

Paul Russell Road Right-of-Way Abandonment Concept Planned Unit Development

June 2026

Approved

Land Use Administrator

Permit #

Date

Prepared by:



INTRODUCTION

CONTACTS

OPTIONEE

CEIBA Groupe, LLC

621 S. Federal Highway, Suite #5
Fort Lauderdale, FL 33301
Jeremy Bedzow
jbedzow@ceibagroupe.com

AGENT

Moore Bass Consulting, Inc.

805 N. Gadsden Street
Tallahassee, FL 32303
Lindsey Fenstermaker
850-222-5678
lfenstermaker@moorebass.com

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PROJECT SUMMARY

The proposed Planned Unit Development (PUD) is intended to facilitate redevelopment and incorporation of two City-owned parcels into the larger Orange Avenue Multifamily project under unified ownership by Ceiba Groupe. These parcels include an existing stormwater management facility (SWMF) and associated right-of-way, both of which are being conveyed for development purposes. The subject parcels are contiguous with and surrounded on three sides by the approved English Property PUD, and therefore represent a logical and integrated extension of that development framework.

The Paul Russell Road ROW Abandonment PUD (Project) is intentionally limited in scope and complexity. Its primary purpose is to implement Medium Density Residential (MDR) land use consistent with the entitlements and development standards established in the approved English Property PUD and the Southeast Sector Plan (SESP).

No substantive modifications to the allowable uses, densities, or development standards are proposed beyond those necessary to accommodate the subject parcels within a unified regulatory framework under the Planned Development (PD) future land use designation.

Development within the PUD shall comply with the Medium Density Residential (MDR) permitted uses and development standards as established in the English Property PUD, including:

- Residential densities consistent with MDR (moderate density multi-family)
- Permitted uses including apartments, townhomes, and related residential product types
- Development standards governing setbacks, height, and site layout

No deviations or modifications to these standards are proposed.

PUD Tract Location

The Property is generally located:

- North of Orange Avenue
- West of Paul Russell Road
- Within the Southeast Sector Plan boundary
- Within the City of Tallahassee (COT) jurisdiction

Adjacent land uses:

- To the north is Single Family attached and detached residential as well as the Hillman Park Municipal Golf Course
- To the east is Paul Russell Road
- To the south is Orange Avenue
- To the west is vacant residential (English PUD)

Ownership and Applicant's Authority

CEIBA Groupe, LLC (Developer) is the master developer for the Paul Russell Right-of-Way Abandonment PUD and has the necessary authority to obtain a PUD rezoning for the Property.

Proposed Land Use

Pursuant to the Tallahassee-Leon County Comprehensive Plan, property designated Planned Development (PD) is required to be implemented through a Planned Unit Development (PUD) zoning district.

Unlike the broader English Property PUD, the proposed PUD does not incorporate multiple land use categories or require allocation of acreage among varying uses. The entirety of the subject property is designated for Medium Density Residential (MDR) use, consistent with the development patterns and standards established within the English Property PUD.

As such, no land use mix or percentage distribution is proposed or required for this PUD, and the development is limited to a single residential land use category.

The following land use is identified as the applicable zoning district for the PUD:

SESP Category	Description
MDR - Medium Density Residential (4–20 du/ac)	Multifamily, townhomes, detached and attached single-family

Program Changes

The conceptual development program for PUD is shown in *Figure D – General Land Use Plan*. The land use assignments are general locations and are subject to revision during the design and permitting phase of development.

Traffic Concurrency

Traffic concurrency review is waived at the PUD stage for the project. The approval of this Concept PUD does not constitute a concurrency determination for transportation facilities.

Traffic concurrency will be evaluated on project-specific basis, consistent with the COT Land Development Code (LDC).

Architectural Design Standards

Architectural design standards for development within the Project shall be prepared and administered by the Developer. These standards are intended to govern architectural character, building form, materials, and design compatibility within the various zoning categories established by the PUD. The architectural design standards will be prepared following approval of the PUD and prior to, or concurrent with, development of individual parcels or phases. COT shall not prepare or enforce project-specific architectural standards beyond regulating consistency with the LDC and approved PUD; however, all development shall remain subject to applicable COT regulations in effect at the time of development approval. The Developer may update or refine the architectural design standards over time, provided such updates remain consistent with the intent of the approved PUD.

Eligibility

1. Consistency with SESP:

The Project is consistent with the SESP. A Consistency Analysis has been provided under separate cover to the Tallahassee Leon County Planning Department (TLCPD).

2. Minimum Area for a PUD Zoning District:

The subject property, while individually less than the minimum threshold, is part of the larger English Property PUD and the Southeast Sector Plan (SESP) planning area, within which the minimum acreage requirement has been satisfied. The proposed PUD functions as an implementation of the previously established planning framework and does not represent a standalone or isolated PUD district.

As such, the minimum area requirement is considered satisfied within the context of the larger SESP and English Property PUD, consistent with prior City interpretation and guidance.

3. Configuration of the PUD and Unified Control/ Ownership:

The Project consists of two (2) contiguous parcels under common ownership and control of the City of Tallahassee. Owner's affidavits have been included in the PUD application.

4. Consistency with other Ordinances:

The SESP requires developments to be submitted as a PUD. The Project will be able to implement the goals, objectives, policies, and development thresholds of the SESP with the approval of this PUD application. The development proposed in this application will meet the requirements of all local, state, and federal regulations including the COT LDC.

LAND USE PLAN DESCRIPTION

The General Land Use Plan for the Paul Russell Road Right-of-Way Abandonment PUD is included as *Figure D – General Land Use Plan*. The location and configuration of the land use district as indicated in Figure D is conceptual, approximate, and may be adjusted based on market conditions or other factors. Additionally, the General Land Use Plan is not required to contain all the land use districts described in the SESP.

Refer to Figure D for location and configuration of the following land use:

Medium Density Residential (MDR)

Medium Density Residential (MDR) areas are intended to provide moderate-density housing located within walking and biking distance of civic facilities, retail, schools, and employment. Development within MDR areas emphasizes connected roadway networks, and multimodal mobility that prioritizes pedestrian and bicycle facilities alongside vehicular travel. Allowed uses include a mix of multi-family and attached or detached single-family residential, community facilities, and limited neighborhood-scale commercial uses designed to serve nearby residents. Residential densities range from a minimum of four (4) to a maximum of twenty (20) dwelling units per acre, with clustering permitted provided the maximum density is not exceeded.

TRANSPORTATION, STORMWATER, INFRASTRUCTURE & UTILITIES

The Paul Russell Road Right-of-Way Abandonment PUD shall adhere to the SESP standards for transportation, stormwater, infrastructure and utilities.

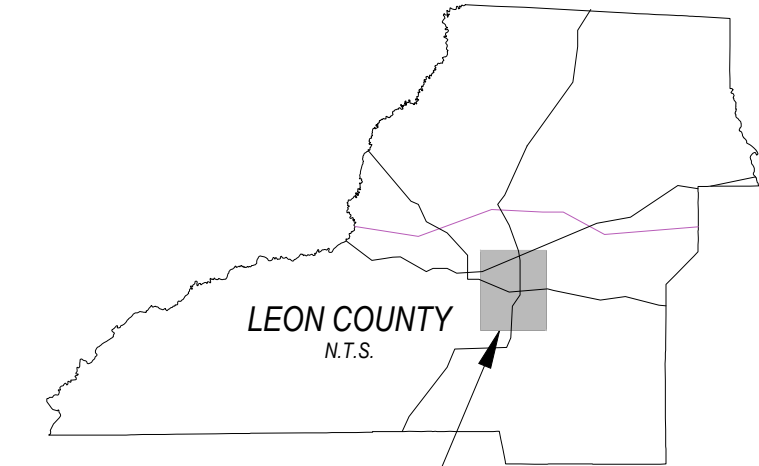
Concept PUD Zoning Category

Medium Density Residential (MDR)

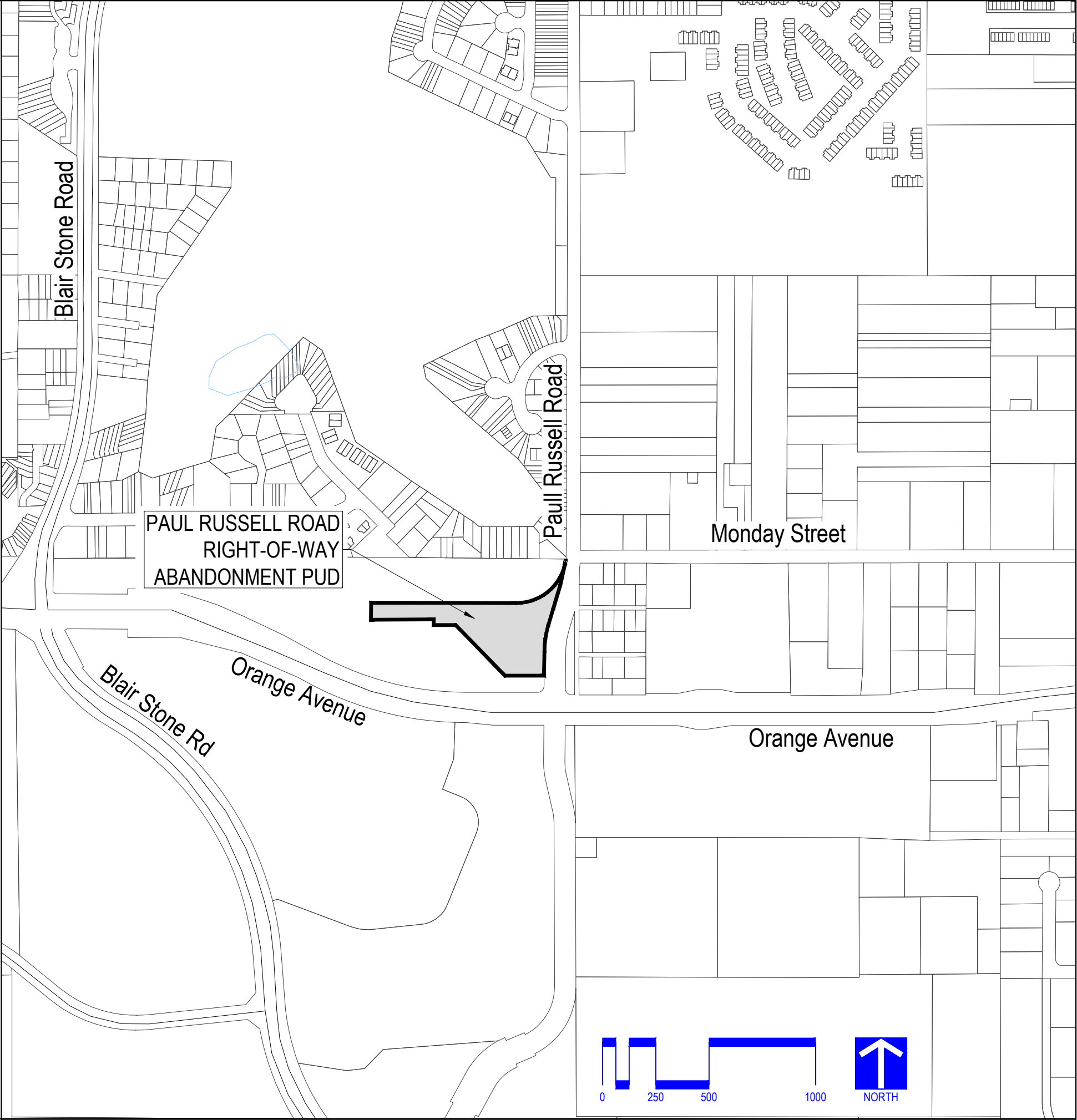
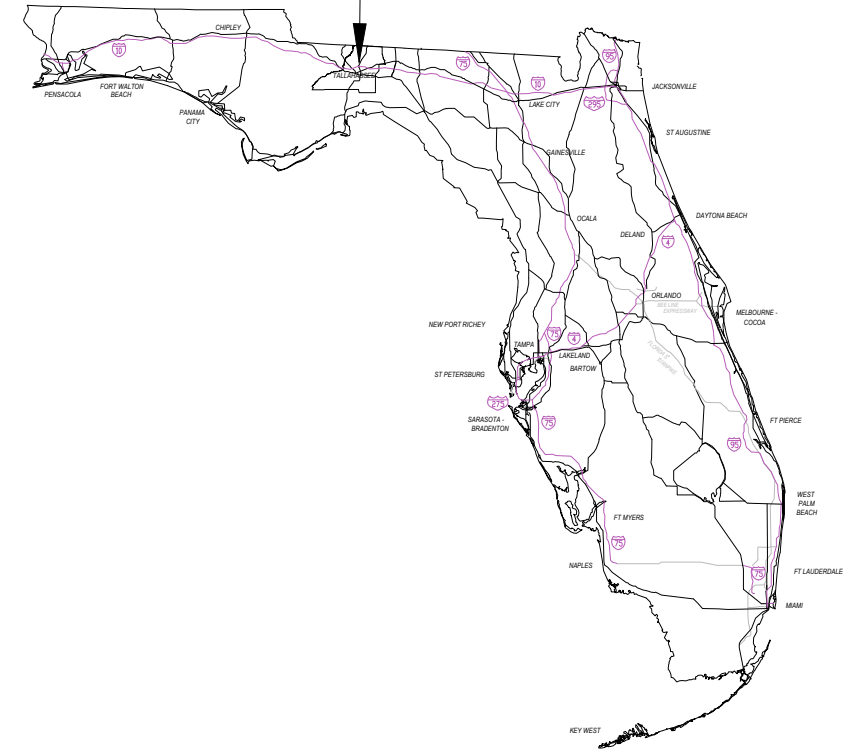
PERMITTED USES		
1. DISTRICT INTENT	2. PRINCIPAL USES	3. ACCESSORY USES
The Medium Density Residential District provides moderate-density housing located within walking and biking distance of civic facilities, retail, and employment. Design of MDR shall use energy saving concepts and maximize roadway connections. It is the intent to have bike and pedestrian facilities as important as automobiles regarding mobility when designing MDR areas. These areas include residential units with a maximum density of 20 units per acre and a minimum density of 4 units per acre. Allowable uses include single-family homes, townhomes, apartments, condominiums and other multi-family uses. Clustering of residential development is permitted provided maximum density is not exceeded. Buildings shall be placed along the public right-of-way where feasible with parking located internal to the project; two bays of parking (60 feet wide) between the building and right-of-way shall be allowed, with all other parking provided along the side or rear of the building.	- Any residential - ACLF or long-term care facilities - Community Facilities - Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel - Neighborhood-scale commercial on corner lots (Note: This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood and the design, parking, and signage should reflect this intent.)	- A use, including home occupations, or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principle use or structure - Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.

4. DEVELOPMENT STANDARDS									
Use Category	A. Minimum Lot Size			B. Minimum Building Setbacks <i>*Setbacks shall not apply to accessory uses</i>				C. Minimum Building Restrictions	
	(1) Lot or Site Area	(2) Lot Width	(3) Lot Depth	(1) Front	(2) Side Interior	(3) Side Corner	(4) Rear	(1) Building Size	(2) Maximum Building Height (excluding stories used for parking)
Residential	1,200 sf	20 ft	60 ft	15 ft	5 ft	15 ft	15 ft	none	45 ft
Any other permitted principal uses	1,200 sf	20 ft	60 ft	15 ft	5 ft	15 ft	15 ft	none	65 ft

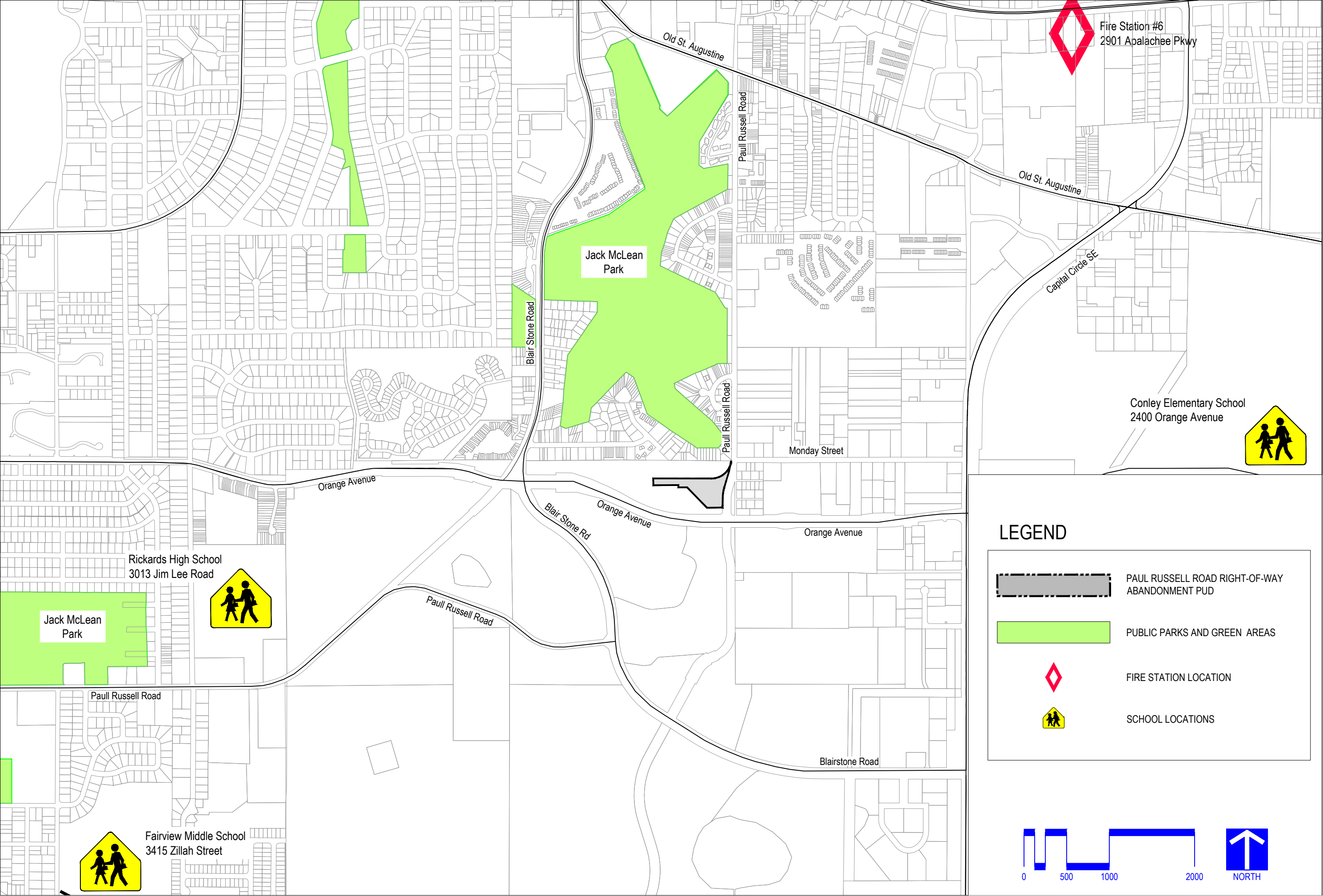
PUD Concept Plan

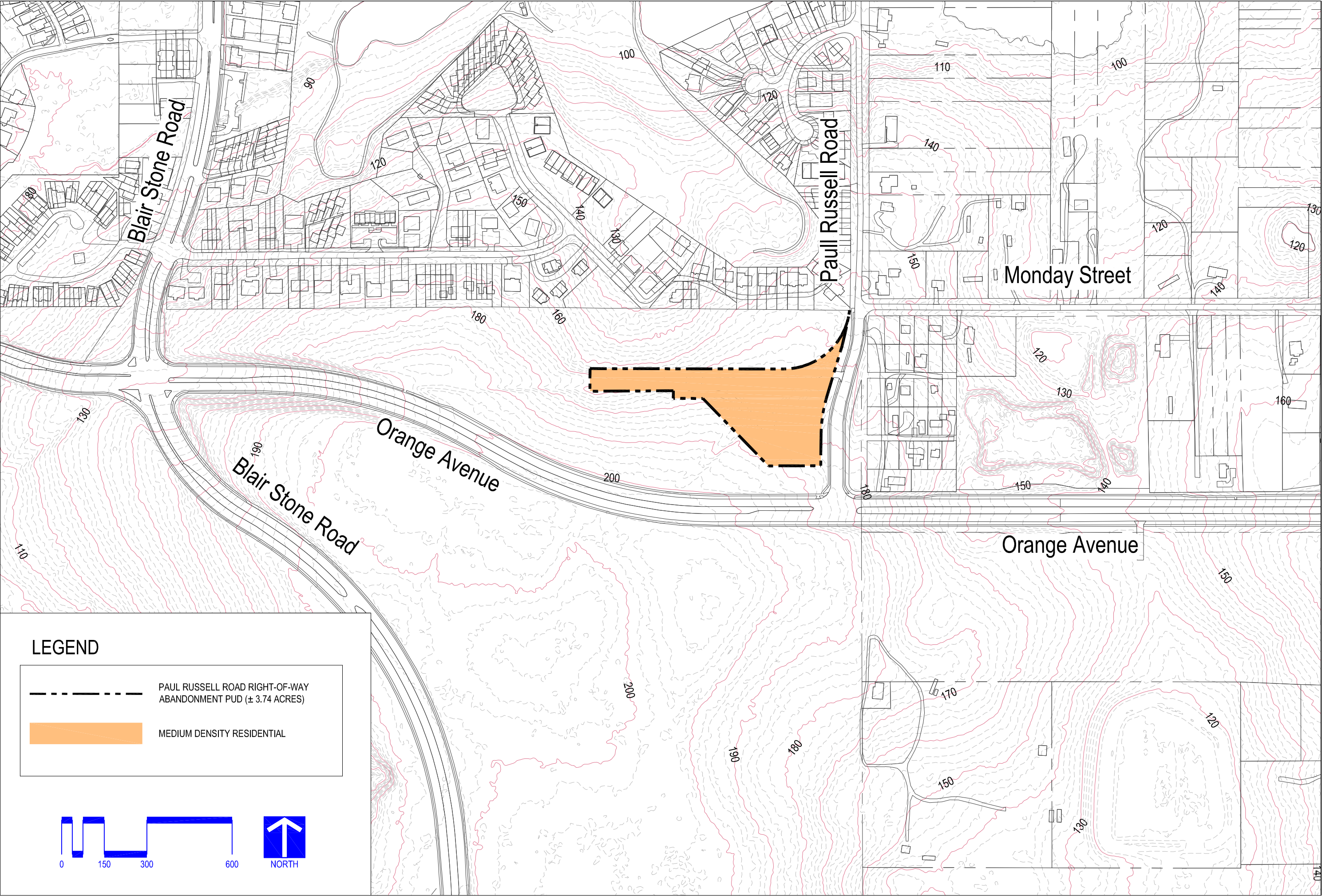


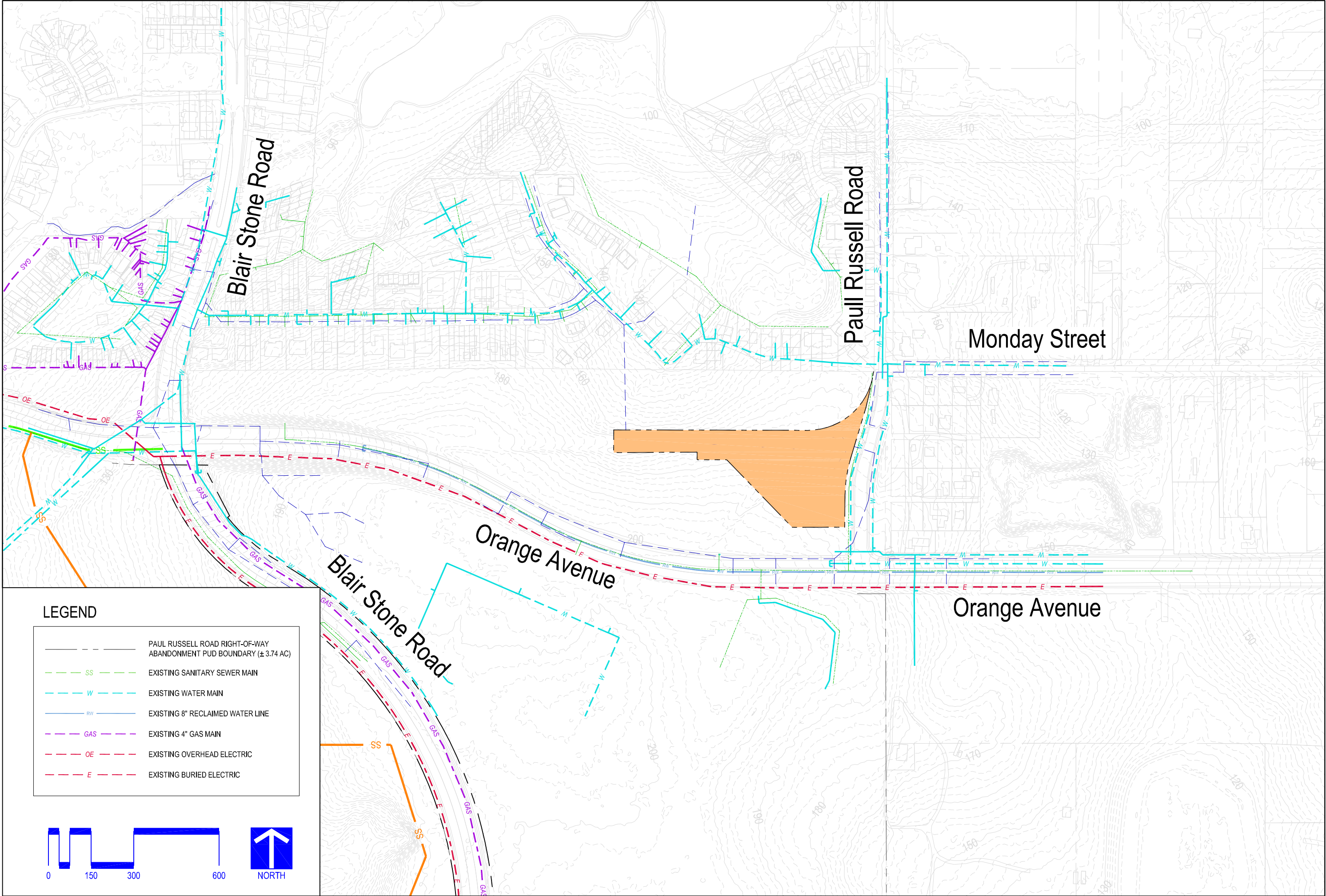
**PROJECT
AREA**

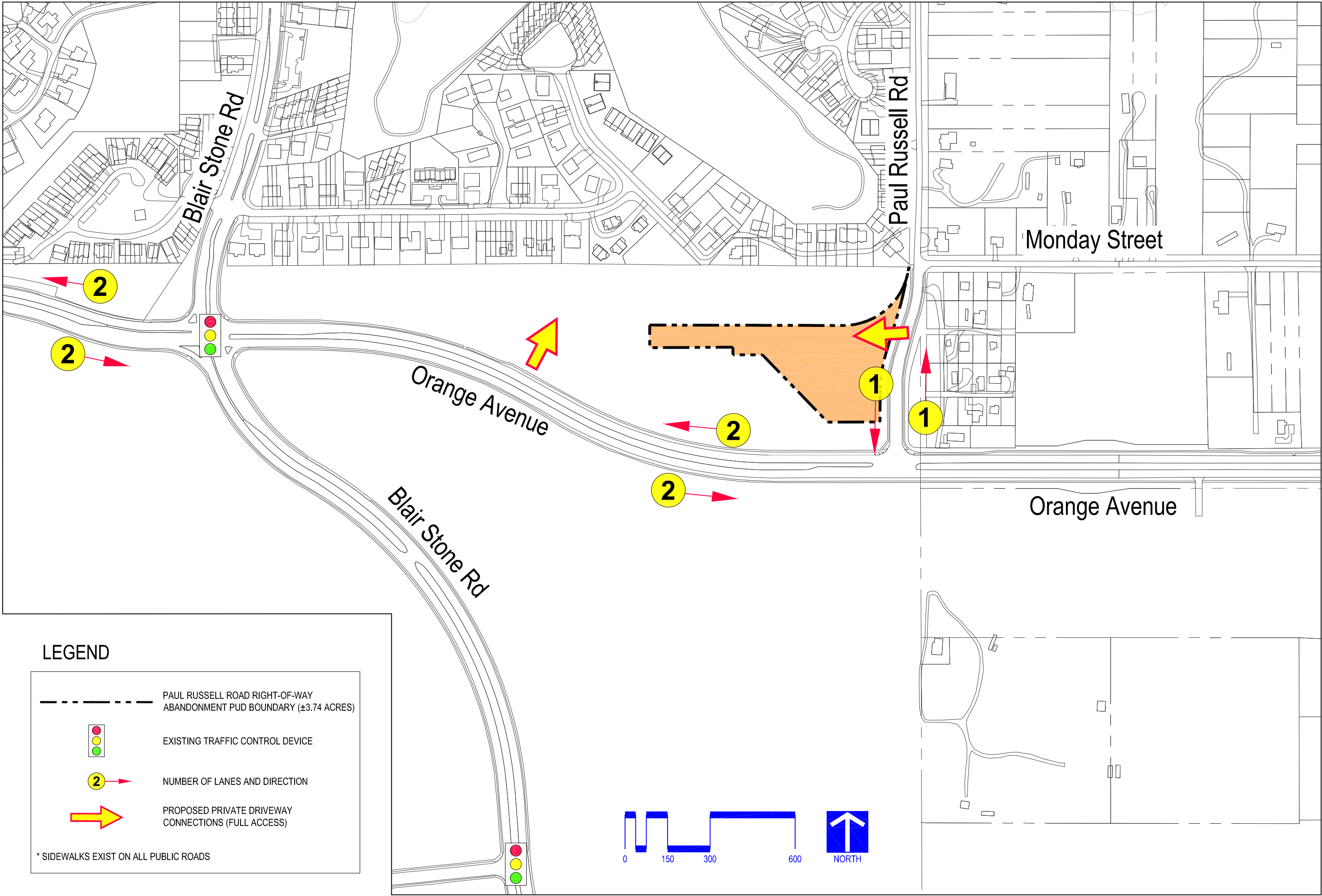












Application, Survey, & Comp Plan Compliance

City of Tallahassee

APPLICATION FOR PUD or U-PUD REZONING REVIEW

The undersigned, owner of the hereinafter-described property, hereby petitions the City of Tallahassee for the following amendment to the Official Zoning Map changing the zoning designation:

From:	Critical Planning Area (CPA)			
To:	☒ PUD		☐ UPUD	
Type:	☒ Residential Concept Plan	☐ Non-Residential Concept Plan	☐ Mixed Use Development Concept Plan	☐ Density or Concept Revisions
Project Name:	Paul Russell Road Right-of-Way Abandonment PUD			
Parcel Number:	31-08-20-402-000-0 and Right of Way north of property currently under Abandonment review			
Total Project Acreage:	3.74 +/-	Total Number of Dwelling Units:	18	
Legal Description:	Attach a legal description of the property requested to be rezoned.			

Disclaimer: Granting of requested zoning district does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to the applicable land development regulations including, but not limited to the *Tallahassee Land Development Code*, *Environmental Management Ordinance*, and the *Concurrency Management System Policy and Procedures Manual*.

*** UPUD applications:** Please note that a complete site plan must be submitted as part of a UPUD application. A complete site plan must be submitted to the Growth Management Department and a receipt issued. The receipt must then be submitted to the Planning Department with the UPUD application.

Note: An electronic version of this application and all supporting documentation shall be submitted via email in PDF format to beth.perrine@talgov.com. Once the application has been reviewed and deemed complete, staff will email the applicant/agent instructions on how to submit the application fee. Once the application fee is paid, staff will then email the sign posting information to the applicant/agent. The application is considered complete once the application fee and sign posting has been processed. The direct notice and advertising fee will be billed separately once these items are completed.

Submittal Review Fees: <i>(payable to the City of Tallahassee)</i>	FEE	To be completed by applicant – enter appropriate amount
1. Residential Concept Plan <i>(maximum fee: \$3,500)</i>	\$1500	1500
plus \$2.00 per dwelling unit	<i>varies</i>	36
2. Nonresidential Concept Plan	\$1500	
plus \$10.00 per acre	<i>varies</i>	
3. Mixed Use Developments <i>(maximum fee: \$3,500)</i>	\$1500	
plus \$2.00 per dwelling unit	<i>varies</i>	
plus \$10.00 per nonresidential acre	<i>varies</i>	
4. Final Plan Review (PUD/U-PUD). This amount is due to the Growth Management Dept. at the time of final site plan submittal. Please contact the City Growth Management Dept. at 891-7100 for more information.	--	--
5. Density or Concept Revisions to an existing PUD/U-PUD Concept Plan	\$1200	
6. Other Minor Revisions to an existing PUD/U-PUD Concept Plan	\$400	
7. Direct Notice and Legal Advertising <i>(Required for all applications; to be invoiced later. Payment required prior to Planning Commission Meeting.)</i>	Actual Cost	--
To Be Completed by Applicant - ENTER TOTAL AMOUNT SUBMITTED →		\$1,536

Submitted By:Owner's Name(s):

Name: The City of Tallahassee Phone: _____
E-Mail: _____ Fax: _____
Street: 300 S. Adams Street
City: Tallahassee ST: FL Zip+4: 32301

Agent's Name(s):

Name: Moore Bass Consulting, Inc. Phone: 850-222-5678
E-Mail: Lfenstermaker@moorebass.com Fax: _____
Street: 805 N. Gadsden Street
City: Tallahassee ST: FL Zip+4: 32303

Optionee's Name(s):

Name: CEIBA Groupe, LLC Phone: _____
E-Mail: _____ Fax: _____
Street: 621 S. Federal Highway, Suite #5
City: Fort Lauderdale ST: FL Zip+4: 33301

Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application. (attach additional sheets, if necessary).

**Application Submittal Checklist
For
Paul Russell Rd ROW
Abandonment PUD**

1. General Description of the Proposed Project / Project Narrative

Response: The proposed Planned Unit Development (PUD) is intended to facilitate redevelopment and incorporation of two City-owned parcels into the larger Orange Avenue Multifamily project under unified ownership by Ceiba Groupe. These parcels include an existing stormwater management facility (SWMF) and associated right-of-way, both of which are being conveyed for development purposes. The subject parcels are contiguous with and surrounded on three sides by the approved English Property PUD, and therefore represent a logical and integrated extension of that development framework.

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2. If the application is to amend a PUD/U-PUD, a strike-through/underlined version of the original PUD/U-PUD or, if not possible, a list of the proposed changes shall be submitted with the application

Response: Not applicable

3. Identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application

Response: None

4. Provide a statement indicating how the PUD/U-PUD is consistent with the Comprehensive Plan

Response: See Comprehensive Plan Consistency Analysis in Section 5.

5. Provide a statement indicating how the PUD is consistent with the purpose and intent of the Planned Unit Development regulations as described in Section 10-165(a)

1. *Promote more efficient and economic uses of land.*

The Paul Russell ROW Abandonment PUD promotes efficient land use through a coordinated development pattern that integrates residential uses within a unified plan. The project incorporates the medium density

residential uses that will maximize the functional use of the property while supporting compact development consistent with the Southeast Sector Plan and surrounding English PUD properties.

2. *Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.*

The Paul Russell ROW Abandonment PUD framework allows the general land use plan to guide development while maintaining flexibility for adjustments during final design and permitting phases. Development phasing, conceptual land use areas, and infrastructure planning allow the project to respond to market demand, technological advancements, and evolving consumer preferences while remaining consistent with the approved PUD concept plan.

3. *Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.*

The Paul Russell ROW Abandonment PUD incorporates a medium density residential district that is designed to utilize existing infrastructure that will synergize with nearby commercial and mixed-use projects. The property owner is concurrently conceptualizing a multifamily housing project includes a multimodal transportation network with sidewalks and interconnected streets that promote walkability and alternative transportation options, helping reduce reliance on automobiles and supporting energy conservation.

4. *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.*

Natural features identified through the Natural Features Inventory will be protected in accordance with City regulations, and open space areas will function as interconnected corridors, recreational areas, and stormwater management features that maintain environmental and aesthetic value.

5. *Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.*

The Paul Russell ROW Abandonment PUD will provide recreational facilities, community amenities, and open space areas that are thoughtfully

integrated throughout the development. These features will create more usable and accessible recreation and open space opportunities than would typically be provided under conventional zoning standards.

6. *Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.*

The Paul Russell ROW Abandonment PUD allows infrastructure such as utilities and stormwater systems to be planned and implemented as a coordinated system that supports development. This comprehensive approach enables efficient utility placement and shared infrastructure that can reduce overall development costs while supporting orderly growth.

7. *Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district*

The Paul Russell ROW Abandonment PUD framework allows for a mix of housing types, including single-family homes, townhomes, and multifamily units. By coordinating these uses, the conceptual plan creates a walkable higher density residential area, that will support the nearby commercial and mixed-use areas. Accordingly, the PUD framework facilitates a more cohesive, walkable, and compatible development pattern than would otherwise be available through conventional zoning.

6. Fulfill all PUD submittal requirements as described in Section 10-165(d)(1) for PUDs or Section 10-200(c)(i) for U-PUDs, which shall include the following:

1. A general plan for the use of all lands within the proposed planned unit development. Such plans shall indicate the general location of residential areas (including density and unit types), open space, parks, passive or scenic areas, and commercial areas (including building square footage and height).

Response: Please see Figure D of the PUD.

2. A plan of vehicular and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks, the capacity of the system and access points to the external and internal thoroughfare network.

Response: Please see Figure F of the PUD.

3. Quantitative summary of land uses (maximum acres, maximum nonresidential building square feet, maximum number of residential dwelling units). A report shall be submitted to the city that includes a statement indicating how the proposed development complies with the comprehensive plan and a general description of the proposed development including:

- a. The total acreage of the project.

Response: The total project acreage is 3.74 acres +/-.

- b. The number of acres proposed to be developed in the various categories of land shown on the concept plan; the percentage of total acreage represented by each category of use and each component of development; and an itemized list of uses proposed for each of the components which shall be the range of uses permitted for that section of the planned unit development.

Response: Proposed 3.74 +/- Acres of Medium Density Residential

- c. The number and type of dwelling units proposed for the overall site and for its components, including dwelling unit per acre calculations and population projections for each or for nonresidential projects, gross square footage devoted for each land use.

Response: The proposed PUD will allow Multi-Family, Townhomes, detached and attached single-family residential at a density of 4-20 dwelling units per acre.

- d. The establishment of minimum development standards which shall govern the site and development such as lot shape and size, internal streets and pedestrian ways, open space provisions, off-street parking, buffers and landscape areas.

Response: Development Standards can be found in Section 3, page 11 of the PUD document.

- e. A binding commitment to develop the property in accordance with the approved concept plan and conditions of approval. The commitment shall bind all subsequent owners.

Response: A Binding Commitment by the Application has been included in Section 5 of the PUD Document.

- f. A site conditions map which includes:
1. Legal description and boundary survey signed and sealed by a registered state land surveyor.
 2. Name of the planned unit development; owner; subdivider/lessee/optionee (if applicable), and address and phone number of each; surveyor and engineer of record; and date of drawing.
 3. Scale, date, north arrow, and general location map showing relationship of the site to external uses, structures, and features.
 4. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines, and other important physical features.
 5. Existing topography (latest United States Department of the Interior Geological Survey).
 6. The location and size of all existing drainage facilities and a utility concept plan.
 7. Information about the existing vegetative cover and general soil types, and their appropriateness for the proposed project.
 8. The location and function of all other existing public facilities which would serve the residents of the site including but not limited to schools, parks, and fire stations. The requirements to provide this information may be waived for small projects. If required, notation of this information on a scaled map is acceptable.

Response: Please see Figures A - F located in Section 4 and the Boundary Survey and corresponding Legal Description located in Section 5 of the PUD document.

- g. An environmental analysis approved by the city growth management department, in accordance with the applicable provisions of chapter 5 of this Code.

Response: A Natural Features Inventory has been approved. A copy of the approval letter has been included in Section 5.

- h. A preliminary certificate of concurrency issued by the City Growth Management Department.

Response: An Affidavit Waiving Concurrency for a Preliminary Development Order – Rezoning has been submitted with this application as part of Section 5.

- i. A photograph of the posted Rezoning Notification Sign along with the completed Sign Posting Affidavit.

Response: Sign Posting has been completed. Photos and signed affidavit have been submitted to the City.

- j. A completed School Impact Analysis Form.

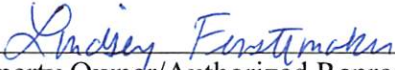
Response: A School Impact Analysis Form is included in Section 5 of the PUD.

Binding Commitment by the Applicant

This shall serve as a binding commitment by The City of Tallahassee
(print the name of the property owner(s))

to develop parcel(s) 31-08-20-402-000-0 and Right of Way north of property currently under Abandonment review
(list the Leon County Property Tax Identification number(s))

in accordance with the approved Planned Unit Development Concept Plan and any conditions.
This commitment shall bind all subsequent owners.

 Signature 5/29/26 Date
Property Owner/Authorized Representative

 Witness 5/29/26 Date

 Witness 5/29/26 Date



**TALLAHASSEE - LEON COUNTY PLANNING
DEPARTMENT**



**APPLICANT'S AFFIDAVIT OF OWNERSHIP &
DESIGNATION OF AGENT**

I. Ownership.

I, Robert Culverhouse, hereby attest to ownership of the property described below:
Parcel I.D. Number(s) 31-08-20-402-000-0 and City owned Right of Way north of property that is currently
Location address: 0 Paul Russell Road under review for Right of Way Abandonment application

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

The City of Tallahassee

Please complete the appropriate section below:

☐ **Individual**

☐ **Corporation**

Provide Names of Officers:

☐ **Partnership**

Provide Names of General Partners:

☒ **Government Entity**

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Applicant's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: Moore Bass Consulting, Inc.

Address: 805 N. Gadsden Street, Tallahassee, FL 32303

Contact Person: Lindsey Fenstermaker Telephone No.: 850-222-5678

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) _____

IV. Acknowledgement.

☐ Individual

Signature

Print
Name: _____
Address: _____
Phone No.: _____

☒ Government

Entity
The City of Tallahassee
Print Government Name _____
By: _____
Signature
Print
Name: Robert Culverhouse
Its: Real Estate Manager
Address: 300 S. Adams St
Tallahassee, FL 32301
Phone No.: 850/891-8068

☐ Partnership

Print Partnership Name

By: _____
Signature

Print
Name: _____
Its: _____
Address: _____
Phone No.: _____

Please use appropriate notary block.

STATE OF Florida
COUNTY OF Leon

☐ Individual

Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

☒ Government Entity

Before me, this 26th day of May, 2026, personally appeared Robert Culverhouse as Real Estate Manager, and on behalf of The City of Tallahassee executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

☐ Partnership

Before me, this _____ day of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

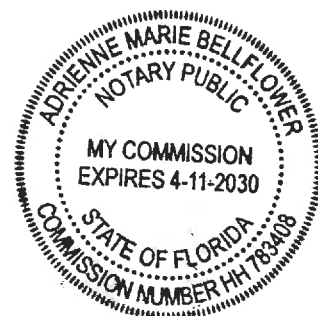
Personally known ✓; or
Produced identification _____
Type of identification produced: _____

Adrienne Marie Bellflower
Signature of Notary

Print Name: _____
Notary Public

(NOTARY STAMP)

My commission expires:



ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION

VICINITY MAP - NOT TO SCALE



BOUNDARY SURVEY SHEET 2 OF 3
PROPOSED PARCELS SHEET 3 OF 3

MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NV5, 12487 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
- MN2** NO POSTED ADDRESS LOCATED ON THE SURVEYED PROPERTY.
- MN3** THE SURVEYED PROPERTY CONTAINS AN AREA OF 18.122 ACRES (789,399 SQUARE FEET), MORE OR LESS.
- MN4** ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN5** THERE ARE 0 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN6** THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- MN7** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN8** AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN9** THE SURVEYED PROPERTY HAS DIRECT ACCESS TO ORANGE AVENUE EAST, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY AND PAUL RUSSELL ROAD, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN10** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN11** MEASURED BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF ORANGE AVENUE EAST, LEON COUNTY, FLORIDA TO BEAR NORTH 89°59'19" WEST.
- MN12** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN13** ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- MN14** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN15** NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
- MN16** TITLE COMMITMENT NO. 110737482 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 24, 2025 WAS USED IN THE PREPARATION OF THIS SURVEY.
- MN17** THE PROPOSED PARCELS ON SHEET 3 OF 3 ARE SHOWN AT CLIENT REQUEST FOR INFORMATIONAL PURPOSES.

RECORD DESCRIPTION BY CLIENT

The Land referred to herein below is situated in the County of LEON, State of Florida, and is described as follows:

COMMENCE at a found terra cotta monument marking the southeast corner of the northwest quarter of Section 8, Township 1 South, Range 1 East, Leon County, Florida, and run North 89 degrees 33 minutes 51 seconds East 160.06 feet to a set iron rod and cap (#7245) lying on the easterly right-of-way boundary of South Blair Stone Road, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING, run along the south boundary of the northeast quarter of Section 8 as follows: North 89 degrees 36 minutes 02 seconds East 869.19 feet to a found concrete monument (#1254); thence North 89 degrees 35 minutes 52 seconds East 238.10 feet to a found concrete monument (#1254); thence South 89 degrees 41 minutes 30 seconds East 556.42 feet to a found concrete monument (#1254); thence South 89 degrees 42 minutes 21 seconds East 728.00 feet to a set iron rod and cap (#7245), said point lying on the westerly right-of-way boundary of Paul Russell Road and lying on a point of curve concave northwesterly, having a radius of 369.00 feet, thence along said right-of-way boundary and along said curve through a central angle of 30 degrees 45 minutes 19 seconds for an arc length of 198.10 feet (chord of said arc being South 25 degrees 48 minutes 22 seconds West 195.73 feet) to a set iron rod and cap (#7245), said point lying on a curve concave northwesterly, having a radius of 221.56 feet; thence along said curve through a central angle of 36 degrees 25 minutes 19 seconds, for an arc length of 140.84 feet (chord of said arc being South 72 degrees 02 minutes 44 seconds West 138.48 feet) to a set iron rod and cap (#7245); thence North 89 degrees 42 minutes 48 seconds West 683.11 feet to a set iron rod and cap (#7245); thence South 00 degrees 17 minutes 12 seconds West 79.86 feet to a set iron rod and cap (#7245); thence South 89 degrees 43 minutes 16 seconds East 293.61 feet to a set iron rod and cap (#7425); thence leaving said right-of-way boundary run South 00 degrees 00 minutes 42 seconds West 27.07 feet to a set iron rod and cap (#7245); thence South 89 degrees 41 minutes 06 seconds East 104.14 feet to a set iron rod and cap (#7245); thence South 43 degrees 57 minutes 15 seconds East 331.69 feet to a set iron rod and cap (#7245); thence South 89 degrees 59 minutes 19 seconds East 184.30 feet to a set iron rod and cap (#7245), said point lying on the westerly right-of-way boundary of Paul Russell Road; thence along said right-of-way boundary run South 00 degrees 33 minutes 14 seconds West 42.93 feet to a set iron rod and cap (#7245), said point lying on a curve concave northwesterly, having a radius of 30.00 feet; thence along said curve through a central angle of 89 degrees 27 minutes 27 seconds for an arc length of 46.84 feet (chord of said arc being South 45 degrees 16 minutes 58 seconds West 42.23 feet) to a set iron rod and cap (#7245), said point lying on the northerly right-of-way boundary of Orange Avenue East; thence along said right-of-way boundary run North 89 degrees 50 minutes 19 seconds West 339.67 feet to a set iron rod and cap (#7245), said point lying on a curve concave northeasterly, having a radius of 1422.00 feet; thence along said curve through a central angle of 28 degrees 48 minutes 54 seconds for an arc length of 715.15 feet (chord of said arc being North 75 degrees 34 minutes 51 seconds West 707.64 feet to a set iron rod and cap (#7245); thence North 61 degrees 10 minutes 24 seconds West 192.38 feet to a set iron rod and cap (#7245); thence North 64 degrees 51 minutes 39 seconds West 202.98 feet to a set iron rod and cap (#7245); thence North 66 degrees 15 minutes 23 seconds West 139.69 feet to a set iron rod and cap (#7245); thence North 72 degrees 08 minutes 47 seconds West 240.14 feet to a set iron rod and cap (#7245); thence North 89 degrees 46 minutes 48 seconds West 190.60 feet to a set iron rod and cap (#7245); thence South 00 degrees 09 minutes 19 seconds West 20.03 feet to a set iron rod and cap (#7245); thence North 89 degrees 47 minutes 02 seconds West 12.13 feet to a set iron rod and cap (#7245); thence North 89 degrees 47 minutes 43 seconds West 327.87 feet to a set iron rod and cap; thence North 49 degrees 41 minutes 53 seconds West 15.10 feet to a set iron rod and cap; thence North 01 degree 01 minute 47 seconds East 158.07 feet to the POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED AS PARCEL 3 OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5684, PAGE 546, PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

BOUNDARY SURVEY

for
Orange Avenue East Project
NV5 Project No. 202601757-1
Orange Avenue East, Tallahassee, FL 32301

Surveyor's Certification

To: Ceiba Groupe ; and Bock & Clark Corporation, an NV5 Company.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Official Records Book 5684, and Page No. 546, and was made (i) in accordance with "Minimum Standard Detail Requirements for Boundary Surveys" within the State of Florida; (ii) in accordance with the Agreement and Survey Requirements for the Orange Avenue East Update Project dated 4/15/2026.

ALSO:
I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: MAY 11, 2026
DATE OF LAST REVISION: JUNE 4, 2026
NETWORK PROJECT NO. 20261757-1 AAC
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 3

NV5

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Bock & Clark Corporation - 4580 Stephen Circle NW, Suite 300, Canton, OH 44718
www.nv5.com/real-estate-transaction-services BockMayWeHelpYou@nv5.com

FLORIDA PROJECT NO. 5202602275

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120144, MAP NUMBER 12073C0311F WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSO.FEMA.GOV) BY FIRMETTE CREATED ON MAY 21, 2026. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
05/21/2026	FIRST DRAFT		
06/04/2026	PROPOSED PARCELS		
FIELD WORK: LB	DRAFTED: ML	CHECKED BY: MGL	FB & PG.

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

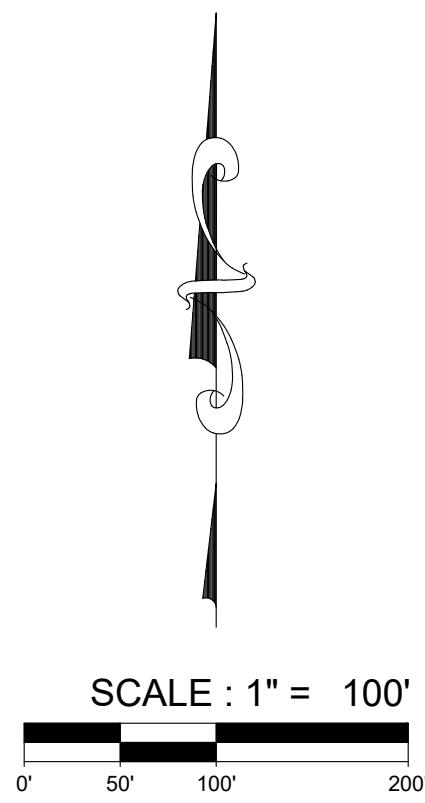
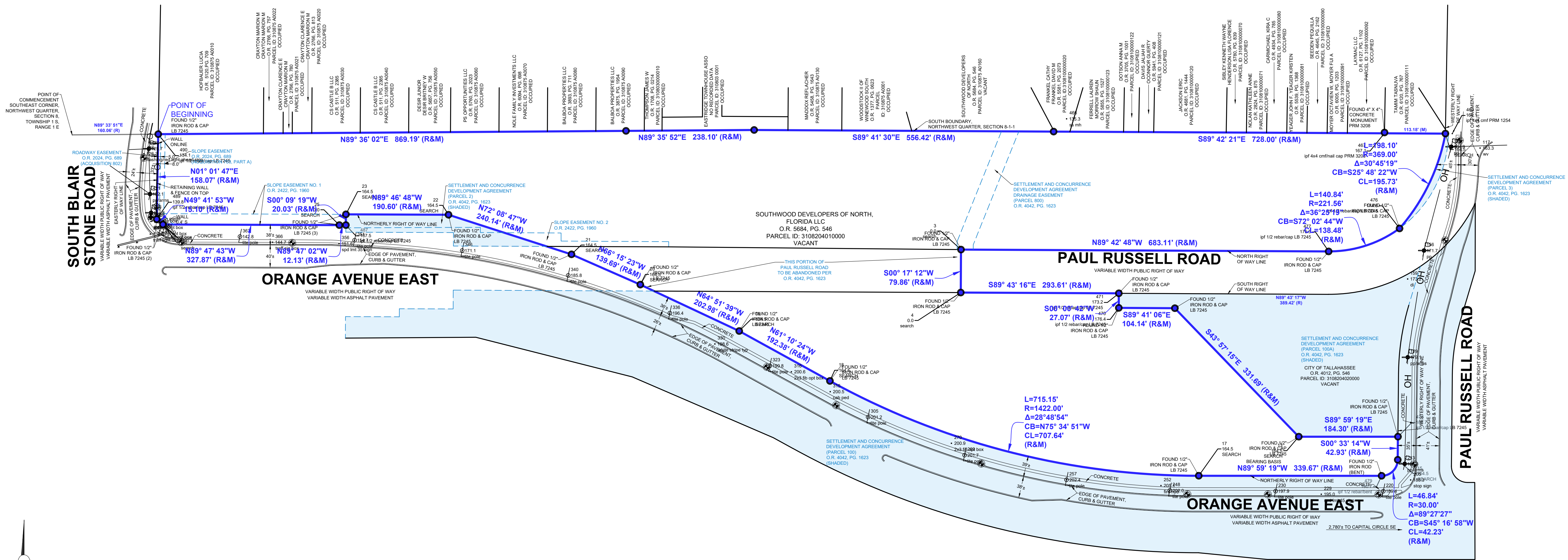
LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|------------------------|----------------------|--------------------------|
| LIGHT POLE | SIGNAL LIGHT | SANITARY MANHOLE |
| POWER POLE (WITH ARMS) | TRAFFIC SIGNAL BOX | CLEAN OUT |
| GUY WIRE | SIGNAL LIGHT POLE | GREASE TRAP |
| ELECTRIC MANHOLE | VAULT | GAS MANHOLE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS VALVE |
| ELECTRIC VAULT | TOWER | GAS METER |
| TRANSFORMER | MONITORING WELL | HANDICAPPED PARKING |
| AIR CONDITIONER UNIT | FLAG POLE | ELECTRIC VEHICLE PARKING |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMESE FIRE HYDRANT | (C) CALCULATED |
| MITERED END SECTION | WATER MANHOLE | (P) PLAT |
| STORM DRAIN MANHOLE | BACKFLOW PREVENTER | PG PAGE |
| STORM DRAIN INLET | WATER METER | O.R. OFFICIAL RECORDS |
| STORM PIPE | WELL HEAD | P.B. PLAT BOOK |
| | | |

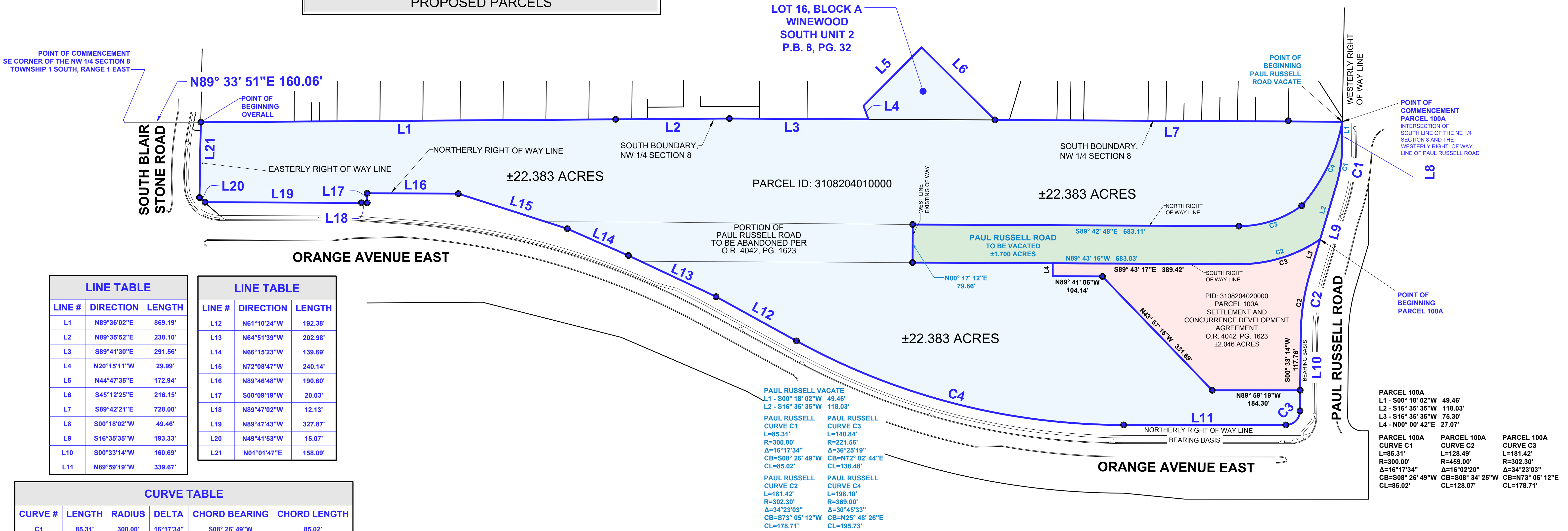
- | | |
|---------------|----------------|
| BOUNDARY LINE | EASEMENT LINE |
| BUILDING LINE | OVERHEAD WIRES |
| SETBACK LINE | FENCE LINE |



BOUNDARY SURVEY
PREPARED FOR
Orange Avenue East Project
DATE OF FIELD SURVEY: MAY 11, 2026
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PROPOSED PARCELS



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	85.31'	300.00'	16°17'34"	S08° 26' 49"W	85.02'
C2	128.49'	459.00'	16°02'20"	S08° 34' 25"W	128.07'
C3	46.85'	30.00'	89°28'15"	S45° 16' 58"W	42.23'
C4	715.15'	1422.00'	28°48'55"	N75° 34' 51"W	707.64'

PROPOSED OVERALL PARCEL

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5684, PAGE 546, TOGETHER WITH PARCEL 100A OF SETTLEMENT AND CONCURRENCE DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623, ALL OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PAUL RUSSELL ROAD (VARIABLE WIDTH) TO BE VACATED, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NE 1/4) OF SAID SECTION 8, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5684, PAGE 546, THENCE RUN NORTH 89°33'51" EAST, FOR 160.06 FEET TO A 1/2" IRON ROD & CAP STAMPED LB 7245 AND THE POINT OF BEGINNING;

THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 THE FOLLOWING THREE (3) COURSES;

- NORTH 89°36'02" EAST, FOR 869.19 FEET TO A POINT;
 - THENCE RUN NORTH 89°35'52" EAST, FOR 238.10 FEET TO A POINT;
 - THENCE RUN SOUTH 89°41'30" EAST, FOR 291.56 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK A OF WINEWOOD SOUTH, UNIT 2 AS RECORDED IN PLAT BOOK 8, PAGE 32 OF SAID OFFICIAL RECORDS;
- THENCE RUN ALONG THE PERIMETER BOUNDARY OF SAID LOT 16 THE FOLLOWING THREE (3) COURSES;
- NORTH 20°15'11" WEST, FOR 29.99 FEET TO A POINT;
 - THENCE RUN NORTH 44°47'35" EAST, FOR 172.94 FEET TO A POINT;
 - THENCE RUN SOUTH 45°12'25" EAST, FOR 216.15 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8;

THENCE RUN SOUTH 89°42'21" EAST, FOR 728.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH);

THENCE RUN ALONG THE PROPOSED AND EXISTING WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°18'02" WEST ALONG, FOR 49.46 FEET TO A POINT OF CURVATURE;
 - THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY;
 - THENCE RUN SOUTH 16°35'35" WEST, FOR 193.33 FEET TO A POINT OF CURVATURE;
 - THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 459.00 FEET), (DELTA 16°02'20"), (CHORD BEARING SOUTH 08°34'25" WEST), (CHORD 128.07 FEET) FOR 128.49 FEET TO A POINT OF TANGENCY;
 - THENCE RUN SOUTH 00°33'14" WEST, FOR 160.69 FEET TO THE BEGINNING OF A NON TANGENT CURVE;
 - THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 30.00 FEET), (DELTA 89°28'15"), (CHORD BEARING SOUTH 45°16'58" WEST), (CHORD 42.23 FEET) FOR 46.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ORANGE AVENUE EAST (VARIABLE WIDTH);
 - THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES;
 - NORTH 89°59'19" WEST, FOR 339.67 FEET TO THE BEGINNING OF A NON TANGENT CURVE;
 - THENCE RUN WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 1,422.00 FEET), (DELTA 28°48'55"), (CHORD BEARING NORTH 75°34'51" WEST), (CHORD 707.64 FEET) FOR 715.15 FEET TO A POINT;
 - THENCE RUN NORTH 61°10'24" WEST, FOR 192.38 FEET TO A POINT;
 - THENCE RUN NORTH 64°51'39" WEST, FOR 202.98 FEET TO A POINT;
 - THENCE RUN NORTH 66°15'23" WEST, FOR 139.69 FEET TO A POINT;
 - THENCE RUN NORTH 72°08'47" WEST, FOR 240.14 FEET TO A POINT;
 - THENCE RUN NORTH 89°46'48" WEST, FOR 190.60 FEET TO A POINT;
 - THENCE RUN SOUTH 00°09'19" WEST, FOR 20.03 FEET TO A POINT;
 - THENCE RUN NORTH 89°47'02" WEST, FOR 12.13 FEET TO A POINT;
 - THENCE RUN NORTH 89°47'43" WEST, FOR 327.87 FEET TO A POINT;
- THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 49°41'53" WEST, FOR 15.07 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH BLAIR STONE ROAD (VARIABLE WIDTH);
- THENCE RUN NORTH 01°01'47" EAST, FOR 158.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 22.383 ACRES OR 974,991 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF ORANGE AVENUE EAST, LEON COUNTY, FLORIDA TO BEAR NORTH 89°59'19" WEST.

PARCEL 100A

PARCEL 100A

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING PARCEL 100A OF SETTLEMENT AND CONCURRENCE DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 459.00 FEET), (DELTA 16°02'20"), (CHORD BEARING SOUTH 08°34'25" WEST), (CHORD 128.07 FEET) FOR 128.49 FEET TO OF TANGENCY;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 16°35'35" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD, FOR 75.30 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 459.00 FEET), (DELTA 16°02'20"), (CHORD BEARING SOUTH 08°34'25" WEST), (CHORD 128.07 FEET) FOR 128.49 FEET TO OF TANGENCY;

THENCE RUN SOUTH 00°33'14" WEST, FOR 117.76 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 89°59'19" WEST, FOR 184.30 FEET TO A POINT;

THENCE RUN NORTH 43°57'15" WEST, FOR 331.69 FEET TO A POINT;

THENCE RUN NORTH 89°41'06" WEST, FOR 104.14 FEET TO A POINT;

THENCE RUN NORTH 00°00'42" EAST, FOR 27.07 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A PORTION OF PAUL RUSSELL ROAD TO BE VACATED;

THENCE RUN SOUTH 89°43'17" EAST, FOR 389.42 FEET TO THE BEGINNING OF A CURVE;

THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING NORTH 73°05'12" EAST), (CHORD 178.71 FEET) FOR 181.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 2.046 ACRES OR 89,121 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.

PROPOSED PAUL RUSSELL ROAD TO BE VACATED

PAUL RUSSELL RIGHT OF WAY TO BE VACATED

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING THE EXISTING RIGHT OF WAY AND PARCEL 100 ALL AS SHOWN IN SETTLEMENT AND CONCURRENCE DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY;

THENCE RUN SOUTH 16°35'35" WEST, FOR 118.03 FEET TO THE BEGINNING OF A NON TANGENT CURVE;

THENCE LEAVING SAID PROPOSED RIGHT OF WAY LINE RUN WESTERLY ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING SOUTH 73°05'12" WEST), (CHORD 178.71 FEET) FOR 181.42 FEET TO A POINT;

THENCE RUN NORTH 89°43'16" WEST, FOR 683.03 FEET TO SOUTHWEST CORNER OF SAID EXISTING RIGHT OF WAY;

THENCE RUN NORTH 00°17'12" EAST ALONG THE WEST LINE OF SAID EXISTING RIGHT OF WAY, FOR 79.86 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY;

THENCE RUN SOUTH 89°42'48" EAST, FOR 683.11 FEET TO THE BEGINNING OF A NON TANGENT CURVE;

THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 221.56 FEET), (DELTA 36°25'19"), (CHORD BEARING NORTH 72°02'44" EAST), (CHORD 138.48 FEET) FOR 140.84 FEET TO THE BEGINNING OF A NON TANGENT CURVE;

THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 369.00 FEET), (DELTA 30°45'33"), (CHORD BEARING NORTH 25°48'26" EAST), (CHORD 195.73 FEET) FOR 198.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 1.700 ACRES OR 74,067 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.

SCALE : 1" = 100'

SHEET 3 OF 3

NV5

BOUNDARY SURVEY

PREPARED FOR

Orange Avenue East Project

DATE OF FIELD SURVEY: MAY 11, 2026

NETWORK PROJECT NUMBER: 20261757-1 AAC

1-(800)-SURVEYS (787-8397)

REAL ESTATE TRANSACTION SERVICES

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LEGAL DESCRIPTION

PARCEL 100A

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING PARCEL 100A OF SETTLEMENT AND CONCURRENCY DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 16°35'35" WEST, FOR 118.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 100A AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 16°35'35" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD, FOR 75.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 459.00 FEET), (DELTA 16°02'20"), (CHORD BEARING SOUTH 08°34'25" WEST), (CHORD 128.07 FEET) FOR 128.49 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°33'14" WEST, FOR 117.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 89°59'19" WEST, FOR 184.30 FEET TO A POINT; THENCE RUN NORTH 43°57'15" WEST, FOR 331.69 FEET TO A POINT; THENCE RUN NORTH 89°41'06" WEST, FOR 104.14 FEET TO A POINT; THENCE RUN NORTH 00°00'42" EAST, FOR 27.07 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A PORTION OF PAUL RUSSELL ROAD TO BE VACATED; THENCE RUN SOUTH 89°43'17" EAST, FOR 389.42 FEET TO THE BEGINNING OF A CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING NORTH 73°05'12" EAST), (CHORD 178.71 FEET) FOR 181.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 2.046 ACRES OR 89,121 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.

PAUL RUSSELL RIGHT OF WAY TO BE VACATED

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING THE EXISTING RIGHT OF WAY AND PARCEL 100 ALL AS SHOWN IN SETTLEMENT AND CONCURRENCY DEVELOPMENT AGREEMENT AS

RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 16°35'35" WEST, FOR 118.03 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE LEAVING SAID PROPOSED RIGHT OF WAY LINE RUN WESTERLY ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING SOUTH 73°05'12" WEST), (CHORD 178.71 FEET) FOR 181.42 FEET TO A POINT; THENCE RUN NORTH 89°43'16" WEST, FOR 683.03 FEET TO SOUTHWEST CORNER OF SAID EXISTING RIGHT OF WAY; THENCE RUN NORTH 00°17'12" EAST ALONG THE WEST LINE OF SAID EXISTING RIGHT OF WAY, FOR 79.86 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY; THENCE RUN SOUTH 89°42'48" EAST, FOR 683.11 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 221.56 FEET), (DELTA 36°25'19"), (CHORD BEARING NORTH 72°02'44" EAST), (CHORD 138.48 FEET) FOR 140.84 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 369.00 FEET), (DELTA 30°45'33"), (CHORD BEARING NORTH 25°48'26" EAST), (CHORD 195.73 FEET) FOR 198.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 1.700 ACRES OR 74,067 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.

Affidavit Waiving Concurrency for a Preliminary Development Order- Rezoning

Submit to Planning Department at Frenchtown Renaissance Building, 3rd Floor, with request for Rezoning

I, Lindsey Fenstermaker, owner or agent of the property described below:

Parcel ID Number: 31-08-20-402-000-0 and the Right of Way north of parcel currently under Abandonment review

Location Address: 0 Paul Russell Road

do hereby elect to waive concurrency review associated with the proposed preliminary development order (rezoning) of the above referenced project, pursuant to Section 3.1.1 of the Concurrency Management System Policy and Procedures Manual.

In waiving the concurrency review, I acknowledge that I understand the following:

- 1) Final development orders for the subject property are subject to a concurrency determination; and
- 2) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the City's approval of the preliminary development order without a concurrency determination of the public facilities.

ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Leon

Before me, this 29th day of May, 2026, personally appeared Lindsey Fenstermaker, owner/agent who executed the foregoing instrument, and acknowledged to me that the same was executed for the purposes therein expressed.

Personally known X; or

Produced Identification _____

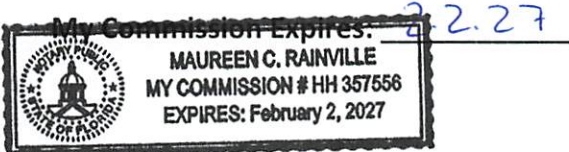
Type of Identification produced:

Maureen C. Rainville
(Notary Public)

Lindsey Fenstermaker
(Owner/Agent Signature)

Print Name: Maureen C. Rainville

Print Name: Lindsey Fenstermaker



SCHOOL IMPACT ANALYSIS FORM

Agent Name: Moore Bass Consulting, Inc. Applicant Name: CEIBA Groupe, LLC Address: 805 N. Gadsden Street, Tallahassee, FL 32303	Date: 6/5/2026 Telephone: 850-222-5678 Fax: Email: Lfenstermaker@moorebass.com Cackerman@moorebass.com									
① Location of the proposed Comprehensive Plan Amendment or Rezoning: <i>Tax ID #:</i> 31-08-20-402-000-0 and Right of Way north of property that is currently under Abandonment review <i>Property address:</i> <i>Related Application(s):</i>										
② Type of requested change (check one): ☐ Comprehensive plan land use amendment that permits residential development. ☒ Rezoning that permits residential development. ☐ Nonresidential land use amendment adjacent to existing residential development. ☐ Nonresidential rezoning adjacent to existing residential development.										
③ Proposed change in Future Land Use or Zoning classification: ☐ <i>Comprehensive plan land use</i> From: _____ To: _____ ☐ <i>Zoning</i> From: <u>Critical Planning Area</u> To: <u>PUD</u>										
Planning Department staff use only:										
④ Maximum potential number of dwelling units permitted by the request: <i>Number of dwelling units:</i> _____ <i>Type(s) of dwelling units:</i> _____										
Leon County Schools staff use only:										
⑤ School concurrency service areas (attendance zones) in which property is located. <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Elementary:</td> <td style="width: 33%;">Middle:</td> <td style="width: 33%;">High:</td> </tr> <tr> <td>Present capacity _____ %</td> <td>_____ %</td> <td>_____ %</td> </tr> <tr> <td>Post Development capacity _____ %</td> <td>_____ %</td> <td>_____ %</td> </tr> </table>		Elementary:	Middle:	High:	Present capacity _____ %	_____ %	_____ %	Post Development capacity _____ %	_____ %	_____ %
Elementary:	Middle:	High:								
Present capacity _____ %	_____ %	_____ %								
Post Development capacity _____ %	_____ %	_____ %								

This form is required by §8.3 of the Public School Concurrency and Facility Planning Interlocal Agreement as adopted on September 1, 2006 by the City of Tallahassee, Leon County, and Leon County School Board. Pursuant to §6.4 of the Agreement, the City or County will transmit the School Impact Analysis Form to a designated employee of the School Board for review at the same time the application is submitted to all departments for review.



June 18, 2026

Moore Bass Consulting Inc.
805 N Gadsden Street
Tallahassee, FL 32303

**RE: Natural Features Inventory TNF260008
Orange Avenue Multifamily
Tax Parcel I.D. 3108204020000, 3108204010000, and 310875 A0160
E Orange Ave & Paul Russell Rd, Tallahassee, FL 32311**

Dear Applicant:

We have reviewed and approved the above-referenced Natural Features Inventory (NFI), initially submitted on January 30, 2026, with additional documentation provided in response to review comments on June 6, 2026. No conservation or preservation areas were identified by the NFI. The Environmental Impact Analysis is hereby waived.

Please note, natural significant grades are present within the property which are regulated according to the site grading standards detailed in Ch. 5, Article IV, Sec. 5-87 of the Tallahassee Land Development Code (TLDC). Vegetation within the area of significant grades in the northwest section of the property includes a variety of high-quality trees from the TLDC Plant List C and Plant List D, and populations of less common herbaceous species. It is recommended that this area be prioritized for onsite tree preservation. Specifically, surveyed tree no. 4919 was identified as a potential exceptional spruce pine which should be avoided by proposed development activity.

It should be noted that non-inclusion in this letter of a TLDC regulation/requirement does not constitute exemption from compliance with the requirement. All required information for the Site Plan and Environmental Management Permit shall be provided by the applicant. Should you need additional information or clarification regarding this letter, please contact me at your convenience at Hannah.Marino@talgov.com or (850) 891-7076.

Sincerely,

Hannah Marino

Hannah Starling Marino, Environmental Biologist
Land Use and Environmental Services Division
Growth Management Department



CITY HALL
300 S. Adams St.
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY, Mayor
CURTIS RICHARDSON, Mayor Pro Tem
JACQUELINE "JACK" PORTER, Commissioner
JEREMY MATLOW, Commissioner
DIANNE WILLIAMS-COX, Commissioner

REESE GOAD, City Manager
AMY M. TOMAN, City Attorney
JAMES O. COOKE, IV, City Treasurer-Clerk
DENNIS R. SUTTON, Inspector General

**Paul Russell Road ROW Abandonment
Planned Unit Development**

**Compliance with Applicable
Tallahassee-Leon County Comprehensive Plan
Southeast Sector Plan Policies (Objective 10.1 and Policies 10.1.1 through 10.1.8)**

This consistency analysis evaluates the Paul Russell Road ROW Abandonment Concept Planned Unit Development (Project) against Objective 10.1 and implementing policies of the Southeast Sector Plan (SESP).

Policy No.	Policy Language	Response
Objective 10.1	SESP: promotes innovative planning, compact development, walk-to-shopping, higher density housing near employment centers, alternative transportation, and protection of conservation/preservation areas.	The Project is located within the Southeast Sector Plan (SESP) boundary and represents a compact infill component of the larger English Property PUD. The proposed development implements Medium Density Residential (MDR) consistent with the planned development pattern of the surrounding area. As the parcels are surrounded on three sides by the English Property PUD and integrated into the Orange Avenue Multifamily project, the Project supports coordinated land use, efficient infrastructure utilization, and multimodal connectivity consistent with the intent of Objective 10.1.
10.1.1(A)	Percent Mix of Land Uses Required: • Residential 40–60%; • Commercial/office/industrial 10–30%; • Community facilities/services & utilities/recreation 10–15%; and • Open space/greenways 20–30%	The Project does not establish a standalone land use mix, as it consists of a small portion of acreage within the larger English Property PUD and Southeast Sector Plan (SESP) area. The required land use mix percentages are satisfied at the scale of the overall English Property PUD and SESP planning area. This PUD is limited to Medium Density Residential (MDR) use and does not alter or reallocate the established land use distribution within the broader planning framework. Accordingly, the Project is consistent with Policy 10.1.1(A) as an implementation of the previously established land use mix.
10.1.1(D)(1)	Industrial development, if constructed, is to be located in the southwest quadrant of the SESP Area, primarily utilizing Tram Road and Capital Circle.	The Project does not include industrial land uses. Therefore, this policy is not applicable.

Policy No.	Policy Language	Response
10.1.1(D)(6)	Community Facilities and Services to be located within each quadrant of the SESP Area.	The Project contributes to the overall development pattern of the English Property PUD and Orange Avenue Multifamily project, which collectively provide community facilities, open space, and supporting infrastructure within the SESP area. As a small, residential-only component integrated into an existing development framework, the Project relies on and complements these planned community facilities rather than establishing standalone facilities.
10.1.1(E)	Development must comply with applicable affordable and inclusionary housing ordinances.	Development within the Project will comply with all applicable affordable and inclusionary housing requirements in effect at the time of development, consistent with City of Tallahassee regulations.
10.1.2	Densities/Intensities & Implementing Land Use Districts: establishes district-specific minimum/maximum residential densities and non-residential intensities (FAR/GSF), and allows mixed use in designated centers consistent with zoning criteria.	The Project implements the Medium Density Residential (MDR) category as established within the SESP and the approved English Property PUD. Development will occur within the allowable density range defined for MDR and will be subject to the applicable standards of the Land Development Code at the time of permitting.
10.1.2(C)	Medium Density Residential (MDR)	Allowed Uses: The areas designated MDR will comply with the allowed uses per the SESP. Residential Densities: 4-20 du/ac. allowed; 20 provided
10.1.3	Transportation: transportation systems designed to capture internal trips, promote alternatives to single-occupancy vehicles, emphasize pedestrian/bicycle friendly design, and implement access management/dedication requirements where applicable.	The Project does not propose any new roadways. Internal circulation and access will be designed to support safe and efficient vehicular, pedestrian, and bicycle movement consistent with City standards. Given the limited size and scope of the Project, transportation infrastructure will be coordinated with the surrounding development and evaluated at the time of site plan review.
10.1.4	Open Space/Greenways: pooled open space/greenway concept with connected corridors; specifies allowable passive/active uses, trail connectivity, and management plan requirements.	The Project is integrated within the larger English Property PUD, which establishes a network of open space, stormwater facilities, and greenway connections consistent with SESP requirements. Any open space or stormwater features associated with the Project will be designed and permitted in coordination with the overall development to ensure consistency with City regulations and SESP intent.

10.1.5	Interrelationships: implementing PUDs must avoid strip commercial along arterials; mapped open space counts toward EMO/EMA open space; adjacency requirements apply; access to canopy roads limited; provisions for closed basins aggregation and inter-basin transfer restrictions.	The Project does not introduce new commercial or incompatible land uses and is fully residential in nature. As such, it avoids strip development patterns and is consistent with the coordinated land use structure established by the English Property PUD. Stormwater, access, and infrastructure interrelationships will be addressed at the time of site design and permitting, consistent with applicable regulations.
10.1.7	Specific Land Development Regulations: LDRs amended/implemented to reflect SESP environmental constraints and criteria.	Development within the Project will comply with the City of Tallahassee Land Development Code and all applicable SESP-related regulations in effect at the time of development approval.
10.1.8	Agriculture & Silviculture: allowed as interim uses until local development approval for a tract; then must cease/phased out per development order; timber harvesting permit requirements apply.	The Project does not include agricultural or silvicultural uses. This policy is not applicable.