AGENDA ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL HEARING September 1, 2015–8:30 a.m. Escambia County Central Office Complex 3363 West Park Place, Room 104

1. Call to Order.

Α.

- 2. Pledge of Allegiance to the Flag.
- 3. Proof of Publication and Waive the Reading of the Legal Advertisement.
- 4. Quasi-judicial Process Explanation.

Case #: Z-2015-12
Applicant: Kerry Anne Schultz Agent for The Busbee Limited Partnership and Murphy J. Jacob Trust
Address: 9600 BLK Tower Ridge Road
Property 78.72 (+/-) acres
Size:
From: RMU, Rural Mixed-use district (two du/acre)
To: LDMU, Low Density Mixed-use district (seven du/acre)

Β. Case #: Z-2015-13 Applicant: J. Dan Gilmore, Agent for Exit 3 Investments, LLC Address: Detailed Specific Area Plan Property 1400 (+/-) acres Size: From: Agricultural district (Agr), density of one dwelling unit per acres and Rural Mixed-use district (RMU), density of two dwelling units per acre To: Low Density Residential district (LDR), Detailed Specific Area Plan Land Use Conservation Neighborhood with a maximum density of 3 dwelling units per net acre.

Medium Density Residential district (MDR), Detailed Specific Area Plan Land Use Suburban Garden with a maximum density

of 10 dwelling units per acre.

High Density Residential district (HDR), Detailed Specific Area Plan Land Use Traditional Garden with a maximum density of 10 dwelling units per acre.

High Density Residential district (HDR), Detailed Specific Area Plan Land Use Traditional Village with a maximum density of 20 dwelling units per acre.

High Density Mixed-use district (HDMU), Detailed Specific Area Plan Land Use Neighborhood Center, with a maximum gross floor area of 15,000 square feet.

Commercial district (Com), Detailed Specific Area Plan Land Use Village Center, with a maximum gross floor area of 200,000 square feet.

- 5. Public Hearings.
- 6. Adjournment.

Planning Board-Rezoning

Flamming Doard-Nezon	
Meeting Date:	09/01/2015
CASE :	Z-2015-12
APPLICANT:	Kerry Anne Schultz, Agent for The Busbee Limited Partnership and Murphy J. Jacob Trust
ADDRESS:	9600 Block Tower Ridge Road
PROPERTY REF. NO.:	01-1S-32-1000-070-003; 01-1S-32-1000-050-003; 01-1S-32-1000-050-004; 01-1S-32-1000-110-003; 01-1S-32-1000-080-003; 01-1S-32-1000-120-004
FUTURE LAND USE:	RC (MU-S pending state review)
DISTRICT:	1
OVERLAY DISTRICT:	N/A
BCC MEETING DATE:	07/07/2015

SUBMISSION DATA: REQUESTED REZONING:

FROM: RMU, Rural Mixed-use district (two du/acre)

TO: LDMU, Low Density Mixed-use district (seven 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 a., LDC Sec. 2-7.2(b)(4)

Consistent with the Comprehensive Plan.

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

CP Policy FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CP Policy FLU 1.3.1 Future Land Use Categories. FLUM Mixed-Use Suburban (MU-S) General Description: Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses.

Range of Allowable Uses: Residential, retail sales & services, professional office, recreational facilities, public and civic. Standards:

Residential Minimum Density: 2 du/acre

Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR)

FINDINGS

The proposed amendment **is not consistent** with the Comprehensive Plan and FLUM. Although the increased density of the proposed LDMU zoning is consistent with that allowed by the pending Mixed-Use Suburban FLU, and the permitted uses of the proposed LDMU are consistent with the stated intent of MU-S to allow for a mix of residential and non-residential uses, compatible infill would not be promoted by the range of LDMU allowed uses.

Alternatively, Low Density Residential (LDR) zoning would be compatible and remain consistent with both the allowed uses and density of MU-S. Consistency with other applicable policies of the Comprehensive Plan would be confirmed during review of proposed development for compliance with implementing Land Development Code regulations.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code.

Whether the proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

LDC Sec. 3-2.4 Rural Mixed-use district (RMU).

(a) Purpose. The Rural Mixed-use (RMU) district establishes appropriate areas and land use regulations for a mix of low density residential uses and compatible non-residential uses within areas that have historically developed as rural or semi-rural communities. The primary intent of the district is to sustain these communities by allowing greater residential density, smaller residential lots, and a more diverse mix of non-residential uses than the Agricultural or Rural Residential districts, but continue to support the preservation of agriculturally productive lands. The RMU district allows public facilities and services necessary for the health, safety, and welfare of the rural mixed-use community, and other non-residential uses that are compact, traditionally neighborhood supportive, and compatible with rural community character. District communities are often anchored by arterial and collector streets, but they are not characterized by urban or suburban infrastructure. Residential uses are generally limited to detached single-family dwellings, consistent with existing rural communities and limited infrastructure.

LDC Sec. 3-2.5 Low Density Residential district (LDR).

(a) Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

LDC Sec. 3-2.6 Low Density Mixed-use district (LDMU).

(a) Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

(f) Rezoning to LDMU. Low Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low or medium density residential and areas zoned or used for high density mixed-use. Rezoning to LDMU is subject to the same location criteria as any new non-residential use proposed within the LDMU district.

(e) Location criteria. All new non-residential uses proposed within the LDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative location criteria [along an arterial or collector street], and the proposed use will be able to achieve long-term compatibility with existing and potential uses.

FINDINGS

The proposed rezoning to LDMU is not consistent with stated purposes of the LDC and is in conflict with some provisions. The primary intent of the LDMU district, (to provide for a mix of neighborhood-scale retail sales and services, professional offices, and greater dwelling unit density and diversity than LDR) cannot be appropriately fulfilled at the location proposed. The location does not comply with the arterial or collector street criteria of the district, and there are no unique circumstances regarding the subject parcels that were unanticipated by those criteria.

Rezoning to LDMU is appropriate where there is a pattern of well-connected streets, but the surrounding streets are within substandard rights-of-way and not well-connected. The district is also appropriate to provide separation between suburban and urban uses, but that function is not applicable to the subject parcels. Conversely, some LDMU allowed uses at the location proposed could create a need for separation.

Alternatively, the LDR district would allow an increase in the density of single-family detached dwellings. LDR would also be consistent with the purposes of the LDC and not in conflict with its provisions. Consistency with other purposes of the LDC would be confirmed during review of proposed development for compliance with applicable regulations.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses.

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities, and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed, but is evident for all permitted uses of the requested zoning.

FINDINGS

All land uses, development activities, and conditions allowed by the proposed zoning are **not compatible** with the surrounding conforming uses, activities, and conditions. Unlike the current RMU or alternative LDR, uses allowed by LDMU include new or expanded manufactured home parks and subdivisions, townhouses, zero lot line subdivisions, and retail sales and services within a neighborhood retail center up to 35,000 square feet. Uses, activities, and conditions allowed by LDR would, however, be compatible with those surrounding the subject parcels.

The area of existing LDMU on the east side of Tower Ridge Road is limited to a county parcel used for storage of road maintenance materials (e.g., milled asphalt, concrete pipe). As established by the original county zoning, the area of MDR immediately south of the subject parcels was zoned to accomodate medium density single-family and two-family (R-3)uses, but through a recently approved subdivision plan the area will be developed for detached single-family dwellings at less than two units per acre. Neither of these areas support the establishment of LDMU on the subject parcels.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions.

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

In February, 2015 the county approved the preliminary plat and construction plan for Vintage Creek Subdivision, a 161-lot single-family detached dwelling development on

115 acres immediately south of the subject parcels. That use represents a change to such a degree that it could be in the public interest to encourage similar new uses and density in the area through rezoning. The LDR district would allow such use and density.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns.

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern due to the incompatible land uses and residential density that it would allow. Alternatively, uses and density allowed by LDR would contribute to a pattern of logical and orderly development.

CRITERION f., LDC Sec. 2-7.2(b)(4 Effect on natural environment.

Whether the proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

The proposed rezoning **would not increase** the probability of any significant adverse impacts on the natural environment. The approximately 12.5 acres of jurisdictional wetlands preliminarily identified within the subject property require protection from most uses. The actual presence and extent of adverse impacts from future development on the parcel would be confirmed through review of the development for compliance with applicable Land Development Code regulations regardless of the zoning

Z-2015-12 Traffic memo Attachments

Z-2015-12

	41		42
1	* * *		43
2	CASE NO: Z-2015-12	1	posted on the subject property?
		2	MS. BOHON: Yes, sir.
3		3	MR. TATE: We'll now ask staff to present
	Applicant: Kerry Anne Schultz Agent for The	4	the maps and photographs for Case Number
4	Busbee Limited Partnership and Murphy J. Jacob Trust	09:17AM 5	Z-2015-12.
5	Sacob musi		
	Address: 9600 BLK Tower Ridge Road	6	(Presentation of Maps and Photographs.)
6	-	7	MR. VICKERY: Good morning. I'm Griffin
	Property	8	Vickery, Planner.
7	Size: 78.72 (+/-Acres)	9	This is the location map of the site.
8	From: RMU, Rural Mixed-use district	09:17AM 10	It's located on Tower Ridge Road between Frank
Ŭ	(Two du/acre)	11	Reeder and Mobile Highway and Nine Mile Road
9		12	where they come together.
	To: LDMU, Low Density Mixed-use district	13	This is an aerial photo. And the wetland
10	(seven du/acre)	_	
11		14	area is based on the National Wetlands
11	MR. TATE: At this time we'll go ahead and	09:17AM 15	Inventory Map. I think the applicant has a
13	move to our second rezoning case, which is	16	much more precise delineation of the wetlands.
14	Case 2015-12. This is for rezoning of 78.72	17	There are a little more wetlands on the site,
09:15AM 15	acres at 9600 it's the Tower Ridge Road	18	I believe, than this shows. That, again, is
16	location, from RMU, Rural Mixed Use District,	19	based on the national map.
17 18	to LDMU, Low Density Mixed Use District. I will say while we have decreased the	09:18AM 20	This is the existing land uses to give you
10	number of zoning districts, we have increased	21	a little point of reference on some of this.
09:15AM 20	the size of the names.		
21	Ms. Kerry Anne Schultz will be the agent	22	For the adjoining properties this is a
22	for Busbee Limited Partnership and the Murphy	23	two-acre parcel here. Immediately south of
23 24	J. Jacob Trust.	24	that those are a couple of one-acre parcels,
24 09:16AM 25	Members of the Board, has there been any ex parte between you and the applicant, the	09:18AM 25	to give you a point of reference for the size
09.10AM 20	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	42		44
1	42	1	44
1	applicant's agents or attorney or witnesses,	1	of the properties out there. The requested
2	applicant's agents or attorney or witnesses, with fellow Planning Board members or anyone	2	of the properties out there. The requested rezoning is almost 80 acres.
-	applicant's agents or attorney or witnesses, with fellow Planning Board members or anyone from the general public prior to this hearing?		of the properties out there. The requested rezoning is almost 80 acres. This is one parcel here. This is county
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2 3 4	applicant's agents or attorney or witnesses, with fellow Planning Board members or anyone from the general public prior to this hearing? Have you visited the subject property? Please	2 3 4	of the properties out there. The requested rezoning is almost 80 acres. This is one parcel here. This is county property. Up in here is about five acres. If
2 3 4 09:16AM 5	applicant's agents or attorney or witnesses, with fellow Planning Board members or anyone from the general public prior to this hearing? Have you visited the subject property? Please also disclose if you are a relative or	2 3 4 09:18AM 5	of the properties out there. The requested rezoning is almost 80 acres. This is one parcel here. This is county property. Up in here is about five acres. If you go up here on Frank Reeder, these range
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11 of 39 sheets

PLANNING BOARD REZONING HEARINGS - JUNE 2, 2015

	45		47
1	hearing requests to change Future Land Use in	1	Findings-of-Fact?
2	the same meeting or the next meeting that	2	MS. SCHULTZ: I have.
3	follows this for property. This one came to	3	MR. TATE: Do you understand that you have
4	us in front, has gone through this Board, has	4	the burden of providing substantial competent
09:20AM 5	gone through the BCC and is basically in that	09:22AM 5	evidence that the proposed rezoning is
6	30-day period before the State or how many	6	consistent with the Comprehensive Plan,
7	days do they have to respond?	7	furthers the goals, objectives and policies of
8	MR. VICKERY: I don't remember the days.	8	the Comprehensive Plan and is not in conflict
9	It's been in their hands for at least two	9	with any portion of the County's Land
09:20AM 10	weeks now.	09:23AM 10	Development Code?
11 US.20AM	MR. TATE: Thank you.	11	MS. SCHULTZ: I do.
12	MR. VICKERY: But the proposed rezoning is	12	MR. TATE: Would you please proceed with
13	based on the proposed Future Land Use change.	13	your presentation.
14	That's one of the few conditions that are	14	MS. SCHULTZ: Thank you, Mr. Tate. And
09:20AM 15	allowed regarding rezoning.	09:23AM 15	Mr. Tate, thank you and fellow Board members
16	This is the current zoning, the 500-foot	16	for actually clarifying that we did come
17	radius. This is the signage. I posted two	17	before this Honorable Board and was approved
18	signs because the property has about a quarter	18	by the Board of County Commissioners for a
19	of a mile frontage on Tower Ridge Road. This	19	Future Land Use amendment which was done
09:21AM 20	is the southeast corner. Now looking from	09:23AM 20	previously and that's currently pending with
21	that sign northward along Tower Ridge Road and	21	the State. We're still within our 45 days for
22	then south.	22	that, so thank you for mentioning that.
23	I will make a comment that other than the	23	Thank you, Mr. Vickery. We appreciate the
23	signs, these other photos are from the	23	staff's comments. By way of background let me
09:21AM 25	previous case, so that tree is not in bloom	09:23AM 25	just tell you I have the pleasure of
09:21AM 23	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM	09:23AM 23	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	46		
1	46	1	48
1	today.	1	48 representing Olson Land Partners and they
2	today. Then this is looking across Tower Ridge	2	48 representing Olson Land Partners and they developed Vintage Creek Subdivision, which
	today. Then this is looking across Tower Ridge Road again at the southeast corner into the		48 representing Olson Land Partners and they developed Vintage Creek Subdivision, which came before this Board sometime ago, a
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	49		51
1	talk about that.	1	our community, but also providing your smaller
2	MR. TATE: Can you put up the zoning map?	2	lots with the complimentary Vintage Creek.
3	MS. SCHULTZ: Thank you, Mr. Tate. When	3	So while the staff recommendation would
4	we sat down and we realized that obviously the	4	afford for LDR, an LDR zoning category would
09:24AM 5	zoning categories have changed, initially for	09:27AM 5	not support town homes. So obviously I'm
6	this development we were going to come before	6	coming before you today recognizing that the
7	this Honorable Board and seek R-3. The	7	staff has looked at the six criteria and in
8	developer at the time was looking at the	8	every criteria has determined well, LDR would
9	demands of the current new hirings of Navy	9	be an alternative.
09:25AM 10	Federal. These two subdivisions were built in	09:27AM 10	Now, one would ask, Ms. Schultz, wouldn't
11	mind to accommodate the influx of individuals	11	just you agree with LDR? That's what the
12	who will be hired by Navy Federal and other	12	staff is recommending. The only reason we are
13	businesses that will bring money to Escambia	13	not in favor of LDR on the onset is because
14	County. So you have Vintage Creek to the	14	LDMU provides for the town home concept, where
09:25AM 15	south and you have this subject parcel to the	09:27AM 15	LDR does not. And we're not asking to go up
16	north, both properties developed by our client	16	in the density, which would be the neighboring
17	Olson.	17	Vintage Creek, which is MDR, because town
18	With that in mind, Vintage Creek	18	homes would not be permissible because you had
19	Subdivision is MDR. The client did not want	19	to previously be zoned R-3, which the subject
09:25AM 20	to put town homes in that. We wanted to have	09:28AM 20	parcel is not.
21	a price point for your coming to town we want	21	So one would say, Ms. Schultz, just change
22	to capture both audiences of different price	22	Vintage Creek, just change Vintage Creek and
23	points with respect to both developments. So	23	do town homes there because you can with MDR.
24	Vintage Creek being MDR, which would	24	Well, we would have to change engineering and
09:25AM 25	accommodate town homes, the developer decided	09:28AM 25	all of that. Technically we could do that.
09:25AM 20	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM	09:28AM 20	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	50		52
1	50 not to do that and they went forward with more	1	52 We could flip these projects and County staff
1	not to do that and they went forward with more	1	We could flip these projects and County staff
2	not to do that and they went forward with more larger estate lots or a 70-foot lot concept.	2	We could flip these projects and County staff is aware that we could do that. To ask a
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2 3 4 09:26AM 5	not to do that and they went forward with more larger estate lots or a 70-foot lot concept. So this project that I'm here before you today that the current zoning is RMU, previously R-R, we would like to do 100 town	2 3 4 09:28AM 5	We could flip these projects and County staff is aware that we could do that. To ask a developer to do that costs hundreds and thousands of dollars to change engineering and design. We are wanting you to look at both
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PLANNING BOARD REZONING HEARINGS - JUNE 2, 2015

	53		55
1	that's like the previous R-3. It would be	1	Commissioners and voted yes, we can stipulate
2	simple to have gone from R-R to R-3, because	2	to no commercial. We do not want any
3	we could do the town homes. But when the Land	3	commercial. Let's just make that known.
4	Development Code changed to look at the zoning	4	MR. TATE: Just let me interject for the
09:29AM 5	categories, we struggled with trying to figure	09:32AM 5	Board members. While that may be stipulated
6	out what could we do because we don't want to	6	that's not a condition that we can make our
7	do commercial. So part of me wants to come	7	decision on, so just keep that in mind as we
8	before this Board and say, hey, please give us	8	go forward.
9	LDMU. We won't let you down. We'll stick	9	MS. SCHULTZ: Thank you, Mr. Tate. I
09:30AM 10	with the town home concept just with the	09:32AM 10	appreciate that.
11		11	So we do believe that we are consistent
12		12	with the Comprehensive Plan. So once you have
13	_	13	MU-S, we believe that even though we can't
14		14	stipulate, to the extent that you understand
09:30AM 15	for this Honorable Board to vote in favor of	09:32AM 15	we're not going to do commercial, this
16	the LDMU request.	16	developer has no desire to do commercial,
17		17	retail, anything, it is simply for
18	Comprehensive Plan? Absolutely. Now keep in	18	single-family homes or multifamily use.
19		19	Number two. Are we consistent with the
09:30AM 20	· -	09:32AM 20	Land Development Code? We believe we are.
21		21	This request is consistent with the Land
22		22	Development Code because it allows the
23		23	district to develop a complimentary mix of low
24		24	density residential uses.
09:30AM 25		09:32AM 25	Now, think about this. This is very
	850.434.5954/800.321.5954 - REPORTERS@TATLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM 54		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM 56
1	54	1	56
1	54 mix of residential and commercial. We do not	1	56 important. The surrounding uses and we'll
	54 mix of residential and commercial. We do not want to do commercial, but it's the only		56 important. The surrounding uses and we'll get to that criteria here in a second the
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Page 53 to 56 of 101

14 of 39 sheets

	57		59
1	even if we did, which we're not, we still	1	property. We could do 1,340 units, but we've
2	believe that the location criteria could be	2	chosen not to even though the zoning category
3	met.	3	supports that type of higher development.
4	Number three, compatibility with	4	Number five, effect on the natural
09:34AM 5	surrounding uses. If we look at the map, and	09:36AM 5	environment. I think staff would possibly
6	I've already represented to you and Griffin	6	agree with us. There's 80 acres
7	has represented, as well, if you look at the	7	approximately. No known wetlands are located
8	map you will see Vintage Creek, which I've	8	near the property. When we submitted our
9	mentioned is MDR, the County property which is	9	package for the FLUM amendment we clearly had
09:34AM 10	right next door which is LDMU and our property	09:37AM 10	letters from Escambia County and ECUA that no
11	and our property right now is RMU. We are	11	wellheads are in the project vicinity. The
12	simply asking it to be LDMU. So compatibility	12	closest are five miles away, so we don't
13	with the surrounding uses, we can satisfy	13	believe that there is going to be any issue
14	that. Remember, the three sides to the	14	with respect to that.
09:34AM 15	subject property are similar in zoning exist.	09:37AM 15	The State of Florida Division of
16	The properties bordering to the east are	16	Historical Resources was contacted during the
17	currently zoned Low Density Mixed Use, which	17	FLUM amendment process and there wasn't any
18	includes the County's property, and Low	18	historical significance, discovery of any
19	Density Residential. The properties to the	19	items that would likely be impacted by this
09:35AM 20	north are zoned Low Density Residential. The	20	development.
21	117 acre property directly to the south, which	21	Criterion Number Six, development
22	is also our client's, which is known as	22	patterns. We believe that the proposed zoning
23	Vintage Creek, is MDR.	23	request is consistent with the development
24	What's also important, fellow Board	24	patterns in the area. Development has
09:35AM 25	members, is that there's not the	09:37AM 25	occurred westerly along Nine Mile with a
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	58		60
1	58 significant nonresidential use exists	1	60 mixture of residential and nonresidential
1 2		1	
	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So		mixture of residential and nonresidential
2	significant nonresidential use exists approximately 2,500 feet to the south along	2	mixture of residential and nonresidential uses. The proposed zoning request would also
2	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So	2	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and
2 3 4	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area,	2 3 4	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses.
2 3 4 09:35am 5	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can	2 3 4 09:37AM 5	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion.
2 3 4 09:35AM 5 6	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and	2 3 4 09:37AM 5 6	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's
2 3 4 09:35AM 5 6 7	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses.	2 3 4 09:37AM 5 6 7 8 9	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the
2 3 4 09:35AM 5 6 7 8	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As	2 3 4 09:37AM 5 6 7 8	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 13 14	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 13 14	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15 16	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16 17	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order for a single-family residential subdivision,	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15 16 17	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and beautiful estate looking type properties
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16 17 18	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order for a single-family residential subdivision, but it's zoned MDR, which is Medium Density	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15 16 17 18	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and beautiful estate looking type properties and I have marketing materials on that is
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2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16 17 18 19 09:36AM 20 21 22	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order for a single-family residential subdivision, but it's zoned MDR, which is Medium Density Residential, which allows ten units per acre. Now, our client, as I mentioned, could just flip these projects and we wouldn't have to come before you all today and do what we	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 11 12 13 14 09:38AM 15 16 17 18 19 09:38AM 20 21 22	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and beautiful estate looking type properties and I have marketing materials on that is this concept wasn't already in the works, we could just flip these projects and do the town homes on this.
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2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16 17 18 19 09:36AM 20 21 22 23 24	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order for a single-family residential subdivision, but it's zoned MDR, which is Medium Density Residential, which allows ten units per acre. Now, our client, as I mentioned, could just flip these projects and we wouldn't have to come before you all today and do what we need to do. However, we are asking to keep Vintage Creek in its current MDR even though	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15 16 17 18 19 09:38AM 20 21 22 23 24	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and beautiful estate looking type properties and I have marketing materials on that is this concept wasn't already in the works, we could just flip these projects and do the town homes on this. But we would like to do LDMU, representing to you, although no stipulations are permissible, so that we can do the town homes
2 3 4 09:35AM 5 6 7 8 9 09:35AM 10 11 12 13 14 09:36AM 15 16 17 18 19 09:36AM 20 21 22 23	significant nonresidential use exists approximately 2,500 feet to the south along Nine Mile Road. That's important. So compatibility with the surrounding area, especially in light of the County owned property, the LDMU, right next door, there's no greater evidence to suggest that we can meet that criteria just based on location and surrounding uses. Number four, changed conditions. As Mr. Tate already mentioned, the recent FLUM amendment change occurred. We're still awaiting State approval. However, what's important to know is that Vintage Creek, also owned by our client, it also had a FLUM change so that property received a development order for a single-family residential subdivision, but it's zoned MDR, which is Medium Density Residential, which allows ten units per acre. Now, our client, as I mentioned, could just flip these projects and we wouldn't have to come before you all today and do what we need to do. However, we are asking to keep	2 3 4 09:37AM 5 6 7 8 9 09:38AM 10 11 12 13 14 09:38AM 15 16 17 18 19 09:38AM 20 21 22 23	mixture of residential and nonresidential uses. The proposed zoning request would also allow a compatible mixture of residential and nonresidential uses. So let's go back just quickly in summary. We've worked very closely with staff and we highly respect and value the staff's opinion. We do believe LDMU, although the staff's opinion would basically suggest the alternative, which is LDR. The only issue with LDR, we could go with LDR, that's not a problem, it's just the issue we can't do the town homes. So if we were before you today and we didn't already have Vintage Creek subdivision with the larger estates, the 70 lots, giving these owners more land and beautiful estate looking type properties and I have marketing materials on that is this concept wasn't already in the works, we could just flip these projects and do the town homes on this. But we would like to do LDMU, representing to you, although no stipulations are

	61		63
1	mixture. And all we're trying to do is	1	compatible with what's surrounding. There's
2	accommodate those potential employees that are	2	not an issue with the increased density that's
3	relocating to our area that will bring money	3	allowed by the proposed Future Land Use, and
4	into our area to have a different mix of do	4	there's not an issue or conflict with the uses
09:39ам 5	you want the estate looking property, do you	09:41AM 5	overall that the Future Land Use would allow,
6	want more of a townhouse, others.	6	but in this location there is not an
7	We believe we've met the six criteria. We	7	appropriate promotion of compatible uses by
8	really want to change the zoning today. If	8	this proposed change in zoning. We did
9	this Honorable Board is completely against the	9	suggest to the applicant, based on this and
09:39AM 10	LDMU, even though the County property next to	09:41AM 10	other criteria, that Low Density Residential
11	this parcel is LDMU, we would consider LDR,	11	would be appropriate for a rezoning category.
12	which would force us to go back to do a PUD,	12	The second criteria is the rezoning being
13	which this Board Mr. Tate, I know you're	13	consistent with the Land Development Code.
14	shaking your head, because that is something	14	The findings are that it's not consistent with
09:39AM 15	we could do. It's just we selected LDMU	09:42AM 15	the Land Development Code. It doesn't
16	because when the zoning changed there wasn't a	16	implement the primary intent of the requested
17	niche category. Like R-3 was so great and I	17	Low Density Mixed Use district. That can't be
18	always used R-3 because it really would	18	fulfilled at this location, can't provide a
19	accommodate this, but the problem is that LDMU	19	greater mix of neighborhood retail sales and
09:39AM 20	throws in the commercial aspect. We're not	09:42AM 20	services, professional offices and greater
21	going to do commercial, but it's really the	21	dwelling unit diversity. Some of those
22	only category that allows us to do the town	22	aspects can be, but not entirely.
23	home concept, which this will not be a full	23	And as I believe the Chairman stated in
24	town home.	24	the previous rezoning case, you have to look
09:39AM 25	I believe I've satisfied the six criteria.	09:42AM 25	at all of the uses that would be available in
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	62		64
1	I want to be careful because I have this	1	the proposed rezoning. You consider all of
2	feeling that the State is just going to vote	2	them.
3	yes and support the County's vote with respect	3	The code says that rezoning to this
4 09:40AM 5	to our FLUM change. I don't want that to affect today's meeting, but if you're going in	4	proposed Low Density Mixed Use District is appropriate where there is a pattern of
		09:43AM 5	
6	a direction that says LDMU would be that we have not met that burden, then I would like to	6	well-connected streets, but these surrounding streets just get by, they're in bold, national
7	consider as an alternative LDR and see if	7 8	land survey 30 foot rights-of-way. So there's
9	maybe we can get the town homes approved	9	just enough room for some pavement. There
9 09:40AM 10	through the PUD process and welcome any	9 09:43AM 10	really is not a system of well-connected
09:40AM 10	questions at this time.	09:43AM 10 11	streets here that would support this zoning
12	MR. TATE: Staff, do you have any	12	district.
13	questions of the applicant?	13	The district is also indicated by the code
14	MR. VICKERY: No.	14	to be appropriate to provide a separation
09:40AM 15	MR. TATE: At this time we'll go ahead and	09:43AM 15	between suburban and urban uses. That
16	allow the staff to do their presentation.	16	function isn't applicable here either.
17	(Presentation by Griffin Vickery,	17	The consistency with other purposes of the
18	previously sworn.)	18	code would be confirmed should any proposed
19	MR. VICKERY: So you've been provided with	19	development be reviewed, but these are the
09:40AM 20	the findings that we prepared for this Case	09:43AM 20	basic requirements of the Land Development
21	Z-2015-12 and I'll go through those.	21	Code that come forward when you're looking at
22	The first being consistency with the	22	rezoning and we just don't find support for
23	Comprehensive Plan. The findings are that the	23	those.
24	proposed rezoning is not consistent mainly due	24	The third criterion, compatible with the
09:41AM 25	to the requirement that the infill be	09:44AM 25	surrounding uses, the findings are that all
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	65		67
1	the land uses and development activities and	1	former borrow pit. My understanding from
2	conditions that are allowed by the proposed	2	speaking with someone in Public Works that
3	zoning are not compatible with the surrounding	3	there is no active mining of the land. It's
4	conforming uses and activities.	4	used as a storage area for rework concrete
09:44ам 5	The Low Density Mixed Use, unlike the	09:47AM 5	pipe and milled asphalt that might be used for
6	current Rural Mixed Use and even the suggested	6	road maintenance in the area.
7	Low Density Residential, would bring in uses	7	The zoning that was applied to it resulted
8	like expanded manufactured home parks and	8	from the zoning consolidation. When that
9	subdivisions, new or expanding, townhouses, as	9	process was going on there was no intent to
09:44AM 10	has been mentioned is the intent of this	09:47AM 10	have or to retain a public zoning district.
11	particular applicant, zero lot line	11	That is probably the more appropriate
12	subdivisions, and then retail sales and	12	application to that site, but because it
13	services within neighborhood retail centers.	13	already had a nonresidential use, it was given
14	These uses and activities in their entirety	14	or allocated that Low Density Mixed Use zoning
09:45AM 15	are not appropriate at this location.	15	to retain some nonresidential use and to be
16	The fourth criterion is changed conditions	16	consistent with the Future Land Use.
17	and there has been, as the applicant referred	17	The fifth criterion, development patterns,
18	to, a recent both the recent recommended	18	the finding is that the proposed amendment
19	change in the Future Land Use, but also the	19	would not result in a logical and orderly
09:45AM 20	approval of the single-family residential	09:48AM 20	development pattern due to the incompatible
21	subdivision adjoining this property to the	21	land uses and residential density that it
22	south.	22	would allow.
23	Let me explain, at this point this current	23	The final category, effect on the natural
24	medium density residential that applies to	24	environment, the finding is that the proposed
09:45AM 25	that area, that property was already zoned	09:48AM 25	rezoning would not increase the probability of
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	66		68
1	R-3. There was not a zoning change to R-3.	1	significant adverse impacts to the natural
2	So the Future Land Use Map was pursued and	2	environment. The wetlands that are on site
3	approved that allowed more than the two	3	would have to be addressed by any proposed
4	dwelling units per acre that the previous	4	development plan that would proceed and there
09:46AM 5	Bural Community Euture Land Lice estagony		development plan that would proceed and there
	Rural Community Future Land Use category	09:49AM 5	are County ordinances that deal with that.
6	allowed. The R-3 zoning, our best	09:49AM 5 6	
			are County ordinances that deal with that. Staff has no other comments regarding the findings that you've been provided.
6	allowed. The R-3 zoning, our best	6	are County ordinances that deal with that. Staff has no other comments regarding the
6 7	allowed. The R-3 zoning, our best determination is that's what it's been all	6 7	are County ordinances that deal with that. Staff has no other comments regarding the findings that you've been provided.
6 7 8	allowed. The R-3 zoning, our best determination is that's what it's been all along.	6 7 8	are County ordinances that deal with that. Staff has no other comments regarding the findings that you've been provided. MR. TATE: Thank you. Ms. Schultz, do you have any examination of the staff witness?
6 7 8 9	allowed. The R-3 zoning, our best determination is that's what it's been all along. From a planning perspective and in that overall area, it's out of place. The reason as I see that it doesn't support a change is	6 7 8 9	are County ordinances that deal with that. Staff has no other comments regarding the findings that you've been provided. MR. TATE: Thank you. Ms. Schultz, do you have any examination
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1	MR. VICKERY: No. Again, those findings	1	already it's permitted to build two dwelling
2	were included providing that alternative	2	units per acre; is that correct?
3	zoning.	3	MR. TATE: I believe that's on the portion
4	MR. TATE: For those members of the public	4	that's already previously approved. What's
09:50AM 5	who wish to speak on this matter please note	09:53AM 5	the density on the current zoning for the case
6	that the Planning Board bases its decision on	6	before us today?
7	the approval of the conditions and exceptions	7	MR. VICKERY: The Rural Mixed Use zoning
8	described in Section 2.07.2 of the Escambia	8	that's currently there allows two units per
9	County Land Development Code. During it's	9	acre. However, with the change in the Future
09:50AM 10	deliberations the Planning Board will not	09:53AM 10	Land Use there is a conflict until that
11	consider general statements of support or	11	conflict is somehow addressed because of the
12	opposition. Accordingly, please limit your	12	overlap, if you will, in the maximum and
13	testimony to the approval of the conditions	13	minimum densities required by the two Future
14	and exceptions described in 2.07.2. Please	14	Land Use categories. So let me put it more
09:50AM 15	also note that only those individuals who are	09:53AM 15	simply. If they get the Future Land Use, go
16	present and give testimony before the Board at	16	forward with the Future Land Use amendment,
17	this hearing before the Planning Board will be	17	it's approved, they would need rezoning of
18	allowed to speak at the subsequent hearing	18	some form.
19	before the BCC.	19	MR. TATE: Okay.
09:50AM 20	There are four individuals who have signed	09:54AM 20	MR. MORGAN: I have comments and I have
21	up to speak or five. The first one is	21	questions still, also. If this unit is built,
22	actually, Tommy Brown, Escambia County Traffic	22	is there some provision for correcting the
23	Department. Are you still in the building?	23	drainage situation? We have a terrible
24	(Tommy Brown, previously sworn.)	24	drainage situation. There's no ditches to the
09:51AM 25	MR. BROWN: Tommy Brown. I work in the	09:54AM 25	road and I've suffered with that on my place
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	70		72
1	transportation traffic operations. I just	1	for years.
2	wanted to put on the record that there may be a need for a right-of-way donation along Tower	3	MR. TATE: Unfortunately for us, in front of us at this Board, we can't consider the
4	Ridge Road, so I just wanted to let the	4	conditions that maybe have to change or
09:51AM 5	developer and their agent know that before	09:54AM 5	improve before something can be done. Those
6	they come to the DRC.	6	actually occur after both this hearing and the
7	MR. TATE: Thank you. I believe two of	7	next hearing before the Board of County
8	those are actually the applicant or a business	8	Commissioners. Then the applicant is actually
9	associate. Jason Rebol. No comment? Okay.	9	required to come back to staff and meet with
09:51AM 10	Paul Battle? No comment.	09:55AM 10	them in what's called the development review
11	Rick Olson? No comment.	11	and that's a public hearing, as well, and
12	All right. Our final is Edward Morgan.	12	that's where those issues are addressed from
13	Mr. Morgan, please come forward. Could you	13	the technical perspective of what has to be
14	state your full name and address for the	14	done both in and around their properties to
09:52AM 15	record and be sworn in.	09:55AM 15	meet the conditions of the County in order to
16	MR. MORGAN: Edward G. Morgan, 9755 Tower	16	build.
17	Ridge Road.	17	MR. MORGAN: And the planners for it, is
18	(Edward G. Morgan sworn.)	18	there going we have no public sewage. The
19	MR. MORGAN: First I'll comment that	19	more houses you build out there with septic
09:52AM 20	especially the speakers that have been turned	09:55AM 20	tanks, it's going to present a great problem.
21	this way, I'm used to public speaking, but I	21	And another problem I have with it is the
22	noticed it's almost impossible to hear even	22	pollution of a stream that gets up goes
23	you up there. There's something wrong with	23	down one line of my place and crosses the
24	the speaker system.	24	back, goes into that beautiful creek, clear
09:52AM 25	But I have objections. I understand 850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM	09:56AM 25	creek that runs into Perdido River, and if

Page 69 to 72 of 101

18 of 39 sheets

	PLANNING BUARD REZUNING	TEAKING	
-	73		75
1	there's no provision made for drainage,	1	process once the change is made. So just to
2	pollution will be a problem in that beautiful	2	go ahead and say we recognize certain things
3	stream.	3	will have to be done to make this project
4	And I think of an old proverb that I've	4	under the code, as well as other agencies
09:56AM 5	been hearing all of my life, woe unto them	09:58AM 5	concerns and those will be addressed.
6	that join house to house and field to field.	6	I do want to make it very clear to this
7	There will be no place left alone in the	7	Board, while I appreciate and respect the
8	earth. The more people you get in a	8	staff's comments, we really want LDMU because
9	community, the living conditions get worse.	9	it's really the only category niche to do what
09:56AM 10	You have problems with children being raised	09:59AM 10	we want to do on this property so we don't
11	so close together. The morals go down. The	11	have to split the project because that's what
12	quality of living goes down the thicker it	12	may have to do. We don't want to do that. So
13	gets and we have proof of that in some of the	13	to accommodate the town homes, knowing that
14	thick sections already and some of the	14	there's not going to be commercial, we want to
09:57AM 15	problems that the police are already having	09:59AM 15	make it very clear that this Board look at
16	with these people where there's just so many	16	that we've met the six criteria, especially in
17	people living in the same area.	17	the light that the County property next to
18	I've been out there more than 43 years and	18	this property is LDMU. And while the County
19	I moved out there to get away from these kind	19	has no desire to develop that property right
09:57AM 20	of living conditions. And I can understand	09:59AM 20	now, it's not known to be that they desire to
21	that there has to be some development, but I'm	21	develop it, it could sell that property and
22	strictly opposed to having seven dwelling	22	the subsequent bona fide purchaser could do
23	units per acre.	23	something with that property.
24	MR. TATE: Thank you, Mr. Morgan.	24	So for that reason and all the other five
09:57AM 25	MR. MORGAN: I thank you.	09:59AM 25	criteria that I've gone over, we believe we
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	74		76
1	MR. TATE: Does the applicant wish to make	1	meet LDMU. However, I don't want to slow this
2	any further comments or address any issues	2	project down. There is a demand for homes in
3	that were brought up by this individual?	3	this area. I think you all know the quality
4	MS. SCHULTZ: Yes. Just as this nice	4	of my client. This developer has built Water
09:58AM 5	gentleman had mentioned and just so this Board	09:59AM 5	Color, has done so much in our area here all
6	knows and I'm sure you recognize that drainage	6	the way the Florida north coast here and does
7	will be provided per code within the	7	a very very good job and high end projects.
8	subdivision. The engineer is here. There	8	We want to provide an accommodation for those
9	will be obviously public the great thing	9	buyers at different price points and different
09:58AM 10	about Vintage Creek with that is that there	10:00AM 10	needs and that's we why wanted to do more of
11	will be a public sewage just as Vintage Creek,	11	the town home concept here.
12	so we can possibly, I don't know if that can	12	If it goes in the direction that this
13	be tapped in or not. That's an engineering	13	Honorable Board says, Ms. Schultz, we're not
14	question. But that will already be	14	going to do LDMU, I really need to tell you
09:58AM 15	accommodated.	10:00AM 15	that we would consider LDR, but that would be
16	Clearly we're going to protect the	16	the only alternative so that we can get
17	wetlands. There are wetlands that will be	17	ourselves out of the RMU or we can't develop
18	protected, as this Board knows that we can't	18	this property. So I'm coming to you saying,
19	get to the next level without that, and that	19	gosh, I wish there was a middle ground between
09:58AM 20	will be honored and protected according to the	10:00AM 20	LDR and LDMU that allowed for town homes.
21	code.	21	There's not. Because we don't want to do
22	We also acknowledge that there are some	22	commercial. And it may be that we didn't
23	road improvements that may be required by the	23	foresee that that would be an issue. I think
24	developer and as Mr. Tate properly stated	24	we're probably the first ones that are going
09:58AM 25	these are things that have to go through the	10:00AM 25	through. I think there's probably going to be
	5 5 5		
19 of 39 she	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM	76 of 101	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM 06/14/2015 07:10:07 PM

	77		79
1	others potentially out there that find	1	is the way I picture development. Is that a
2	themselves that say, I don't want to do	2	correct statement?
3	commercial. I don't. But I also want to do	3	MR. BROWN: Yes. I'm not sure of all the
4	the multifamily, but not the entire project,	4	rules, but if
10:01AM 5	so I'm stuck.	10:03AM 5	MR. CORDES: But Vintage Creek is on
6	So I respect and I appreciate staff's	6	public sewer, it's not septic; is that
7	comments. I definitely think we have made our	7	correct?
8	case satisfying the six criteria for LDMU.	8	MR. BROWN: Yes.
9	You have our word we're not going to do	9	MR. CORDES: You don't need to comment to
_		_	
10:01AM 10	commercial. I know we can't stipulate to	10:03AM 10	my statement. I guess it is a statement that
11	that. It would be great to, because we would.	11	I'm making that as you develop and you bring
12	So please take that into consideration.	12	subdivisions with sewage, you know, public
13	I don't want this to be a flat out denial	13	sewer, you're helping those rural areas who
14	today. I don't want to hold this project up.	14	are currently on septic tanks. It makes it
10:01AM 15	But LDMU is what we want, but we would	10:03AM 15	more affordable is what I'm getting at.
16	consider, if this Board would like to consider	16	MR. BROWN: And you need a right-of-way.
17	a LDR concept. We appreciate your time.	17	MR. CORDES: The right-of-way you've got
18	MR. TATE: Board members, do you have any	18	to have to do that.
19	questions for the applicant, staff or members	19	MR. BROWN: Yes, sir.
10:01AM 20	of the public?	20	MR. CORDES: Okay.
21	MR. CORDES: I do. The donation of	21	MR. WINGATE: I have a question.
22	right-of-way is so that in the future if you	22	MR. TATE: Hold on just a moment, please.
23	want to run sewer up Tower Ridge Road it would	23	Mr. Brown, thank you.
24	allow it because you only have a 30-foot	24	Did the project engineer have anything
10:01AM 25	right-of-way; is that correct? I guess it's	10:03AM 25	that you would like him to state on the
10:01AM 23	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM	10:03AM 20	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
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1	for staff.	1	record?
2	for staff. MS. SCHULTZ: Do you mind if I bring the	2	record? MS. SCHULTZ: If I can go ahead and speak
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PLANNING BOARD REZONING HEARINGS - JUNE 2, 2015

r		TEAMIING BOAND REPORTING	-	50 80NE 2, 2010
		81		83
	1	first thing you look at and I had an	1	where probably an R-3 would still work in that
	2	opportunity to talk to one of the landowners	2	area or what would have been R-3, but because
	3	that was a businessman out there, very	3	of this I don't know if staff can explain the
	4	successful, and he shared a conversation that	4	nature of that particular consolidation where
10:05AM	5	he had with the head of Navy Federal and he	10:07AM 5	the townhouse concept went to I guess what
	6	was telling me some data that and I happen	6	would be considered R-4, R-5, R-6 as opposed
	7	to serve on another committee that there's	7	to a R-1, R-2, R-3. Is that really what's
	8	going to be two new schools built in the area.	8	happened?
	9	That's going to make a big demand and he	9	MR. VICKERY: The R-3 was combined with,
10:05AM	10	said	10:07AM 10	relying on memory, I think R-2 and a couple of
	11	MR. TATE: Mr. Wingate, before you go	11	other zoning districts that did not allow town
	12	further, I'm not sure if you've crossed the	12	homes to accommodate. So to accommodate
	13	line in ex parte communication. I would ask	13	allowing town homes in the consolidated
	14	for some clarification.	14	district, the district says if you formerly
10:05AM		MS. SMITH: As long as he's disclosing the	10:08AM 15	had R-3 or any other district that allowed a
	16	conversation that he had and so if there's	16	town home, then you could have it in the new
	17	questions about the conversation that he's had	17	consolidated district, but it did not bring in
	18	they can both the parties can ask questions	18	or allow town homes in the other areas that
	19	and have that flushed out on the record.	19	formerly did not have them.
10:05AM		My concern more so at this point is the	10:08AM 20	MR. TATE: And this was formerly what
	21	relevance of the Navy Federal development to	21	was the prior zoning?
	22	whether or not this parcel meets the criteria	22	MS. SCHULTZ: R-R.
	23 24	that's before the Board for consideration.	23 24	MR. TATE: This was R-R, so it was less
10:06AM		So if there are questions about the conversation that he had, those can be asked	24 10:08AM 25	intense.
10:06AM	25		10:08AM 23	MR. VICKERY: The property to the south,
		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	1	82	1	84
	1	82 at this time.	1	84 that was R-3.
	1 2 3	82	1 2 3	84 that was R-3. MR. TATE: Which is now the MDR.
	2	82 at this time. MR. WINGATE: I'll just hold my	2	84 that was R-3.
10:06AM	2 3 4	82 at this time. MR. WINGATE: I'll just hold my conversation.	2 3	84 that was R-3. MR. TATE: Which is now the MDR. MR. PYLE: The difference, if you could
10:06AM	2 3 4	82 at this time. MR. WINGATE: I'll just hold my conversation. MR. TATE: Do you have any other comments	2 3 4	84 that was R-3. MR. TATE: Which is now the MDR. MR. PYLE: The difference, if you could clarify, staff, you know this answer already,
10:06AM	2 3 4 5	82 at this time. MR. WINGATE: I'll just hold my conversation. MR. TATE: Do you have any other comments or questions for the applicant?	2 3 4 10:08AM 5	84 that was R-3. MR. TATE: Which is now the MDR. MR. PYLE: The difference, if you could clarify, staff, you know this answer already, but the restriction to developing a town home
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21 of 39 sheets

Page 81 to 84 of 101

12 of 68

PLANNING BOARD REZONING HEARINGS - JUNE 2, 2015

	PLANNING DUARD REZUNING		
	85		87
1	even a conflict in some regard with that	1	rezoning
2	consideration there, so we're having to look	2	MR. PYLE: It has absolutely nothing to do
3	at it beyond just the you know, we	3	with the hearing before us. It's simply a
4	understand the MDR, the R-3 below it, but now	4	completely separate matter. She happens to
10:10AM 5	we're saying, well, our concern here is town	10:12AM 5	represent a client that is on an opposing view
6	homes really don't meet lower density issues,	6	of the company that I work for. That's all.
7	but we've got a low density zoning that we put	7	I just wanted to disclose so that if I needed
8	townhouses in.	8	to recuse.
9	MR. VICKERY: It mixed use.	9	MS. SCHULTZ: Mr. Pyle, I tremendously
10:10AM 10	MR. TATE: Right. I do understand that.	10:12AM 10	respect you as you probably know. Do you feel
11	MR. VICKERY: It also is not the same	11	like you can sit here today and vote on this
12	density. They're very relative terms, low	12	matter independent of the other relationship
13	density, medium density, high density.	13	or anything else involved?
14	They're more relative to one another than they	14	MR. PYLE: Yes.
10:10AM 15	are to some continuum with an exact line that	10:12AM 15	MS. SCHULTZ: And you don't know Mr. Olson
10:10AM 15	says you crossed this line and now you're	10:12AM 15	sitting here today, right?
10	meeting density. So the character of a mixed	10	MR. PYLE: No.
17	use district is much different than a purely	17	MS. SCHULTZ: Okay.
		10	•
19	residential district.	_	MS. SMITH: I do not find that you have a
10:10AM 20	MR. TATE: Okay. Any other questions or	10:13AM 20	voting conflict and as I have advised the
21	comments by the Board to the applicant, staff	21	Board in the past, the ethic rules require
22	or the public?	22	that you vote unless you have a conflict that
23	MR. PYLE: Could I this is not a	23	would result in a special benefit or loss. I
24	question, but possibly talk to Ms. Schultz and	24	do not find that's the case based on what
10:11AM 25	the County Attorney real quick? I just want	10:13AM 25	you've told me, so I am not asking that you
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	86		88
1	to make sure full disclosure to the applicant	1	recuse yourself.
2			
-	that there's no conflict that I need to recuse	2	MR. PYLE: I just want to make it clear
3	that there's no conflict that I need to recuse myself, if I could speak to them briefly. I	2	MR. PYLE: I just want to make it clear for Ms. Schultz.
			-
3	myself, if I could speak to them briefly. I	3	for Ms. Schultz.
3	myself, if I could speak to them briefly. I mean, in private or not, you represent a	3 4	for Ms. Schultz. MS. SMITH: I appreciate it. You can ask
3 4 10:11AM 5	myself, if I could speak to them briefly. I mean, in private or not, you represent a client that we're on opposing sides. No,	3 4 5	for Ms. Schultz. MS. SMITH: I appreciate it. You can ask him a question.
3 4 10:11AM 5 6	myself, if I could speak to them briefly. I mean, in private or not, you represent a client that we're on opposing sides. No, we're not in litigation, but I just wanted to	3 4 5 6	for Ms. Schultz. MS. SMITH: I appreciate it. You can ask him a question. MS. SCHULTZ: Can I approach him and talk
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Page 85 to 88 of 101

22 of 39 sheets

	89		91
1	Yes, ma'am.	1	MR. TATE: Okay. At this point we'll go
2	MS. SMITH: If the Board is inclined to	2	ahead and close the public portion of the
3	vote to approve the zoning I just want to make	3	meeting and then I would like to address some
4	it clear that there are going to have to be	4	comments to my fellow Board members and we'll
10:14AM 5	specific findings to address the criteria that	10:17AM 5	go from there on a vote.
6	staff has indicated is not consistent. I	6	We're dealing with a rezoning that has an
7	think that's A, B, C and E, specifically on	7	arbitrary line attached to another piece of
8	the incompatible infill, as well as the	8	property that is the same. Below it we have
9	finding that there is no unique circumstances	9	another piece of property that is more intense
10:14AM 10	related to this specific parcel that would	10:17AM 10	of which has not been developed yet either.
11	waive the locational criteria.	11	So we already have one property that already
12	MR. TATE: Thank you.	12	has the blessings of the County, whether by
13	I believe there's no other questions.	13	right or by rezoning, mixed use or the medium
14	MR. CORDES: I've got one. I'm a little	14	density properties. When I personally look at
10:15AM 15	bit confused here. So we're voting on LDMU	10:17AM 15	these, I just don't struggle with the
16	and if we don't do that you're saying you	16	compatibility of them within the Comprehensive
17	would like LDR. What would the procedure be,	17	Plan.
18	we've got to vote on the LDMU first?	18	Now, that doesn't mean that I have the
19	MR. TATE: Correct. What we would do is	19	answer to all the criteria, but what we have
10:15AM 20	we would ask staff to give us we would	10:17AM 20	to do is accept staff's criteria, accept
21	probably take a recess for a few minutes	21	staff's criteria with modifications, accept
22	give us Findings-of-Fact that are compatible	22	the applicant's criteria or write our own
23	with a LDR, which Mr. Griffin has indicated he	23	criteria or vote it down. So those are the
24	somewhat has done that already, if we went	24	options that we have in front of us. And if
10:15AM 25	that direction.	10:18AM 25	you need a couple of minutes, if somebody has
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	90		92
1	90 MR. CORDES: Okay. And the follow-up to	1	⁹² a motion but they need to think it through,
1 2		1	
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1	this kind of information sometimes it kind of	1	development patterns?
2	makes it tough.	2	MR. TATE: I believe it does.
3	MR. TATE: Do you have a question or a	3	MS. ORAM: So it's in tune or consistent
4	comment or is it just a statement in general	4	with the change, upcoming change.
10:19AM 5	to the Board? I understand what you're	10:22AM 5	MR. PYLE: I find such a conflict with the
6	saying, but, I mean, we've got to go through	6	fact that I think everyone can state that
7	each one of us if we have any comments as a	7	as a fact. There's obviously a need. And the
8	Board right now. We're in our own	8	reality is the County has a LDMU piece of
9	deliberations.	9	property that's adjacent. Denying this
10:20AM 10	MR. WINGATE: I think within the criteria	10:22AM 10	only I would imagine, therefore, alters in
11	I think the criteria is knowing the explosion	11	a positive direction the value of that
12	of the future of tg95.	12	property. I have a really hard time
13	Hat particular area it kind of	13	separating those two issues.
14	MR. TATE: The changing conditions.	14	But what I would like to know is the
10:20AM 15	MR. WINGATE: You've got basic change of	10:22AM 15	difference for applicant, what is time frame?
16	conditions that's no control of this Board,	16	Obviously we haven't addressed that. We
17	but it's happening automatically because of	17	talked about procedural. The only thing that
18	change of time of development, people wanting	18	we can address is what's before us. And,
19	to come to Escambia County.	19	staff, what happens with the turnaround if we
10:20AM 20	MR. TATE: Mr. Wingate, for what you've	10:22AM 20	deny and they have to go to the LDR?
21	said and for all of us as we consider the	21	MR. TATE: If they go to the LDR and we
22	definition that I read to the public for	22	approve it, it still has to go before the
23	changed conditions, okay, the area to which	23	Board of County Commission. We will then have
24	the proposed rezoning would apply has changed	24	the opportunity to see them for a third time
10:20AM 25	or is changing to such a degree that it's in	10:23AM 25	on the same subject as they go through a PUD
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
	94 the public interest to encourage new uses		96 process, which this Reard has not heard a PUD
1	the public interest to encourage new uses,	1	process, which this Board has not heard a PUD
2	the public interest to encourage new uses, density or intensity in the area through	2	process, which this Board has not heard a PUD in at least five to seven years. It's a
	the public interest to encourage new uses, density or intensity in the area through rezoning.	2 3	process, which this Board has not heard a PUD in at least five to seven years. It's a unique process. It's a great process for
2 3 4	the public interest to encourage new uses, density or intensity in the area through rezoning. I mean you're saying that's where growth	2 3 4	process, which this Board has not heard a PUD in at least five to seven years. It's a unique process. It's a great process for development under certain conditions, but it's
2 3 4 10:21AM 5	the public interest to encourage new uses, density or intensity in the area through rezoning. I mean you're saying that's where growth is going and there's got to be something done	2 3 4 10:23AM 5	process, which this Board has not heard a PUD in at least five to seven years. It's a unique process. It's a great process for development under certain conditions, but it's annual application process for them, it's
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1	Board member here that would further a motion	1	MR. TATE: And then a second, if there's a
2	one direction or another and then we can move	2	second.
3	ahead.	3	MR. WINGATE: Second. We have a motion
4	(Motion by Mr. Cordes.)	4	and a second. Do we have any questions.
10:24AM 5	MR. CORDES: Mr. Chairman, I recommend	10:26AM 5	MR. PYLE: Counselor.
6	that we approve the LDMU as presented by the	6	MS. SMITH: I just wanted to clarify with
7	client.	7	Mr. Lowery. You mentioned your criteria. You
8	MR. TATE: Accepting the client's	8	talk about changed conditions and changed
9	Findings-of-Fact and meeting all criteria?	9	conditions was not one that we needed.
10:24AM 10	MR. CORDES: I may need some help	10:26AM 10	MR. LOWERY: I understand.
11	responding to it, but I believe they have met	11	MS. SMITH: I think that there needs to be
12	it.	12	some comments related to the development
13	MR. TATE: Okay.	13	pattern, which was Criterion E, that has not
14	MR. PYLE: Question. And then, therefore,	14	been addressed.
10:24AM 15	if that were the proposal that went before the	10:26AM 15	MR. LOWERY: That's what I was saying,
16	Board of County Commissioners and they would	16	that the changed conditions in the area, in
17	deem whether the applicant has met them?	17	that neighborhood, has changed the development
18	MR. TATE: Correct. And if they did not,	18	for the need for development patterns.
19	the Board, do they have the authority at this	19	MS. SMITH: Thank you for clarifying.
10:25AM 20	point to rezone to a lower density or does it	10:27AM 20	MR. TATE: A motion and a second. All
21	have to come back to us? I know that's been	21	those in favor show by raising your right
22	up in the air. They can't go higher, but they	22	hand.
23	can rezone it to that lower.	23	(Board members vote.)
24	MS. SMITH: Go lower.	24	MR. TATE: The motion passes six/0.
10:25AM 25	MR. TATE: Without	25	(The motion passed unanimously.)
	850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM		850.434.5954/800.321.5954 - REPORTERS@TAYLORREPORTINGSERVICES.COM
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Planning Board-Rezoning

U	9
Meeting Date:	06/02/2015
CASE :	Z-2015-12
APPLICANT:	Kerry Anne Schultz, Agent for The Busbee Limited Partnership and Murphy J. Jacob Trust
ADDRESS:	9600 Block Tower Ridge Road
PROPERTY REF. NO.:	01-1S-32-1000-070-003; 01-1S-32-1000-050-003; 01-1S-32-1000-050-004; 01-1S-32-1000-110-003; 01-1S-32-1000-080-003; 01-1S-32-1000-120-004
FUTURE LAND USE:	RC (MU-S pending state review)
DISTRICT:	1
OVERLAY DISTRICT:	N/A
BCC MEETING DATE:	07/07/2015

SUBMISSION DATA: REQUESTED REZONING:

FROM: RMU, Rural Mixed-use district (two du/acre)

TO: LDMU, Low Density Mixed-use district (seven 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 a., LDC Sec. 2-7.2(b)(4)

Consistent with the Comprehensive Plan.

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

CP Policy FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CP Policy FLU 1.3.1 Future Land Use Categories. FLUM Mixed-Use Suburban (MU-S)

General Description: Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses.

Range of Allowable Uses: Residential, retail sales & services, professional office, recreational facilities, public and civic.

Standards:

Residential Minimum Density: 2 du/acre

Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR)

FINDINGS

The proposed amendment **is not consistent** with the Comprehensive Plan and FLUM. Although the increased density of the proposed LDMU zoning is consistent with that allowed by the pending Mixed-Use Suburban FLU, and the permitted uses of the proposed LDMU are consistent with the stated intent of MU-S to allow for a mix of residential and non-residential uses, compatible infill would not be promoted by the range of LDMU allowed uses.

Alternatively, Low Density Residential (LDR) zoning would be compatible and remain consistent with both the allowed uses and density of MU-S. Consistency with other applicable policies of the Comprehensive Plan would be confirmed during review of proposed development for compliance with implementing Land Development Code regulations.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code.

Whether the proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

LDC Sec. 3-2.4 Rural Mixed-use district (RMU).

(a) Purpose. The Rural Mixed-use (RMU) district establishes appropriate areas and land use regulations for a mix of low density residential uses and compatible non-residential uses within areas that have historically developed as rural or semi-rural communities. The primary intent of the district is to sustain these communities by allowing greater residential density, smaller residential lots, and a more diverse mix of non-residential uses than the Agricultural or Rural Residential districts, but continue to support the preservation of agriculturally productive lands. The RMU district allows public facilities and services necessary for the health, safety, and welfare of the rural mixed-use community, and other non-residential uses that are compact, traditionally neighborhood supportive, and compatible with rural community character. District communities are often anchored by arterial and collector streets, but they are not characterized by urban or suburban infrastructure. Residential uses are generally limited to detached single-family dwellings, consistent with existing rural communities and limited infrastructure.

LDC Sec. 3-2.5 Low Density Residential district (LDR).

(a) **Purpose.** The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

LDC Sec. 3-2.6 Low Density Mixed-use district (LDMU).

(a) Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

(f) Rezoning to LDMU. Low Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low or medium density residential and areas zoned or used for high density mixed-use. Rezoning to LDMU is subject to the same location criteria as any new non-residential use proposed within the LDMU district.

(e) Location criteria. All new non-residential uses proposed within the LDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative location criteria [along an arterial or collector street], and the proposed use will be able to achieve long-term

compatibility with existing and potential uses.

FINDINGS

The proposed rezoning to LDMU **is not consistent** with stated purposes of the LDC and **is in conflict with** some provisions. The primary intent of the LDMU district, (to provide for a mix of neighborhood-scale retail sales and services, professional offices, and greater dwelling unit density and diversity than LDR) cannot be appropriately fulfilled at the location proposed. The location does not comply with the arterial or collector street criteria of the district, and there are no unique circumstances regarding the subject parcels that were unanticipated by those criteria.

Rezoning to LDMU is appropriate where there is a pattern of well-connected streets, but the surrounding streets are within substandard rights-of-way and not well-connected. The district is also appropriate to provide separation between suburban and urban uses, but that function is not applicable to the subject parcels. Conversely, some LDMU allowed uses at the location proposed could create a need for separation.

Alternatively, the LDR district would allow an increase in the density of single-family detached dwellings. LDR would also be consistent with the purposes of the LDC and not in conflict with its provisions. Consistency with other purposes of the LDC would be confirmed during review of proposed development for compliance with applicable regulations.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses.

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities, and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed, but is evident for all permitted uses of the requested zoning.

FINDINGS

All land uses, development activities, and conditions allowed by the proposed zoning are **not compatible** with the surrounding conforming uses, activities, and conditions. Unlike the current RMU or alternative LDR, uses allowed by LDMU include new or expanded manufactured home parks and subdivisions, townhouses, zero lot line subdivisions, and retail sales and services within a neighborhood retail center up to 35,000 square feet. Uses, activities, and conditions allowed by LDR would, however, be compatible with those surrounding the subject parcels.

The area of existing LDMU on the east side of Tower Ridge Road is limited to a

county parcel used for storage of road maintenance materials (e.g., milled asphalt, concrete pipe). As established by the original county zoning, the area of MDR immediately south of the subject parcels was zoned to accomodate medium density single-family and two-family (R-3)uses, but through a recently approved subdivision plan the area will be developed for detached single-family dwellings at less than two units per acre. Neither of these areas support the establishment of LDMU on the subject parcels.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

In February, 2015 the county approved the preliminary plat and construction plan for Vintage Creek Subdivision, a 161-lot single-family detached dwelling development on 115 acres immediately south of the subject parcels. That use represents a change to such a degree that it could be in the public interest to encourage similar new uses and density in the area through rezoning. The LDR district would allow such use and density.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns.

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern due to the incompatible land uses and residential density that it would allow. Alternatively, uses and density allowed by LDR would contribute to a pattern of logical and orderly development.

CRITERION f., LDC Sec. 2-7.2(b)(4

Effect on natural environment.

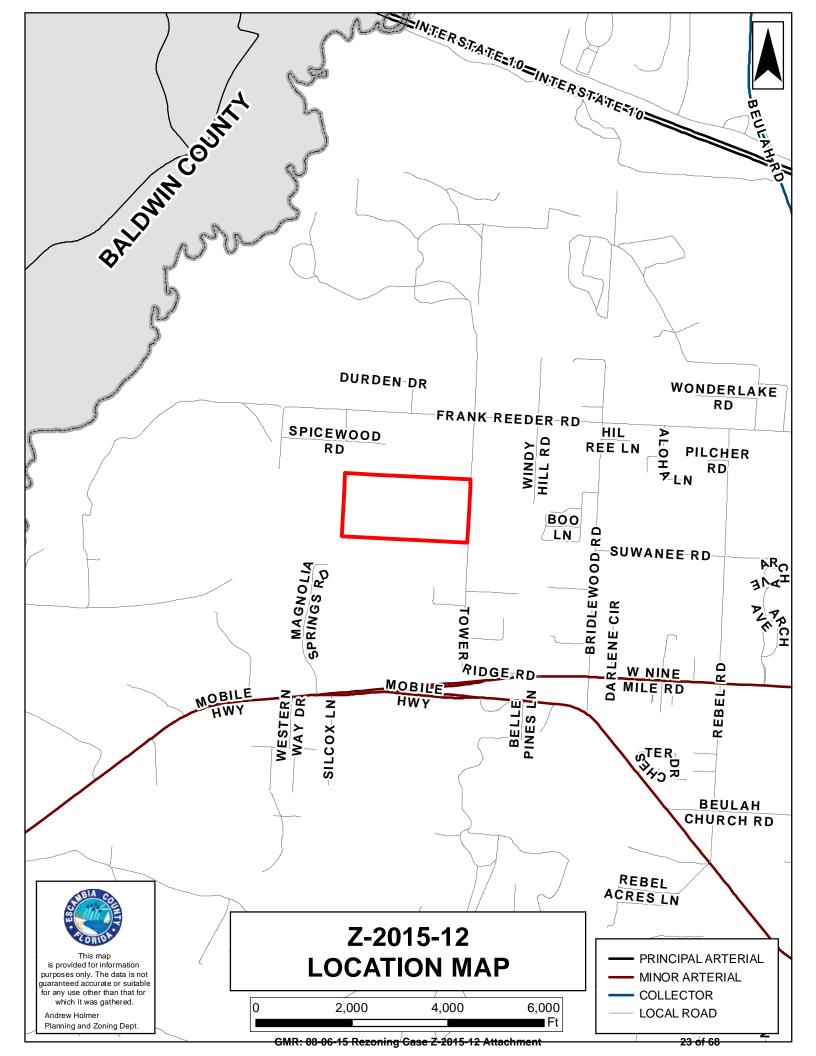
Whether the proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

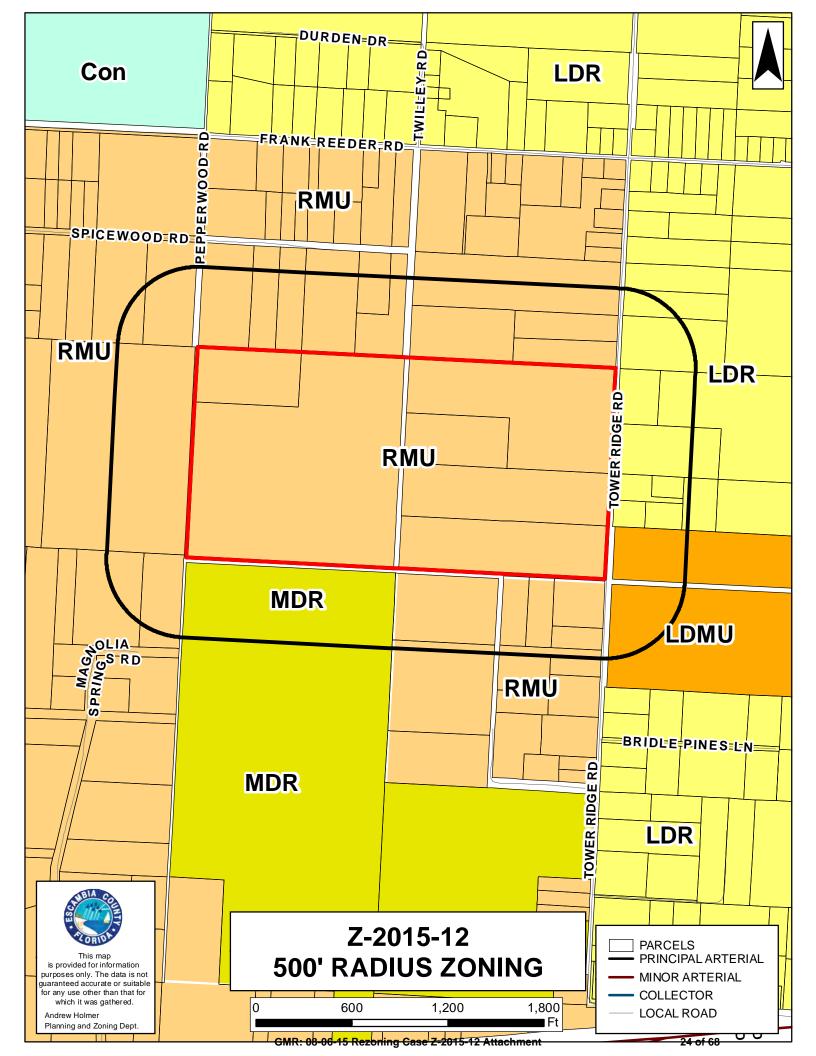
FINDINGS

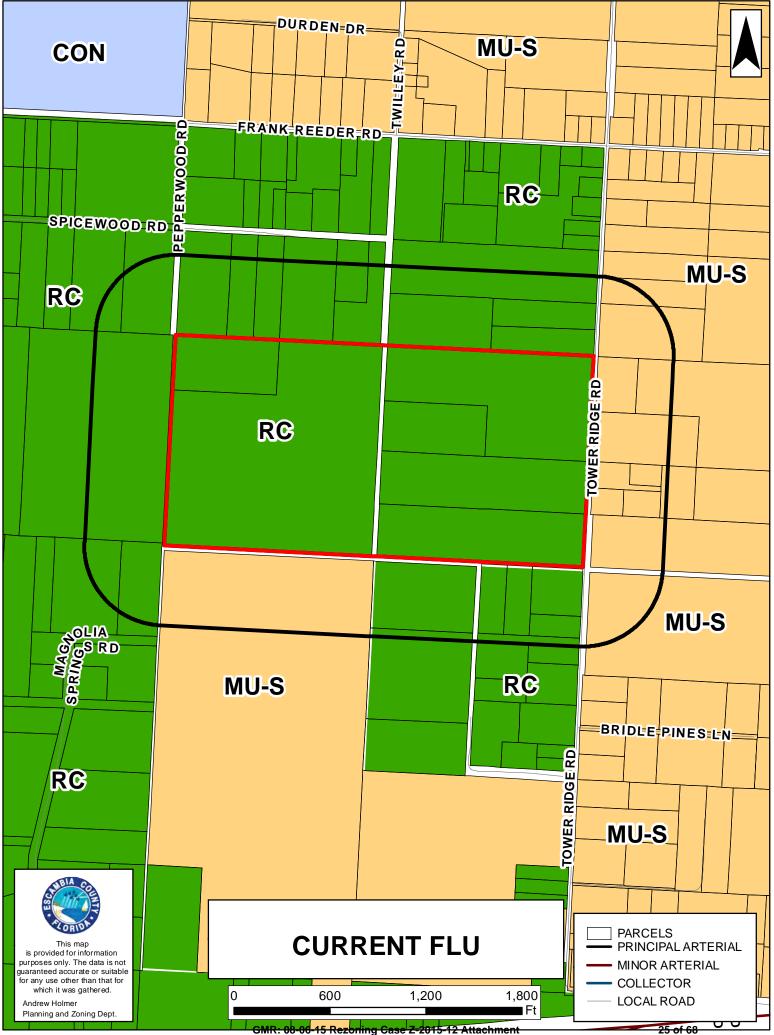
The proposed rezoning **would not increase** the probability of any significant adverse impacts on the natural environment. The approximately 12.5 acres of jurisdictional wetlands preliminarily identified within the subject property require protection from most uses. The actual presence and extent of adverse impacts from future development on the parcel would be confirmed through review of the development for compliance with applicable Land Development Code regulations regardless of the zoning

Attachments

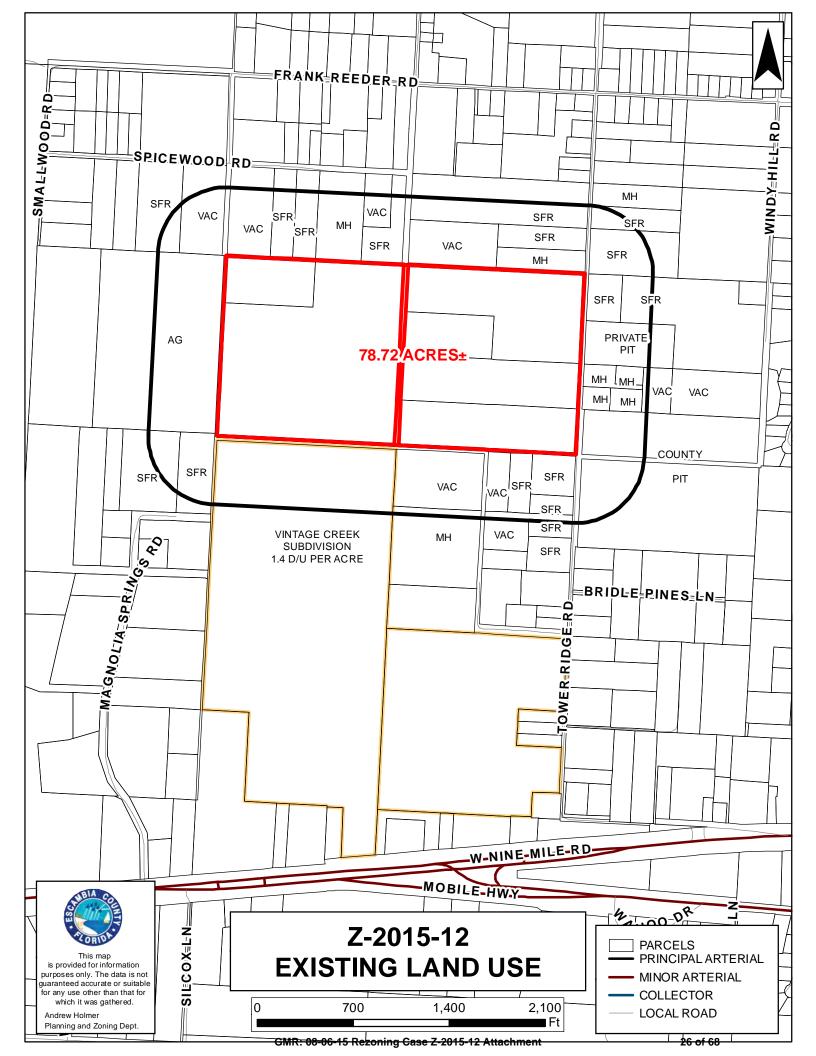
<u>Z-2015-12</u>

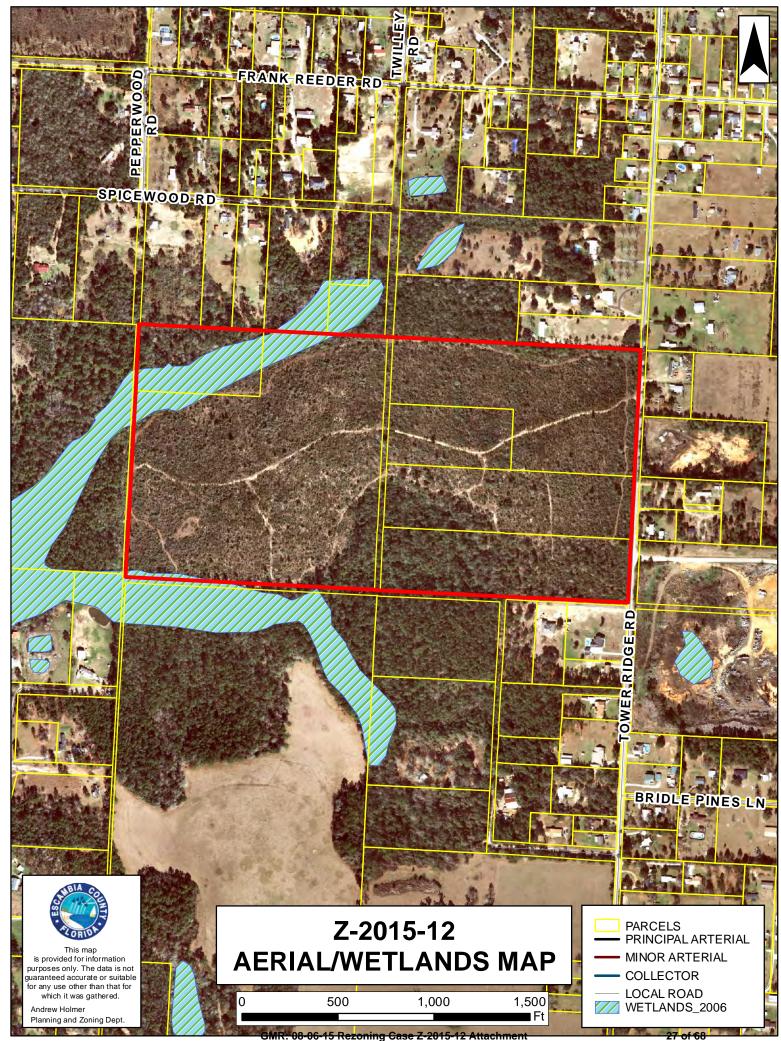






GMR: 08-06-15 Rezoning Case Z-2015-12 Attachment











Northward along Tower Ridge Rd. near SE corner of subject property



Remand Photo along SE corner of subject property



Southward along Tower Ridge Rd. near SE corner of subject property



Westward across Tower Ridge Rd. near SE corner of subject property



Public hearing sign, Tower Ridge Rd. near NE corner of subject property



Remand Photo along NE corner of subject property



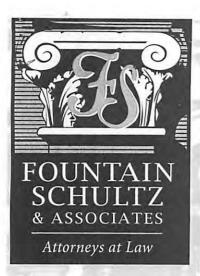
Northward along Tower Ridge Rd. near NE corner of subject property



Southward along Tower Ridge Rd. near NE corner of subject property



Westward across Tower Ridge Rd. near NE corner of subject property



KENNETH R. FOUNTAIN KERRY ANNE SCHULTZ SCOTT C. BRIDGFORD

2045 Fountain Professional Ct. Sutte A Navarre, Florida 32566 Tel: (850) 939-3535 Fax: (850) 939-3539

> SANTA ROSA BEACH Tel.: (850) 622-2700 Fax: (850) 622-2722

May 6, 2015

RE:

VIA OVERNIGHT DELIVERY

Escambia County Development Services Department Attn.: Andrew Holmer and Allyson Cain 3363 West Park Place Pensacola, FL 32505

> Re-Zoning Application Subject Properties:

> > Murphy J. Jacob and Jan Jacob Graham, Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006 Property Reference Numbers: 011S32-1000-080-003; 011S32-1000-120-004.

(2) The Busbee Limited Partnership Property Reference Numbers: 011S32-1000-070-003; 011S32-1000-050-003; 011S32-1000-050-004; 011S32-1000-110-003.

Dear Mr. Holmer and Ms. Cain:

Enclosed are the applications for rezoning for both owners. The current zoning category is RMU and the requested zoning is LDMU. Additionally, enclosed is the following information and documentation:

- Owner: Murphy J. Jacob and Jan Jacob Graham, Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006 Address: (not the subject property): 1005 Potomac Drive, Pensacola, Florida 32505
- (2) Owner: The Busbee Limited Partnership Address: (not the subject property): 1 South A Street, Suite 104, Pensacola, Florida 32502
- (3) My clients currently have a Contract with Olson Land Partners, LLC to develop the subject properties. My clients desire that the County approve the properties to be zoned as LDMU.
- (4) Enclosed are the Notarized Affidavits of Ownership and Authorizations and Limited Power of Attorney

.

(5) Enclosed are the Concurrency Determination Acknowledgements

- (6) Enclosed is a copy of the Warranty Deed and Tax Information for each parcel
- (7) Enclosed is a copy of the street map for all parcels
- (8) Enclosed is a copy of Boundary Survey for the entire 80 acres.
- (9) Enclosed is a check in the amount of \$2,117.50

My clients understand that they have the burden of proving by substantial, competent evidence that the proposed rezoning is consistent with the Comprehensive Plan; furthers the goals, objectives and policies of the Comprehensive Plan and is not in conflict with any portion of the County's Land Development Code. My clients can demonstrate that the proposed rezoning complies with the following six criteria set forth in the Land Development Code:

(1) Consistency with the Comprehensive Plan. Whether the proposed amendment is consistent with the Comprehensive Plan.

The future land use of the property (MU-S - 25 units per acre) allows for a mix of residential and commercial use. The proposed zoning request of Low Density Mixed Use (LDMU - 7 units per acre) also allows for a mix of residential and commercial uses and therefore is consistent with the goals of the comprehensive plan. The subject parcel is located in central Escambia County. The proposed development is well within the service areas of the County and Utility infrastructure and will not negatively impact or degrade the level of service. In addition, the applicant understands the development must meet County standards concurrent with the CMS requirements. The proposed rezoning for the subject parcel meets the goals, objectives and policies of the comprehensive plan regarding potable water, wastewater, solid waste, stormwater management, traffic, schools, and aquifer protection. Utility and Service availability letters were previously provided during the FLUM amendment application process in March 2015.

(2) Consistency with this Code. Whether the proposed amendment is in conflict with any portion of the Land Development Code, and is consistent with the stated purpose and intent of the Land Development Code.

The zoning request is consistent with the land development code (LDC). The LDC allows the district to develop a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas.

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

The requested zoning is Low Density Mixed Use (LDMU)- 7 units per acre which allows low density residential uses and compatible non-residential uses. The proposed zoning is compatible with the surrounding uses. On three sides of the subject property similar zoning exist. Properties bordering to the east are currently zoned Low Density Mixed Use (LDMU) and Low Density Residential (LDR). Properties to the north are zoned LDR. The 117 acre property directly to the south recently received a development order for a single family residential subdivision. It is zoned MDR – Medium Density Residential which allows 10 units per acre. MDR allows a mixture of residential uses such as single family and townhomes. The property directly to the west is zoned Rural Mixed Use (RMU). In addition, significant non-residential uses exist approximately 2500' to the south along Nine Mile Road.

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

A recent FLUM amendment change occurred on the 117 acre property directly to the south. This property recently (2015) received a development order for a single family residential subdivision. It is zoned MDR – Medium Density Residential which allows 10 units per acre. MDR allows a mixture of residential uses such as single family and townhomes.

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

Impacts to the natural environment shall be minimal. The subject property size totals roughly 80 acres. No known wellheads are located near the property. Conversations with officials from both Escambia County and ECUA confirmed that no wellheads are in the project vicinity. According to officials, the closest known wellhead is over five (5) miles east of the property.

The majority of the site is heavily wooded and is currently used as grazing lands, croplands, and timberlands. The southern and northwestern portions of the site include significantly sized wetland areas. These wetland areas have been identified and delineated totaling approximately 12.61 acres. Protection of these areas will be ensured in the design and permitting of the proposed development. A preliminary investigation of the site shows no current signs of threatened or endangered species present on the property. The existing land cover on the western and northwestern portions of the property consists of wetland vegetation,

magnolias, pines and brush. Any protected trees or vegetation shall be identified prior to development.

The State of Florida Division of Historical Resources was contacted regarding the subject property. A preliminary historic and archeological investigation revealed no significant buildings, bridges, sensitive areas or other items of historical significance on or near the property. The discovery of such items is highly unlikely in the region.

In addition the natural environment will be further protected by Stormwater management facilities. These facilities shall be designed, permitted and approved by all necessary regulatory agencies prior to development of the subject property. These agencies include (at a minimum) Escambia County, the Florida Department of Environmental Protection and the Northwest Florida Water Management District. The property owner shall obtain all necessary State and County permits for development prior to performing any proposed improvements to the site.

(6) Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed zoning request is consistent with development patterns in the area. Development has occurred westerly along Nine Mile Road with a mixture of residential and non-residential uses. The proposed zoning request would also allow a compatible mixture of residential and non-residential uses in the area.

Should you have any questions or need additional information, please do not hesitate to contact us. Thank you for your consideration.

Sincerely, Fountain, Schultz & Associates, P.L.

Kerry Anne Schultz

KAS: lds Enclosures as stated

Development Services Department

Escambia County, Florida

	APPLICATION	terration to the second se
Please check application type:	Conditional Use Request for:	
Administrative Appeal	Variance Request for:	
Development Order Extension	🔀 Rezoning Request from: <u>RMU</u>	to: LDMU

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

Owner(s) Name: The Busbee Limited Partnership

Phone: 0

Email:

Address: 1 South A Street, Suite 104, Pensacola, Florida 32502

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: 9600 BLK Tower Ridge Road, Pensacola, Florida

Property Reference Number(s)/Legal Description: 011S32-1000-070-003; 011S32-1000-050-003;

011532-1000-050-004: 011532-1000-110-003

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
- I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-3) 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.

ushie

Signature of Owner/Agent

JAN & Busbee

Signature of Owner

Printed Name of Owner

Florida STATE OF ____

Escambia COUNTY OF

20 15

Date

The foregoing instrument was acknowledged before me this 20th day of February Jan B. Busbee by

Personally Known I OR Produced Identification . Type of Identification Produced:

Signature of Notary (notary seal must be affixed)

Shar	on	D.	Yate	5
Printed	Na	me o	f Notary	1

SHARON D. YATES MY COMMISSION # FF 030953 EXPIRES: July 10, 2017

	a second s		MOF PSA Bondeo Thid Notary Public Characteristics
FOR OFFICE USE ONLY		CASE NUMBER:	
Meeting Date(s):		Accepted/Verified by:	Date:
Fees Paid: \$	Receipt #:	Permit #:)

3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481

FOR OFFICE USE:

State B	Development Services	Department
	Development Services Escambia County, Florida	
CRUM		

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

0011532-1000-110-003;

Property Reference Number(s): 011S32-1000-070-003; 011S32-1000-050-003; 011S32-1000-050-004:

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

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:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. 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.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. 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.
- e. 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.
- f. 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 J HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE DAY OF FEBRUARY , YEAR OF 2015 207! STATEMENT ON THIS

slice Signature of Property Owner

Printed Name of Property Owner

2/20/15

Signature of Property Owner

Printed Name of Property Owner

Date

3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481

FOR OFFICE USE

CASE #:

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9600 BLK Tower Ridge Road, Pensacola, Florida
Florida, property reference #'s: 011S32-1000-070-003, 011S32-1000-050-003, 011S32-1000-050-004, 011S32-1000-110
I hereby designate Kerry Anne Schultz of Fountain, Schultz & Associates, P.L. for the sole purpose -003
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 20 ^{TL} day of FEBRUARY the year of,
2015 , 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: Kerry Anne Schultz, Esquire Email: kaschultz@fountainlaw.com
Address: 2045 Fountain Professional Court, Suite A, Navarre, FL 32566 Phone: (850) 939.3535
Signature of Property Owner Date Date Date
Signature of Property Owner Printed Name of Property Owner Date
STATE OF Florida COUNTY OFEscambia
The foregoing instrument was acknowledged before me this 20th day of February 2015.
by Jan B. Busbee
Personally Known 🖾 OR Produced Identification 🗌. Type of Identification Produced:
Signature of Notary Printed Name of Notary (Notary Seal)
SHARON D. YATES
MY COMMISSION # FF 030953 EXPIRES: July 10, 2017 Bonded Thru Notary Public Underwriters
3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481



Chris Jones Escambia County Property Appraiser

Search Search List Calculations	Real Estate	Tangible Property	Sale	Amendment 1/Portability
	Search	Search	List	Calculations

		Back
Navigate	Mode 🔅 Account 🖓 Reference 🛛 🏓	Printer Friendly Version
General Inform	mation	2014 Certified Roll Assessment
Reference:	011S321000070003	Improvements: \$0
Account:	102383000	Land: \$765
Owners:	BUSBEE LIMITED PARTNERSHIP	
Mail:	PO BOX 158	Total: \$765
Situs:	GULF BREEZE, FL 32561 9600 BLK TOWER RIDGE RD 32526	Non-Homestead Cap: \$765
Use Code:	TIMBER 2 P	Disclaimer
Taxing Authority:	COUNTY MSTU	Amendment 1/Portability Calculations
Tax Inquiry:	Open Tax Inquiry Window	Entertal for the second data and the second da
Tax Inquiry link Escambia Count	courtesy of Janet Holley	
Sales Data		2014 Certified Roll Exemptions
	Officiai Records	None
Sale Date Bool	k Page Value Type (New Window)	Legal Description
06/2001 4720	6 89 \$211,300 WD <u>View Instr</u>	LTS 7 & 10 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P
01/1973 698		89
01/1973 698		
	Inquiry courtesy of Pam Childers y Clerk of the Circuit Court and	Extra Features
Comptroller		None
Parcei Information		Launch Interactive Map
Section Map		
Id: 01-15-32		
Approx.		
Acreage:		
9.7900		
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Evacuation		
& Flood		
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iE	View Florida Department of Environme	
	View Florida Department of Environme	ntal Protection(DEP) Data



Chris Jones Escambia County Property Appraiser

Search Search List Calculations	Real Estate	Tangible Property	Sale	Amendment 1/Portability
	Search	Search	List	Calculations

Back

	e Mode 🛛 🧐 Account 😳 Reference 👘 🏓 👘	Printer Friendly Version
General Infor	mation	2014 Certified Roll Assessment
Reference:	0115321000050003	Improvements: \$0
Account:	102382000	Land: \$1,617
Owners:	BUSBEE LIMITED PARTNERSHIP	· · · · · · · · · · · · · · · · · · ·
Mail:	PO BOX 158	Total: \$1,617
	GULF BREEZE, FL 32561	Non-Homestead Cap: \$1,617
	OFF 9600 BLK TOWER RIDGE RD 32526	······································
Use Code:	CROPLAND CLASS I 🔑	Disclaimer
Taxing Authority:	COUNTY MSTU	Amendment 1/Portability Calculations
• •	Open Tax Inquiry Window	
	k courtesy of Janet Holley ty Tax Collector	
Sales		2014 Certified Roll Exemptions
Data		None
Sale Date Bor	ok Page Vaiue Type Officiai Records (New Window)	Legal Description
		LTS 5 6 12 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P
	26 96 \$290,300 WD <u>View Instr</u>	96
	5 Inquiry courtesy of Pam Childers	Extra Features
Escambia Count	ty Clerk of the Circuit Court and	None
· · · · · · · · · · · · · · · · · · ·		
Parcel Information		Launch Interactive Ma
Section Map Id: <u>11-15-32</u> Approx. Acreage: 14.8700 Zoned: A Coned: A Coned	+ - - - <	ntal Protection(DEP) Data



Chris Jones Escambia County Property Appraiser

Real Estate	Tangible Property	Sale	Amendment 1/Portability]
Search	Search	Ust	Calculations	

<u>Back</u>

Navigate Mode @ Account @ Reference	Printer Friendly Version
General Information	2014 Certified Roll Assessment
Reference: 011S321000050004	Improvements: \$0
Account: 102391000	Land: \$3,132
Owners: BUSBEE LIMITED PARTNERSHIP	
Mail: PO BOX 158	Total: \$3,132
GULF BREEZE, FL 32561	Non-Homestead Cap: \$3,132
Situs: SOUTH OF SPICEWOOD RD 32526	
Use Code: CROPLAND CLASS I	<u>Disclaimer</u>
Taxing COUNTY MSTU	Amendment 1/Portability Calculations
Tax Inquiry: Open Tax Inquiry Window	· · · · · · · · · · · · · · · · · · ·
Tax Inquiry link courtesy of Janet Holley	
Escambia County Tax Collector	
Sales Data	2014 Certified Roll Exemptions None
Sale Date Book Page Value Type Official Records (New Window)	
06/2001 4726 93 \$609,500 WD <u>View Instr</u>	Legal Description
· · · · — — ·	LTS 5 THUR 11 BLK 4 S/D PLAT D B 102 P 600 OR 4726 P
	93
01/1972 598 268 \$1,800 WD <u>View Instr</u> 01/1971 566 536 \$1.030 TD View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and	Extra Features
Comptroller	None
Parcel	
Information	Launch Interactive Map
Section Map Id: <u>01-15-32</u> Approx. Acreage: 34.1500 Zoned: ρ AG	
Evacuation	
& Flood	
Information	
Open Report	
View Florida Department of Environm	ental Protection(DEP) Data

46 of 68



Chris Jones Escambia County Property Appraiser

Real Estate Tangible Property Sale Amendment 1/Portability Search Search List Calculations
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	<u>Back</u>
Navigate Mode	Printer Friendly Version
General Information	2014 Certified Roll Assessment
Reference: 011S321000110003	Improvements: \$0
Account: 102385000	Land: \$474
Owners: BUSBEE LIMITED PARTNERSHIP	
Mail: PO BOX 158 GULF BREEZE, FL 32561	Total: \$474
Situs: OFF TOWER RIDGE RD 32526	Non-Homestead Cap: \$474
Use Code: GRAZING LAND II	Disclaimer
	Amont 1 (Portability Calculations
Authority:	Amendment 1/Portability Calculations
Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley	
Escambia County Tax Collector	
Sales Data	2014 Certified Roll Exemptions None
Official Record	
Sale Date Book Page Value Type (New Window	
06/2001 4726 86 \$62,000 WD <u>View Instr</u>	LT 11 BLK 3 S/D PLAT DB 102 P 600 OR 4726 P 86
04/1991 2988 577 \$15,000 WD <u>View Instr</u>	
01/1968 415 32 \$2,410 WD <u>View Instr</u>	Extra Features
Official Records Inquiry courtesy of Pam Childers	Nees
Escambia County Clerk of the Circuit Court and Comptroller	
Parcel Information	Launch Interactive Mag
Section Map	
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Approx.	
Acreage:	
	j j
Zoned: P	
AG	
Evacuation & Flood	1
Information	
Open Report	
View Florida Department of Environm	ental Protection(DEP) Data
	MARKA A VOVEDBANALE



PREPARED BY: CHARLES L. HOFFMAN, JR. OF SHELL, FLEMING, DAVIS & MENGE, P.A. 226 SOUTH PALAFOX PLACE SEVILLE TOWER - NINTH FLOOR PENSACOLA, FLORIDA 32501 SFD&M FILE NO.: H3080-00002

PGO089 OR BK 4726 cambia Cou INSTRUMENT \$1479.10 DEED DOC STANPS PD @ ESC CO 06/20/01 EINTE LEE MAGNA By:

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that W. Clyde Busbee and Ida Jeanette Busbee, husband and wife, whose address is P.O. Box 158, Gulf Breeze, Florida 32561, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to The Busbee Limited Partnership, whose address is 136 Siguenza Drive, Pensacola Beach, Florida 32561, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

See attached Exhibit "A" for legal descriptions.

The above referenced property is not and never has been the Grantor's homestead property.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 18^{-2} day of June, 2001.

Signed, sealed and delivered in the presence of:

Justa

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18^{-1} day of June, 2001, by W. Clyde Busbee and Ida Jeanette Busbee, () who are personally known to me or () who have produced _______ as identification.

NOTARY PUBLIC - STATE OF FLORIDA Name: My Commission Expires: 2/15/-5

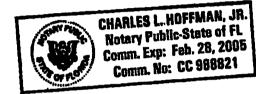


EXHIBIT "A"

Parcel 1:

All of Lots 7 and 10, Block 3, of Section 1, Township 1 South, Range 32 West, according to subdivision of said Section 1 as recorded in Deed Book 102 at Page 600 of the public records of Escambia County, Florida, less and except one-half of all mineral and oil rights reserved by Margurite Joyce Busbee in her deed to James W. Rutland, Jr. and John B. Noble, Jr.

The west one-half of the southwest one-quarter of the northwest one-quarter of Section 6, Township 1 South, Range 31 West, less and except the east one-quarter of the west 330 feet of the south 330 feet as described in Deed Book 680 at page 772 of the public records of Escambia County, Florida.

Less and except that property deeded to the Board of Commissioners of Escambia County, Florida as recorded in O.R. Book 2991, Page 529, public records of Escambia County, Florida.

Parcel ID#06-1S-31-2301-000-000

Parcel 2:

Begin at a point in the Southwest Quarter of the Southeast Quarter of Section 39, Township 1 South, Range 31 West, Escambia County, Florida, 165 feet West of the East line of said Southwest Quarter of Southeast Quarter and 427.3 feet South of the North line of said Southwest Quarter of Southeast Quarter for point of beginning of this description from such point run South a distance of 100 feet; thence due East to the Western right-of-way line of State Road No. 1; thence Northwesterly along the West line of said State Road No. 1 a distance of 112 feet, more or less, to a point, thence run due West to the point of beginning. Said parcel containing 1 acre, more or less, and lying and being in Section 39, Township 1 South, Range 31 West, Escambia County, Florida, less right-of-way described in Deed Book 497 at Page 457 of the public records of Escambia County, Florida.

Parcel ID#39-1S-31-4401-000-000

Parcel 3:

That portion of the West 1/2 of Government Lot 3, Section 42, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at a railroad spike at the Southeast corner of said West 1/2; thence North 1 degree 37'10" East along the East line of said West 1/2 a distance of 417.39 feet to a concrete monument at the Southeast corner of Weyland Park Subdivision, according to Plat filed in Plat Book 7, at Page 66 of the records of said County; thence North 88 degrees 27'30" West along the South line of said subdivision 245.0 feet to an iron rod for the point of beginning; thence South 1 degree 37'30" West 367.97 feet to an iron rod in the North right of way line of Michigan Avenue (100 foot right of way); thence North 88 degrees 34'30" West along the North line of said right of way 384.42 feet to an iron rod in the East right of way line of Memphis Street (66 foot right of way); thence North 1 degree 37'30" East along said line

367.32 feet to an iron rod in the South line of said Weyland Park Subdivision; thence South 88 degrees 27'30" East along said subdivision 384.42 feet to the point of beginning.

Parcel ID#42-1S-30-3001-000-001

Parcel 4:

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All of Lots 7 & 10, Block 3, according to that certain subdivision of Section 1, Township 1 South, Range 32 West, as recorded in Plat Deed Book 102, Page 600 of the public records of Escambia County, Florida.

Parcel ID#01-1S-32-1000-070-003

RCD Jun 20, 2001 10:33 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-854980



Development Services Department

Escambia County, Florida

Please check application type:	Conditional Use Request for:
□ Administrative Appeal	□ Variance Request for:
Development Order Extension	X Rezoning Request from: <u>RMU</u> to: LDMU
	wn on public records of Escambia County, FL
Owner(s) Name: <u>Murphy J. Jacob Tru</u>	st Phone: 850-939-3

Email:

.........

Address: 1005 Potomac Drive, Pensacola, Florida 32505

□ 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: 9600 BLK Tower Ridge Road, Pensacola, Florida

Property Reference Number(s)/Legal Description: 011S32-1000-080-003; 011S32-1000-120-004 See Exhibit "A"

By my signature, I hereby certify that:

- 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
- 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
- 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 of Owner/Agent	BEER	JAN JACOB Ree Printed Name Owner/Agent	d <u>2-23-</u> 15 Date
Signature of Owner	Contraction of the and a contract of the second	Printed Name of Owner	Date
STATE OF Flonda		COUNTY OF Escamt	pi d
by Jan Jacob	Reed -	ore me thisday ofday of	0
Signature of Nøtary	Produced Identification	Alicia Genety Printed Name of Notary	ALICIA GERRETY Notary Public - State of Florida My Comm. Expires Apr 16, 2018 Commission # FF 113836
FOR OFFICE USE ONLY	CA	SE NUMBER:	1 and a conservation
Meeting Date(s):		Accepted/Verified by:	Date:
Fees Paid: \$	Receipt #:	Permit #:	
		West Park Place Pensacola, FL 32505 50) 595-3475 * FAX: (850) 595-3481	



Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For	Rezon	ing Rec	uests	Only
	IVENI		10000	U ,

Property Reference Number(s): 011S32-1000-080-003; 011S32-1000-120-004

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

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- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. 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.
- e. 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.
- f. 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 ______ DAY OF ______ YEAR OF 2015 _______ YEAR OF 2015 _______ YEAR OF 2015 _______ An _____ RCOB _____ U23-1 ______ Brinted Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

Date

3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For	Rezo	nina	Rea	uests	Only
1.01	ILOLU	IIII M	1104	ucou	Unity

Property Reference Number(s): 011S32-1000-080-003; 011S32-1000-120-004

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

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- d. 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.
- e. 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.
- f. 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 ______ YEAR OF ______ YEAR OF ______ YEAR OF ______

Signat (re of Property

Printed Name of Property

Signature of Property Owner

Printed Name of Property Owner

Date

3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481

Development Services Department Escambia County, Florida



CASE #:

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the pro	perty located at 96	00 BLK Towe	r Ridge Road, Pens	sacola, Florida	
Florida, property re	ference #'s:	011S32-10	000-080-003; 011	S32-1000-120	-004
I hereby designate	Kerry Anne Schultz o	of Fountain, S	Schultz & Associate	es, P.L.	for the sole purpose
of completing this a	pplication and makir	ng a present	tation to the:		
Planning Board referenced prope	and the Board of Co erty.	ounty Comm	nissioners to requ	est a rezoning	on the above
Board of Adjustr	ment to request a(n)		on the	above referen	ced property.
<u>2015</u> , and is rendered a decision	s effective until the B	loard of Cou d any appea	anty Commissione Il period has expir	ers or the Board ed. The owner	reserves the right to
Agent Name: Kerr	y Anne Schultz, Esc	quire	Email:	kaschultz@fou	intainlaw.com
Address: 2045 Four Signature of Property Own) JA Printed	Name of Property Own	Reed	939.3535 2-33-15 Date
STATE OF Florid	a	and some system	COUNTY OF	scambic	
by Jan Jacok			-	Eebruary-	20 <u>5</u>
Personally Known C		Ali	Identification Produc	1	(Notary Seal)
	V				Notary Public - State of Florida My Comm. Expires Apr 16, 2018 Commission # FF 113836

3363 West Park Place Pensacola, FL 32505 (850) 595-3475 * FAX: (850) 595-3481



Chris Jones Escambia County Property Appraiser

Real Estate	Tangible Property	Sale	Amendment 1/Portability
Search	Search	List	Calculations

🕈 Naviga	te Mode 🛛 🤨 Account 😳 Reference 👘 🏓 👘	Printer Friendly Version
General Info	ormation	2014 Certified Roll Assessment
Reference:	0115321000080003	Improvements: \$0
Account:	102384000	Land: \$781
Owners:	JACOB MURPHY J &	
	GRAHAM JAN JACOB TRUSTEES	Total: \$781
	FOR JACOB MURPHY J TRUST	Non-Homestead Cap: \$781
Mail:	1005 POTOMAC DR PENSACOLA, FL 32505	Disclaimer
Situs:	9600 BLK TOWER RIDGE RD 32526	
Use Code:	TIMBERLAND, MISC PINES 🔎	Amendment 1/Portability Calculations
Taxing Authority:	COUNTY MSTU	
Tax Inquiry:	Open Tax Inquiry Window	
Tax Inquiry li	nk courtesy of Janet Holley	
	inty Tax Collector	
Sales		2014 Certified Roll Exemptions
Data		None
	Official Records	
Sale Date B	ook Page Value Type (New Window)	Legal Description
08/2006 5	964 1358 \$100 WD <u>View Instr</u>	LTS 8 9 BLK 3 S/D PLAT DB 102 P 600 OR 5932 P 308 OR
	932 308 \$100 CJ <u>View Instr</u>	5964 P 1358
Official Record	ds Inquiry courtesy of Pam Childers	Extra Features
	nty Clerk of the Circuit Court and	None
Comptroller		
Parcel Information		Launch Interactive Map
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Zoned: -		
Evacuation)]	
& Flood Information		
Open Report		
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	View Florida Department of Environm	rental Protection(DEP) Data
}		
1		



Chris Jones Escambia County Property Appraiser

Real Estate	Tangible Property	Sale	Amendment 1/Portability
Search	Search	List	Calculations
Search	Search	LISC	Calculations

<u>Back</u>

🕈 Navigate	Mode 🛛 🏟 Account 🌾 Reference 👘 🏓 👘	Printer Friendly Ve	insion j
General Inform	mation	2014 Certified Roll Assessment	
Reference:	011S321000120004	Improvements:	\$0
Account:	102398000	Land:	\$345
Owners:	JACOB MURPHY J & GRAHAM JAN JACOB TRUSTEES	Total:	\$345
	FOR JACOB MURPHY J TRUST		·
Mail:	1005 POTOMAC DR PENSACOLA, FL 32505		\$345
Situs:	SOUTH OF SPICEWOOD RD 32526	Disclaimer	1
Use Code:	TIMBERLAND, MISC PINES 🔎	Amendment 1/Portability Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link Escambia Count	courtesy of Janet Holley y Tax Collector		
Sales		2014 Certified Roll Exemptions	
Data		None	
Sale Date Boo	ok Page Value Type Official Records (New Window)	Legal Description	
08/2006 596	4 1358 \$100 WD <u>View Instr</u>	LT 12 BLK 4 S/D PLAT DB 102 P 600 OR 5932 P 308 C	OR
	2 308 \$100 CJ <u>View Instr</u>	5964 P 13 58	
	Inquiry courtesy of Pam Childers y Clerk of the Circuit Court and	Extra Features	
Comptroller	y clerk of the circuit court and	None	
Parcel			
Information		Launch Interactive	
Section Map			
Id:	+		
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Approx.			
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zoned: P	{ }	1	
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	()		
Evacuation & Flood			
Information			
Open Report			
	11		
<i>Æ</i>	View Florida Department of Environm	nental Protection(DEP) Data	

Recorded in Public Records 08/04/2006 at 01:32 PM OR Book 5964 Page 1358, Instrument #2006078965, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

<u>Return to:</u>	Murphy Jacob
	1005 Potomac Drive
	Pensacola, FL 32505

Prepared by: Kathleen K. DeMaria Smith, Sauer & DeMaria P.O. Box 12446 Pensacola, FL 32591-2446

This deed is being prepared without the examination of title, with legal description being provided to preparer by grantor.

WARRANTY DEED

4

THIS INDENTURE, Made this <u>Jrd</u> day of <u>AuQuist</u>, 2006, between Murphy Jacob, a widower having not remarried, of the County of Escambia, State of Florida, hereinafter referred to as "grantor" and Murphy J. Jacob and Jan Jacob Graham as Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006, by and between Murphy J. Jacob as Grantor and Murphy J. Jacob and Jan Jacob Graham as Trustees, whose post office address is 1005 Potomac Drive, Pensacola, Florida 32505, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, Murphy J. Jacob and Jan Jacob Graham as Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006, by and between Murphy J. Jacob as Grantor and Murphy J. Jacob and Jan Jacob Graham as Trustees, all of his interest in the following described land, situate, lying and being in Escambia County, Florida, to wit:

Lots 8 and 9, Block 3, and Lot 12, Block 4, Section 1, Township 1 South, Range 32 West, according to subdivision plat recorded in Deed Book 102, Page 600 of the public Records of Escambia County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. <u>01-15-32-1000-120-004</u>.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

e en

Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3^{cd} day of ________, 2006, by Murphy Jacob, (________) to me personally known (________) identified by driver's license (________) identified by _______

hald

Notary Public

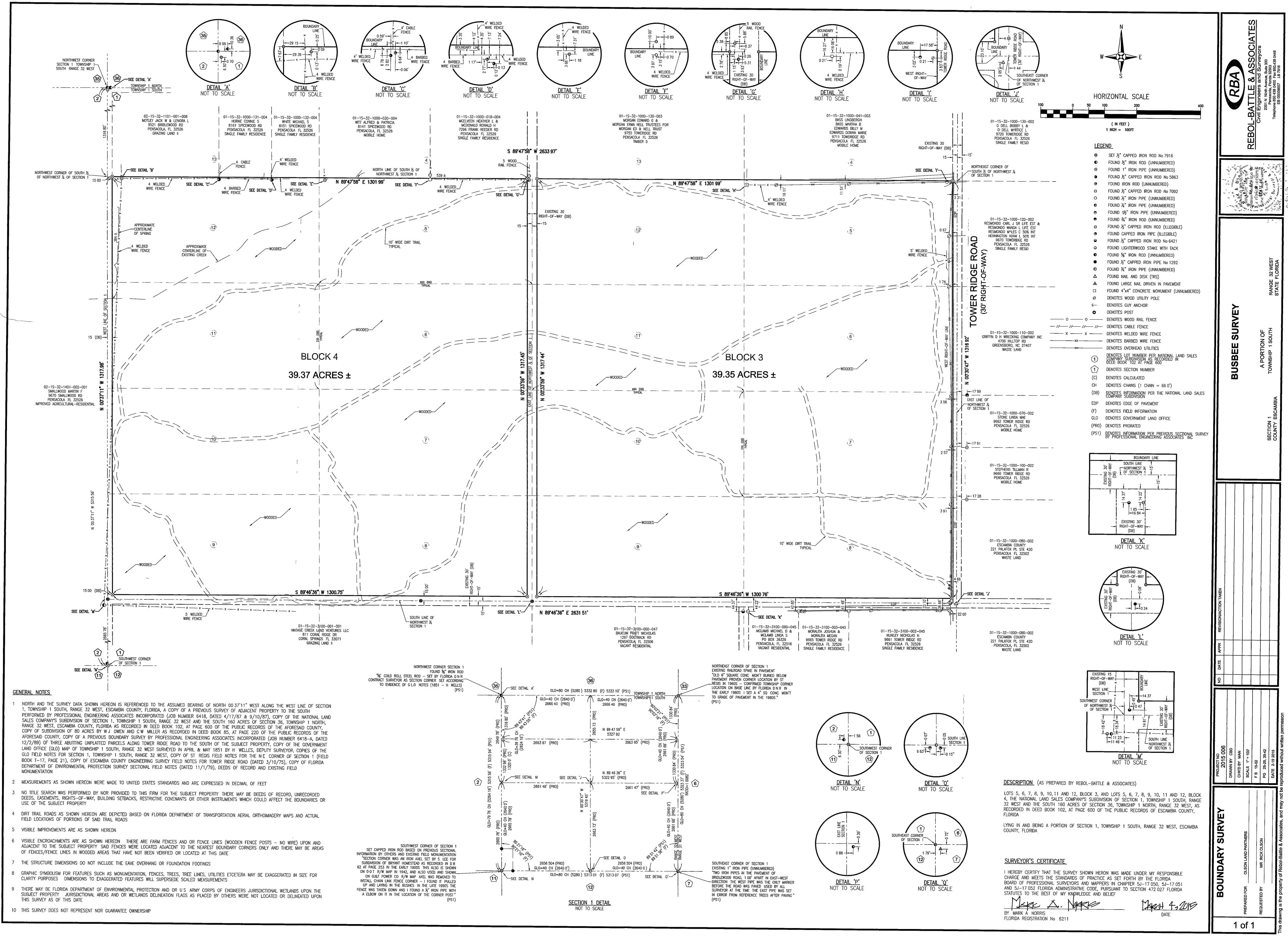
Value V Jacob

Murphy

<u>Kathleen K. DeMaria</u> Printed Name

My Commission Expires:









Development Services Department

Building Inspections Division 3363 West Park Place

Pensacola, Florida, 32505 (850) 595-3550 Molino Office - (850) 587-5770

RECEIPT

Receipt No. : 635547

Application No. : PRZ150500010

Project Name : Z-2015-12

Date Issued. : 05/12/2015 Cashier ID : KLHARPER

PAYMENT INFO				
Method of Payment	Reference Document	Amount Paid	Comment	
Check		120115		
	2746	\$2,117.50	App ID : PRZ150500010	
		\$2,117.50	Total Check	

Received From : OLSON LAND PARTNERS, LLC Total Receipt Amount : \$2,117.50

Change Due : \$0.00

APPLICATION INFO			
Application #	Invoice #	Invoice Amt	Balance Job Address
PRZ150500010	726497	2,117.50	\$0.00 0 OFF 9600 BLK TOWER RIDGE RD, PENSACOLA, 32526
Total Amount :		2,117.50	\$0.00 Balance Due on this/these Application(s) as of 5/12/2015



Development Services Department

Building Inspections Division

3363 West Park Place Pensacola, Florida, 32505 (850) 595-3550 Molino Office - (850) 587-5770

RECEIPT

Receipt No. : 635690

Application No. : PRZ150500010

Project Name : Z-2015-12

Date Issued. : 05/13/2015 Cashier ID : TMCOOEY

PAYMENT INFO			
Method of Payment	Reference Document	Amount Paid	Comment
Check			
	2765	\$338.80	App ID : PRZ150500010
		\$338.80	Total Check

Received From : OLSON LAND PARTNERS, LLC

Total Receipt Amount : \$338.80

Change Due : \$0.00

APPLICATION INFO				
Application #	Invoice #	Invoice Amt	Balance .	lob Address
PRZ150500010 PRZ150500010	726497 726507	2,117.50 338.80		00 TOWER RIDGE RD, BLK, PENSACOLA, 32526 00 TOWER RIDGE RD, BLK, PENSACOLA, 32526
Total Amount :		2,456.30	\$0.00	Balance Due on this/these Application(s) as of 5/18/2015



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com

Escambia County Planning Board Public Hearing Speaker Request Form

1 / 2 / Please P	Print Clearly				
Meeting Date: 0 3/3					
Rezoning Quasi-judicial Hearing	Regular Planning Board Meeting				
Rezoning Case #: 2-2015-12 OR	Agenda Item Number/Description:				
In Favor Against	Z-2015-12				
*Name: Kerry Anne Sich	ints				
*Address: 3869 Panadule BAY Dre Kity, State, Zip: Bulf Breeze the					
Email Address: KASchultsp fourtw-laws Phone: 850 - 939-3535					
Please indicate if you:	an,				
would like to be notified of any further action related to do not wish to speak but would like to be notified of any					

All items with an asterisk * are required.

Chamber Rules

- 1. All who wish to speak will be heard and granted uniform time to speak (normally 3 5 minutes).
- 2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
- When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.
- 4. Please keep your remarks BRIEF and FACTUAL.
- Should there be a need for information to be presented to the Board, please provide 13 copies for distribution. The Board will determine whether to accept the information into evidence. Once accepted, copies are given to the Clerk for Board distribution.
- Speakers will refrain from the use of obscene language, "fighting words" likely to incite violence from the individual(s) to whom the words are addressed, or other language which is disruptive to the orderly and fair progress of discussion at the meeting.
- 7. During public hearings, at the Chairman's discretion, if there is a controversial item in which Escambia County citizens are involved, he may institute a provision against clapping, if he/she feels that clapping or the noise will deter open speech between the two parties.



Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com

Escambia County Planning Board Public Hearing Speaker Request Form

Please Print Clearly

Meeting Date: 6-2-2015	
Rezoning Quasi-judicial Hearing	Regular Planning Board Meeting
Rezoning Case #: 2 - 2015 - 12	OR Agenda Item Number/Description:
In Favor Against	
*Name: Thomas Brown, Jr	*
*Address: Escambig Co. Traff	. Dept city, State, Zip:
Email Address:	Phone:
Please indicate if you:	ated to the public hearing item. d of any further action related to the public hearing item.
I do not wish to speak but would like to be notline	of any further action related to the public hearing item.

All items with an asterisk * are required.

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Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com

Escambia County Planning Board Public Hearing Speaker Request Form

Please Print	Clearly
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Mee	ting Date: June 2, 2015
	oning Quasi-judicial Hearing Regular Planning Board Meeting
Rez	oning Case #: Z-2015-12 OR Agenda Item Number/Description:
	In Favor Against
*Nai	ne: EDWARD G. MORGAN
*Ad	dress: <u>9755 TOWER RIDGE RD.</u> *City, State, Zip: <u>PENSACOLA, FL 325</u> 26
Ema	ail Address: <u>Enmorgan@bellSouth.net</u> Phone: 8509442066
	ase indicate if you: would like to be notified of any further action related to the public hearing item.
	do not wish to speak but would like to be notified of any further action related to the public hearing item.
All i	tems with an asterisk * are required.
	Chamber Rules
1.	All who wish to speak will be heard and granted uniform time to speak (normally 3 - 5 minutes).
2.	You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3.	When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.

- 4. Please keep your remarks BRIEF and FACTUAL.
- Should there be a need for information to be presented to the Board, please provide 13 copies for distribution. The Board will determine whether to accept the information into evidence. Once accepted, copies are given to the Clerk for Board distribution.
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- During public hearings, at the Chairman's discretion, if there is a controversial item in which Escambia County citizens are involved, he may institute a provision against clapping, if he/she feels that clapping or the noise will deter open speech between the two parties.

65 of 68



Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com

Did not speak

Escambia County Planning Board Public Hearing Speaker Request Form

Plea	ase Print Clearly
Meeting Date: June 2, 2015 Rezoning Quasi-judicial Hearing	Regular Planning Board Meeting
Rezoning Case #: $2 - 2015 - 12$ OF	Agenda Item Number/Description:
In Favor Against	
*Name: Paul Battle /	ebol
	- *City, State, Zip: Pensacola, FL 32503
Email Address: paul berebul-batt	le (an Phone: 438-0400
Please indicate if you: would like to be notified of any further action relate do not wish to speak but would like to be notified of	d to the public hearing item. f any further action related to the public hearing item.

All items with an asterisk * are required.

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Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com Did not speak

Escambia County Planning Board Public Hearing Speaker Request Form

<u>PI</u>	ease Print Clearly
Meeting Date: $\underline{June Z_1 Zols}$ Rezoning Quasi-judicial Hearing Rezoning Case #: $\underline{Z - 2015 - 12}$	Regular Planning Board Meeting DR Agenda Item Number/Description:
Name: In Favor Against	
*Address: 2301 N. 9th Ave suite	
Email Address: Juson Rerebul-	battle.cm Phone: 438-0400
Discos indicate if your	

Please indicate if you:

would like to be notified of any further action related to the public hearing item.

do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

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- During public hearings, at the Chairman's discretion, if there is a controversial item in which Escambia County citizens are involved, he may institute a provision against clapping, if he/she feels that clapping or the noise will deter open speech between the two parties.



Development Services Department 3363 West Park Place, Pensacola, FL 32505 (850) 595-3475 - Phone (850) 595-3481 - FAX www.myescambia.com Did not speak

Escambia County Planning Board Public Hearing Speaker Request Form

Please Pr	int Clearly
Meeting Date: <u>Aune 2, 2015</u> Rezoning Quasi-judicial Hearing Rezoning Case #: <u>2-2015-12</u> OR	Regular Planning Board Meeting Agenda Item Number/Description:
In Favor Against	n Land Partners
*Address: 4148 Luther For ERC	infetate, Zip: 32571
Email Address: Rick @ Olsonlamo par	<u>+n48</u> , Phone: 830-7425
Please indicate if you: would like to be notified of any further action related to the	he public hearing item.

do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

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68 of 68



INTEROFFICE MEMORANDUM

TO:	Griffin Vickery, Urban Planner
	Development Services Department
FROM:	Tommy Brown, Transportation Planner
	Transportation & Traffic Operations Division
THRU:	David Forte, Division Manager
	Transportation & Traffic Operations Division
DATE:	August 18, 2015
RE:	Transportation & Traffic Operations (TTO) Rezoning Analysis Z-2015-12, 9600 Block Tower Ridge Rd

TTO Staff has reviewed the subject rezoning application, please see our comments below:

Tower Ridge Road is a two lane local road with grassed shoulders. The pavement width is approximately twenty feet which meets County standards. The current right-of-way of approximately thirty feet along Tower Ridge Road does not meet County standards. The property owner will be required to donate approximately eighteen feet along the property frontage for right-of-way during DRC review.

The traffic generated by development of this parcel should not require major reconstruction of the entire length of Tower Ridge Road. Operational improvements (turn lanes) may be required at the entrance. These impacts will be addressed at the time of DRC review. Congestion may occur at the intersection at Nine Mile Road depending on the intensity of the development. This would likely occur during the am peak hour, but should not cause the intersection to exceed the level-of-service standard established for this segment of Nine Mile Rd.

As part of the Florida Department of Transportation (FDOT) Nine Mile Road widening project, FDOT plans to construct improvements to Tower Ridge Road including the extending of the southern end to create a 'T' intersection at Nine Mile Road. Currently Tower Ridge Road has a ninety degree turn to the east and intersects Nine Mile Road at a skewed angle. This will improve the safety of the intersection by providing a better line of sight for motorists. This improvement is planned to occur when this segment of Nine Mile Road from Beulah Road to Mobile Highway is expanded to four lanes, which is listed as the #1 Non-SIS Capacity Project for the FL-AL TPO. This capacity improvement is not currently in the Florida Department of Transportation Five Year

Work Plan, but may be added as more development occurs on the future commercial park (OLF Site 8-A) and Navy Federal Credit Union.

cc: Horace Jones, Development Services Department Director Joy Blackmon, P.E., Public Works Department Director Colby Brown, P.E., Public Works Department Deputy Director

Planning Board-Rezoning

	5
leeting Date:	09/01/2015
CASE :	Z-2015-13
APPLICANT:	J. Dan Gilmore, Agent for Exit 3 Investments, LLC
ADDRESS:	Detailed Specific Area Plan (DSAP)
ROPERTY REF. NO.:	Multiple (Listed Below)
UTURE LAND USE:	Agricultural, (AG) and Rural Community (RC)
DISTRICT:	5
OVERLAY DISTRICT:	Optional Sector Plan, Jacks Branch DSAP
SCC MEETING DATE:	10/08/2015

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Agricultural district (Agr), density of one dwelling unit per 20 acres and Rural Mixed-use district (RMU), density of two dwelling units per acre

TO: Low Density Residential district (LDR), Detailed Specific Area Plan Land Use Conservation Neighborhood with a maximum density of 3 dwelling units per net acre.

Medium Density Residential district (MDR), Detailed Specific Area Plan Land Use Suburban Garden with a maximum density of 10 dwelling units per acre.

High Density Residential district (HDR), Detailed Specific Area Plan Land Use Traditional Garden with a maximum density of 15 dwelling units per acre.

High Density Residential district (HDR), Detailed Specific Area Plan Land Use Traditional Village with a maximum density of 20 dwelling units per acre.

High Density Mixed-use district (HDMU), Detailed Specific Area Plan Land Use Neighborhood Center, with a maximum gross floor area of 15,000 square feet.

Commercial district (Com), Detailed Specific Area Plan Land Use Village Center, with a maximum gross floor area of 200,000 square feet.

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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan,

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan's provisions

FLU 16.5.1 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. These centers and the surrounding neighborhoods shall be linked by interconnected, multi-modal transportation corridors containing pedestrian, bicycle, public transit and auto facilities, thereby encouraging alternative forms of travel and reducing both VT and VMT.

FLU 16.5.2 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. The intent of these neighborhoods is to provide a variety of housing options and within close proximity to schools and parks as well as retail, service, and employment opportunities. The location and design of new neighborhoods shall be such that they ensure the continued protection of natural resources and existing neighborhoods, promote a strong sense of community, and provide access to nearby recreational opportunities.

FLU 16.6.2 Approval of zoning changes shall be based on consistency with the OSP principles and guidelines outlined in FLU 16.1.1. Specifically, such changes shall consider the impact on the overall DSAP in terms of the central focus of the land uses in the DSAP, with higher density in general proximity to Centers.

FLU 16.6.3 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 by the applicant and based on the legal descriptions and surveys prepared, signed and certified by Fred R. Thompson, Professional Land Surveyor, Northwest Florida Land Surveying, Inc., dated 3/10/2015 and 7/20/2015, the following zoning designations will result:

Tax parcel #1, property reference number 21-2N-31-2100-000-000, approximately 62.62 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #2, property reference number 20-2N-31-1110-000-000, approximately 78.92 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #3, property reference number 20-2N-31-4220-000-000, approximately 111.04 acres from Agr to MDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre and Suburban Garden land use, maximum density of 10 dwelling units per acre.

Tax parcel #4, property reference number 20-2N-31-4300-000-000, approximately 77.96 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre; MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre; HDMU, under the DSAP Neighborhood Center use, maximum Gross Floor Area of 15,000 square feet.

Tax parcel #5, property reference number 20-2N-31-3100-000-000, approximately 72.40 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #6, property reference number 20-2N-31-3000-000-000, approximately 63.56 acres from Agr to MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre.

Tax parcel #7, property reference number 29-2N-31-3120-000-000, approximately 106.37 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre; and to MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre.

Tax parcel #8, property reference number 29-2N-31-2100-000-000, approximately 88.04 acres from Agr to MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre; and to HDR, under the DSAP Traditional Garden land use, maximum density of 15 dwelling units per acre.

Tax parcel #9, property reference number 29-2N-31-1100-000-000, approximately 95.17 acres from Agr to MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre.

Tax parcel #10 is not included.

Tax parcel #11, property reference number 29-2N-31-3100-000-000, approximately 98.98 acres from Agr to MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre; to HDR, under the DSAP Traditional Garden land use, maximum density of 15 dwelling units per acre; to Commercial, under the DSAP Village Center land use, maximum Gross Floor Area of 200,000 square feet.

Tax parcel #12, property reference number 32-2N-31-3101-000-000, approximately 160.00 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use,

maximum density of 3 dwelling units per acre; MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre.

Tax parcel #13, property reference number 29-2N-31-4000-000-000, approximately 47.49 acres from Agr to HDR, under the DSAP Traditional Garden land use, maximum density of 15 dwelling units per acre; to Commercial, under the DSAP Village Center land use, maximum Gross Floor Area of 200,000 square feet.

Tax parcel #14, property reference number 32-2N-31-1103-000-000, approximately 78.96 acres from Agr to HDR, under the DSAP Traditional Village land use, maximum density of 20 dwelling units per acre; to Commercial, under the DSAP Village Center land use, maximum Gross Floor Area of 200,000 square feet.

Tax parcel #15, property reference number 32-2N-31-2000-000-003, approximately 121.30 acres from RMU to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #16, property reference number 32-2N-31-2000-000-001, approximately 19.86 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #17, property reference number 32-2N-31-2000-000-002, approximately 20.00 acres from RMU to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre.

Tax parcel #18 is not included.

Tax parcel #11(*), property reference number 32-2N-31-4206-000-000, approximately 114.36 acres from Agr to LDR, under the DSAP Conservation Neighborhood land use, maximum density of 3 dwelling units per acre; MDR, under the DSAP Suburban Garden land use, maximum density of 10 dwelling units per acre.

The proposed amendment to Commercial district **is consistent** with intent of Comprehensive Plan Policy (CPP) FLU 16.5.1 by allowing retail, service, and employment opportunities within close proximity to multiple residential neighborhoods. The applicant's request to Commercial zoning provides for the allowed uses and intensities listed under the Village Center land use designation, as described on the DSAP.

The proposed amendment to High Density Mixed-Use district **is consistent** with intent of Comprehensive Plan Policy (CPP) FLU 16.5.1 by allowing retail, service, and employment opportunities within close proximity to multiple residential neighborhoods. The applicant's request to HDMU provides for the allowed uses and intensities listed under the Neighborhood Center land use designation, as described on the DSAP.

The proposed amendment to Low Density Residential, DSAP land use Conservation, **is consistent** with the intent and purpose of CPP FLU 16.5.2, based on the adopted allowed zoning densities and intensities delineated within the Escambia County

Mid-West Sector Plan, Jacks Branch DSAP.

The proposed amendment to Medium Density Residential, DSAP Land Use Suburban Garden, **is consistent** with the intent and purpose of CPP FLU 16.5.2, based on the adopted allowed zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch DSAP.

The proposed amendment to High Density Residential, DSAP Land Use Traditional Garden, **is consistent** with the intent and purpose of CPP FLU 16.5.2, based on the adopted allowed zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch DSAP.

The proposed amendment to High Density Residential, DSAP Land Use Traditional Village, **is consistent** with the intent and purpose of CPP FLU 16.5.2, based on the adopted allowed zoning densities and intensities delineated within the Escambia County Mid-West Sector Plan, Jacks Branch DSAP.

The proposed amendment to Commercial, High Density Mixed-use, Low, Medium and High Density Residential 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 16.6.2, as the adopted DSAP and described zoning districts are compatible to the land uses identified in Figure 2.01.A, Final Land Use Plan.

Criterion b., LDC Sec. 2-7.2(b)(4)

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 amendment **is consistent** with the intent and purpose of the Land Development Code. 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 densities and all other design standards as outlined in the Escambia County Mid-West Sector Plan, Jacks Branch Detailed Specific Area Plan (DSAP).

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all

permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Based on the community design principles used to develop the DSAPs and using the guidelines contained within the Escambia County Mid-West Sector Plan, the existing and proposed land uses will be consistent with the Development Program for each Branch and compatible with the overall intent of the Plan.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

There are **changed conditions** that would impact the amendment or property(s). The proposed amendment includes a request for multiple zoning districts for several parcels 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 Final Land Use Plan Map and the design standards of the DSAP.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

One of the primary goals of the Sector Plan is to encourage cohesive and sustainable development patterns within central Escambia County, emphasizing urban form and the protection of regional resources and facilities. Based on the Escambia County Mid-West Sector Plan, DSAP document, the proposed amendments **would result** in a logical and orderly development pattern. Any individually proposed development, in the future, will be reviewed and approved thru the Development Review Committee process.

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

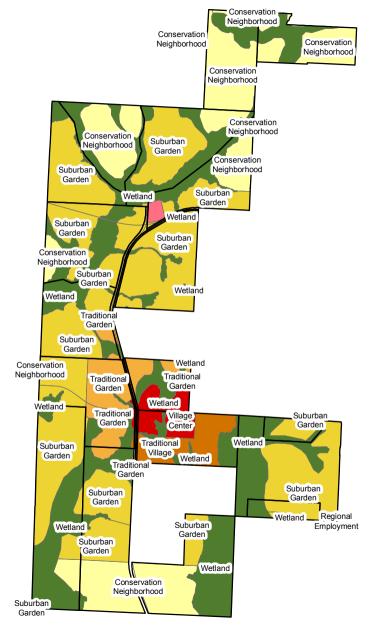
According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject properties. The applicant has included a survey depicting a rough estimate

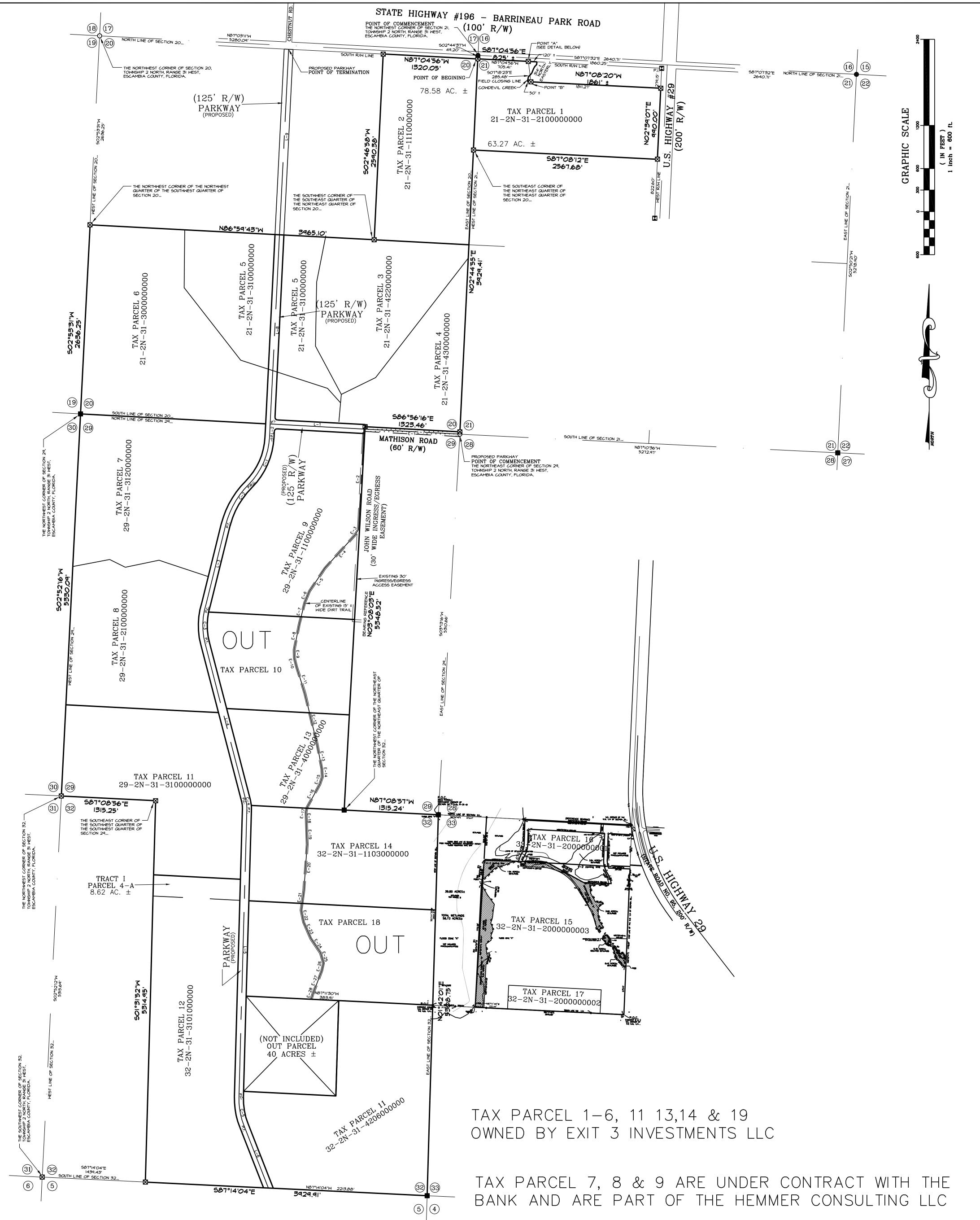
of the existing wetlands within the boundaries of the parcels. FLU 16.4.6.3 states that land within a DSAP and located within areas designated as Low-Impact natural Resource Areas (LINRAs), will be evaluated during the development review process for environmental significance. Land uses, densities, and intensities will be that of the underlying land use plan. However, wetlands and other environmentally sensitive lands as defined in Section 3.04 will be subject to the relevant requirements of Conservation Policies 1.3.7, 1.3.8 and Conservation Objective 1.4. Lands identified through the permitting process for preservation shall be protected through the recordation of conservation easements consistent with guidelines of the DSAP and Florida Statutes.

Attachments

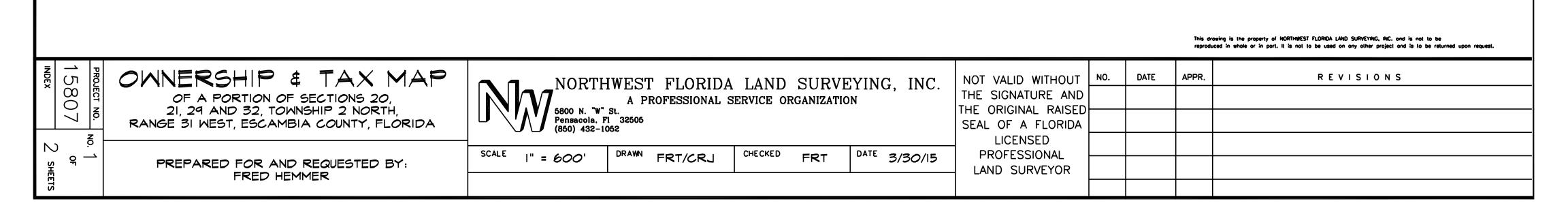
<u>Z-2015-13</u>

Z-2015-13





PARCEL 12,16,15 &17 ARE PART OF THE HEMMER CONSULTING LLC



DSAP LAND USE MAP	COMBINED ZONING DISTRICT OLD	NEW ZONING	DSAP ALLOWED MAXIMUM DENSITY
CONSERVATION	VAG-1, VR-1, R-1, V-1, V-2, V2-A, V-5, SDD	LDR	3 du/acr
SUBURBAN GARDEN	V-1, V-2, V2A, V-5, SDD, R-2, R-3, V-3, V-4	MDR	10du/acr
TRADITIONAL GARDEN	R-2, R-3, V-3, V-4, R-4	HDR	15 du/acr
TRADITIONAL VILLAGE	R-2, R-3, V-3, V-4, R-4	HDR	20 du/acr

Subject:

rezoning of 950 ac. within the sector plan

Mr. Lemos:

The existing zoning on this property is the old Ag-1 and currently falls into the new Agr. district. which allows for 5 units per 100 ac. The current FLUM allows for the rezoning of this property to multiple residential districts as weii community and industrial uses. Failure to rezone the property would result in a non-conforming land use. the user that we approved by the state for the sector plan area, allows for all of these type of uses that we are requesting. The type of developments that my client plans to construct are high end, with an array of lot sizes in the residential area. In order to complete the master plan for our development it is criacal that we are able to utilize different zoning designations in the residential category. this will allow flexibility for us to design multiple size lots within the zoning districts requested. Thus the request for MDR.HDR and HDMU for our residential uses. Some examples of what we are planning are , cottage district, medium density single family district , executive district, as well as a group of elder care and nursing homes facilities on site. We are also planning an apartment complex and a residential condo site. We will have play grounds, parks and open space in these districts. This will drive the need for some local retail shops to service the needs of the home owner without having to drive to Pensacola for their shopping needs. thus the request for a commercial zoning district. All of this is exactly what the county is looking for in development, (new urban form). In addition we have a parcel that is located next to the central county commerce park, thus the request for the ID-1 district.

As you can see, with the zoning districts that we are requesting are granted, we will have the ability to meet the many housing needs for county residents over an extended period of time. We will of course work with all government departments, local and state to obtain all necessary permits.

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Thank you Dan Giimore

850-432-0030

Escambia County, Florida	vices Department	े हैं। 1-1-2- 1-1-1
	APPLICATION	
Please check application type:	Conditional Use Request for:	
Administrative Appeal	Variance Request for:	
Development Order Extension	Rezoning Request from: t	o:
Name & address of current owner(s) as sho	wn on public records of Escambia County, FL	
Dwner(s) Name: <u>FRED ACN</u>	<u>, ハルフ て ル</u> Phone: シ	813-299-98
Address: 226 S MRLAFCX P	ANCE PER BISCO Email: FHXWA	KA & FHEMMAR
Check here if the property owner(s) is author imited Power of Attorney form attached herein	rizing an agent as the applicant and complete the Affic	
Property Address: $\underline{\mathcal{N}}_{L^{*}} \overline{\mathcal{P}} \underbrace{\mathcal{D}} \underbrace{\mathcal{D}} \underbrace{\mathcal{D}} \underbrace{\mathcal{R}} \underbrace{\mathcal{R}}$	54	······
Property Reference Number(s)/Legal Description	m. Sec Altricked	
		•
By my signature, I hereby certify that:		
 I am duly qualified as owner(s) or authorize and staff has explained all procedures relations 	ed agent to make such application, this application is of ling to this request; and	f my own choosing,
 All information given is accurate to the best misrepresentation of such information will the any approval based upon this application; a 	t of my knowledge and belief, and I understand that de be grounds for denial or reversal of this application and and	liberate I/or revocation of
) I understand that there are no guarantees a refundable; and	as to the outcome of this request, and that the applicat	ion fee is non-
 I authorize County staff to enter upon the p inspection and authorize placement of a pu determined by County staff; and 	roperty referenced herein at any reasonable time for p blic notice sign(s) on the property referenced herein at	urposes of site t a location(s) to be
 I am aware that Public Hearing notices (leg Development Services Bureau. 	al ad and/or postcards) for the request shall be provide	ed by the
Millin	fired Hemmer	5/11/15
Signature of Owner/Agent	Printed Name Owner/Agent	Date
		. *
Signature of Owner	Printed Name of Owner	Date
STATE OF FIRYIDA	COUNTY OF ESCAMB	iA
yFRED_UEMmER	fore me thisday of	20,
	Ma. Type of Identification Produced:	VERCILE
CR Floured Identification		
Yaunen Guulion	LAUREN E WILLIAH Printed Name of Notary	
(notary seal must be affixed)	Finited Name of Notary	
	SE NUMBER:	
	Accepted/Verified by:	
ees Faio: \$ Keceipt #:	Pemit #:	
	West Park Place Pensacola, FL 32505	•••••
LAUREN E WILLIAMS	0) 595-3475 * FAX: (850) 595-3481	3/2014
MY COMMISSION #FF125566		
EXPIRES May 21, 2018		
(407) 398-0153 FloridaNotaryService.com	1	

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Development Services Department Escambia County, Florida

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AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at		•
Florida, property reference number(s) $5 ee A$		
I hereby designate $\frac{1}{\sqrt{2}} \frac{1}{\sqrt{2}} \frac$	here for t	he sole purpose
of completing this application and making a preser	ntation to the:	
Planning Board and the Board of County Comm referenced property.	nissioners to request a rezoning on t	he above
Board of Adjustment to request a(n)	on the above re	ferenced property.
This Limited Power of Attorney is granted on this _ $(3, c, l, \zeta)$, and is effective until the Board of Courrendered a decision on this request and any appear rescind this Limited Power of Attorney at any time	unty Commissioners or the Board of al period has expired. The owner res	Adjustment has erves the right to
Services Bureau.		
Agent Name: <u>J. DAN G</u> , Imicia Address: <u>2065</u> PALAFRY PLN	Email: $j \neq i \neq 1949$	32.52
	Name of Property Owner	5/11/15 Date
L Signature of Property Owner Printed I	Name of Property Owner	<u>Erron</u> erly. Date
STATE OF	v	
famereneulliam ia		(Notary Seal)
.	(407) 398-0153 LAUREN E WILLIA MY COMMISSION #FF12 EXPIRES May 21, 20 FloridaNotaryService.com	5566 018
	a Pensacola, FL 32505 FAX: (850) 595-3481	3/2014

Recorded in Public Records 01/13/2014 at 02:58 PM OR Book 7124 Page 852, Instrument #2014002274, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$0.70



THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Scott Torrie, Esq. Scott Torrie, P.A. 28471 U.S. Highway 19 North, Ste. 505 Clearwater, FL 33761

20-2N-31-4220000000 111.04AC 20-21-31-430000000 77.96 AC 95.17 AC 98.98 AC 47.49 KC 78.96AC 32-2N-31-420600000 114.36 4

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 26th day of December, 2013, by CLASSIC HOMEBUILDERS INCORPORATED, a Florida corporation, whose post office address is 6833 Cedar Ridge Drive, Pensacola, Florida 32526-9494, first party, to EXIT 3 INVESTMENTS, LLC, a Florida limited liability company, second party, whose post office address is 695 31st Street South, St. Petersburg, Florida 33712. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, reservations, covenants, conditions and restrictions of record, none of which are reimposed hereby.

Subject to taxes for the year 2014 and all subsequent years, which are not yet due and payable.

TO HAVE AND TO HOLD, the same together with and all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[SIGNATURES AND NOTARY JURAT APPEAR ON FOLLOWING PAGE]

Florida Documentary Stamp Tax in the amount of \$0.70 is being paid with the recording of this Quit Claim Deed based on a sale price of \$100.00 for the property involved.

IN WITNESSES WHEREOF, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of: CLASSIC HOMEBUILDERS INCORPORATED, a Florida corporation WHICOLE Adams Print Name: MICOLE Adams Print Name

STATE OF FLORIDA) COUNTY OF ESCAMBIA)

I HEREBY CERTIFY, that on this 26th day of December, 2013, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Daniel J. Speranzo and Ricky L. Faciane, in their capacity as President and Vice President, respectively, and on behalf of CLASSIC Homebuilders Incorporated, a Florida corporation, to me known to be the persons described in or who have produced Florida driver's licenses as identification and who did take an oath and who executed the foregoing Warranty Deed and they acknowledged before me that they executed same.

THERESA WILLIAMS Commission # EE 091961 Expires June 28, 2015 et They Tacty Pain ins

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NOTARY PUBLIC STATE OF FLORIDA

SEAL:

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST

PROPOSED ROAD RIGHT OF WAY WIDTH VARIES DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 03 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 20 FOR A DISTANCE OF 2577.55 FEET: THENCE GO SOUTH 02 DEGREES 49 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 50.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD # 196 -BARRINEAU PARK ROAD (100' R/W) ALSO BEING THE POINT OF BEGINNING: THENCE GO SOUTH 02 DEGREES 49 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 5412.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 937.50: THENCE GO SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 937.50 FEET FOR AN ARC DISTANCE OF 687.65 FEET (DELTA= 42 DEGREES 01 MINUTES 35 SECONDS, CHORD BEARING= SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST, CHORD DISTANCE= 672.34 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1302.50 FEET; THENCE GO SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1302.50 FEET FOR AN ARC DISTANCE OF 703.26 FEET (DELTA= 30 DEGREES 56 MINUTES 09 SECONDS, CHORD BEARING= SOUTH 29 DEGREES 22 MINUTES 30 SECONDS WEST, CHORD DISTANCE= 694.75 FEET) TO A POINT OF TANGENCY; THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 1120.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1062.50 FEET; THENCE GO SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1062.50 FEET FOR AN ARC DISTANCE OF 591.12 FEET (DELTA= 31 DEGREES 52 MINUTES 35 SECONDS, CHORD BEARING= SOUTH 01 DEGREES 21 MINUTES 08 SECONDS WEST, CHORD DISTANCE= 583.53 FEET) TO A POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 277.50 FEET; THENCE GO SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 277.50 FEET FOR AN ARC DISTANCE OF 78.33 FEET (DELTA= 16 DEGREES 10 MINUTES 25 SECONDS. CHORD BEARING= SOUTH 06 DEGREES 29 MINUTES 58 SECONDS EAST. CHORD DISTANCE= 78.07 FEET) TO A POINT OF TANGENCY; THENCE GO SOUTH 01 DEGREES 35 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 4021.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1086.40 FEET; THENCE GO SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF



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PROJECT N 15514 - CONS INDEX 1	BOUNDARY SURVEY/ JURISDICTION	NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION	IHE SIGNATURE AND 1. 5/13/08 REVISE DESCRIPTION OF CONSERVATION EASEMENT "C"
0 ਲ਼ <u>N</u>		Pensacola, Fl 32505 (850) 432-1052	THE ORIGINAL RAISED

SON, PROFESSIONAL LAND SURVEYOR NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA LORIDA LAND SURVEYING, INC. STREET, PENSACOLA, FLORIDA 32505

EYING, INC., FOR NTS, RIGHTS-OF-

N EASEMENT 5. 1. 0. 10.	TOTAL	EASEMENT "E"	EASEMENT "D"	EASEMENT "C"	EASEMENT "B"	EASEMENT "A"	CONSERVATIO
	10.26 AC	" 0.17 AC	" 0.51 AC	" 3.20 AC	" 1.04 AC	" 5.34 AC	CONSERVATION EASEMENT AREAS

OF RA

DESCRIPTION AS PREPARED CREATED AS PER THE CLIENT'S REQUEST) BY NORTHWEST FLORIDA LAND SURVEYING, INC.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOMISHIP 2 NORTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA, THENCE CO SOUTH OT DECREES 14 MINUTES 20 SECONDS KEST ALGONG THE WEST LIVE OF SUD SECOND 33 FOR A DISTANCE OF SAGA 67 FEET TO THE SOUTH SUT ALGONE THE NORTHWEST OLARER OF SUD SECTION 33, THENCE CO SOUTH 37 DECREES 11 MINUTES 49 SECONDS EAST THE NORTHWEST OLARER OF THE NORTHWEST OLARER OF SUD SECOND WEST FOR A DISTANCE OF SUD FEAST COMER DECREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF VISION VISIT FOR A DISTANCE OF SUC ALGONE AND DECREES 22 MINUTES 07 SECONDS EAST FOR A DISTANCE OF VISION VISIT FOR A DISTANCE OF SUD FEAST COMER PERCENTRY 37 SECONDS EAST FOR A DISTANCE OF VISION VISIT FOR A DISTANCE OF SUD FEAST COMER OF THE NORTHWEST TO A POINT ON THE ANDERSAID LEAST UNE OF THE NORTHWEST QUARTER OF SECTION 33 FOR A DISTANCE OF 20 DECREES 22 MINUTES 01 SECONDS EAST FOR A DISTANCE OF VISION VISIT FOR A DISTANCE OF 714 FEET, THENCE DEPARTING OF 287.58 FEET TO A POINT ON THE ANDEL AND LINK A RANGE A MARCH PERCENTRY 4000 THE ADDISTANCE OF 287.58 FEET TO A POINT ON A NORTHWEST QUARTER OF SECTION 33 FEET AND HANNE OF A DISTANCE OF 260 FEET FOR A MARCH DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET AND HANNE OF A DISTANCE OF VISIO FEET TO A POINT ON A NORTHWEST QUARTER OF SECTION 33 FOR A DISTANCE OF A DISTANCE OF VISIO FEET FOR A MARCH DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET AND HANNE A RADUC OF 714.00 THE ACCOR SUD CURRE HANNE A RADUS OF 25.00 FEET TO HER POINT OF CURRANTIES ON CURRE TO THE POINT OF CURVALUE OF A DURA CE DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET TO HER POINT OF CURRANTIES ON CURRE TO THE FORM A RAC DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET (DELTA-90.00 THE ASTEL TO A DONT OF CURAR THE ACCOR SUD HANNE A RADUS OF 230.07 FEET FOR AN ARC DISTANCE OF A DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET TO HER POINT OF CURRANTIES TO SUD HEAST FEET A DISTANCE OF SUD CURRE HANNE A RADUS OF 230.07 FEET (DELTA-90.00 THE ASTEL THENCE ON SUD HARE TO RANGE A RAD

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC. LESS AND EXCEPT: (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST)

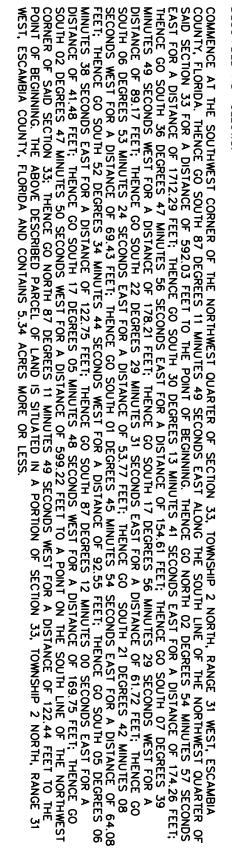
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A PORTION OF SECTION 33, TOWNSHIP-2-NORTH GE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, CONSERVATION EASEMENT "A" (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST) INC.

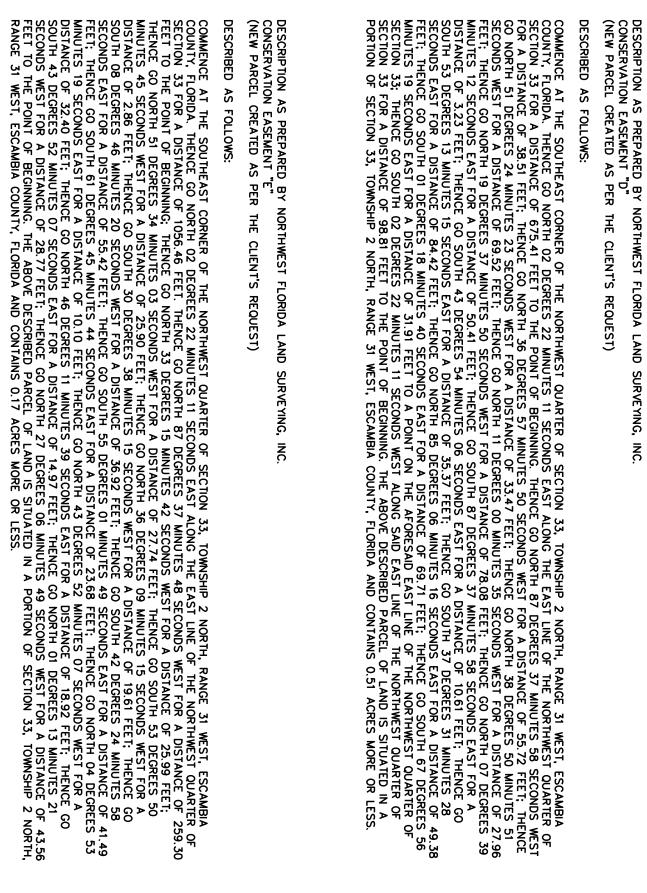
IBED AS FOLLOWS:



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC. CONSERVATION EASEMENT "B" (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST) DESCRIBED AS FOLLOWS:

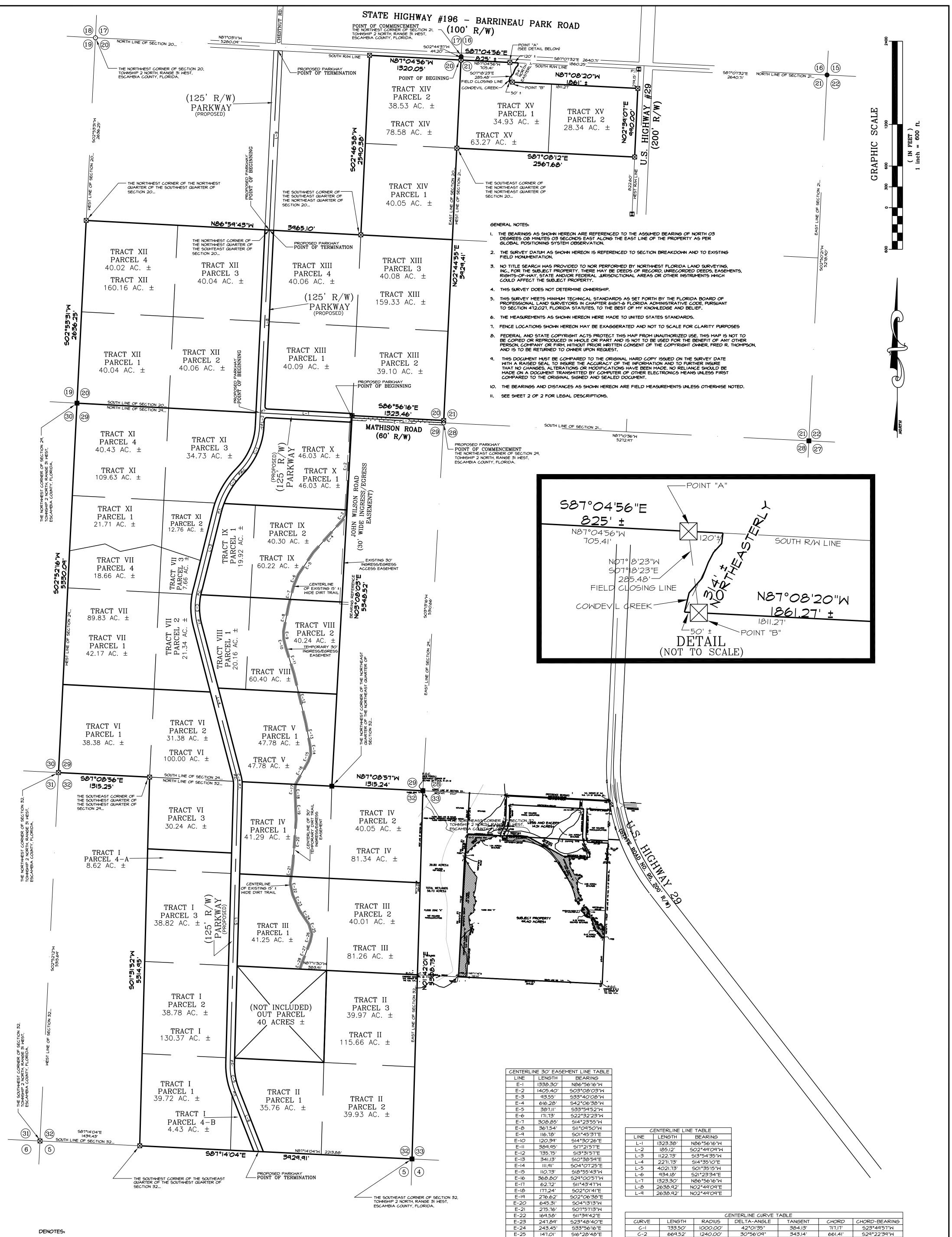
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3 COUNTY, FLORIDA. THENCE GO SOUTH 87 DEGREES 11 MINUTES 49 SECONDS EAST AL SAID SECTION 33 FOR A DISTANCE OF 592.03 FEET; THENCE GO NORTH 02 DEGREES 1712.29 FEET; THENCE GO NORTH 06 DEGREES 51 MINUTES 09 SECONDS EAST FOR BEGINNING; THENCE CONTINUE NORTH 06 DEGREES 51 MINUTES 09 SECONDS EAST FOR DEGREES 27 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 443.23 FEET; THENCE GO SOUTH 81 DEGREES 18 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 77.61 FE SECONDS WEST FOR A DISTANCE OF 85.99 FEET; THENCE GO SOUTH 43 DEGREES 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 77.61 FE SECONDS WEST FOR A DISTANCE OF 85.99 FEET; THENCE GO SOUTH 43 DEGREES 20 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 90.43 FEET; THENCE GO NORTH 83 DISTANCE OF 2.18 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEE TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.0 IBED AS FOLLOWS: NSHIP 2 NORTH HE SOUTH LINE NUTES 57 SECC ISTANCE OF 65.95 UTH 76 DEGREE WEST FOR A C WEST FOR A C ES 08 MINUTES 53.82 FEET; TI ES 08 MINUTES AND IS SITUATE AND IS SITUATE RTH, RANGE 31 WEST, ESCAMBIA INE OF THE NORTHWEST QUARTER OF ECONDS EAST FOR A DISTANCE OF 5.95 FEET TO THE POINT OF 274.07 FEET; THENCE GO SOUTH 88 REES 34 MINUTES 48 SECONDS WEST A DISTANCE OF 120.21 FEET; THENCE OUTH 58 DEGREES 16 MINUTES 39 NDS WEST FOR A DISTANCE OF 68.15 THENCE GO SOUTH 49 DEGREES 57 TES 51 SECONDS WEST FOR A ATED IN A PORTION OF SECTION 33, 2 LESS.

DESCRIPTION AS PREPARED BY WORTHWEST FLORIDA LAND SURVEYING, INC.
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This drawing is the property of NORTHWEST FLORIDA LAND SURVEYING, INC. and is not to be ed in whole or in part. It is not to be used on any other project and is to be returned upon re

PROJECT 15514 CONS INDEX	BOUNDARY SURVEY/		A PROFESSIONAL SERVICE ORGANIZATION						DATE	APPR.	REVISIONS			
	JURISDICTION						THE SIGNATURE AND THE ORIGINAL RAISED							
° Ŗ Ŏ	E S		5800 N. "W" St. Pensacola, Fl 32505 (850) 432-1052					SEAL OF A FLORIDA						
, vo	OF A PORTION OF SECTION 33, TOWNSHIP-2-NORTH, Range-31-West, Escambia County, Florida.	SCALE		DRAWN		CHECKED		DATE		LICENSED PROFESSIONAL				
SHEE 2	REQUESTED BY AND PREPARED FOR: FRED HEMMER	AS SHO	AS SHOWN	S SHOWN AES/HPG	AES/HPG/JAS		FRT		4/6/15	LAND SURVEYOR				
2 ETS														



CENTERLI	NE <i>30</i> ' EAS	EMENT LINE TABLE									
LINE	LENGTH	BEARING									
E-I	1338.30'	N86°56'16"W									
E-2	1405.40'	503°08'03"W									
E-3	93.55'	533°40'08"W									
E-4	616.28'	542°06'38"W	542°06'38"W								
E-5	387.11'	933°59'52"₩	3°59'52"W								
E-6	173'	522°32'23"W									
E-7	308.85'	SI4°23'55"W									
E-8	367.54'	SII°09'50"W	1	C	ENTERLINE	LINE					
E-9	116.78'	SOI°45'37"E		LINE	LENGTH		BEARING	-			
E-IO	120.39'	514°30'26"E		L-I	1323.38'	N	N86°56'16"W				
E-II	389.95'	SI7°2I'57"E		L-2	185.12'	-	02°49'09"W	-			
E-12	735.75'	513°31'57"E		L-3	122.73	-	SI3°54'35"W				
E-13	341.13'	510°38'59"E		L-4	2271.73'	-	514°35'10"E	-			
E-14	111.91'	504°07'25"E		L-5	4021.73'	-	501°35'15"W				
E-15	110.73'	SI8°55'43"W		L-6	934.I8'	-	521°23'34"E				
E-16	368.80'	529°00'57"W		L-7	1323.30'		121 23 34 L				
E-17	62.72'	SII°43'47"W		L-8	2638.92'	-	02°49'09"E	\neg			
E-I8	177.24'	502°01'41"E		L-9	2638.92'	-	NO2°49'09"E				
E-19	276.62'	502°06'38"E	l		2030.42						
E-20	645.31'	504°13'13"W									
E-21	275.76'	507°57'13"W									
E-22	169.58'	SII°39'42"E					C	CΕ			
E-23	247.89'	523°48'40"E		CURVE	LENG	νTΗ	RADIUS				
E-24	243.45'	533°56'16"E		C-I	733.5	50'	1000.00'				
E-25	147.01'	516°28'48"E		C-2	669.5	52'	1240.00'				
E-26	109.12'	512°02'35"W		C-3	3 558.1		558.17'		1000.00'		
E-27	344.01'	521° <i>08</i> '23"W		C-4	95.9	95.98' 34					
E-28	80.25'	518°02'02"W		C-5	410.6	n8'	1023.90'				

☑ ~ 4"X4" CONCRETE MONUMENT, NUMBERED 7277 (PLACED)

- ~ 4"X4" CONCRETE MONUMENT, NUMBERED SAINT REGIS (FOUND)
- X ~ 6"X6" CONCRETE MONUMENT, NUMBERED FLORIDA DEPARTMENT
- OF TRANSPORTATION (FOUND)
- ~ RAILROAD SPIKE, UNNUMBERED (FOUND)
- P.K. NAIL AND DISK, NUMBERED 7277 (FOUND)
- ± ~ MORE OR LESS P.I. ~ POINT OF INTERSECTION
- R/W ~ RIGHT OF WAY
- A.C. ~ ACRES P.C. ~ POINT OF CURVATURE
- P.R.C. ~ POINT OF REVERSE CURVATURE

P.T. ~ POINT OF TANGENCY

CERTIFIED TO:

CLASSIC HOMEBUILDERS INCORPORATED BANK OF PENSACOLA DAVID A SAPP PA CHICAGO TITLE INSURANCE COMPANY

NORTHWEST FLORIDA LAND SURVEYING, INC. 7142 BELGROM CIRCLE, PENSACOLA, FLORIDA 32526

31°58'50"

16°10'25"

22°58'51"

10m/50n 3/30/15 / n FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

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550.95'

95.66'

407.93'

286.56

48.31'

208.14'

501°24'15"W

506°29'58"E

509°54'10"E

INDEX	BOUNDARY SURVEY		NOT VALID WITHOUT	NO.	DATE	APPR.	REVISIONS			
	OF A PORTION OF SECTIONS 20, 21, 29 AND 32, TOWNSHIP 2 NORTH,					THE SIGNATURE AND THE ORIGINAL RAISED				
· · · · · · · · · · · · · · · · · · ·	RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA	Pensacola, 1 (850) 432-1	SEAL OF A FLORIDA							
	PREPARED FOR AND REQUESTED BY:	SCALE " = 600'	DRAWN FRT/CRJ	CHECKED FRT	DATE 3/30/15	LICENSED PROFESSIONAL				
HEETS	FRED HEMMER					LAND SURVEYOR				

DESCRIPTION SHEET

DESCRIPTION: (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH O2 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 49.20 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF BARRINEAU PARK ROAD (100' R/W) AND THE POINT OF BEGINNING; THENCE GO SOUTH 87 DEGREES 04 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 705.41 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277, HERE IN AFTER REFERED TO AS POINT "A"; THENCE CONTINUE SOUTH &7 DEGREES O4 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120 FEET MORE OR LESS TO THE CENTERLINE OF COWDEVIL CREEK; THENCE RETRACING LINE LAST TRAVERSED HAVING A BEARING OF NORTH 87 DEGREES 04 MINUTES 56 SECONDS WEST AND BEING THE SOUTH RIGHT OF WAY LINE OF SAID BARRINEAU PARK ROAD A DISTANCE OF 825.41 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH &7 DEGREES O4 MINUTES 56 SECONDS WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1320.05 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH O2 DEGREES 46 MINUTES 58 SECONDS WEST A DISTANCE OF 2590.38 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1211 AT THE SOUTHWEST CORNER OF THE SOUTH-EAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE GO NORTH 86 DEGREES 59 MINUTES 43 SECONDS WEST A DISTANCE OF 3965.10 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1217 AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE GO SOUTH O2 DEGREES 53 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2636.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH O2 DEGREES 52 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 5330.09 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 08 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1315.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE GO SOUTH OI DEGREES 31 MINUTES 52 SECONDS WEST A DISTANCE OF 5314.95 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE GO SOUTH &7 DEGREES 14 MINUTES O4 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 3929.91 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE GO NORTH OI DEGREES 42 MINUTES OI SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 5308.75 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHEAST CORNER OF SAID SECTION; THENCE GO NORTH &7 DEGREES OB MINUTES 57 SECONDS WEST A DISTANCE OF 1315.24 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF OF SAID SECTION; THENCE GO NORTH O3 DEGREES OB MINUTES OB SECONDS EAST A DISTANCE OF 5348.52 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF MATHISON ROAD (60' R/W); THENCE GO SOUTH 86 DEGREES 56 MINUTES 16 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1323.46 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH O2 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 3929.41 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE GO SOUTH &7 DEGREES OB MINUTES 12 SECONDS EAST A DISTANCE OF 2567.68 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY #29 (200' R/W); THENCE GO NORTH O2 DEGREES 39 MINUTES OT SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 990.00 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1217; THENCE GO NORTH &7 DEGREES OB MINUTES 20 SECONDS WEST A DISTANCE OF 1811.27 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 HERE IN AFTER REFEREED TO AS POINT "B" (SAID POINT "B" BEING SOUTH OT DEGREES 18 MINUTES 23 SECONDS EAST AND 285.48 FEET FROM THE AFORESAID POINT "A"); THENCE CONTINUE NORTH 87 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 50 FEET MORE OR LESS TO THE CENTERLINE OF SAID COWDEVIL CREEK; THENCE MEANDER NORTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK 315 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF BARRINEAU PARK ROAD AND A POINT OF INTERSECTION WITH A LINE PASSED THRU THE POINT OF BEGINNING HAVING A BEARING OF SOUTH &7 DEGREES O4 MINUTES 56 SECONDS EAST; THENCE GO NORTH 87 DEGREES 04 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 825 FEET MORE OR LESS TO THE POINT OF BEGINNING. THE A ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 21, 29 AND 32,

TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1425.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA CONTAINING 39.30 ACRES MORE OR LESS.

AND ALSO A 30.00 FOOT WIDE TEMPORARY INGRESS/EGRESS EASEMENT ALONG AN EXISTING IS FOOT WIDE MORE OR LESS DIRT TRAIL:

A 30,00 FOOT WIDE INGRESS/EGRESS EASEMENT OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISION ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT ALONG AN EXISTING 15 FOOT WIDE MORE OR LESS DIRT ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE GO SOUTH O3 DEGREES OB MINUTES O3 SECONDS WEST A DISTANCE OF 1405.40 FEET; THENCE GO SOUTH 33 DEGREES 40 MINUTES 08 SECONDS WEST A DISTANCE OF 93.55 FEET; THENCE GO SOUTH 42 DEGREES O6 MINUTES 38 SECONDS WEST A DISTANCE OF 616.28 FEET; THENCE GO SOUTH 33 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 387.11 FEET; THENCE GO SOUTH 22 DEGREES 32 MINUTES 23 SECONDS WEST A DISTANCE OF 171.73 FEET; THENCE GO SOUTH 14 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 308.85 FEET; THENCE GO SOUTH II DEGREES O9 MINUTES 50 SECONDS WEST A DISTANCE OF 367.54 FEET; THENCE GO SOUTH OI DEGREES 45 MINUTES 37 SECONDS EAST A DISTANCE OF 116.78 FEET; THENCE GO SOUTH 14 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 120.39 FEET; THENCE GO SOUTH 17 DEGREES 21 MINUTES 57 SECONDS EAST A DISTANCE OF 389.95 FEET; THENCE GO SOUTH 13 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 735.75 FEET; THENCE GO SOUTH 10 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 341.13 FEET; THENCE GO SOUTH O4 DEGREES O7 MINUTES 25 SECONDS EAST A DISTANCE OF III.91 FEET; THENCE GO SOUTH 18 DEGREES 55 MINUTES 43 SECONDS WEST A DISTANCE OF 110.73 FEET; THENCE GO SOUTH 29 DEGREES OO MINUTES 57 SECONDS WEST A DISTANCE OF 368.80 FEET; THENCE GO SOUTH II DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 62.72 FEET; THENCE GO SOUTH O2 DEGREES OI MINUTES 41 SECONDS EAST A DISTANCE OF 177.24 FEET; THENCE GO SOUTH O2 DEGREES O6 MINUTES 38 SECONDS EAST A DISTANCE OF 276.62 FEET; THENCE GO SOUTH O4 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 645.31 FEET, THENCE GO SOUTH OT DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 275.76 FEET; THENCE GO SOUTH II DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 169.58 FEET; THENCE GO SOUTH 23 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 247.89 FEET; THENCE GO SOUTH 33 DEGREES 56 MINUTES 16 SECONDS EAST A DISTANCE OF 243.45 FEET; THENCE GO SOUTH 16 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 147.01 FEET; THENCE GO SOUTH 12 DEGREES O2 MINUTES 35 SECONDS WEST A DISTANCE OF 109.12 FEET; THENCE GO SOUTH 21 DEGREES OB MINUTES 23 SECONDS WEST A DISTANCE OF 344.01 FEET; THENCE GO SOUTH 18 DEGREES 02 MINUTES 02 SECONDS WEST A DISTANCE OF 80.25 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT BEING NORTH 87 DEGREES II MINUTES 30 SECONDS WEST AND 383.91 FEET OF THE SOUTHEAST CORNER OF THE SOUTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 15.00 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID RIGHT OF WAY.

THE ABOVE DESCRIBED INGRESS/EGRESS EASEMENT IS SITUATED IN A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 NORTH, RANGE 31 WEST.

AND ALSO A PROPOSED PARKWAY (125' R/W):

A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING: THENCE CONTINUE NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 29 A DISTANCE OF 1323.38 FEET TO THE POINT OF INTERSECTION; THENCE GO SOUTH O2 DEGREES 49 MINUTES O9 SECONDS WEST A DISTANCE OF 185.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 1000.00 FEET: THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 733.50 FEET, (CHORD DISTANCE = 717.17 FEET, CHORD BEARING = SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 1240.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1240.00 FEET AN ARC LENGTH OF 669.52 FEET, (CHORD DISTANCE = 661.41 FEET, CHORD BEARING = SOUTH 29 DEGREES 22 MINUTES 39 SECONDS WEST) TO THE POINT OF TANGENCY: THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 1122.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 558.17 FEET, (CHORD DISTANCE = 550.95 FEET, CHORD BEARING = SOUTH OI DEGREES 24 MINUTES 15 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET AN ARC LENGTH OF 95.98 FEET, (CHORD DISTANCE = 95.66 FEET, CHORD BEARING = SOUTH O6 DEGREES 29 MINUTES 58 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH OI DEGREES 35 MINUTES IS SECONDS WEST A DISTANCE OF 4021.73 FEET OT THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1023.90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1023.90 FEET AN ARC LENGTH OF 410.68 FEET, (CHORD DISTANCE = 407.93 FEET, CHORD BEARING = SOUTH OF DEGREES 54 MINUTES 10 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 934.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT OF TERMINATION BEING NORTH &7 DEGREES 14 MINUTES O4 SECONDS WEST AND A DISTANCE OF 2213.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 6250 FEET FACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR

		AND ALSO A PROPOSED PARKWAY (125' R/W):										
		ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MA ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG 54 CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 2646.68 FEET TO CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SAID CENTERLINE SAID POINT ALSO BEING POINT OF INTERSECTION AND THE POINT OF BE	COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 2646.68 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING POINT OF INTERSECTION AND THE POINT OF BEGINNING; THENCE GO NORTH 02 DEGREES 49 MINUTES 09 SECONDS EAST A DISTANCE OF 2638.92 FEET TO									
		AND ALSO A PROPOSED PARKWAY (125' R/W):										
		A 125.00 FOOT WIDE PARKWAY RIGHT OF MAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS. COMMENSING AT THE NORTHEAST CORRER OF SECTION 24 NORTH, ANGE 31 MEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60° RW), THENCE GO NORTH & DEGREES 54 MINITES IG SECONDO HEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 2646.06 FEET TO THE CENTERLINE OF A 125.00 FOOT MIDE PARKWAY RIGHT OF HAY L'I'NG 62.50 FEET TEITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING POINT OF 1NTERGECTION; THENCE GO NORTH 02 DEGREES 44 MINUTES ON SECONDS EAST A DISTANCE OF 2366.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 54 MINITES OF SECONDS EAST ADISTANCE OF 2630.42 FEET TO THE POINT OF TERMINATION OF SAID CONTRELINES AND FOINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHMAY #196 ALSO KNOWN AS BARRINEAU PARK. ROAD (100° R/M). THE LINES LYING 62.50 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 20, TOMNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.43 ACRES MORE OR LESS. SUBJECT TO AN EXISTING 30 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4438, PAGE 614, OFFICIAL RECORDS BOOK 4108, PAGE 26, OFFICIAL RECORDS BOOK 2409, PAGE 614, OFFICIAL RECORDS BOOK 2409, PAGE 614, OFFICIAL RECORDS BOOK 4108, PAGE 260 PANCEL BOOK 2409, PAGE 614, OFFICIAL RECORDS BOOK 2004 2409, PAGE 614, OFFICIAL RECORDS BOOK 4108, PAGE 220 AND PIECIAL RECORDS BOOK 2005 2409, PAGE 614, OFFICIAL RECORDS BOOK 410										
						This dra reprodu	owing is the property of NORTHWEST FLORIDA LAND SURVEYING, INC. and is not to be uced in whole or in part. It is not to be used on any other project and is to be returned upon request	jl.				
PROJECT	BOUNDARY SURVEY	▶ ■NORTHWEST FLORIDA LAND SURVEYING, INC.	NOT VALID WITHOUT	NO.	DATE	APPR.	REVISIONS					
	OF A PORTION OF SECTIONS 20, 21, 29 AND 32, TOWNSHIP 2 NORTH,	A PROFESSIONAL SERVICE ORGANIZATION	THE SIGNATURE AND THE ORIGINAL RAISED									
	RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA	Pensacola, Fl 32505 (850) 432-1052	SEAL OF A FLORIDA LICENSED									
2 º v º	PREPARED FOR AND REQUESTED BY:	SCALE I" = 600' DRAWN FRT/CRJ CHECKED FRT DATE 3/30/15	PROFESSIONAL									
HEETS	FRED HEMMER		LAND_SURVEYOR									

1086.40 FEET FOR AN ARC DISTANCE OF 435.74 FEET (DELTA= 22 DEGREES 58 MINUTES 51 SECONDS, CHORD BEARING= SOUTH 09 DEGREES 54 MINUTES 10 SECONDS EAST, CHORD DISTANCE= 432.83 FEET) TO A POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 906.14 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY. FLORIDA: THENCE GO SOUTH 87 DEGREES 13 MINUTES 44 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 32 FOR A DISTANCE OF 136.99 FEET: THENCE GO NORTH 21 DEGREES 23 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 962.21 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 961.40 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 961.40 FEET FOR AN ARC DISTANCE OF 385.61 FEET (DELTA= 22 DEGREES 58 MINUTES 51 SECONDS, CHORD BEARING= NORTH 09 DEGREES 54 MINUTES 10 SECONDS WEST, CHORD DISTANCE= 383.03 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 01 DEGREES 35 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1404.51 FEET; THENCE GO NORTH 87 DEGREES 11 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 22.51 FEET; THENCE GO NORTH 01 DEGREES 35 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1328.22 FEET; THENCE GO SOUTH 87 DEGREES 10 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 22.51 FEET: THENCE GO NORTH 01 DEGREES 35 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1289.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 402.50 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 402.50 FEET FOR AN ARC DISTANCE OF 113.62 FEET (DELTA= 16 DEGREES 10 MINUTES 25 SECONDS. CHORD BEARING= NORTH 06 DEGREES 29 MINUTES 58 SECONDS WEST. CHORD DISTANCE= 113.24 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 14 DEGREES 35 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 1318.50 FEET; THENCE GO NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 23.58 FEET; THENCE GO NORTH 14 DEGREES 35 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 946.15 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 960.00 FEET FOR AN ARC DISTANCE OF 433.39 FEET (DELTA= 25 DEGREES 51 MINUTES 58 SECONDS, CHORD BEARING= NORTH 01 DEGREES 39 MINUTES 10 SECONDS WEST, CHORD DISTANCE= 429.72 FEET); THENCE GO SOUTH 87 DEGREES 02 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 22.75 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 937.50 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 937.50 FEET FOR AN ARC DISTANCE OF 98.62 FEET (DELTA= 06 DEGREES 01 MINUTES 39 SECONDS, CHORD BEARING= NORTH 14 DEGREES 29 MINUTES 43 SECONDS EAST, CHORD DISTANCE= 98.58 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 13 DEGREES 54 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 1124.66 FEET TO THE POINT OF CURVATURE OF A

EXHIBIT "A" p. 2 of 3

CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1177.50 FEET; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1177.50 FEET FOR AND ARC DISTANCE OF 635.77 FEET (DELTA= 30 DEGREES 56 MINUTES 09 SECONDS, CHORD BEARING-NORTH 29 DEGREES 22 MINUTES 39 SECONDS EAST, CHORD DISTANCE= 628.08 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1062.50 FEET; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1062.50 FEET FOR AN ARC DISTANCE OF 779.34 FEET (DELTA= 42 DEGREES 01 MINUTES 35 SECONDS. CHORD BEARING= NORTH 23 DEGREES 49 MINUTES 57 SECONDS EAST. CHORD DISTANCE= 761.99 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 02 DEGREES 49 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 87.21 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.13 FEET (DELTA= 90 DEGREES 14 MINUTES 35 SECONDS, CHORD BEARING= NORTH 47 DEGREES 56 MINUTES 27 SECONDS EAST, CHORD DISTANCE= 49.60 FEET); THENCE GO SOUTH 86 DEGREES 56 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1225.39 FEET; THENCE GO NORTH 03 DEGREES 08 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 125.00 FEET; THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1226.37 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE GO NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 54.83 FEET (DELTA= 89 DEGREES 45 MINUTES 25 SECONDS, CHORD BEARING= NORTH 42 DEGREES 03 MINUTES 33 SECONDS WEST, CHORD DISTANCE= 49.39 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 02 DEGREES 49 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 5130.10 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY # 196 - BARRINEAU PARK ROAD (100' R/W); THENCE GO NORTH 87 DEGREES 04 MINUTES 56 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY # 196 - BARRINEAU PARK ROAD FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 48.82 ACRES MORE OR LESS.

AND ALSO: A NON-EXCLUSIVE PERPETUAL PUBLIC ROADWAY, USE AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5774, PAGE: 886, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

AND ALSO: A NON-EXCLUSIVE PERPETUAL PUBLIC ROADWAY, USE AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5776, PAGE: 1228, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

EXHIBIT "A" P. 3 of 3

Recorded in Public Records 03/08/2007 at 02:57 PM OR Book 6101 Page 1919, Instrument #2007022770, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$11375.00

32-2N-31 3101000000 126.35 AC WAS JRJ / 5-15- HEMMER CONSULTING LLC

Prepared by/Return to: David A. Sapp, P.A. 4457 Bayou Blvd. Pensacola, FL 32503 06-05-07-DAS

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That CLASSIC HOMEBUILDERS INCORPORATED, a Florida corporation, whose address is 6833 Cedar Ridge Drive, Pensacola, FL 32526, hereinafter called GRANTOR, for and in consideration of the sum of Ten (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by JRJ CAPITAL, LLC, a Florida limited liability company, whose address is 8600 NW 17th Street, Suite 110, Miami, FL 33126, hereinafter called GRANTEE, does hereby GRANT, BARGAIN SELL AND CONVEY unto said Grantee all that real property in the County of Escambia, State of Florida, described on Exhibit A, and quitclaims all of Grantor's interest in any minerals owned by Grantor, included, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on Exhibit A, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

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. Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Closing Date of this conveyance, 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;

3. Restrictions on Purchaser's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

4. 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 previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests,



including, but not limited to, the interest of Pure Resources, L.P. ("Pure Resources") in the oil, gas and any other liquid or gaseous hydrocarbons, their constituent products and any other minerals produced in association therewith, pursuant to the Mineral and Royalty Deed effective as of October 1, 2000;

6. 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;

7. All matters of record, including outstanding easements, servitudes, rights-of-way, flowage rights. restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, and the interest of Pure Resources in the surface use restrictions agreement between International Paper Company, International Paper Realty Corporation. IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation. Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests 1..L.C. and Pure Resources, effective as of October 1, 2000; and

8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of seller as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property.

Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.

TO HAVE AND TO HOLD the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the <u>28</u> day of February, 2007.



Grantor:

CLASSIC HOMEBUILDERS INCORPORATED

B beran President ATTICK 2 B

Ricky L. Faciane, Vice President

Signed, sealed and delivered in the presence of: Print:

c S

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this $2\ell^{+}$ day of February, 2007, by Daniel J. Speranzo, as President, and Ricky L. Faciane, as Vice President, of Classic Homebuilders Incorporated, a Florida corporation on behalf of the corporation, They (X) are personally known to me or () have produced _______ as identification and who did

not take ap oath

My Commission Expires NOTARY PUBLIC DAVID A. SAPP

Printed Name of Notary Public

DAVID A. SAPP Notary Public, State of Floride My comm. exp. May 22, 2007 Comm. No. DD 214743

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EXHIBIT "A"

DESCRIPTION, (AS PREPARED BY NORTHINEST FLORIDA LAND SURVEYING, INC.) TRACT 1,

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH BY DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1309,98 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE GO NORTH OI DEGREES 31 MINUTES 52 SECONDS EAST A DISTANCE OF 4201.17 FEET TO A 4*X4* CONCRETE MONIMENT NUMBERED 12TI, THENCE GO SOUTH &T DEGREES OB MINUTES 56 SECONDS EAST A DISTANCE OF 1234.21 FEET TO A 4*X4* CONCRETE MONIMENT NUMBERED 12TI, SAID POINT ALSO BEING ON THE PROPOSED WEST RIGHT OF WAY LINE OF PROPOSED PARKWAY (80' R/W); THENCE GO SOUTH OI DEGREES 35 MINUTES 15 SECONDS WEST ALONG SAID PROPOSED WEST RIGHT OF WAY LINE A DISTANCE OF 3029.44 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHEAST AND HAVING A RADIUS OF 1063.90 FEET, THENCE GO SOUTHEASTERLY ALONG SAID PROPOSED WEST RIGHT OF WAY LINE AND SAID CURVE HAVING A RADIUS OF 1063.90 FEET AN ARC LENGTH OF 426.71 FEET, (CHORD DISTANCE = 423.86 FEET, CHORD BEARING = SOUTH OF DEGREES 54 MINUTES OF SECONDS EAST) TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211 SAID POINT ALSO BEING THE POINT OF TANGENCY, THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST ALONG SAID PROPOSED WEST RIGHT OF WAY LINE A DISTANCE OF 916.24 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1211 SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION, THENCE GO NORTH BT DEGREES 14 MINUTES O4 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1672.19 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 126.35 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH &1 DEGREES 14 MINUTES OF SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 295131 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 21 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 906.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1086.40 FEET; THENCE GO NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1086.40 FEET AN ARC LENGTH OF 435.14 FEET. (CHORD DISTANCE * 432.82 FEET, CHORD BEARING * NORTH OF DEGREES 54 MINUTES OF SECONDS WEST) TO THE POINT OF TANGENCT; THENCE GO NORTH OI DEGREES 35 MINUTES OF SECONDS EAST A DISTANCE OF 3024.44 FEET, THENCE GO SOUTH OI DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 3024.44 FEET, THENCE GO SOUTH OI DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 3024.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1063.40 FEET, THENCE GO SOUTH ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET; THENCE GO SOUTH ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET; THENCE GO SOUTH ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET, THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1063.40 FEET AN ARC LENGTH OF 426.11 FEET, (CHORD DISTANCE = 423.86 FEET, CHORD BEARING = SOUTH OF DEGREES 34 MINUTES OF SECONDS EAST A DISTANCE OF 24.66 FEET TO THE POINT OF SECONDS EAST A DISTANCE OF 24.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 32. TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2.26 ACRES MORE OR

EXHIBIT "A" - continued

AND ALSO A PROPOSED PARKWAY (125' R/W).

A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60' RAW); THENCE GO NORTH &6 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 86 DEGREES 56 MINUTES IG SECONDS WEST ALONG SAID NORTH LINE OF SECTION 29 A DISTANCE OF 1323.30 FEET TO THE POINT OF INTERSECTION, THENCE GO SOUTH O2 DEGREES 44 MINUTES O4 SECONDS WEST A DISTANCE OF 185.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHMESTERLY AND HAVING A RADIUS OF 1000,00 FEET, THENCE GO SOUTHMESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000,00 FEET AN ARC LENGTH OF 733.50 FEET, (CHORD DISTANCE = 717,17 FEET, CHORD BEARING . SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 1240.00 FEET; THENCE GO SOUTHINESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1240.00 FEET AN ARC LENGTH OF 669,52 FEET, (CHORD DISTANCE = 661.41 FEET, CHORD BEARING = SOUTH 29 DEGREES 22 MINUTES 39 SECONDS WEST) TO THE POINT OF TANGENCY, THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 1122.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1000,00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 558.17 FEET, (CHORD DISTANCE = 550.95 FEET, CHORD BEARING . SOUTH OI DEGREES 24 MINUTES IS SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHINESTERLY AND HAVING A RADIUS OF 340.00 FEET, THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 340,00 FEET AN ARC LENGTH OF 95,98 PEET, (CHORD DISTANCE = 95.66 FEET, CHORD BEARING = SOUTH 06 DEGREES 29 MINUTES 58 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH OI DEGREES 35 MINUTES IS SECONDS WEST A DISTANCE OF 4021,73 FEET OT THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1023,90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1023.40 FEET AN ARC LENGTH OF 410.68 FEET, (CHORD DISTANCE = 407.43 FEET, CHORD BEARING = SOUTH OF DEGREES 54 MINUTES 10 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 934.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT OF TERMINATION BEING NORTH & DEGREES 14 MINUTES OF SECONDS WEST AND A DISTANCE OF 2213.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 62.50 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 29 AND 32, TOWN-SHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 22.57 ACRES MORE OR LESS.

Recorded in Public Records 11/10/2005 at 02:51 PM OR Book 5774 Page 719, Instrument #2005443123, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$46060.00

Sec. 29 -

Kond out PARCel

STATE OF FLORIDA COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That BLUE SKY TIMBER PROPERTIES LLC, a Delaware limited liability company, duly authorized to do business in the State of Florida, whose address and telephone number is 6775 Lenox Center Court, Memphis, Tennessee 38115, (901) 419-9000, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **CLASSIC HOMEBUILDERS INCORPORATED**, a Florida corporation, duly authorized to do business in the State of Florida, whose address and telephone number is 6833 Cedar Ridge Drive, Pensacola, Florida 32526, (850) 944-6805, hereinafter called **GRANTEE**, does hereby GRANT, BARGAIN SELL AND CONVEY unto said Grantee all that real property in the County of Escambia, State of Florida, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on **Exhibit A**, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

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. Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Closing Date of this conveyance, 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;

3. Restrictions on Purchaser's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

4. 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 previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests, including, but not limited to, the interest of Pure Resources, L.P. ("Pure Resources") in the oil, gas and any other liquid or gaseous hydrocarbons, their constituent products and any other minerals produced in association therewith, pursuant to the Mineral and Royalty Deed effective as of October 1, 2000;

6. 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;

7. All matters of record, including outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, and the interest of Pure Resources in the surface use restrictions agreement between International Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests L.L.C. and Pure Resources, effective as of October 1, 2000; and

8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of

Grantor as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make

representations as to: (i) the existence or non-existence of access to or from the Property or any portion

thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property.

Grantee expressly acknowledges that no such representations have been made and that Grantee is not

relying on any representations or warranties other than as set forth herein.

TO HAVE AND TO HOLD the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, <u>EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.</u>

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IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the <u>3155</u> day of October, 2005 to be effective as of November 3, 2005.

Title: Assistant Secretary

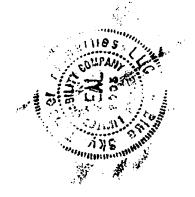
Grantor:

Blue Sky Timber Properties LLC

By:

Name: E. Wayne Plummer

Title: Vice President



Signed, sealed and delivered in the presence of:

Print Tohnson Print

STATE OF TENNESSEE

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this <u>def</u> day of October, 2005, by E. Wayne Plummer, as Vice President of Blue Sky Timber Properties LLC, a Delaware limited liability company, who is personally known to me.

JBLIC

Chandra Y. Briggs Printed Name of Notary Public

7.14.09 My Commission Expires



Exhibit A: Legal Description

LEGAL DESCRIPTION FOR LAND SALE PACKAGE FL #2069 MATHISON ROAD – ESCAMBIA COUNTY, FLORIDA

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Township 2 North, Range 31 West:

Section 20: The E1/2 of NW1/4 of SE1/4 and SW1/4 of SE1/4 LESS Right of Way for Mathison Road in Southeast corner of SW1/4 of SE1/4. The E1/2 of NE1/4 EXCEPT North 50 feet; and E1/2 of SE1/4 and SW1/4 LESS 30 feet of SE1/4 of SE1/4 for Mathison Road Right of Way.

Section 21: The N1/2 of N1/2 Except all East of Highway 29 and EXCEPT strip along Barineau Park Road sold Champion International Corporation recorded in O.R. Book2632, Page 183 and Except Road Rights of Way.

Section 29: The W1/2 of NE1/4, and NW1/4, and W1/2 of SE1/4, and SW1/4, LESS 0.07 acres in Northeast Corner of NW1/4 of NE1/4 for right of way of Mathison Road.

Section 32: The E1/2 of E1/2. The E1/2 of SW1/4 and SW1/4 of SE1/4. The W1/2 of NE1/4 and E1/2 of NW1/4 EXCEPT State Road 184 and EXCEPT Official Records Book 467, page 793, to Boise Cascade Corp.

This Instrument Prepared By:

Jackie W. Rozier Adams & Reese LLP 111 East Capitol Street, Suite 350 Jackson, MS 39201 (601) 353-3234 Return to: David A. Sapp, P.A. 4457 Bayou Blvd. Pensacola, FL 32503 05-07-39-DAS Recorded in Public Records 03/12/2007 at 01:52 PM OR Book 6104 Page 918, Instrument #2007023618, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$11340.00

29-2N-31-2100000000

88.04 AC

Prepared by/Return to: David A. Sapp, P.A. 4457 Bayou Blvd. Pensacola, FL 32503 06-03-06-DAS

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That CLASSIC HOMEBUILDERS INCORPORATED, a Florida corporation, whose address is 6833 Cedar Ridge Drive, Pensacola, FL 32526, hereinafter called GRANTOR, for and in consideration of the sum of Ten (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by WOODLANDS, LLC, a Florida limited liability company, whose address is 6419 NW 99th Drive, Parkland, FL 33076, hereinafter called GRANTEE, does hereby GRANT, BARGAIN SELL AND CONVEY unto said Grantee all that real property in the County of Escambia, State of Florida, described on Exhibit A, and quitclaims all of Grantor's interest in any minerals owned by Grantor, included, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on Exhibit A, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

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. Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Closing Date of this conveyance, 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;

3. Restrictions on Purchaser's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

4. 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 previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests,

including, but not limited to, the interest of Pure Resources, L.P. ("Pure Resources") in the oil, gas and any other liquid or gaseous hydrocarbons, their constituent products and any other minerals produced in association therewith, pursuant to the Mineral and Royalty Deed effective as of October 1, 2000;

6. 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;

7. All matters of record, including outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, and the interest of Pure Resources in the surface use restrictions agreement between International Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests L.L.C. and Pure Resources, effective as of October 1, 2000; and

8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of seller as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property.

Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.

TO HAVE AND TO HOLD the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the $\frac{2^{nd}}{2}$ day of March, 2007.

Grantor:

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CLASSIC HOMEBUILDERS INCORPORATED

Faciane, Vice President

Signed, sealed and delivered in the presence of: ANICE)ILG

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd' day of March, 2007, by Ricky L. Faciane, as Vice President, of Classic Homebuilders Incorporated, a Florida corporation, on behalf of the corporation, He (\vee) is personally known to me or () has produced as identification and who did not take an oath.

My Commission Expires: 8-13-0 18 NOTARY PUBLIC TANICE S. SUGAR JANICE Printed Name of Notary Public

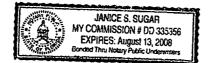


EXHIBIT "A"

DESCRIPTION: (AS PREPARED BY NORTHINEST FLORIDA LAND SURVEYING, INC.)

COMMENCING AT A 4"X4" CONCRETE MONIMENT NUMBERED SAINT REGIS AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH OZ DEGREES 52 MINUTES IS SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2130.45 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID WEST LINE GO NORTH 19 DEGREES OO MINUTES OF SECONDS EAST A DISTANCE OF 521.79 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 63 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 244,08 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1271; THENCE GO NORTH 18 DEGREES 13 MINUTES 37 SECONDS EAST A DISTANCE OF 480.13 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211; THNECE GO SOUTH 11 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 744.01 FEET; THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 373.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET; THENCE GO SOUTHHESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1040.00 FEET AN ARC LENGTH OF 579.27 FEET, (CHORD DISTANCE = 571.81 FEET, CHORD BEARING = SOUTH OI DEGREES 22 MINUTES IS SECONDS WEST TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 985.42 FEET; THENCE GO NORTH 87 DEGREES 05 MINUTES 45 SECONDS WEST A DISTANCE OF 2151.80 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 12TI SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID SECTION 24, THENCE GO NORTH 02 DEGREES 52 MINUTES 16 SECONDS EAST A DISTANCE OF 1928-61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 29, TOWN-SHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 88,04 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCING AT A 4"X4" CONCRETE MONIMENT NUMBERED SAINT REGIS AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH O2 DEGREES 52 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2130.45 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7271; THENCE DEPARTING SAID WEST LINE GO NORTH 79 DEGREES OO MINUTES OG SECONDS EAST A DISTANCE OF 521.79 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 12TI; THENCE 60 SOUTH 63 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 244,08 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 12TH; THENCE GO NORTH 18 DEGREES 13 MINUTES 31 SECONDS EAST A DISTANCE OF 480.73 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1271; THENCE GO SOUTH 71 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 722.23 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1271 SAID POINT ALSO BEING THE POINT OF BEGINNING THENCE GO SOUTH 71 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 22.57 FEET; THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 373.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET; THENCE GO SOUTHMESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1040.00 FEET AN ARC LENGTH OF 579.27 FEET, (CHORD DISTANCE = 571.81 FEET, CHORD BEARING = SOUTH OI DEGREES 22 MINUTES 13 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 985.42 FEET; THENCE GO NORTH 87 DEGREES 05 MINUTES 45 SECONDS WEST A DISTANCE OF 23.59 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 12TI; THENCE GO NORTH 14 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 918.33 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE BEING CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 106250 FEET; THENCE GO NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 106250 FEET AN ARC LENGTH OF 591.12 FEET, (CHORD DISTANCE = 583.53 FEET, CHORD BEARING = NORTH OI DEGREES 21 MINUTES OB SECONDS EAST) TO A 4"X4" CONCRETE MONIMENT NUMBERED 12T1 SAID POINT ALSO BEING THE POINT OF TANGENCY; THENCE GO NORTH IS DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 375.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.00 ACRES MORE OR LESS.

EXHIBIT "A" - continued

AND ALSO A PROPOSED PARKWAY (125' R/W).

A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60' R/W): THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEEST GUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH & DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 29 A DISTANCE OF 1323.38 FEET TO THE POINT OF INTERSECTION, THENCE GO SOUTH O2 DEGREES 49 MINUTES OF SECONDS WEST A DISTANCE OF 185.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 1000,00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 733.50 FEET, (CHORD DISTANCE = 717.17 FEET, CHORD BEARING . SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 1240,00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1240,00 FEET AN ARC LENGTH OF 669.52 FEET, (CHORD DISTANCE = 661.41 FEET, CHORD BEARING = SOUTH 29 DEGREES 22 MINUTES 39 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 1122.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1000,00 FEET; THENCE GO SOUTHINESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 558.17 FEET, (CHORD DISTANCE : 550.95 FEET, CHORD BEARING = SOUTH OI DEGREES 24 MINUTES 15 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET AN ARC LENGTH OF 95.98 FEET, (CHORD DISTANCE = 45.66 FEET, CHORD BEARING = SOUTH OG DEGREES 29 MINUTES 58 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH OI DEGREES 35 MINUTES IS SECONDS WEST A DISTANCE OF 4021.73 FEET OT THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1023.90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1023.90 FEET AN ARC LENGTH OF 410.60 FEET, (CHORD DISTANCE = 407.93 FEET, CHORD BEARING = SOUTH OF DEGREES 54 MINUTES ID SECOND'S EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 934.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT OF TERMINATION BEING NORTH 87 DEGREES 14 MINUTES 04 SECONDS WEST AND A DISTANCE OF 2213.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 62.50 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 29 AND 32, TOWN-SHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 22.57 ACRES MORE OR LESS.

211

Recorded in Public Records 02/28/2011 at 11:10 AM OR Book 6693 Page 1040, Instrument #2011012911, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$13706.00

29-2N-31-2000000000 106.3740 HEMMER CONSULTING LLC

> THIS INSTRUMENT PREPARED BY: PHILIP A. BATES PHILIP A. BATES, P.A. Post Office Box 1390 Pensacola, Florida 32591-1390

STATE OF FLORIDA COUNTY OF ESCAMBIA

Par. I.D.#: 29-2N-31-2000-000-000

WARRANTY DEED IN LIEU OF FORECLOSURE WITHOUT MERGER OF TITLE

THIS INDENTURE, made this $\frac{10^{-4}}{10^{-4}}$ day of January, 2011, between DAKA PROPERTIES, LLC, a dissolved Florida limited liability company, 801 East Cervantes Street, Pensacola, FL 32501, ('Grantor") and SYNOVUS BANK, 1148 Broadway, Columbus, GA 31901 ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, as part of winding up the business affairs of the Grantor, conveys to Grantee, and Grantee's successors and assigns forever, all of its undivided interest in and to that certain tract or parcel of real property lying and being in Escambia County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is given in lieu of foreclosure, but not in satisfaction of that certain Mortgage from Daka Properties, LLC, as Mortgagor, to Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, successor by merger with Bank of Pensacola, as Mortgagee, as follows: Mortgage, Assignment of Leases and Rents, and Security Agreement, dated March 2, 2007, recorded March 13, 2007, in Official Records Book 6105, Page 1013, of the Public Records of Escambia County, Florida.

This conveyance is not and should not be construed as a conveyance to secure a debt. The grant of this deed is an absolute conveyance of the property hereunder and is not intended to be as additional security of Grantee. It is the intent of Grantor and Grantee that title to the property should not be merged with the lien of the aforesaid Mortgage and this conveyance should be so construed, it being specifically intended that such rights of Grantee in the Property shall survive execution and delivery of this Deed and remain outstanding.

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This conveyance is subject to liens of records as of the date hereof. Grantor does otherwise hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence Print Name:

rint Name: TANice SUGAR

Daka Properties, LLC, a dissolved Florida limited liability company

By: David A. Sapt

Its: Managing Member

STATE OF FLORIDA

COUNTY OF ESCAMBIA

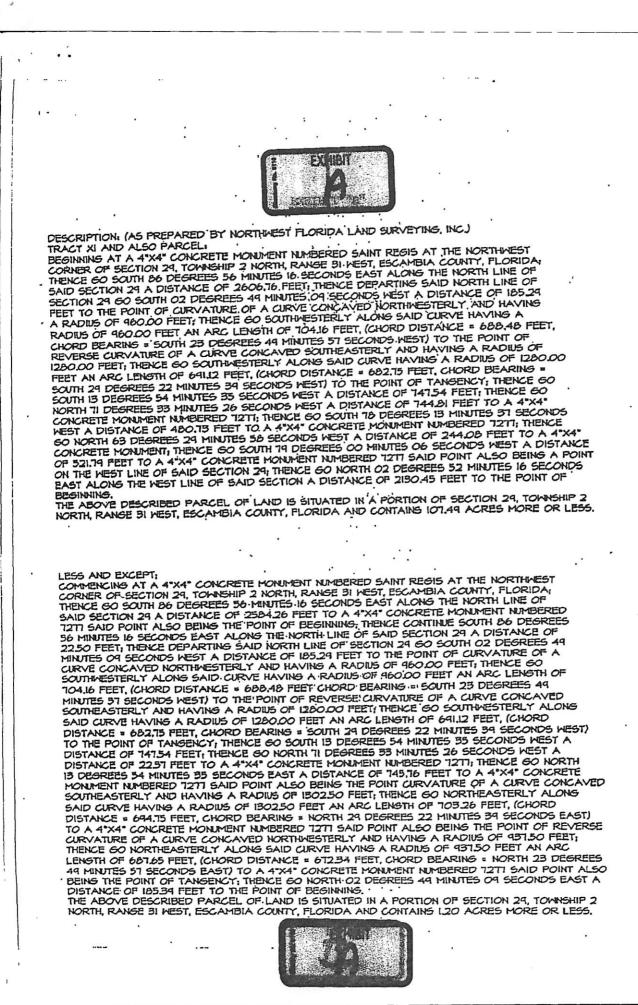
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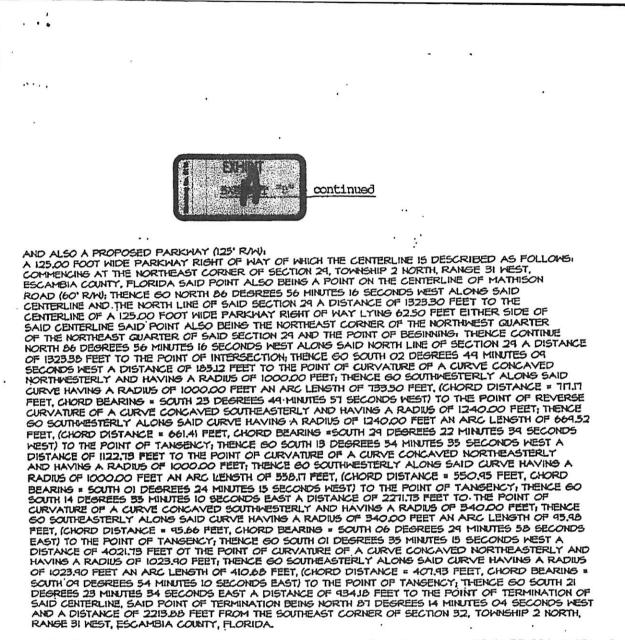
The foregoing instrument was acknowledged before me this $\underline{/0}$ day of January, 2011 by David A. Sapp, as Managing Member of Daka Properties, LLC, a dissolved Florida limited liability company, as part of winding up the business affairs of the company, on behalf of the company.

JANICE S. SUGAR MY COMMISSION # DD 809255 EXPIRES: August 13, 2012 Inded Thru Notary Public Underwrite Personally Known

TARY PUBLIC State of lorida Print Name: JANice

OR Produced Identification _____ Type of Identification Produced





THE LINES LYING 62.30 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 29 AND 32, TOWN-SHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 22.57 ACRES MORE OR LESS. Recorded in Public Records 01/13/2014 at 02:58 PM OR Book 7124 Page 834, Instrument #2014002268, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$770.00

(A)

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20-2N-31 - 3100 000006

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Scott Torrie, Esq. Scott Torrie, P.A. 28471 U.S. Highway 19 North Suite 505 Clearwater, FL 33761 (727) 239-8169

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, executed this 26th day of December, 2013, between TIMBER PROPERTIES, LLC, a Florida limited liability company, whose post office address is 2253 Country Place Circle, Pensacola, Florida 32534, grantor, and EXIT 3 INVESTMENTS, LLC, a Florida limited liability company, grantee, whose post office address is 695 31st Street South, St. Petersburg, Florida 33712. (Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

WITNESSETH:

That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, reservations, covenants, conditions and restrictions of record, none of which are reimposed hereby.

Subject to taxes for the year 2014 and all subsequent years, which are not yet due and payable.

** The conveyance of the above described property from grantor to grantee is for the purpose of winding up the affairs of the grantor.**

And the said grantor does hereby fully warrant the title to said land, and will defend the same against all lawful claims of all persons whomsoever.

[SIGNATURES AND NOTARY JURAT APPEAR ON FOLOWING PAGE]

Florida Documentary Stamp Tax in the amount of \$770.00 is being paid with the recording of this Warranty Deed based on a sale price of \$110,000.00 for the property involved.

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IN WITNESSES WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name:

Print Name:

TIMBER PROPERTIES, LLC, a Florida limited liability company

Bv: Mark Sturgen, its Manager

STATE OF FLORIDA) COUNTY OF ESCAMBIA)

I HEREBY CERTIFY, that on this 26th day of December, 2013, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mark Sturgen, in his capacity as Manager and on behalf of Timber Properties, LLC, a Florida limited liability company, to me known to be the person described in or who has produced Florida driver's licenses as identification and who did take an oath and who executed the foregoing Warranty Deed and he acknowledged before me that he executed same.

10:00

NOTARY PUBLIC STATE OF FLORIDA

SEAL:

THERESA WILLIAMS Commission # EE 091961 Expires June 28, 2015 Brodel Ties Tray Fair Inscreme 50, 500 June

2

DESCRIPTION

JOB NO.: 19000

TIMBER PROPERTIES. LLC OFFICIAL RECORDS BOOK: 5928. PAGE: 476 DESCRIPTION: (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.) TRACT XII EAST PARCEL COMMENCE AT A 4"X4" CONCRETE MONUMENT NUMBERED SAINT REGIS AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 02 DEGREES 53 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2636.25 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211; THENCE DEPARTING SAID WEST LINE GO SOUTH 86 DEGREES 59 MINUTES 43 SECONDS EAST A DISTANCE OF 167.74 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277, POINT ALSO BEING THE POINT OF BEGINNING, THENCE GO SOUTH 37 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 671.31 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 12 DEGREES 03 MINUTES 38 SECONDS EAST A DISTANCE OF 495.50 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1211; THENCE GO SOUTH 23 DEGREES 19 MINUTES OS SECONDS EAST A DISTANCE OF 425.13 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1277; THENCE GO SOUTH 42 DEGREES 47 MINUTES 55 SECONDS EAST A DISTANCE OF 306,05 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 34 DEGREES 44 MINUTES 42 SECONDS EAST A DISTANCE OF 414.31 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 72TT; THENCE GO SOUTH 48 DEGREES 03 MINUTES 38 SECONDS EAST A DISTANCE OF 433.72 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 62 DEGREES 18 MINUTES 39 SECONDS EAST DISTANCE OF 340.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 72TT; THENCE GO NORTH 04 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 315.79 FEET TO 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO NORTH 34 DEGREES 28 MINUTES 55 SECONDS EAST A DISTANCE OF 422.30 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 7277; THENCE GO NORTH 20 DEGREES 22 MINUTES 19 SECONDS EAST A DISTANCE OF 354.95 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 7277; THENCE GO NORTH IB DEGREES 57 MINUTES IO SECONDS EAST A DISTANCE OF 166.01 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1211; THENCE GO NORTH 17 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 131.31 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE GO NORTH 02 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 216,14 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO NORTH 23 DEGREES 40 MINUTES 02 SECONDS EAST A DISTANCE OF 272.92 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO NORTH 02 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 236.53 FEET TO A 4*X4* CONCRETE MONUMENT NUMBERED 7277; THENCE GO NORTH 14 DEGREES 49 MINUTES 50 SECONDS WEST A DISTANCE OF 361.35 FEET TO A CONCRETE MONIMENT NUMBERED 1277; THENCE GO NORTH 86 DEGREES 59 MINUTES 43 SECONDS WEST A DISTANCE OF 2150.17 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 12.36 ACRES MORE OR LESS. EXHIBIT "A" SCALE:1"=600' SHEET 5 OF 10 7142 BELGIUM CIRCLE Pensacola, Fl 32526 (850) 432–1052 NORTHWEST FLORIDA LAND SURVEYING, INC. **A PROFESSIONAL SERVICE ORGANIZATION** -----

Recorded in Public Records 01/13/2014 at 02:58 PM OR Book 7124 Fage 0107 Instrument #2014002272, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$770.00

(6)

20-2N-31-300000000 63.56 AC

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Scott Torrie, Esq. Scott Torrie, P.A. 28471 U.S. Highway 19 North Suite 505 Clearwater, FL 33761 (727) 239-8169

3

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, executed this 26th day of December, 2013, between TRICO, LLC, a Florida limited liability company, whose post office address is 2253 Country Place Circle, Pensacola, Florida 32534, grantor, and EXIT 3 INVESTMENTS, LLC, a Florida limited liability company, grantee, whose post office address is 695 31st Street South, St. Petersburg, Florida 33712. (Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

WITNESSETH:

That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, reservations, covenants, conditions and restrictions of record, none of which are reimposed hereby.

Subject to taxes for the year 2014 and all subsequent years, which are not yet due and payable.

** The conveyance of the above described property from grantor to grantee is for the purpose of winding up the affairs of the grantor.**

And the said grantor does hereby fully warrant the title to said land, and will defend the same against all lawful claims of all persons whomsoever.

[SIGNATURES AND NOTARY JURAT APPEAR ON FOLOWING PAGE]

Florida Documentary Stamp Tax in the amount of \$770.00 is being paid with the recording of this Warranty Deed based on a sale price of \$110,000.00 for the property involved.

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IN WITNESSES WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Sherry Sturger Sherry Sturger Print Name:

Print Name:

TRICO, LLC, a Florida limited liability company

By: Mark Sturgen, its Manager

STATE OF FLORIDA) COUNTY OF ESCAMBIA)

I HEREBY CERTIFY, that on this 26th day of December, 2013, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mark Sturgen, in his capacity as Manager and on behalf of TRICO, LLC, a Florida limited liability company, to me known to be the person described in or who has produced Florida driver's licenses as identification and who did take an oath and who executed the foregoing Warranty Deed and he acknowledged before me that he executed same.

700 NOTARY PUBLIC

STATE OF FLORIDA

SEAL:



DESCRIPTION JOB NO .: 19000 TRICOLLIC OFFICIAL RECORDS BOOK: 5928, PAGE: 494 DESCRIPTION: (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.) TRACT XII WEST PARCEL BEGINNING AT A 4"X4" CONCRETE MONUMENT NUMBERED SAINT REGIS AT THE SOUTHWEST CORNER OF SECTION 20. TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 02 DEGREES 53 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2636.25 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211; THENCE DEPARTING SAID WEST LINE GO SOUTH 86 DEGREES 59 MINUTES 43 SECONDS EAST A DISTANCE OF 167.74 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 37 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 671.31 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH 12 DEGREES 03 MINUTES 38 SECONDS EAST A DISTANCE OF 495.50 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211: THENCE GO SOUTH 23 DEGREES 19 MINUTES OS SECONOS EAST A DISTANCE OF 425.13 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 1211; THENCE GO SOUTH 42 DEGREES 47 MINUTES 55 SECONDS EAST A DISTANCE OF 306.05 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1271; THENCE GO SOUTH 34 DEGREES 44 MINUTES 42 SECONDS EAST A DISTANCE OF 414.31 FEET TO A 4"X4" CONCRETE MONIMENT NUMBERED 7277; THENCE GO SOUTH 48 DEGREES 03 MINUTES 38 SECONDS EAST A DISTANCE OF 433.72 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277. THENCE GO SOUTH 62 DEGREES 18 MINUTES 39 SECONDS EAST A DISTANCE OF 340.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH O4 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 315.79 FEET TO 4"X4" CONCRETE MONUMENT NUMBERED 7271, POINT ALSO BEING ON THE SOUTH LINE OF SECTION 20: THENCE GO NORTH & DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE OF THE AFORESAID SECTION 20 A DISTANCE OF 2016,25 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 64.24 ACRES MORE OR LESS. EXHIBIT "A" SCALE:1"=600' SHEET 6 OF 10 NORTHWEST FLORIDA LAND SURVEYING, INC. **A PROPESSIONAL SERVICE ORGANIZATION**



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PROJECT N 15514 - CONS INDEX 1	BOUNDARY SURVEY/ JURISDICTION	NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION	IHE SIGNATURE AND 1. 5/13/08 REVISE DESCRIPTION OF CONSERVATION EASEMENT "C"
0 ਲ਼ <u>N</u>		Pensacola, Fl 32505 (850) 432-1052	THE ORIGINAL RAISED

SON, PROFESSIONAL LAND SURVEYOR NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA LORIDA LAND SURVEYING, INC. STREET, PENSACOLA, FLORIDA 32505

EYING, INC., FOR NTS, RIGHTS-OF-

N EASEMENT 5. 1. 0. 10.	TOTAL	EASEMENT "E"	EASEMENT "D"	EASEMENT "C"	EASEMENT "B"	EASEMENT "A"	CONSERVATIO
	10.26 AC	" 0.17 AC	" 0.51 AC	" 3.20 AC	" 1.04 AC	" 5.34 AC	CONSERVATION EASEMENT AREAS

OF RA

DESCRIPTION AS PREPARED CREATED AS PER THE CLIENT'S REQUEST) BY NORTHWEST FLORIDA LAND SURVEYING, INC.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOMISHIP 2 NORTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA, THENCE CO SOUTH OT DECREES 14 MINUTES 20 SECONDS KEST ALGONG THE WEST LIVE OF SUD SECOND 33 FOR A DISTANCE OF SAGA 67 FEET TO THE SOUTH SUT ALGONE THE NORTHWEST OLARER OF SUD SECTION 33, THENCE CO SOUTH 37 DECREES 11 MINUTES 49 SECONDS EAST THE NORTHWEST OLARER OF THE NORTHWEST OLARER OF SUD SECOND WEST FOR A DISTANCE OF SUD FEAST COMEN (COMENTER OF 266 FEET TO A POINT ON THE ADDRESS OF SUCCIDAR 30 FEET; TO REPORT OF THE NORTHWEST OLARER OF 266 FEET TO A POINT ON THE ADDRESS OF SUCCIDAR 30 FEET; TO REPORT OF THE NORTHWEST OLARER OF 266 FEET TO A POINT ON THE ADDRESS OF SUCCIDAR 30 FEET; TO REPORT OF SUCCIDAR 30 FEET; TO REPORT OF SUCCIDAR 31 FOR A DISTANCE OF 20 FEET; TO REPORT OF 260 FEET TO A POINT ON THE ADDRESS OF SUCCIDAR 31 FEET TO REPORT OF SUCCIDAR 31 FOR A DISTANCE OF 20 FEET; TO REPORT OF SUD EAST LIVE OF THE NORTHWEST OLARER OF SECTION 33 FEET TO REPORT OF 20 FEET; TO REPORT OF SUD EAST LIVE OF THE NORTHWEST OLARER OF SECTION 33 FEET TO REPORT OF 20 FEET TO REPORT OF SUD EAST LIVE OF THE NORTHWEST OLARER OF SECTION 33 FEET FOR ALDISTANCE OF 20 FEET TO REPORT OF SUD EAST LIVE OF THE NORTHWEST OLARER OF SECTION 33 FEET FOR ALDISTANCE OF 20 FEET TO REPORT OF SUD EAST LIVE OF THE NORTHWEST OLARER OF SECTION 33 FEET FOR ALDISTANCE OF 20 FEET TO THE FOR ALL ALC DISTANCE OF 3305 FEET FOR ALDISTANCE OF SUD CURVE HANNG A RADUS OF 230.00 FEET FOR ALL CLEVE BEANGLING IN THE VERTICE ON STATUES OF 20 FEET TO THE FORT ALL CLEVE END CURVE HANNG A RADUS OF 25.00 FEET FOR ALL AND FOR ALL CLEVE ALL CLEVE EDADATION OF LANCE OF SUD CURVE HANNG A RADUS OF 25.00 FEET FOR ALL ARC OF SUD CURVE HANNG A RADUS OF 25.00 FEET TO ALL PORT OF CURVE AND ALL CLEVE 20 FEET TO THE FORT ALL CLEVE EDADATION OF REPORT OF ALL CLEVE 20 FEET TO THE FORT ALL CLEVE EDADATIONS OF 23.00 FEET FOR ALL ARC OF SUD CURVE HANNE A RADUS OF 23.00 FEET FOR ALL ARC OF SUD CURVE HANNG A RADUS OF 23.00 FEET FOR ALL ARC OF SUD CURVE HANGE A 20

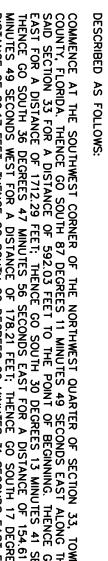
DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC. LESS AND EXCEPT: (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST)

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A PORTION OF SECTION 33, TOWNSHIP-2-NORTH GE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, CONSERVATION EASEMENT "A" (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST) INC,



COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3. COUNTY, FLORIDA. THENCE GO SOUTH 87 DEGREES 11 MINUTES 49 SECONDS EAST AL SAID SECTION 33 FOR A DISTANCE OF 592.03 FEET TO THE POINT OF BEGINNING. THE EAST FOR A DISTANCE OF 1712.29 FEET; THENCE GO SOUTH 30 DEGREES 13 MINUTES THENCE GO SOUTH 36 DEGREES 47 MINUTES 56 SECONDS EAST FOR A DISTANCE OF DISTANCE OF 89.17 FEET; THENCE GO SOUTH 22 DEGREES 29 MINUTES 31 SECONDS I SOUTH 06 DEGREES 53 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 53.77 FEET; SECONDS WEST FOR A DISTANCE OF 69.43 FEET; THENCE GO SOUTH 10 DEGREES 45 FEET; THENCE GO SOUTH 52 DEGREES 34 MINUTES 44 SECONDS WEST FOR A DISTANCE DISTANCE OF 41.48 FEET; THENCE GO SOUTH 17 DEGREES 05 MINUTES 48 SECONDS SOUTH 02 DISTANCE OF 41.48 FEET; THENCE GO SOUTH 17 DEGREES 05 MINUTES 48 SECONDS O SOUTH 02 DEGREES 47 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 599.22 FEET; CORNER OF SAID SECTION 33; THENCE GO NORTH 87 DEGREES 11 MINUTES 48 SECONDS POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A POR WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 5.34 ACRES MORE OR LESS. FEET: 17 FEET: 17 GO S 54 SE 12 12 MILES 12 MILE THENCE OF 165 ICE 07 SOL ICE 07 SOL ICE 07 61. IDS EAST F THENCE 07 ICE 07 165 ICE 07 I SCAMBIA QUARTER OF QUARTER OF TA:26 FEET; FOR A FOR A TES 08 CE OF 64.08 DEGREES 06 FOR A ENCE GO NORTHWEST TO THE RANGE 31

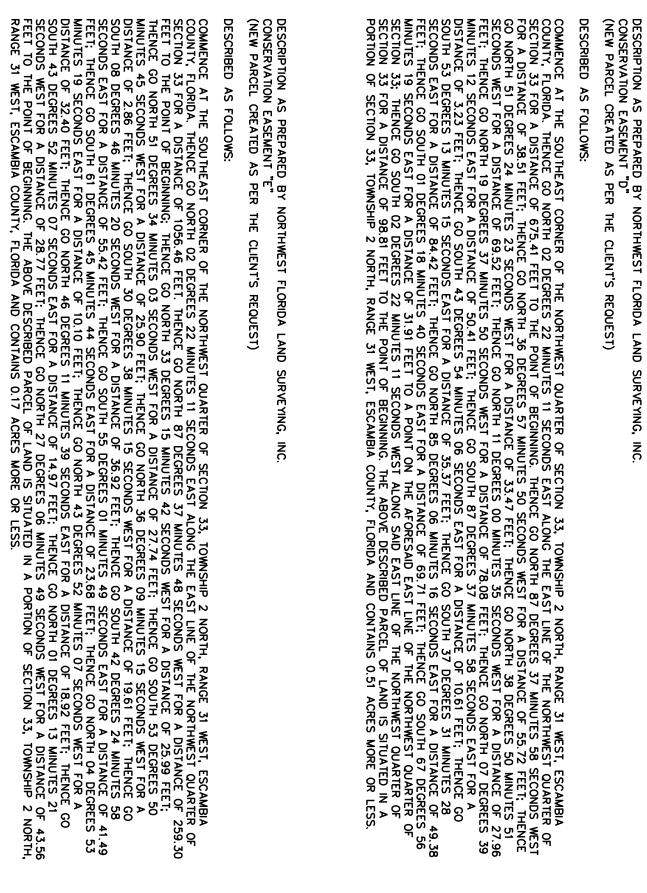
DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC. CONSERVATION EASEMENT "B" (NEW PARCEL CREATED AS PER THE CLIENT'S REQUEST) DESCRIBED AS FOLLOWS:

IBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3 COUNTY, FLORIDA. THENCE GO SOUTH 87 DEGREES 11 MINUTES 49 SECONDS EAST AL SAID SECTION 33 FOR A DISTANCE OF 592.03 FEET; THENCE GO NORTH 02 DEGREES 1712.29 FEET; THENCE GO NORTH 06 DEGREES 51 MINUTES 09 SECONDS EAST FOR BEGINNING; THENCE CONTINUE NORTH 06 DEGREES 51 MINUTES 09 SECONDS EAST FOR DEGREES 27 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 443.23 FEET; THENCE GO SOUTH 81 DEGREES 18 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 77.61 FE SECONDS WEST FOR A DISTANCE OF 85.99 FEET; THENCE GO SOUTH 43 DEGREES 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 77.61 FE SECONDS WEST FOR A DISTANCE OF 85.99 FEET; THENCE GO SOUTH 43 DEGREES 25 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 90.43 FEET; THENCE GO NORTH 83 DISTANCE OF 2.18 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEE TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.0 NSHIP 2 NORTH HE SOUTH LINE NUTES 57 SECC ISTANCE OF 65.95 ISTANCE OF 65.95 UTH 76 DEGREE WEST FOR A C WEST FOR A C ES 08 DIS SULUTES AND IS SULUTES AND IS SULUTES AND IS SULUTES RTH, RANGE 31 WEST, ESCAMBIA INE OF THE NORTHWEST QUARTER OF ECONDS EAST FOR A DISTANCE OF 5.95 FEET TO THE POINT OF 274.07 FEET; THENCE GO SOUTH 88 REES 34 MINUTES 48 SECONDS WEST A DISTANCE OF 120.21 FEET; THENCE OUTH 58 DEGREES 16 MINUTES 39 NDS WEST FOR A DISTANCE OF 68.15 THENCE GO SOUTH 49 DEGREES 57 TES 51 SECONDS WEST FOR A ATED IN A PORTION OF SECTION 33, 2 LESS.

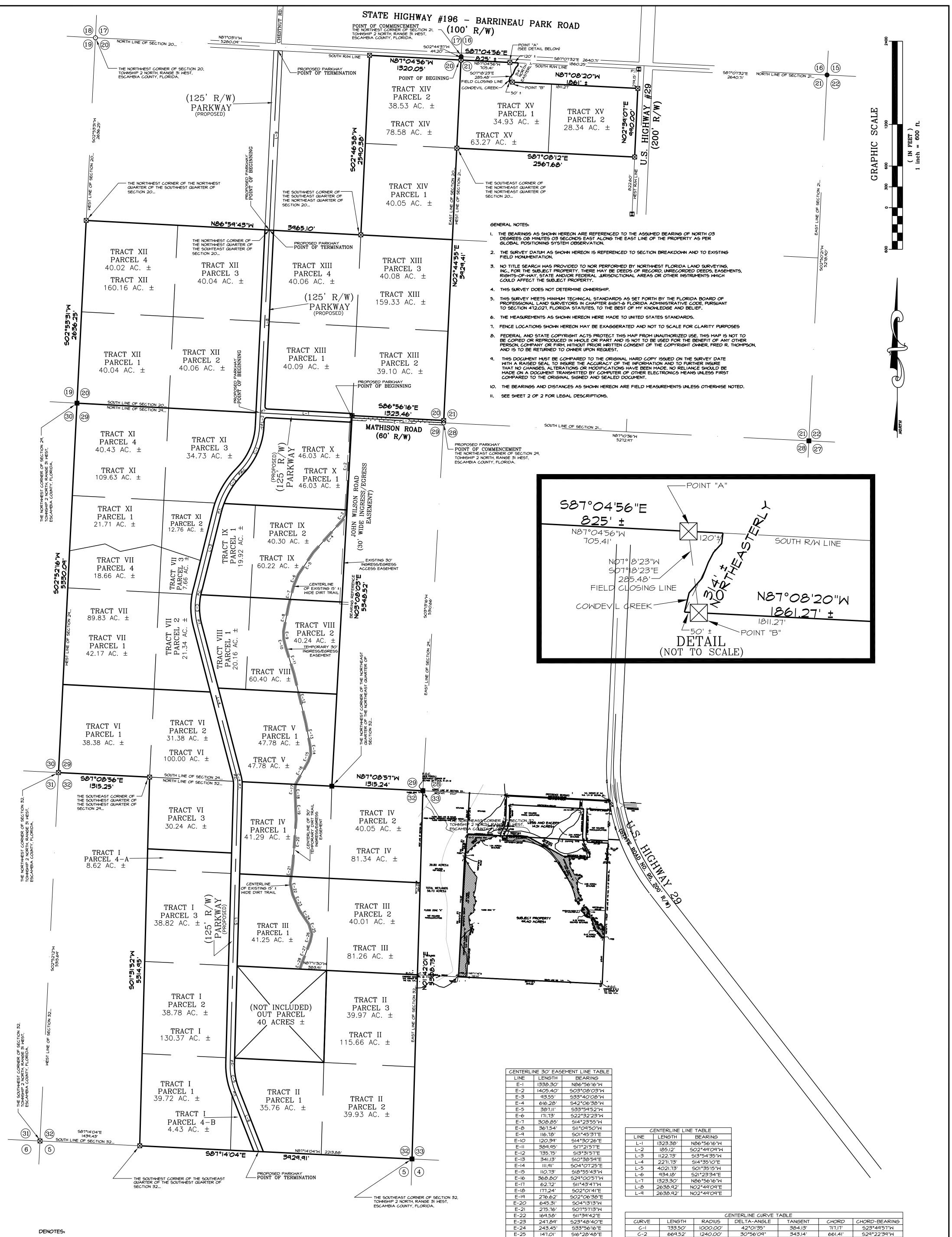
DESCRIPTION AS PREPARED BY WORTHWEST FLORIDA LAND SURVEYING, INC.
CONSERVATION EASEMENT "C"
CONSERVATION EASE EASE TO AN DISTANCE OF SECOND EAST TOWN ADD OF EASEMENT. THENCE CO SOUTH BY DEGREES 37 JUNUTES 45 SECONDS EAST TOWN ADD OF EAST TOWN. TOWNS, BY DEGREES 37 JUNUTES 45 SECOND EAST TOWN ADD OF EAST TOWN. TOWNS, BY DEGREES 37 JUNUTES 45 SECOND EAST TOWN ADD OF EAST TOWN. TOWNS, BY DEGREES 37 JUNUTES 35 SECOND EAST TOWN. ADDITAGE OF SAUGURE TO THE POINT OF EAST TOWN. TOWNS, BY DEGREES 37 JUNUTES 35 SECOND EAST TOWN. ADDITAGE OF SAUGURE TOWN. THENCE CO SOUTH 30 DEGREES 37 JUNUTES 35 SECOND EAST TOWN. ADDITAGE 37 SECOND EAST TOWN. ADDITAGE 31 SECOND EAST TOWN. ADDITAGE 32 SECOND EAST TOWN.

DESCRIPTION AS PREPARED BY NORI CONSERVATION EASEMENT "D" (NEW PARCEL CREATED AS PER THE



This drawing is the property of NORTHWEST FLORIDA LAND SURVEYING, INC. and is not to be ed in whole or in part. It is not to be used on any other project and is to be returned upon request

INDEX	BOUNDARY SURVEY/		THWEST FLORIDA	LAND SUR	VEYING INC	NOT VALID WITHOUT	NO.	DATE	APPR.	REVISIONS
ROJECT N 15514 -CONS E DEX 10	JURISDICTION	A PROFESSIONAL SERVICE ORGANIZATION			THE SIGNATURE AND THE ORIGINAL RAISED					
° F Ó		5800 N. Pensaco (850) 43	a, Fl 32505			SEAL OF A FLORIDA				
NO.	OF A PORTION OF SECTION 33, TOWNSHIP-2-NORTH, Range-31-West, Escambia County, Florida.	SCALE		CHECKED	DATE	LICENSED PROFESSIONAL				
SHE	REQUESTED BY AND PREPARED FOR: FRED HEMMER	SCALE AS SHOWN	AES/HPG/JAS		A 4/6/15	LAND SURVEYOR				
ETS										



CENTERLINE 30' EASEMENT LINE TABLE											
LINE	LENGTH	BEARING									
E-I	1338.30'	N86°56'16"W									
E-2	1405.40'	503°08'03"W									
E-3	93.55'	533°40'08"W									
E-4	616.28'	542°06'38"W									
E-5	387.11'	533°59'52"W									
E-6	171.73'	522°32'23"W									
E-7	308.85'	SI4°23'55"W									
E-8	367.54'	SII°09'50"W		6	ENT	ERLINE I	INE				
E-9	116.78'	SOI°45'37"E		LINE		ENGTH		BEARING	\neg		
E-IO	120.39'	514°30'26"E		L-I		23.38'	N	186°56'16"W	_		
E-II	389.95'	SI7°21'57"E		L-2		85.12'		02°49'09"W	_		
E-12	735.75'	513°31'57"E		L-3	1122.73'		-	03°54'35"W			
E-13	341.13'	510°38'59"E		L-4	2271.73'		514°35'10"E				
E-14	111.91'	504°07'25"E		L-5				SOI°35'15"W			
E-15	110.73'	SI8°55'43"W		L-6	-	34.18'		521°23'34"E			
E-16	368.80'	529°00'57"W		L-7	-	23.30'	N86°56'16"W		_		
E-17	62.72'	511°43'47"W		L-8		538.92'			-		
E-IØ	177.24'	502°01'41"E		L-9				NO2°49'09"E			
E-19	276.62'	502°06'38"E		<u> </u>	20	00.12					
E-20	645.31'	504°13'13"W									
E-21	275.76'	507°57'13"W									
E-22	169.58'	511°39'42"E					CEN				
E-23	247.89'	523°48'40"E		CURVE		LENG1		RADIUS			
E-24	243.45'	533°56'16"E		C-I		733.50	2'	1000.00'			
E-25	147.01'	516°28'48"E		C-2		669.52	2'	1240.00'			
E-26	109.12'	512°02'35"W		C-3	C-3 558		558.17		558.17'		
E-27	344.01'	521°08'23"W		C-4		95.98		340.00'			
E-28	80.25'	518°02'02"W	J	C-5		410.68	א'	1023.90'			

☑ ~ 4"X4" CONCRETE MONUMENT, NUMBERED 7277 (PLACED)

- ~ 4"X4" CONCRETE MONUMENT, NUMBERED SAINT REGIS (FOUND)
- X ~ 6"X6" CONCRETE MONUMENT, NUMBERED FLORIDA DEPARTMENT
- OF TRANSPORTATION (FOUND)
- ~ RAILROAD SPIKE, UNNUMBERED (FOUND)
- P.K. NAIL AND DISK, NUMBERED 7277 (FOUND)
- ± ~ MORE OR LESS
- P.I. ~ POINT OF INTERSECTION R/W ~ RIGHT OF WAY
- A.C. ~ ACRES P.C. ~ POINT OF CURVATURE
- P.R.C. ~ POINT OF REVERSE CURVATURE

P.T. ~ POINT OF TANGENCY

CLASSIC HOMEBUILDERS INCORPORATED

CERTIFIED TO:

BANK OF PENSACOLA DAVID A SAPP PA CHICAGO TITLE INSURANCE COMPANY

NORTHWEST FLORIDA LAND SURVEYING, INC. 7142 BELGROM CIRCLE, PENSACOLA, FLORIDA 32526

31°58'50"

16°10'25"

22°58'51"

10m/50n 3/30/15 / n FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

> This drawing is the property of NORTHWEST FLORIDA LAND SURVEYING, INC. and is not to be reproduced in whole or in port. It is not to be used on any other project and is to be returned upon request.

550.95'

95.66'

407.93'

501°24'15"W

506°29'58"E

509°54'10"E

286.56'

48.31'

208.14'

PROJEC 158 INDEX	BOUNDARY SURVEY	A PROFESSIONAL SERVICE ORGANIZATION			NOT VALID WITHOUT). DATE	APPR.	REVISIONS	
	OF A PORTION OF SECTIONS 20, 21, 29 AND 32, TOWNSHIP 2 NORTH,				THE SIGNATURE AND THE ORIGINAL RAISED				
	RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA				SEAL OF A FLORIDA				
		SCALE I" = 600' DRAWN FRT/CRJ CHECKED FRT DATE 3/30/15		LICENSED PROFESSIONAL —					
SHEE	PREPARED FOR AND REQUESTED BY: FRED HEMMER					LAND SURVEYOR			
S									

DESCRIPTION SHEET

DESCRIPTION: (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH O2 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 49.20 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF BARRINEAU PARK ROAD (100' R/W) AND THE POINT OF BEGINNING; THENCE GO SOUTH 87 DEGREES 04 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 705.41 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277, HERE IN AFTER REFERED TO AS POINT "A"; THENCE CONTINUE SOUTH &7 DEGREES O4 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120 FEET MORE OR LESS TO THE CENTERLINE OF COWDEVIL CREEK; THENCE RETRACING LINE LAST TRAVERSED HAVING A BEARING OF NORTH 87 DEGREES 04 MINUTES 56 SECONDS WEST AND BEING THE SOUTH RIGHT OF WAY LINE OF SAID BARRINEAU PARK ROAD A DISTANCE OF 825.41 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH &7 DEGREES O4 MINUTES 56 SECONDS WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1320.05 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277; THENCE GO SOUTH O2 DEGREES 46 MINUTES 58 SECONDS WEST A DISTANCE OF 2590.38 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1211 AT THE SOUTHWEST CORNER OF THE SOUTH-EAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE GO NORTH 86 DEGREES 59 MINUTES 43 SECONDS WEST A DISTANCE OF 3965.10 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1217 AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE GO SOUTH O2 DEGREES 53 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2636.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH O2 DEGREES 52 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 5330.09 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 08 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1315.25 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE GO SOUTH OI DEGREES 31 MINUTES 52 SECONDS WEST A DISTANCE OF 5314.95 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE GO SOUTH &7 DEGREES 14 MINUTES O4 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 3929.91 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE GO NORTH OI DEGREES 42 MINUTES OI SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 5308.75 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHEAST CORNER OF SAID SECTION; THENCE GO NORTH &7 DEGREES OB MINUTES 57 SECONDS WEST A DISTANCE OF 1315.24 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED (SAINT REGIS) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF OF SAID SECTION; THENCE GO NORTH O3 DEGREES OB MINUTES OB SECONDS EAST A DISTANCE OF 5348.52 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF MATHISON ROAD (60' R/W); THENCE GO SOUTH 86 DEGREES 56 MINUTES 16 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1323.46 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH O2 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 3929.41 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE GO SOUTH &7 DEGREES OB MINUTES 12 SECONDS EAST A DISTANCE OF 2567.68 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY #29 (200' R/W); THENCE GO NORTH O2 DEGREES 39 MINUTES OT SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 990.00 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 1217; THENCE GO NORTH &7 DEGREES OB MINUTES 20 SECONDS WEST A DISTANCE OF 1811.27 FEET TO A 4"X4" CONCRETE MONUMENT NUMBERED 7277 HERE IN AFTER REFEREED TO AS POINT "B" (SAID POINT "B" BEING SOUTH OT DEGREES 18 MINUTES 23 SECONDS EAST AND 285.48 FEET FROM THE AFORESAID POINT "A"); THENCE CONTINUE NORTH 87 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 50 FEET MORE OR LESS TO THE CENTERLINE OF SAID COWDEVIL CREEK; THENCE MEANDER NORTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK 315 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF BARRINEAU PARK ROAD AND A POINT OF INTERSECTION WITH A LINE PASSED THRU THE POINT OF BEGINNING HAVING A BEARING OF SOUTH &7 DEGREES O4 MINUTES 56 SECONDS EAST; THENCE GO NORTH 87 DEGREES 04 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 825 FEET MORE OR LESS TO THE POINT OF BEGINNING. THE A ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 21, 29 AND 32,

TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1425.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA CONTAINING 39.30 ACRES MORE OR LESS.

AND ALSO A 30.00 FOOT WIDE TEMPORARY INGRESS/EGRESS EASEMENT ALONG AN EXISTING IS FOOT WIDE MORE OR LESS DIRT TRAIL:

A 30,00 FOOT WIDE INGRESS/EGRESS EASEMENT OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST. ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISION ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT ALONG AN EXISTING 15 FOOT WIDE MORE OR LESS DIRT ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE GO SOUTH O3 DEGREES OB MINUTES O3 SECONDS WEST A DISTANCE OF 1405.40 FEET; THENCE GO SOUTH 33 DEGREES 40 MINUTES 08 SECONDS WEST A DISTANCE OF 93.55 FEET; THENCE GO SOUTH 42 DEGREES O6 MINUTES 38 SECONDS WEST A DISTANCE OF 616.28 FEET; THENCE GO SOUTH 33 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 387.11 FEET; THENCE GO SOUTH 22 DEGREES 32 MINUTES 23 SECONDS WEST A DISTANCE OF 171.73 FEET; THENCE GO SOUTH 14 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 308.85 FEET; THENCE GO SOUTH II DEGREES O9 MINUTES 50 SECONDS WEST A DISTANCE OF 367.54 FEET; THENCE GO SOUTH OI DEGREES 45 MINUTES 37 SECONDS EAST A DISTANCE OF 116.78 FEET; THENCE GO SOUTH 14 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 120.39 FEET; THENCE GO SOUTH 17 DEGREES 21 MINUTES 57 SECONDS EAST A DISTANCE OF 389.95 FEET; THENCE GO SOUTH 13 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 735.75 FEET; THENCE GO SOUTH 10 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 341.13 FEET; THENCE GO SOUTH O4 DEGREES O7 MINUTES 25 SECONDS EAST A DISTANCE OF III.91 FEET; THENCE GO SOUTH 18 DEGREES 55 MINUTES 43 SECONDS WEST A DISTANCE OF 110.73 FEET; THENCE GO SOUTH 29 DEGREES OO MINUTES 57 SECONDS WEST A DISTANCE OF 368.80 FEET; THENCE GO SOUTH II DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 62.72 FEET; THENCE GO SOUTH O2 DEGREES OI MINUTES 41 SECONDS EAST A DISTANCE OF 177.24 FEET; THENCE GO SOUTH O2 DEGREES O6 MINUTES 38 SECONDS EAST A DISTANCE OF 276.62 FEET; THENCE GO SOUTH O4 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 645.31 FEET, THENCE GO SOUTH OT DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 275.76 FEET; THENCE GO SOUTH II DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 169.58 FEET; THENCE GO SOUTH 23 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 247.89 FEET; THENCE GO SOUTH 33 DEGREES 56 MINUTES 16 SECONDS EAST A DISTANCE OF 243.45 FEET; THENCE GO SOUTH 16 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 147.01 FEET; THENCE GO SOUTH 12 DEGREES O2 MINUTES 35 SECONDS WEST A DISTANCE OF 109.12 FEET; THENCE GO SOUTH 21 DEGREES OB MINUTES 23 SECONDS WEST A DISTANCE OF 344.01 FEET; THENCE GO SOUTH 18 DEGREES 02 MINUTES 02 SECONDS WEST A DISTANCE OF 80.25 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT BEING NORTH 87 DEGREES II MINUTES 30 SECONDS WEST AND 383.91 FEET OF THE SOUTHEAST CORNER OF THE SOUTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 15.00 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID RIGHT OF WAY.

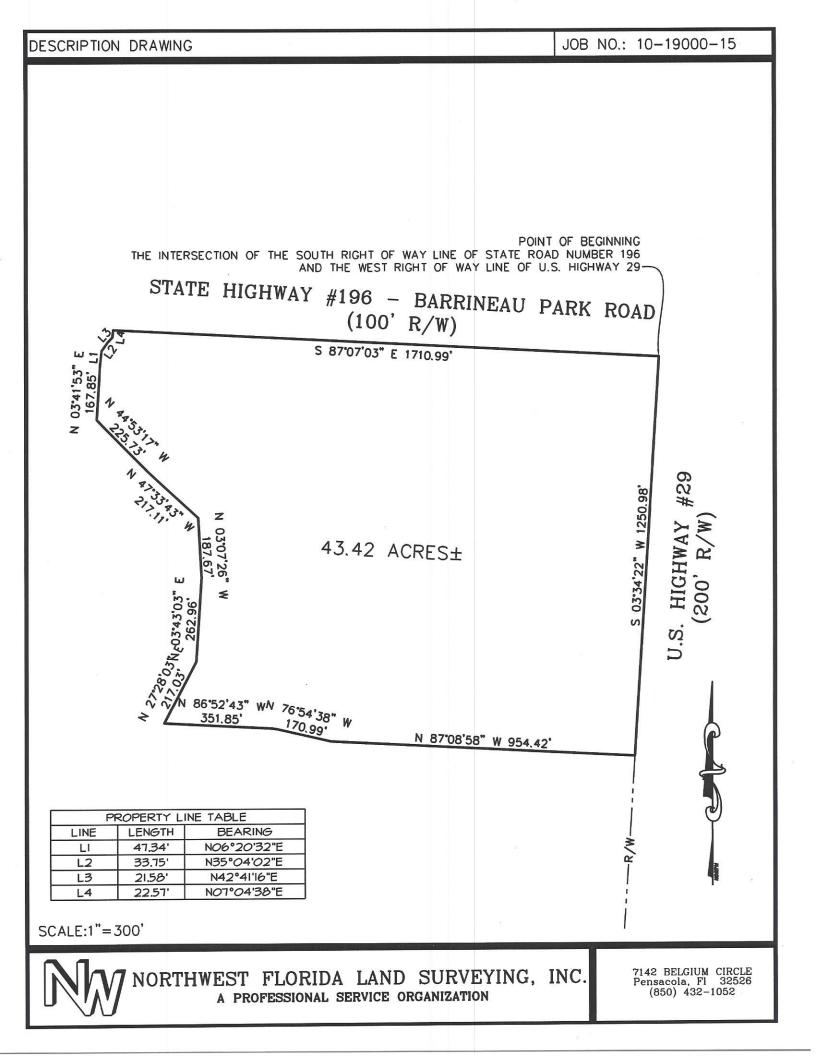
THE ABOVE DESCRIBED INGRESS/EGRESS EASEMENT IS SITUATED IN A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 NORTH, RANGE 31 WEST.

AND ALSO A PROPOSED PARKWAY (125' R/W):

A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60' R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING: THENCE CONTINUE NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 29 A DISTANCE OF 1323.38 FEET TO THE POINT OF INTERSECTION; THENCE GO SOUTH O2 DEGREES 49 MINUTES O9 SECONDS WEST A DISTANCE OF 185.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 1000.00 FEET: THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 733.50 FEET, (CHORD DISTANCE = 717.17 FEET, CHORD BEARING = SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 1240.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1240.00 FEET AN ARC LENGTH OF 669.52 FEET, (CHORD DISTANCE = 661.41 FEET, CHORD BEARING = SOUTH 29 DEGREES 22 MINUTES 39 SECONDS WEST) TO THE POINT OF TANGENCY: THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 1122.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 558.17 FEET, (CHORD DISTANCE = 550.95 FEET, CHORD BEARING = SOUTH OI DEGREES 24 MINUTES 15 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET AN ARC LENGTH OF 95.98 FEET, (CHORD DISTANCE = 95.66 FEET, CHORD BEARING = SOUTH O6 DEGREES 29 MINUTES 58 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH OI DEGREES 35 MINUTES IS SECONDS WEST A DISTANCE OF 4021.73 FEET OT THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1023.90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1023.90 FEET AN ARC LENGTH OF 410.68 FEET, (CHORD DISTANCE = 407.93 FEET, CHORD BEARING = SOUTH OF DEGREES 54 MINUTES 10 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 934.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT OF TERMINATION BEING NORTH &7 DEGREES 14 MINUTES O4 SECONDS WEST AND A DISTANCE OF 2213.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 6250 FEET FACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR

			SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.						
ļ			THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 24 SHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 22.57 ACRES						
				MORE OR LESS. AS FOLLOWS: NEST, ITHISON ND THE SIDE OF SINNING; FEET TO BE PROLONGED OR NSHIP 2 NORTH, AS FOLLOWS: NEST, ITHISON					
			CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 2646.68 FEET TO CENTERLINE OF A 125,00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SAID CENTERLINE SAID POINT ALSO BEING POINT OF INTERSECTION; THENCE GO NORTH O2 49 MINUTES 09 SECONDS EAST A DISTANCE OF 2368.92 FEET TO THE POINT OF BEGINNING CONTINUE NORTH O2 DEGREES 49 MINUTES O9 SECONDS EAST A DISTANCE OF 2638.92 FE POINT OF TERMINATION OF SAID CENTERLINE SAID POINT ALSO BEING A POINT ON THE SC OF WAY LINE OF STATE HIGHWAY #196 ALSO KNOWN AS BARRINEAU PARK ROAD (100' R/V THE LINES LYING 62.50 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.	THE SIDE OF DEGREES 5; THENCE ET TO THE UTH RIGHT).					
			THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 20, TOI RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 7.43 ACRES MORE OR LESS.	NSHIP 2 NORTH,					
			SUBJECT TO AN EXISTING 30 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECOM BOOK 4438, PAGE 0228, OFFICIAL RECORDS BOOK 4438, PAGE 226, OFFICIAL RECORD BOOK 2409, PAGE 674, OFFICIAL RECORDS BOOK 2402, PAGE 531, OFFICIAL RECORDS E 2880, PAGE 263, OFFICIAL RECORDS BOOK 4708, PAGE 0289 AND OFFICIAL RECORDS 4703, PAGE 1505 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.	5 100K					
							This dr reprodu	rawing is the property of NORTHWEST FLORIDA LAND SURVEYING, INC. and is not to be uced in whole or in part. It is not to be used on any other project and is to be returned upon re	quesi.
	PROJI 1 5 a	BOUNDARY SURVEY	▶ ■NORTHWEST FLORIDA LAND SURVEYING, INC.	NOT VALID WITHOUT	NO.	DATE	APPR.	REVISIONS	
	10. 807	OF A PORTION OF SECTIONS 20, 21, 29 AND 32, TOWNSHIP 2 NORTH,	A PROFESSIONAL SERVICE ORGANIZATION	THE SIGNATURE AND THE ORIGINAL RAISED					
	Z	RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA	Pensacola, Fl 32505 (850) 432-1052	SEAL OF A FLORIDA LICENSED					
	چ م	PREPARED FOR AND REQUESTED BY:	SCALE I" = 600' DRAWN FRT/CRJ CHECKED FRT DATE 3/30/15	PROFESSIONAL					
	IEETS	FRED HEMMER		_ LAND SURVEYOR					



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196 (100' R/W) AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 (200' R/W); THENCE GO SOUTH 03 DEGREES 34 MINUTES 22 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 FOR A DISTANCE OF 1250.98 FEET; THENCE GO NORTH 87 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 954.42 FEET; THENCE GO NORTH 76 DEGREES 54 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 170.99 FEET; THENCE GO NORTH 86 DEGREES 52 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 351.85 FEET; THENCE GO NORTH 27 DEGREES 28 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 217.03 FEET; THENCE GO NORTH 03 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 262.96 FEET; THENCE GO NORTH 03 DEGREES 07 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 187.67 FEET; THENCE GO NORTH 47 DEGREES 33 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 217.11 FEET; THENCE GO NORTH 44 DEGREES 53 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 225.73 FEET; THENCE GO NORTH 03 DEGREES 41 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 167.85 FEET; THENCE GO NORTH 06 DEGREES 20 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 47.34 FEET; THENCE GO NORTH 35 DEGREES 04 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 33.75 FEET; THENCE GO NORTH 42 DEGREES 41 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 21.58 FEET; THENCE GO NORTH 07 DEGREES 04 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 22.57 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196; THENCE GO 05 OUTH 87 DEGREES 07 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 21.58 FEET; THENCE GO NORTH 07 DEGREES 04 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 22.57 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196; FOR AD DISTANCE OF 1710.99 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 43.42 ACRES MORE OR LESS.

NORTHWEST FLORIDA LAND SURVEYING, INC. 7142 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

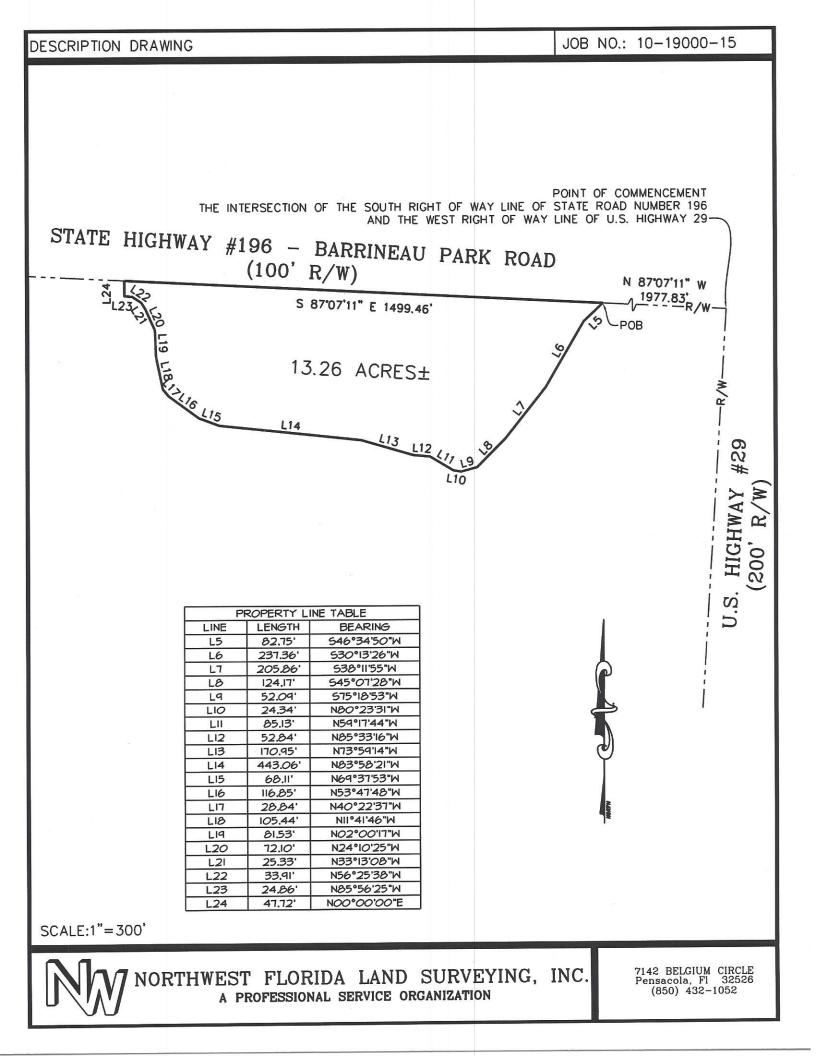
7/20/15

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

SCALE:1"= 300'

Ny

NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196 (100' R/W) AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 (200' R/W); THENCE GO NORTH 87 DEGREES 07 MINUTES 11 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 196 FOR A DISTANCE OF 1977.83 FEET TO THE POINT OF BEGINNING. THENCE GO SOUTH 46 DEGREES 34 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 82.75 FEET; THENCE GO SOUTH 30 DEGREES 13 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 237.36 FEET; THENCE GO SOUTH 38 DEGREES 11 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 205.86 FEET; THENCE GO SOUTH 45 DEGREES 07 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 124.17 FEET; THENCE GO SOUTH 75 DEGREES 18 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 52.09 FEET; THENCE GO NORTH 80 DEGREES 23 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 24.34 FEET; THENCE GO NORTH 59 DEGREES 17 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 85.13 FEET; THENCE GO NORTH 85 DEGREES 33 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 52.84 FEET; THENCE GO NORTH 73 DEGREES 59 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 170.95 FEET; THENCE GO NORTH 83 DEGREES 58 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 443.06 FEET; THENCE GO NORTH 69 DEGREES 37 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 68.11 FEET; THENCE GO NORTH 53 DEGREES 47 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 116.85 FEET; THENCE GO NORTH 40 DEGREES 22 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 28.84 FEET; THENCE GO NORTH 11 DEGREES 41 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 105.44 FEET; THENCE GO NORTH 02 DEGREES 00 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 81.53 FEET; THENCE GO NORTH 24 DEGREES 10 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 72.10 FEET; THENCE GO NORTH 33 DEGREES 13 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 25.33 FEET; THENCE GO NORTH 56 DEGREES 25 MINUTES 38 SECOND WEST FOR A DISTANCE OF 33.91 FEET; THENCE GO NORTH 85 DEGREES 56 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 24.86 FEET; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 47.72 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196; THENCE GO SOUTH 87 DEGREES 07 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 196 FOR A DISTANCE OF 1499.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 13.26 ACRES MORE OR LESS

NORTHWEST FLORIDA LAND SURVEYING, INC. 7/42 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

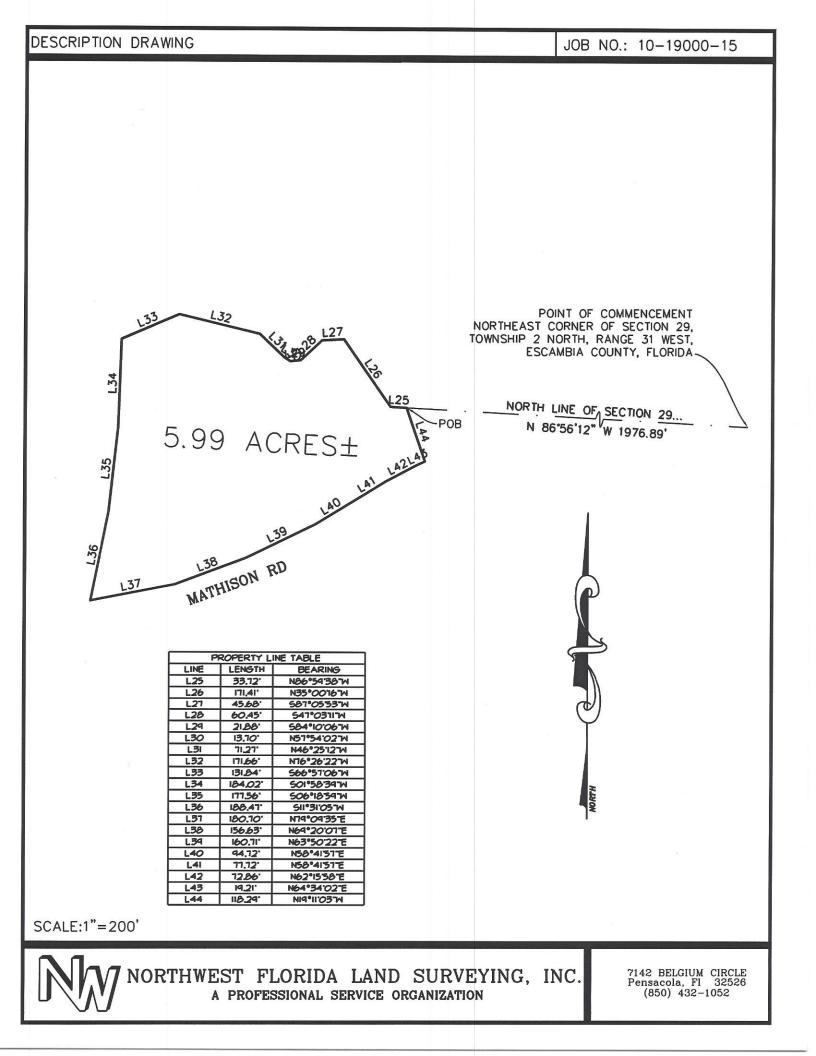
7/20/15

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

SCALE:1"=300'

Ny

NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION



DESCRIPTION DRAWING

JOB NO .: 10-19000-15

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 86 DEGREES 56 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SECTION 29 FOR A DISTANCE OF 1976.89 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 86 DEGREES 59 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 33.72 FEET; THENCE GO NORTH 35 DEGREES 00 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 171.41 FEET; THENCE GO SOUTH 87 DEGREES 05 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 45.68 FEET; THENCE GO SOUTH 47 DEGREES 03 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 60.45 FEET; THENCE GO SOUTH 84 DEGREES 10 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 21.88 FEET; THENCE GO NORTH 57 DEGREES 54 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 13.70 FEET; THENCE GO NORTH 46 DEGREES 25 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 71.27 FEET; THENCE GO NORTH 76 DEGREES 26 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 171.66 FEET; THENCE GO SOUTH 66 DEGREES 57 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 131.84 FEET; THENCE GO SOUTH 01 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 184.02 FEET; THENCE GO SOUTH 06 DEGREES 18 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 177.56 FEET; THENCE GO SOUTH 11 DEGREES 31 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 188.47 FEET: THENCE GO NORTH 79 DEGREES 09 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 180.70 FEET; THENCE GO NORTH 69 DEGREES 20 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 156.63 FEET; THENCE GO NORTH 63 DEGREES 50 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 160.71 FEET: THENCE GO NORTH 58 DEGREES 41 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 94.72 FEET; THENCE GO NORTH 58 DEGREES 41 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 77.72 FEET; THENCE GO NORTH 62 DEGREES 15 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 72.86 FEET; THENCE GO NORTH 64 DEGREES 34 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 19.21 FEET; THENCE GO NORTH 19 DEGREES 11 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 118.29 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 5.99 ACRES MORE OR LESS.

NORTHWEST FLORIDA LAND SURVEYING, INC. 7/42 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

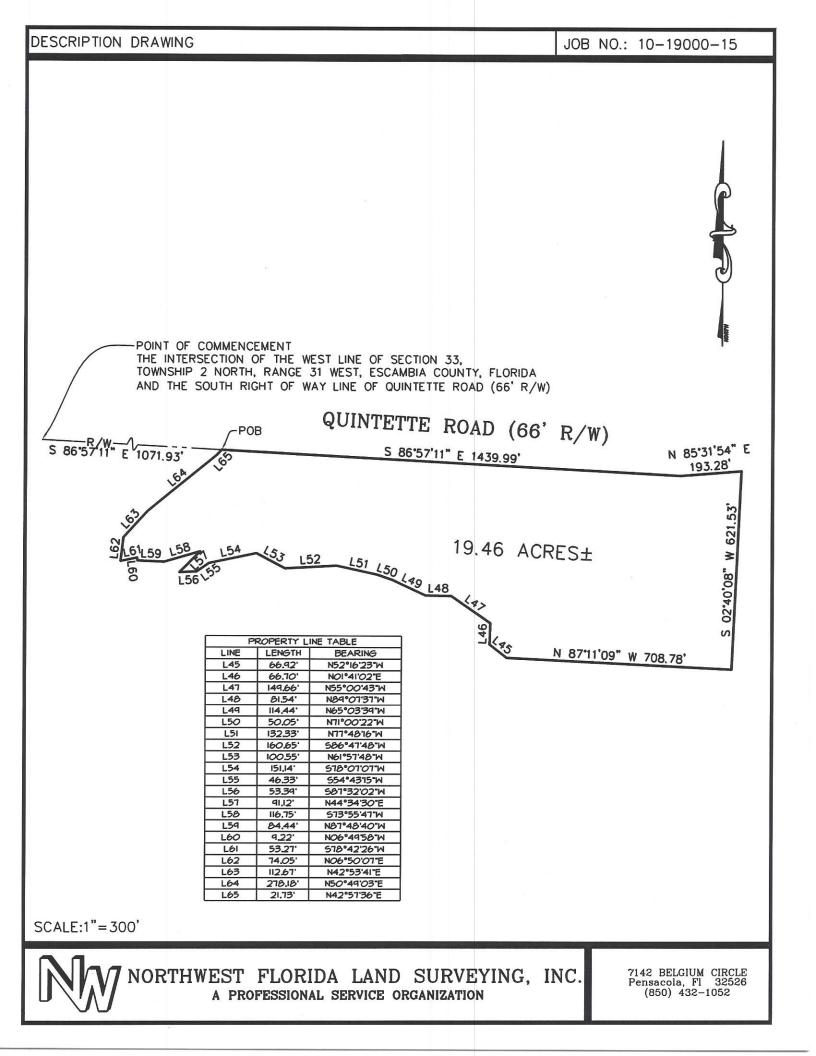
7/20/15

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

SCALE:1"=200'

Ny

NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF QUINTETTE ROAD (66' R/W); THENCE GO SOUTH 86 DEGREES 57 MINUTES 11 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUINTETTE ROAD FOR A DISTANCE OF 1071.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86 DEGREES 57 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF QUINTETTE ROAD FOR A DISTANCE OF 1439.99 FEET; THENCE GO NORTH 85 DEGREES 31 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF QUINTETTE ROAD FOR A DISTANCE OF 193.28 FEET; THENCE GO SOUTH 02 DEGREES 40 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 621.53 FEET; THENCE GO NORTH 87 DEGREES 11 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 708.78 FEET; THENCE GO NORTH 52 DEGREES 16 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 66.92 FEET; THENCE GO NORTH 01 DEGREES 41 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 66.70 FEET; THENCE GO NORTH 55 DEGREES 00 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 149.66 FEET; THENCE GO NORTH 89 DEGREES 07 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 81.54 FEET; THENCE GO NORTH 65 DEGREES 03 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 114.44 FEET; THENCE GO NORTH 71 DEGREES 00 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 50.05 FEET; THENCE GO NORTH 77 DEGREES 48 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 132.33 FEET; THENCE GO SOUTH 86 DEGREES 47 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 160.65 FEET; THENCE GO NORTH 61 DEGREES 57 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 100.55 FEET; THENCE GO SOUTH 78 DEGREES 07 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 151.14 FEET; THENCE GO SOUTH 54 DEGREES 43 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 46.33 FEET; THENCE GO SOUTH 87 DEGREES 32 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 53.39 FEET; THENCE GO NORTH 44 DEGREES 34 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 91.12 FEET; THENCE GO SOUTH 73 DEGREES 55 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 116.75 FEET; THENCE GO NORTH 87 DEGREES 48 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 84.44 FEET; THENCE GO NORTH 06 DEGREES 49 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 9.22 FEET; THENCE GO SOUTH 78 DEGREES 42 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 53.27 FEET; THENCE GO NORTH 06 DEGREES 50 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 74.05 FEET; THENCE GO NORTH 42 DEGREES 53 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 112.67 FEET; THENCE GO NORTH 50 DEGREES 49 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 278.18 FEET; THENCE GO NORTH 42 DEGREES 57 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 21.73 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 19.46 ACRES MORE OR LESS.

NORTHWEST FLORIDA LAND SURVEYING, INC. 742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

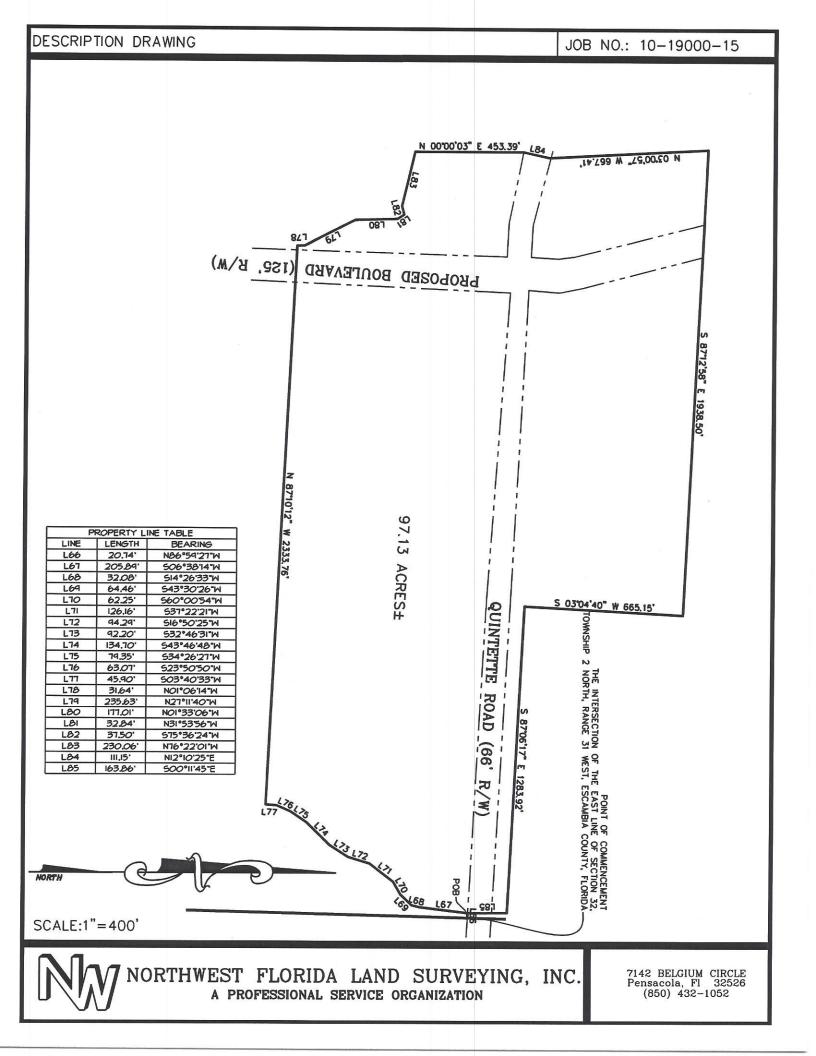
7/20/15

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

SCALE:1"=300'

Ny

NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION



JOB NO .: 10-19000-15

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF QUINTETTE ROAD (66' R/W); THENCE GO NORTH 86 DEGREES 59 MINUTES 27 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF QUINTETT ROAD FOR A DISTANCE OF 20.74 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 06 DEGREES 38 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 205.89 FEET; THENCE GO SOUTH 14 DEGREES 26 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 32.08 FEET; THENCE GO SOUTH 43 DEGREES 30 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 64.46 FEET; THENCE GO SOUTH 60 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 62.25 FEET; THENCE GO SOUTH 37 DEGREES 22 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 126.16 FEET; THENCE GO SOUTH 16 DEGREES 50 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 94.29 FEET; THENCE GO SOUTH 32 DEGREES 46 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 92.20 FEET; THENCE GO SOUTH 43 DEGREES 46 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 134.70 FEET; THENCE GO SOUTH 34 DEGREES 26 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 79.35 FEET; THENCE GO SOUTH 23 DEGREES 50 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.07 FEET; THENCE GO SOUTH 03 DEGREES 40 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 45.90 FEET; THENCE GO NORTH 87 DEGREES 10 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 2333.76 FEET; THENCE GO NORTH 01 DEGREES 06 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 31.64 FEET; THENCE GO NORTH 27 DEGREES 11 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 235.63 FEET; THENCE GO NORTH 01 DEGREES 33 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 177.01 FEET; THENCE GO NORTH 31 DEGREES 53 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 32.84 FEET; THENCE GO SOUTH 75 DEGREES 36 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 37.50 FEET; THENCE GO NORTH 76 DEGREES 22 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 230.06 FEET; THENCE GO NORTH 00 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 453,39 FEET; THENCE GO NORTH 12 DEGREES 10 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 111.15 FEET; THENCE GO NORTH 03 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 667.41 FEET; THENCE GO SOUTH 87 DEGREES 12 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1938.50 FEET; THENCE GO SOUTH 03 DEGREES 04 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 665.15 FEET; THENCE GO SOUTH 87 DEGREES 06 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 1283.92 FEET; THENCE GO SOUTH 00 DEGREES 11 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 163.86 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 32 AND 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 97.13 ACRES MORE OR LESS.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF QUINTETTE ROAD AND PROPOSED BOULEVARD.

NORTHWEST FLORIDA LAND SURVEYING, INC. 742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

7/20/15

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3027 CORP. NUMBER 7277 STATE OF FLORIDA

SCALE:1"=400'

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NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

 TO: Juan Lemos, Senior Planner Development Services Department
 FROM: Tommy Brown, Transportation Planner Transportation & Traffic Operations Division
 THRU: David Forte, Division Manager Transportation & Traffic Operations Division
 DATE: August 12, 2015
 RE: Transportation & Traffic Operations (TTO) Rezoning Analysis – Z-2015-13 Sector Plan DSAP

TTO Staff has reviewed the subject rezoning application, please see our comments below:

According to Objective FLU 16.7 Adequate Public Facilities and Services Subsection 16.7.2 it states, "Prior to or in conjunction with the approval of a DSAP by the Escambia Board of County Commissioners, the land for the following public facilities shall be conveyed to Escambia County or a development agreement addressing the timely conveyance of such lands shall be approved by Escambia County." It further states, "*Right-of-way for identified collector and arterial roadways necessary to serve the DSAP*." In response to the aforementioned objective and subsection, TTO Staff's comments are as follows:

- Specific location and needs of right-of-way and roadways identified in the DSAP will be reviewed and determined during the Development Review Committee process
- Offsite impacts and potential mitigation requirements will be considered as development occurs
- cc: Horace Jones, Development Services Department Director Joy Blackmon, P.E., Public Works Department Director Colby Brown, P.E., Public Works Department Deputy Director



Development Services Department

Building Inspections Division

3363 West Park Place Pensacola, Florida, 32505 (850) 595-3550 Molino Office - (850) 587-5770

RECEIPT

Receipt No. : 636747

Application No. : PRZ150500011

Project Name : Z-2015-13

Date Issued. : 05/27/2015 Cashier ID : KLHARPER

PAYMENT INFO						
Method of Payment	Reference Document	Amount Paid	Comment			
Check	103481	\$2,964.50	App ID : PRZ150500011			
		\$2,964.50	Total Check			
Received From :	TIBBETTS HOLDINGS					

Total Receipt Amount : \$2,964.50

Change Due : \$0.00

	APPLICATION INFO							
Application #	Invoice #	Invoice Amt	Balance Job Address					
PRZ150500011	727690	2,964.50	\$0.00 0 OFF HWY 196 , CANTONMENT, 32533					
Total Amount :		2,964.50	\$0.00 Balance Due on this/these Application(s) as of 8/13/2015					