

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

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.
 - A. Case #: Z-2015-20
Applicant: Wiley C. "Buddy" Page, Agent for 9 Mile-NF Joint Venture, LLC,
Owner
Address: 3811 West Nine Mile Road
Property Size: 52.6 (+/- acres)
From: HC/LI, Heavy Commercial and Light Industrial district (Dwelling
unit density limited to vested residential development. Lodging
unit density not limited by zoning.)
To: HDMU, High Density Mixed-use district (25 du/acre)
6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 12/01/2015
CASE : Z-2015-20
APPLICANT: Wiley C. "Buddy" Page, Agent for 9 Mile-NF Joint Venture, LLC, Owner
ADDRESS: 3811 West Nine Mile Road
PROPERTY REF. NO.: 10-1S-31-2100-000-001
FUTURE LAND USE: Mixed-Use Urban, MU-U
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 01/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HC/LI, Heavy Commercial and Light Industrial district (Dwelling unit density limited to vested residential development. Lodging unit density not limited by zoning.)

TO: HDMU, High Density Mixed-use district (25 du/acre)

RELEVANT AUTHORITY:

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

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.

Comprehensive Plan (CPP) 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).

CPP FLU 1.3.1 Future Land Use Categories.

The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an

intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to HDMU is **consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for a mix of residential and commercial development. The parcel will use the existing roadway and infrastructures.

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.

High Density Mixed-use district (HDMU)

Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use (LDMU) district.

Permitted uses. Permitted uses within the HDMU district are limited to the following:

Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.

Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.

Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.

Two-family and multi-family dwellings. See also conditional uses in this district.

Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales,

including sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

Bed and breakfast inns.

Boarding and rooming houses.

Child care facilities.

Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.

Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.

Restaurants, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service. See also conditional uses in this district.

Public and civic.

Preschools and kindergartens.

Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

Foster care facilities.

Places of worship.

Public utility structures, excluding telecommunications towers. See also conditional uses in this district.

Recreation and entertainment.

Marinas, private only.

Parks without permanent restrooms or outdoor event lighting. See also conditional uses in this district.

Industrial and related. No industrial or related uses.

Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The amendment would still allow for residential uses while removing certain types of commercial development that are currently allowed in the HC/LI zoning.

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 are 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. Within the 500 foot radius impact area, staff observed properties with zoning districts HC/LI and LDR. The parcel is approximately 52 acres with a large amount of wetlands and floodways which may limit the amount of uplands for development. The parcel to the west is a developed residential subdivision and the other adjacent parcels are currently vacant. Across Nine Mile Road to the west is Navy Federal Credit Union.

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

With the expansion of Navy Federal Credit Union, there could be an increased need for residential development in the area, which HDMU would allow.

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 result** in a logical and orderly development pattern. If the proposed amendment is approved, there could be more diverse residential uses such as two-family and multi-family developments as well as some retail sales and services along Nine Mile Road. At the time of site plan review, the impacts on the roadway will be reviewed. If this amendment is approved, it will allow more residential uses than the current zoning.

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

Effect on natural environment

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

FINDINGS

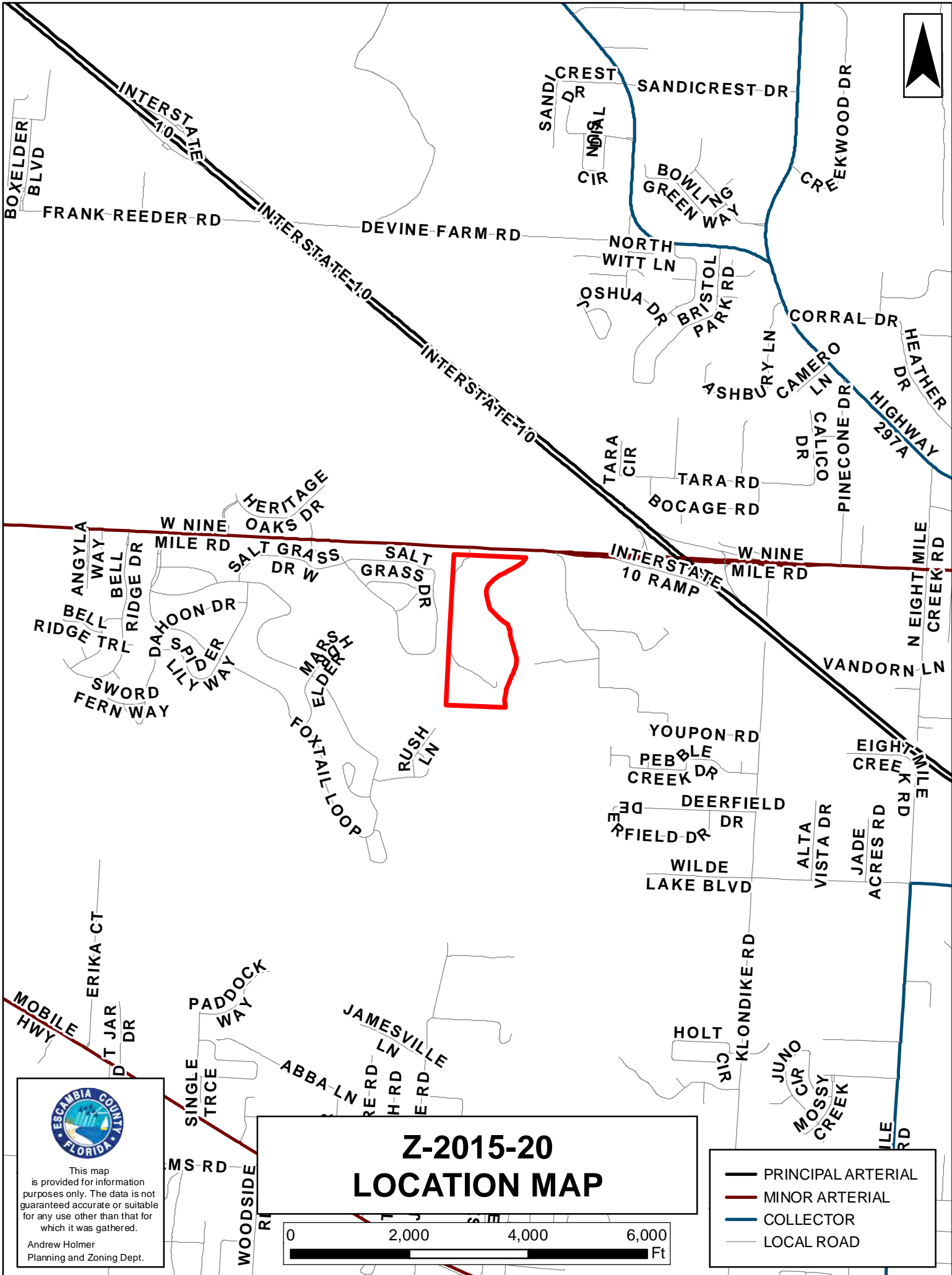
According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject property. A large portion of this property is located within the FEMA


designated floodway. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

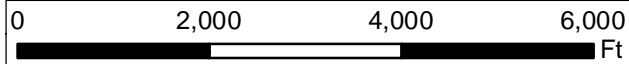
Z-2015-20





Z-2015-20




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

Z-2015-20 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



HC/LI

MDR

HC/LI

W NINE MILE RD

W NINE MILE RD

SALT GRASS DR

LDR

LOBELIA LN

LUPINE LN

SALT GRASS DR

LDR

ELEVEN MILE CREEK

HC/LI

HC/LI

LDR

LDR

LDR

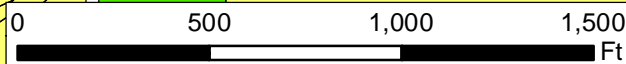
RUSH LN



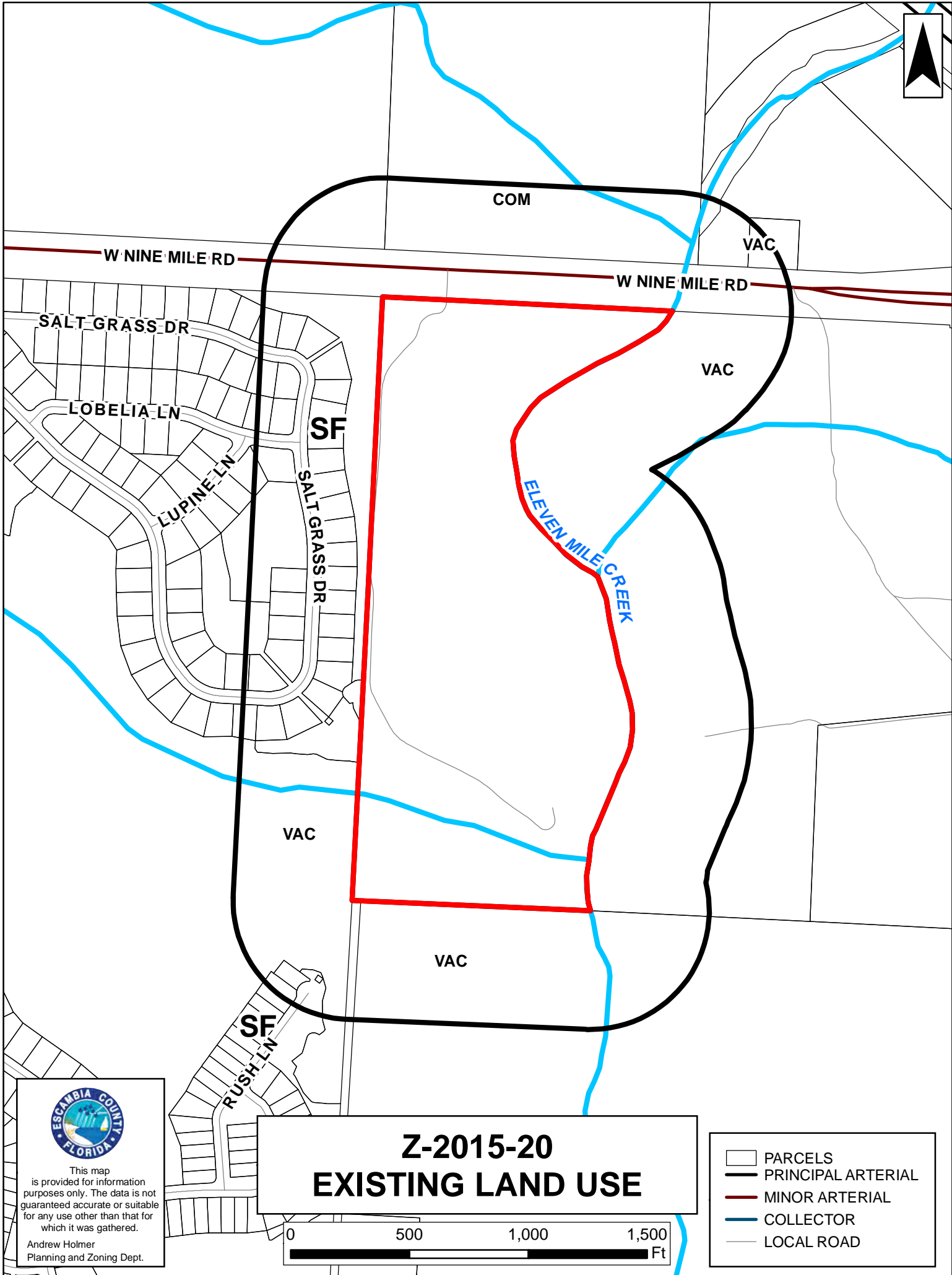
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2015-20 500' RADIUS ZONING



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



COM

W NINE MILE RD

VAC

W NINE MILE RD

SALT GRASS DR

VAC

LOBELIA LN

SF

LUPINE LN

SALT GRASS DR

ELEVEN MILE CREEK

VAC

VAC

SF

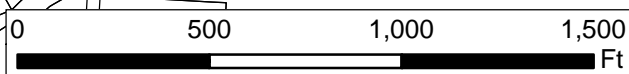
RUSH LN



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

Andrew Holmer
Planning and Zoning Dept.

Z-2015-20 EXISTING LAND USE



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



MU-U

MU-U

MU-U

W NINE MILE RD

W NINE MILE RD

SALT GRASS DR

MU-S

LOBELIA LN

LUPINE LN

SALT GRASS DR

MU-S

MU-U

ELEVEN MILE CREEK

MU-U

MU-U

MU-S

MU-S

MU-S

RUSH LN



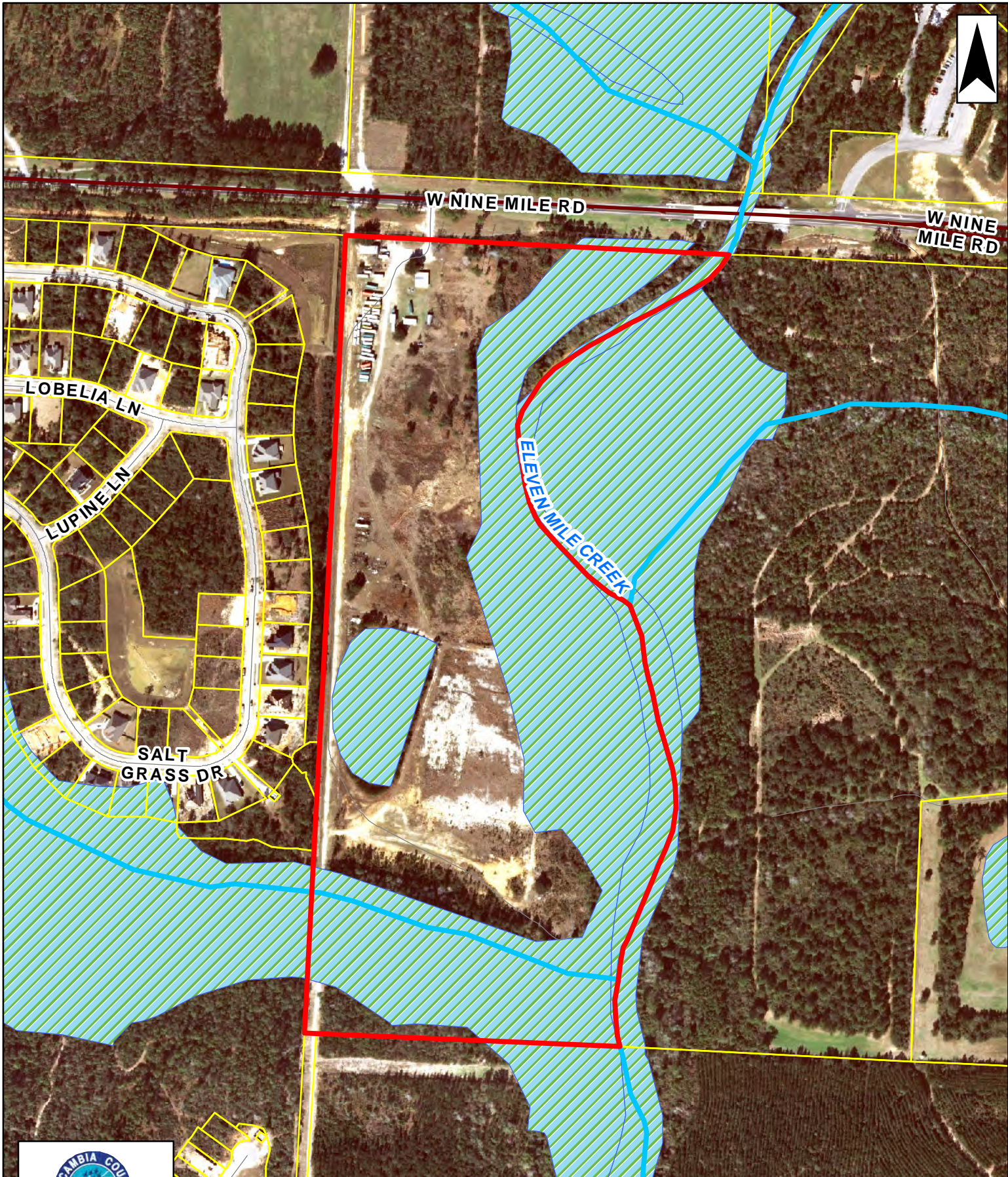
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2015-20 FUTURE LAND USE



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



W NINE MILE RD

W NINE MILE RD

LOBELIA LN

LUPINE LN

SALT GRASS DR

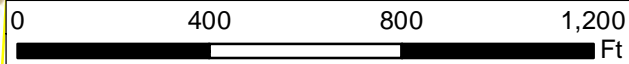
ELEVEN MILE CREEK



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

Andrew Holmer
Planning and Zoning Dept.

Z-2015-20 WETLANDS MAP



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



W NINE MILE RD

W NINE MILE RD

LOBELIA LN

LUPINE LN

SALT GRASS DR

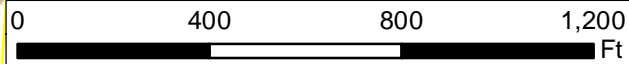
ELEVEN MILE CREEK



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

Andrew Holmer
Planning and Zoning Dept.

Z-2015-20 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO: **Z-2015-20**
CURRENT ZONING: **HC/LI** PROPOSED ZONING: **HDMU**

PLANNING BOARD

DATE: **12/01/15** TIME: **8:30 AM**

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3923 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **1/07/16** TIME: **5:45 PM**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE, PLEASE CALL
DEVELOPMENT SERVICES AT 850-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Looking West along W. Nine Mile Rd



Looking across W. Nine Mile
from subject property



Looking East along W. Nine Mile Rd



Looking Northeast along W.
Nine Rd from subject property



Looking onto subject property

Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
budpage1@att.net

November 3, 2015
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 Wet Park Place
Pensacola, Florida 32505

**RE: Moulton 3811 West Nine Mile Road Rezoning
Property Parcel No. 10-1S-31-2100-000-001**

Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **HC/LI to HD¹MU**. This requested zoning category is consistent with the Future Land Use Map so no changes will be required to the FLUM map.

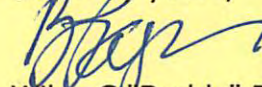
The property measures some 52 acres and does contain areas likely to be wetlands and as such, will be excluded and protected from development activities. These areas will be specifically identified once the proposed site plan is drawn and submitted to the County for review.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located diagonally across the highway from Navy Federal Credit Union, which generates more than the minimum required 600 vehicle trips per day.

If eligible, we request that this application be accepted and processed under the provisions of **LDC Sec. 3-1.8** at no cost to the land owner.

Please contact me if you have any questions or need anything further.

Sincerely yours,


Wiley C. "Buddy" Page

copy: Jim Moulton
Mary Moulton
Richard Colbert, Esq.



Development Services Department
Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: HCL1 to: HCMU

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

Owner(s) Name: 9 Mile - NF Joint Venture, LLC Phone: 850-438-5655

Address: 380 Lorton St. Pensacola, FL 32505 Email: James C. Moulton prop. com

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

Property Address: 2811 9 MILE RD / R-10

Property Reference Number(s)/Legal Description: 10.15.31.2100-000.001

By my signature, I hereby certify that:

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

James C. Moulton James C. Moulton 11-3-15
Signature of Owner/Agent Printed Name Owner/Agent Date

Signature of Owner Printed Name of Owner Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of November 20 15,
by James C. Moulton.

Personally Known OR Produced Identification . Type of Identification Produced: Notary Public - State of Florida
Timothy C. Reno My Commission No. EE 193018
Timothy C. Reno Expires on May 18, 2016
Signature of Notary (notary seal must be affixed) Printed Name of Notary

FOR OFFICE USE ONLY

Meeting Date(s): PB 12/1/15 Accepted/Verified by: ACA Date: 11/5/15

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



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2015-20

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 10-15-31-2100-000-001

Property Address: 9 Mile Rd / I-10

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 I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 3rd DAY OF November, YEAR OF 2015.

James C. Moulton mgr 11-3-15
Signature of Property Owner Printed Name of Property Owner Date

Signature of Property Owner Printed Name of Property Owner Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2015-20

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9 MILE RD / I-10,
Florida, property reference number(s) 10-15-31-2100-060-001
I hereby designate WILEY C BUDDY PAGE for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of,
_____, 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: WILEY C PAGE Email: budp@escfla.net
Address: 5337 Hamilton Ln Pace Phone: 232-9853

James C. Moulton 11-3-15
Signature of Property Owner Printed Name of Property Owner Date

Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 3rd day of November 20 15,
by James C. Moulton.

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

Timothy C. Reno Timothy C. Reno (Notary Seal)
Signature of Notary Printed Name of Notary

Timothy C. Reno
Notary Public - State of Florida
My Commission No. EE 193018
Expires on May 18, 2016

MOULTON DEVELOPMENT - NINE MILE ROAD

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (CPP) 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).

CPP FLU 1.3.1 Future Land Use Categories. FLUM Mixed-Use Urban (MU-U) General Description: Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of Allowable Uses: Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.

RESPONSE- As listed under CCP FLU 1.3.1 above, the proposed use of retail and residential is consistent with the Comprehensive plan.

CRITERIA (2)

Consistent with The Land Development Code.

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

Sec. 3-2.9 High Density Mixed-use district (HDMU). (a) Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. LDC 3:41 Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

RESPONSE: If this request is approved, the proposed use of a mixed residential/commercial community will be consistent.

CRITERION (3)

Compatible with surrounding uses.

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

RESPONSE The proposed zoning category permits commercial and residential uses which are compatible with the existing residential uses to the west and commercial uses (Navy Federal Credit Union) to the north. Additionally, wetland areas will be preserved on the site providing ample buffering protection.

CRITERION (4)

Changed conditions.

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

RESPONSE; Expansion of Navy Federal Credit Union and widening of Nine Mile Road.

CRITERION (5)

Effect on natural environment.

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

RESPONSE The site has locations of wetland areas which will be protected from development activities pursuant to local, State and Federal requirements.

CRITERION (6)

Development patterns.

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

RESPONSE The site is located on a major roadway facility in a growing area of Escambia county. The expansion of Navy Federal will continue to attract additional residential and commercial activity to this area. The proposed rezoning and project will be consistent with these emerging patterns.

This Instrument was Prepared By:
GULF TITLE COMPANY
2721 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

TAX PARCEL I.D. #: 10-18-31-2100-000-001
File G-12816
STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective the 31st day of December, 2014, by Crimson 9 Mile, Inc., a Florida limited liability company (the "Grantor"), in favor of 9 Mile-NF Joint Venture, L.L.C, a Florida limited liability company, whose address is 380 Lorton Street, Pensacola, Florida 32505 (the "Grantee").

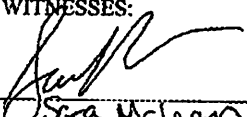
WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

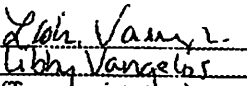
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

SUBJECT TO: (i) taxes for the year 2015 and subsequent years; and (ii) easements, restrictions and mineral reservations of record, if any, which are not hereby reimposed.

GRANTOR COVENANTS that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed as of the day and year first above written.

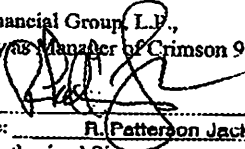
WITNESSES:


(Type or print name)


(Type or print name)

CRIMSON 9 MILE, L.L.C.
a Florida limited liability company

By: Sabal Financial Group, L.P.,
in its capacity as Manager of Crimson 9 Mile, LLC

By: 

Name: **F. Patterson Jackson**
Its: Authorized Signatory

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of December, 2014, by _____ as the Authorized Signatory of Sabal Financial Group, L.P., in its capacity as Manager of Crimson 9 Mile, LLC, a Florida limited liability company, on behalf of the company, who () is personally known to me, or () has shown me _____ as identification, and did not take an oath.

SEE ATTACHED

Notary Public
(Type/Print Name)
Commission No.: _____
My Commission expires: _____

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On December 30, 2014, before me, Lynn Mattson, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)
Signature of Notary Public

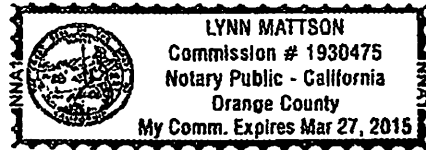


EXHIBIT "A"

Commence at the Northwest corner of Section 10, Township 1 South, Range 31 West, Escambia County, Florida; thence South 01 degree 25 minutes 51 seconds West along the West line of said Section for a distance of 94.74 feet to the Southerly right of way line of Nine Mile Road (State Highway No. 10, 200 foot right of way) to a point hereafter called Point "A"; thence South 88 degrees 35 minutes 18 seconds East along said South right of way line for a distance of 1113.0 feet, more or less, to the West bank of Eleven Mile Creek also being the Point of Beginning; thence North 88 degrees 35 minutes 18 seconds West retracing line last run for a distance of 1113.0 feet, more or less, to the aforesaid Point "A"; thence South 01 degree 25 minutes 51 seconds West along said West line for a distance of 2536.07 feet to the Southwest corner of the Northwest Quarter of said Section; thence South 88 degrees 32 minutes 35 seconds East for a distance of 970.7 feet, more or less, to the West bank of said Eleven Mile Creek; thence meander Northerly along said West bank for a distance of 2630 feet, more or less, to the Point of Beginning.

Janet Holley

Ad Valorem Taxes and Non-Ad Valorem Assessments

Escambia County Tax Collector

REAL ESTATE 2015 48517

Account Number	Payor	Exemptions	Taxable Value	Millage Code
09-0379-050		See Below	See Below	06

CRIMSON 9 MILE LLC
380 LURTON ST
PENSACOLA FL 32505

101S31-2100-000-001 3811 W NINE
MILE RD NW 1/4 W OF ELEVEN MILE
CREEK OR 6995 P 1928 LESS RD R/W

Ad Valorem Taxes				
Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165		\$837,692	\$5,542.59
PUBLIC SCHOOLS				
By Local Board	2.1140		\$837,692	\$1,770.88
By State Law	4.9990		\$837,692	\$4,187.62
WATER MANAGEMENT	0.0378		\$837,692	\$31.66
SHERIFF	0.6850		\$837,692	\$573.82
M.S.T.U. LIBRARY	0.3590		\$837,692	\$300.73
Total Millage		14.8113	Total Taxes	
			\$12,407.30	

Non-Ad Valorem Assessments		
Code	Levy Authority	Amount
NFP	FIRE - 595-4960	\$100.00
Total Assessments		\$100.00

Taxes & Assessments					
	Nov 30 2015	Dec 31 2015	Jan 31 2016	Feb 29 2016	Mar 31 2016
If Paid By					
Please Pay	\$12,007.01	\$12,132.08	\$12,257.15	\$12,382.23	\$12,507.30

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

9 MILE-NF JOINT VENTURE, LLC

Filing Information

Document Number	L14000194859
FEI/EIN Number	47-3699917
Date Filed	12/23/2014
State	FL
Status	ACTIVE

Principal Address380 LURTON STREET
PENSACOLA, FL 32505**Mailing Address**P O BOX 12524
PENSACOLA, FL 32591

Changed: 04/22/2015

Registered Agent Name & AddressCOLBERT, RICHARD M
2717 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563**Authorized Person(s) Detail****Name & Address**

Title MGR

MOULTON, JAMES C
380 LURTON STREET
PENSACOLA, FL 32505

Title MGR

STEFAN, CHUCK
1953 RIVER ROAD
MOBILE, AL 36605**Annual Reports**

Report Year	Filed Date
2015	04/22/2015

Document Images

04/22/2015 -- ANNUAL REPORT

[View image in PDF format](#)

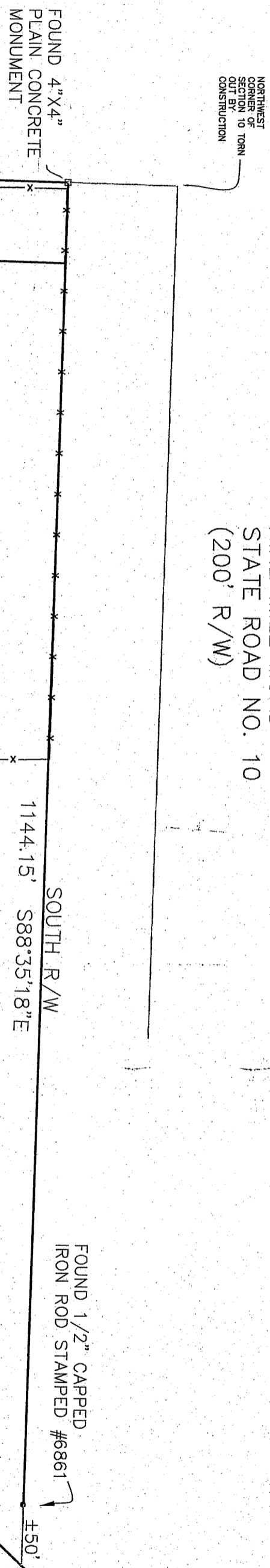
12/23/2014 -- Florida Limited Liability

[View image in PDF format](#)

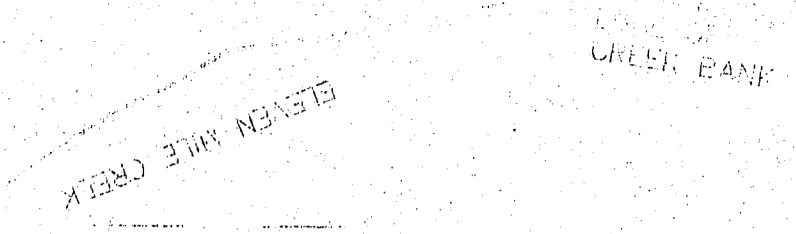
[Copyright ©](#) and [Privacy Policies](#)
State of Florida, Department of State

GARY F. BYRD
 Professional Surveying & Mapping
 800 Boyd Lane 25256
 Panama City, Florida 32379
 Phone (904) 935-4734
 GFBYSURV@BELL.SOUTHNET

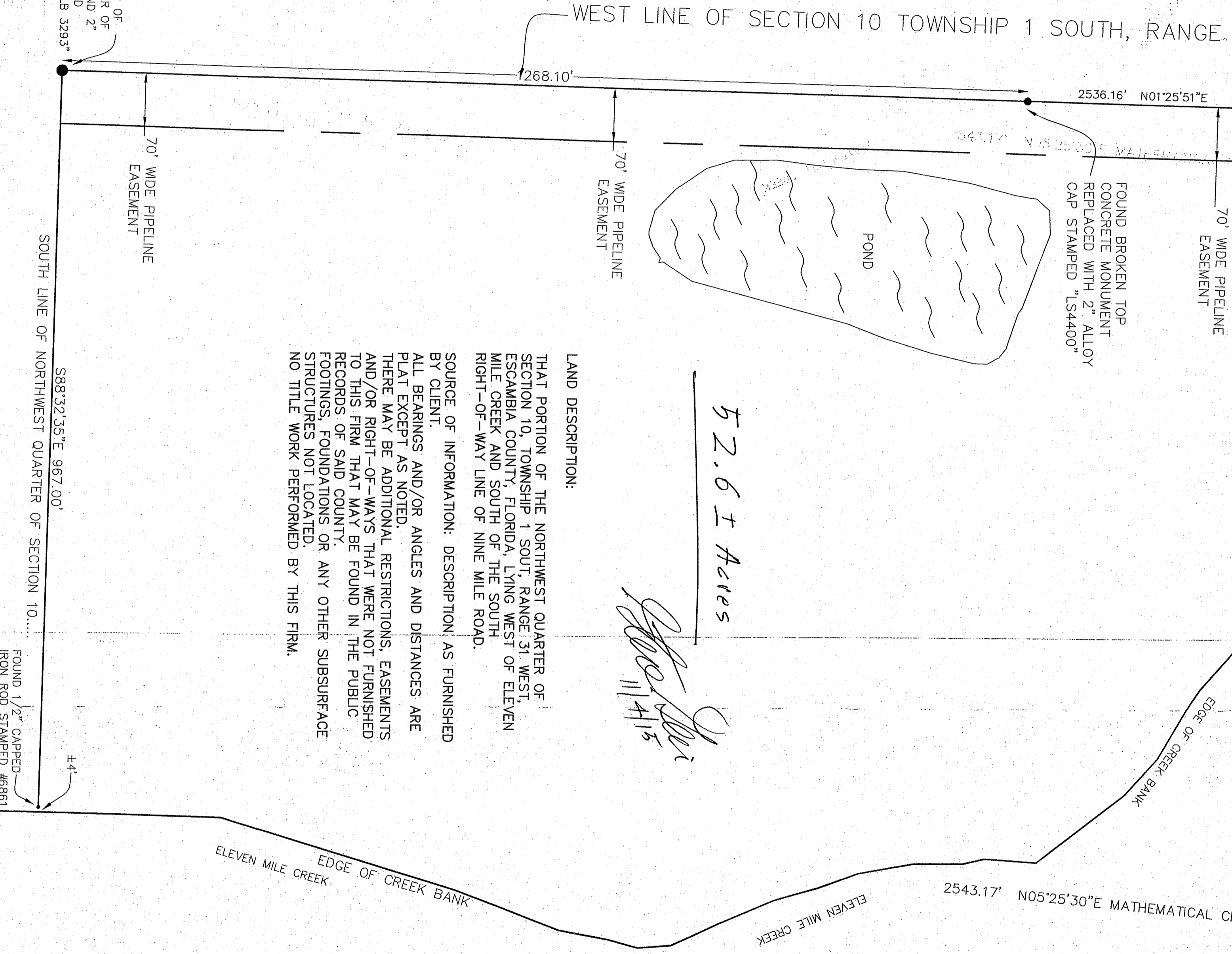
NINE MILE ROAD
 STATE ROAD NO. 10
 (200' R/W)



FOR BUILDING LOCATIONS SEE
 TOPOGRAPHIC SURVEY



WEST LINE OF SECTION 10 TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA



52.6 ± Acres

[Signature]
 11/15

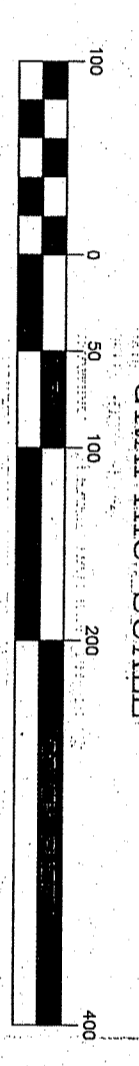
LAND DESCRIPTION:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LYING WEST OF ELEVEN MILE CREEK AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF NINE MILE ROAD.
 SOURCE OF INFORMATION: DESCRIPTION AS FURNISHED BY CLIENT.
 ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE PLAT EXCEPT AS NOTED.
 THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHT-OF-WAYS THAT WERE NOT FURNISHED TO THIS FIRM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 FOOTINGS, FOUNDATIONS OR ANY OTHER SUBSURFACE STRUCTURES NOT LOCATED.
 NO TITLE WORK PERFORMED BY THIS FIRM.

SOUTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 10... FOUND 2" ALLOY CAP AND ROD STAMPED "NOBLES LB 3293"

S88°32'35"E 967.00'
 SOUTH LINE OF NORTHWEST QUARTER OF SECTION 10...

FOUND 1 1/2" CAPPED IRON ROD STAMPED #8861

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft



LEGEND:
 --- BUILDING SETBACK LINE
 --- POINT OF CURVATURE
 --- POINT OF TANGENCY
 --- RADIUS OF TANGENCY
 --- LEGION OF ARC
 --- CHORD
 --- CHORD BEARING
 --- RIGHT-OF-WAY
 --- CHAINLINE R/W
 --- ACTUAL
 --- CHAINLINE R/W
 --- CHAINLINE R/W

JOB NO. & DRAWING NO: CRIMSON NINE MILE BOUNDARY

REQUESTED BY: GFB & ASSOCIATES
 DATE OF FIELD WORK: 03-15-2015
 DRAWING RELEASE DATE: 03-28-2015
 SCALE: 1" = 100'
 COVER SHEET
 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR
 GARY F. BYRD
 PROFESSIONAL SURVEYOR
 STATE OF FLORIDA
 LICENSE NO. 12345

From: [Allyson Cain](#)
To: [Karen E. Bohon](#)
Subject: FW: Z-2015-20
Date: Monday, November 16, 2015 11:00:42 AM

Thanks,
Allyson Cain

From: Thomas R Brown
Sent: Monday, November 16, 2015 10:58 AM
To: Allyson Cain
Subject: RE: Z-2015-20

No comment. FDOT will provide access permits onto Nine Mile Rd

From: Allyson Cain
Sent: Monday, November 16, 2015 8:39 AM
To: Karen E. Bohon; Thomas R Brown
Cc: Horace L Jones; Andrew D. Holmer
Subject: RE: Z-2015-20

Tommy,
Please provide your comments/"no comment" by Wednesday, so that they can be incorporated into the packet

Thanks,
Allyson Cain

From: Karen E. Bohon
Sent: Friday, November 13, 2015 10:32 AM
To: Thomas R Brown
Cc: Allyson Cain; Horace L Jones
Subject: Z-2015-20

See attached Rezoning application packet for your traffic analysis.

Thanks,
Karen Bohon
Sr. Office Support Assistant
Development Services Department
3363 West Park Place
Pensacola, FL 32505
kebohon@myescambia.com
T 850.595.2421



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **648977**

Date Issued. : 11/05/2015

Cashier ID : KLHARPER

Application No. : PRZ151100018

Project Name : Z-2015-20

Address : 5377 HAMILTION LANE
Pace, FL, 32571

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	5709	\$1,270.50	App ID : PRZ151100018
		\$1,270.50	Total Check

Received From : MOULTON PROPERTIES INC

Total Receipt Amount : **\$1,270.50**

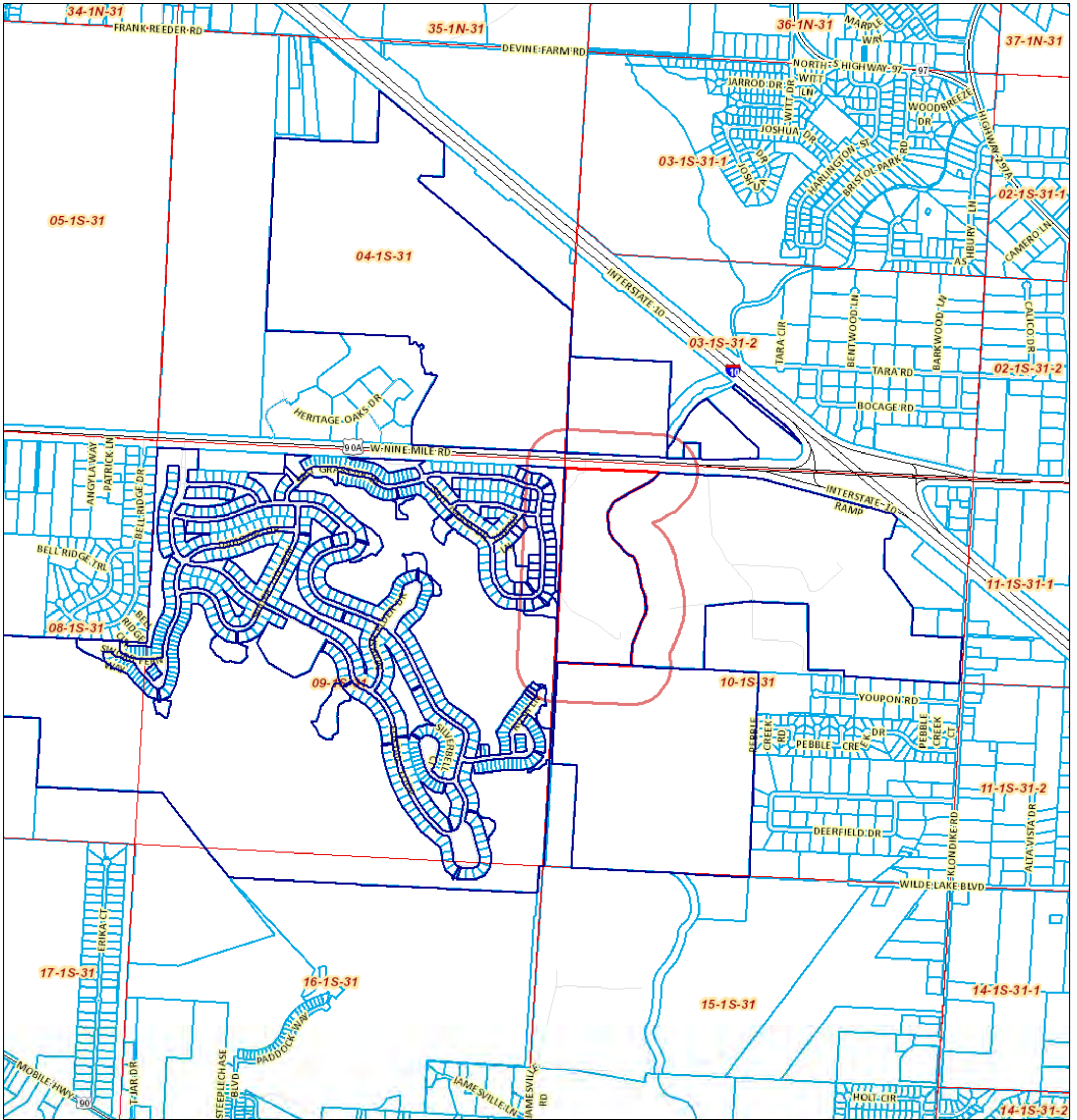
Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ151100018	740044	1,270.50	\$0.00	3811 W NINE MILE RD, PENSACOLA, 32526

Total Amount : **1,270.50** \$0.00 Balance Due on this/these Application(s) as of 11/6/2015

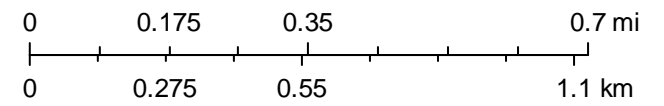
Chris Jones Escambia County Property Appraiser



November 9, 2015

1:15,270

- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line



BATES DAVID E
8829 SALT GRASS DR
PENSACOLA, FL 32526

BECHER JOHN H
8841 SALT GRASS DR
PENSACOLA, FL 32526

BRUCK ELIZABETH
8817 SALT GRASS DR
PENSACOLA, FL 32526

CHB OF NORTHWEST FLORIDA INC
4400 BAYOU BLVD STE 46
PENSACOLA, FL 32503

CRIMSON 9 MILE LLC
380 LURTON ST
PENSACOLA, FL 32505

DONALDSON KEITH R
8834 SALT GRASS DR
PENSACOLA, FL 32526

EMERALD COAST UTILITIES AUTHORITY
PO BOX 15311
PENSACOLA, FL 325140311

GILSON JAMES &
8810 SALT GRASS DR
PENSACOLA, FL 32526

HAMPTON CONSTANCE L
8799 SALT GRASS DR
PENSACOLA, FL 32526

HORTON D R INC
C/O KEITH GANLY
8763 SALT GRASS DR
PENSACOLA, FL 32526

INTERNATIONAL PAPER COMPANY
ATTN NETA LATHAM
6400 POPLAR AVE
MEMPHIS, TN 38197

JOHNSON JEFFERY S
2394 FLINTSTONE DR
CANTONMENT, FL 32533

JORDAN JEREMY M
2159 PADDLEWHEEL WAY
CANTONMENT, FL 32533

LAPLACE LILLIA
8745 SALT GRASS DR
PENSACOLA, FL 32526

LUKASZEWICZ JOSEPH T
14 CHERAS CT
PENSACOLA, FL 32505

MAGES BARBARA E
8853 SALT GRASS DR
PENSACOLA, FL 32526

MOULTON PROPERTIES INC
380 LURTON ST
PENSACOLA, FL 32505

MURPHY FRANCES
8775 SALT GRASS DR
PENSACOLA, FL 32526

NATURE TRAIL CONSERVANCY INC
17 W CEDAR ST STE 3
PENSACOLA, FL 32502

NAVY FEDERAL CREDIT UNION
820 FOLLIN LN
VIENNA, VA 22180

NICHOLS JESSICA
8781 SALT GRASS DR
PENSACOLA, FL 32526

NIGOLIAN DANIEL H
8805 SALT GRASS DR
PENSACOLA, FL 32526

NIMETZ AMY SUE
8835 SALT GRASS DR
PENSACOLA, FL 32526

NOBLE MEGAN R
8847 SALT GRASS DR
PENSACOLA, FL 32526

NORRIS CHRISTOPHER JAMES
8757 SALT GRASS DR
PENSACOLA, FL 32526

NUTTER SARAH E
8822 SALT GRASS DR
PENSACOLA, FL 32526

PENALOZA SARAH
8811 SALT GRASS DR
PENSACOLA, FL 32526

PIPKINS CATHY L
8750 SALT GRASS DR
PENSACOLA, FL 32526

R & C CLARK LLC
705 PALOMAR DR
PENSACOLA, FL 32507

RIGGS J C
8793 SALT GRASS DR
PENSACOLA, FL 32526

SMITH TRACEY LYNN
8787 SALT GRASS DR
PENSACOLA, FL 32526

SPECTRUM PROPERTIES
4960 HWY 90 # 186
PACE, FL 32571

WALDIE HELENA R
8769 SALT GRASS DR
PENSACOLA, FL 32526

WARD JOAN W
5600 LOBELIA LN
PENSACOLA, FL 32526