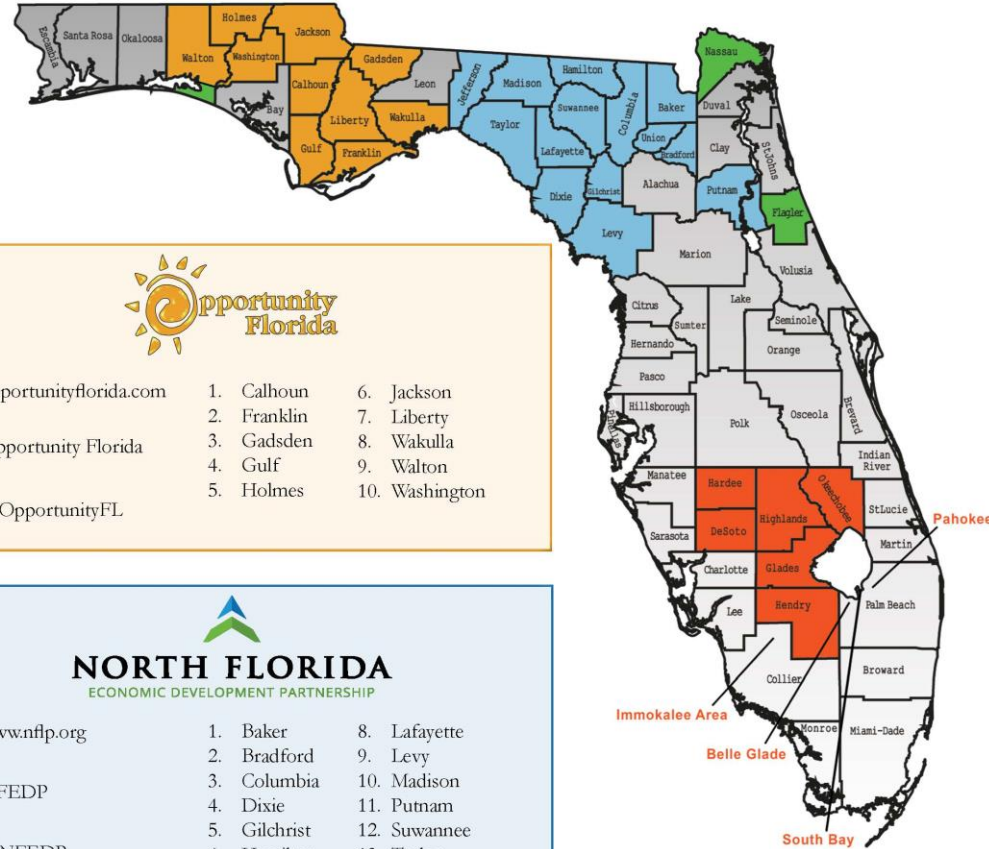



**NFEDP  
Organization  
and  
Governing  
Board of  
Directors**



# Rural Florida



 opportunityflorida.com

 Opportunity Florida

 @OpportunityFL

- |             |                |
|-------------|----------------|
| 1. Calhoun  | 6. Jackson     |
| 2. Franklin | 7. Liberty     |
| 3. Gadsden  | 8. Wakulla     |
| 4. Gulf     | 9. Walton      |
| 5. Holmes   | 10. Washington |

## NORTH FLORIDA ECONOMIC DEVELOPMENT PARTNERSHIP

 www.nflp.org

 NFEDP

 @NFEDP

- |              |              |
|--------------|--------------|
| 1. Baker     | 8. Lafayette |
| 2. Bradford  | 9. Levy      |
| 3. Columbia  | 10. Madison  |
| 4. Dixie     | 11. Putnam   |
| 5. Gilchrist | 12. Suwannee |
| 6. Hamilton  | 13. Taylor   |
| 7. Jefferson | 14. Union    |



 www.flahearthland.com

 Flaheartland

 @FlaHeartland

- |              |                        |
|--------------|------------------------|
| 1. DeSoto    | 6. Okeechobee          |
| 2. Glades    | 7. City of Belle Glade |
| 3. Hardee    | 8. City of Pahokee     |
| 4. Hendry    | 9. City of South Bay   |
| 5. Highlands | 10. Immokalee Area     |

## Non-RAO Counties

1. South Walton (Coastal)
2. Nassau
3. Flagler

# Regional Visibility

e.g., RAO, Labor Force,  
Infrastructure





# Communication and Information Sharing

e.g., Federal and State Funding, Best Practices

# National and International Marketing

E.g., Website/Buildings and Site Database



A close-up photograph of a chessboard with several dark wooden pieces standing and one light-colored piece lying on its side. The word "COMPETITIVENESS" is overlaid in white capital letters. The background is blurred with warm, bokeh light effects.

COMPETITIVENESS



# SSI

## QUALIFIED SITE

### Strategic Sites Inventory



# *Strategic Sites Inventory Program*

*Increase community **competitiveness**  
in economic development by strengthening the quality of  
real estate asset inventories.*





# Strategic Sites Inventory Program

## *Community Competitiveness*

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

# Strategic Sites Inventory Program

## *Community Competitiveness*

### SSI Program Purpose

- ➊ Proactively identify competitive greenfield sites for quality job-producing projects
- ➋ Develop an inventory of real estate assets for economic development that have been fully vetted through engineering and environmental due diligence with successful landowner agreement to lease or sell property
- ➌ Provide ROI justification for investment in site infrastructure improvements
- ➍ Eliminate or minimize impacts to sensitive environmental and ecological conditions and natural and cultural resources
- ➎ Create community fit with project land use intensity

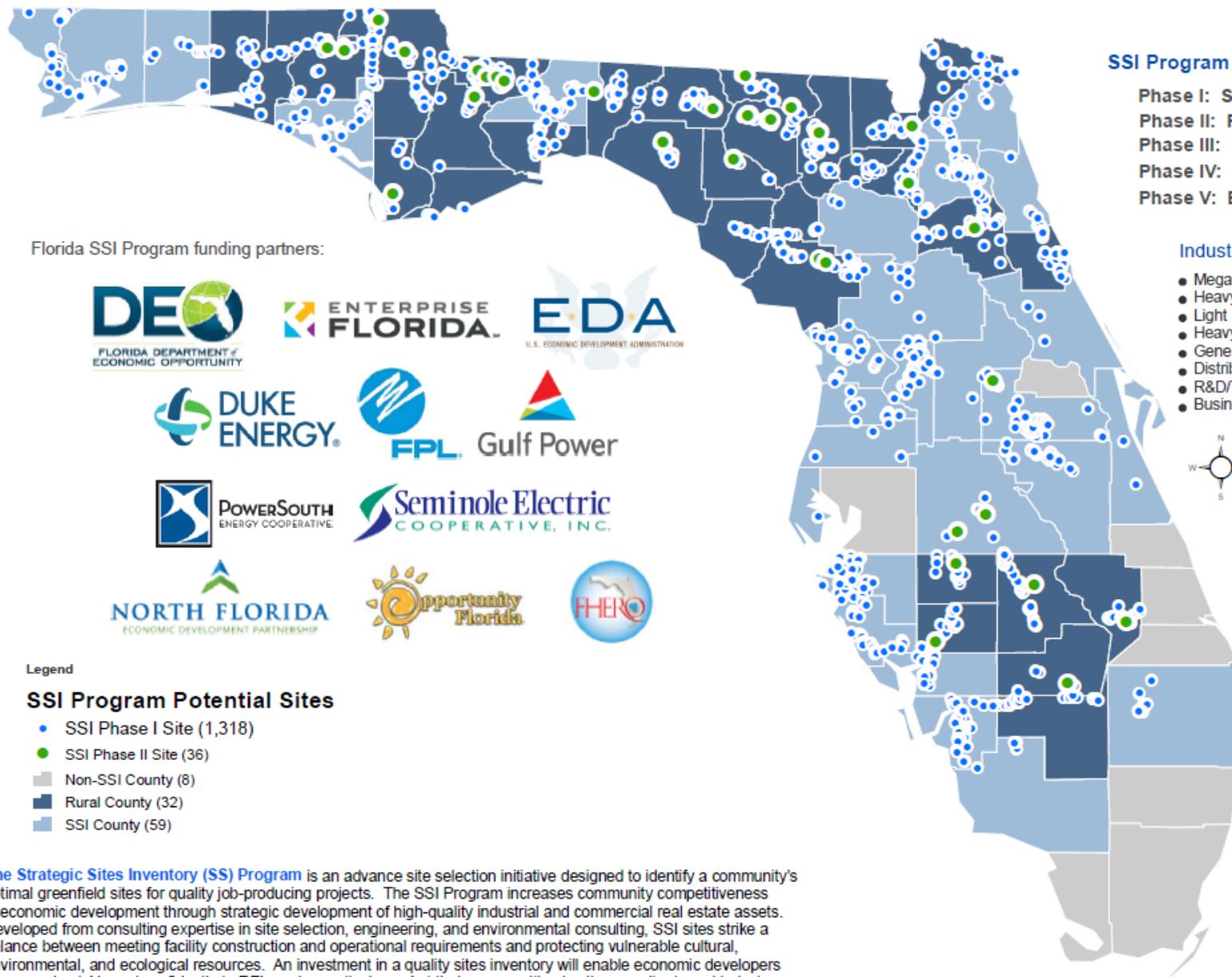
# Strategic Sites Inventory Program

## *Community Competitiveness*

### Site Screening Categories

- ➊ Environmental
- ➋ Biology/Ecology
- ➌ Archaeology
- ➍ Agriculture/Forestry
- ➎ Cultural Resource
- ➏ Geology/Geophysical
- ➐ Engineering
- ➑ Infrastructure
- ➒ Land Use
- ➓ Demographic and Socioeconomic

as of March 2020



### 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

### Industry Concentrations

- Megasite/Heavy Industrial (1,000+ acres)
- Heavy Industrial (400+ acres)
- Light Industrial (150+ acres)
- Heavy Agribusiness (100+ acres)
- General Agribusiness (50+ acres)
- Distribution/Freight Logistics (50+ acres)
- R&D/Technology/Medical (25+ acres)
- Business Park (25+ acres)



Florida SSI Program funding partners:



### Legend

#### SSI Program Potential Sites

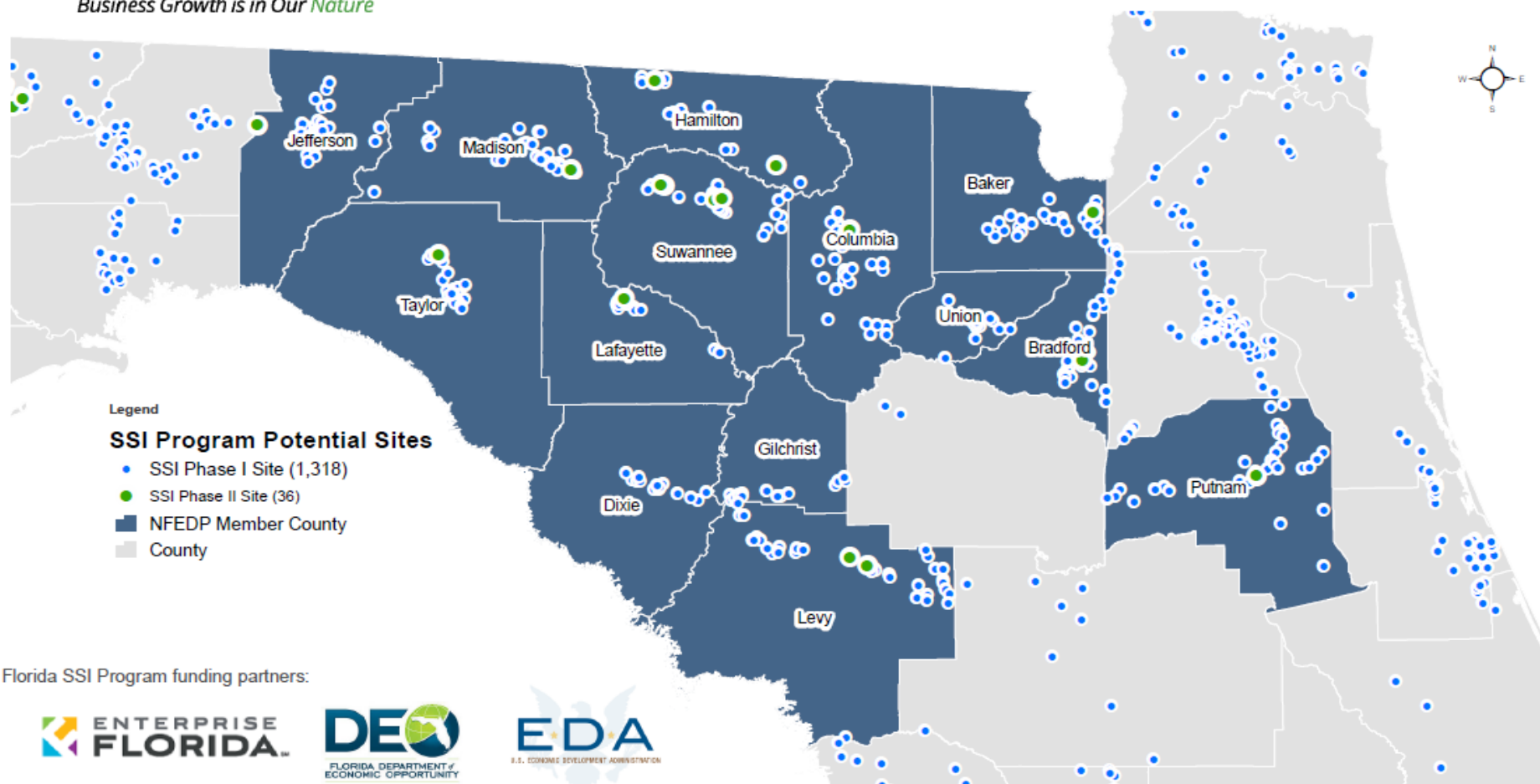
- SSI Phase I Site (1,318)
- SSI Phase II Site (36)
- Non-SSI County (8)
- Rural County (32)
- SSI County (59)

The **Strategic Sites Inventory (SSI) Program** is an advance site selection initiative designed to identify a community's optimal greenfield sites for quality job-producing projects. The SSI Program increases community competitiveness in economic development through strategic development of high-quality industrial and commercial real estate assets. Developed from consulting expertise in site selection, engineering, and environmental consulting, SSI sites strike a balance between meeting facility construction and operational requirements and protecting vulnerable cultural, environmental, and ecological resources. An investment in a quality sites inventory will enable economic developers to respond quickly and confidently to RFIs and proactively market their communities to site consultants and industry prospects worldwide. The SSI Program with one strategy in mind: **Quality Sites = Quality Projects = Quality Jobs**

Strategic Sites Inventory Program  
designed and conducted by:







Florida SSI Program funding partners:



The **Strategic Sites Inventory (SSI) Program** is an advance site selection initiative designed to identify a community's optimal greenfield sites for quality job-producing projects. The SSI Program increases community competitiveness in economic development through strategic development of high-quality industrial and commercial real estate assets. Developed from consulting expertise in site selection, engineering, and environmental consulting, SSI sites strike a balance between meeting facility construction and operational requirements and protecting vulnerable cultural, environmental, and ecological resources. An investment in a quality sites inventory will enable economic developers to respond quickly and confidently to RFIs and proactively market their communities to site consultants and industry prospects worldwide. The SSI Program with one strategy in mind: **Quality Sites = Quality Projects = Quality Jobs**

#### 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  
 designed and conducted by:



# Strategic Sites Inventory Program

## *Community Competitiveness*

## Previous Work Completed

- SSI Phase I: Site Discovery (2017)
- SSI Phase II: Preliminary Due Diligence (2020)



# EFI Rural Expansion Toolkit

## Grant Program

### Site Preparedness

#### Grant Purpose

1. Site Due Diligence
  2. Strategic Positioning
  3. Marketing
- NFEDP Regional Award
  - 7 NFEDP County Awards
  - \$25,000 Funding
  - 10% Match (covered by NFEDP)



# EFI Rural Expansion Toolkit

## Grant Program

### Site Preparedness

#### Scope of Work

*Jefferson County*

1. Conceptual Site Design
2. Site Profile
3. Phase I ESA
4. NAICS Code Assignment
5. Drive-time Labor Profile
6. Desktop Wetlands Assessment
7. Cut-fill Analysis
8. Esri Story Map



# Union County – Conceptual Site Design

SITE ID: 12125-101  
UNION COUNTY

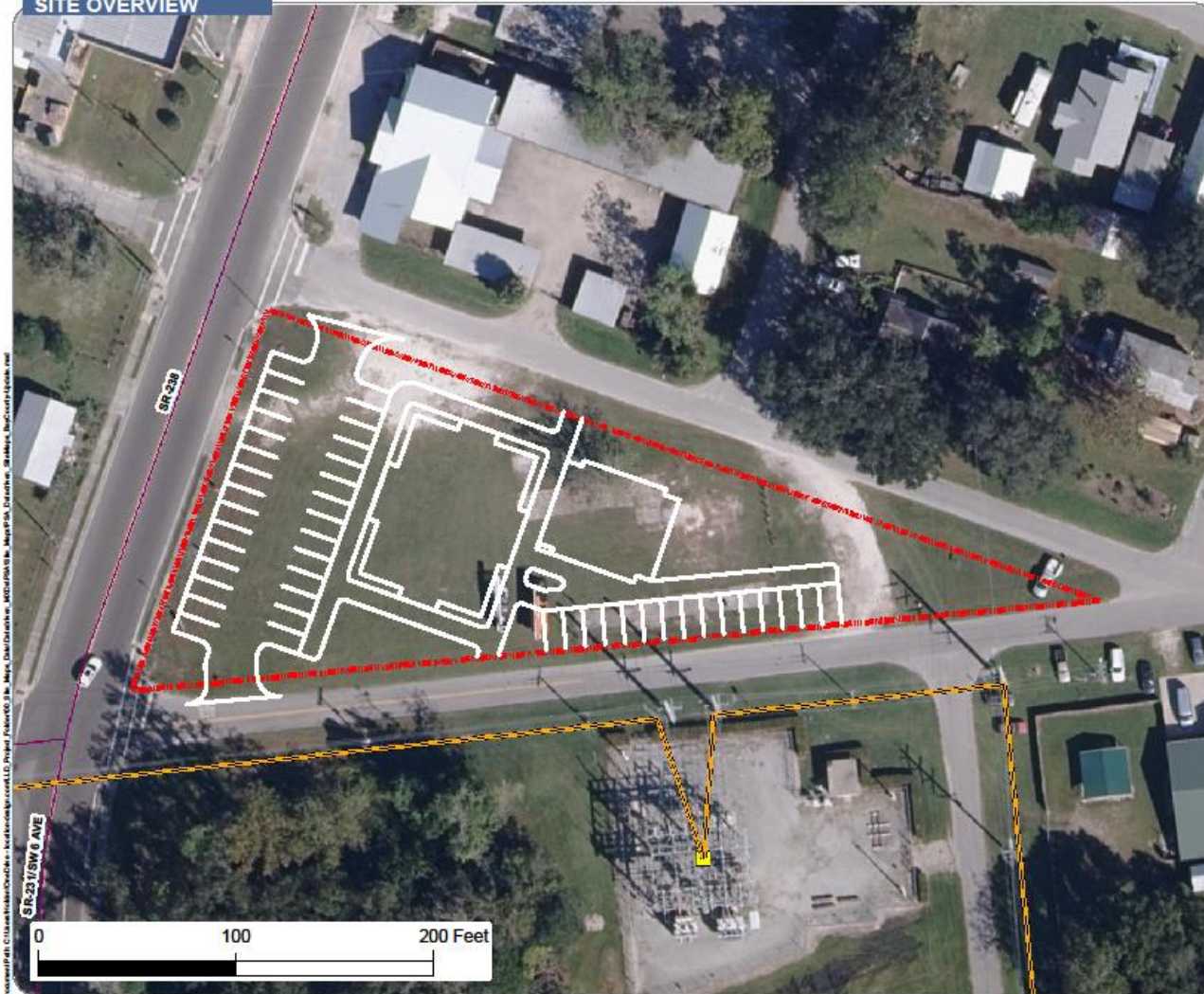
1.1 ACRES (GIS)

**DRAFT**

6/30/2021



## SITE OVERVIEW



## NOTES

LLD SITE ID: 12125-101  
LATITUDE: 30.82188  
LONGITUDE: -82.844307

FEMA FLOOD ZONE: A  
FLOOD ZONE ACRES: 0  
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: 0  
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS: No  
WETLAND ACRES: 0

## LEGEND



## STATE VICINITY



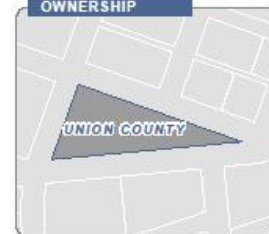
## COUNTY VICINITY

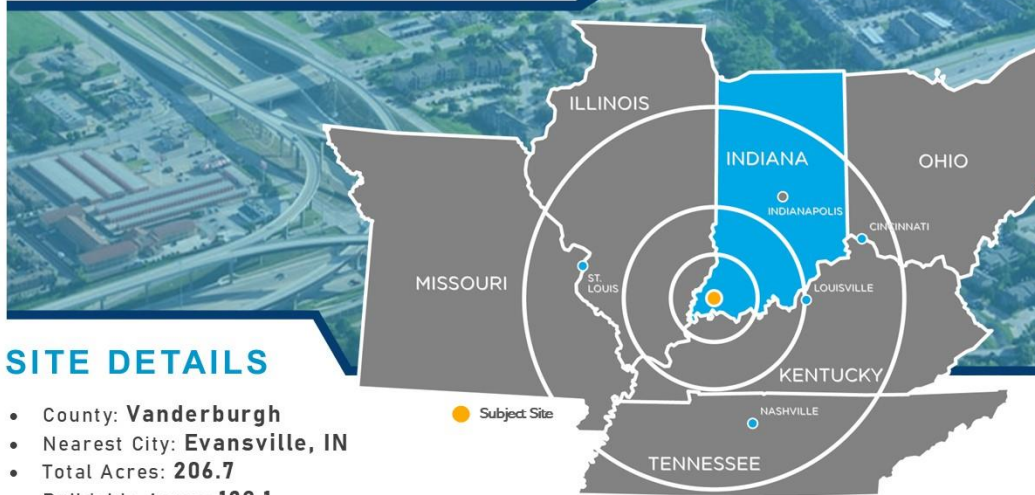


## MUNICIPAL VICINITY



## OWNERSHIP





### SITE DETAILS

- County: **Vanderburgh**
- Nearest City: **Evansville, IN**
- Total Acres: **206.7**
- Buildable Acres: **132.1**
- Current Zoning: **Agricultural**
- Future Land Use: **Industrial/Commercial**
- Highest and Best Land Use: **Light Industrial**

DIRECT ACCESS



 Site Boundary  Buildable Area

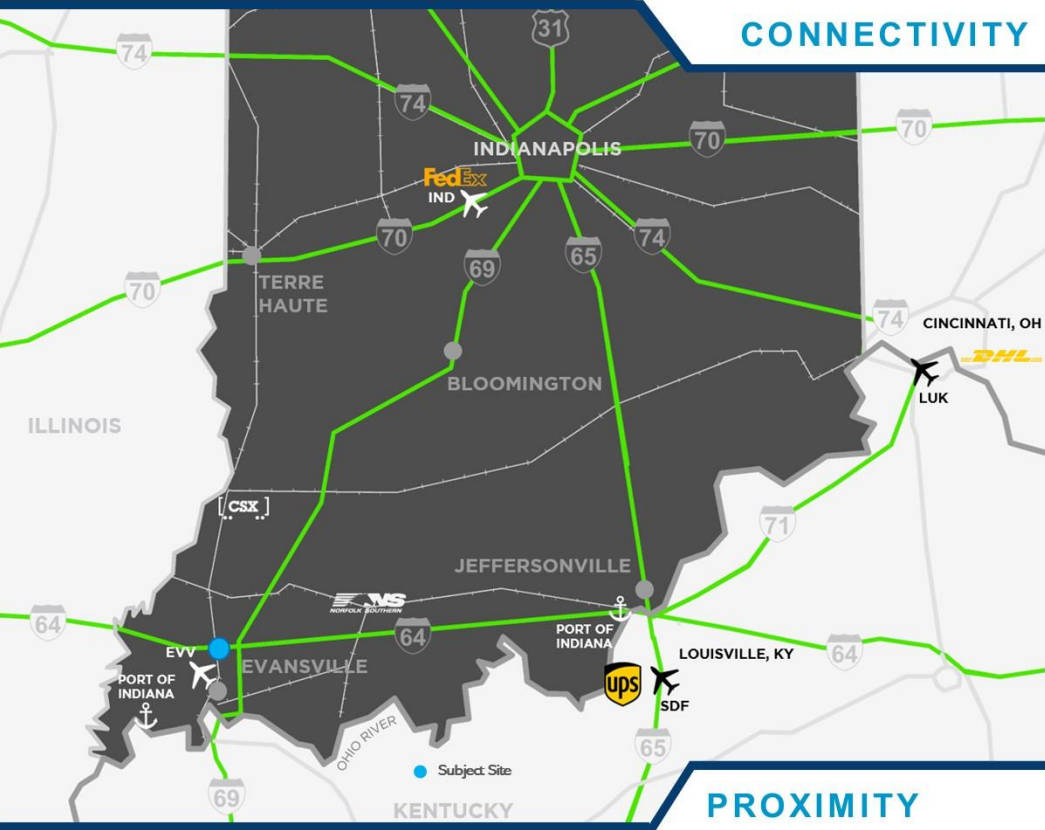


## SSI Site Profile *Sample*



SITE PROFILE

Site ID 18163-005



SSI Site Profile  
Sample

9 MI TO NEAREST AIRPORT  
Evansville Regional Airport—EVV

33 MI TO NEAREST RIVER PORT  
Port of Indiana—Mount Vernon

I-64, EXIT 25  
Direct Interstate access

CSX RAIL  
Frontage on site

CITIES	DISTANCE (MI)	DRIVE TIME
EVANSVILLE	9	0:14
LOUISVILLE	10	1:38
ST LOUIS	157	2:18
INDIANAPOLIS	158	2:33
NASHVILLE	164	2:41

MAJOR CARRIERS	CITY
FEDEX NATIONAL HUB	INDIANAPOLIS
UPS WORLDPORT HUB	LOUISVILLE
DHL GLOBAL HUB	CINCINNATI

SITE PROFILE

Site ID 18163-005

WITHIN 2-HOUR DRIVE TIME



86,944  
TOTAL BUSINESSES



1,261,636  
AVAILABLE LABOR FORCE

LABOR DATA



15.3%  
UNEMPLOYMENT RATE



\$72,646  
AVG. HOUSEHOLD INCOME

AVAILABLE LABOR  
2-HOUR DRIVE TIME DISTANCE

LEGEND

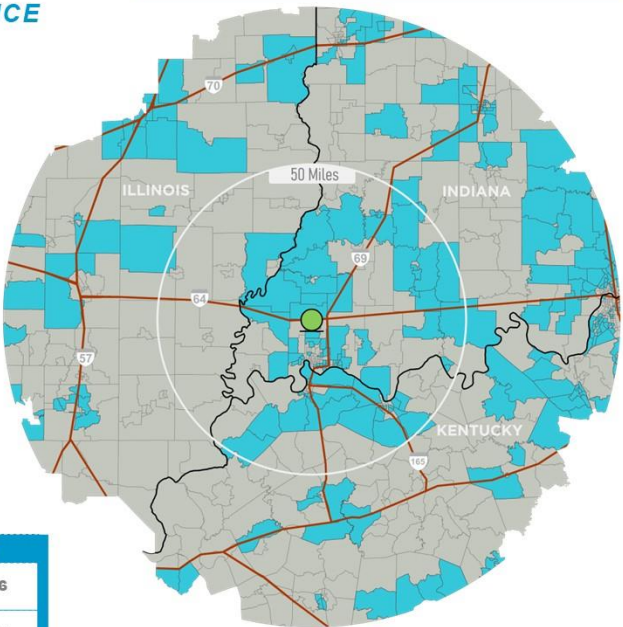
- Subject Site
- Census Tract >2,000 Labor Force
- Census Tract <2,000 Labor Force

NEARBY MANUFACTURERS

- TOYOTA MOTOR MANUFACTURING
- BERRY GLOBAL PLASTICS
- KOCH ENTERPRISES
- ALCOA WARRICK OPERATIONS
- SABIC INNOVATIVE PLASTICS
- TOYOTA BOSHOKU OF INDIANA
- MEAD JOHNSON NUTRITION
- ASTRAZENECA

NAICS BUSINESS SUMMARY WITHIN 2 HOURS

AGRICULTURE (NAICS 11)	936
UTILITIES (NAICS 22)	275
MANUFACTURING (NAICS 31-33)	3,001
TRANSPORTATION/WAREHOUSING (NAICS 48-49)	1,978
PROF/SCIENTIFIC/TECH SERVICES (NAICS 54)	6,189
NATIONAL SECURITY (NAICS 92)	54,530

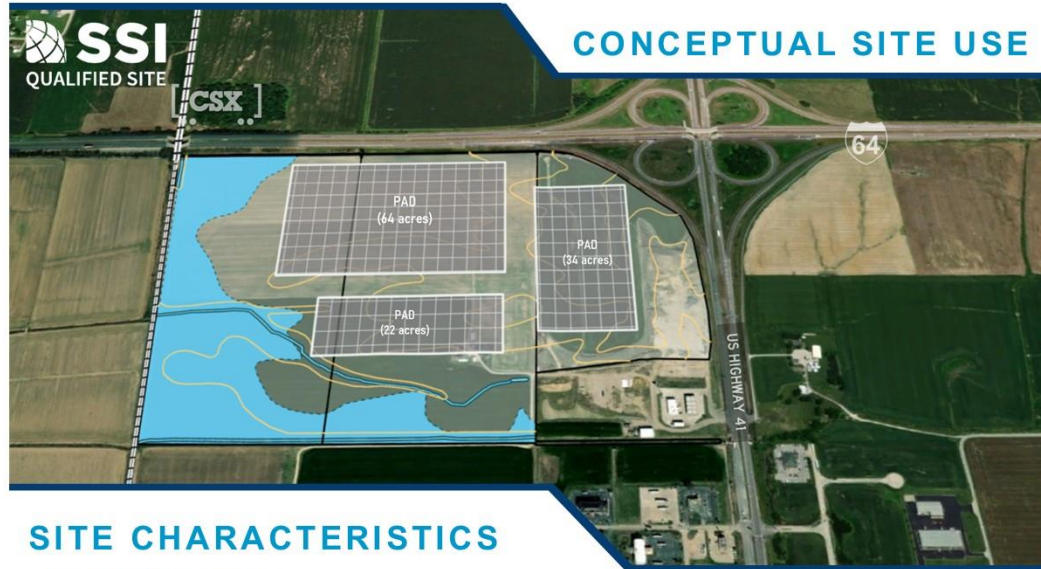


SSI Site Profile  
Sample



## SITE PROFILE

Site ID 18163-005



### National Wetlands Inventory



### FEMA Flood Hazard



### SSURGO Hydric Soils



### Elevation/Slope



### Land Cover



### UTILITY AVAILABILITY



## SSI Site Profile Sample



Susan Vaughn  
(812) 492-4415  
svaughn@iedc.in.gov



Andrea Lendy  
(812) 423-2020  
alendy@ewregion.com



James Bundren  
(812) 491-4655  
james.bundren@centerpointenergy.com



Victor Leotta  
(225) 281-4202  
victor@location-design.com



# Drive-time Analysis

## *Methodology*

### Legend

• Existing Employee

★ Call Center

### Drive-time Areas

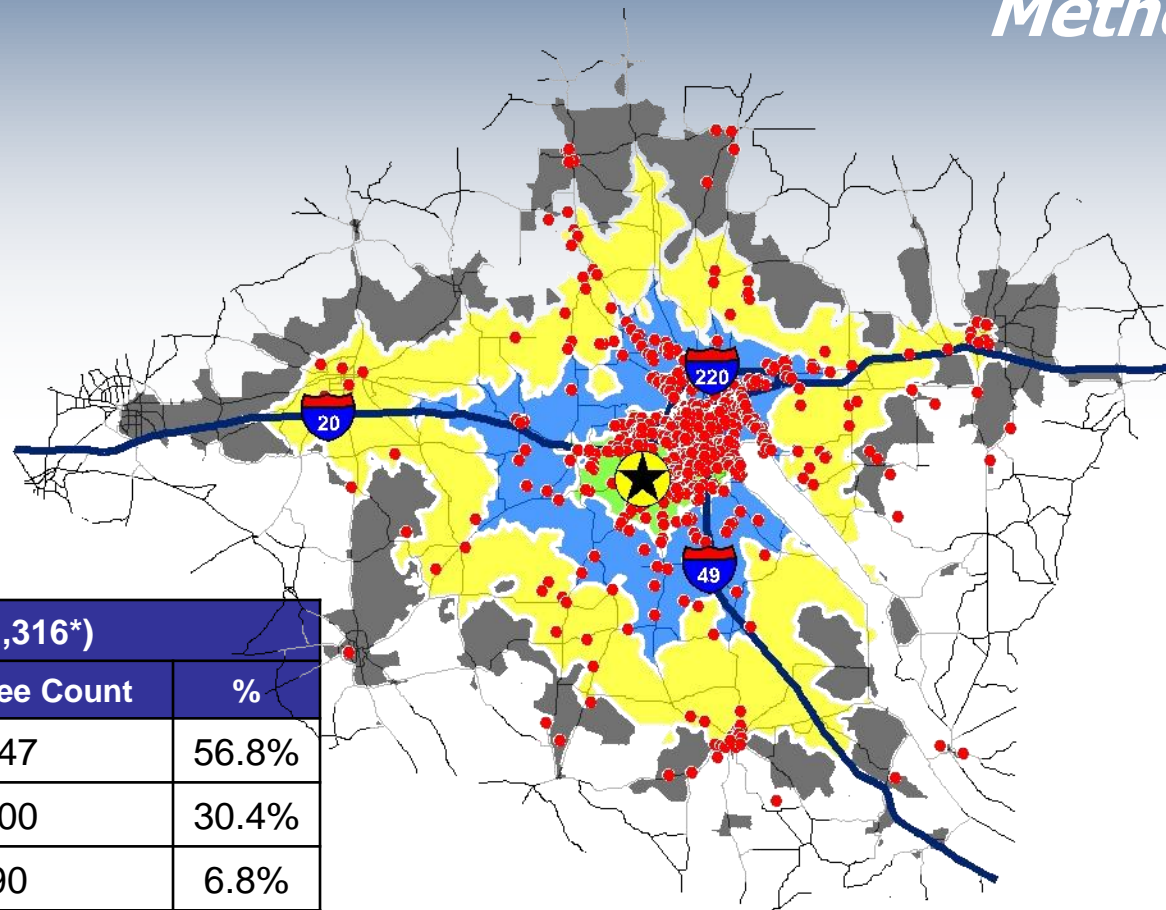
0 - 15 minutes

15 - 30 minutes

30 - 45 minutes

45 - 60 minutes

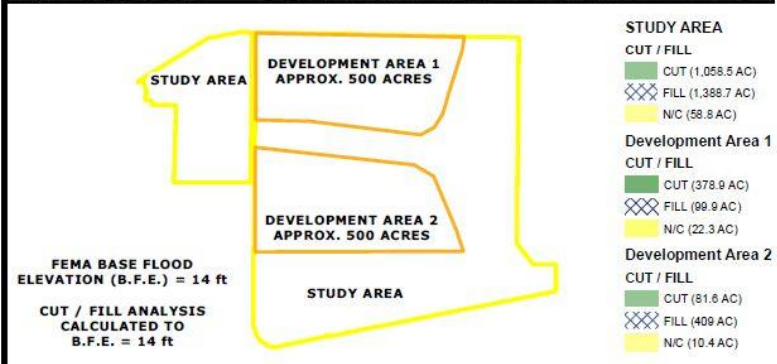
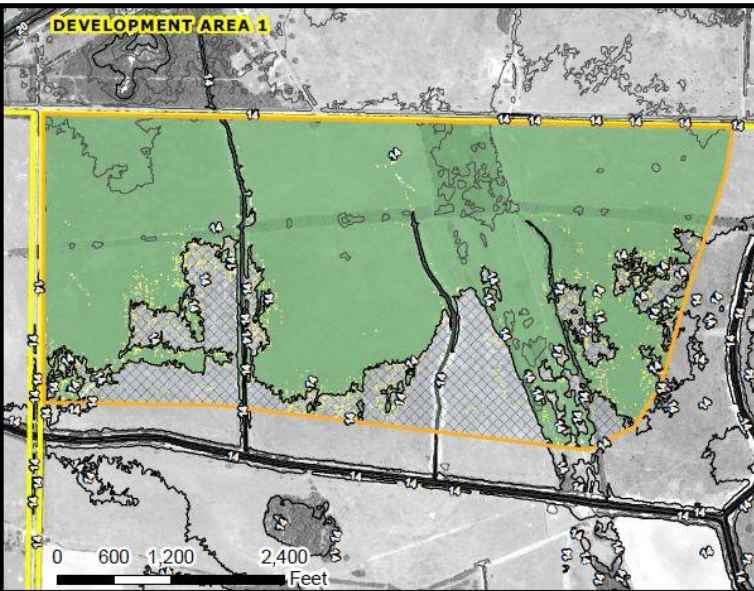
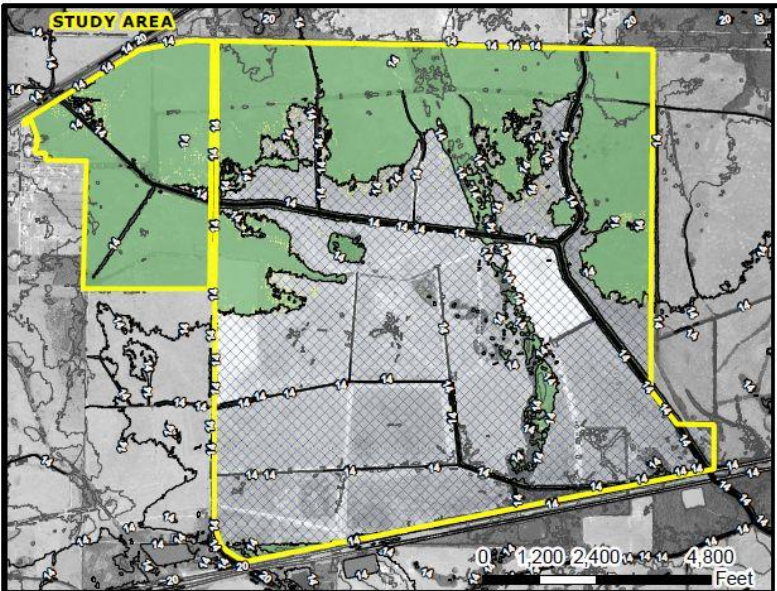
Existing Employees (1,316*)		
Drive-time Rings (min)	Employee Count	%
0-15	747	56.8%
15-30	400	30.4%
30-45	90	6.8%
45-60	43	3.3%
>60	36	2.7%



average employee drive-time = 23.4 minutes



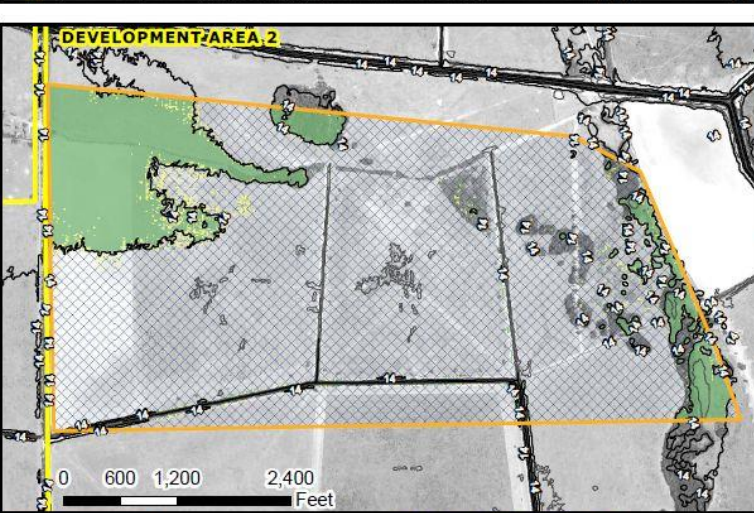
# Cut-Fill Analysis



Boundary	Acres (Approx)	Total Cut (CY)	Total Fill (CY)	Net Material (CY)
Study Area	2500.00	1,752,433	2,953,751	-1,201,318

Boundary	Acres (Approx)	Total Cut (CY)	Total Fill (CY)	Net Material (CY)
Area 1	500.00	615,176	81,864	533,312
Area 2	500.00	74,452	850,538	-776,086



Source / Notes:

1. Site boundary approximated.
2. Aerial Imagery: 2010 NAIP
3. LIDAR from LOSCO
4. Base Flood Elevation from FEMA

DEVELOPMENT AREAS APPROX. 500 AC ea

NO SITE SURVEY WAS PERFORMED FOR THIS STUDY. THIS DESKTOP ANALYSIS IS PRELIMINARY AND MAY NOT REFLECT ACTUAL SITE CONDITIONS.

\*\*\* PRELIMINARY \*\*\*

**CONFIDENTIAL**

Title			
BASE FLOOD ELEVATION CUT / FILL ANALYSIS			
22019-015 CALCASIEU PARISH			
GIS Analyst	CYV/JDE	Date	11/15/2012
LEO Project No.	Map No.	Version	
12-031:05		001	

Mapping conducted by:  
LEO, LLC  
17170 Perkins Road  
Baton Rouge, Louisiana 70810  
(225) 281-4202

**LEO**  
Landscape - Elevation - Construction - LLC





#### Legend

##### ROADTYPE

Interstate

State Highway

Local Road

Subject Site (~70.2 acres)

Buildable Area (~55.4 acres)

#### Site Map with Proposed Buildable Area

LL+D Project No.: 19-012

SSI Phase II sponsored by:



SSI Program developed by:



## Subject Site

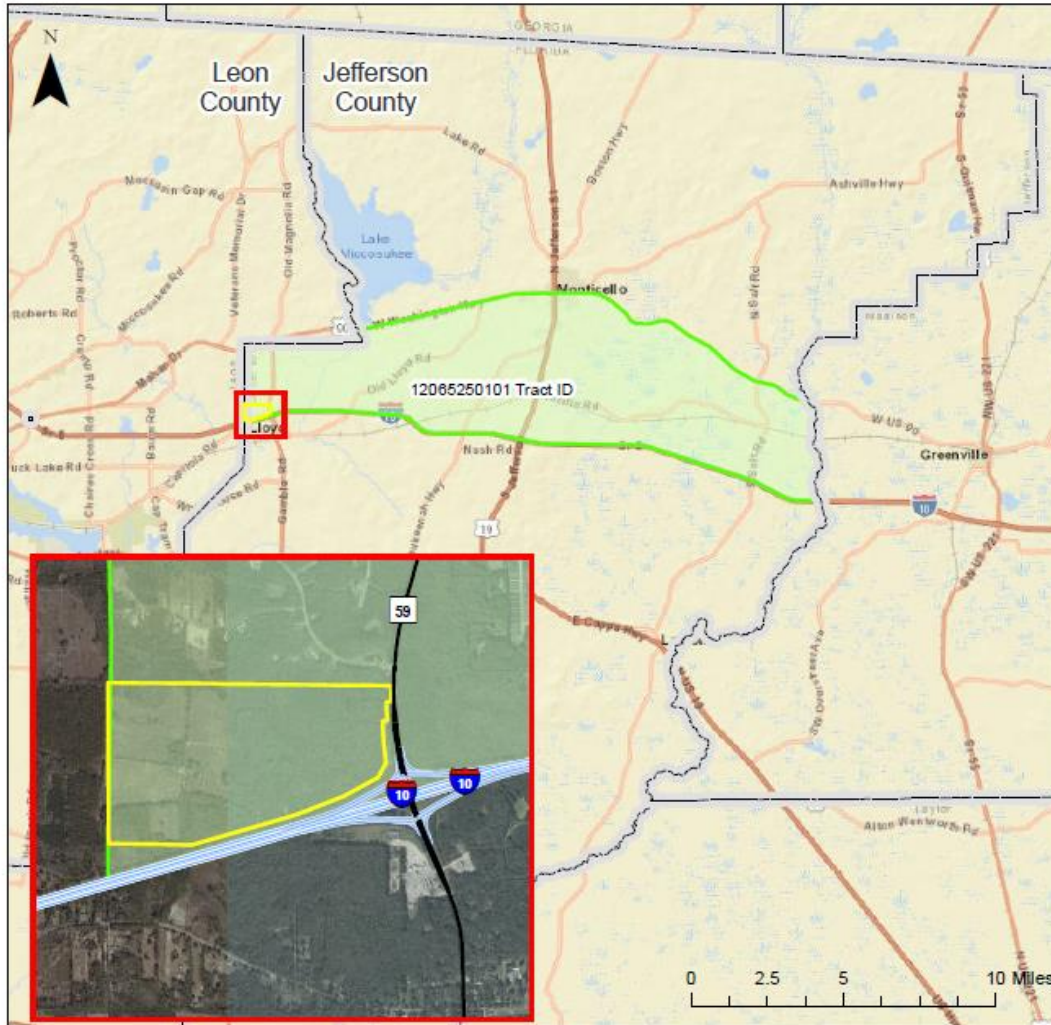
- *~70 total acres*
- *~55 buildable acres*
- *no apparent wetlands*
- *single owner*
- *within Federal Opportunity Zone*
- *zoned "Interchange/Business"*



# SSI Phase II: Preliminary Due Diligence

Jefferson County, Florida

Site ID: 12065-008 (240.5 acres)



## Legend

- Interstate
- State Highway
- Site Boundary
- OZF Census Tract
- County Boundary

## FEDERAL OPPORTUNITY ZONE FUND

Designated Census Tract

SSI Phase II sponsored by:

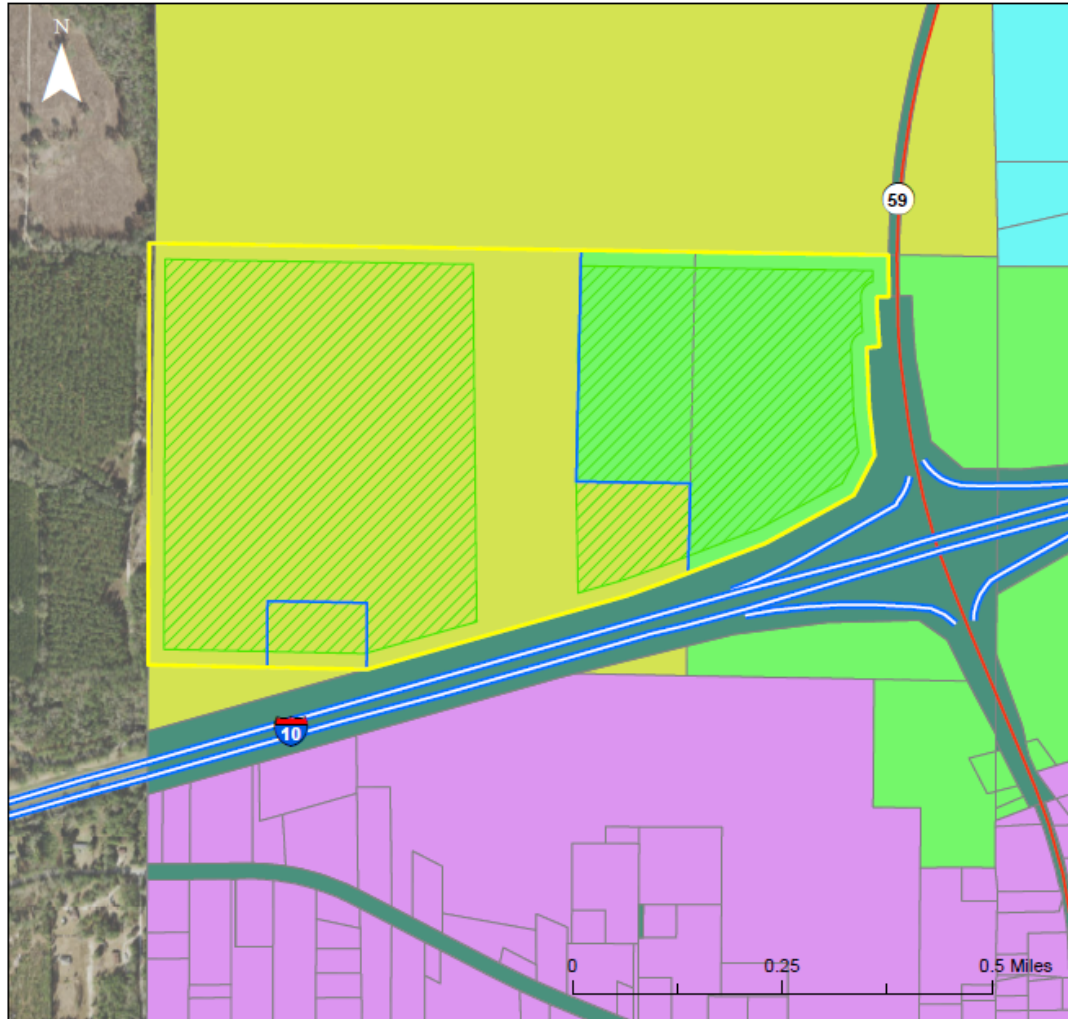


SSI Program developed by:



# Federal Opportunity Zone





### Legend

- |                |                                    |
|----------------|------------------------------------|
| Limited Access | <b>Zoning/Future Land Use</b>      |
| State Highway  | Agriculture 3                      |
| Site Boundary  | Agriculture 5                      |
| Site Parcel    | Mixed Use - Interchange Business   |
| Buildable Area | Mixed Use - Suburban - Residential |
|                | OUT PARCEL                         |

### CURRENT ZONING AND FUTURE LAND USE

SSI Phase II sponsored by:

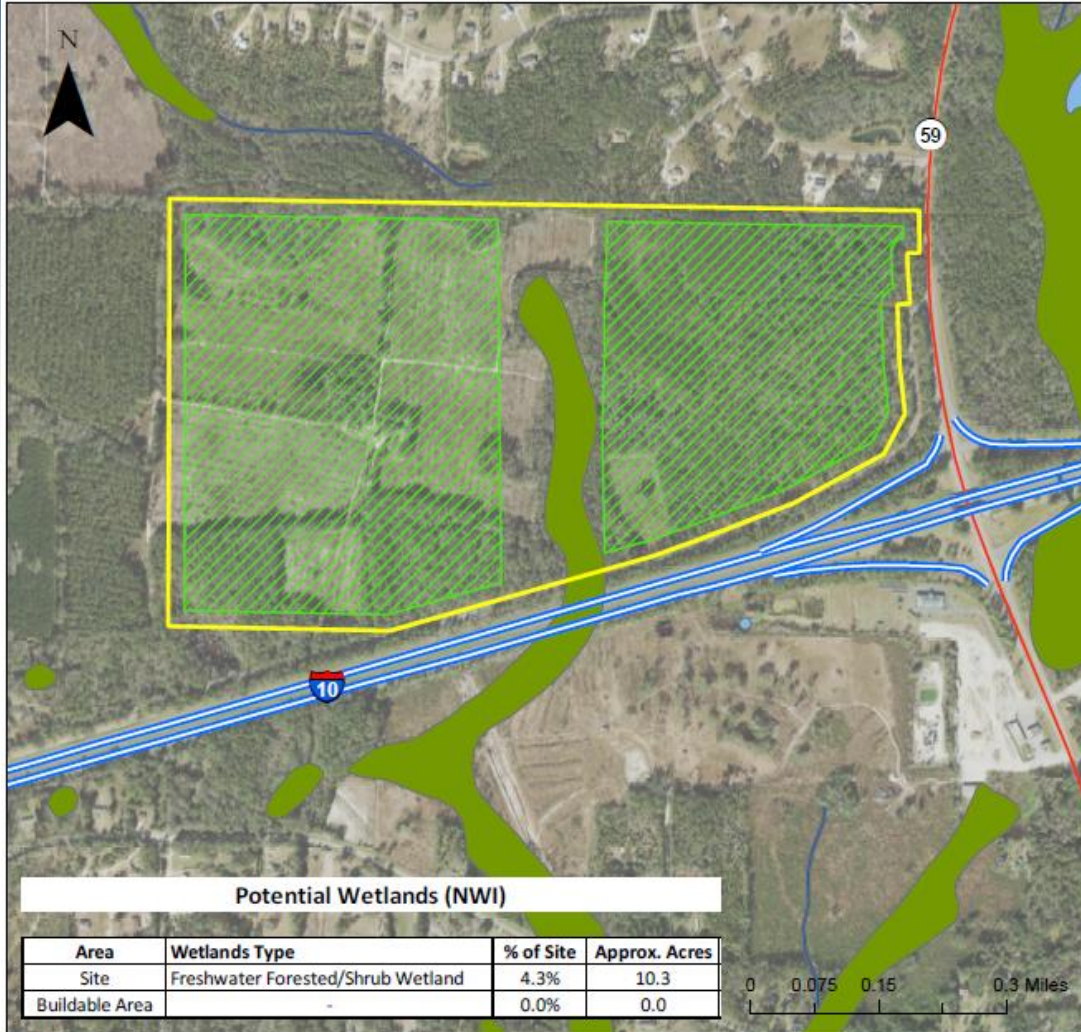


SSI Phase II conducted by:



## Zoning and Future Land Use





**Legend**

- Limited Access
  - State Highway
  - Site Boundary
  - Buildable Area
- National Wetlands Inventory**
- Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Riverine

**Potential Wetlands**

USFW/USGS National Wetlands Inventory

SSI Phase II sponsored by: SSI Phase II conducted by:



## Potential Wetlands

*National Wetlands Inventory*



# Contact

**Victor Leotta**

Principal

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Baton Rouge, Louisiana 70810

(225) 281-4202

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