturing is 14.6% for Wakulla County (2016), a rate higher than the state of Florida at 4.9%.
	<ul style="list-style-type: none"> • Wakulla County had slightly less overall job growth over the past three published years, 2014-2016 (7.1% job growth compared to the Florida average of 7.9% job growth). • Bachelor's Degree Attainment in Wakulla County is lower than the Florida average: <ul style="list-style-type: none"> ○ Wakulla County: 16.6% ○ Florida: 27.9%

Marketing	
	<ul style="list-style-type: none"> • Existing park with infrastructure already completed (roads, utilities, etc.) • Quick start-up schedule and low start-up costs due to infrastructure already being in place. • Proximity to Tallahassee and Florida State University.
	<ul style="list-style-type: none"> • The property is located 17 miles from I-10. • Wakulla County does not have a full-time economic developer.

Marketing (continued)	
	<ul style="list-style-type: none"> • Being able to provide an available skilled workforce.

Other	
	<ul style="list-style-type: none"> • Wakulla Correctional Institution is located in close proximity to the property.

RECOMMENDATIONS

Based upon our evaluation of the property, we have developed some recommendations on ways to further improve the readiness of the property for industrial prospects. Some of these are short-term items that may be able to be addressed quickly, but others may be more long-term items that will take time and money to complete.

Short-term Recommendations

- Update zoning map to reflect that the property is entirely within PUD zoning. Opportunity Park is comprised of a portion of four parcels, and currently, the zoning map shows an entire parcel as one zoning classification. Therefore, only the northwest parcel is shown as the PUD zoning classification. The other three are shown as Agriculture.
- Develop detailed cost and schedule estimates to serve the property with natural gas infrastructure.
- Develop an updated infrastructure map. Current map is hand-drawn and does not show the location of all utilities.
- Begin to create electronic versions of documents and databases. For example, a survey of the property as a CAD file.
- Ensure that property is in site and building databases such as Enterprise Florida's database which can be done through Opportunity Florida. Currently, no properties in Wakulla County are in Enterprise Florida's database. Additional nationwide databases to potentially list the property include CoStar and LoopNet.

Long-term Recommendations

- Hire a full-time economic developer to allow for proactive marketing of Wakulla County.
- Complete a site-specific workforce analysis that capitalizes on the property's proximity to Tallahassee and institutions of higher education such as Florida State University.

- We recommend completing due diligence on the property, which includes the following:
 - Geotechnical Report. We would recommend at least one drilling or sounding per 50 developable acres. We would recommend drillings be to at least 25 feet.
 - Wetlands Delineation. After the wetlands delineation has been completed, it should be submitted to the U.S. Army Corps of Engineers for an approved Jurisdictional Determination.
 - Threatened and Endangered Species Study. An effect determination should be completed for the property for any threatened and endangered species that may be present for the property.
 - Phase I Environmental Site Assessment. The Phase I ESA should be performed to the current ASTM standard which is E1527-13. In addition, steps should be taken to mitigate any recognized environmental conditions if these are found on the property.
 - Archaeological and Historical Investigation Report. If available, having the State Historic Preservation sign off on the findings would be advantageous.

POTENTIAL END USERS

Industry	High	Medium	Low	Notes
Duke Energy Target Industries				
Advanced Manufacturing/ Materials ¹	✓			Leverage proximity to FSU and Tallahassee
Aerospace ¹			✓	Lack of runway
Automotive			✓	Outside of the central supplier network
Chemicals			✓	PUD excludes chemical facilities
Data Centers			✓	Limited electric capacity and/or prefer closer to a metropolitan area
Food & Beverage			✓	Currently limited wastewater availability
Life Sciences ¹			✓	Not a large concentration in the area
Plastics			✓	Large overlap with chemicals; Many may be excluded by PUD
Technology ¹		✓		Opportunity in manufacturing of technology components
Enterprise Florida Target Industries				
Defense & Homeland Security			✓	Concentration of military installations are west and east
Financial & Professional Services			✓	Focus on large population centers
Logistics & Distribution			✓	Distance to interstate will limit opportunities
Cleantech		✓		Energy industry is evolving; Leverage research from FSU
Headquarters			✓	Focus on large population centers

¹ Also an Enterprise Florida Target Industry