

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
September 9, 2013—8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

A. Z-2013-17

Applicant: Brad McLaughlin, Agent for DDJ Land Company, LLC, Owners

Address: 900 Jacks Branch Road

From: VAG-1, Villages Agriculture Districts, Gross Density (five du/acre per 100 acres on one-acre parcels)

To: R-3, One-Family and Two-Family District, (cumulative) Medium Density (ten du/acre);
R-4, Multiple-Family District, (cumulative) Medium High Density (18 du/acre);
V-5, Villages Clusters Residential District, Gross Density (four du/acre, if sewerred and clustered) Gross Density (one du/acre, if unsewerred) and
C-1, Retail Commercial District (cumulative) (25 du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 09/09/2013
CASE : Z-2013-17
APPLICANT: Brad McLaughlin, Agent for DDJ Land Company, Owners
ADDRESS: 900 Jacks Branch Road
PROPERTY REF. NO.: 05-1N-31-1100-000-000
FUTURE LAND USE: AG, RC
DISTRICT: 5
OVERLAY DISTRICT: OPTIONAL SECTOR PLAN-JACKS BRANCH DSAP
BCC MEETING DATE: 10/03/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-1, Villages Agriculture District, Gross Density (five du/acre per 100 acres on one-acre parcels)

TO: R-3, One-Family and Two-Family District, (cumulative) Medium Density (ten du/acre);
R-4, Multiple-Family District, (cumulative) Medium High Density (18 du/acre);
V-5, Villages Clustered Residential District, Gross Density (four du/acre, if sewerred and clustered) Gross Density (one du/acre, if unsewered) and
C-1, Retail Commercial District (cumulative) (25 du/acre).

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

FLU 5.5.1 The OSP shall contain mixed-use town, village and neighborhood centers. The location of these centers shall be generally consistent with the conceptual long- term build-out overlay. The intent of these centers is to provide recreation, retail, service, and employment opportunities within close proximity to residential neighborhoods.

FLU 5.5.2 The OSP shall contain a mixture of residential neighborhoods that vary in regards to dwelling unit type and density. The location of these neighborhoods shall be generally consistent with the conceptual long-term build-out overlay.

FLU 5.6.3 Once a DSAP is adopted by the Board of County Commissioners, all applications for

development approval (i.e., lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with the adopted DSAP.

FINDINGS

As requested and based on the map provided by the applicant, (Exhibit C) the following zoning categories by acreage will result:

Area#1- 74.37 acres from VAG-1 to R-4 under the Traditional Village designation

Area#2- 440.32 acres from VAG-1 to C-1 under the Town Center designation

Area#3- 152.29 acres from VAG-1 to V-5 under the Conservation Neighborhood designation

Area#4- 107.82 acres from VAG-1 to R-3 under the Suburban Garden designation

Area#5- 26.98 acres from VAG-1 to R-3 under the Traditional Garden designation

The proposed amendment to C-1 **is consistent** with intent of Comprehensive Plan Policy (CPP) FLU 5.5.1 by allowing retail, service, and employment opportunities within close proximity to residential neighborhoods. The applicant's request to C-1 for approximately 440.32 +/- acres of the parcel does provide for the allowed uses and intensities listed under the Town Center designation, as depicted on the Detailed Specific Area Plan (DSAP).

The proposed amendment to R-3 **is consistent** with the intent and purpose of CPP FLU 5.5.2, based on the adopted allowed zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch DSAP. The Applicant's request to R-3 for approximately 134.80 +/- acres under the Traditional Garden neighborhood and Suburban Garden neighborhood, will provide for the allowed uses and intensities as listed under the Development Principles of the DSAP.

The proposed amendment to R-4 **is consistent** with the intent and purpose of CPP FLU 5.5.2, based on the adopted uses and intensities listed under the zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch Detailed Specific Area Plan (DSAP). The applicant's request for approximately 74.37 +/- acres of the parcel under the Traditional Village neighborhood does provide for the allowed uses and intensities, as listed under the Development Principles of the DSAP.

The proposed amendment to V-5 **is consistent** with the intent and purpose of CPP FLU 5.5.2, based on the adopted uses and intensities listed under the zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch Detailed Specific Area Plan (DSAP). The applicant's request for approximately 152.29 +/- acres of the parcel under the Conservation neighborhood does provide for the allowed uses and intensities, as listed under the development Principles of the DSAP.

The proposed amendment to C-1, R-3, R-4 and V-5 respectively, **will comply** with the allowed target densities identified in the Land Use Plan and Development Program, Section 2.02 of the Development Program for each Branch. The proposed amendment, by zoning district, is consistent with CPP FLU 5.6.3, as the adopted DSAP and described zoning districts are compatible to the uses identified in Figure 2.01.A Final Land Use Plan.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

FINDINGS

The proposed rezoning request is necessary to **maintain consistency** with the underlying existing zoning districts of the surrounding properties, while abiding to the designated target densities identified by the standards contained in the adopted DSAPs.

At the time of individual development submittal, each project will be evaluated separately to ensure compliance with all of the design standards outlined in the Escambia County Mid-West Sector Plan, Jacks Branch Detailed Specific Area Plan (DSAP).

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Using the guidelines contained within the Escambia County Mid-West Sector Plan, Jacks Branch DSAP, the existing and proposed uses will be consistent with the intent of Section 2.02 of the Development Program for each Branch.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

There are **changed conditions** that would impact the amendment or property(s). The proposed amendment includes a request for multiple zoning districts of a parcel that is located within the boundaries of the adopted Escambia County Mid-West Sector Plan, Jacks Branch DSAP. The underlying zoning districts guide the development standards for individual properties, while large development proposals are regulated by the design standards of the DSAP.

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject property. The applicant has included a survey depicting a rough estimate of the existing wetlands within the boundaries of the parcel. Specific project wetland surveys will be required at the time a development request is submitted and shall be evaluated during the Site Plan Review process.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

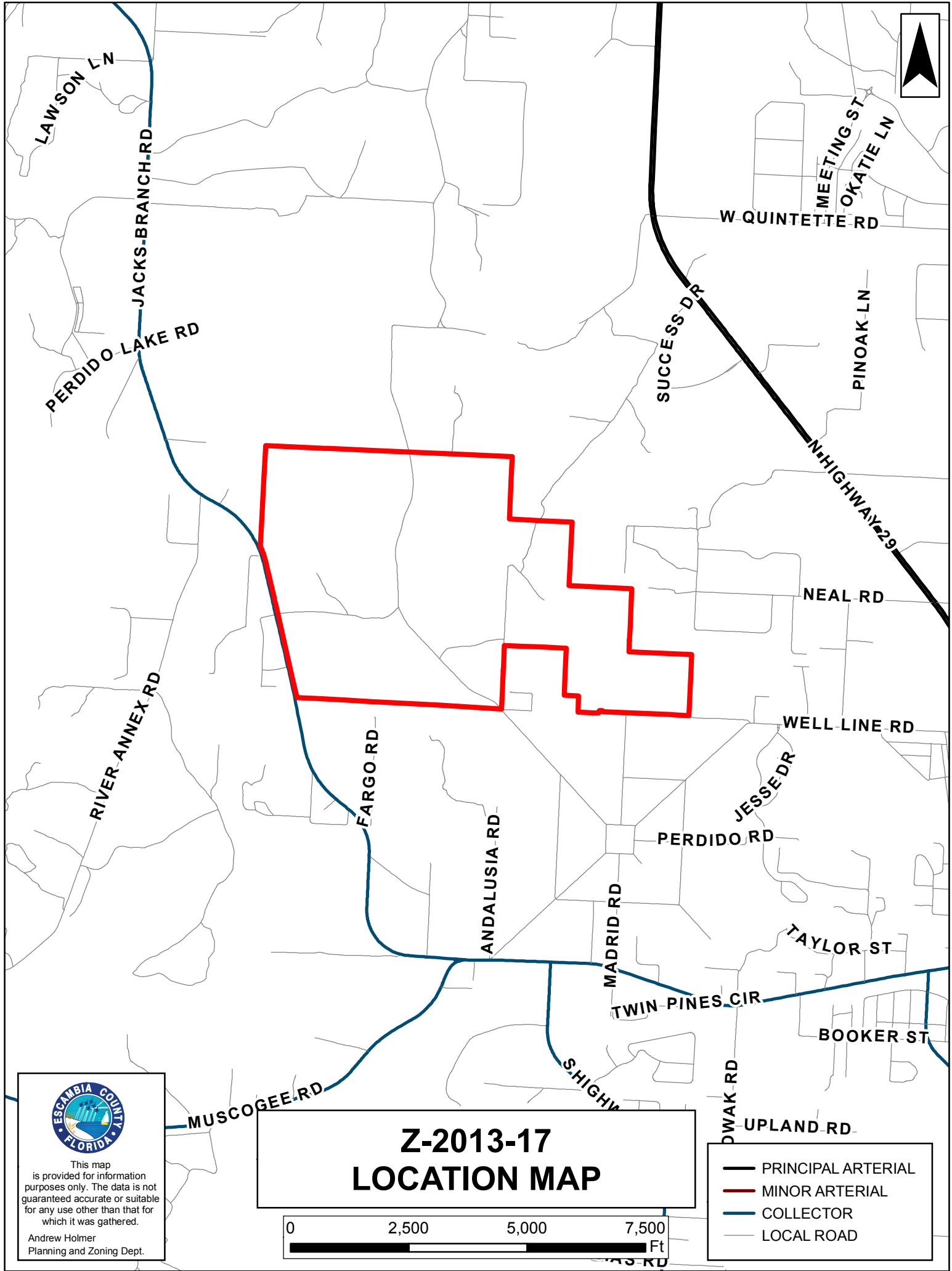
FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. Based on Section 2.02 of the Land Use Plan and Development Program for each DSAP Branch, the proposed amendment will be compatible with the identified surrounding uses.

Attachments

Z-2013-17

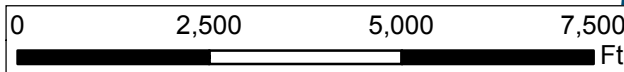
Z-2013-17



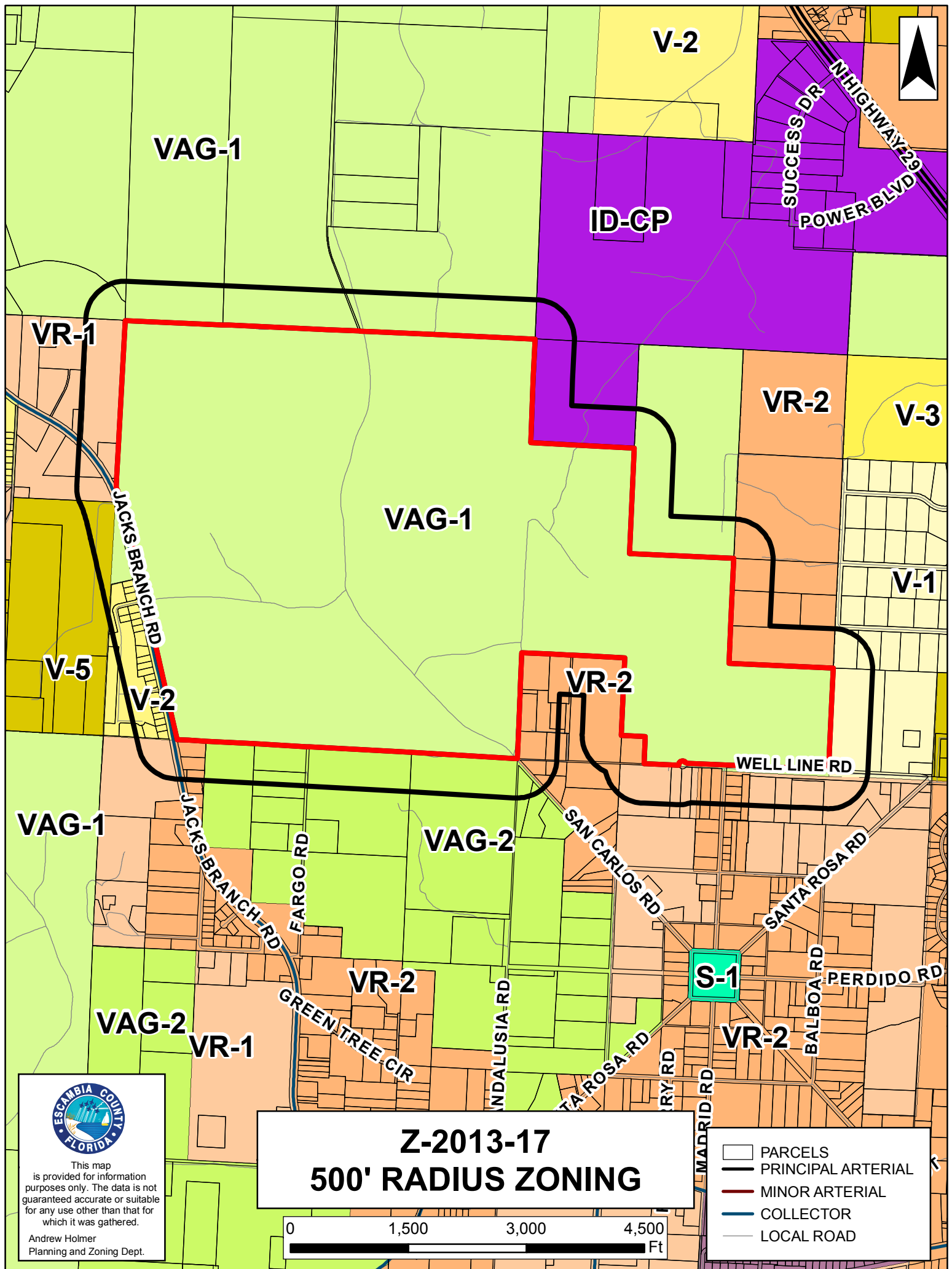
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

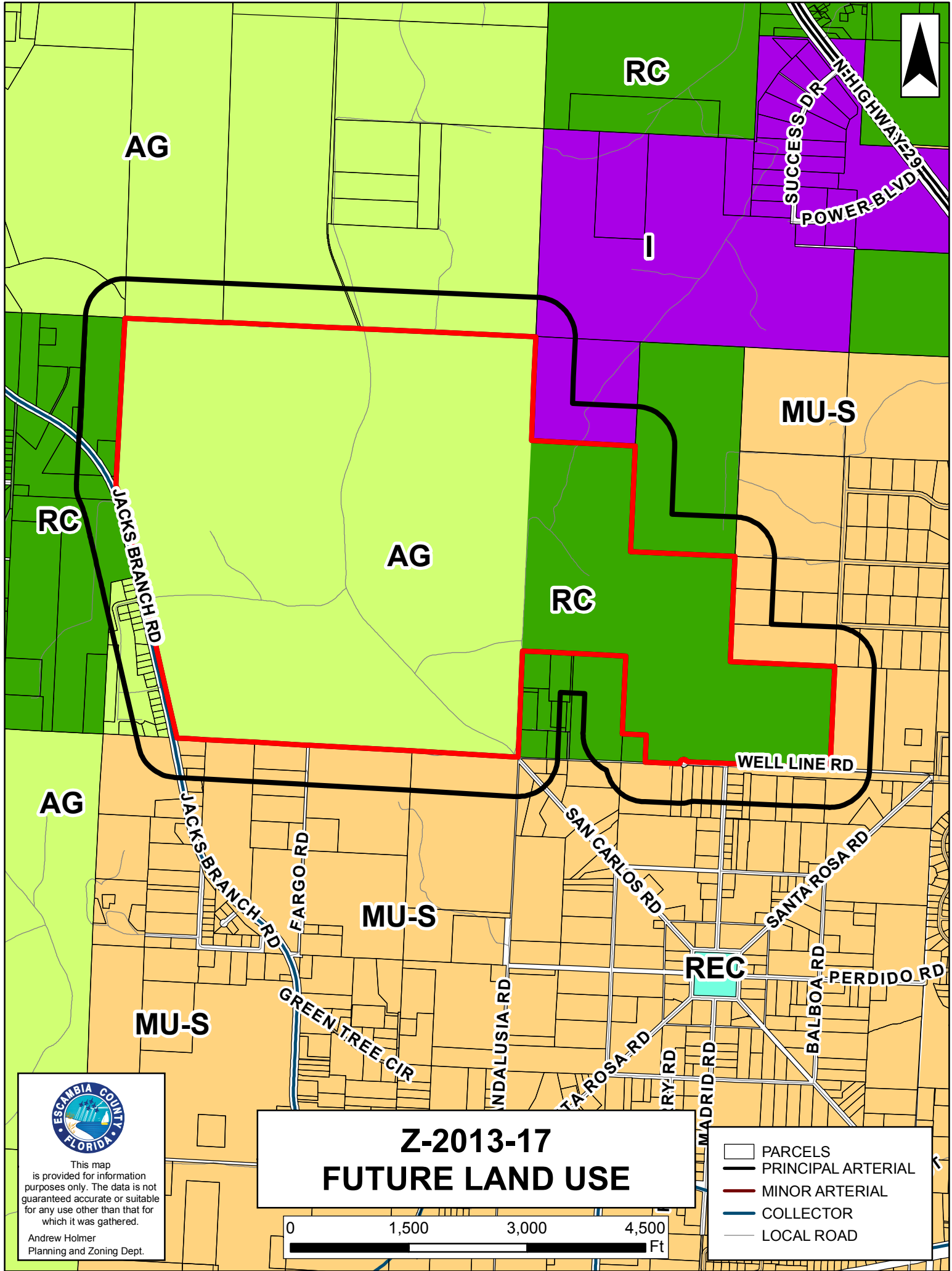
Andrew Holmer
Planning and Zoning Dept.

Z-2013-17 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





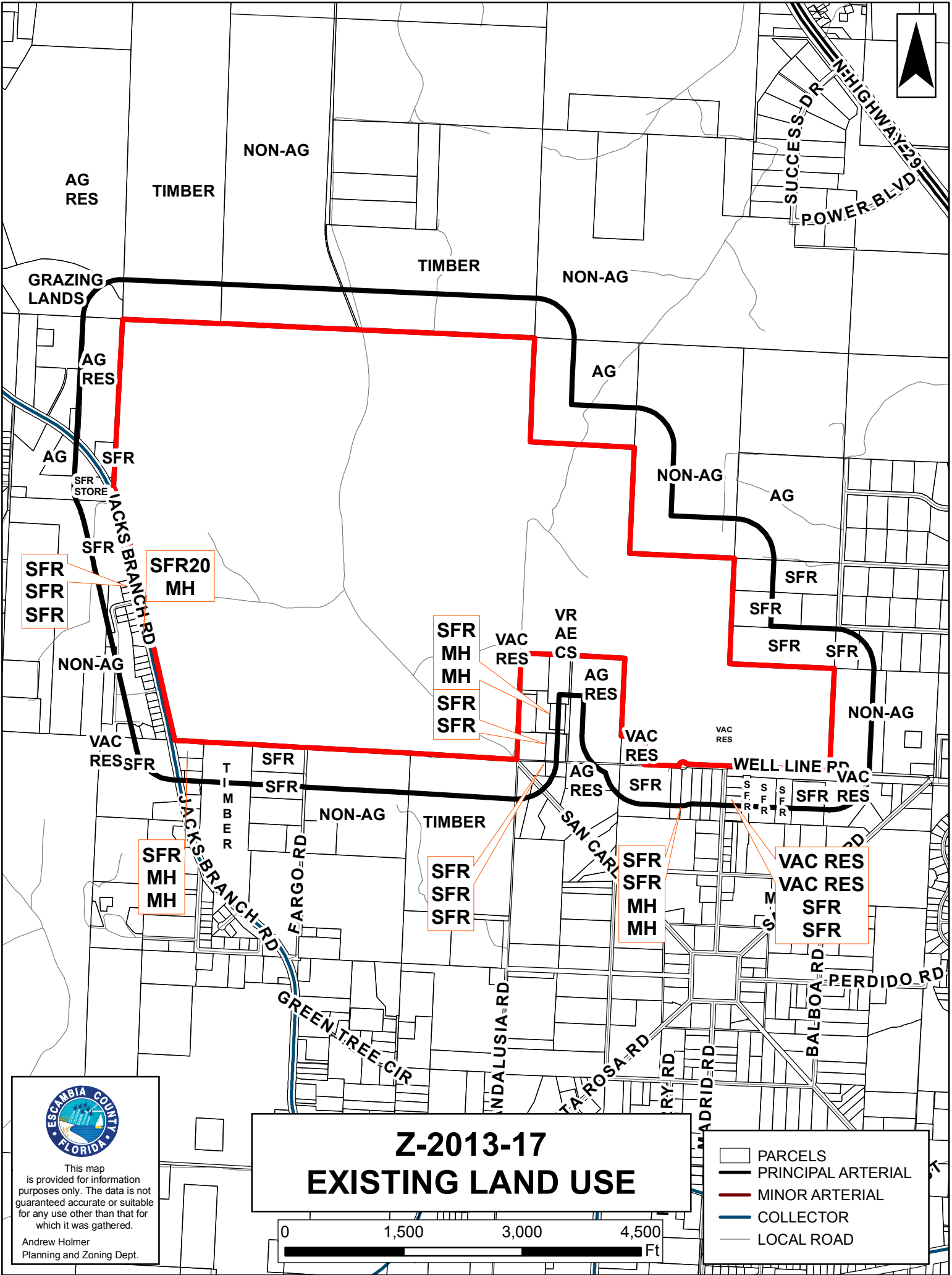
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-17 FUTURE LAND USE

0 1,500 3,000 4,500
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-17 EXISTING LAND USE

0 1,500 3,000 4,500
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

SUCCESS DR



JACKS BRANCH RD

ANNIE BELL DR

FARGO RD

GREEN RD

VA RD

VARRO RD

S PLAZA RD

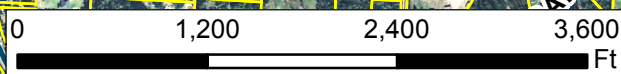
BALBOARD



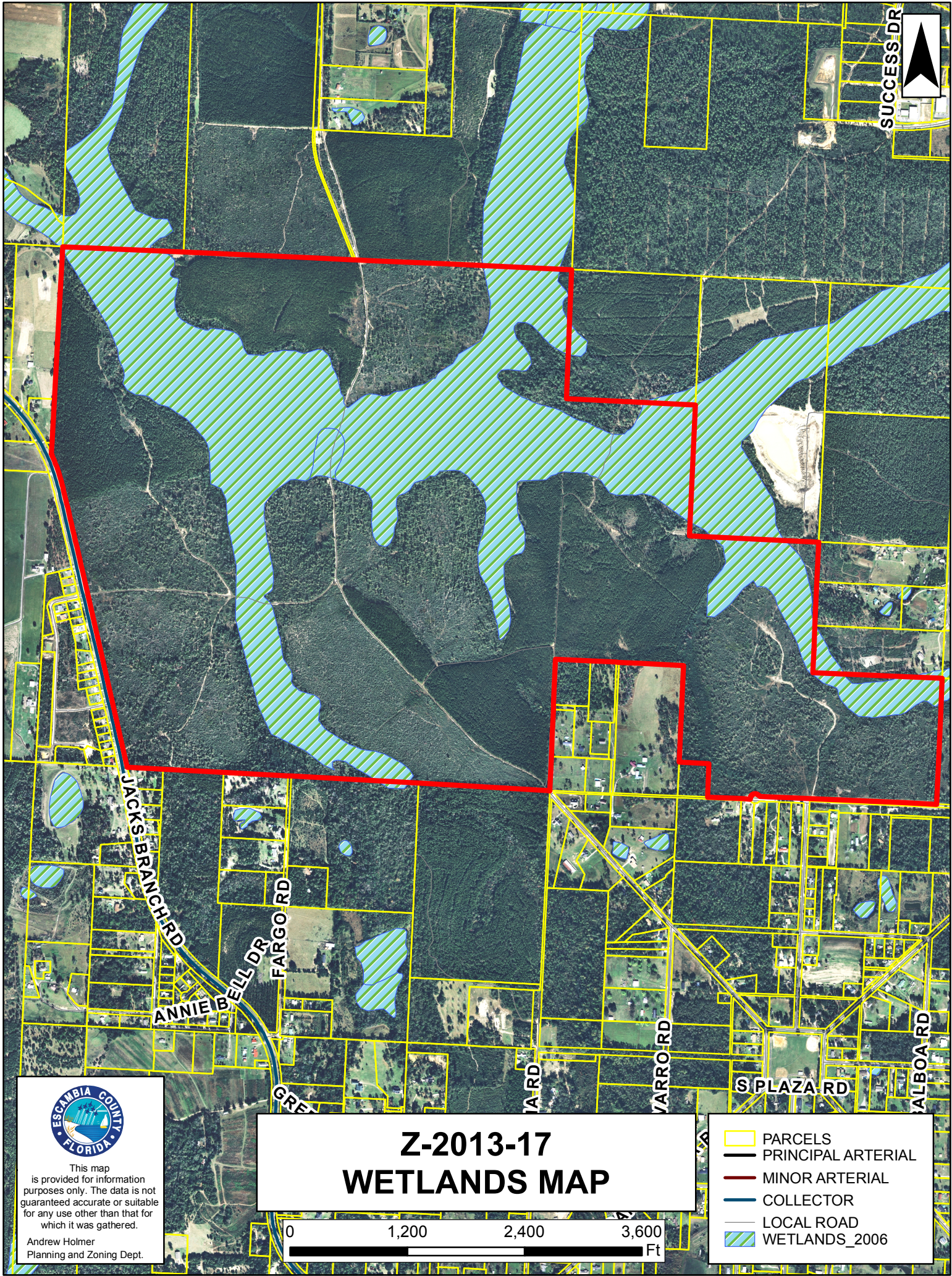
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-17 AERIAL MAP



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-17 WETLANDS MAP

0 1,200 2,400 3,600
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-17

CURRENT ZONING: VAG-1 PROPOSED ZONING: R-3 C-1
R-4 V-5

PLANNING BOARD

DATE: 09/09/13 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/03/13 TIME: 5:45 PM

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

Public Hearing Sign off Jacks Branch Road

WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-17

CURRENT ZONING: VAG-1 PROPOSED ZONING: R-3 C-1
R-4 V-5

PLANNING BOARD

DATE: 09/09/13 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/03/13 TIME: 5:45 PM

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

Public Hearing Sign off Well Line Road

WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



Looking East from Well Line Rd.



Looking East into the Parcel from Jacks Branch Rd.



Looking North into parcel from Well Line Rd.



Looking Northeast from Jacks Branch Rd.



Looking Northeast from Well Line Rd.



Looking Northwest from Jacks Branch Rd.



Looking Northwest from Well Line Rd.



Looking South from Jacks Branch Rd



Looking South from Well Line Rd.



Looking Southeast from Jacks Branch Rd.



Looking Southwest from Jacks Branch Rd.



Looking West from Jacks Branch Rd.



Looking West from Well Line Rd.

July 31, 2013

Escambia County, FL
Development Services Department
3363 West Park Place
Pensacola, FL 32505

Attn: Development Services Department

Re: Original Letter of Request For Rezoning
Property Reference No. 051N311100000000
900 Jacks Branch Road Blk, 32533

To Whom It May Concern,

Please let this letter serve as notice to request rezoning of the above listed subject property. As outlined below, I have carefully reviewed all criteria as outlined in the Mid-West Sector Plan DSAP. I feel with utmost certainty that this zoning request complies with all stipulations as outlined in these documents. Below is a brief listing of information to support our zoning request.

The subject property is approx. +/- 800 acres as indicated in the survey and tax records and is currently zoned VAG-1. This property is located within the town center, traditional garden, traditional village, conservation neighborhoods and suburban garden districts of the Mid West Sector Plan DSAP. As outlined in the site plan, I have outlined these areas and propose to rezone from VAG-1 to zoning as shown on the site plan. All wetland and acreage have been designated by a current engineering study / firm.

A brief description by areas per the site plan are as follows:

1. The R-4 zoning request is located with the traditional village district and is approx. 74.37 acres with 13.68 acres indicated as wetlands, leaving a net area of 60.69 acres. The traditional village neighborhoods are located adjacent to the town center. These neighborhoods will primarily be comprised of attached, single and multifamily residential dwellings. Roads will be gridded; blocks will be short and will focus primarily on connectivity. Public spaces will serve as the focal point and may include civic, community and or active or passive recreation areas. The permitted uses in this district include R-2, R-3, V-3, V-4 and R-4. The zoning request for this area is R-4.
2. The C-1 zoning request area is located within the town center district area and is approx. 444.48 acres with 168.99 acres indicated as wetlands, leaving a net area of 275.49 acres. This area will have the highest concentration of mixed use development. This area is intended to serve both the sector plan area and surrounding communities. This area will serve as the core as a traditional mixed use urban center designed to accommodate larger and small scale retail, office and residential use. The center will be designed around pedestrian and utilized plazas as well as other public spaces to create an attractive environment. The permitted uses in this district include R-5, R-6, C-1 and C-2. The zoning request for this area requested is C-1.

3. The V-5 zoning request is located within the conservation neighborhood and is approx. 156.46 acres with 91.04 acres indicated as wetlands, leaving a net area of 65.42 acres. This area is located within ½ mile from the town center. This area will be located in a "rural" area with subdivisions that are clustered single family homes focusing on efficient use of land and infrastructure, conventional large lot development and accessible open space. The permitted uses in this district include VAG-1, VR-1, R-1, V-1, V-2, V-2A, V-5 and SDD. The zoning request for this area requested is V-5.
4. The R-3 zoning request is within the suburban garden district and is approx. 107.82 acres with 22.58 acres indicated as wetlands, leaving a net area of 85.24 acres. This area will be located within ½ mile from the town center. The neighborhood will provide a range of housing types with an emphasis on single family dwellings. Small single family detached and attached dwelling units may be developed with the possibility of rear access. A curvilinear grid engineering may be utilized to create blocks. Open or public space will serve as focal point for the neighborhood. The permitted uses in this district include V-1, V-2, V-2A, V-5, SDD, R-2, R-3, V-3 and V-4. The zoning request for this area requested is R-3.
5. The R-4 zoning request is located within the traditional garden district and is approx. 26.98 acres with 1.74 acres indicated as wetlands, leaving a net area of 25.24 acres. This area will encompass the town center district. These areas will be located within ¼ to ½ mile from town, village and neighborhood centers. This will provide a transition between the proposed suburban garden and traditional village districts. Housing will include a variety of attached and detached residential units with a higher mixed of attached products. Blocks and grid systems will be utilized, in conjunction with parks, conservation or other public spaces that encourage to serve as focal points for these neighborhoods. The corresponding Escambia County zoning districts are R-2, R-3, V-3, V-4 and R-4. The zoning requests for this area is R-4

In closing, based on this supporting information provided and in accordance with Escambia County's zoning requirements, I respectfully request that these zoning requests be approved. As the Developer, we are anxious to bring our proposed projects to reality which will generate economic development and provide a community for the citizens of Escambia County to enjoy for years to come.

Should you have any questions or comments, please contact the undersigned.

Sincerely,
DDJ Land Company, LLC



Brad McLaughlin
DDJ Land Company, LLC Agent

August 2, 2013

Escambia County, FL
Development Services Department
3363 West Park Place
Pensacola, FL 32505

Attn: Development Services Department

Re: Original Letter of Request For Rezoning
Property Reference No. 051N311100000000
900 Jacks Branch Road Blk, 32533

To Whom It May Concern,

As discussed upon turning in the above listed rezoning request submittal, DDJ Land Company was advised that prior to subdividing or implementation of separating each parcel, that specific wetland studies will be required for each parcel prior to or at project development. DDJ Land Company understands and will concur with these requirements. In same conversation, I advised that current wetland studies are ongoing and have been surveyed which are displayed and shown on the current submitted site plan. Final locations, drawings and supporting information will be made available by the appropriate parties once completed and approved by the governing jurisdictions.

Should you have any questions or comments, please contact the undersigned.

Sincerely,
DDJ Land Company, LLC



Brad McLaughlin
DDJ Land Company, LLC Agent



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☐ Rezoning Request from: VAG-1 to: R4,C-1,V5,R3,1

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: DDJ LAND COMPANY, LLC Phone: 850 478-5250

Address: 2605 SOLO DOS FAMILIAS PENSACOLA FL 32534 Email: BRAD@PANHANDLEPAVING.COM

☐ Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 900 JACOB'S BRANCH ROAD BLK 32533

Property Reference Number(s)/Legal Description: DSIN311100000000

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

[Signature]
Signature of Owner/Agent

DONALD LONG
Printed Name Owner/Agent

7/8/13
Date

[Signature]
Signature of Owner

JERRY LONG
Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18 day of July 20 13,
by Donald & Jerry Long

Personally Known ☒ OR Produced Identification ☐ . Type of Identification Produced:

[Signature]
Signature of Notary
(notary seal must be affixed)

CATHY MURPHY
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-17

Meeting Date(s): PR 9/9/13 BCC 10/13/13 Accepted/Verified by: A Cam Date: 7/31/13

Fees Paid: \$ 1155 Receipt #: _____ Permit #: PR2130700017



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 7-2013-17

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 05IN311100000000

Property Address: 900 JACKS BRANCH ROAD BLK 32533

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- The necessary facilities or services are in place at the time a development permit is issued.
- A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 18TH DAY OF JULY, YEAR OF 2013.


Signature of Property Owner

JERRY LONG
Printed Name of Property Owner

7/18/13
Date


Signature of Property Owner

DONALD LONG
Printed Name of Property Owner

7/18/13
Date



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-17

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 900 JACKS BRANCH ROAD BLK 32533,
Florida, property reference number(s) 051N311100000000

I hereby designate BRAD McLAUGHLIN for the sole purpose
of completing this application and making a presentation to the:

☒ Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

☐ Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 30TH day of JULY the year of,
2013, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: BRAD McLAUGHLIN Email: BRAD@PANHANDLEPAVING.COM

Address: 2065 SOLO DAS FAMILIAS PENSACOLA FL 32534 Phone: (850) 478-5250

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30 day of July 20 13,
by JERRY LONG + Donald Long

Personally Known ☒ OR Produced Identification ☐ . Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary

(Notary Seal)

PATRICIA A. RITTENBERY
Notary Public, State of Florida
My comm. exp. Dec. 17, 2013
Comm. No. DD 946174



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 7-2013-17

APPLICATION ATTACHMENTS CHECKLIST

- ☒ 1. N/A For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- ☒ 2. ☒ Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- ☒ 3. ☒ Concurrence Determination Acknowledgment form - Original (if applicable) (page 2)
- ☒ 4. N/A ☒ Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- ☒ 5. ☒ Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- ☒ 6. Legal Description of Property Street Address / Property Reference Number
- ☒ 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. BOA: Site Plan drawn to scale.
- ☐ 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- ☒ 9. ☒ Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- ☒ 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm. CHECK \$1150.00

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: 7/30/13

Appointment to turn in application: By Aug. 1

Appointment to receive findings-of-fact: _____

Prepared by:
Kathleen M. Willemin, Esq.
International Paper Realty Corporation
3 Paragon Drive
Montvale, NJ 07645

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the ____ day of June, 2005, by **INTERNATIONAL PAPER REALTY CORPORATION**, a Delaware corporation, with offices at 3 Paragon Drive, Montvale, New Jersey 07645, hereinafter called the Grantor, to **DDJ LAND COMPANY, LLC**, whose address is 7465 Old Palafox Highway, Pensacola, FL 32503, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land situate in Escambia County, Florida, containing 799.59 acres, more or less, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor has corporate authority to sell and convey the Property; and that, subject to those matters set forth on Exhibit B attached hereto and incorporated

herein by reference, the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized as of the day and year first written above.

**INTERNATIONAL PAPER REALTY
CORPORATION, a Delaware corporation**

Signed, sealed and delivered
in the presence of:

Johanna Curry
Name: JOHANNA CURRY
Lois Burnell
Name: LOIS BURNELL

BY: Kathleen M. Willem
Kathleen M. Willem, Vice President

ATTEST:
By: Deborah S. Stivers
Deborah S. Stivers, Assistant Secretary

STATE OF NEW JERSEY

COUNTY OF BERGEN

The foregoing deed was acknowledged before me this 24th day of June, 2005, by KATHLEEN M. WILLEMIN, the VICE PRESIDENT of INTERNATIONAL PAPER REALTY CORPORATION, a Delaware corporation, on behalf of said corporation. Said individual is [check applicable box] ☒ personally known to me, or produced a current _____ driver's license as identification.

{notary seal}

Johanna Curry
Notary Signature
JOHANNA CURRY
Printed Notary Signature
My Commission Expires: OCT. 5, 2005

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

AFTER RECORDING RETURN TO:
DDJ Land Company, LLC
7465 Old Palafax Highway
Pensacola, FL 32503

DESCRIPTION: (AS SURVEYED AND PREPARED BY MERRIL PARKER SHAW, INC.)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBARIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 31 WEST OF SAID COUNTY; THENCE GO NORTH 87 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 4338.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97 (100' RIGHT OF WAY, ALSO KNOWN AS JACK'S BRANCH ROAD); THENCE GO NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 30.89 FEET TO A POINT OF CURVATURE; THENCE GO NORTHWESTERLY ALONG THE CURVED EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD S-97 BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 11509.20 FEET FOR AN ARC DISTANCE OF 411.79 FEET (CENTRAL ANGLE = 02 DEGREES 03 MINUTES 00 SECONDS, CHORD BEARING = NORTH 13 DEGREES 00 MINUTES 47 SECONDS WEST, CHORD DISTANCE = 411.77 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 14 DEGREES 02 MINUTES 18 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 2477.41 FEET TO A POINT OF CURVATURE; THENCE GO NORTHWESTERLY ALONG THE CURVED EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD S-97 BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1980.08 FEET FOR AN ARC DISTANCE OF 371.58 FEET (DELTA = 10 DEGREES 51 MINUTES 42 SECONDS, CHORD BEARING = NORTH 19 DEGREES 26 MINUTES 50 SECONDS WEST, CHORD DISTANCE = 371.02 FEET) TO AN INTERSECTION WITH THE WEST LINE OF THE AFORESAID SECTION 5; THENCE GO NORTH 02 DEGREES 04 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE OF SECTION 5 FOR A DISTANCE OF 2118.82 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE GO SOUTH 88 DEGREES 11 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 5242.46 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFORESAID SECTION 4; THENCE GO SOUTH 01 DEGREES 42 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 4 FOR A DISTANCE OF 1324.63 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1311.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE GO SOUTH 01 DEGREES 38 MINUTES 58 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1334.47 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE GO SOUTH 88 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1313.08 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE GO SOUTH 01 DEGREES 35 MINUTES 41 SECONDS WEST ALONG THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1325.21 FEET TO THE MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1318.57 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE GO SOUTH 01 DEGREES 43 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1297.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WELL LINE ROAD (50' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 4581 AT PAGE 388 OF THE PUBLIC RECORDS OF SAID COUNTY; DE GALVES ROAD, 20' RIGHT OF WAY AS PER THE RECORD PLAT OF PENSACOLA HIGHLANDS AS RECORDED IN DEED BOOK 102 AT PAGE 178 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE GO NORTH 88 DEGREES 23 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 303.05 FEET TO A POINT OF CURVATURE; THENCE GO NORTHWESTERLY ALONG THE CURVED NORTHERLY RIGHT OF WAY LINE OF SAID WELL LINE ROAD BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 10025.00 FEET FOR AN ARC DISTANCE OF 83.39 FEET (CENTRAL ANGLE = 00 DEGREES 28 MINUTES 36 SECONDS, CHORD BEARING = NORTH 88 DEGREES 37 MINUTES 38 SECONDS WEST, CHORD DISTANCE = 83.39 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 88 DEGREES 51 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1478.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID WELL LINE ROAD; THENCE GO SOUTH 01 DEGREES 08 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 13.13 FEET TO THE AFORESAID SOUTH LINE OF SECTION 4; THENCE GO NORTH 88 DEGREES 18 MINUTES 57 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 4 FOR A DISTANCE OF 464.41 FEET; THENCE DEPARTING SAID SOUTH LINE OF SECTION 4, GO NORTH 01 DEGREES 38 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 305.00 FEET; THENCE GO NORTH 88 DEGREES 18 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 305.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE GO NORTH 01 DEGREES 38 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1019.82 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE GO NORTH 88 DEGREES 19 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1314.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, SAID POINT ALSO LYING ON SAID WEST LINE OF SECTION 4; THENCE GO SOUTH 01 DEGREES 42 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF SECTION 4 FOR A DISTANCE OF 1324.63 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBARIA COUNTY, FLORIDA, AND CONTAINS 799.59 ACRES.

EXHIBIT B

Permitted Exceptions

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property.
2. Real estate taxes, water rates and other governmental charges, if any.
3. Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law or regulation of any governmental authority.
4. Rights of parties in possession and any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
5. All outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession.
6. All roll back taxes, if any, for any year and the current year's taxes, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property.
7. All previous reservations, exceptions and conveyances of the oil, gas, associated hydrocarbons, minerals and mineral substances and royalty and other mineral rights and interests.
8. All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.
9. Any and all restrictions on use of the Property due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.
10. Such other matters as set forth in owner's policy of title insurance, if any, issued pursuant to the title commitment with respect to Grantee's purchase of the Property from Grantor.
11. Mechanics', materialmen's warehousemen's and similar liens attaching by operation of law, incurred in the ordinary course of business and securing payments not yet delinquent or payments that are being contested in good faith.

12. Mineral and Royalty Deed with an effective date of October 1, 2000, from International Paper Company, et al., to Pure Resources, L.P., filed of record in Official Records Book 4681, Pages 0530-0628 of the Public Records of Escambia County, Florida.
13. Terms, conditions and stipulations contained in Surface Use Restrictions Agreement effective October 1, 2000, between International Paper Company, et al., and Pure Resources, L.P., filed of record in Official Records Book 4960, Pages 0524-0632 of the Public Records of Escambia County, Florida.
14. All matters pertaining to the Property as shown on boundary survey dated January 8, 2004, prepared by Merrill Parker Shaw, Inc., E. Wayne Parker, P.L.S. No. 3683.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

DDJ LAND COMPANY, L.L.C.

Filing Information

Document Number	L05000047444
FEI/EIN Number	202893179
Date Filed	05/12/2005
State	FL
Status	ACTIVE
Effective Date	05/12/2005

Principal Address2665 SOLO DOS FAMILIAF
PENSACOLA, FL 32534

Changed: 04/13/2011

Mailing AddressP.O. BOX 3717
PENSACOLA, FL 32516

Changed: 04/13/2011

Registered Agent Name & AddressLONG, JERRY F
2665 SOLO DOS FAMILIAF
PENSACOLA, FL 32534

Name Changed: 04/18/2012

Address Changed: 04/18/2012

Manager/Member Detail**Name & Address**

Title MGRM

LONG, JERRY F
7920 CHELLIE ROAD
PENSACOLA, FL 32526

Title MGRM

LONG, DONALD
7910 CHELLIE ROAD
PENSACOLA, FL 32526

Annual Reports

Report Year	Filed Date
2011	04/13/2011
2012	04/18/2012
2013	04/19/2013

Document Images

04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
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03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
05/12/2005 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

 Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information Reference: 051N311100000000 Account: 112558000 Owners: DDJ LAND COMPANY LLC Mail: 7465 OLD PALAFOX HWY PENSACOLA, FL 32503 Situs: 900 JACKS BRANCH RD BLK 32533 Use Code: TIMBERLAND, MISC. - PINES Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	2012 Certified Roll Assessment Improvements: \$0 Land: \$58,201 Total: \$58,201 Save Our Homes: \$0 Disclaimer Amendment 1/Portability Calculations
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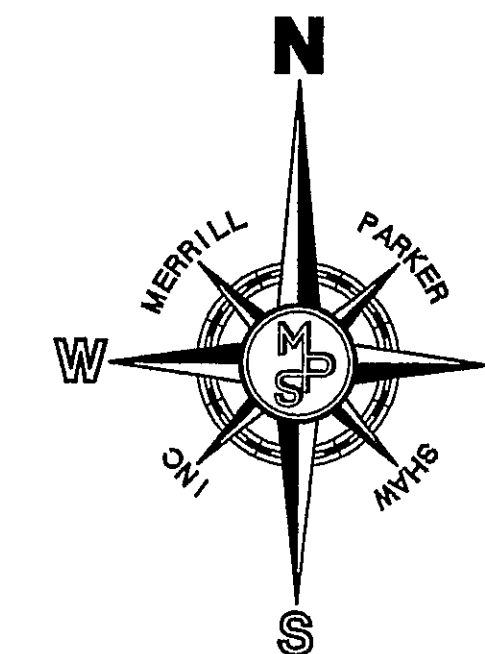
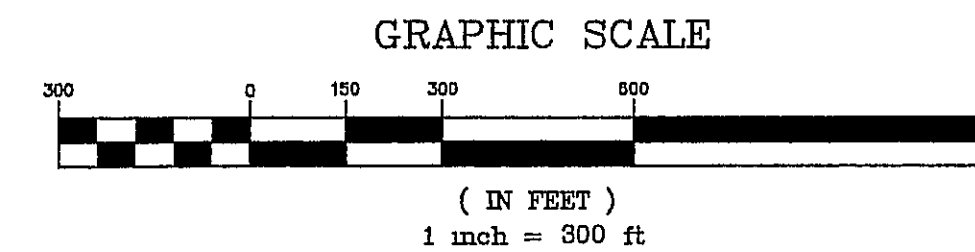
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/2005</td> <td>5678</td> <td>1289</td> <td>\$2,798,600</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/2001</td> <td>4729</td> <td>1865</td> <td>\$1,885,200</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/1985</td> <td>2066</td> <td>460</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>05/1984</td> <td>1917</td> <td>467</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2005	5678	1289	\$2,798,600	WD	View Instr	06/2001	4729	1865	\$1,885,200	WD	View Instr	05/1985	2066	460	\$100	OT	View Instr	05/1984	1917	467	\$100	OT	View Instr	2012 Certified Roll Exemptions None Legal Description BEG AT SE COR OF SEC 5 N 87 DEG 53 MIN 26 SEC W 4338 01/ 100 FT TO ELY R/W LI OF ST RD S 97 (100 FT R/W AKA JACKS... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
06/2005	5678	1289	\$2,798,600	WD	View Instr																										
06/2001	4729	1865	\$1,885,200	WD	View Instr																										
05/1985	2066	460	\$100	OT	View Instr																										
05/1984	1917	467	\$100	OT	View Instr																										

Parcel Information Section Map Id: 05-1N-31 Approx. Acreage: 801.1100 Zoned: VAG-1 Evacuation & Flood Information Open Report		Launch Interactive Map
Buildings Images None		

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

BOUNDARY SURVEY

A PORTION OF SECTIONS 4 & 5,
TOWNSHIP-1-NORTH, RANGE-31-WEST,
ESCAMBIA COUNTY, FLORIDA.
(TRACT # FL01 E-7)



SURVEYOR'S NOTES:

- 1) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 01 DEGREES 42 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SECTION 4.
- 2) SOURCE OF INFORMATION THE DESCRIPTION AS FURNISHED BY THE CLIENT, GOVERNMENT LAND OFFICE FIELD NOTES, SECTIONAL BREAKDOWN OF SECTION 4 & 5, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THE STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD NO. 5-97, DATED 1961, SECTION NO. 4859-152, AND EXISTING FIELD MONUMENTATION.
- 3) SECTIONS 4 & 5, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, WERE SUBDIVIDED (BROKEN-DOWN) IN ACCORDANCE WITH THE MANUAL OF SURVEYING INSTRUCTIONS OF 1973.
- 4) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 5) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 6) THE DIMENSIONS OF THE BUILDINGS AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 7) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 8) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 9) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- 10) THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (AREAS OUTSIDE 500-YEAR FLOOD PLAIN), AND FLOOD ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), FIRM INDEX DATE FEBRUARY 23, 2000, COMMUNITY PANEL NUMBER 120080 0220 F, 120080 0240, AND 120080 0280, MAP NUMBER 12033C0220 F, 12033C0240 F, AND 12033C0280 F, MAP REVISED FEBRUARY 23, 2000.

LEGEND:

- ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
 - ⊙ ~ 5/8" PLAIN IRON ROD IN CONCRETE, UNNUMBERED (FOUND)
 - ⊕ ~ 2" METAL DISK WITH NAIL, UNNUMBERED (FOUND)
 - ⊗ ~ 3" DIAMETER OLD CEDAR STAKE (FOUND)
 - ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 5863 (FOUND)
 - ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 3288 (FOUND)
 - ⊗ ~ 4" x 4" ST REGIS CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊗ ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED "PITTMAN" (FOUND)
 - ⊗ ~ 2" x 2" LIGHTWOOD STAKE, (FOUND)
 - ⊗ ~ 6" x 6" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊗ ~ 1/2" CAPPED IRON ROD, CORP. NUMBER 7174 (SET)
 - ⊗ ~ 2" METAL DISK WITH NAIL, CORP. NUMBER 7174 (SET)
- R/W ~ RIGHT OF WAY
P.C. ~ POINT OF CURVATURE
P.T. ~ POINT OF TANGENCY
(GOV'T) ~ GOVERNMENT LAND OFFICE INFORMATION
(F.D.O.T.) ~ FLORIDA DEPARTMENT OF TRANSPORTATION
AKA ~ ALSO KNOWN AS
R ~ RADIUS
Δ ~ DELTA ANGLE/CENTRAL ANGLE
L ~ LENGTH OF ARC
CH ~ CHORD DISTANCE
CB ~ CHORD BEARING

E WAYNE PARKER, P.L.S. NO. 3683, CORPORATE NO. 7174, STATE OF FLORIDA



MERRILL PARKER SHAW, INC.
PROFESSIONAL ENGINEERING & SURVEYING SERVICES
4028 N. DAVIS HWY.
PENSACOLA, FL 32508
PHONE: 904-478-4823
FAX: 904-478-4824
FLORIDA CORPORATION NUMBER 7174

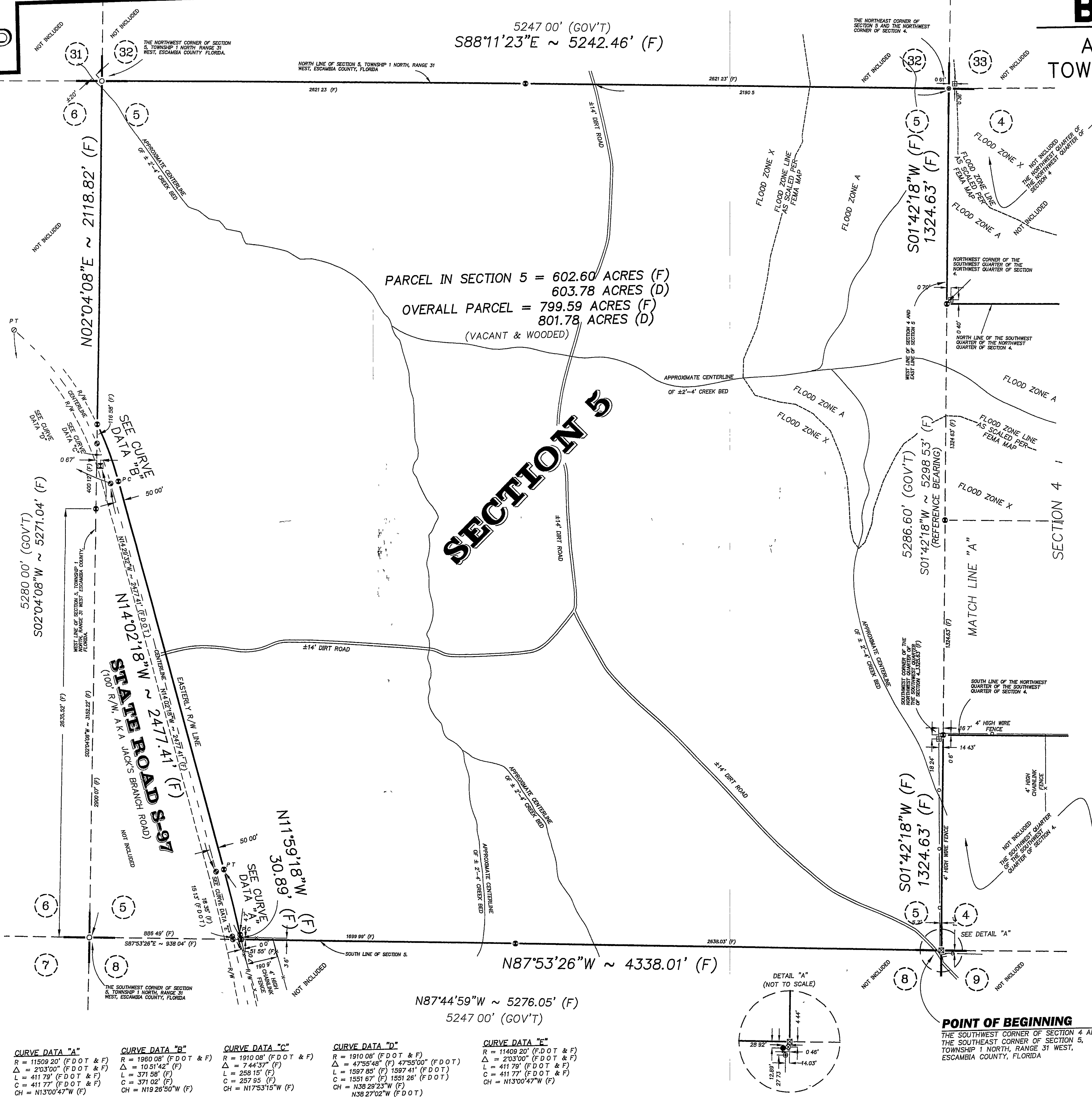


BOUNDARY SURVEY
A PORTION OF SECTIONS 4 & 5,
TOWNSHIP-1-NORTH, RANGE-31-WEST,
ESCAMBIA COUNTY, FLORIDA.

REQUESTED BY: MR. NAND GUPTA
PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION

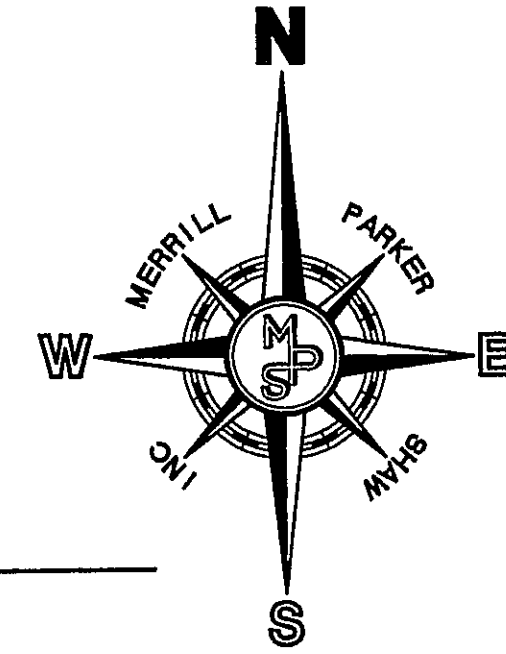
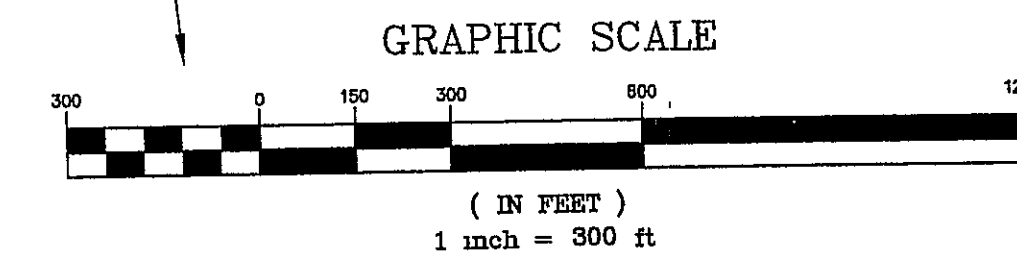
JOB NO. 03-1008-1
SHEET 2 OF 2

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BOUNDARY SURVEY

A PORTION OF SECTIONS 4 & 5,
TOWNSHIP-1-NORTH, RANGE-31-WEST,
-- ESCAMBA COUNTY, FLORIDA.
(TRACT # FL01 E-7) **N**



DESCRIPTION: (AS FURNISHED)

PARCEL 7

Escambia County, Florida

Township 1 North, Range 31 West,

Section 4

The Southwest 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Northwest 1/4, the East 1/2 of the Southwest 1/4 except a 305 foot square in the southwest corner 198 00 acres, more or less

Section 5	603 78 acres, more or less
All of section lying East of State Road 97	

DESCRIPTION: (AS SURVEYED AND PREPARED BY MERRIL PARKER SHAW, INC.)

[illegible]

LEGEND:

- 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- 5/8" PLAIN IRON ROD IN CONCRETE, UNNUMBERED (FOUND)
- 2" METAL DISK WITH NAIL, UNNUMBERED (FOUND)
- 3" DIAMETER OLD GEAR STEAR STAKE (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 5953 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 3286 (FOUND)
- 4" x 4" ST REGIS CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 4" x 4" CONCRETE MONUMENT, UNNUMBERED "PITTMAN" (FOUND)
- 2" x 2" LIGHTWOOD STAKE (FOUND)
- 6" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, CORP NUMBER 7174 (SET)
- 2" METAL DISK WITH NAIL, CORP NUMBER 7174 (SET)
- R/W = RIGHT OF WAY
- P/C = POINT OF CURVATURE
- P/T = POINT OF TANGENCY
- (GOV'T) = GOVERNMENT LAND OFFICE INFORMATION
- (F) = FIELD MEASUREMENT/INFORMATION
- (F D O T) = FLORIDA DEPARTMENT OF TRANSPORTATION
- A.K.A. = ALSO KNOWN AS
- R = RADIIUS
- Δ = DELTA ANGLE/CENTRAL ANGLE
- L = LENGTH OF ARC
- CH = CHORD DISTANCE
- CB = CHORD BEARING

CERTIFIED TO:

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472 027, FLORIDA STATUTES

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. Wayne Parker 1/8/64
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

COPYRIGHT © 2003 BY MERRILL PARKER SHAW, INC

E WAYNE PARKER P L S NO 3683, CORPORATE NO 7174, STATE OF FLORIDA

MERRILL PARKER SHAW, INC.
PROFESSIONAL ENGINEERING & SURVEYING SERVICES

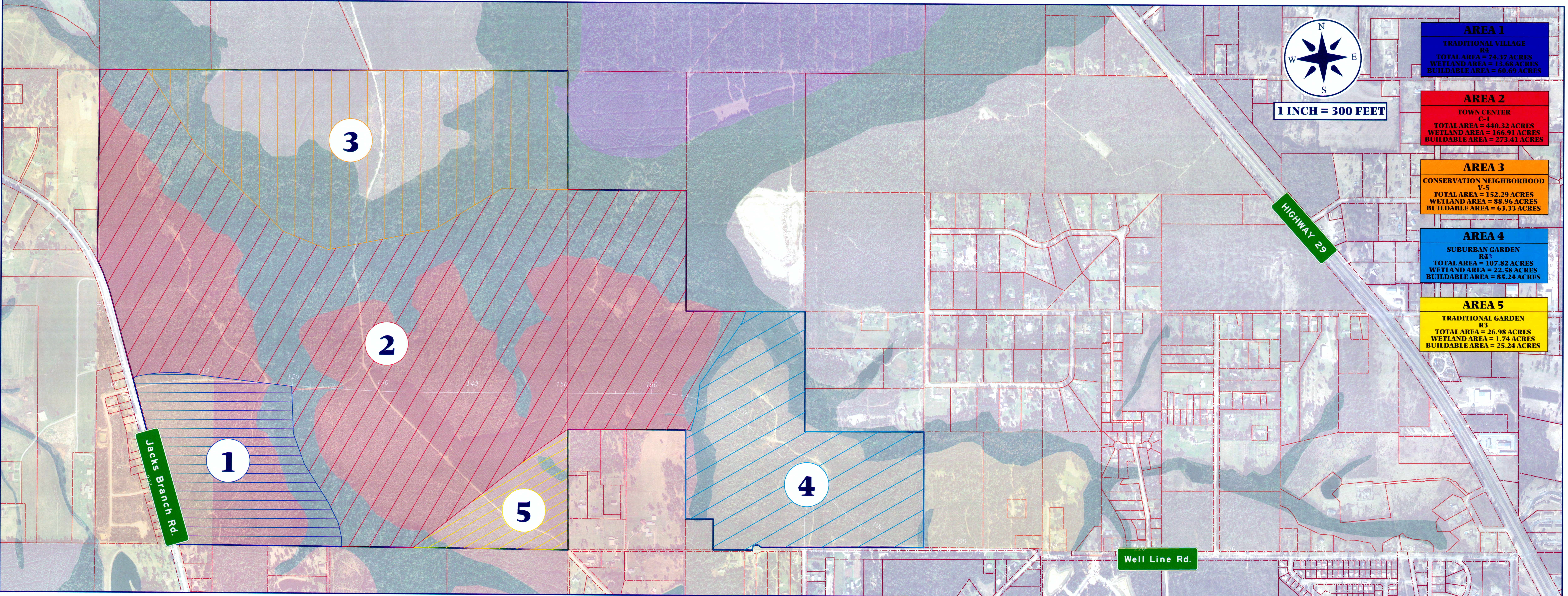


BOUNDARY SURVEY

A PORTION OF SECTIONS 4 & 5,
TOWNSHIP-1-NORTH, RANGE-31-WEST,
ESCAMBIA COUNTY FLORIDA.

REQUESTED BY: MR. NAND GUPTA
PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION

DF **2**



1 INCH = 300 FEET

AREA 1
TRADITIONAL VILLAGE
R4
TOTAL AREA = 74.37 ACRES
WETLAND AREA = 13.68 ACRES
BUILDABLE AREA = 60.69 ACRES

AREA 2
TOWN CENTER
C-1
TOTAL AREA = 440.32 ACRES
WETLAND AREA = 166.91 ACRES
BUILDABLE AREA = 273.41 ACRES

AREA 3
CONSERVATION NEIGHBORHOOD
V-5
TOTAL AREA = 152.29 ACRES
WETLAND AREA = 88.96 ACRES
BUILDABLE AREA = 63.33 ACRES

AREA 4
SUBURBAN GARDEN
R4S
TOTAL AREA = 107.82 ACRES
WETLAND AREA = 22.58 ACRES
BUILDABLE AREA = 85.24 ACRES

AREA 5
TRADITIONAL GARDEN
R3
TOTAL AREA = 26.98 ACRES
WETLAND AREA = 1.74 ACRES
BUILDABLE AREA = 25.24 ACRES