

**Board of County Commissioners
Workshop
Comprehensive Plan Amendments Cycle 2006-2**

**May 9, 2006, 1:30 p.m.
County Commission Chambers
5th Floor, Leon County Courthouse**

**AGENDA FOR THE MAY 9, 2006
WORKSHOP**

**BOARD OF COUNTY COMMISSIONERS WORKSHOP
MAY 9, 2006, 1:30 PM
County Commission Chambers
Fifth Floor, Leon County Courthouse**

CYCLE 2006-2 PLAN AMENDMENT WORKSHOP AGENDA

A. Introductory comments by Staff

B. Review proposed Cycle 2006-2 Comprehensive Plan amendments

Amendment #2006-2-T-001

Proposed text amendment to designate Pisgah Church Road as a Canopy Road.

Amendment #2006-2-T-002

Proposed text amendment to create Policy 2.2.14 in the Conservation Element, which proposed that any new development or redevelopment on properties annexed by the City of Tallahassee must meet the more stringent city or county stormwater quality treatment standards in place at the time of annexation. [Staff: Steve Hodges]

Amendment #2006-2-T-003

Proposed text amendment to the Land Use Element to create a new form and use category: Country Club Redevelopment. [Staff: Dan Bunker

Amendment #2006-2-T-004

Proposed map amendment to change from Residential Medium Density to Country Club Redevelopment (a new form and use category) on 3 acres located east of Golf Course Drive and north of Bunker

Amendment #2006-2-M-005

Proposed map amendment to change from Residential Medium Density to Urban Residential 2 (a proposed new form and use category) on 0.6 acres on the north side of W. 6th Avenue between Martin Luther King, Jr. Boulevard and Milton Street. [Staff: Dan Lucas]

Amendment #2006-2-M-006

Proposed map amendment to change from Recreation / Open Space to Recreation / Open Space Stormwater Facility on 4 acres of a 30.7 acre site lying north of Four Points Way and south of Bragg Drive. [Staff: Brian Wiebler]

Amendment #2006-2-M-007

Proposed map amendment change applicable to 29 City and County owned park properties from Residential Preservation, Mixed Use, Rural, Urban Fringe, Rural Community, Government Operational, and Agricultural/Silviculture/Conservation to Recreation / Open Space. The purpose of the amendment is to place these park properties in a category that is consistent with their current and anticipated uses. [Staff: Brian Wiebler]

Amendment #2006-2-M-008

Withdrawn

Amendment #2006-2-T-009

Proposed text amendment to amend the Land Use Element to delete the Mixed Use future land use category and replace it with Village Mixed Use, Urban Residential 2, Suburban, and Planned Development categories. This text amendment implements the Comprehensive Plan Reform project. [Staff: Darrin Taylor]

Amendment #2006-2-M-010

Proposed map amendment changes applicable to all properties in the Mixed Use Future Land Use category. This amendment will place these properties in the Residential Preservation, Activity Center, University Transition, Urban Residential 2, Suburban or Planned Development future land use categories. This map amendment implements the Comprehensive Plan Reform project. [Staff: Darrin Taylor]

Amendment 2006-2-DRI

Proposed Southside Development of Regional Impact (DRI) would utilize 1,625 acres located in the southeast quadrant of Tallahassee and Leon County along Capital Circle and Woodville Highway for development of a mixed use project including retail commercial, office, multifamily and single family residential, hotels, hospitals, and research and development activities. This DRI includes a request to bring the entire site inside the Urban Service Area (USA) and a map amendment to change from Rural and Mixed to Planned Development (a proposed future land use category). A portion of the site lying south of Capital Circle east of the Woodville Highway is proposed to be deleted from the Southeast Sector Plan in the existing Land Use Element of the Comprehensive Plan and incorporated in the proposed DRI and Planned Development land use category. [Staff: Kristen Andersen]

C. Adjournment

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-8600. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the County Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record (Section 286.0105 F.S.)."

SUMMARY CHART

CYCLE 2006-2 AMENDMENTS

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Leon County School District Staff Comments</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>
2006-2-T-001	Text	Designate Pisgah Church Road as a canopy road	NA	A	A
2006-2-T-002	Policy 2.2.14 in the Conservation Element	Annexed properties must meet most stringent stormwater quality treatment standards	NA	Direct Stormwater Staff to initiate the necessary actions to comply with Policy 2.2.1[C]	Direct Stormwater Staff to initiate the necessary actions to comply with Policy 2.2.1[C]
2006-2-T-003	Land Use Element	New Future Land Use Category: Country Club Redevelopment	NA	Withdrawn	Withdrawn
2006-2-M-004	FUTURE LAND USE MAP (East of Golf Terrace Drive)	From: Residential Preservation To: Country Club Redevelopment 9.3 acres		Withdrawn	Withdrawn
2006-2-M-005	FUTURE LAND USE MAP (North side of 6 th Avenue.)	From: Residential Preservation To: Urban Residential 2 0.6 acres	Space available at all 3 impacted schools.	Withdrawn	Withdrawn
2006-2-M-006	FUTURE LAND USE MAP (Lying north of Four Points Way)	From: Recreation / Open Space To: Recreation / Open Space / Stormwater 4 acres	No impacts on Schools.	A	A

CYCLE 2006-2 AMENDMENTS

2006-2-M-007	FUTURE LAND USE MAP (29 city and county owned park properties)	From: Residential Preservation, Mixed Use, Rural, Urban Fringe, Rural Community, Government Operational, & Agricultural / Silviculture / Conservation / Open Space To: Recreation / Open Space	No impacts on Schools.	A	A
2006-2-M-008	FUTURE LAND USE MAP	WITHDRAWN			
2006-2-T-009	Comprehensive Plan Reform Text Amendments	Deletes Mixed Use Future Land Use Category & Replaces it with new categories	NA	A	AM
2006-2-M-010	Comprehensive Plan Reform Changes to Future Land Use Plan Map	Applicable to all properties in the Mixed Use Future Land use Category		A	AM

CYCLE 2006-2 AMENDMENTS

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Leon County School District Staff Comments</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>
2006-2-DRI	FUTURE LAND USE MAP & TEXT AMENDMENTS (SE quadrant along Capital Circle & Woodville Hwy.)	From: Rural & Mixed Use To: Planned Development 1,625 acres		Amendment removed from 2006-2 amendment cycle	Amendment removed from 2006-2 amendment cycle

AMENDMENTS
2006-2-T-009 & 2006-2-M-010
COMP PLAN REFORM TEXT & MAPS

ADDITIONAL MATERIALS

Memorandum

To: City and County Commission

From: Darrin Taylor, Senior Planner

Re: Amendments # 9 and 10 – Recommended Revisions

Date: April 17, 2006

After the Planning Commission recommendation was finalized, staff identified two revisions to the proposed amendments identified below:

1. Revise Future Land Use Proposed Policy 2.1.8 to clarify that medium and high density residential, commercial and office uses will be allowed on designated canopy roads only where there is alternate access to a road other than a canopy road pursuant to Conservation Element Policy 3.4.10.
2. Bull Run, Smith Property and Piney Z need to be identified as Planned Development rather than Suburban. This change does not modify the existing zoning or development potential. The change simply keeps the identity of these areas as master planned communities. In the future this designation may no longer be necessary after the projects are fully built out.

A final issue with the maps is the relationship between Amendments # 7 and 10. The maps need to be reviewed in conjunction. Where Amendment #7 identifies a parcel as Open Space then that designation would supercede any designation in Amendment #10. This issue is limited to City and County owned properties currently designated Mixed Use but proposed for Open Space in Amendment #7. The maps will be modified before the transmittal to DCA.

Memorandum

To: The Planning Commission

From: Darrin Taylor, Senior Planner

Date: April 12, 2006

Re: Proposed Changes to Amendments 9 & 10 based upon comments received

Based upon comments staff received at the LPA Public Hearing and subsequent e-mails, staff has reviewed the proposed text and map amendment for potential revisions. In addition, staff contacted the Leon County Attorney's office and requested an interpretation as to whether the map categories proposed for the Bradfordville area are consistent with the settlement agreements. The County Attorney's office identified no inconsistency between the proposed map and the settlement agreements. Their memo is attached to this document.

Below is a list of changes staff recommends to Amendments 9 & 10 to address concerns we have heard:

1. Revise Proposed Future Land Use Element Policy 1.4.13 to state, "Roadway access limitations and locational criteria for these categories shall be established in Land Development Regulations." Staff also proposes that if the revised land development regulations are not ready for adoption by the time of the adoption of this plan amendment, then staff will seek the adoption of an interim ordinance to lock in the existing development patterns in the land development regulations until the regulations are revised.
2. Revise Policy 2.2.4 Village Mixed Use to add a requirement for access to an arterial or collector in order to request this category. In addition, revise the intensity table to add non-residential intensities for low density residential (10,000 SF per acre) and medium density residential (12,500 SF per acre).
3. Revise Policy 2.2.5 Suburban to add "Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required."
4. Revise Policy 2.2.5 Suburban intensity guidelines table to add non-residential intensities for low density residential (10,000 SF per acre) and medium density residential (12,500 SF per acre).
5. Revise the Proposed Future Land Use Map to amend the parcel adjacent to Southwood at Old St. Augustine Road and Old Southwood Plantation Road as Planned Development instead of Suburban. The property is zoned as CPA and should have been identified as PD rather than Suburban.

**BOARD OF COUNTY COMMISSIONERS
INTER-OFFICE MEMORANDUM**

To: Wayne Tedder, Director of Growth & Environmental Management

From: Laura M. Youmans, Esq. 
Asst. County Attorney

Date: April 10, 2006

Subject: Comprehensive Plan Amendment 2006-2-T-009 and M-010

This memorandum is in response to the request by the Tallahassee-Leon County LPA at its April 4, 2006 meeting that the County Attorney's office review the above proposed amendments to determine if the adoption of said amendments would conflict with the terms of County's Bradfordville Settlement Agreements. The proposed amendments would change the zoning categories applied to some properties within the County's Bradfordville Sector Plan. The specific concern raised at the meeting was that the allowable densities under the new categories would be inconsistent with the restrictions of the Settlement Agreements.

Between 2000 and 2004, in order to resolve litigation dealing with development in this area, the County entered into numerous settlement agreements with various parties. Settlement agreements were made with the following entities: the Lake McBride Area Residents' Association, Inc.; the Lake Carolyn Estates Homeowners Association, Inc.; the Killlearn Lakes Homeowners' Association, Inc.; CeRCA; and the Bradfordville Phipps Limited Partnership. Our office has reviewed the proposed amendments and the Agreements and has found no conflict between the terms of the agreements and the proposed amendments.

Should you have further questions, please do not hesitate to contact our office.

LMY/cal

cc: Darrin Taylor, AICP, Tallahassee-Leon County Planning Department
Chris Bentley, Esq., Counsel for Tallahassee-Leon County LPA
David McDevitt, Director of Development Services

**LPA
RECOMMENDATION
REGARDING MAPPING
UT UNIVERSITY TRANSITION
FUTURE LAND USE CATEGORY**

**(STAFF RECOMMENDATION IS
SHOWN ON SW MAP INCLUDED
IN LAVENDER PACKET)**

University Transition Area

Legend

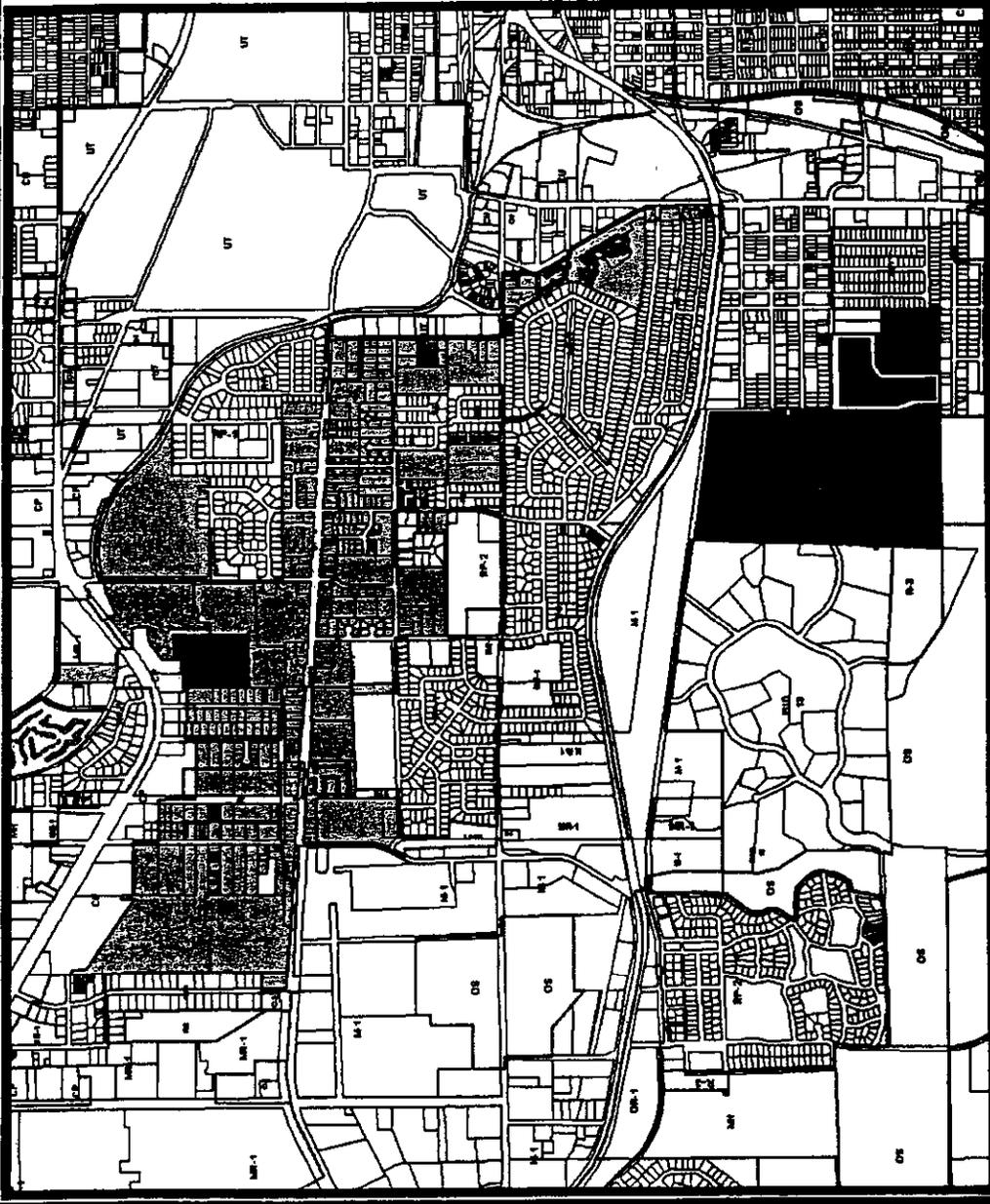
Planning Commission
Recommendation



UR-2

UT

SUB



CITIZEN COMMENTS

Citizen Comment
Amendment # 2006-2-T-001

CANOPY ROAD PETITION

You may recall at the direction of the church a letter was written for Mr. Pete Webb, our next door neighbor, in support of his position on the Canopy Road. In that letter the church agreed with Mr. Webb that the Canopy road designation imposed an undue hardship on his property rights. Now Mr. Webb would like church members to sign a petition supporting his request to change the Canopy Road designation on the east side of Centerville Road.

We the undersigned agree with Mr. Webb that the Canopy Road designation for Pisgah Church Road should be amended to exclude the portion of Pisgah Church Road on the east side of Centerville Road from the Canopy designation.

<i>Wayne Johnston</i>	_____
<i>John G. Chandler</i>	_____
<i>Katherine Chandler</i>	_____
<i>Phyllis Johnston</i>	_____
<i>Dr & Mrs Swocky</i>	_____
<i>Killian Antlematten</i>	_____
<i>Hail Christy Jones</i>	_____
<i>V. H.</i>	_____
<i>Richard Jones</i>	_____
<i>Kenneth Howard</i>	_____
<i>Sue Conley</i>	_____
<i>Moulis</i>	_____
_____	_____
_____	_____
_____	_____

**Citizen Comment
Amendment # 2006-2-M-007
Map #22**

Visit the Planning Department website at: <http://>

**NOTICE OF PROPOSED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. This proposed change is intended to provide parks with additional protection by designating them as Recreation / Open Space areas in the Comprehensive Plan. The areas proposed for designation are already being used for recreation and open space. You are being notified of this proposed change because public records indicate that you own property in the vicinity of a park proposed for designation. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and the City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-8600.

Date	Meeting	Purpose	Time	Location
March 23 (Thursday)	Planning Dept.	Public Information Hearing	5:30 PM	Florida Room 1 st Floor, City Hall
April 4 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2 nd Floor, City Hall
April 6 (Thursday)	CC/BCC	Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse
June 1 (Thursday)	CC/BCC	Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse
October 5 (Thursday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle. For more information, please contact the Planning Department at (850) 891-8600.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-8600. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-8600 Fax: (850) 891-8734

RECEIVED
06 APR 31 AM 11:48
PLANNING DEPARTMENT

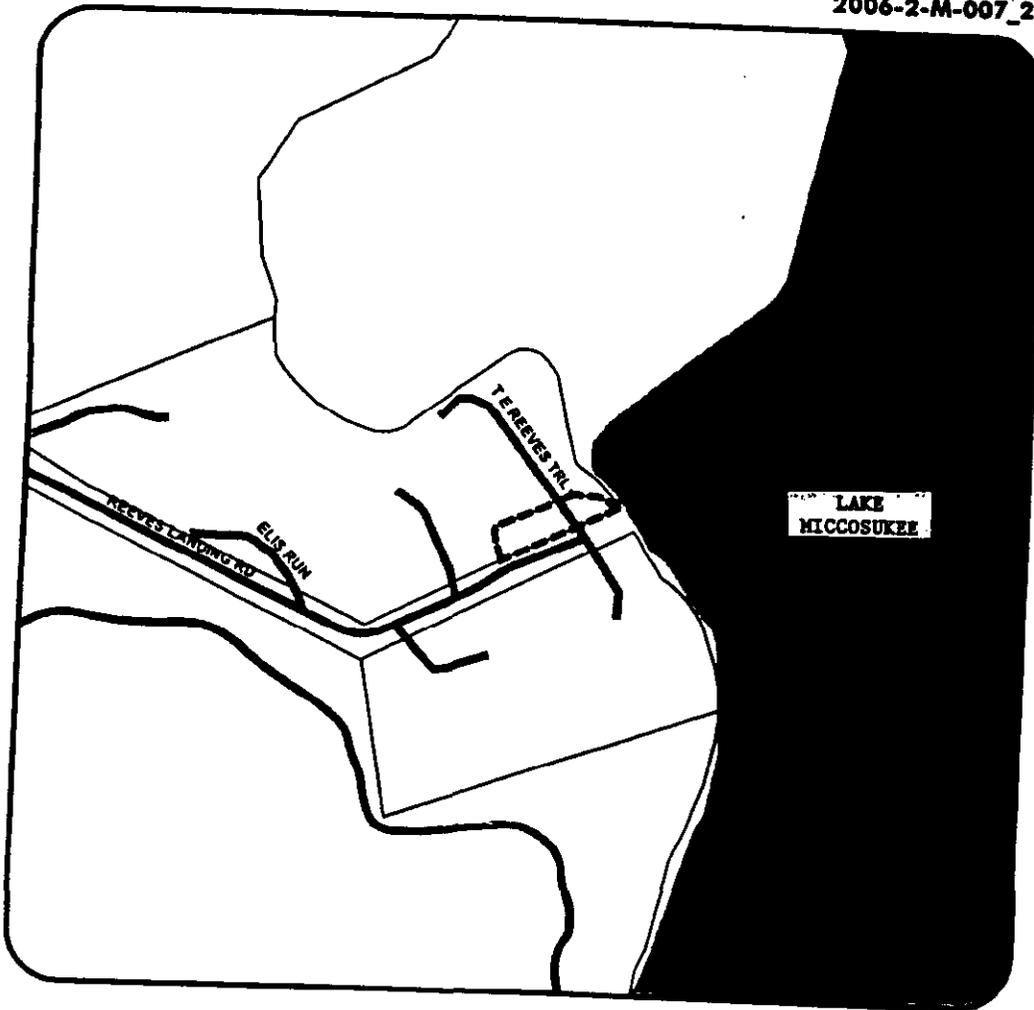
Amendment #2006-2-M-007

I am the owner(s) of Lot _____, Block _____ of the _____ (subdivision)

I wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

Please send more information. What are active recreation uses? Can hotels be part of the use? What is an Urban Service Area? What are residential densities of Recreation/Open Space? What amount of space is restricted to shooting or hunting, under the recreation/open space designation?

INFORMED: Howard M. Love, 525 William Penn Place, Suite 300S, Pittsburgh, PA 15219



Reeves Landing

BACKGROUND

According to the Tallahassee - Leon County Comprehensive Plan all government owned areas used for recreation and open space, like parks and forests, should be designated as "Recreation / Open Space" on the Future Land Use Map. Designation provides additional protection for parks. For a variety of reasons some park areas have not been designated. This request will designate several areas that currently meet the definition of "Recreation / Open Space." You are being notified about one of these areas near your property.

REQUESTED CHANGE

From: Rural

This land use category is intended to be located outside the Urban Service Area and is characterized by largely undeveloped acreage and/or agricultural, forestry, or grazing lands. Very low residential densities of one dwelling unit per ten acres are allowed in this land use category. Other allowed uses for this category could include very limited commercial or accessory light industrial uses directly related to agriculture or silviculture.

To: Recreation / Open Space

This future land use category is intended to be applied to all government recreation and open space facilities, including wildlife management areas and forests, as well as private cemeteries, golf courses, or wildlife management areas. Permitted uses include passive recreation and silviculture; active recreation uses are also allowed inside the Urban Service Area or in a Rural Community.

**Citizen Comment
Amendment # 2006-2-M-010**

Robert M Green
6296 Old Water Oak Road
Tallahassee, Florida 32312

RECEIVED
06 APR 32 AM 8: 20
TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

April 26, 2006

Mr. Darrin Taylor, Senior Planner
Tallahassee-Leon County Planning Dept
300 S. Adams Street
Tallahassee, Florida 32301

Re: Future Land Use Change
Amendment #2006-2-M-010

Dear Mr. Taylor:

I am a resident of Water Oak Plantation, a neighborhood lying east of Lake Mc Bride and the west side of Thomasville Road for more than twenty (20) years. My concern is for the proposed comprehensive land use change for that property on the west side of Thomasville Road north of Old Water Oak Road to Bannerman Commons Shopping Center.

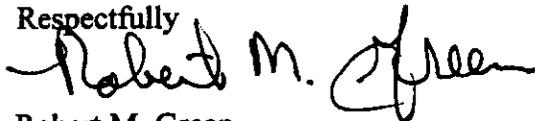
I would like to go on record to applaud your efforts to reclassify this area from a Mixed Use to a Residential Use. I strongly request that you reconsider the intensity of development that you have recommended for this area from Urban R-2 (20 units per acre) to Residential Preservation (6 units per acre). Residential Preservation Use is far more suitable for this area for several reasons. Adjoining properties will be Residential Preservation as well as all properties across Thomasville Road (east side) are single family residences south of Velda Woods Drive to the Leon County Library. This area is a well established single family neighborhood and Residential Preservation provides consistency of use. The subject area presently consists of three (3) residences and a church which are located on the 25 acres (approximately) adjoining Thomasville Road. Should you permit the proposed density change it may result in the development of 500 residential units on the same property. The Baptist Church is finalizing the completion of a new facility on their ten acre site and have no present or future requirement of the proposed intensity. The property lying west of the church is subject to a county agreement which restricts development intensity and appears to be inconsistent with the proposed land use change.

The subject property is located within the Lake Mc Bride drainage basin and presently uses sheet drainage, for maximum percolation, from Thomasville Road to Lakes Mc Bride. The intensity of development that you are recommending will substantially increase the amount of impervious surface. Even with retention areas the efficiency of the drainage system will result in damage to the property downstream and environmentally affect the water quality of Lake Mc Bride.

Citizen Comment
Amendment # 2006-2-M-010

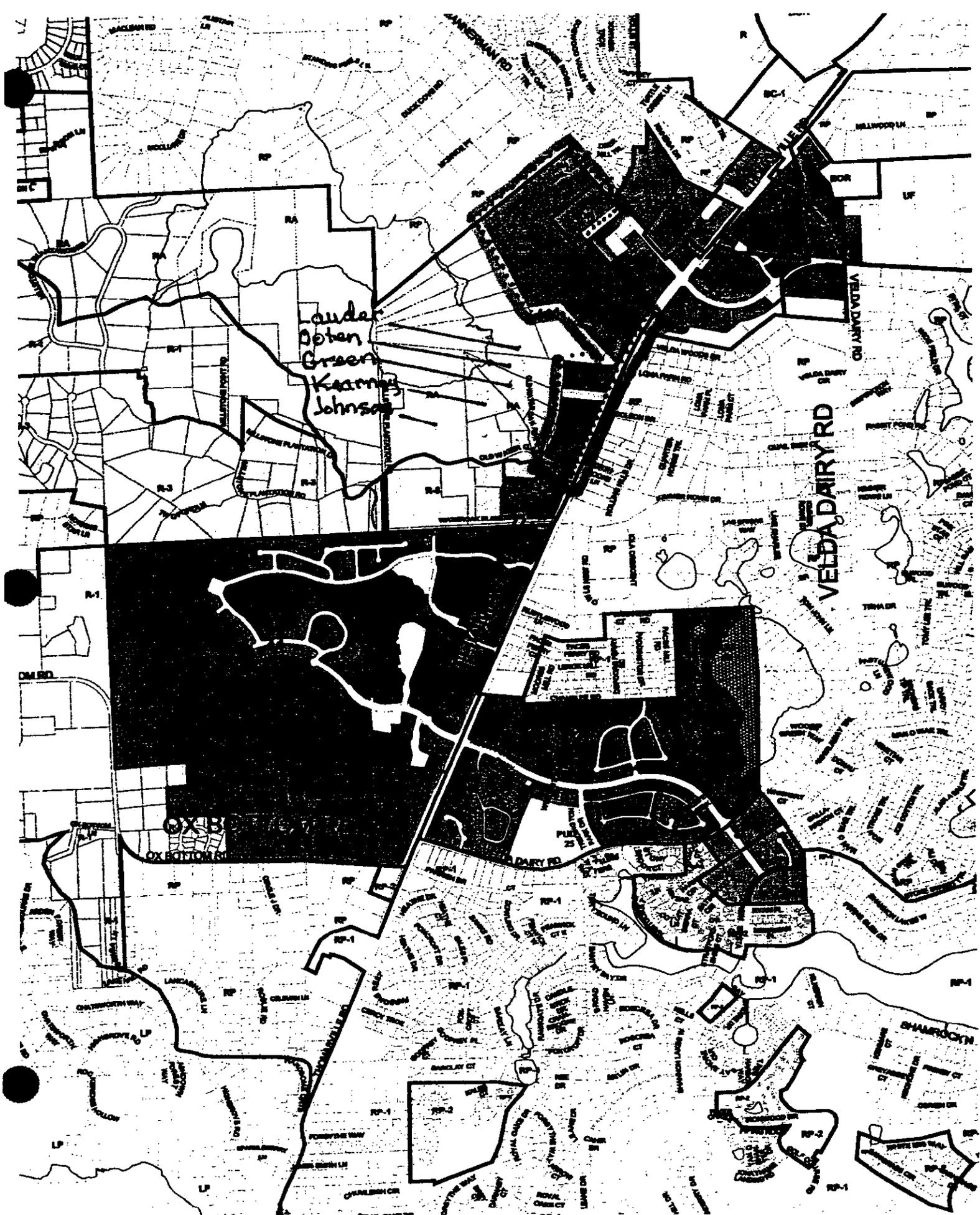
In the past we have been adequately protected by restrictive covenants which have afforded our neighborhood the protection of a residential community. In the future those restrictive covenants will terminate and upon that occurrence we shall be totally reliant upon the county to protect our neighborhood. We have built or purchased homes in this area because of its low intensity residential use which we enjoy. Please consider the affect this proposal will have on those property owners who have demonstrated their choice and desire. Permitting the proposed intensity will send a loud and clear message to the development community. Government will permit high intensity developments in this area. If that happens, the home owners desire to maintain their neighborhood will become secondary. Please reconsider your proposal and recommend that this area receive a Residential Preservation Use. "The Will Of The People".

Respectfully



Robert M. Green

cc: Commissioner Tony Grippa
Commissioner Ed DuPuy
Commissioner Cliff Thael



Auden Open Green
Keenan Johnson

OXB
OXFORD

VELDA DAIRY RD

SHARROCK

Taylor, Darrin

From: Poole Engineering & Surveying, Inc. [bwpoole.pes@comcast.net]
Sent: Tuesday, April 25, 2006 4:08 PM
To: Williams, Alan
Cc: Taylor, Darrin
Subject: Comprehensive Plan Amendment No. 2006-2-T009

Mayor Marks,

Poole Engineering & Surveying, Inc. has been blessed with the opportunity to provide a substantial number of Urban PUD projects in the shadows of Florida State University (FSU). The proposed Comprehensive Plan Amendment, which allows university transition zonings on a number of properties west of Doak Campbell Stadium and FSU, is a progressive and intelligent move by the Planning Department to promote higher densities where they are most appropriately located. I have spoken on a number of occasions, including today, with FSU's Facilities Planning representatives. Mr. Mark Bertolami, with FSU Facilities Planning, has allowed me to quote their position in support of these higher densities west of the university where pedestrian, bicycle, mass transit, and even vehicular trips to the university, are in a closer, more appropriate proximity to the university.

Neighborhoods in the area west of Hayden Road, Jackson Bluff Road, and Pensacola Street, are appropriate for higher densities.

It has been my experience that these higher densities promote higher quality projects and take advantage of re-development projects minimizing impacts on infrastructure and natural features.

I strongly encourage you to follow the Planning Department's recommendation and disregard what appears to be a lack of vision in the Planning Commission's recommendation to only consider vacant properties. It is my strong opinion that this recommendation by the Planning Commission is not in keeping with the intent of the Comprehensive Plan by promoting growth in more appropriate areas as acknowledged by the Comprehensive Plan to allow university transition west of Florida State University.

Please feel free to call me should you wish to discuss the proposed rezoning.

I apologize I am not able to present my views publicly, as I have a family conflict with tonight's meeting. I appreciate your consideration of my views and opinions and trust you will recommend approval of the Planning Department's proposal.

Thank you.

Barry

Barry W. Poole
Executive Vice President
Poole Engineering & Surveying, Inc.
2145 Delta Blvd., Suite 100
Tallahassee, FL 32303
850/386-5117; 850/385-0633 Fax
bwpoole.pes@comcast.net

21 April 2006

06 APR 21 PM 12: 04

TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

Mr. Wayne Tedder
Director, TLCPD
Tallahassee – Leon County Planning Department (TLCPD)
Tallahassee, Florida 32301

RE: Faison/K2 Evening Rose Town Center

Dear Mr. Tedder,

This letter serves as a follow-up to our discussions on Wednesday, 19 April 2006 with James English, Roxanne Manning, Fred Goodrow and Darrin Taylor. Thanks to everybody again for your valuable time discussing the proposed Evening Rose Town Center, Comp Plan Reform and upcoming changing land uses.

At this time we are writing to request that the entire 13.10 acre site known as 'Evening Rose Town Center', currently Mixed-Use 'B' on the FLUM and CP/R3 zoning, be considered the new 'suburban' category. To this end, we understand that this suburban land use category will enable sufficient flexibility and density to plan a development as close as possible to the vision we shared with staff on Wednesday, as noted in the attached Conceptual Site Plan Scheme I. The new 'Village Mixed-Use Category' could also be appropriate if area constraints (40 acre minimum) are not an issue and if timely resolution is forthcoming.

We understand the next public meeting on Comp Plan Reform is scheduled for 25 April 2006. Representatives from K2 and/or Faison are planning to attend. In the meantime, please let us know of any other information or documents required.

Sincerely,



Beth C. Hollister
VP Design Studio
K2 Urbancorp, LLC

cc: David B. Wamsley, K2
Faison Development Group
Clay Campbell, Moore Bass

Attachments:

List of parcel ID nos. and survey documents
Conceptual Site Plan Scheme I
Existing Conditions Map

541 Beverly Court
Tallahassee, FL 32301
850.222.3779

Evening Rose – Town Center Parcel IDs

AREA I – 0.45 ACRES

ID # - 1128200160000 1881 Evening Rose Lane

AREA II – 9.70 ACRES

ID #1 - 1128200110000 1869 Evening Rose Lane
ID #2 - 1128200090000 1893 Evening Rose Lane
ID #3 - 1128200100000 1894 Evening Rose Lane
ID #4 - 1128200080000 1636 Capital Circle NE

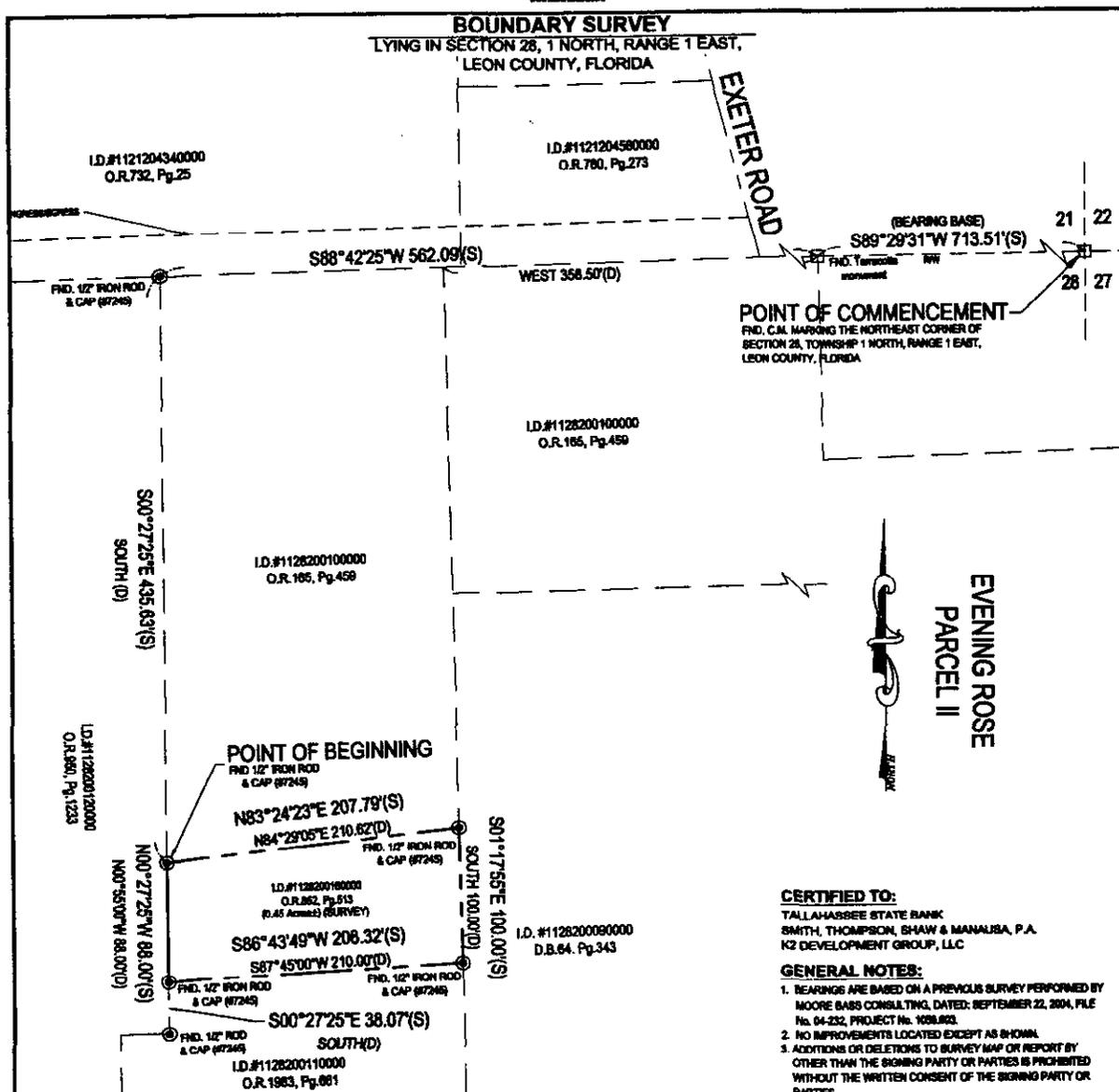
AREA III – 2.95 ACRES

LOT 1 - 1128030000010
LOT 2 - 1128030000020
LOT 3 - 1128030000030
LOT 4 - 1128030000040
LOT 5 - 1128030000050
LOT 6 - 1128030000060
LOT 7 - 1128030000070

TOTAL – 13.10 ACRES

Moore Bass

CONSULTING
TALLAHASSEE DEBETH ATLANTA
www.moorebass.com



CERTIFIED TO:
TALLAHASSEE STATE BANK
SMITH, THOMPSON, SHAW & MANALBA, P.A.
K2 DEVELOPMENT GROUP, LLC

- GENERAL NOTES:**
- BEARINGS ARE BASED ON A PREVIOUS SURVEY PERFORMED BY MOORE BASS CONSULTING, DATED: SEPTEMBER 22, 2004, FILE NO. 04-232, PROJECT NO. 1008.003.
 - NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION (0.45 OF AN ACRE±):
A 0.45 ACRE PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 882, PAGE 513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 88 DEGREES 28 MINUTES 31 SECONDS WEST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 713.51 FEET TO A FOUND TERRA-COTTA MONUMENT; THENCE SOUTH 88 DEGREES 42 MINUTES 27 SECONDS WEST ALONG SAID NORTH BOUNDARY LINE 562.09 FEET TO A FOUND 1/2" ROD & CAP (#7245); THENCE LEAVING SAID NORTH BOUNDARY LINE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS EAST 436.63 FEET TO A FOUND 1/2" IRON ROD & CAP (#7245) AND THE POINT OF BEGINNING THENCE NORTH 83 DEGREES 24 MINUTES 23 SECONDS EAST 207.79 FEET TO A FOUND 1/2" IRON ROD & CAP (#7245); THENCE SOUTH 01 DEGREES 17 MINUTES 55 SECONDS EAST 100.00 FEET TO A FOUND 1/2" IRON ROD & CAP (#7245); THENCE SOUTH 86 DEGREES 43 MINUTES 49 SECONDS WEST 208.32 FEET TO A FOUND 1/2" IRON ROD & CAP (#7245); THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST 88.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES, MORE OR LESS.

LEGEND	
F.C.M. FOUND F.W.P. CONCRETE MONUMENT	F.L.P. FOUND IRON PIN
A.O.M. RW - RIGHT-OF-WAY	F.L.C. FOUND NAIL IN CAP
CL. CENTERLINE	PROF. PROFESSIONAL LAND SURVEY CERTIFICATE
R. RADIUS	S.E.C. SET F.W.P. CONCRETE MONUMENT LITERATURE
Δ DELTA OR CENTRAL ANGLE	S.P. SET 1/2" IRON PIN LITERATURE
L. LENGTH	S.L.C. SET NAIL AND T-CAP LITERATURE
T. TANGENT DISTANCE	I.P. IRON PIN
CH. CHORD BEARING AND DISTANCE	D. DEED INFORMATION
P.B./P.L. PLAT BOOK AND PAGE	C.I. CALCULATED INFORMATION
O.R./O.L. OFFICIAL RECORDS BOOK AND PAGE	S.I. SURVEY INFORMATION
D.B. DEED BOOK	P.O.C. POINT OF COMMENCEMENT
B.L. BACK OF CURB	P.O.B. POINT OF BEGINNING
	T.E.P. TELEPHONE POLE
	S.P. SIGNAL POLE
	G.A. GUY ANCHOR
	G.M. GAS METER
	G.V. GAS VALVE
	L.P. LIGHT POLE
	F.H. FIRE HYDRANT
	W.V. WATER VALVE
	S.S.F. SANITARY SEWER FLOW ANCHOR
	E.S. ELECTRIC BOX
	T.P. TELEPHONE POST/STAKE
	C.P. COMBINATION POLE
	P.P. POWER POLE
	C.B. CURB BLET
	Y.D. YARD DRUM
	S.V. SHEDMENT VENT
	G.I. GRAZE INLET
	S.M. STORM MANHOLE
	H.B. HOSE BIB
	W.M. WATER METER
	S.F.M. SANITARY SEWER FLOW MANHOLE
	B.M. BENCHMARK
	M.W. MONITORING WELL
	F.O.K. TREE (F.O.A.)

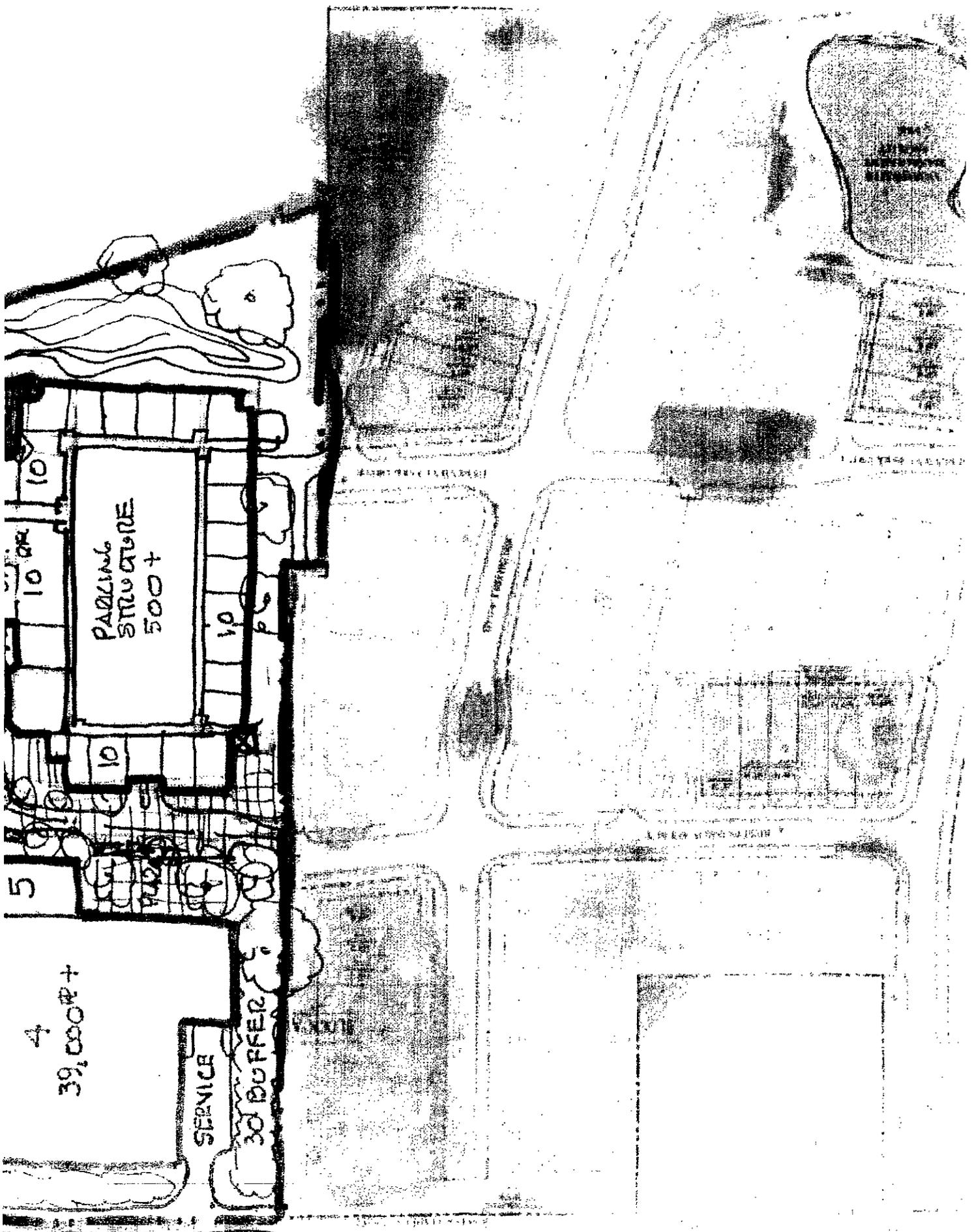
Moore Bass Consulting
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I hereby certify that the survey shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-9).
The undersigned surveyor has not been provided a current title opinion or abstract of title affecting title or boundary to the subject property. It is possible there are deeds of record, recorded deeds, easements or other instruments which could affect the boundaries.

SEAL

GRAPHIC SCALE	
0 100 200 400 1 inch = 200 ft.	
FILE #	04-232 1008 0.45 AC BNDRY SVNG
CONTRACT #	108188 ARCHIVE
NOTEBOOK #	PAGE 9
DATE	06/20/08 DRAWN BY
SHEET TITLE	BOUNDARY SURVEY

MOORE BASS CONSULTING, INC. 801 N. GADSDEN STREET TALLAHASSEE, FL 32301 (904) 222-8976 CERTIFICATE OF AUTHORIZATION #14889746	CLIENT NAME K2 URBAN CORP, LLC 541 BEVERLY COURT, TALLAHASSEE, FL 32301	PROJECT NAME EVENING ROSE 0.45 OF AN ACRE PARCEL	SHEET TITLE BOUNDARY SURVEY	1 OF 1
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PARKING
STRUCTURE
500+

SERVICE
30' BUFFER

4
39,000 sq ft

5

10' DR

10'

10'

DRIVE THROUGH

SERVICE AREA

SERVICE