

REC'D OCT 29 2015

DEVELOPMENT REVIEW APPLICATION

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 850-595-3472
www.myescambia.com

Project Name Redfish Harbor

Project Address: Innerarity Point Road

Choose either BOX 1 or BOX 2, mark ONLY ONE (1) application type. In BOX 3, mark only one type of proposed land use.

BOX 1: Major Development Application Type	BOX 2: Minor Development Application Type
1) <input type="checkbox"/> Site Plan 2) <input checked="" type="checkbox"/> Preliminary Plat 3) <input type="checkbox"/> Construction Plans 3) <input type="checkbox"/> Master Plan 4) <input type="checkbox"/> Minor Subdivision 5) <input type="checkbox"/> Final Plat 6) <input type="checkbox"/> Artificial Lake 7) <input type="checkbox"/> Artificial Pond	1) <input type="checkbox"/> Site Plan Minor (See form on web site titled "Minor Development Site Plan Submittal")
BOX 3: Type of Proposed Land Use <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Both	

List the Property Reference Number(s) for all parcels involved:

Parcel	Sec #	Twp #	Rge #	Sub #	Lot #	Blk #	Parcel	Sec #	Twp #	Rge #	Sub #	Lot #	Blk #
1	14	3S	21	1000	050	002	4						
2	14	3S	21	1000	040	002	5						
3							6						

Project Narrative: Describe the proposed development project including: 1) all existing property uses, conditions and improvements, 2) all proposed uses, 3) height of each building/ structure in stories and feet, 4) federal and state regulatory permits required, 5) density transfer calculations if density transfer is proposed. (A separate written narrative may be submitted with the application instead of using the space provided below).

See attached.

Property Owners: Name: Redfish Harbor LLC

Street address: 106 Stone Blvd. City: Cantonment State: FL

Zip Code: 32533 Phone: Work (850) 968-0991 Cell () _____ Fax (850) 968-0996

E-mail address: _____

Developer: Name: Redfish Harbor LLC

Street address: 106 Stone Blvd. City: Cantonment State: FL

Zip Code: 32533 Phone: Work (850) 968-0991 Cell () _____ Fax (850) 968-0991

E-mail address: _____

Agent / Engineer: Name: Thomas G. Hammond, Jr. PE, Hammond Engineering, Inc.

Street address: 3802 North 'S' Street City: Pensacola State: FL

Zip Code: 32505 Phone: Work (850) 434-2603 Cell (850) 554-9389 Fax (850) 43-2650

E-mail address: Tom@selanddesign.com

Provide the requested information in the space provided:

Future Land Use Category(ies): MU-S Zoning District(s): HDR

Has any part of the project site been previously involved in a Future Land Use Map Amendment, Application for Rezoning, Application for Conditional Use, Application for Variance, Application for Vested Rights, Appeal of Administrative Decision, other county review?
No Yes _____ If YES, which type: _____, Date ____/____/____, Case # _____

Does the proposed project require a Variance, Conditional Use Approval, Rezoning, or a Future Land Use Change?
No Yes _____ If YES, which: _____ If YES, attach written explanation.

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact (850) 595-3472.**

Provide the requested information in the space provided:

Water Provider: ECUA Septic _____ Sewer Provider: ECUA

Are there existing building(s) on site? No Yes _____

Describe last use of building(s): _____

SQ. FT. of Building Footprint: _____

SQ. FT. of Impervious Surface (Including Bldg Footprint): _____

Total Site Acreage: _____ Total Acreage to be disturbed: _____

Total Acres of Wetlands: _____ Total Acres of Wetlands to be disturbed: _____

Number of Trees on site: _____ Number of Trees to be removed: _____

If you have any question or comments regarding this application, please contact us at (850) 595-3472.

We appreciate suggestions of how to improve our services.

DEVELOPMENT REVIEW APPLICATION CERTIFICATION FORM

I affirm and certify that I am duly qualified as authorized agent to make such application; that I understand the questions asked in the application; that all information and statements submitted in any documents or plans concerning this application are accurate to the best of my knowledge and belief; that I understand the application, attachments, and fees become part of the Official Records of Escambia County and not returnable or refundable; that this application is of my own choosing and staff has explained all procedures relating to this request; that there are no guarantees as to the outcome of this request; that the application is being accepted subject to verification of information; that any false information knowingly given by me may result in denial of the application, and that additional information may be required by Escambia County in order to make a determination.

Redfish Harbor

Name of Proposed Development

Authorized Agent's Signature

10/28/15

Date

Agents Name (print): Thomas G. Hammond, Jr. PE

Company Name: Hammond Engineering, Inc.

Street address: 3802 North 'S' Street

City: Pensacola

State: FL

Zip Code: 32505

Phone: Work (850) 434-2603

Fax: (850) 434-2650

STATE of

Florida

COUNTY of

Escambia

The forgoing instrument was acknowledged before me this 28 day of October,
year of 2015 by Thomas G. Hammond Jr. who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current
_____ as identification.

Signature of Notary Public

10/28/15

Date

Printed Name of Notary

My Commission Expires

Commission No. (Notary seal must be affixed)



R. SIEG
MY COMMISSION # EE 146400
EXPIRES: December 1, 2015
Bonded Thru Budget Notary Services

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at the northeast quadrant of the Innerarity Point/Japonica Ave. intersection, Pensacola, Florida, property reference number(s) 14-3S-32-1000-050-002 & 14-3S-32-1000-040-002, I hereby designate Hammond Engineering, Inc. for the sole purpose of completing this Development Review Application and to act on my behalf during the county's processing of the Development Review Application on the above referenced property.

This Limited Power of Attorney is granted on this 28 day of October the year of 2015 and is effective until the County 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 Department of Growth Management.

M. Pair 10/28/15 MATTHEW PAIR
Signature of Property Owner Date Printed Name of Owner

STATE of Florida
COUNTY of Escambia

The forgoing instrument was acknowledged before me this 28 day of October, year of 2015 by Matthew Pair who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

R. Sieg 10/28/15 Ryan Sieg
Signature of Notary Public Date Printed Name of Notary

My Commission Expires _____



R. SIEG
MY COMMISSION # EE 146400
EXPIRES: December 1, 2015
Bonded Third Budget Notary Services

Commission No. (Notary seal must be affixed) _____



HAMMOND ENGINEERING, INC.
Florida Certificate of Authorization No. 9130
Alabama Certificate of Authorization No. 3277

Redfish Harbor

Project Narrative

October 28, 2015

The proposed project consists of the division of two lots located on the north side of Innerarity Point Road and along the east side of Japonica Avenue in Escambia County. The project parcels are currently zoned HDR and have a future land use designation of MU-S. The parcels have a combined area of 29.59 acres and are bordered by Bayou Garcon to the north. The site contains approximately 12.93 acres of jurisdictional wetlands.

Portions of the development are located in the AE flood zone with a base flood elevation 5.0'.

The developers are proposing to permit the property through the Planned Unit Development (PUD) process into 92 single family residential lots. The project will require variances to the right of way width, and the front and rear setback lines. Amenities will include a common pier to access Bayou Garcon, and community swimming pool, and a community playground.

Each of the 22 lots along the north portion (water front) of the site will share a common pier to access Bayou Garcon.

We will request stormwater quantity (attenuation) requirements be waived due to the project bordering a tidally influenced body of water. Stormwater quality requirements will be achieved by constructing shallow dry ponds and vegetative natural buffers.

Water and sewer are to be provided by ECUA.

Prepared By: Stephen R. Moorhead
McDonald Fleming Moorhead, Attorneys at Law
4300 Bayou Blvd. Suite 13
PENSACOLA, FL
File Number: 05-0705
Parcel ID #: 14-3s-32-1000-040-002, 14-3s-1000-050-002 and 14-3s-32-1000-000-003
Grantee(s) SS #:

**WARRANTY DEED
(CORPORATE)**

REC'D OCT 29 2015

This WARRANTY DEED, dated 02/07/2005
by Heron Bay, LLC, a Florida limited liability company
whose post office address is:
399 Creary Street, Pensacola, FL 32507
hereinafter called the GRANTOR, to
Redfish Harbor, LLC, a Florida limited liability company
whose post office address is:
2755 Fenwick Road, Pensacola, FL 32526

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Beginning at the intersection of the Northerly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W) and the Easterly right-of-way line of Japonica Avenue (50' R/W); thence go North 00 degrees 09 minutes 02 seconds East along said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 921.89 feet to a point at the Northerly end of Japonica Avenue; thence continue North 00 degrees 09 minutes 02 seconds East along an extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 249.23 feet to a point hereinafter referred to as Point "A"; thence continue North 00 degrees 09 minutes 02 seconds East along said extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 179 feet more or less to the shoreline of Bayou Garcon; thence meander Easterly along said shoreline a distance of 1180 feet more or less to an intersection with said shoreline and the East line of Lot 4, Innerarity Heights as recorded in Deed Book 102 at Page 308, of the Public Records of Escambia County, Florida; thence go South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 139.00 feet more or less to a point lying South 86 degrees 19 minutes 03 seconds East a distance of 1094.76 feet from the aforementioned Point "A"; thence continue South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 900.50 feet to the Northerly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W); thence go South 79 degrees 38 minutes 04 seconds West along said Northerly right-of-way line a distance of 1113.18 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 14, Township 3 South, Range 32 West, Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Heron Bay, LLC, a Florida limited liability company

Signature: [Signature]
Print Name: DOROTHY A. GARRETT

By: [Signature]
Matthew Pair, its manager

Signature: [Signature]
Print Name: STEPHEN R. MOORHEAD

By: [Signature]
Ashton Hayward, its member

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 02/07/2005, by: Ashton Hayward, as member, and Matthew Pair, as manager of Heron Bay, LLC, a Florida limited liability company, on behalf of the company.

Notary Seal

Signature: [Signature]
Print Name: DOROTHY A. GARRETT, Notary Public

Personally Known
OR
 Produced Identification
Type of Identification Produced _____



Dorothy A. Garrett
MY COMMISSION # DD833648 EXPIRES
January 14, 2006
DONORDED THEM THEY PAID PURSUANT TO THE...

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Innerarity Point Road

Legal Address of Property: Innerarity Point Road Pensacola FL 32507

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: McDonald Fleming Moorhead, Attorneys At Law
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

AS TO SELLER(S):

Heron Bay, LLC, a Florida limited liability company

By: [Signature]
Matthew Pair, its manager

By: [Signature]
Ashton Hayward, its member

[Signature]
Witness: DOROTHY A. GARRETT

[Signature]
Witness: STEPHEN R. MOORHEAD

AS TO BUYER(S):

Redfish Harbor, LLC, a Florida limited liability company

By: [Signature]
Cody Rawson, its member

By: [Signature]
Matthew Pair, its member

By: [Signature]
Allan Bell, its member

By: [Signature]
Ashton Hayward, its member

[Signature]
Witness: DOROTHY A. GARRETT

[Signature]
Witness: STEPHEN R. MOORHEAD



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00009130

Redfish Harbor

REC'D NOV 24 2015

A. **Owner:** Redfish Harbor, LLC
106 Stone Blvd.
Cantonment, FL 32533

Applicant: Thomas G. Hammond, Jr., P.E.
Hammond Engineering, Inc.
3802 North "S" Street
Pensacola, Florida 32505
850 434-2603

Date: November 18, 2015

B. Stormwater Narrative

1. **Project Description:** Redfish Harbor is a proposed 92 lot, Planned Unit Development project. All roadways will be paved and the project will have underground utilities. All stormwater runoff will be collected and conveyed via curb and gutter and concrete flumes into one of the proposed detention basins. The ponds will be designed in accordance to Escambia County requirements and will remain private. The total project area is 25.66 acres.
2. **Project Location:** The site is located on the north side of Innerarity Point Road and the east side of Japonica Avenue in Section 14, Township 3 South, Range 32 West, Escambia County, Florida. The project is bordered by jurisdictional wetlands and Garcon Bayou to the north.
3. **Existing Site Environmental and Hydrologic Conditions:**
 - a. There are approximately 16.36 acres of jurisdictional wetlands on the site. We propose minimal impacts to the wetlands.
 - b. Currently, the entire site flows from Innerarity Point Road northerly toward Garcon Bayou.
4. **Post-Development Hydrological Conditions:**

Runoff from the project will be collected in the proposed roads and routed to one of the proposed detention basins. Each basin will be designed to meet Escambia County requirements. The site is located on a tidal body of water; therefore we request that attenuation requirements be waived as allowed in the LDC.

Escambia County Requirements

The proposed drainage systems will be designed to meet the requirements of the current Escambia County LDC.

NFWFMD Requirements

The proposed drainage systems will be designed to meet the requirements of the NFWFMD thru the use of dry ponds and natural vegetative buffers.

Positive Outflow

Positive outflow for the project will discharge into Garcon Bayou as needed.

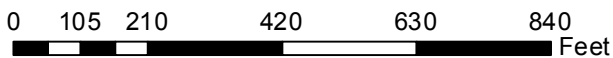
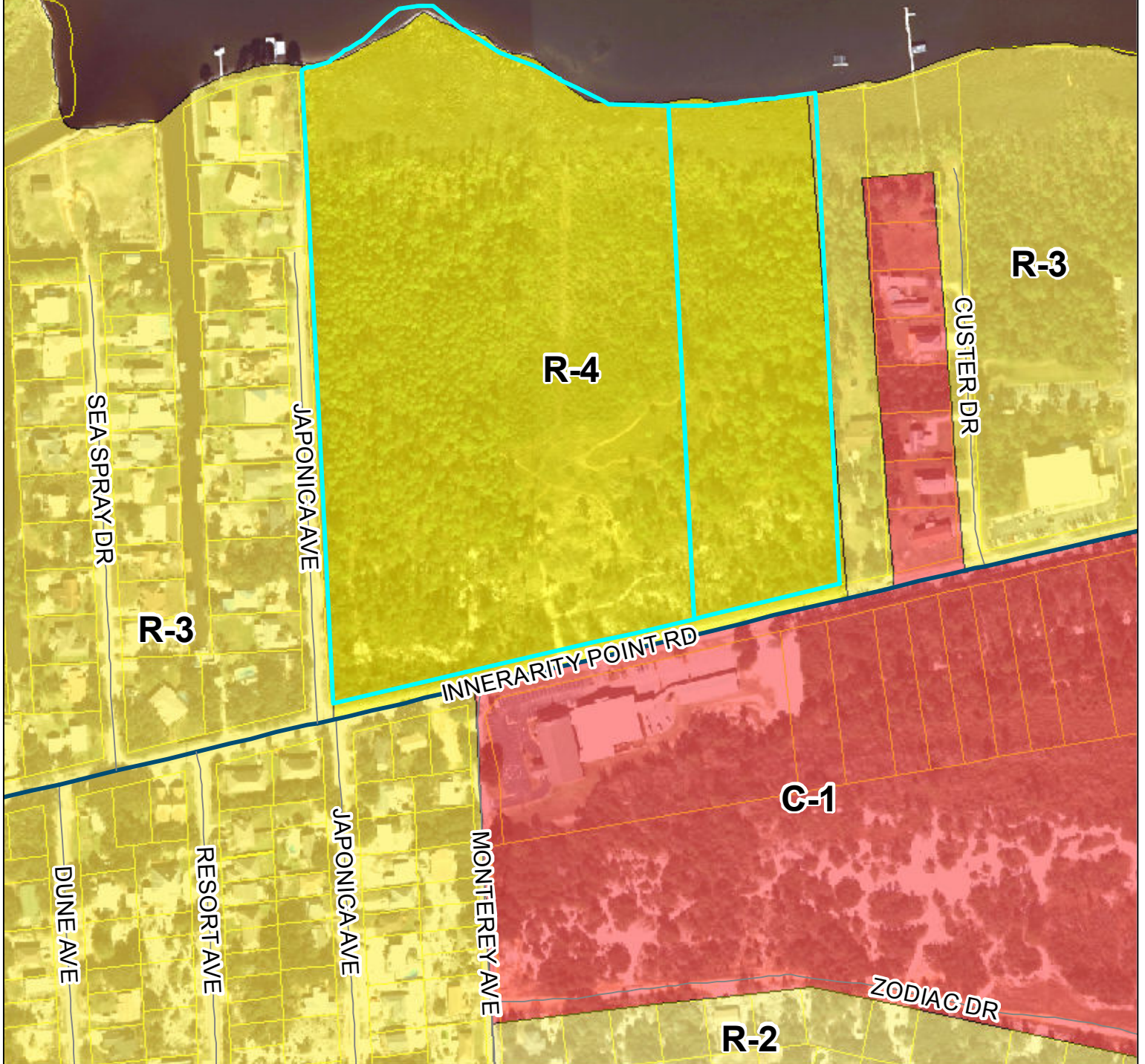
Off-site runoff

The design will include offsite runoff from the Innerarity Road right of way.

SDD

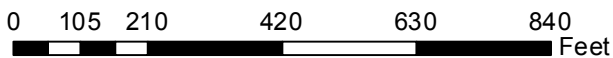


Shelter Cove PUD Innerarity Point Rd Drawing - Zoning Map



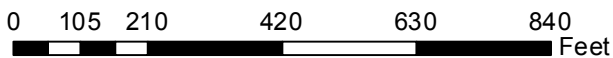
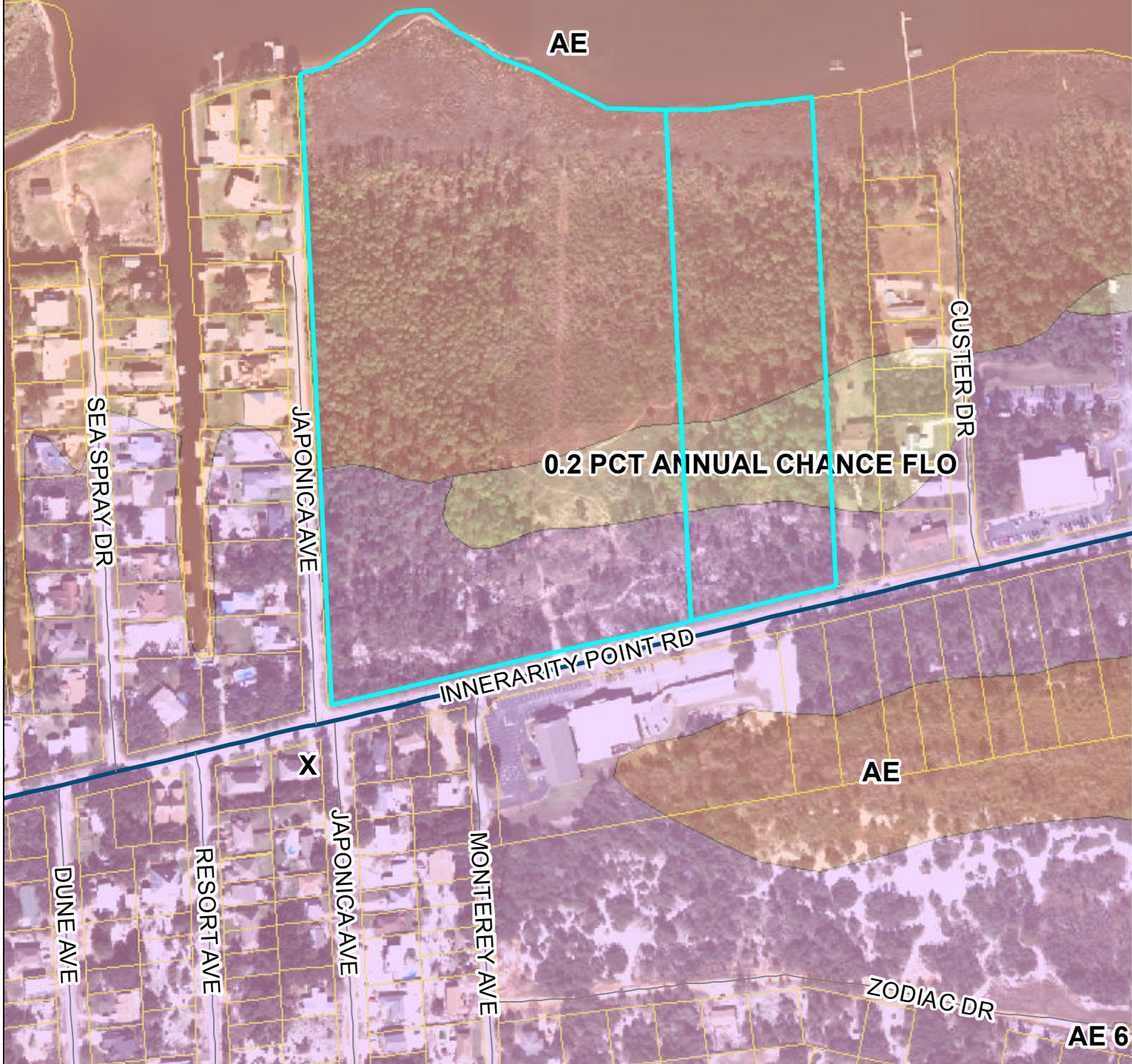
This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.

Shelter Cove PUD Innerarity Point Rd Drawing - AerialMap

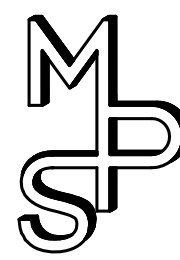


This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.

Shelter Cove PUD Innerarity Point Rd Drawing - Flood Map

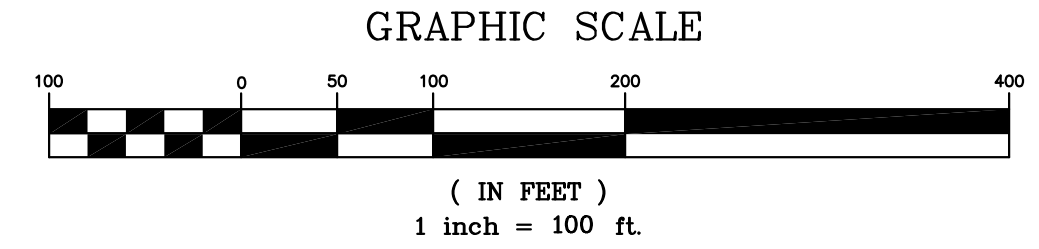
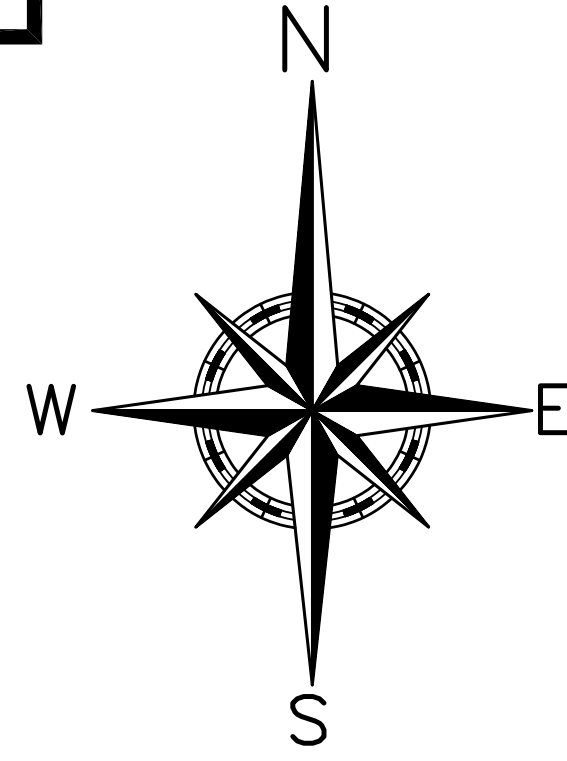


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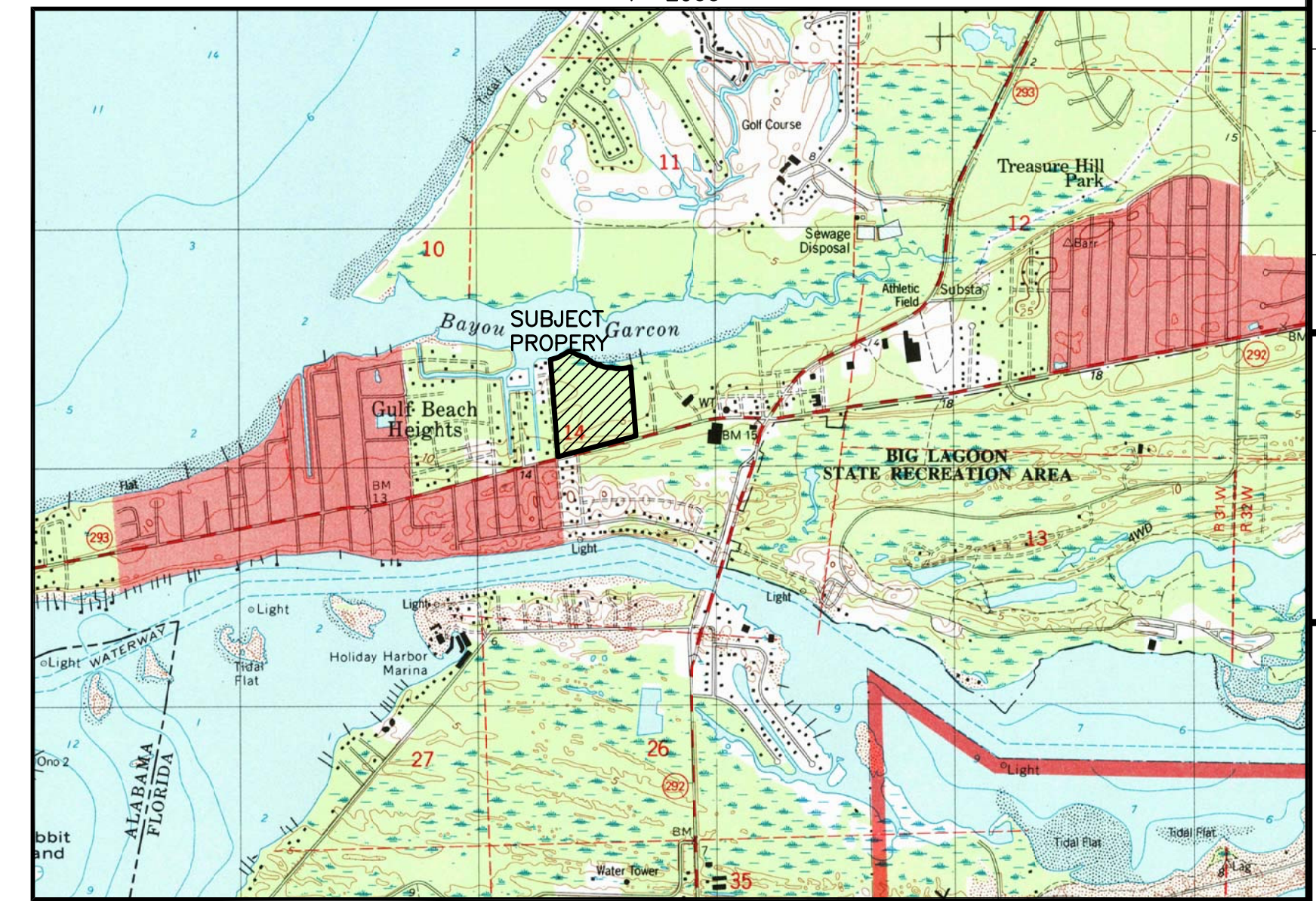


BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY

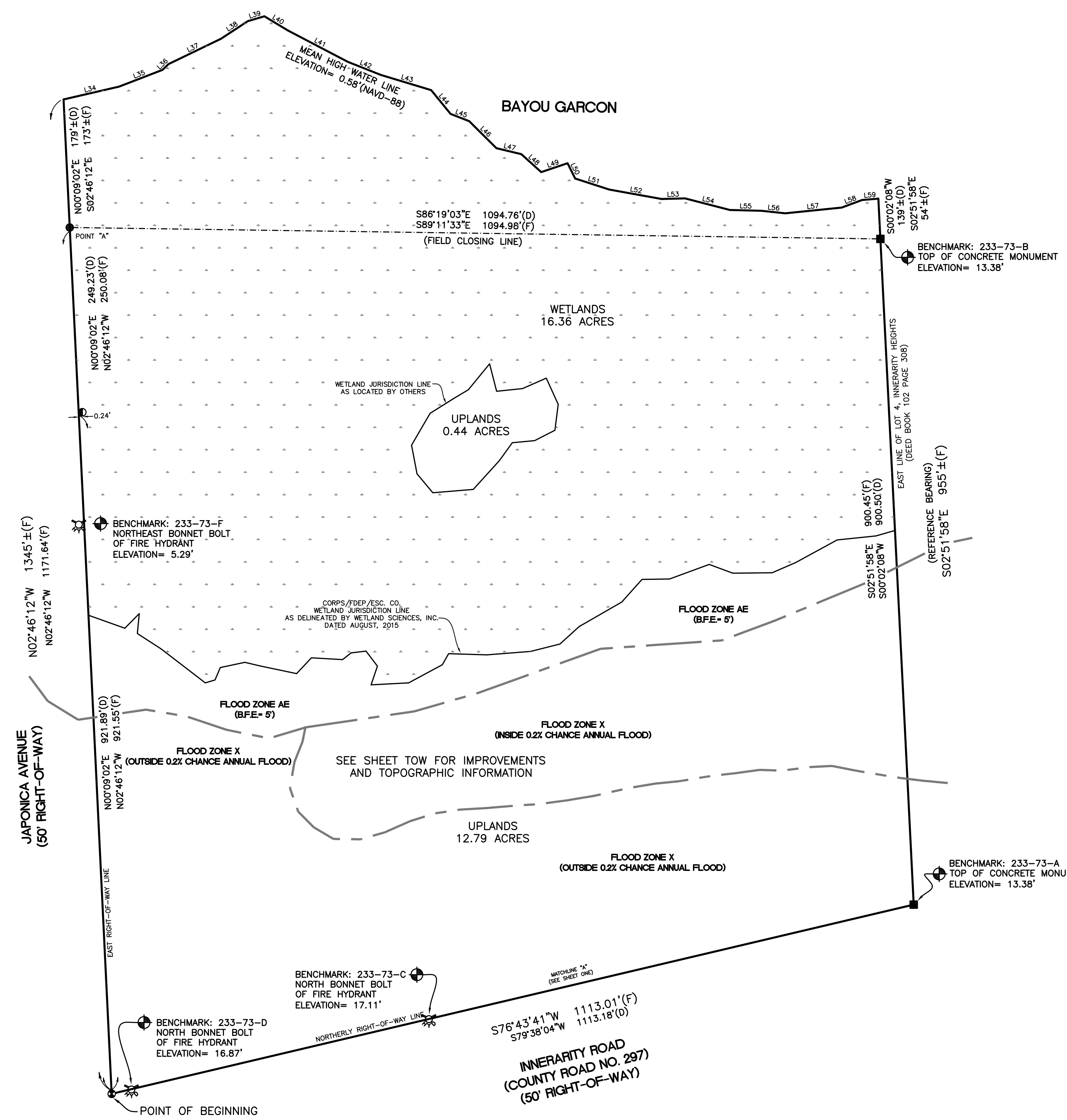
OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH, RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.



VICINITY MAP
1"=2000'



LEGAL DESCRIPTION: AS RECORDED IN O.R. BOOK 5576 AT PAGE 789
Beginning at the intersection of the Northernly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W) and the Easterly right-of-way line of Japonica Avenue (50' R/W); thence go North 00 degrees 09 minutes 02 seconds East along said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 921.89 feet to a point at the Northernly end of Japonica Avenue; thence continue North 00 degrees 09 minutes 02 seconds East along said extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 249.23 feet to a point hereinafter referred to as Point "A"; thence continue North 00 degrees 09 minutes 02 seconds East along said extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 179 feet more or less to the shoreline of Bayou Garcon; thence meander Easterly along said shoreline a distance of 1180 feet more or less to an intersection with said shoreline and the East line of Lot 4, Innerarity Heights as recorded in Deed Book 102 at Page 308, of the Public Records of Escambia County, Florida; thence go South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 139.00 feet more or less to a point lying South 86 degrees 19 minutes 03 seconds East a distance of 1094.76 feet from the aforementioned Point "A"; thence continue South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 900.50 feet to the Northernly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W); thence go South 79 degrees 38 minutes 04 seconds West along said Northernly right-of-way line a distance of 1113.18 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 14, Township 3 South, Range 32 West, Escambia County, Florida.



LINE	BEARING	LENGTH
L34	N77°00'42"E	76.94'
L35	N68°54'32"E	62.79'
L36	N46°22'30"E	11.34'
L37	N64°12'29"E	78.74'
L38	N56°43'08"E	43.23'
L39	N73°28'45"E	23.40'
L40	S58°52'33"E	36.95'
L41	S62°22'04"E	91.60'
L42	S68°19'44"E	47.98'
L43	S71°32'11"E	70.90'
L44	N39°14'47"W	41.43'
L45	S68°37'16"E	26.99'
L46	S45°13'14"E	51.80'
L47	S76°30'58"E	34.63'
L48	S47°52'39"E	36.20'
L49	N71°25'47"E	37.61'
L50	S72°21'36"E	22.99'
L51	S72°03'32"E	48.42'
L52	S79°47'11"E	71.94'
L53	N88°27'01"E	31.47'
L54	S75°28'25"E	62.70'
L55	S88°36'00"E	42.65'
L56	S83°40'12"E	32.24'
L57	N84°09'30"E	76.66'
L58	N69°37'42"E	29.50'
L59	N85°24'53"E	21.97'

- GENERAL NOTES:**
- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S02°51'58"E ALONG THE EAST LINE OF THE SUBJECT PROPERTY ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(07).
 - THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY MERRILL PARKER SHAW, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
 - THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 - 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 TRANSACTIONS. 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.
 - ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, FROM THE TRIMBLE VRS NOW NETWORK GPS OBSERVATION.
 - THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON HAS BEEN ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NUMBER 3358.
 - THIS MEAN HIGH WATER LINE SURVEY HAS BEEN FILED AT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY'S BUREAU OF SURVEYING AND MAPPING PUBLIC REPOSITORY, AS MEAN HIGH WATER SURVEY FILE NUMBER _____.
 - THE PROPERTY AS SHOWN HEREON IS SITUATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 5 FEET, FLOOD ZONE X (AREAS INSIDE THE 0.2% CHANCE ANNUAL FLOOD) AND FLOOD ZONE X (AREAS INSIDE THE 0.2% CHANCE ANNUAL FLOOD) AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C 0508G, REVISED SEPTEMBER 29, 2006. ESCAMBIA COUNTY FLOOD PLAIN MANAGEMENT REQUIRES A THREE FOOT FREEBOARD BEYOND THE BASE FLOOD ELEVATION.

- DENOTES:**
- - 1/2" CAPPED IRON ROD, NUMBERED 5903 (FOUND)
 - - 1/2" CAPPED IRON ROD, NUMBERED 6499 (FOUND)
 - - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- R/W - RIGHT-OF-WAY
(D) - DEED INFORMATION
(F) - FIELD INFORMATION
- ⊗ - WATER VALVE/METER
⊕ - FIRE HYDRANT
⊙ - POWER POLE
⊙ - GUY ANCHOR
- — — — — OVERHEAD ELECTRIC
— — — — — CONTOUR LINE AND ELEVATION
— — — — — SPOT ELEVATION
⊕ - BENCHMARK IN VICINITY
— x — — — 4' CHAIN LINK FENCE

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

COPYRIGHT © 2015 BY MERRILL PARKER SHAW, INC.

REVISIONS:

NO.	DATE	APPR.

NOT VALID UNLESS THE ORIGINAL BOUNDARY SURVEY AND MAPS ARE REFERENCED TO.

MERRILL PARKER SHAW, INC.
PROFESSIONAL LAND SURVEYING SERVICES
4928 N. DAVIS HWY., SUITE 4003
PENSACOLA, FL 32503
PHONE: (850) 478-4824
FAX: (850) 478-4824
FLORIDA CORPORATION NUMBER 7174

DRAWN: AES
CHECKED: EWP
DATE: 10/15/15

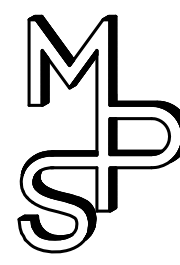
SCALE: 1" = 100'
FIELD DATE: 9/29/15

FIELD BOOK: 233, PAGES: 72-74

REQUESTED BY: CODY RAWSON
PREPARED FOR: REDFISH HARBOR, LLC.

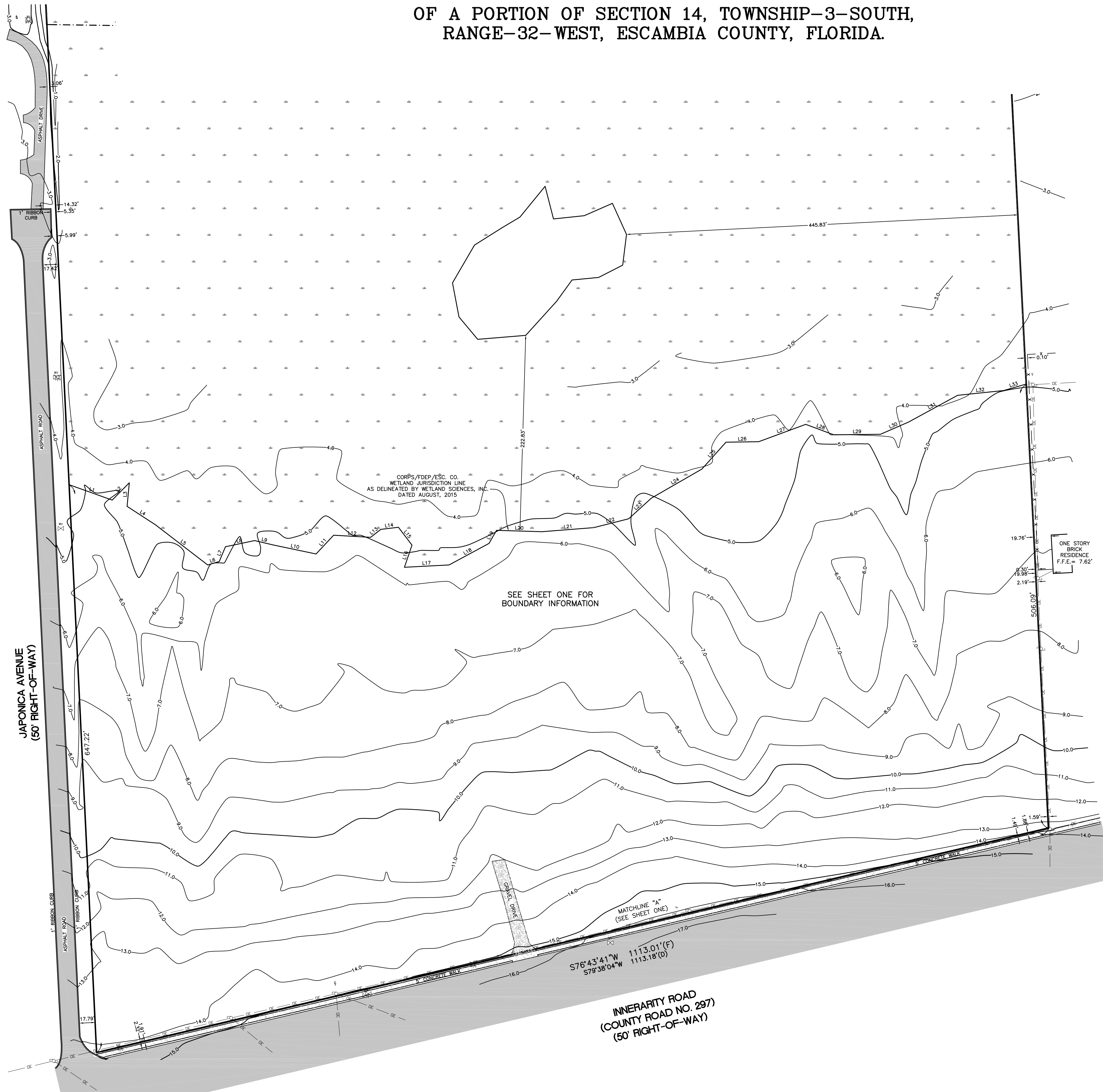
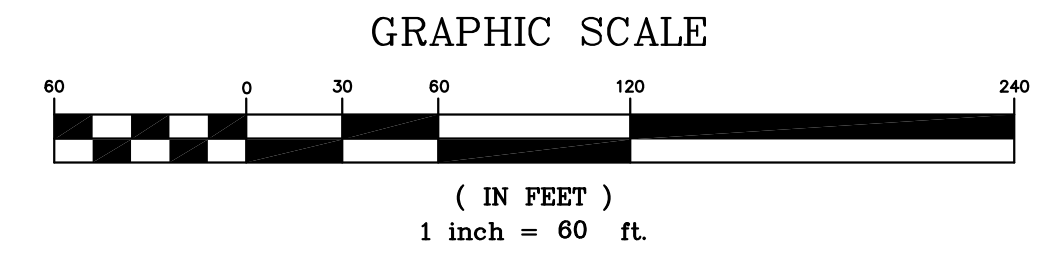
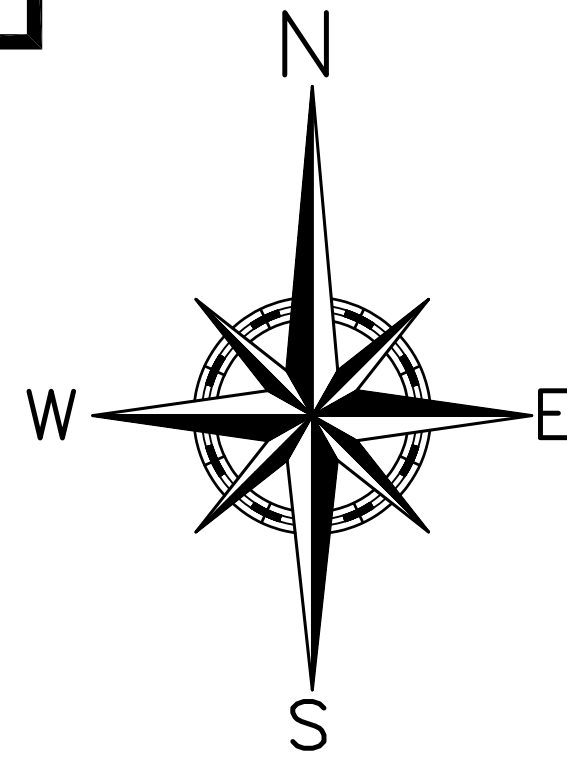
BOUNDARY, TOPOGRAPHIC AND
MEAN HIGH WATER LINE SURVEY
OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH,
RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.

JOB NO.	SHEET
15-7889-S-1	1 OF 2



BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY

OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH,
RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.



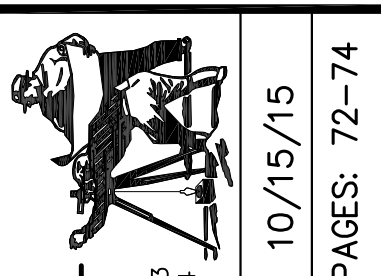
LINE	BEARING	LENGTH
L1	S70°22'37"E	52.06'
L2	N44°42'33"E	27.72'
L3	S05°26'14"W	27.01'
L4	S37°01'01"E	38.42'
L5	S52°27'00"E	75.06'
L6	N73°31'07"E	13.73'
L7	N22°48'54"E	18.20'
L8	N77°59'30"E	33.94'
L9	S76°43'19"E	21.30'
L10	S78°07'15"E	50.29'
L11	N43°05'07"E	29.23'
L12	S86°42'26"E	42.18'
L13	N51°57'39"E	14.72'
L14	N83°11'40"E	20.16'
L15	S37°18'40"E	25.49'
L16	S18°46'10"W	26.71'
L17	N85°58'34"E	50.86'
L18	N61°40'17"E	51.70'
L19	N29°48'17"E	17.11'
L20	S88°18'40"E	51.73'
L21	N85°29'48"E	59.28'
L22	N75°45'55"E	40.82'
L23	N47°45'14"E	34.99'
L24	N03°04'03"E	66.40'
L25	N41°48'56"E	40.98'
L26	N89°08'57"E	37.26'
L27	N69°45'57"E	57.03'
L28	S69°34'33"E	34.07'
L29	N89°22'01"E	53.13'
L30	N66°26'05"E	34.93'
L31	N61°24'14"E	63.49'
L32	N84°03'31"E	52.73'
L33	N74°05'41"E	25.66'

- DENOTES:
- - 1/2" CAPPED IRON ROD, NUMBERED 5903 (FOUND)
 - - 1/2" CAPPED IRON ROD, NUMBERED 6499 (FOUND)
 - - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- R/W - RIGHT-OF-WAY
 (D) - DEED INFORMATION
 (F) - FIELD INFORMATION
 ⊗ - WATER VALVE/METER
 ⊕ - FIRE HYDRANT
 ⊕ - POWER POLE
 ⊕ - GUY ANCHOR
 — — — — — OVERHEAD ELECTRIC
 ~ ~ ~ ~ ~ CONTOUR LINE
 ● - SPOT ELEVATION
 ⊕ - BENCHMARK IN VICINITY
 x - 4' CHAIN LINK FENCE

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NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE ORIGINAL BOUNDARY SURVEY LICENSE NUMBER AND MAPPER



MERRILL PARKER SHAW, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 4928 N. DAVIS HWY.
 PENSACOLA, FL 32503
 FLORIDA CORPORATION NUMBER 7174
 PHONE: (850) 478-4823
 FAX: (850) 478-4824

SCALE: 1" = 60'
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BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY
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REQUESTED BY: CODY RAWSON
 PREPARED FOR: REDFISH HARBOR, LLC.

JOB NO.	SHEET
15-7889-S-1	2 OF 2

Plan Reviewer Evaluation Comments

Preliminary Plat Reviewer Comments

DRC Meeting Date: November 04, 2015

Project #: PSD150400015

Project Name: Redfish Harbor

Project Address: Innerarity Point Rd

Please Address the Following Comments

Addressing

Reviewer: Rick Geiberger @ 850-595-3458
Rick_Geiberger@co.escambia.fl.us

- 1) PSD 150400015 Redfish Harbor, **13900 Innerarity Point Road.**

Access Management

Reviewer: Jason Walters @ 850-595-3422
Jason_Walters@co.escambia.fl.us

- 1) Show a 1' non-access easement along the Innerarity Point Road and Japonica Avenue frontage of the development.
- 2) Show the 35' sight triangle to be measured from the edge of asphalt. Show the 35' sight triangle on all effected corner lots.
- 3) There is a note on the drawing (page C3) that states that 5' sidewalks are proposed for the entire site. Is this note intended to mean sidewalks will be constructed along all roadways within the development? Please clarify.
- 4) Will the development be gated?

Stormwater

Reviewer: Roza I. Sestnov @ 850-595-3411
Roza_Sestnov@co.escambia.fl.us

1. **Please note that a PUD process differentiates from a typical subdivision process. Prior to Preliminary Plat/Construction Plan approval by DRC this proposal will have to be approved by the Planning Board. Please refer to Terry Williams comments.**
2. It is unclear if a conservation easement is going to be proposed and recorded for the existing wetlands. The waiver of quantity (attenuation) may be granted only if there is assurance that this development has and always will have a direct connection to open body water. See comment #3.
3. Demonstrate where overflow from the proposed ponds will be discharged. Additional drainage easements, overflow structures/piping will be required.
4. Submit a copy of the conceptual stormwater management plan with a narrative description of the proposed development and preliminary drainage calculations.
5. The BCC and the County Engineer do not support subdivisions designed below County standards, even if the subdivision is going to be private. Please revise typical street cross sections, provide cross section in accordance with the current County's Technical Specifications.
6. Detention and retention basins (ponds), designed to impound more than two feet of water, must contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two feet below control elevation. Alternatively, the basin can be fenced with a perimeter fence to restrict public access. It is unclear what depth is proposed for all retention ponds. Please clarify.
7. FYI: Sodded rear yard sheet flow off site would be acceptable if the engineer can provide certified calculations that each rear yard runoff is decreased the pre-development, in volume and velocity (ie no adverse impacts). The other option is to install a private drainage access easement with a swale conveying the stormwater to the pond or R/W. Reference to lots 7 through 19, Block C.
8. FYI: Low pressure private sewer systems: please provide a signed and sealed statement, should include: expected annual cost, cost of replacement of the system, estimated life of the system, and how this information will be disclosed to the homebuyers. Also attach to this statement the system/pump specifications. Add applicable

Plan Reviewer Evaluation Comments

notes to the plans. FM located in the County R/W shall be maintained by ECUA, provide applicable note. ECUA permit shall be required prior to CP approval.

9. **FYI: For Preliminary Plat:** It appears fence restrictions may be required for private and public drainage easements for conveyance swale areas. Fence restriction notes will be required on the Final Plat drawing and in the Restrictive Covenants.
For Final Plat: Add a Fence Restriction note to the drawing for drainage easements. Also add language to the Restrictive Covenants indicating lot owners will not be allowed to locate fences within drainage easements, that easements shall be accessible at all times, and structures shall not be located within them that may prohibit or restrict flow of stormwater.
10. Provide written proof that all utility providers have been provided a copy of the proposed subdivision plans. The engineer of record or developer will be responsible for providing said written proof (copy of a transmittal letter is acceptable). Notification to utility companies is necessary at the preliminary plat stage of the review for utility company scheduling.
11. FYI: For project with construction activities that disturb > 1 acre, or is part of a larger common plan of development or sale that will disturb > 1 acre and stormwater discharge is to the surface water of the state or to a municipal separate storm sewer system (MS4), an NPDES permit is required. Submit copy of "Notice of Intent" submitted the FDEP prior to commencement of construction.
12. FYI: Upon approval of the preliminary plat, the developer may clear the proposed rights-of-way provided that all county, state or federal permits governing the clearing activities and rights-of-way locations have been obtained. All sediment control measures must be accommodated on the preliminary plat in accordance with LDC and FDEP Best Management Practices.
13. FYI: The effective period of Preliminary Plat approval is 2 years.
14. Please add the following notes:
 - a) "All aspects of the Stormwater/drainage components and/or transportation components shall be completed prior to requesting a final inspection"
15. FYI: for Disposition Sign-Off: Please contact any of the following if the assigned reviewer indicated is not available: Chris Curb
16. **For Preliminary Plats:** Include an engineer's statement certifying all proposed roadways, drainage, and other improvements will be designed to comply with all applicable federal, state, and local development requirements, signed, sealed, and dated by a Florida Professional Engineer.
For Final Plats: Include an engineer's statement certifying all constructed roadways, drainage, and other improvements are designed to comply with all applicable federal, state, and local development requirements and that they are Engineer of Record for the Subdivision.
17. Please indicate: street names, Right of Ways width, and "Private" dedication.
18. Please add "Dry" or "Wet" to each pond parcel.
19. FYI: Subdivision entrance marker signs are to be dedicated private parcels or sign easements, owned and maintained by the Developer or Home Owners Association. If no sign is proposed, include by note on face of plat.
20. FYI: The county encourages the developer to request the roads and streets, and the stormwater management system be dedicated to the county concurrently. If the developer chooses to dedicate the roads and streets separate from the stormwater system, the roads and streets may be dedicated without the stormwater management system only if it is determined the roads and streets will not be negatively impacted if the stormwater management system should fail.
21. Additional comments may apply pending submittal of requested documents.

1. On sheet 2 of 5, under Building Requirements for HDR Zone correct Side Yard Setback from "whichever is greater" to whichever is less, but at least 5 feet.

Plan Reviewer Evaluation Comments

2. Define buffering width, vegetation density and type around the recreation park.

Health Dept

Stephen Metzler 850-595-6700
stephen_metzler@doh.state.fl.us

The FDOH in Escambia has reviewed the above referenced project and we have the following comments:

- Project documents indicate that swimming pools/spas are to be constructed at the site.
 - Prior to obtaining your construction permits from the local building department you must submit the following documents to the health department for each pool/spa to be constructed on the site.
 1. A copy of the pool/spa plans that you will be submitting to the building department for review and approval.
 2. Completed form DH 4159
 3. Initial operating inspection fee of \$150.00
- Additional information concerning the swimming pool and spa construction process can be obtained from Miss Louviminda Donado by phone at (850) 595-6700 or by email at louviminda.donado@flhealth.gov or from Mr. Mark Spitznagel by phone at (850) 595-6700 or by email at mark.spitznagel@flhealth.gov.

ECUA

Wendell Kutzer 850-969-3310
wkutzer@ecua.org

No comment.

ECAT

Ted Woolcock 850-595-3228 ext 225
ted_woolcock@co.escambia.fl.us

No Comments

Environmental Permitting

Reviewer: Brad Bane @ 850-595-4572
Bradley_Bane@co.escambia.fl.us

1. Current Environmental "Site Specific Survey" for the sites, the proposed plat & the survey show different wetland delineation dates & upland vs. wetland areas; please clarify.
2. As such, ALL "Environmentally sensitive lands" (per LDC 3.00.00 definition) & their boundaries shall be revised & labeled accordingly to scale on all revised plats as derived from the most current & ACCURATE s.s. survey.
3. Provide accurate wetland buffer dimensions/ widths. Provide buffer average if such is being proposed.
4. As shown, 82 lots are proposed in uplands & 22 lots are proposed containing both uplands & vast expanses of Jurisdictional Wetlands. The 22 lots, or some combinations of the 22 lots, shall be redesigned to exclude all Wetlands & Wetland buffers. There is sufficient uplands to plat along Wetlands & their required Wetland buffers under LDC 7.13.03 N./N3 to accomplish this as code further addresses this requirement under LDC 7.13.03 C ("provide written demonstration...that impacts have been avoided to the maximum extent possible..", LDC 7.13.04 "Clustering of Wetlands away from Wetlands & Environmentally sensitive lands", & other codes.
5. Mitigation proposals & plans per current code for all wetland impacts; Conservation Easements will likely be required.
6. Clarify code provisions for clustering away from Wetlands..
7. Clarify "Common pier...access" in narrative & "proposed shared dock easement (typical)" on plat on & for each lot, as they relate to the *subdivision* & as only 1 boardwalk on east side of lots is shown on the proposed site plans (a "dock" would be "...a structure waterward of the MHWL"... which is not currently shown on SP). As previously discussed but not clarified from our Pre-App. discussions, **will DEP allow the numerous impacts to wetlands as proposed for the individual boardwalks &/or dock structures behind these lots?** Some preliminary clarification from them &/or ACOE is needed due to potentially large amount of impacts to wetlands & surface waters under these agencies' jurisdiction.
8. Applications made ASAP to other additional Jurisdictional agencies for Wetland/ESL impacts is strongly encouraged as their requirements will likely shape the development proposal(s) as well.
9. Please read all applicable codes carefully, apply to site plans, & respond to comments in writing. Additional comments & standards may apply upon resubmittal. Thank you.

Plan Reviewer Evaluation Comments

Floodplain Management

Reviewer: Juan Lemos @ 850-595-3467
Juan_Lemos@co.escambia.fl.us

Ready for final.

At the time of construction the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area. Contact Escambia County Floodplain Manager/Building Inspections: **Harry T. Gibson, (850)-554-2826**

Fire Safety

Reviewer: Joe Quinn @ 850-595-1814
Joe_Quinn@co.escambia.fl.us

- 1) **18.2.3.4.1.1** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 2) **18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour. Fire Hydrants and Spacing per the LDC.
- 3) The construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats shall comply with **NFPA 303**, *Fire Protection Standard for Marinas and Boatyards*, and Section **28.1**
- 4) **28.1.6.1.1.1.1** Placement of portable fire extinguishers on piers and along bulkheads where vessels are moored or are permitted to be moored shall meet the following criteria:
 - a. (1) Extinguishers listed for Class A, Class B, and Class C fires shall be installed at the pier/land intersection on a pier that exceeds 25 ft (7.62 m) in length.
 - b. (2) Additional fire extinguishers shall be placed such that the maximum travel distance to an extinguisher does not exceed 75 ft (22.86 m). [**303:6.2.1.1.1**]
- 5) **28.1.6.2.5*** An approved water supply shall be provided within 100 ft (30 m) of the pier/land intersection or fire department connection serving fire protection systems. [**303:6.3.5**]
- 6) **28.1.6.3.1** Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft (45 m). [**303:6.4.1**]
- 7) Provide current flow test data from the closest (2) hydrants.

Plat Review

Reviewer: Rick Geiberger @ 850-595-3458
Rick_Geiberger@co.escambia.fl.us

1. Contact reviewer for comments

Please contact each reviewer to schedule an appointment.



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9130
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

REC'D NOV 24 2015

November 16, 2015

Escambia County Development Services Bureau
3363 West Park Place
Pensacola, Florida 32505

**Reference: Redfish Harbor PUD
HEI Project No. 15-035
Response to Comments**

Rick Gieberger:

I have changed the address of Redfish Harbor to the address to 13900 Innerarity Point Road on Cover sheet.

Jason Walters:

1. We have drawn in a 1' non-access easement.
2. We have included 35' sight triangle on all lots were applicable.
3. We have noted 5' sidewalks in several places.
4. The subdivision will not be gated at this.

Roza Sestnov:

1. Noted
2. We are not opposed to placing the wetlands we do not intend to impact in a conservation easement. The only proposed impacts will be for access to the water via elevated walkways. In return for the easement, we expect Escambia County to waive the stormwater attenuation requirement for this project.
3. The PUD plans are conceptual. So is the stormwater management plan. Positive discharge is clearly available for the project. It is not appropriate for us to indicate easements and discharge routes on a conceptual plan that may not be required once the actual design is completed. Consider this, the soils on-site are sands, we are not going to have to provide attenuations, we are proposing shallow ponds and vegetative natural buffers to provide treatment. It's possible the ponds would not need a positive discharge.
4. Attached is a copy of the conceptual stormwater management plan.
5. We have revised the roadway cross section accordingly.
6. There is nothing to clarify at this point, there has been no pond design which would give us the depth.
7. Noted
8. Noted
9. Noted
10. We will send letters to the utility providers if this concept plan gets approved by the BOCC and we submit the preliminary plat/construction plans.
11. Noted
12. Noted
13. Noted
14. We have added the notes to the plans.
15. Noted
16. Noted
17. We will indicate Street Names at the appropriate time, not on a conceptual plan. We added the other requested revisions.

18. Done
19. Noted
20. Noted
21. Noted

Terry Williams:

1. I have changed the wording for Building Requirements for HDR about the Side Yard Setback from "whichever is greater" to whichever is less, but at least 5 feet.
2. I have defined and leader lined the buffering to have various widths and provided what the average width will be.

Joe Quinn:

1. Not proposing anything less than 20'. Our cross section detail has description of how the road will be developed.
2. Fire flow test will be acquired when we go to construction plans.
3. Would you like for me to add this to my notes on the plans?
4. Would you like for me to add this to my notes on the plans?
5. I have provided an attachment showing dimensions of the water supply being less than 100'.
6. I have provided a dry standpipe systems along the pier.
7. We will do a fire flow test when we go to construction plans.

From: Keith Johnson [<mailto:keith@wetlandsciences.com>]
Sent: Thursday, November 19, 2015 2:56 PM
To: Bradley D Bane; Timothy R. Day; Andrew D. Holmer
Subject: Redfish Harbor PUD Pre-Plat

Tim, Brad, and/or Drew,

The following e-mail is in response to the plan reviewer comments from Brad Bane dated November 4, 2015. For ease of review I will respond to each comment in the order presented.

Brad #1. Current Environmental "Site Specific Survey" for the sites, the proposed plat & the survey show different wetland delineation dates & upland vs. wetland areas; please clarify

Response: WSI has revised the Site Specific Survey (See attached). Our initial review left out an upland island centrally located within the existing wetland community. Our firm did not originally identify this feature as the proposed development plan completely avoided this area.

Brad #2. As such, ALL "Environmentally sensitive lands" (per LDC 3.00.00 definition) & their boundaries shall be revised & labeled accordingly to scale on all revised plats as derived from the most current & ACCURATE s.s. survey.

Brad # 3. Provide accurate wetland buffer dimensions/ widths. Provide buffer average if such is being proposed.

Response to #2-3: The plans were revised. The wetland buffer is labeled and hatched. Specific dimensions were added. The Estuarine Protection Zone was added to the plans. With the exception of lots 2-4 a buffer with a min width of 25-ft is proposed throughout. Within lots 2-4 the buffer will be a minimum of 10-ft. Since the buffer within these lots is less than what is prescribed by code (15-ft.), secondary wetland impacts are depicted on the plan. The proposed secondary wetland impacts are 325 sq. ft. This represents the wetland area not afforded a buffer with a minimum width of 15-ft. Additional uplands will be preserved located upland of the county's 25-ft buffer requirement. The existing buffer area without the development is 44,406.65 sq. ft. With the development the buffer is 47,745 sq. ft. The "with development" scenario is greater since there will be additional uplands beyond the 25-ft. requirement to be preserved. These calculations are summarized in a table that is located in the upper right hand corner of the pre-plat submittal (labeled "On-Site Wetlands Information Table"). In addition, the remaining wetlands (16.36 acres) on the site will be protected via a conservation easement. The easement will be worded so that it will allow at least one elevated boardwalk within the common property to access the waterfront. I have not taken the time to prepare a UMAM effect assessment

since the proposed preservation of both uplands/wetlands far outweigh the secondary impact of 325 sq. ft. of wetlands by virtue of a reduced buffer. The plan completely avoids primary impacts to wetland resources.

Brad #4. As shown, 82 lots are proposed in uplands & 22 lots are proposed containing both uplands & vast expanses of Jurisdictional Wetlands. The 22 lots, or some combinations of the 22 lots, shall be redesigned to exclude all Wetlands & Wetland buffers. There is sufficient uplands to plat along Wetlands & their required Wetland buffers under LDC 7.13.03 N./N3 to accomplish this as code further addresses this requirement under LDC 7.13.03 C ("provide written demonstration...that impacts have been avoided to the maximum extent possible..", LDC 7.13.04 "Clustering of Wetlands away from Wetlands & Environmentally sensitive lands", & other codes.

Response: The applicant desires to have lots platted to the mean high water line. During the adoption of the most recent land development code assurances were provided to both the planning board and board of county commission that lot boundary lines could extend into wetlands so long as sufficient buildable uplands exists. There is sufficient uplands within each of the proposed lots whereas primary wetland impacts will not be required. The applicant will record a conservation easement in favor of Escambia County preserving and protecting the post development upland buffers and wetlands. Clustering is not required.

Brad #5. Mitigation proposals & plans per current code for all wetland impacts; Conservation Easements will likely be required.

Response: The applicant will record a conservation easement in favor of Escambia County within the post development upland buffer and wetland areas.

Brad #6. Clarify code provisions for clustering away from Wetlands.

Response: The proposed plan does not require clustering.

Brad #7. Clarify "Common pier...access" in narrative & "proposed shared dock easement (typical)" on plat on & for each lot, as they relate to the subdivision & as only 1 boardwalk on east side of lots is shown on the proposed site plans (a "dock" would be "...a structure waterward of the MHWL"... which is not currently shown on SP). As previously discussed but not clarified from our Pre-App. discussions, **will DEP allow the numerous impacts to wetlands as proposed for the individual boardwalks &/or dock structures behind these lots?** Some preliminary clarification from them &/or ACOE is needed due to potentially large amount of impacts to wetlands & surface waters under these agencies' jurisdiction.

Response: The common pier easements were removed from the plans. A common dock within the common parcel that is riparian to Bayou Garcon will remain. The removal of the common pier easements from the plan should address this concern.

Brad #8. Applications made ASAP to other additional Jurisdictional agencies for Wetland/ESL impacts is strongly encouraged as their requirements will likely shape the development proposal(s) as well.

Response: We cannot make application to other agencies until we have approval of the PUD. This process is subject to review of both the Planning Board and Board of County Commission. ERP application requires full civil construction plans. This requires a significant expenditure of capital and would be all for not if the PUD is not approved. Let us determine the appropriate critical path.

Brad #9. Please read all applicable codes carefully, apply to site plans, & respond to comments in writing. Additional comments & standards may apply upon resubmittal. Thank you

Response: We have read what we believe to be the applicable codes and carefully I might add. Please consider this our response to your comments.

This concludes our response to the plan reviewer comments. I would like to expand on a lingering issue associated with the previous clearing of upland/wetland communities without prior authorization. In our response to the notice of violation, our firm summarized the historical conditions of the subject property and the indirect ecological benefits of the clearing activity. To briefly summarize and for the record, the property owner cleared approximately 5.13 acres of forested wetlands. There are two distinct ecological communities located within the wetlands which include wet flatwoods and emergent tidal marsh. A possible third ecological community, shrub bog, may have been located in between the delineated wetland boundary and a small upland island which is centrally located within the wetland community. Forestry mowing activities largely occurred within the wet flatwoods located landward of the emergent tidal marsh. The distinction between both communities is clearly evident on the sketch depicted on the aerial photograph taken in 1958. It is clearly obvious in this photograph that the community once consisted of an open canopy of scattered pine with a dense groundcover of hydrophytic herbs and shrubs. This can be discerned through signatures noted in the 1958 aerial photograph. I have included an original copy of the photograph so these signature can be clearly observed.

It is commonly understood that the most important physical factor of wet flatwoods is fire. In pre-Columbian times natural fires occurred every 3 to 5 years. The animal and plant community of wet flatwoods are dependent on these periodic fires. In the absence of periodic fires this community transitions into a hardwood/shrub dominated forest that over time develops a canopy, subcanopy that eventually will eliminate any existing groundcover.

As noted in the sketch that depicts the site over an aerial photograph taken in 2014, the absence of fire has clearly caused a dramatic increase in the coverage of canopy, subcanopy, and shrubs within the wet flatwood community located on the subject property. Photographic signatures within this photograph indicate a dense coverage of canopy, thick shrubby understory and little or no groundcover. This is typical of a fire suppressed wet pine flatwood.

The forestry mowing machine used by the respondent is designed to leave soil structure and the root system of neighboring canopy trees intact. This is a management practice often used to mimic prescribed burning. In areas not suitable for prescribed burning, forestry mowing is most logical management technique. The benefits of forestry mowing include the reduction of hazardous fuels, invasive species control, restoration and improvement of natural forest conditions, promotion of seed germination and flowering, and improved wildlife habitat. This is a management technique often used to enhance forested wetland communities that are fire suppressed.

Certainly there is a small area where mowing activities extended into what is currently and was historically a shrub bog. This community was largely devoid of canopy trees but contained a dense understory of buckwheat (*Cliftonia monophylla*), swamp cyrilla (*Cyrilla racemiflora*), and juvenile sweetbay (*Magnolia virginiana*). The mowing merely cut down and mulched existing buckwheat (*Cliftonia monophylla*), swamp cyrilla (*Cyrilla racemiflora*) large leaf gallberry (*Ilex coriacea*), gallberry (*Ilex glabra*), and bamboo vine (*Smilax laurifolia*). Coppice sprouts are already beginning to develop on the sides of the cut stumps. This is a similar response to natural fire.

In my professional opinion, the owner inadvertently enhanced the historic wet flatwoods located in the subject property. The overall ecological improvement of the property by forestry mowing certainly outweighs the minimal rutting and deposition of chipped wood within the subject property. The removal of any woody debris left by the forestry mowing activities would in my opinion further impact the property. This is an activity that the owner wishes to continue and expand. The owner would like to continually conduct forestry mowing/shrub reduction within the forested component of the 16.36 acre wetland located within the subject property. Mowing would exclude the emergent tidal marsh area. The intent is to reduce shrub and woody growth, to reduce the fuel load of

the existing area, and promote an appropriate herbaceous stratum. The mowing activity will be conducted using a low pressure rubber tracked ASV loader or equivalent. The ASV will be attached with equipment that will allow for the clearing of trees and shrubs. Any excess debris created from the mowing activities shall be removed from the on-site wetland area or burned in place. All stumps and root masses shall be left in place. All machinery shall avoid any areas too wet that cannot be cleared without rutting the underlying ground surface. Any disturbance to onsite wetland soils will be restored. Restoration shall include, but is not limited to, restoring any disturbed areas or rutting to elevations that existed prior to the described activities.

The areas subject to the mowing activities will be monitored at least once yearly during the growing season to evaluate the presence of plant species identified in the Florida Exotic Pest Plant Council Category 1 and 2 list (E&N species). Any E&N species identified during the growing season inspection will be treated with appropriate herbicides.

I've been asked have the plan reviewer comments addressed before Friday to meet specific planning board and county commission meetings planned the future. I believe this comprehensive response should satisfactorily address all of the comments. If not please let me know ASAP. I would be happy to meet any time to facilitate this request.

Respectfully,

Keith Johnson

Wetland Sciences, Inc.

3308 Gulf Beach Hwy

Pensacola, FL 32507

Tel: 850.453.4700