2011-R-008

Property Owner:	Figure 8 (Florida) LLC
Agent:	Carla Hinote
Existing Zoning:	AG2 (Agriculture District-2)
Proposed Zoning:	AG (Agriculture District)
Existing FLUM:	Agriculture
Proposed FLUM:	No Change

STAFF ANALYSIS

Part I. General Information:

Applicant:	Figure 8 (Florida) LLC
Agent:	Carla Hinote
Project Location:	North of Kolb Road and Martin Road, Chumuckla
Parcel Number:	01-2N-29-0000-00100-0000, 02-2N-29-0000-00100-0000, 03-2N-29-0000-00100-0000, 04-2N-29-0000-00100-0000, 11-2N-29-0000-00100-0000, APO 12-2N-29-0000-00100-0000, APO 12-2N-29-0000-00200-0000, 33-3N-29-0000-00100-0000
Parcel Size:	3003.63 (+/-) acres
Purpose:	Single family residential
Requested Action:	Amendment of the Land Development Code Official Zoning Map changing the zoning district from AG2 to AG.

Existing Zoning Description: AG2 (Agricultural District-2) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per 15 acres.

Proposed Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Existing FLUM: Agriculture (max 1 du per acre)

Current Use of Land: Property Appraiser's records and aerial photography indicate the property is wooded and vacant.

Surrounding Zoning: South, west, and east is Agriculture district. The majority of property north of the subject site is zone Agriculture 2 district.

Rezoning History: In 2010, approximately 1,049 acres located southwest of the subject property was rezoned from Ag-2 to Ag.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

Information submitted by the applicant shows a conceptual initiated division of the land into 80 large parcels; however, the applicant does not propose a maximum number of lots and each initial division can be further divided. Therefore, a worst case traffic scenario is presented here. Assuming all of the projected vehicle trips impact Willard Norris Road and Hwy 89, the current zoning would allow approximately 718 average daily vehicle trips onto Willard Norris Road and Hwy 89. The proposed zoning could produce approximately 10,779 average daily vehicle trips onto Willard Norris Road and Hwy 89 as a worst case scenario. The overall net affect upon the roadway is 10,081 average daily vehicle trips onto Willard Norris Road and Hwy 89. Rated at LOS Standard "D", the current available capacity of 3,911 trips for Willard Norris Road thus indicates capacity may not be available for the proposed zoning as a worst case scenario. Rated at LOS Standard "D", the current available capacity of 9,128 trips for Hwy 89 thus indicates capacity may not be available for the proposed zoning as a worst case scenario. It is unlikely that this level of maximum development density will actually occur.

If capacity is not available at the time of development, they have the option of contributing a proportionate fair-share toward a programmed transportation improvement or an improvement to be added to the schedule of capital improvements. The County adopted its proportionate fair-share ordinance on March 27, 2008.

The property appears to only have access by Oser Road / Martin Road to Willard Norris Road and Pond Creek Road to Hwy 89. The narrative submitted by the applicant states *"We are in the process of working with Santa Rosa County Road and Bridge Department on dedicating "future" roads to Santa Rosa County for North/South and East/West connectors. These roads will serve as interior "private" roads until such time as the property is developed. (See attached map).*

<u>Comments from Public Works and Engineering:</u> Staff has concerns that the prescriptive right of way widths along Pond Creek Road, Martin road, and Kolb Road are inadequate to handle the needed roadway widths and drainage swales. Unless the Board of County Commissioners mandates that "full width" rights of way be granted (commensurate to the degree of development to be allowed) along these existing roads, staff would recommend that at least 1/2 width right of way widths be required to be granted to the County as a condition of the rezoning.

Discussions have occurred regarding "preserved" right of ways internal to the property. These preserved rights of way would provide private access to the internal parcels, provide for a basis for a future roadway network, and in one instance, connect to a previously committed right of way from a previous rezoning. Figure 8 LLC proposed to deed these "future" right of ways to the County to ensure that they are available for future public use.

Staff suggests an alternative approach to the deeding of these undeveloped rights of way to the County. Our suggestion is that the future rights of way be preserved by deeding them to a property owners association or other suitable legal entity. The parcels within this property could jointly share in the expense of property taxes and any required maintenance until such time that roads are developed and accepted by the County.

(2) Potable Water:

Potable Water is currently not available at this location. The applicant indicates that water will be handled by private wells (subject to required permits from the County Health Department). The applicant acknowledges that if public potable water is in the vicinity at the time of development they will connect.

(3) Sanitary Sewer:

Sanitary sewer is not currently available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department).

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

The applicant does not indicate if they plan to include recreation facilities as part of their development: however, the proposed large acreage lots and wetland areas will create functional open space.

(6) Schools:

The School District of Santa Rosa County (per Joey Harrell, Assistant Superintendent for Administrative Services) indicated the school district has adequate capacity for any increased student load created by the development.

(7) Drainage:

Comments from Public Works and Engineering: “Currently, drainage along the existing County roadways drains off into natural low areas or into drainage "turn-outs".
The possible construction of homes on lots along these roads could cause a significant increase in the amount of stormwater runoff flowing into the low areas and the existing "turn-outs". Staff recognizes three possible approaches to addressing the impacts of the water discharging from the rights of way onto future lots.

The first approach would be for Figure 8 LLC to provide specific, perpetual drainage easements from all discharge points along the roadways to a "positive discharge point". A positive discharge point is defined as a stream, or other connected jurisdictional wetland area. The easements would need to be stabilized with natural vegetation or through appropriate man-made measures to ensure that erosion does not occur. Surveying would be required.

The second approach would be for Figure 8 LLC to grant a "blanket" drainage easement and hold harmless agreement over the entire property, or appropriate sections of the property, to allow runoff to continue in its current or directed patterns. We would support language in these easements that would allow individual parcel owners to work with the County in the future to modify the blanket easements into more specific easements at the time of development. The locations of the specifically modified easements would require surveying, and would be dependent upon the development desires of the owner and the topography of the specific parcel. The modified easements might present less of an encumbrance on the property.

The third option would be for Figure 8 LLC to grant a blanket hold harmless agreement over their property for drainage discharge from the County roadways. The hold harmless would have to be perpetual and binding on future owners. The County's discharge points are currently set, but might have to be altered to accommodate lot development along the existing roadways. Any erosion occurring on the properties would be the responsibility of the property owner(s) to address. This option has not yet been discussed with the County Attorney".

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:
"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of the uses surrounding this site are agriculture and vacant lands, with sparse residential properties throughout. The adopted Rural Development Plan identifies this area as being outside the Rural Protection Zone with a portion located within the Transition Zone.

The narrative submitted by the applicant states "*The smaller lot division will have the required County maintained road frontage, for the larger lots(20+ acre parcels), we are utilizing current "woods roads" as our access points off of Kolb, Martin, and Pond Creek Roads. These roads will remain private dirt roads until such time as the owners decide to upgrade. We have designed this division to be within the Santa Rosa County guidelines for large lot division, this being stated, these lots could be divided at a later date, but roads/infrastructure would have to be put in place as per Santa County Subdivision regulations".*

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:
"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The flood zone maps, mirroring the wetlands maps, show that a portion of this proposed rezoning is located within a FEMA Zone "A", which means there is not currently base flood elevation data for the area determined to be a Special Flood Hazard Area. Per the County's Floodplain Manager, this area is included within the Scope of Work for the next flood map revision, which is intended to establish a base flood elevation and may increase or decrease the area currently within the Special Flood Hazard Area. The time frame associated with the map revision has not been set. Should the citizen/developer decide to wait until the base flood elevations are established under the new map revision to submit their subdivision proposal then they will need to provide the County with the hydraulics and hydrology and other necessary engineering to establish a base flood elevation for the areas which are shown as Special Flood Hazard Area on the Digital Flood Insurance Rate Map as adopted by the County.

The remaining property is located within FEMA Zone "X", which means an area determined to be outside 500- year flood plain.

Policy 8.1.A.1 of the Santa Rosa County Comprehensive Plan states:

"Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. …New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan."

The National Wetlands Inventory Map indicates possible wetlands located onsite. The project acreage is sufficient to easily enable with division of land consistent with this policy. The proposed rezoning to Ag would not necessarily result in a greater impact to on-site wetlands than would occur under the current zoning designation.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:
"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

A rezoning to Ag may result in a finding of urban sprawl under the proposed classification. The State has developed criteria for determining if a comprehensive plan amendment (Future Land Use Maps amendment) discourages urban sprawl. Those criteria can be applied to this rezoning. The criteria were initially included in Chapter 9J-5 FAC but were moved into Florida Statutes during this year's legislation session. A copy of those criteria are enclosed.

1263 8. Future land use map amendments shall be based upon the
1264 following analyses:
1265 a. An analysis of the availability of facilities and
1266 services.
1267 b. An analysis of the suitability of the plan amendment
1268 for its proposed use considering the character of the
1269 undeveloped land, soils, topography, natural resources, and
1270 historic resources on site.
1271 c. An analysis of the minimum amount of land needed as
1272 determined by the local government.
1273 9. The future land use element and any amendment to the
1274 future land use element shall discourage the proliferation of
1275 urban sprawl.
1276 a. The primary indicators that a plan or plan amendment
1277 does not discourage the proliferation of urban sprawl are listed
1278 below. The evaluation of the presence of these indicators shall
1279 consist of an analysis of the plan or plan amendment within the
1280 context of features and characteristics unique to each locality
1281 in order to determine whether the plan or plan amendment:
1282 (I) Promotes, allows, or designates for development
1283 substantial areas of the jurisdiction to develop as low-
1284 intensity, low-density, or single-use development or uses.
1285 (II) Promotes, allows, or designates significant amounts
1286 of urban development to occur in rural areas at substantial
1287 distances from existing urban areas while not using undeveloped
1288 lands that are available and suitable for development.

1289 (III) Promotes, allows, or designates urban development in
1290 radial, strip, isolated, or ribbon patterns generally emanating
1291 from existing urban developments.
1292 (IV) Fails to adequately protect and conserve natural
1293 resources, such as wetlands, floodplains, native vegetation,
1294 environmentally sensitive areas, natural groundwater aquifer
1295 recharge areas, lakes, rivers, shorelines, beaches, bays,
1296 estuarine systems, and other significant natural systems.
1297 (V) Fails to adequately protect adjacent agricultural
1298 areas and activities, including silviculture, active
1299 agricultural and silvicultural activities, passive agricultural
1300 activities, and dormant, unique, and prime farmlands and soils.
1301 (VI) Fails to maximize use of existing public facilities
1302 and services.
1303 (VII) Fails to maximize use of future public facilities
1304 and services.
1305 (VIII) Allows for land use patterns or timing which
1306 disproportionately increase the cost in time, money, and energy
1307 of providing and maintaining facilities and services, including
1308 roads, potable water, sanitary sewer, stormwater management, law
1309 enforcement, education, health care, fire and emergency
1310 response, and general government.
1311 (IX) Fails to provide a clear separation between rural and
1312 urban uses.
1313 (X) Discourages or inhibits infill development or the
1314 redevelopment of existing neighborhoods and communities.
1315 (XI) Fails to encourage a functional mix of uses.

1316 (XII) Results in poor accessibility among linked or
1317 related land uses.
1318 (XIII) Results in the loss of significant amounts of
1319 functional open space.
1320 b. The future land use element or plan amendment shall be
1321 determined to discourage the proliferation of urban sprawl if it
1322 incorporates a development pattern or urban form that achieves
1323 four or more of the following:
1324 (I) Directs or locates economic growth and associated land
1325 development to geographic areas of the community in a manner
1326 that does not have an adverse impact on and protects natural
1327 resources and ecosystems.
1328 (II) Promotes the efficient and cost-effective provision
1329 or extension of public infrastructure and services.
1330 (III) Promotes walkable and connected communities and
1331 provides for compact development and a mix of uses at densities
1332 and intensities that will support a range of housing choices and
1333 a multimodal transportation system, including pedestrian,
1334 bicycle, and transit, if available.
1335 (IV) Promotes conservation of water and energy.
1336 (V) Preserves agricultural areas and activities, including
1337 silviculture, and dormant, unique, and prime farmlands and
1338 soils.
1339 (VI) Preserves open space and natural lands and provides
1340 for public open space and recreation needs.
1341 (VII) Creates a balance of land uses based upon demands of
1342 residential population for the nonresidential needs of an area.

1343 (VIII) Provides uses, densities, and intensities of use
1344 and urban form that would remediate an existing or planned
1345 development pattern in the vicinity that constitutes sprawl or
1346 if it provides for an innovative development pattern such as
1347 transit-oriented developments or new towns as defined in s.
1348 163.3164.
1349 10. The future land use element shall include a future
1350 land use map or map series.
1351 a. The proposed distribution, extent, and location of the
1352 following uses shall be shown on the future land use map or map
1353 series:
1354 (I) Residential.
1355 (II) Commercial.
1356 (III) Industrial.
1357 (IV) Agricultural.
1358 (V) Recreational.
1359 (VI) Conservation.
1360 (VII) Educational.
1361 (VIII) Public.
1362 b. The following areas shall also be shown on the future
1363 land use map or map series, if applicable:
1364 (I) Historic district boundaries and designated
1365 historically significant properties.
1366 (II) Transportation concurrency management area boundaries
1367 or transportation concurrency exception area boundaries.
1368 (III) Multimodal transportation district boundaries.
1369 (IV) Mixed use categories.

2011-R-008 Traffic Analysis Append

For the AG2 estimation:

Single Family Detached Housing (210)

3003.63 acres x (1 du/15 acres) = 200.24 possible units x 75% = 150.18 possible units
ITE Average Rate: 9.57 x 150.18 = 1,436.93 Average Daily Vehicle Trips
Driveway %: 0.50 x 1436.93 = 718.46 Daily Vehicle Trips
New Trip % = 100%; 718.46 x 1.00 = 718.46 New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

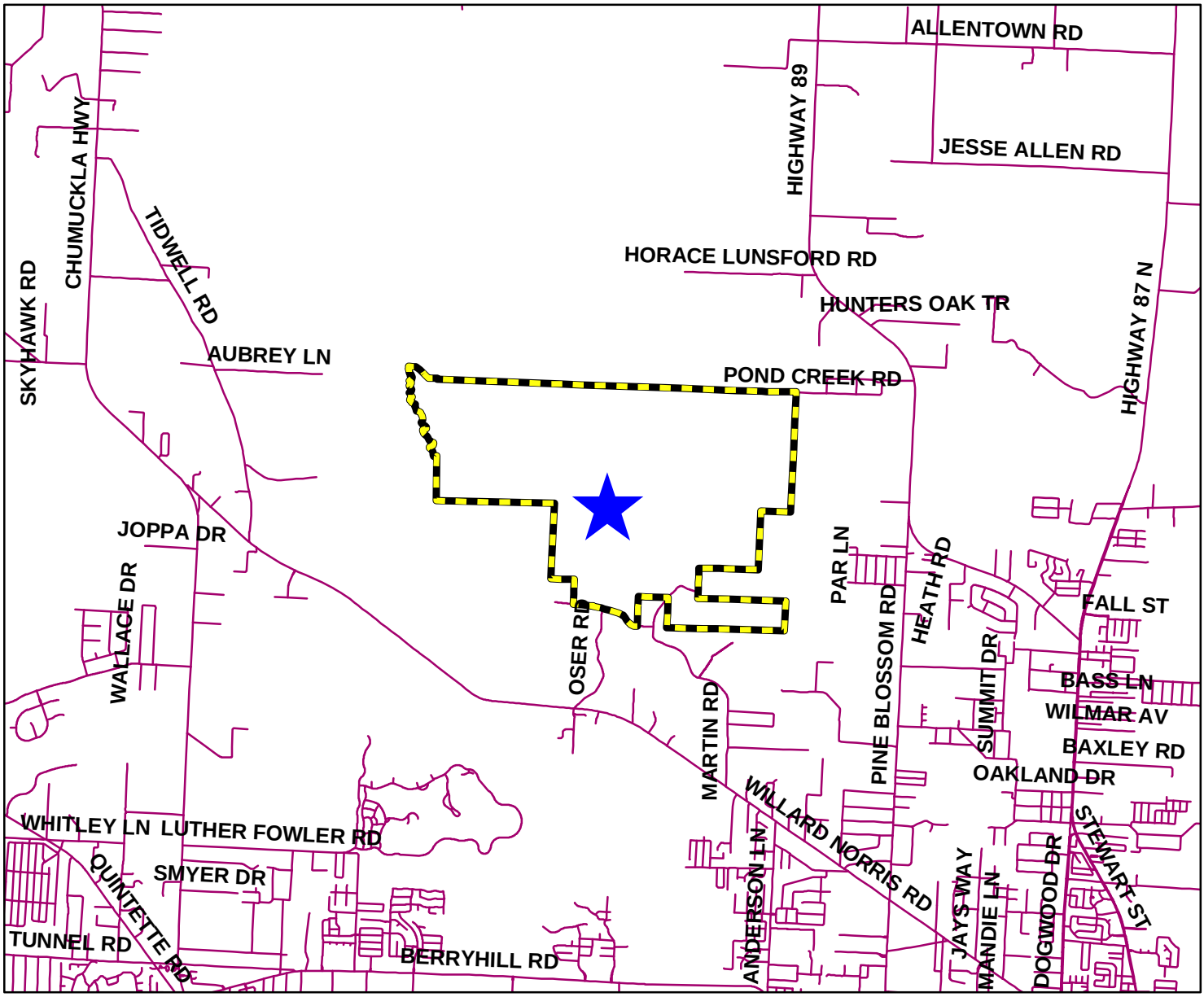
For the AG estimation:

Single Family Detached Housing (210)

3003.63 acres x 1 du's/acre = 3003.63 possible units x 75% = 2,252.72 possible units
ITE Average Rate: 9.57 x 2,252.72 = 21,558.53 Average Daily Vehicle Trips
Driveway %: 0.50 x 21,588.53 = 10,779.26 Daily Vehicle Trips
New Trip % = 100%; 10,779.26 x 1.00 = 10,779.26 New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

Location Map (2011-R-008)



1 inch = 7,000 feet

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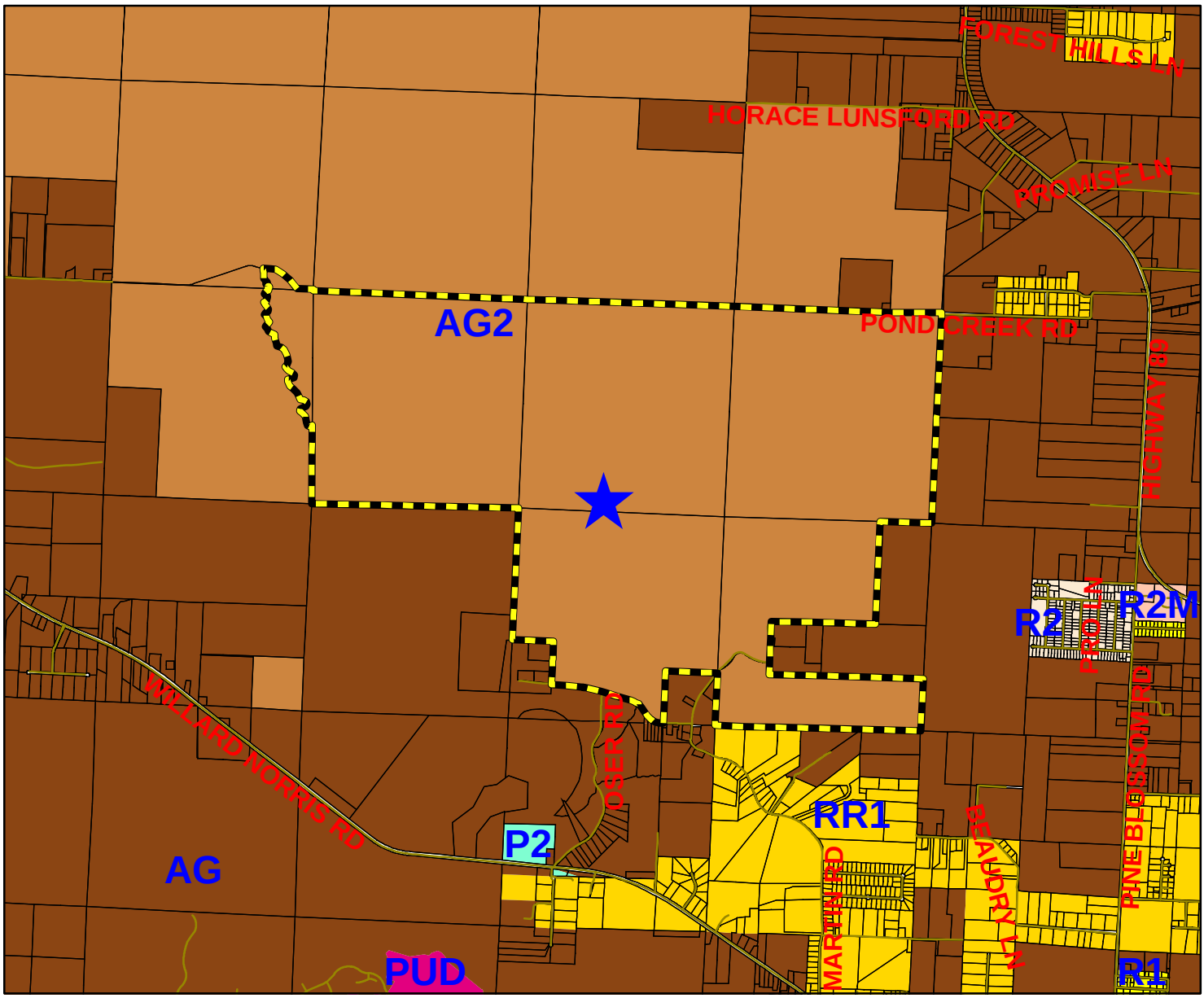
Current Zoning (2011-R-008)



1 inch = 4,000 feet

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Legend

- 2011-R-008
- Streets
- Parcels

Zoning District

- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M within the Navarre Town Center (R2M-NTC)
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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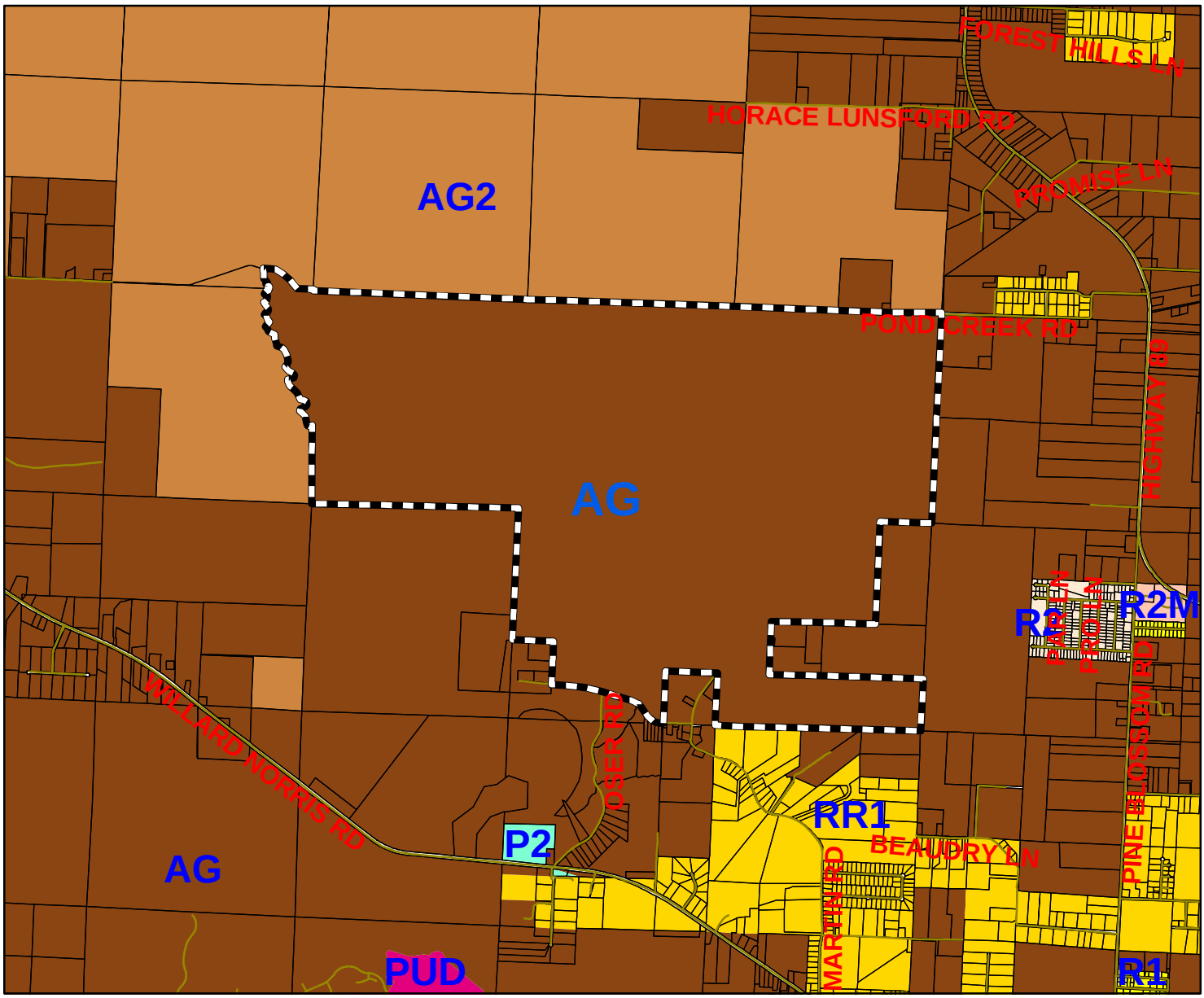
Proposed Zoning (2011-R-008)



1 inch = 4,000 feet

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Legend

- 2011-R-008
- Hydro3
- Streets
- Parcel Lines

Zoning District

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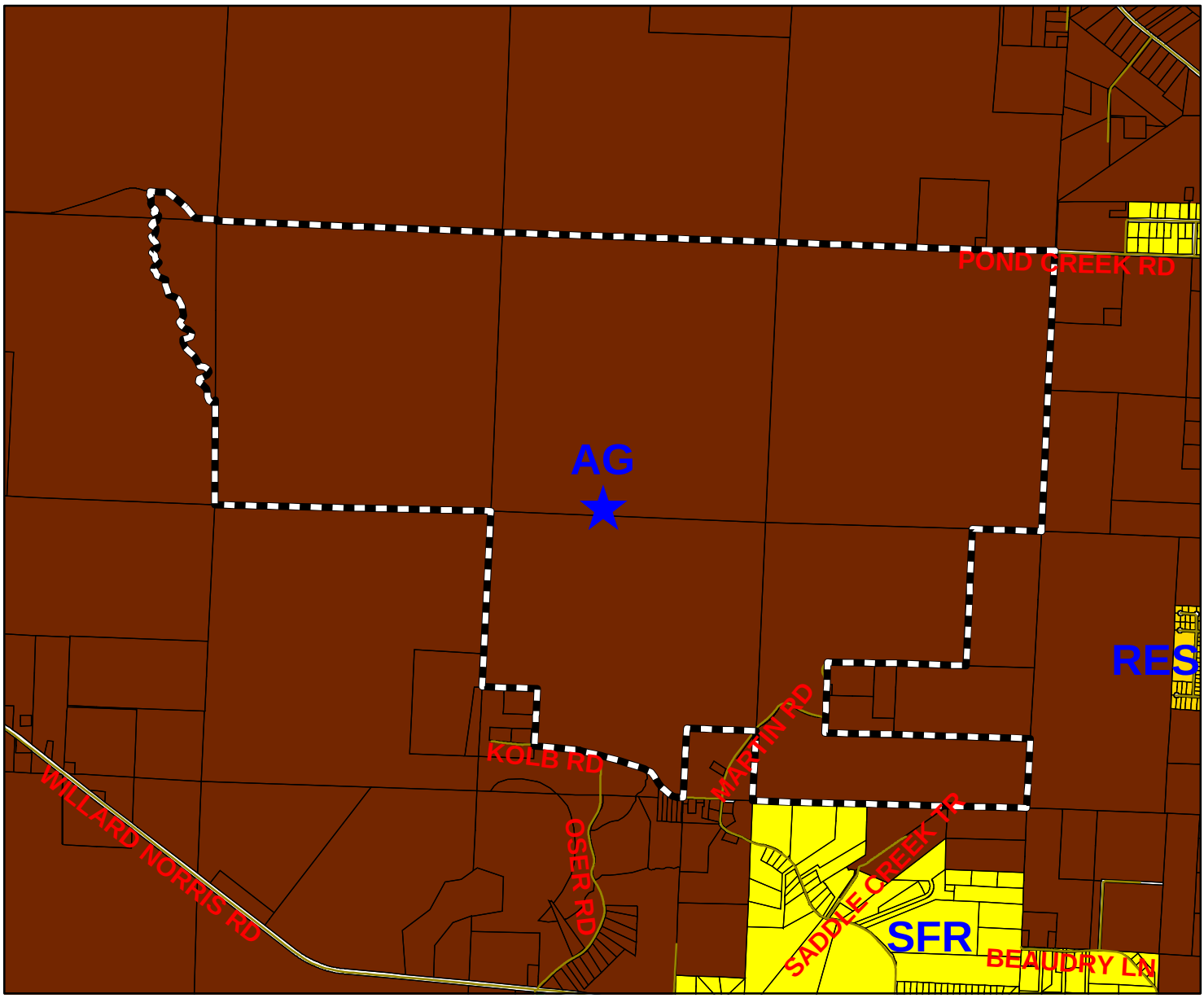
Future Land Use (2011-R-008)



1 inch = 3,000 feet

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Legend

- 2011-R-008
- Streets
- Parcels

FLUM

- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
- NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
- NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
- NAVARRE BEACH UTILITIES (NBU)
- CITY
- RAIL
- WATER

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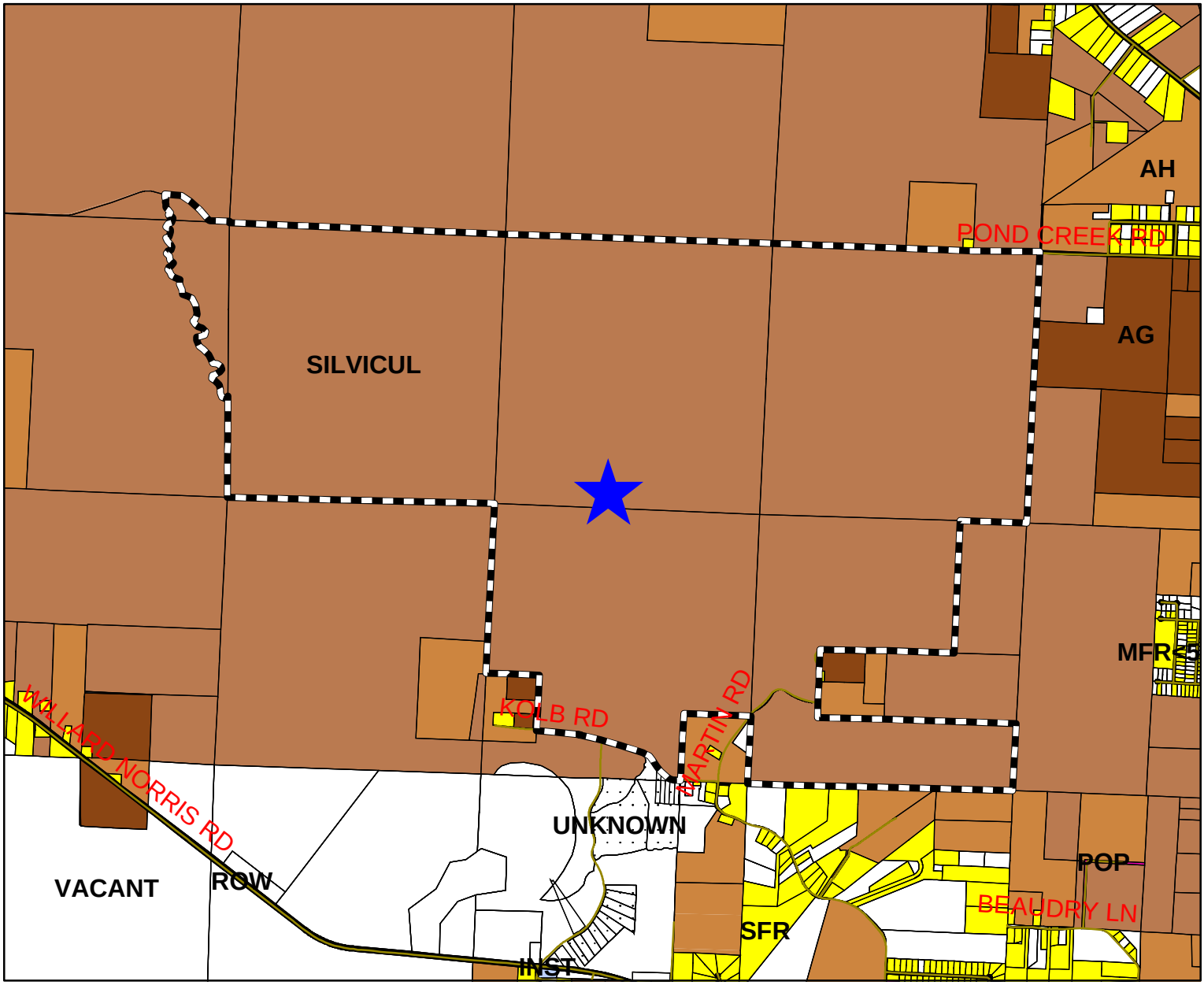
Existing Land Use Map (2011-R-008)



1 inch = 3,000 feet

N
W E
S

Legend

- 2011-R-008
- Water Bodies
- Streets
- Parcels

ELUM CATEGORY

- Agriculture
- Agriculture Homestead
- Condo/Townhomes
- City
- Commercial
- Institutional
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Recreation/Commercial
- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Unknown
- Vacant
- Water

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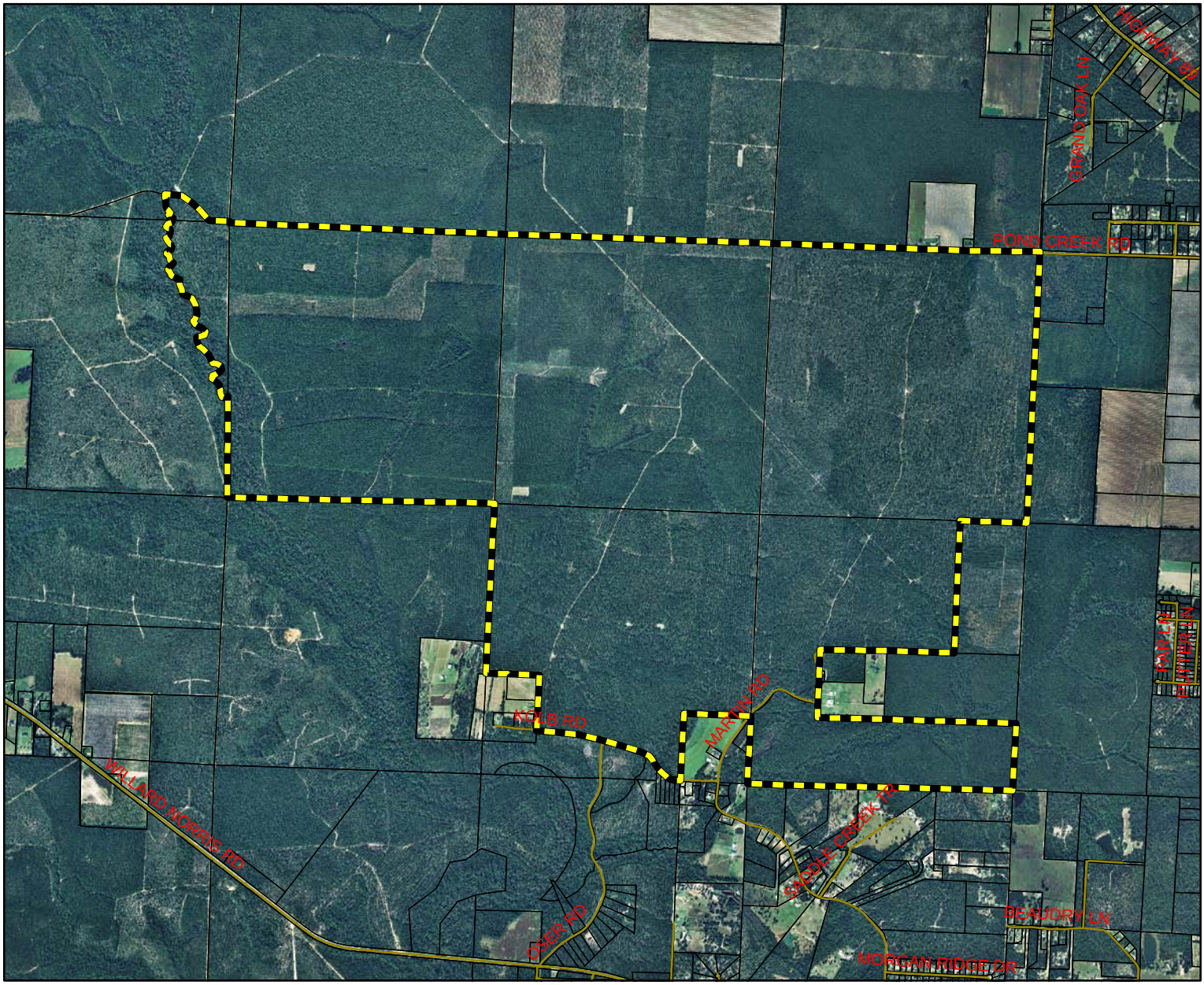
Aerial View (2011-R-008)



1 inch = 3,000 feet

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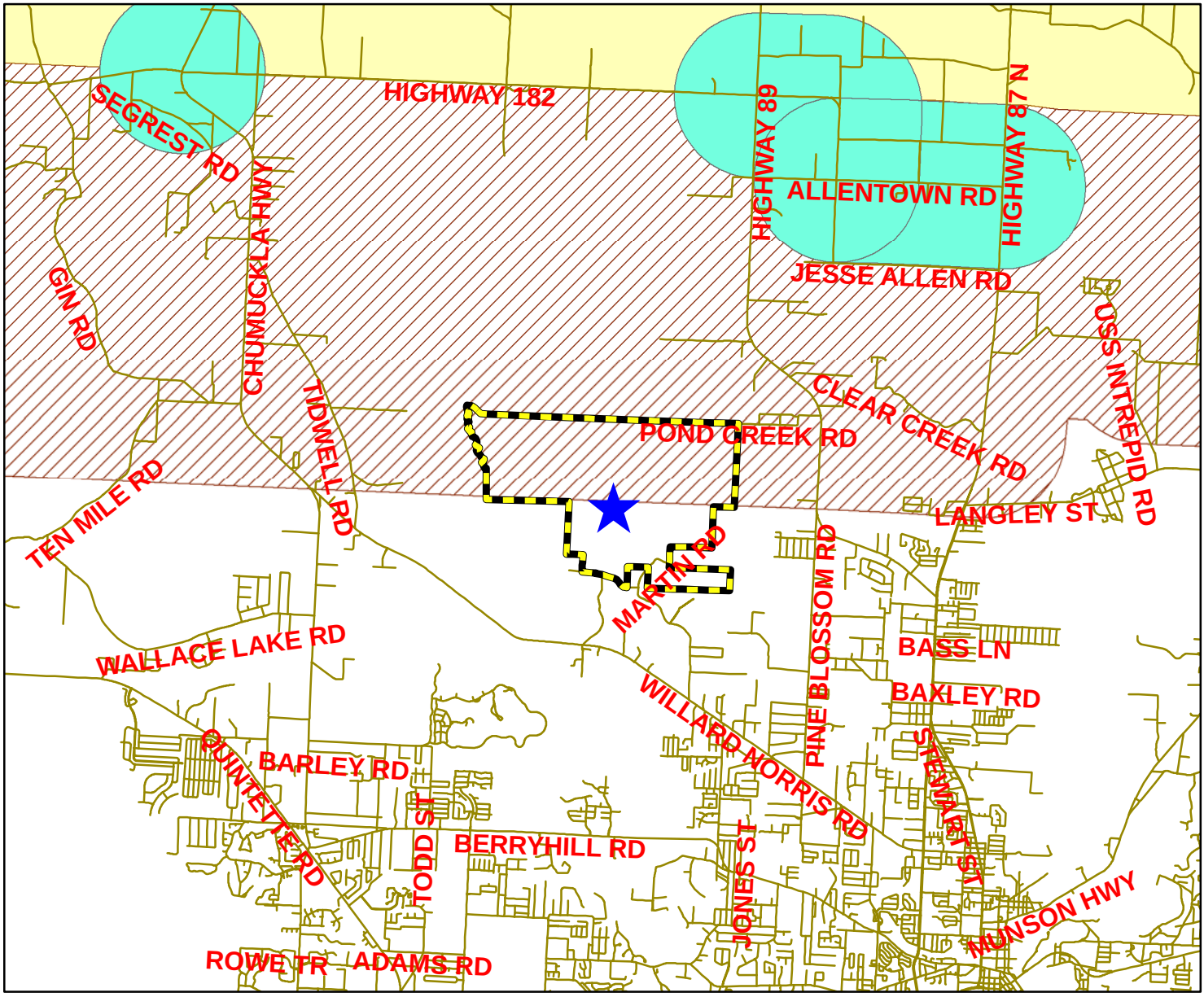
2011-R-008 Rural Development Plan Area



Legend

- 2011-R-008
- Streets
- RDP Crossroad Communities
- RPZ Boundary
- RPZ Transition Area

N
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S

1 inch = 10,000 feet

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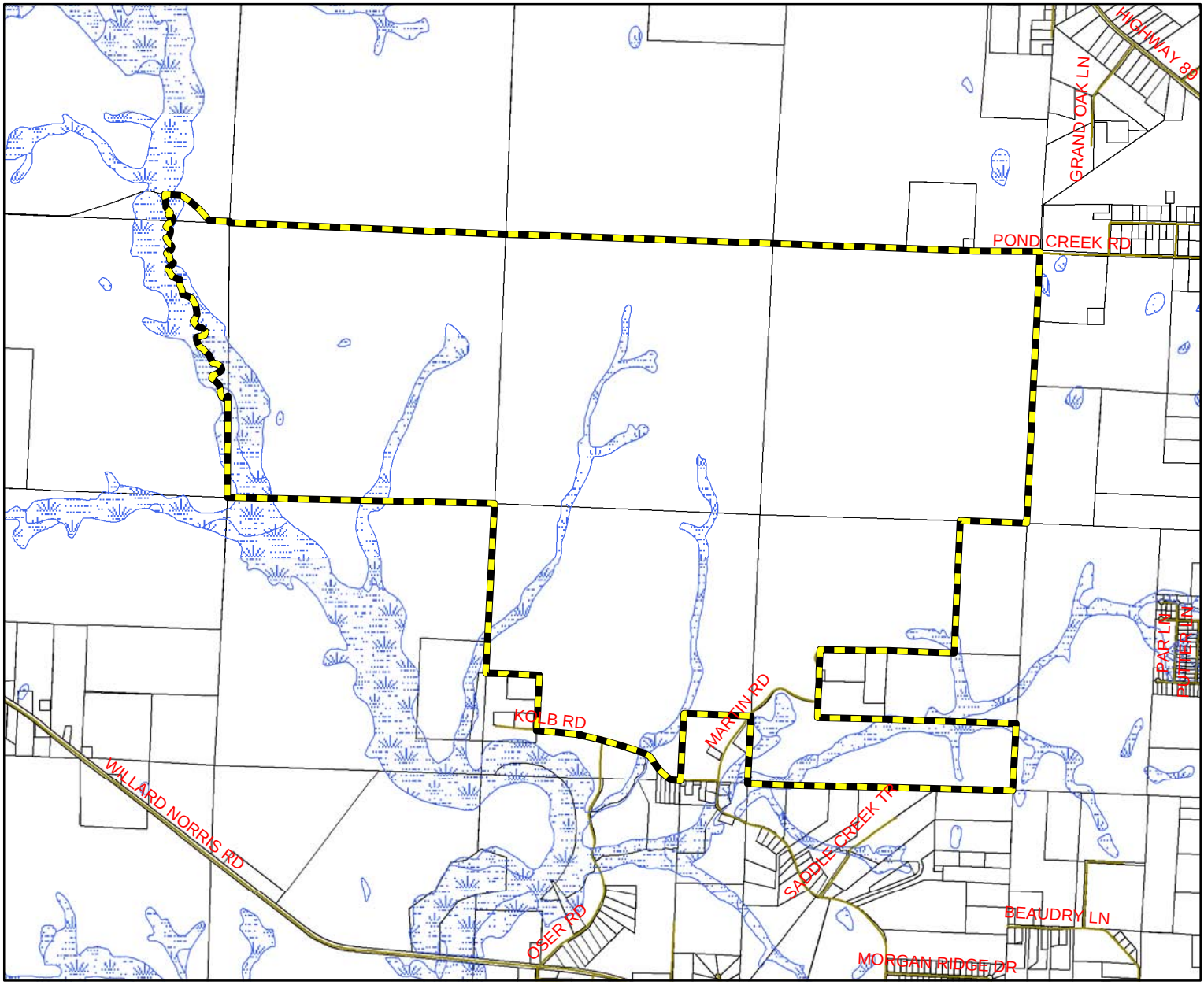
Possible Wetlands 2011-R-008



1 inch = 3,000 feet

N
W E
S

Legend

- 2011-R-008
- Estuarine
- Lacustrine
- Palustrine
- Riverine
- Marine
- Streets
- Parcels

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Supplemental Information

Provided by the Applicant

Molino Tract

Overview: A 3,591 acre, contiguous tract, located in Santa Rosa County FL near the towns of Pace and Milton. This tract is located in a transitional area with zoning suitable for residential development. This tract is 89% upland with excellent access to state and county roads. There are areas immediately suitable for subdivision into small lots and other areas that will support timber/recreation uses until market values improve with the overall economy and recovery of the housing sector.

Value Indicators:

Bulk Value - Timberland	$4.0MM;	$1,100/acre
Bulk Value – Real Estate	$6.3MM;	$1,750/acre
RCC Plan Value	$8.6MM;	$2,400/acre
Harvestable Timber	$1.2MM;	$330/acre

Pursue a break-up plan in order to achieve HBU value and projected return from this tract

Sales Plan – Subdivide tract into potential small tracts (80 in total). These can be sold separately or combined for customers seeking large tracts over a multi-year sales program

- **2011 Plan – Sell 200 acres at $2,400/acre, $480,000**
- List, advertise, and sell 23 lots, ranging in size from 2 to over 100 acres, marketing a total of 515 acres for 2011. Expected sales price should average over $3,400/acre.
- List prices are very competitive with other local market offerings. This should make Molino the property of choice for parties seeking small land holdings
- Will continue to engage local buyers to seek sales from the remaining 3,075 acres, this will be a "word-of-mouth" campaign.
- To improve long-term value, will seek to rezone the entire tract to AG1, which will enable future development into 1 acre lots. Development of this tract is expected to be more than 10 years into the future.
- Also exploring opportunities with the DOD on portions of the tract to the northeast.

03/29/2011 EWP

Molino Tract Pricing

Wildlife Woodlands Real Estate

LOT #	Tract ID	GIS ACREAGE	STATUS	ASKING PRICE $	ASKING $/acre.	EXPECTED PRICE $	EXPECTED $/acre	COMMENTS
1	15225.01	2.02		-		-		Reconfigure due to road.?
2	15225.02	2.03		25,375	$12,500	22,330	$11,000	
3	15225.03	2.09		26,125	$12,500	22,990	$11,000	
4	15225.04	2.15		26,875	$12,500	23,650	$11,000	
5	15225.05	2.24		28,000	$12,500	24,640	$11,000	
6	15225.06	2.36		29,500	$12,500	25,960	$11,000	
7	15225.07	2.49		31,125	$12,500	27,390	$11,000	
8	15225.08	2.66		30,590	$11,500	27,930	$10,500	
9	15225.09	2.88		30,240	$10,500	28,800	$10,000	
10	15225.10	3.12		31,200	$10,000	29,640	$9,500	
11	15225.11	10.67		64,020	$6,000	61,353	$5,750	
12	15225.12	11.46		68,760	$6,000	65,895	$5,750	
13	15225.13	27.48		109,920	$4,000	105,798	$3,850	
14	15225.14	27.00		108,000	$4,000	103,950	$3,850	
15	15225.15	24.72		98,880	$4,000	95,172	$3,850	
16	15225.16	21.57		86,280	$4,000	83,045	$3,850	
17	15225.17	39.43		118,290	$3,000	112,376	$2,850	
18	15225.18	73.62		184,050	$2,500	173,007	$2,350	
19	15225.19	110.20		303,050	$2,750	275,500	$2,500	
20	15225.20	30.07		112,763	$3,750	105,245	$3,500	
21	15225.21	28.72		107,700	$3,750	100,520	$3,500	
22	15225.22	36.74		137,775	$3,750	126,753	$3,450	
23	15225.23	49.74		161,655	$3,250	149,220	$3,000	
Kolb Road 2011 Sales		**515.46**		**1,920,173**	**$3,725**	**1,791,163**	**$3,475**	

Molino Tract Pricing

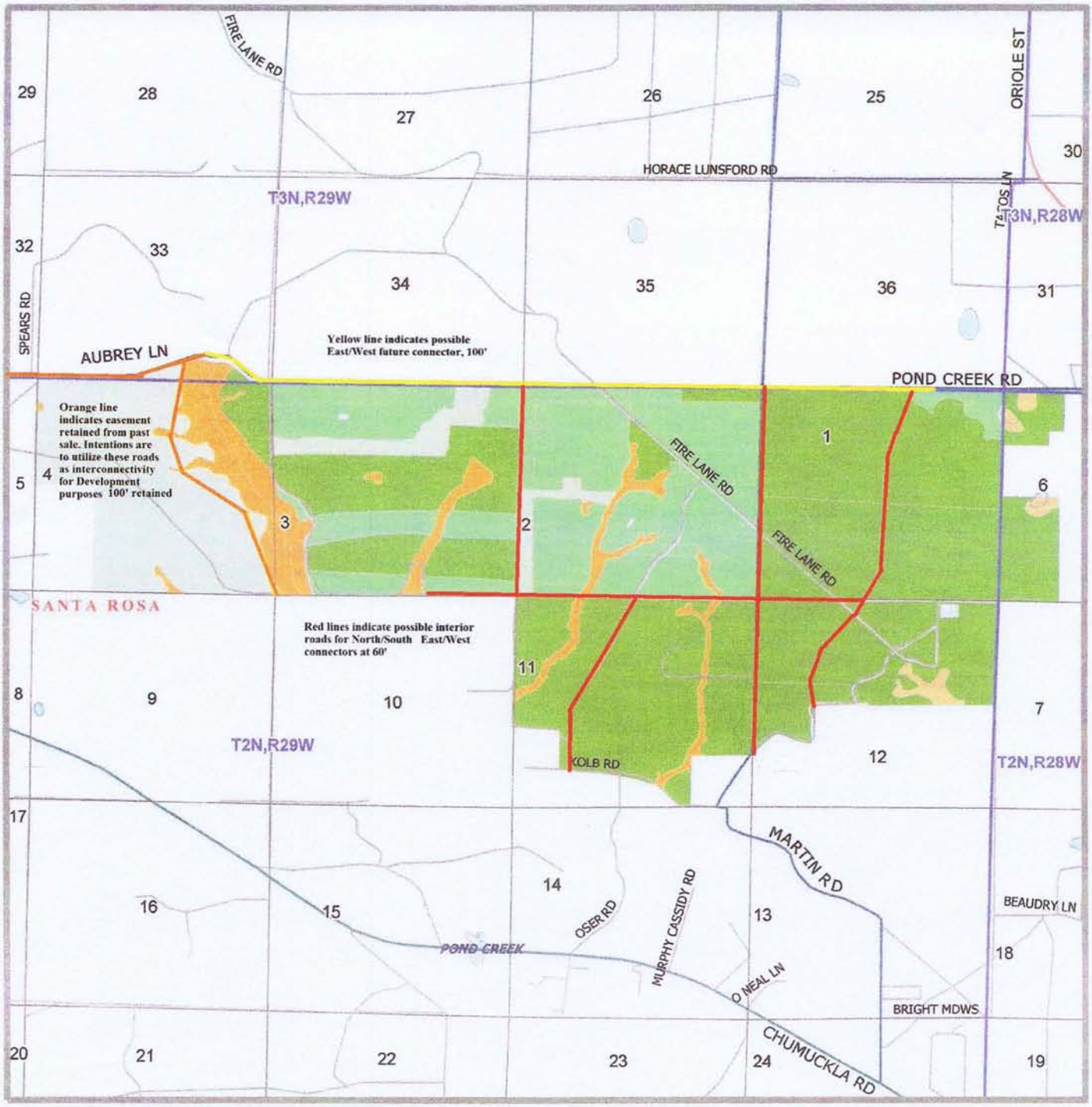
Wildlife Woodlands Real Estate

LOT #	Tract ID	GIS ACREAGE	STATUS	ASKING PRICE $	ASKING $/acre.	EXPECTED PRICE $	EXPECTED $/acre	COMMENTS
24	15225.24	162.15		364,838	$2,250	324,300	$2,000	
25	15225.25	148.01		333,023	$2,250	296,020	$2,000	
26	15225.26	97.57		243,925	$2,500	219,533	$2,250	
27	15225.27	102.29		255,725	$2,500	204,580	$2,000	
28	15225.28	161.83		396,484	$2,450	339,843	$2,100	
29	15225.29	216.75		487,688	$2,250	433,500	$2,000	
30	15225.30	163.33		408,325	$2,500	367,493	$2,250	
31	15225.31	164.86		412,150	$2,500	370,935	$2,250	
32	15225.32	162.28		365,130	$2,250	324,560	$2,000	
33	15225.33	20.17		70,595	$3,500	67,570	$3,350	North end
34	15225.34	20.19		70,665	$3,500	67,637	$3,350	North end
35	15225.35	20.17		70,595	$3,500	67,570	$3,350	North end
36	15225.36	20.06		70,210	$3,500	67,201	$3,350	North end
37	15225.37	14.68		56,518	$3,850	53,582	$3,650	North end
38	15225.38	82.87		207,175	$2,500	186,458	$2,250	
39	15225.39	84.59		211,475	$2,500	190,328	$2,250	
40	15225.40	86.28		215,700	$2,500	194,130	$2,250	
41	15225.41	52.82		171,665	$3,250	158,460	$3,000	
42	15225.42	38.63		144,863	$3,750	135,205	$3,500	
43	15225.43	14.98		86,135	$5,750	82,390	$5,500	
44	15225.44	10.50		63,000	$6,000	60,375	$5,750	
45	15225.45	9.71		53,405	$5,500	50,978	$5,250	Partially wet
46	15225.46	2.52		28,980	$11,500	27,720	$11,000	
47	15225.47	3.24		34,020	$10,500	32,400	$10,000	
48	15225.48	4.61		41,490	$9,000	39,185	$8,500	
49	15225.49	4.61		39,185	$8,500	36,880	$8,000	Partially wet
50	15225.50	4.29		36,465	$8,500	34,320	$8,000	Partially wet
51	15225.51	4.52		38,420	$8,500	36,160	$8,000	Partially wet
52	15225.52	27.44		96,040	$3,500	89,180	$3,250	Partially wet
53	15225.53	131.48		322,126	$2,450	295,830	$2,250	Partially wet/do not sell unless access is purchased for lot 54

Molino Tract Pricing

Wildlife Woodlands Real Estate

LOT #	Tract ID	GIS ACREAGE	STATUS	ASKING PRICE $	ASKING $/acre.	EXPECTED PRICE $	EXPECTED $/acre	COMMENTS
54	*15225.54*	*431.21*		840,860	$1,950	776,178	$1,800	Large block need to purchase access through adjoining land owner
55	*15225.55*	*47.97*		143,910	$3,000	136,715	$2,850	
56	*15225.56*	*42.13*		126,390	$3,000	120,071	$2,850	
57	*15225.57*	*2.85*		35,625	$12,500	32,775	$11,500	
58	*15225.58*	*2.33*		27,960	$12,000	25,630	$11,000	
59	*15225.59*	*2.32*		29,000	$12,500	26,680	$11,500	
60	*15225.60*	*2.31*		27,720	$12,000	25,410	$11,000	
61	*15225.61*	*3.54*		42,480	$12,000	38,940	$11,000	
62	*15225.62*	*13.79*		58,608	$4,250	55,160	$4,000	
63	*15225.63*	*64.86*		184,851	$2,850	171,879	$2,650	
64	*15225.64*	*127.43*		312,204	$2,450	286,718	$2,250	
65	*15225.65*	*117.17*		287,067	$2,450	263,633	$2,250	
66	*15225.66*	*74.68*		186,700	$2,500	168,030	$2,250	
67	*15225.67*	*34.99*		122,465	$3,500	113,718	$3,250	North end
68	*15225.68*	*2.50*		20,000	$8,000	16,250	$6,500	North end
69	*15225.69*	*3.17*		24,726	$7,800	20,605	$6,500	North end
70	*15225.70*	*3.16*		24,648	$7,800	20,540	$6,500	North end
71	*15225.71*	*3.16*		23,700	$7,500	20,540	$6,500	North end
72	*15225.72*	*3.16*		25,280	$8,000	20,540	$6,500	North end
73	*15225.73*	*3.17*		25,360	$8,000	20,605	$6,500	North end
74	*15225.74*	*3.18*		25,440	$8,000	20,670	$6,500	North end
75	*15225.75*	*3.18*		24,804	$7,800	20,670	$6,500	North end
76	*15225.76*	*3.16*		24,648	$7,800	20,540	$6,500	North end
77	*15225.77*	*3.40*		25,500	$7,500	22,100	$6,500	North end
78	*15225.78*	*21.73*		76,055	$3,500	70,623	$3,250	wet weather pond
79	*15225.79*	*10.08*		47,880	$4,750	45,360	$4,500	
80	*15225.80*	*7.28*		35,672	$4,900	34,580	$4,750	
Total		**3,590.80**		**10,145,736**	**$2,825**	**9,240,639**	**$2,573**	*Revised with FRC GIS acreage*



Pine Plantation Age Classes

- 0 - 2
- 5 - 11
- 13 - 39

Natural Pine/ Hardwood Age Classes

- 43
- 65 - 67
- Non Forest

FL 15225 Molino

International Paper Company
Santa Rosa, FL
3554.76 +/- Acres

0 0.4 0.8 1.2 1.6 Mile

Note: Acres of Public Roads not included in acres shown

The information provided on this map is believed to be accurate and is based on the best information available at this time, however, this information is in no way guaranteed

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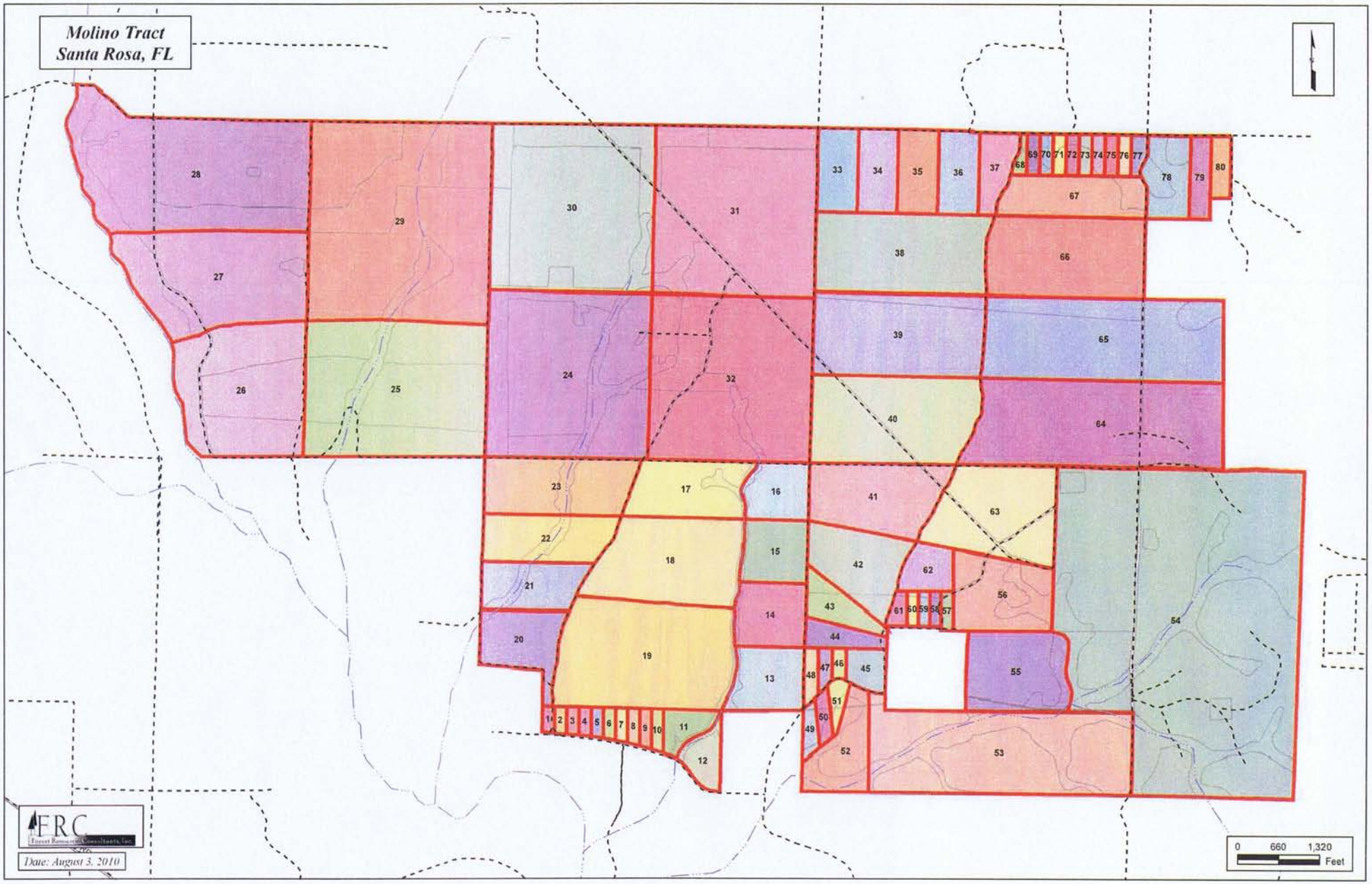
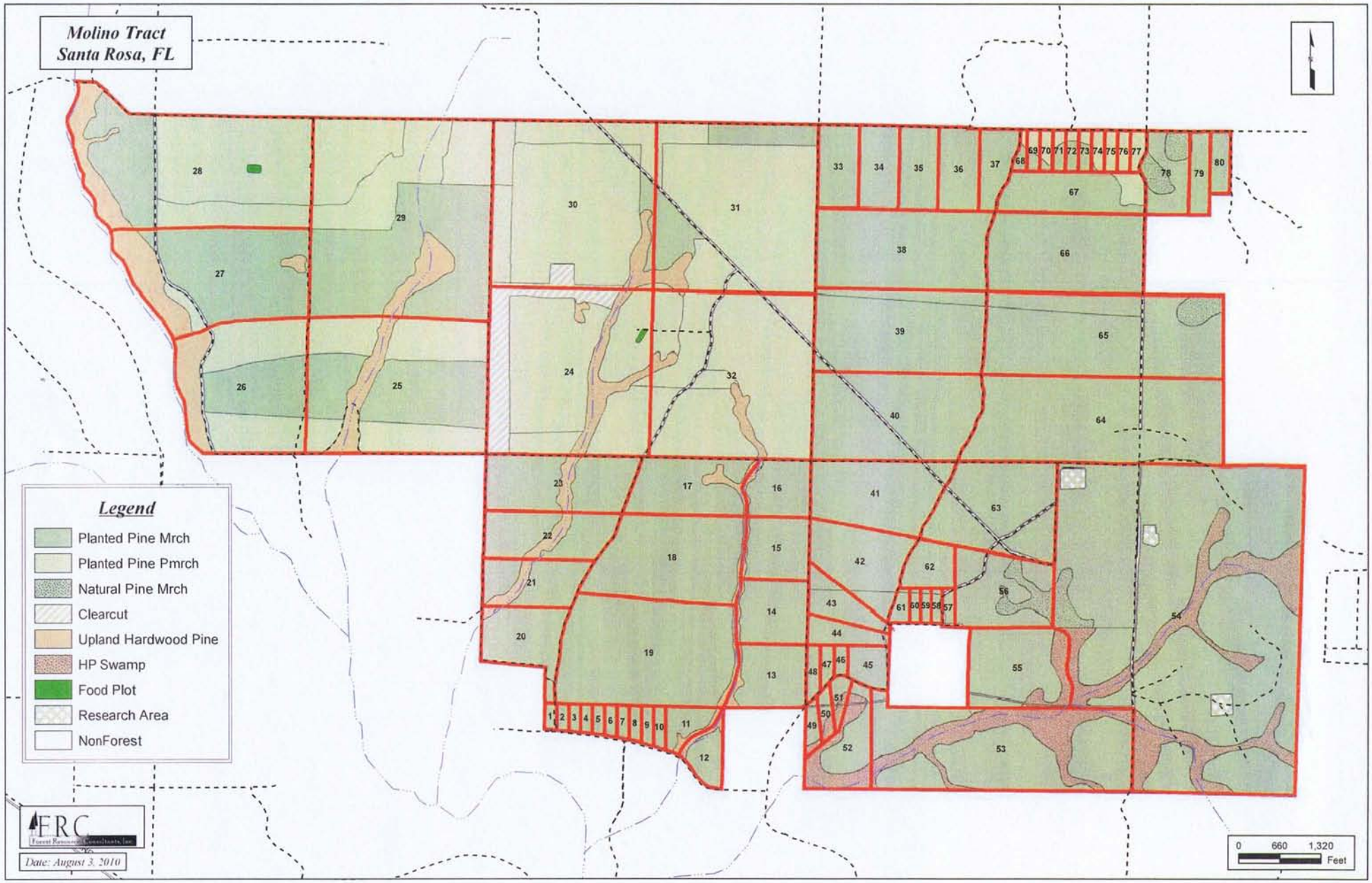
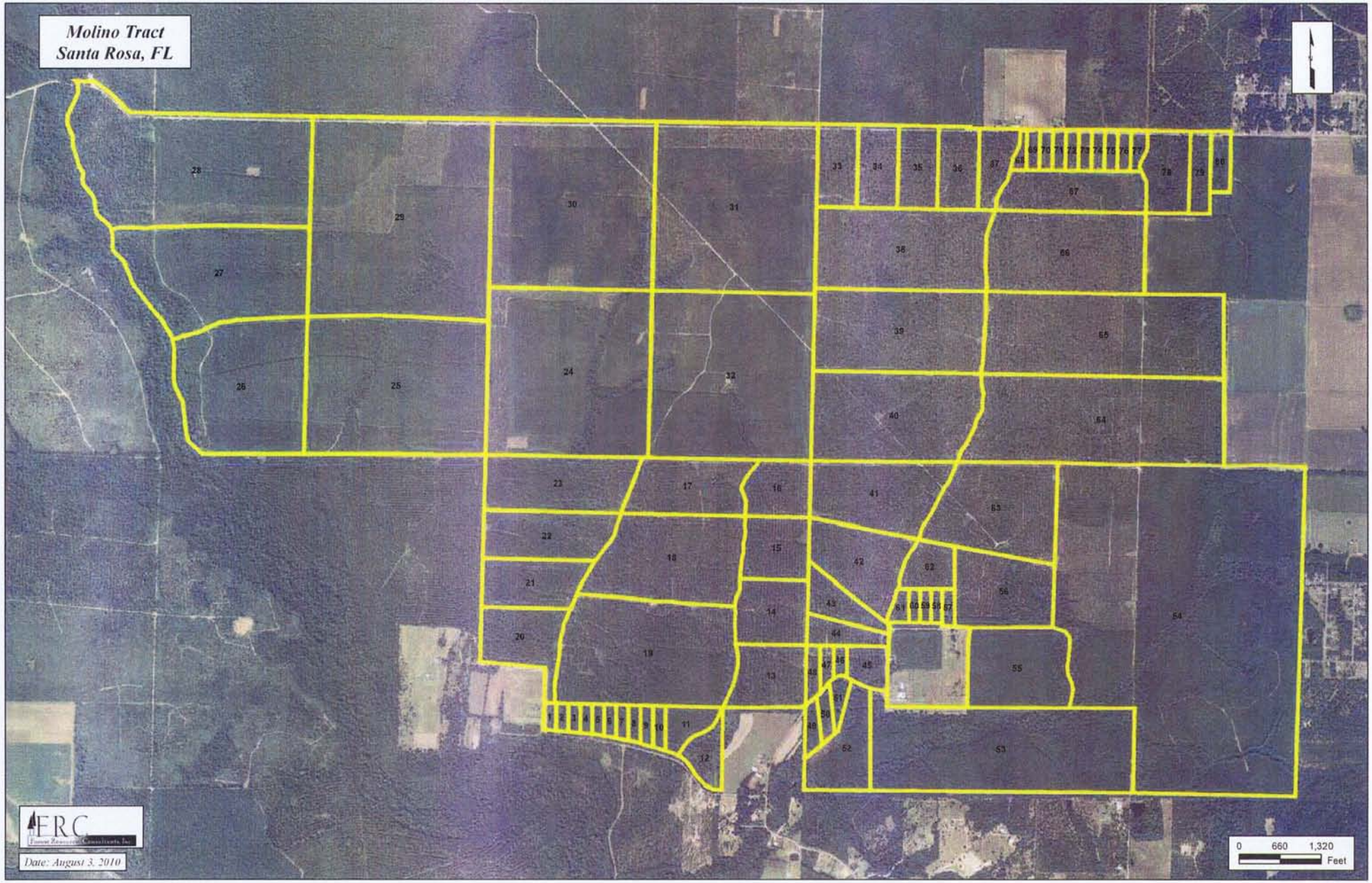

Molino Tract
Santa Rosa, FL
FRC
Forest Resources Consultants, Inc.
Date: August 3, 2010
0 660 1,320
Feet


Molino Tract
Santa Rosa, FL
Legend
Planted Pine Mrch
Planted Pine Pmrch
Natural Pine Mrch
Clearcut
Upland Hardwood Pine
HP Swamp
Food Plot
Research Area
NonForest
FRC
Date: August 3, 2010
0 660 1,320
Feet


Molino Tract
Santa Rosa, FL
ERC
Date: August 3, 2010
0 660 1,320
Feet