



# **OPPORTUNITY PARK**

## **Wakulla County**

### **Due Diligence Report**

**Prepared for:**

**Duke Energy**

**&**

**Quest Site Solutions**

**Prepared By:**

**Heidt Design**

**August 2, 2018**

## Site Conditions

### 1 Location

The project is approximately 240 acres in size and located in Wakulla County, FL. The site is part of an existing industrial park and is surrounded by agricultural, residential and industrial land. There is currently one 75,000 sq. ft. building on site.

### 2 Roadway Access

The site has access via Commerce Boulevard, a two-lane, paved roadway and west to Woodville Highway (Hwy 363), a two lane, paved roadway.

### 3 Transportation

Nearest Interstate: I-10	Distance	15 miles
Nearest Interstate: I-75	Distance	110 miles
Nearest 4-Lane Highway: Capital Circle Hwy	Distance	10 miles
Nearest Rail Terminal: N/A	Distance	0 miles
Nearest Port: St. Marks	Distance	9 miles
Nearest Commercial Air Service: Tallahassee International Airport	Distance	17 miles

### 4 Soils

The U.S. Department of Agriculture (USDA)/National Resource Conservation Service (NRCS) Websoil Survey website depicts the following soil map units within the project vicinity:

Alpin sand, 0 to 5 percent slopes. This nearly level to gently undulating, excessively drained soil is on the uplands.

Ocilla sand, 0 to 5 percent slopes. This gently sloping, somewhat poorly drained soil is in low areas on uplands.

Otela fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, moderately well drained soil is on low knolls and broad uplands.

Ortega sand, 0 to 5 percent slopes. This nearly level to gently undulating, moderately well drained soil is on side slopes or in concave areas on the sandy uplands and is on convex knolls on flatwoods.

Leon sand. This nearly level, poorly drained soil is in broad areas on flatwoods.

Ridgewood fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, somewhat poorly drained soil is on uplands and on slightly convex knolls in the higher areas on flatwoods.

Shadeville fine sand, 0 to 5 percent slopes. This nearly level to gently undulating, moderately well drained soil is in moderately broad areas on low uplands and on broad knolls on flatwoods.

Moriah fine sands, 0 to 2 percent slopes. These soils are nearly level and are somewhat poorly drained located in broad areas on flatwoods.

Tooles fine sands, 0 to 1 percent slopes. These soils are nearly level and are poorly drained located in broad areas on flatwoods.

## **5 Topography**

The site is fairly level with the minimum topographic elevation at 20 feet and the maximum elevation at 38 feet.

## **6 Floodplains**

There are 46.6 acres designated as FEMA Zone 'A' on the property.

## **7 Wetlands**

There are no wetlands on the property.

## **Utilities**

### **1 Potable Water: Winco Utilities**

Currently, the nearest water connection is a 8-inch line located at the site. Winco Utilities is willing to expand capacity as necessary to accommodate the project.

### **2 Wastewater: Winco Utilities**

An 8-inch force main is located adjacent to the property. Winco Utilities is willing to expand capacity as necessary to accommodate the project.

### **3 Electric: Duke**

The distribution feeder line is adjacent to the property along Commerce Blvd. This feeder is included in Duke Energy's Grid Investment Plan for next year which will help increase service reliability. Any required upgrade to service can be completed within six months.

#### **4 Natural Gas: City of Tallahassee**

An eight-inch line is located approximately 6,336 feet from the property. A supply line will be required to service proposed development and can be completed as soon as needed.

#### **5 Telecommunications: Century-Link**

Telecommunications infrastructure is located on-site. Any upgrade to service can be completed within 30 days.

### **Existing Future Land Use**

#### **1 Comprehensive Land Use Categories**

##### **Industrial**

A Comprehensive Plan Amendment 94-12 was approved to change the Future Land Use to Industrial concurrent with a PUD zoning request. Development shall be allowed at a maximum floor area ratio (FAR) of 0.4 where central water and sewer (including package plants) are available.

#### **2. Permitted Uses**

Industrial activities, including manufacturing, processing, warehousing and storage activities shall be permitted. Commercial retail, office and service uses shall also be permitted.

### **Existing Zoning**

#### **1 Zoning Districts**

##### **PUD – Planned Unit Development**

R93-03 approved by the Wakulla County Board of County Commissioners rezoned the subject property to Planned Unit Development to allow for the use of the subject property as an industrial park and employment center to contain manufacturing, supporting office, and research and development laboratory space.

#### **2 Permitted Uses**

The Opportunity Park PUD Guidelines consist of an approximately 240 acre planned industrial park allowing up to 1,900,000 square feet of manufacturing, warehousing/distribution, product processing and packaging, supporting office, and

research and development laboratory space and other approved employment centers and up to 1,000 parking spaces.

### **3 Surrounding Uses**

North: Agricultural and rural residential

South: Agricultural and residential

East: Agricultural

West: Industrial, commercial, and agricultural

### **4 Building Height and Lot Coverage**

Building Height: 65 feet

### **5 Setbacks**

Front: 80 feet

Side: 10 feet

Rear: 50 feet

### **6 Landscaping**

All commercial and industrial site plans shall include a landscape plan to be approved with the site plan.

### **7 Parking**

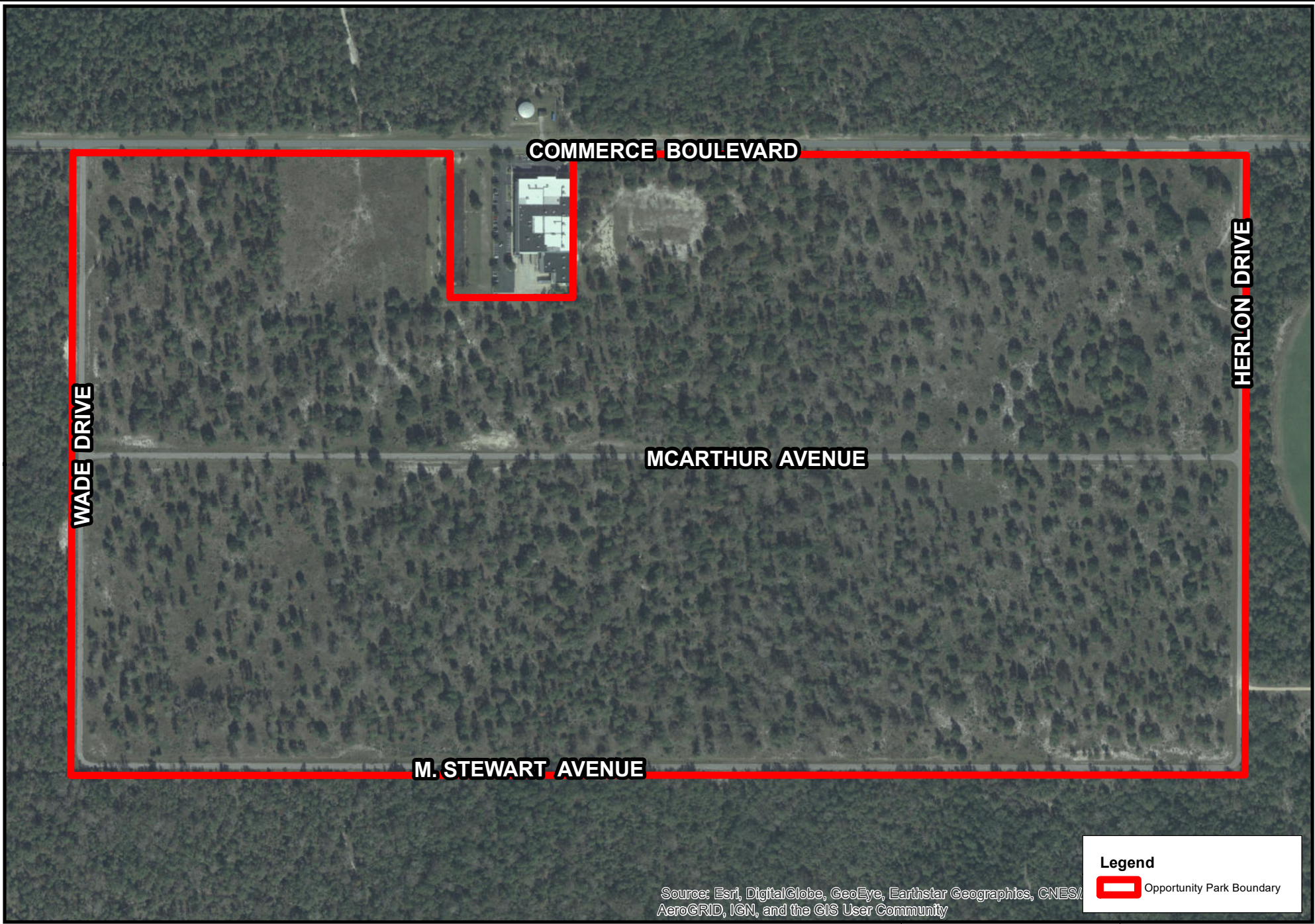
Parking and loading requirements shall be determined individually on each specific application and depend upon the requested uses and their potential intensity however, 1,000 parking spaces were anticipated in the PUD.

### **8 Current Entitlements**

Industrial uses on the property to a maximum not to exceed 1,900,000 square feet.

## List of Exhibits

1. Aerial Map
2. Location Map
3. Soils Map
4. Topography Map
5. Environmental Constraints Map
6. Future Land Use Map
7. Zoning Map
8. Conceptual Plan



**WADE DRIVE**


**COMMERCE BOULEVARD**

**HERLON DRIVE**

**MCARTHUR AVENUE**

**M. STEWART AVENUE**

**Legend**

 Opportunity Park Boundary


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/AeroGRID, IGN, and the GIS User Community

**Opportunity Park**

Aerial

Wakulla County

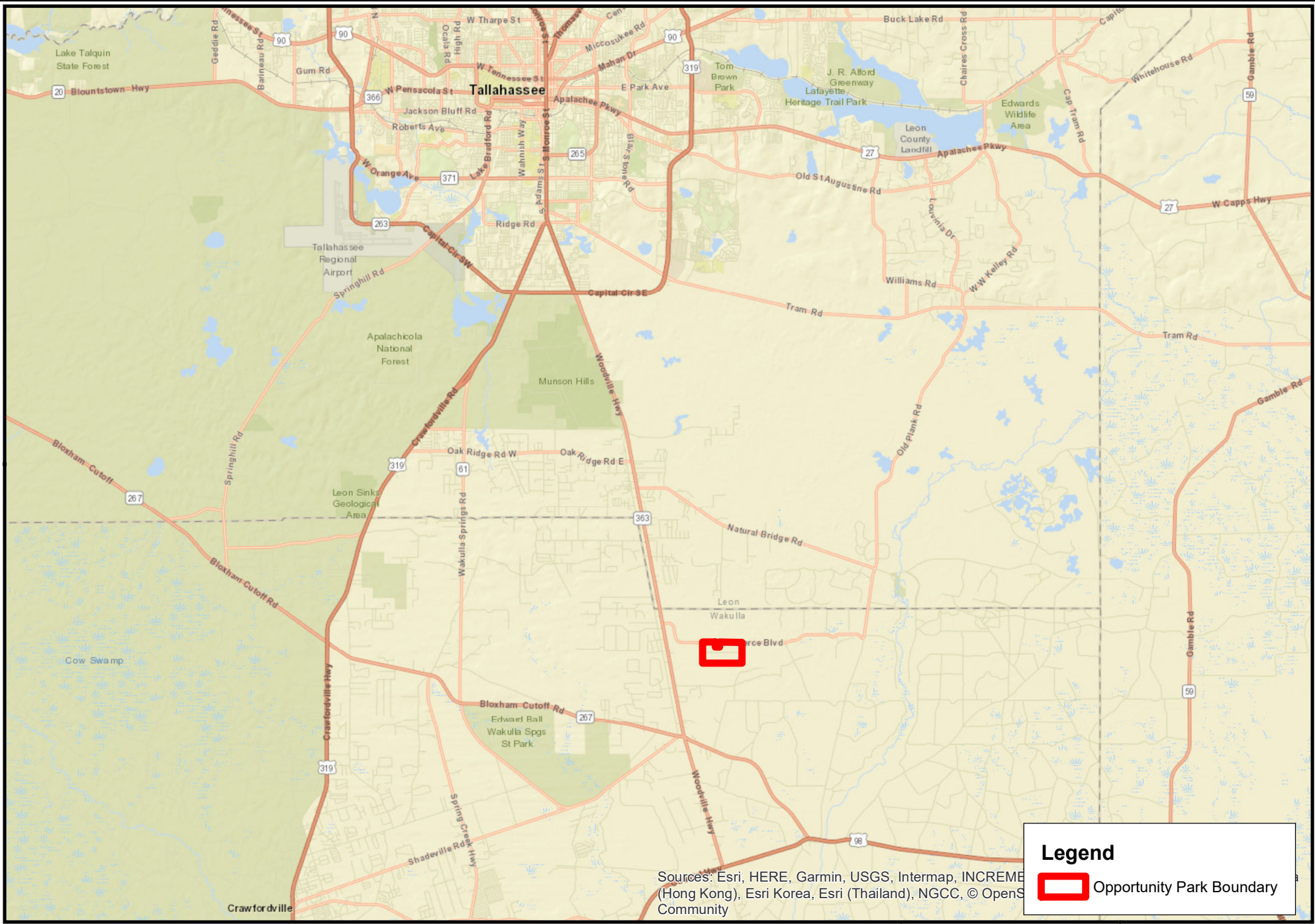
0 250 510 Feet




Source: Heidt Design, FGDL  
Imagery: ESRI 2018  
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, or other appraisal or survey.



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DESIGN  
(813) 253-5311



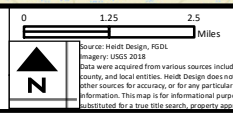
**Legend**

 Opportunity Park Boundary

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap Community

**Opportunity Park**  
Location

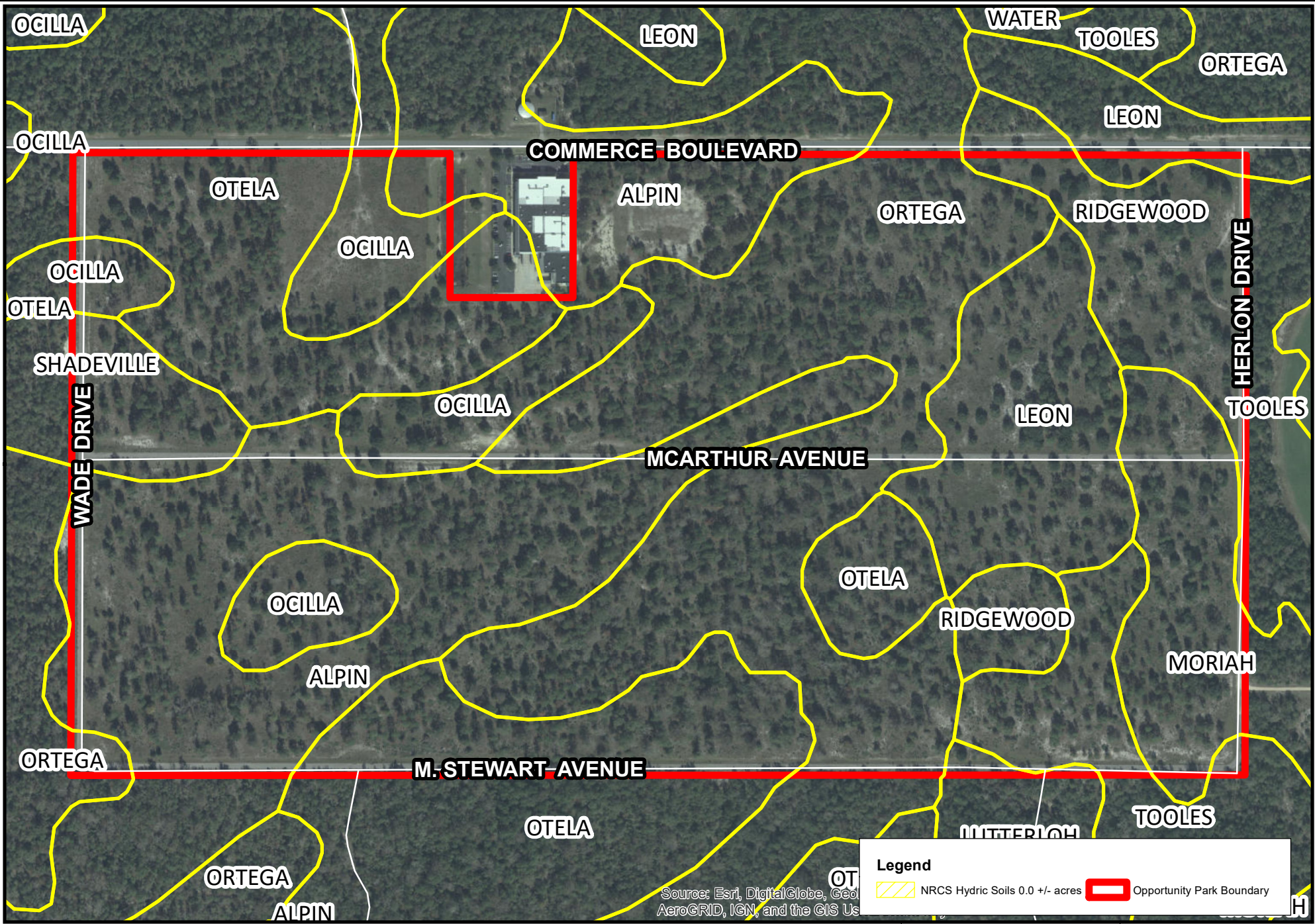
Wakulla County



Source: Heidt Design, FGDL  
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**Legend**

- NRCS Hydric Soils 0.0 +/- acres
- Opportunity Park Boundary

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, and the GIS User Community

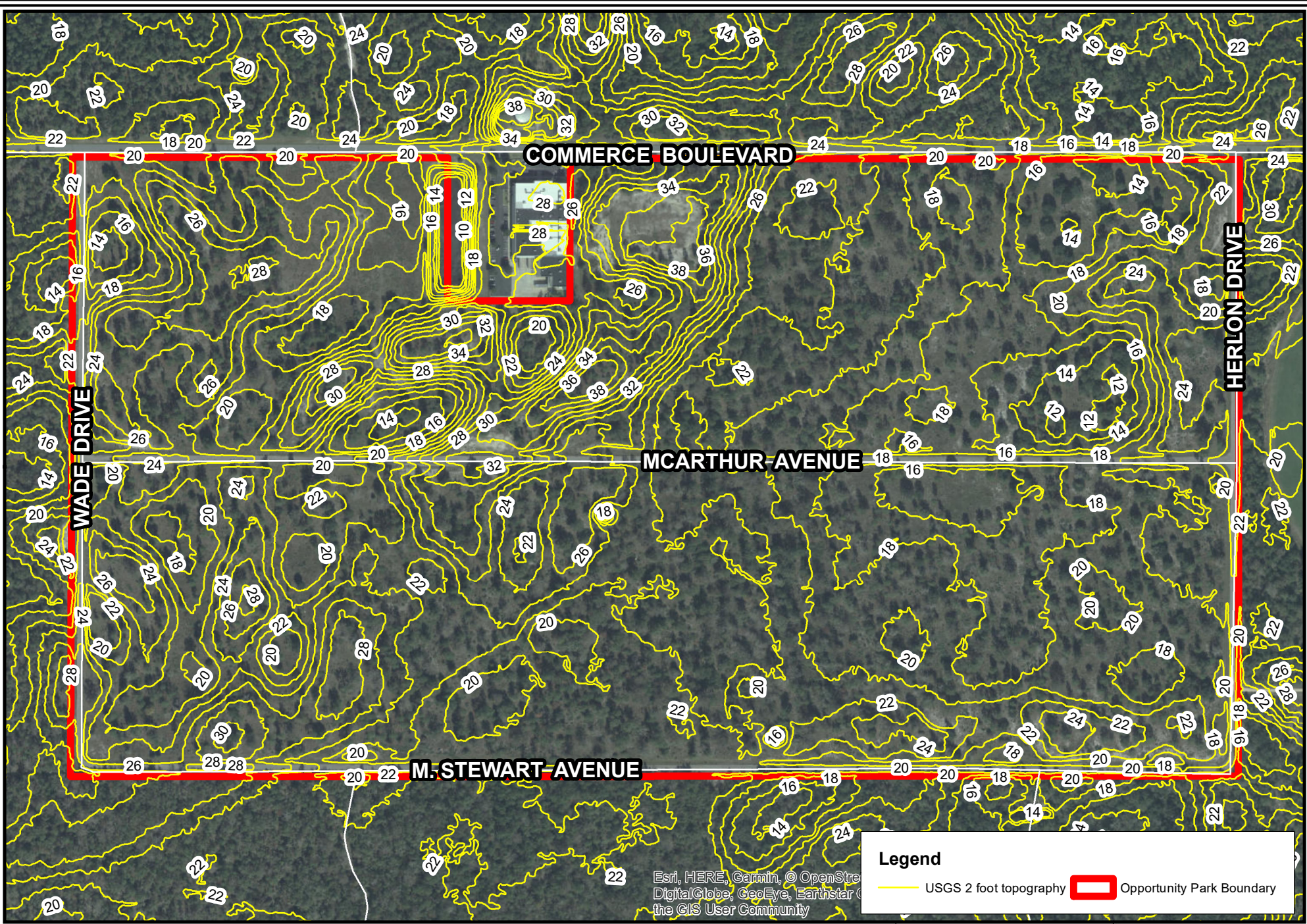
0 255 510 Feet

Source: Heidt Design, FGDL, NRCS  
Imagery: ESRI 2018  
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**Opportunity Park**  
NRCS General and Hydric Soils

Wakulla County



**Opportunity Park**  
USGS Topographic Features

Esri, HERE, Garmin, © OpenStreetMap contributors, DigitalGlobe, GeoEye, Earthstar (Imagery), Swire, the GIS User Community

**Legend**

- USGS 2 foot topography
- Opportunity Park Boundary

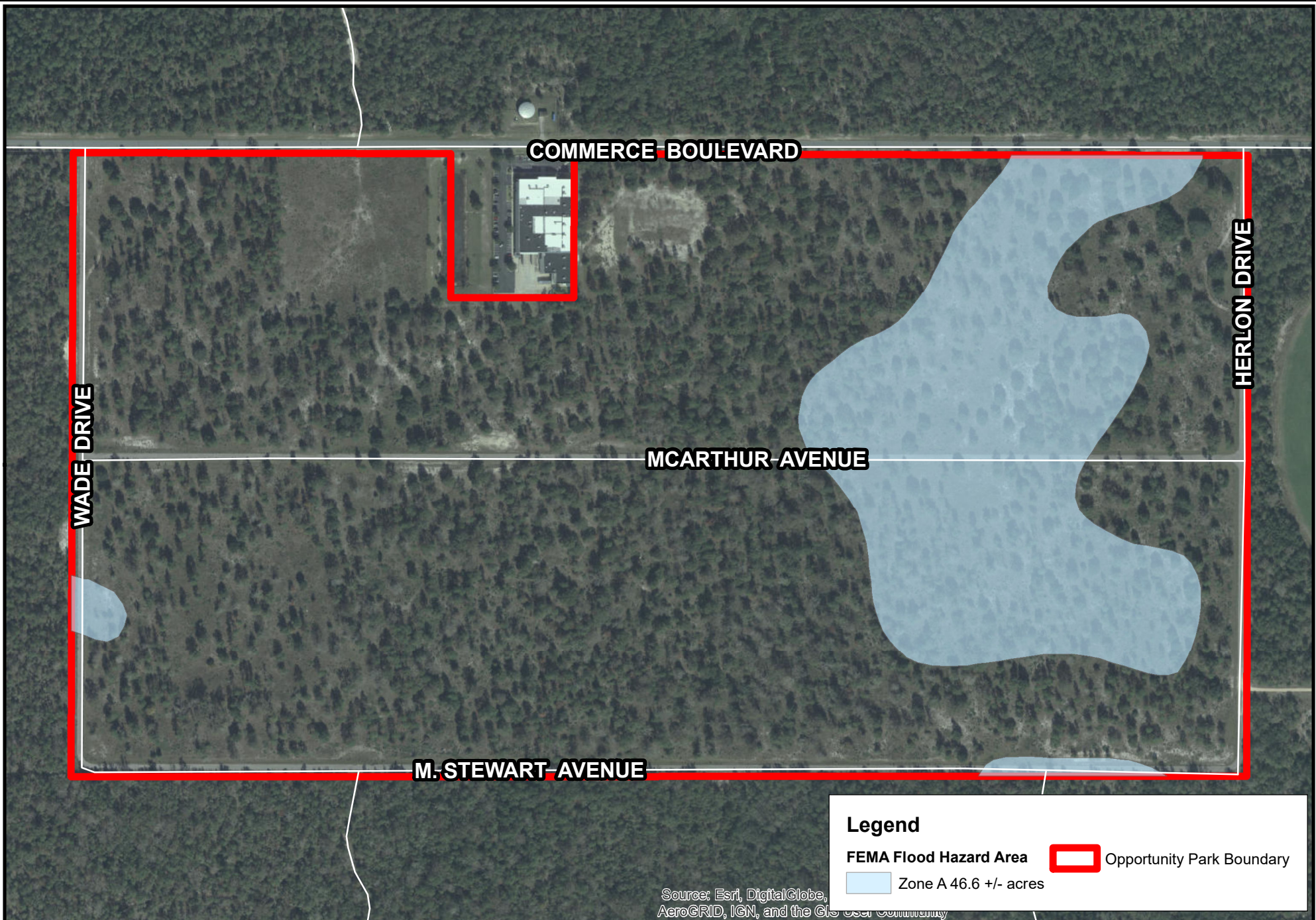
0 255 510 Feet

Source: Heidt Design, FGDL  
Imagery: Esri 2018  
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Wakulla County



**COMMERCE BOULEVARD**

**WADE DRIVE**

**HERLON DRIVE**

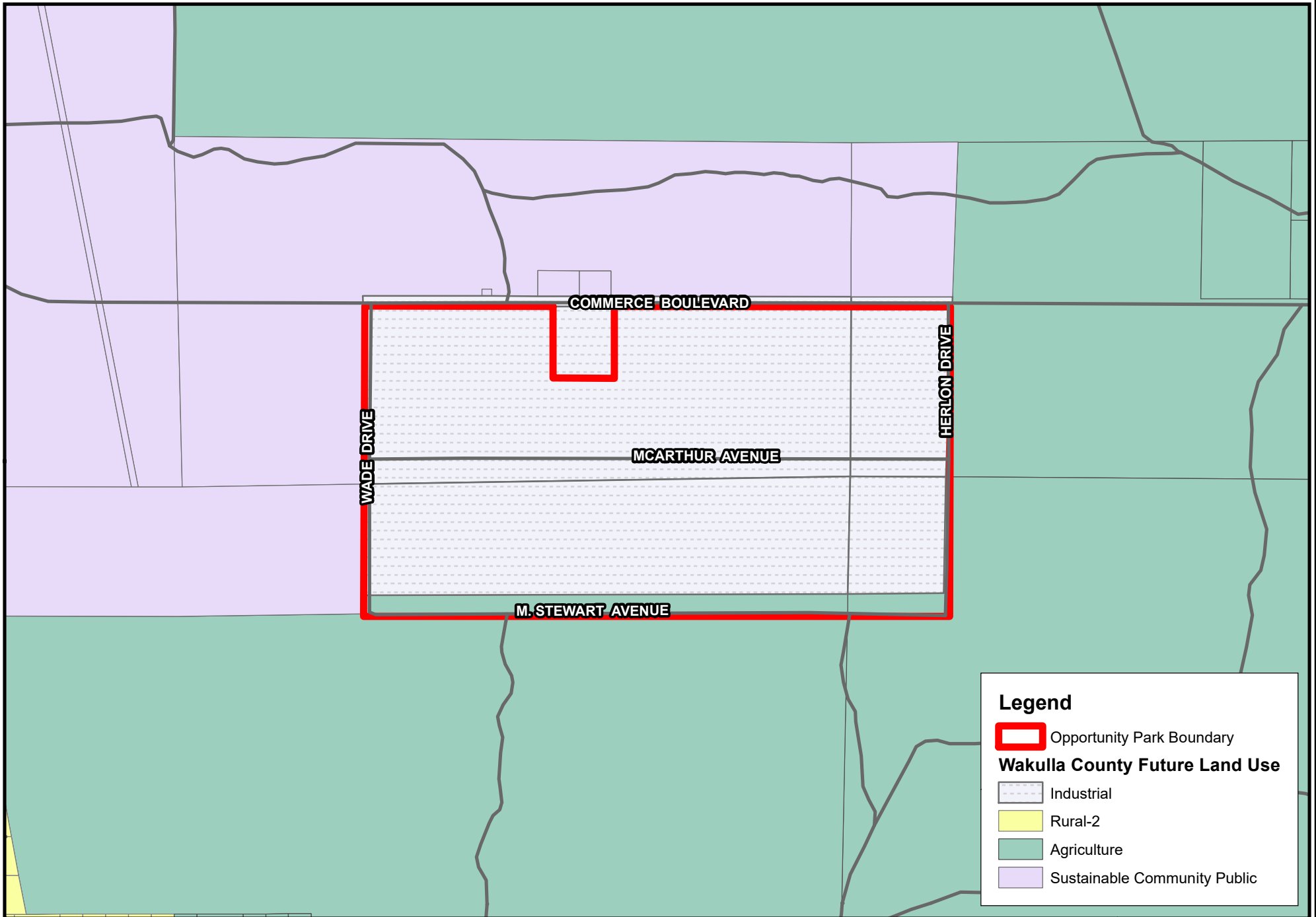
**MCARTHUR AVENUE**

**M. STEWART AVENUE**






**Legend**

- FEMA Flood Hazard Area  Opportunity Park Boundary
- Zone A 46.6 +/- acres

Source: Esri, DigitalGlobe, AeroGRID, IGN, and the GIS User Community

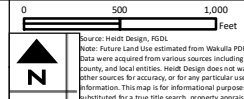


**Legend**

-  Opportunity Park Boundary
- Wakulla County Future Land Use**
-  Industrial
-  Rural-2
-  Agriculture
-  Sustainable Community Public

**Opportunity Park**  
Future Land Use

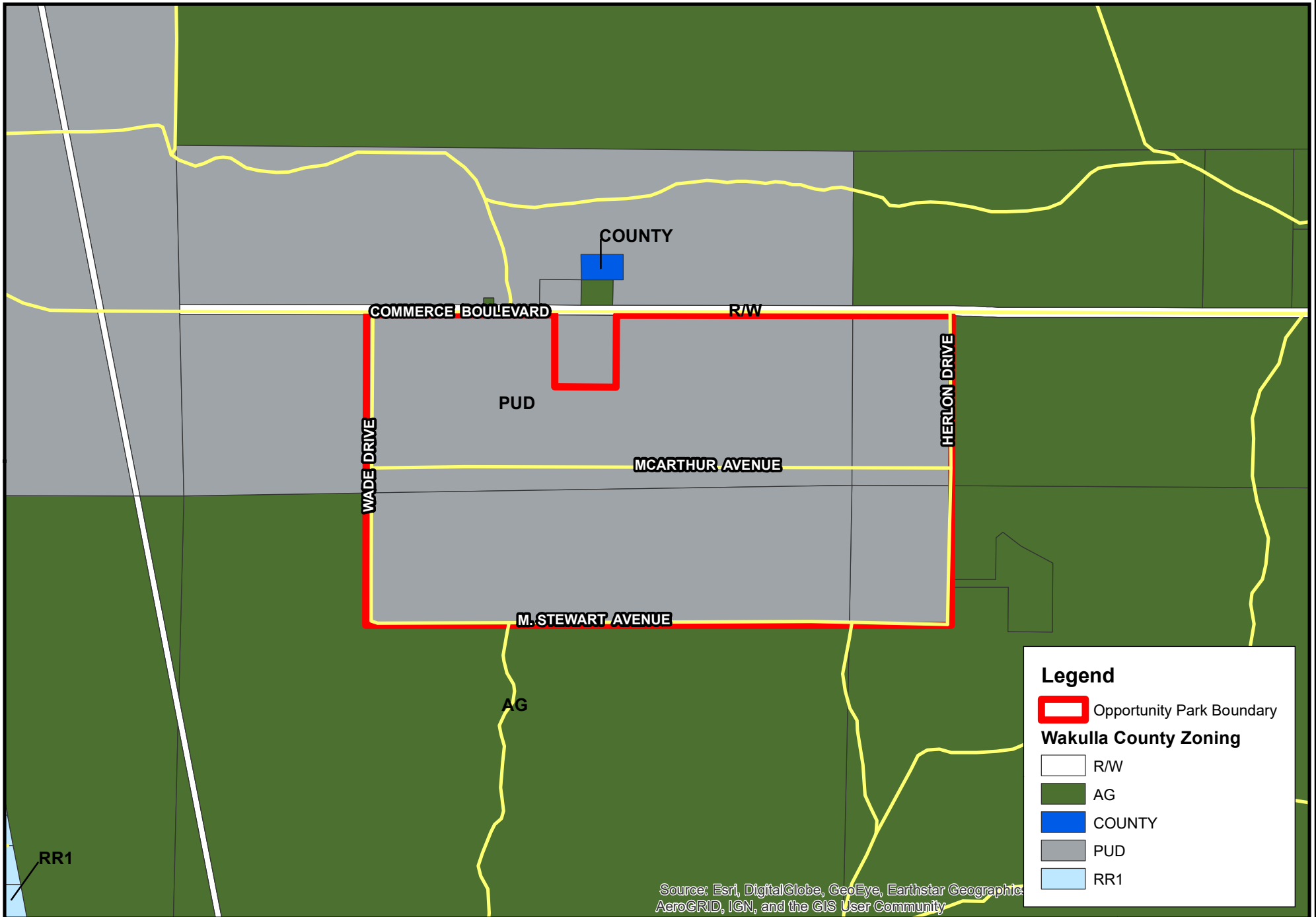
Wakulla County



Source: Heidt Design, FGDL.  
Note: Future Land Use estimated from Wakulla POF.  
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**Legend**

- Opportunity Park Boundary

**Wakulla County Zoning**

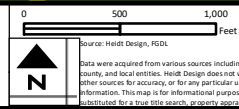
- R/W
- AG
- COUNTY
- PUD
- RR1

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, AeroGRID, IGN, and the GIS User Community

**Opportunity Park**

Zoning

Wakulla County



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**LEGEND:**

- PROPERTY BOUNDARY
- PROP. LOT LINES
- FLOODPLAIN
- PROP. MANUFACTURING BUILDING
- PROP. PARKING/PAVEMENT AREA
- PROP. POND
- PROP. FLOODPLAIN MITIGATION

PARCEL	ACREAGE	BLDG. AREA SHOWN
A	16.5 AC.	200,000 SF
B	9.7 AC.	60,000 SF
C	13.4 AC.	100,000 SF
D	7.9 AC.	50,000 SF
E	6.8 AC.	50,000 SF
F	6.1 AC.	50,000 SF
G	7.0 AC.	50,000 SF
H	8.3 AC.	60,000 SF
I	8.3 AC.	60,000 SF
J	6.2 AC.	50,000 SF
K	6.9 AC.	50,000 SF
L	7.9 AC.	50,000 SF
M	8.0 AC.	50,000 SF
N	7.3 AC.	50,000 SF
O	9.6 AC.	72,000 SF
P	9.7 AC.	72,000 SF
Q	7.2 AC.	50,000 SF
R	7.3 AC.	50,000 SF
S	7.6 AC.	50,000 SF
T	7.9 AC.	50,000 SF
U	8.8 AC.	50,000 SF
V	6.6 AC.	50,000 SF
W	6.4 AC.	50,000 SF
X	6.3 AC.	50,000 SF
Y	6.3 AC.	50,000 SF
Z	6.4 AC.	50,000 SF
AA	6.7 AC.	50,000 SF
FLOODPLAIN MITIGATION	15.2 AC.	N/A
EXIST. ROW	19.1 AC.	N/A
EXIST. POND	1.5 AC.	N/A
<b>TOTAL</b>	<b>252.9 AC.</b>	<b>1,624,000 SF</b>

\* MAX. IMPERVIOUS = 60%

Opportunity Park  
Conceptual Site Plan

Duke Energy  
Wakulla County, FL

SCALE: 1" = 300'  
0 150 300 450  
HAF SCALE 11" BY 17"

DATE	DESCRIPTION	BY

HEIDT DESIGN  
590-A Hampton Oaks Parkway  
Tampa, FL 33610  
Phone: 813-231-5811  
www.HeidtDesign.com

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