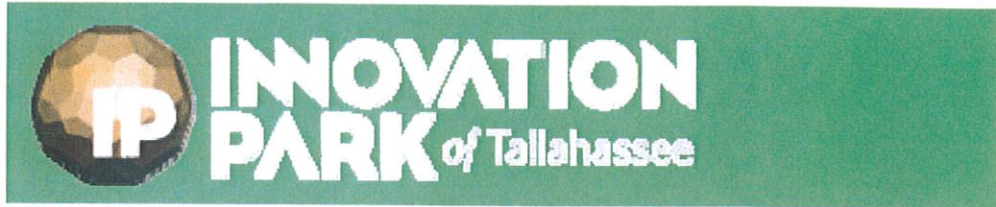


Planned Unit Development Amendment

For



Prepared for:
The Leon County Research and Development Authority

Prepared by:
Wood + Partners, Inc.
612 S. Copeland St.
Tallahassee, Florida

And

Tallahassee-Leon County Planning Department
Frenchtown Renaissance Center
435 North Macomb Street
Tallahassee, FL 32301

APPROVAL



Keith Burnsed, for the Director Date 5/15/13
Growth Management Department

Rezoning Number: PR2120022

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1.0 Team Information

- A. Client / Applicant: Innovation Park
Ron Miller, Executive Director
1736 West Paul Dirac Drive
Tallahassee, FF 32310
Phone: 850-575-0343
Fax: 850-575-0355
RMiller@inn-park.com
- B. Land Planning Consultant: Wood + Partners, Inc
David Malcolm, ASLA, RLA
612 S. Copeland St.
Tallahassee, FL 32304
Phone: 850-391-0360
dmalcolm@woodandpartners.com
- C. Engineering Consultant: Genesis Group
Sean Marston, P.E.
2507 Callaway Road
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Tallahassee, FL 32303
Phone: 850-224-4400
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- D. Planning Department
Tallahassee - Leon County Planning
Department
Roxanne Manning
Frenchtown Renaissance Center
435 North Macomb Street
Tallahassee, FL 32301
Phone: 850-891-6400
Roxanne.Manning@talgov.com



1.0 Project Introduction

Innovation Park has become an important element of the Tallahassee-Leon County community. Located on Paul Dirac Drive west off Lake Bradford Road in southwestern Tallahassee, it is a research and development park on 208 acres. The park is owned and managed by the Leon County Research and Development Authority (LCRDA) and approximately 50 organizations have offices and facilities within the park, including the National High Magnetic Field Laboratory, Elbit Systems of America, and Danfoss Turbocor Compressors.

During initial meetings with staff and leadership, the objective of creating a “Developer Friendly” PUD and making the development process as easy as possible, has become a central theme. The “developer friendly” objectives within Innovation Park include the following items:

- Offer flexibility for future development by establishing a “mixed-use” land use definition and to designate the remaining undeveloped properties as “mixed-use”;
- Update the development guidelines to encourage clustered development and innovative stormwater practices;
- Allow for conservation areas to be utilized for a tree bank, and other environmental features preservation, and to remove all specific parcel lines for undeveloped properties in an effort to increase development flexibility.

The mission of the Leon County Research and Development Authority (LCRDA) is “to work in affiliation with Florida A&M University and Florida State University to develop the research park to: promote scientific research and development activities and foster economic development and broaden the economic base of Leon County.” By updating the PUD to offer new planning and development techniques such as innovation stormwater practices and “research village” style development, the mission of the LCRDA as a high-tech and research oriented business park will be benefitted from these types of development strategies in the future. New development practices will offer opportunities for innovation and technology as new projects utilize these updated guidelines.

2.0 Existing Conditions

Existing PUD

The City of Tallahassee Growth Management Department approved the latest update to the PUD, provided by Kimley Horn and Associates, on September 1, 2010. The original PUD was approved in 1987. This latest update addressed the increase in intensity of the allowed use of hotel from 50 rooms to 150 rooms. All additional trips potentially created from this increase would be covered by the existing vested trips still remaining



within the development and tracked as per the current Development Agreement. Also, some parcel lines were adjusted, and some eliminated, in an attempt to make better use of the remaining available development. Allowed uses are identified with the PUD and further defined within the Development Agreement (See Table 1 below). Locations of allowed uses are defined within the PUD Amendment – Proposed Concept and Circulation Map, included in the appendix.

Entitled Development Levels are defined within the existing PUD and are shown in Table 1 below. This identifies the original entitlements, entitlements currently developed, as well as remaining entitlements. It also shows the allocation of each development type as a percentage of the whole, thereby governing the mixture and amounts of allowable development. Common areas such as right-of-way, recreation, and open space are also included in the summary.

Table 1: Current Development Levels

| Development Type | Development Approved through Existing PUD | Area in Acres and Percent of Total Land Area in PUD | Amount of Development Constructed of Approved | Amount of Development Remaining through Existing PUD |
|--------------------------------|---|---|---|--|
| Research + Development | 1,813,800 SF | 167.88 AC 81% | 1,109,826 SF | 703,974 SF |
| Commercial | 15,000 SF | 4.38 AC | 0 SF | 15,000 SF |
| Hotel | 150 Rooms | 2% | 0 Rooms | 150 Rooms |
| Office | 50,000 SF | 2.34 AC 1% | 3,140 SF | 46,860 SF |
| Recreation / Easements / Ponds | | 11.7 AC 6% | | |
| Right-of-Way | | 21.6 AC 10% | | |
| Totals | 1,878,800 SF | 208 AC 100% | 1,112,966 SF | 765,834 SF |

Existing Conditions

The Growth Management Department is currently reviewing the Natural Features Inventory (NFI) that highlights various items such as the remaining developable lots as well as development constraints such as easements, severe grades, possible karst features, drainage basins, water bodies, wetlands, and FEMA Flood Zones. In addition, Figure 1 contains typical elements such as rights-of-way, roadway, parcel lines, building footprints all placed over an aerial map.



As individual developments go through the site plan / environmental review process, a Natural Features Inventory and an Environmental Impact Analysis may be required (as determined by the administrator).

Development Agreement

The latest Development Agreement was submitted to the City of Tallahassee for approval on June 23, 2010. Several key elements are addressed in this agreement, which have influenced future development opportunities such as the location of allowable uses, trip generation and traffic concurrency, and required permits for site development.

The overall purpose of Innovation Park is defined within it's mission and contains the following overarching guidelines:

- Scientifically oriented production or assembly facilities including industrial applications;
- Prototype, scientific and product testing laboratories, including academic research;
- Administration facilities providing infrastructure or services in support of research activities;
- Research oriented business which may provide related services;
- Research oriented government / educational institutions which most also involve related regulatory functions; and
- Ancillary uses in support of research functions.

The Tallahassee-Leon County Multimodal Transportation District Plan has been adopted since this Development Agreement was crafted. Innovation Park is fully encompassed with this newly established district, and per the agreement, all future uses shall be planned to coordinate with the district's plans in order to maximize the transit options and increase bicycle and pedestrian modes. Additional review by the Tallahassee-Leon County Planning Department regarding further coordination and understanding of the implications of the multi-modal district on future development within Innovation Park will be conducted.

All trip generation requirements are clearly identified within the agreement as defined within the Institute of Traffic Engineers (Research and Development Center trip rates) or through on site studies with prior approval of the City. Tables included within the agreement listed as Exhibit B provide a status of the allowed (Net New PM Peak Hour; entering and exiting) trips as vested for the development. According to the table, as of January 2012 a total of 862 Net New PM Peak Hour trips have been used leaving a total of 793 Net New PM Peak trips remaining to be utilized in future development (for hotel, general office, research and development center, and shopping land uses). This table serves as the accounting worksheet for all development currently



within Innovation Park, including the FSU facilities, based solely on the proportionate amounts as related to existing development levels.

Stormwater

The stormwater master plan for Innovation Park is comprised of four individual basins, as shown on the existing conditions map within this summary. The Central Basin is the largest basin and has two interconnected wet detention ponds. The ponds ultimately discharge thru a storm drain to the Western Drainage Ditch. The East Basin is located in a closed basin, meaning no stormwater may be transferred outside of the delineated basin. There are two separate dry detention ponds in the East Basin which have been designed to provide rate attenuation for the 100 year – 24 hour storm event. The West Basin does not have a stormwater facility therefore each development occurring in the basin shall have to provide stormwater treatment.

Central Basin

- The total basin area is approximately – 100 acres
- Remaining Lots to be developed (based on Preliminary Plat Drawing)
 - Lot 4E - 4.7 acres
 - Lot 5E - 2.9 acres
 - Lot 11A - 2.1 acres
 - Lot 1A - 2.9 acres
 - Lot 2A - 3.0 acres
- Stormwater Requirements
 - PBSJ Report - allows 70% impervious for each lot
 - Updated PUD - allows 65% impervious for each lot
 - Declaration of Covenants and Restrictions – allows 50% impervious

Eastern Basin

- The total basin area is approximately – 52 acres
- Remaining Lots to be developed (based on Preliminary Plat Drawing)
 - Lots 3C/1C - +/- 5.0 acres
 - Lot 4C - 3.0 acres
 - Lot 5C - 2.9 acres
 - Lot 4B - 7.2 acres
- Some of the areas to be developed might have non usable area due to existing stormwater facilities that occupy portions of land
- Stormwater Requirements
 - Closed Basin - maximum impervious 50%

Western Basin

- The total basin area is approximately – 44 acres which discharges into the Western Drainage Ditch
- Remaining Lots to be developed (based on Preliminary Plat Drawing)



- Lot 2F - 7.2 acres
 - Lot 1G - 2.0 acres
 - Lot 2G - 2.4 acres
 - Lot 3G – 5.4 acres
- This basin does not have a stormwater facility therefore individual lots are responsible for their own stormwater treatment. However the PBSJ report indicated that the area between the 25-yr and 100yr flood could be used for stormwater rate attenuation. Water quality treatment would not be allowed within the 100 year flood plain.

3.0 Existing PUD

The Innovation Park PUD was approved in 1987 as a research and development park on 208 acres. A copy of the current PUD is included in the Appendix. The PUD was most recently amended in 2010. The current PUD provides for the following level of development as shown in Figure 3: PUD Amendment – Proposed Concept and Circulation Map:

- 1,813,800 square feet of research and development uses,
- 15,000 square feet of commercial uses, and
- A 150 room hotel.
- 50,000 square feet of office development.

The minimum development standards and site data as set forth in the existing Innovation Park PUD are as follows:

- Zoning – PUD (Planned Unit Development)
- Development Schedule Staging – Continuous build-out of master infrastructure system
- Comprehensive Plan Compliance – Site is currently designated Mixed Use B on the Future Land Use Map. The current PUD is vested from consistency and concurrency requirements of the plan.
- Height Limitations – No building shall be more than eight floors or 90 feet high.
- Maximum Building Coverage – 65% of site area.
- Minimum Lease Area – 2 acres
- Existing Vegetation – Scattered oaks and pines
- Parking –
 - Light Industrial (All Research and Development Uses) – 1,900 spaces
 - Commercial – 60 spaces
- Public Facilities –
 - Fire: Fire Station #4 (2899 West Pensacola Street)
Fire Station #5 (Tallahassee Municipal Airport)
 - Police: City of Tallahassee Police Department/Leon County Sherriff's Department
 - Medical: Tallahassee Memorial Regional Medical Center (1300 Miccosukee Rd.)

- Tallahassee Community Hospital (2626 Capital Medical Boulevard)
- Utilities –
 - Gas, Water, & Wastewater: City of Tallahassee Utilities
 - Electric: City of Tallahassee Underground Utilities
 - Stormwater: To be directed to retention facilities which will meter stormwater out at a calculated flow, disposal of stormwater off the site will be to the northeast into the drainage area and to the west into the drainage canal.
 - Utility Easements: To be maintained by the City of Tallahassee
 - Recreation Easements, Stormwater Management Facilities, & Lakes: To be maintained by the Leon County Research and Development Authority.
- Streets – Dedicated to the City of Tallahassee (Paul Dirac Drive, East Dirac Drive, West Dirac Drive, Van Ness Court, Malcolm Johnson Levy Avenue, Pottsdamer Street, and FAMU/FSU Connector).
- Traffic Generation (ADT/PHT) –
 - Daily Vehicle Trips (ADT) = 12,006
 - Peak Hour Vehicle Trips (PHT) = 1,918
- Building Setbacks –
 - 100 feet from building to building on adjoining sites
 - 50 feet from front or side lot line
 - 25 feet from rear site line
- Landscape Buffer – 25 feet along front, rear, & side site lines (the exception are those parcels fronting East and West Paul Dirac Drive where 35 foot landscape buffer will be maintained along the front).
- Architectural Theme/Signage – All buildings and signs to comply with Architectural and Aesthetics Standards (Article IX) of the Protective Covenants and Restrictions for Innovation Park.

• Plant List -

| Botanical Name | Common Name |
|--------------------------|----------------|
| Trees | |
| Quercus Virginiana | Live Oak |
| Acer Rubrum | Red Maple |
| Ulmus Parvifolia 'Drake' | Drake Elm |
| Pinus Ellioth | Slash Pine |
| Myrcia Cerifera | Wax Myrtle |
| Largerstroemia Indica | Crepe Myrtle |
| Ilex Opaca | Savanna Holly |
| Ilex Vomitoria | Yaupon Holly |
| Roelreuteria Formosana | Golden Rain |
| Shrubs | |
| Nerium Oleander | Oleander |
| Rhododendron Indica | Formosa Azalea |
| Viburnum Odoratissimum | Sweet Viburnum |
| Illicium Anisatum | Florida Anise |
| Pittosporum Tobira | Pittosporum |
| Podocarpus Macropyllus | Yew Podocarpus |



| | |
|--------------------------|---------------------|
| Viburnum Suspensum | Sandankwa Viburnum |
| Juniperus Chinensis Var. | 'Hetzi' Juniper |
| Juniperus Chinensis Var. | 'Pfitzer' Juniper |
| Ilex Cornuta | Shrub Holly |
| | |
| Ground Cover | |
| Hemerocallis Spp. | Daylily |
| Liriope Muscari | Border Grass |
| Juniperus Chinensis | 'Parsoni' Juniper |
| Juniperus Chinensis Var. | Dwarf Shore Juniper |

- Landscape Notes –
 1. Every effort will be made within landscape buffer areas to preserve desirable existing plant material.
 2. All new landscape material will be Florida #1 or better in quality as specified in grades and standards

4.0 Current Level of Development

The current level of development is shown in **Table 1**, on page 5. It indicates the amount and type of development currently approved through the original PUD and approved modifications, constructed to date, and remaining approved units not constructed.

5.0 Proposed PUD Amendment

The proposed concept plan will remain as currently approved with the exception of:

- the removal of property lines from areas that are undeveloped within the concept plan (Property Lines are not shown on the concept plan. However, a preliminary subdivision plat is on file at the City Planning and Growth Management offices and will not be affected by the concept plan.)
 - changing all proposed landuses to mixed use for remaining developable areas
 - allowance for areas to be used for tree bank, conservation and general planting areas
 - provision for “research and development village” within standards, and
 - encouragement of innovative stormwater management practices.

Removal of property lines, as well as changing all proposed landuses to mixed use, for areas still to receive development is an important step towards adding flexibility to the concept plan. As new development opportunities arise, allowing for a variety of building configurations and development types will help Innovation Park achieve their mission of fostering economic development and broadening the economic base of Leon County. The proposed concept plan includes 2 main categories: mixed use and ancillary uses. Within the mixed use classification Research & Development, Commercial, Hotel, and Office uses are allowed. These are the same uses



as previously identified. Ancillary uses, such as open space, access right-of-way, and stormwater facilities, are also shown within the concept plan. For more detail on uses and additional ancillary uses, please refer to the development agreement. The proposed PUD Concept Plan is summarized by land use type in **Table 2**, below. Each land use will be required to meet the General PUD Development Standards in the following section.

| Land Use | Development Type and Levels | Area in Acres | Percent of PUD |
|--------------------------------|---|---------------|----------------|
| Mixed Use | Research + Development = 1,813,00 SF Commercial / Hotel = 15,000 SF / 150 Rooms, Office = 50,000 SF, Cellular Towers | 174.60 | 84% |
| Recreation / Easements / Ponds | | 11.7 | 6% |
| Right-of-way | | 21.6 | 10% |

Within this proposed PUD amendment, the concept of a tree bank conservation area is introduced for use within Innovation Park. For the purposes of increasing flexibility for a variety of development patterns within Innovation Park, developers may choose to utilize a tree bank conservation area to meet the requirements for tree replacement on site. All other tree planting requirements are unchanged, such as required trees within vehicle use areas, buffers, etc. However, as certain development types strive to maximize density using a clustered development, for example, all replacement trees may not be planted on site. Therefore, the developer may utilize tree bank conservation areas to count for replacement trees as well as planted trees. These areas are currently not defined on the concept plan but can be added upon request by the developer.

New development projects are encouraged to utilize innovative stormwater treatment techniques. Low Impact Design (LID) options can be used to allow for additional impervious development. The LID options are to be utilized in a manner which will provide a treatment train to improve the overall post development water quality treatment. The following LID options are listed below:

- Vegetated Green Roofs
- Pervious Concrete/Pavement
- Permeable Pavements
- Rain Gardens
- Bio-retention swales
- Vegetated Buffers
- Rain Cisterns



LID techniques are required to calculate the volume of treatment provided. This volume can be accounted for in the overall treatment volume required for the site. The use of LID techniques require standard maintenance specific to the technical option applied. These maintenance practices must be outlined in an operation and maintenance schedule to be included in an Operation permit required by the City of Tallahassee. The developer may be required to submit additional technical data at the request of growth management to satisfy stormwater permitting.

“Research and development village” styled development (or Cluster development) would be encouraged if the developer is seeking to develop a portion of Innovation Park property with a mixture of uses such as office and commercial – together on one site. This concept is to encourage creative, efficient design, reducing infrastructure construction and maintenance costs, minimizing the disturbance of environmental resources; reducing automotive energy use through opportunities for safe pedestrian and bicycle circulation; and preserving future transportation corridors. Individual leased parcels are not restricted to minimum size, provided the “village” development does not exceed the maximum allowed gross density of the development and that the allowable “village” development standards are met. Building setbacks, other than perimeter setbacks, shall be established by the proposed plan as indicated in Figure 1 – PUD Amendment – Proposed Concept and Circulation Map.

It is understood that a legal description and boundary survey signed and sealed by a registered Florida land surveyor of the project area is required for a new PUD. It is suggested that the original signed and sealed survey provided with the original PUD documents, as well as all subsequent updates provided during the development of individual parcels, be utilized for the boundary survey requirement.

6.0 General PUD Development Standards

The proposed development standards may be found in the PUD Zoning District Chart on Figure 1 – PUD Amendment – Proposed Concept and Circulation Map.

7.0 Appendix (Zoning Application and Natural Features Inventory)



| PUD Zoning District Chart | |
|-------------------------------|--|
| Zoning | Planned Unit Development (PUD). |
| Development Schedule Staging | Continuous build-out of master infrastructure and amenities systems. |
| Comprehensive Plan Compliance | Site is currently designated "Suburban" on the City of Tallahassee Future Land Use Map (FLUM). The proposed development is consistent with the comprehensive plan. |
| Maximum Building Height | All construction shall be limited to 8 stories (not to exceed 90 feet), except for communication towers which shall be limited to 200' tall. |
| Maximum Building Coverage | Standard: 65% of building site lease area. Clustered: 100% of building site lease area (up to 100% may be buildable as allowable within each specific basin requirements). |
| Minimum Lease Area | Standard: 2 acres Clustered: None |
| Parking | Research and Development: 2 spaces per 250 SF of building gross floor area up to 20,000 SF 2 spaces per 2,000 SF of gross floor area from 20,001 SF to 40,000 SF 2 spaces per 4,000 SF of gross floor area above 40,001 SF Hotel: 2 spaces per room Commercial: 2 spaces per 250 SF of gross floor area Office: 2 spaces per 250 SF of gross floor area <i>Note: The minimum number of parking spaces for mixed use components or where shared parking strategies are proposed may be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking report, Second Edition, or later. Parking standards shall be reduced as appropriate, consistent with the availability of alternative transportation modes.</i> |
| Public Facilities | Fire & Emergency Response: Tallahassee Fire Department, Station 4 (2899 West Pensacola Street) Police: City of Tallahassee Police Department & Leon County Sheriff's Department |
| Traffic Generation | Concurrency and mitigation requirements for any additional development that would generate vehicle trips in excess of the number of available vested trips will be addressed at the time the development is proposed. |
| Water/Sewer | Calculations for new development utility demand will be required for all new development. |
| Building Setback | Standard: 200 feet from building to building on an adjoining site 50 feet from side to side site line 25 feet from rear site line Clustered: 25 feet from building to building on an adjoining site (or as required for separation within the Florida Building Code) 15 feet from side to side site line 15 feet from rear site line |
| Landscape Buffer | Standard: 25 feet along front, rear, and side site line (the exception are those parcels fronting East and West Paul Dirac Drive where 35 foot landscape buffer will be maintained along the front). Clustered: 15 feet along property boundary and 15' along all roads (the exception are those parcels fronting East and West Paul Dirac Drive where 35 foot landscape buffer will be maintained along the front). |
| Architectural Theme/Signage | All building and signs are to comply with the Architectural and Aesthetics Standards article within the Protective Covenants and Restrictions for Innovation Park. |
| Sidewalks | Sidewalks shall be required along any public street frontage for all new development. |

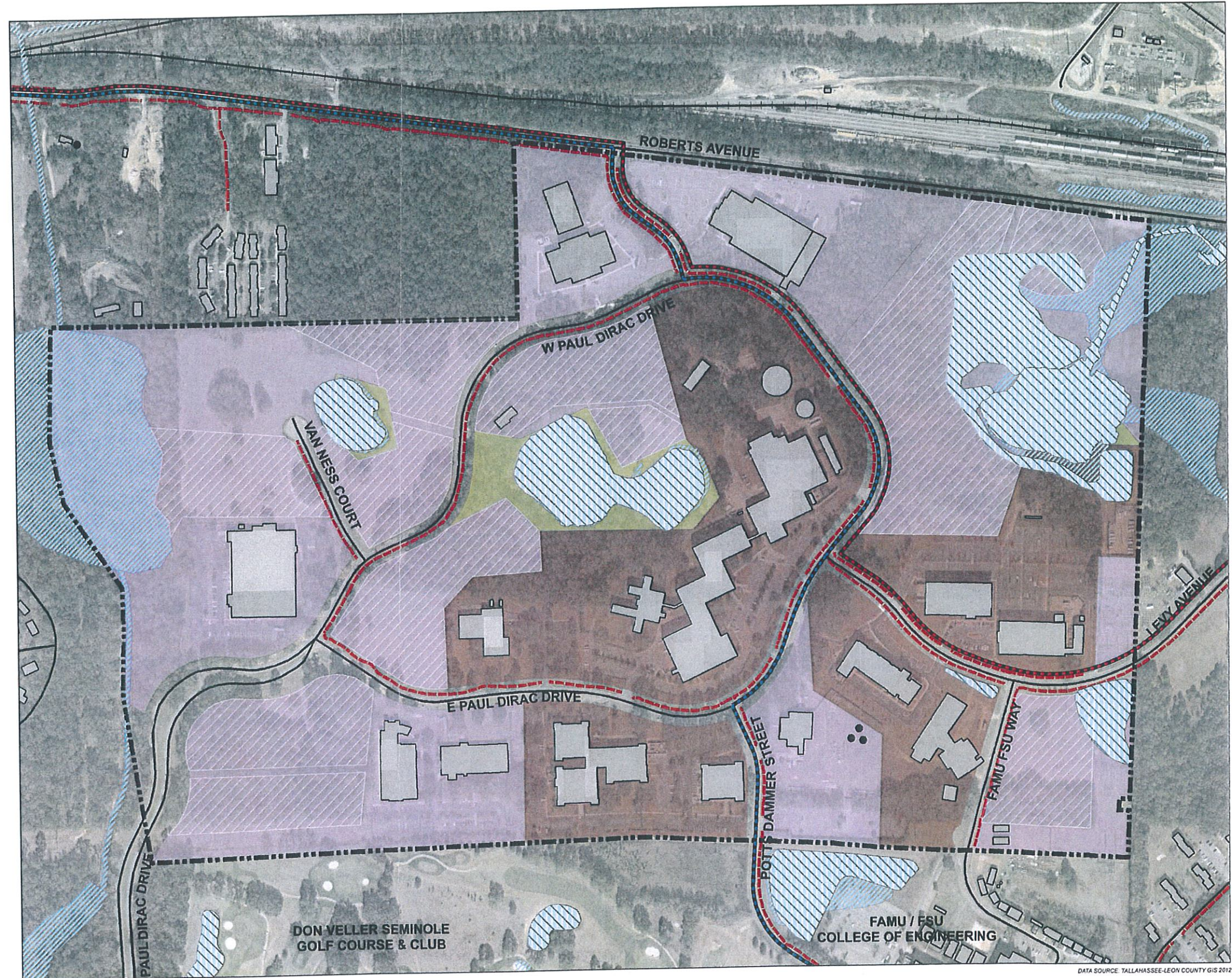
Landscape Design Standards and Approved Plant List
All future development within Innovation Park shall be designed per the appropriate City of Tallahassee Land Development Code Standards in effect at the time of final development plan submittal. Landscape plans will be subject to LCRDA review as well as the City of Tallahassee and shall comply with the Architectural and Aesthetics standards within the Protective Covenants and Restrictions for Innovation Park. Prior to issuance of a development order an on-site tree mitigation area shall be established for purposes of meeting urban forest requirements.

Notes:
A. Proposed development submitted subsequent to the approval of this PUD concept plan shall be reviewed through the appropriate site plan process pursuant to the LCRDA resolution June 16, 1993 for compliance with the PUD.
B. Any development standard not specifically addressed in this document shall comply with the appropriate City of Tallahassee Land Development Code standards in effect at the time of final development plan submittal for individual site plans within the PUD, to the extent such standards are not inconsistent with the PUD.

Total Development Levels

| Land Use* | Amount of Development | Area (in acres) | Percent of PUD |
|--------------------------------|-----------------------|-----------------|----------------|
| Research + Development | 1,813,800 SF | 167.88 | 81% |
| Commercial | 15,000 SF | 4.38 | 2% |
| Hotel | 150 Rooms | | |
| Office | 50,000 SF | 2.34 | 1% |
| Recreation / Easements / Ponds | | 11.7 | 6% |
| Right-of-Way | | 21.6 | 10% |
| Totals | | 208 | 100% |

*Includes ancillary uses



DATA SOURCE: TALLAHASSEE-LEON COUNTY GIS 2012

FIGURE 1
PUD Amendment - Proposed Concept and Circulation Map

AUGUST 2012



Legend:

- Innovation Park PUD Boundary
- Mixed Use
- Developable Land
- FSU Master Plan
- Recreation
- Existing Buildings
- Existing Tower
- Wetland
- Stormwater Management Facility
- Roads
- Sidewalks
- Railroad
- NOVA Route L
- NOVA Route D



REVISED 03.07.13

TCPD City of Tallahassee
APPLICATION FOR PUD or U-PUD REZONING REVIEW
(revised March 3, 2008)

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: PUD - PLANNED UNIT DEVELOPMENT

To: PUD (PLANNED UNIT DEVELOPMENT) U-PUD (UNIT PLANNED UNIT DEVELOPMENT) Type:

Location (list the Leon County Property Tax identification number(s):
 Additional TAX ID's attached

Project Name: Innovation Park

Total Project Acreage: 208 Total Number of Dwelling Units: N/A

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.

Note: An original signed copy (and an electronic copy on a CD or DVD) of the complete application and supporting documentation shall be submitted to the Planning Department. The required file format for all text documents is Microsoft Word, WordPerfect or Adobe Acrobat PDF. The required file format for all maps and drawings is either Adobe Acrobat PDF or TIFF.

| Submittal Review Fees: (payable to the City of Tallahassee) | | To be completed by applicant - enter appropriate amount |
|---|--------|---|
| 1. Residential Concept Plan (maximum fee: \$3,500) plus \$2.00 per dwelling unit | \$1800 | |
| 2. Nonresidential Concept Plan plus \$10.00 per acre | \$1800 | |
| 3. Mixed Use Developments (maximum fee: \$3,500) plus \$2.00 per dwelling unit plus \$10.00 per nonresidential acre | \$1800 | |
| 4. Final Plan Review (PUD/U-PUD). This amount is due to the Growth Management Dept. at the time of final site plan submittal, which can be submitted concurrently with the PUD/U-PUD application, or after PUD/U-PUD approval. Call 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 | | |
| 7. Direct Notice and Legal Advertising (Required for all applications) | \$375 | |
| To Be Completed by Applicant - ENTER TOTAL AMOUNT SUBMITTED | | \$1575 |

Submitted

By:

Owner's Name(s):

Name: LCRDA Phone: 850-575-0343
Email: rmiller@inn-park.com Fax: 850-575-0355
Street: 1736 West Paul Dirac Drive
City: Tallahassee ST: FL Zip+4: 32310

Agent's Name(s):

Name: David Malcolm, ASLA Phone: 850-391-0360
Email: dmalcolm@woodandpartners.com Fax: _____
Street: 612 S. Copeland St.
City: Tallahassee ST: FL Zip+4: 32304

Optionee's Name(s):

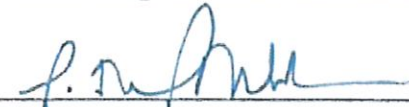
Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

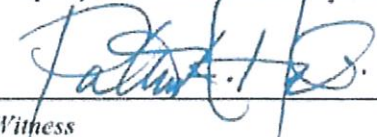
Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application.

None

Binding Commitment by the Applicant

I David Malcolm (print name) as the property owner or authorized property owner representative have read and understand the City of Tallahassee Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning application from _____ (district) to _____ (district).

Signature  Date DEC. 6, 2012
Property Owner/Authorized Representative

Signature  Date 12.06.12
Witness

Signature  Date 12/6/12
Witness

I. Ownership.

I, Kristen Dozier, hereby attest to ownership of the property described below:
 Parcel I.D. Number(s) See attached list
 Location address: W. Paul Dirac Dr.
 _____ for which this Application is submitted.
 The ownership, as recorded on the deed, is in the name of: Leon County Research and Development Authority

Please complete the appropriate section below: **NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.**

| | | |
|--|---|--|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation/Limited Liability Company (LLC) Provide Names of Officers/Members: _____ _____ _____ Dept. of State Registration No.: _____ Name/Address of Registered Agent: _____ _____ _____ | <input type="checkbox"/> Partnership Provide Names of General Partners: _____ _____ _____ |
|--|---|--|

II. Designation of Owner'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 below 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. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: Wood and Partners, Inc.
 Address: 612 S. Copeland St.
 Contact Person: David Malcolm Telephone No.: (850) 391-0352

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.

| | | |
|---|---|---|
| <p>Individual</p> <p>_____ <i>Signature</i></p> <p>Print Name: _____ Address: _____ Phone #: _____</p> | <p>Corporation/LLC</p> <p>_____ Print Corporation/LLC Name</p> <p>By: _____ <i>Signature</i></p> <p>Print Name: _____ Its: _____ Address: _____ Phone #: _____</p> | <p>Partnership</p> <p>_____ Print Partnership Name</p> <p>By: _____ <i>Signature</i></p> <p>Print Name: _____ Its: _____ Address: _____ Phone #: _____</p> |
| <p><input checked="" type="checkbox"/> Government Entity</p> <p><u>Leon County Research & Development Authority</u> Print Government Name</p> <p>By: <u>Kristin Dozier</u> <i>Signature</i></p> <p>Print Name: <u>Kristin Dozier</u> Title: <u>Chair</u> Department: _____</p> | | |

NOTARY INFORMATION (Please use appropriate block.)

STATE OF FLORIDA
COUNTY OF LEON

| | | |
|--|--|--|
| <p>Individual</p> <p>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.</p> | <p>Corporation/LLC</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ of _____ a _____ corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p> | <p>Partnership</p> <p>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.</p> |
| <p><input checked="" type="checkbox"/> Government Entity</p> <p>Before me, this <u>11th</u> day of <u>OCTOBER</u>, 20<u>12</u>, personally appeared <u>KRISTIN DOZIER</u> as <u>CHAIR</u> and on behalf of <u>LEON COUNTY RESEARCH AND DEVELOPMENT AUTHORITY</u>, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p> | | |

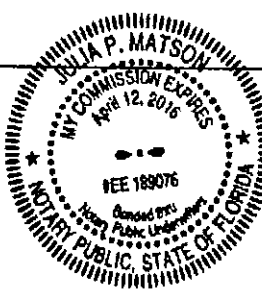
Julia P. Matson
Signature of Notary

JULIA P. MATSON
Print Notary Name

NOTARY STAMP:

My commission expires: APRIL 10, 2016

Identification Method: Personally known.
 Produced I.D. - Type: _____



**INNOVATION PARK
NATURAL FEATURES INVENTORY
CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA**

December 7, 2012

Prepared for:

Wood+Partners, Inc.
612 South Copeland Street
Tallahassee, FL 32304

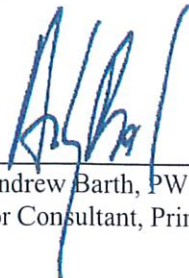
City of Tallahassee Department of Growth Management
435 North Macomb; 3rd Floor
Tallahassee, FL 32301

Prepared by:





Joshua L. Hofkes
Project Scientist



M. Andrew Barth, PWS
Senior Consultant, Principal

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APPENDICES

- Appendix A. NFI Map
- Appendix B. FNAI List of Species Known to Occur in Leon County, Florida
- Appendix C. Ownership Affidavit and Designation of Agent

1.0 PROJECT OVERVIEW

Cardno ENTRIX has completed a Natural Features Inventory (NFI) of the approximately 148.55-acre Innovation Park Planned Unit Development (PUD) to evaluate the site’s various natural features and potential environmental constraints. Regulated environmental features identified within the study area included significant and severe slope, wetlands, waterbodies, karst features, water conveyances, 100-year floodplain, special development zone (SDZ; Bradford Brook SDZs A and B), and listed species (*Eudocimus albus* and *Gonolobus suberosus*). Maps illustrating the distribution of regulated and non-regulated features are included in this report.

2.0 SITE LOCATION

Innovation Park is a research and development park occupying approximately 208 acres in southwestern Tallahassee, Florida; this NFI focused on approximately 148.55-acres of the park, less those areas included in the Florida State University Master Plan. Specifically, the project site is bound to the west by the Western Drainage Ditch, to the north primarily by Roberts Avenue, and to the south and east by transmission line utility easements. The Leon County tax parcel identification numbers for the subject parcels are below listed. The site occurs within Sections 3 and 4, Township 1 South, and Range 1 West. A location map is provided as **Figure 1** and a United States Geological Survey (USGS) quadrangle map is provided as **Figure 2**.

| | | | | | |
|--------------|---------------|--------------|---------------|---------------|--------------|
| 410327 C0060 | 410327 A0110 | 410327 G0010 | 4104209010000 | 410327 G0050 | 410327 B0040 |
| 410327 E0020 | 4103202370000 | 410327 A0020 | 410327 A0120 | 4103202350000 | 410327 B0020 |
| 410327 F0030 | 410327 C0030 | 410327 E0070 | 410327 G0020 | 410327 G0040 | 410327 B0031 |
| 410327 D0030 | 410327 A0030 | 410327 E0010 | 410327 C0010 | 4104208040000 | |
| 410327 E0040 | 410327 C0040 | 410327 D0010 | 410327 E0050 | 410327 F0010 | |
| 410327 E0060 | 4104208030000 | 410327 B0010 | 410327 A0010 | 410327 G0070 | |
| 410327 F0020 | 410327 G0030 | 410327 A0040 | 410327 C0050 | 410327 B0050 | |
| 410327 0001 | 4102209020000 | 410327 G0060 | 4103202110000 | 4109209030000 | |

3.0 LANDSCAPE AND REGIONAL FEATURES

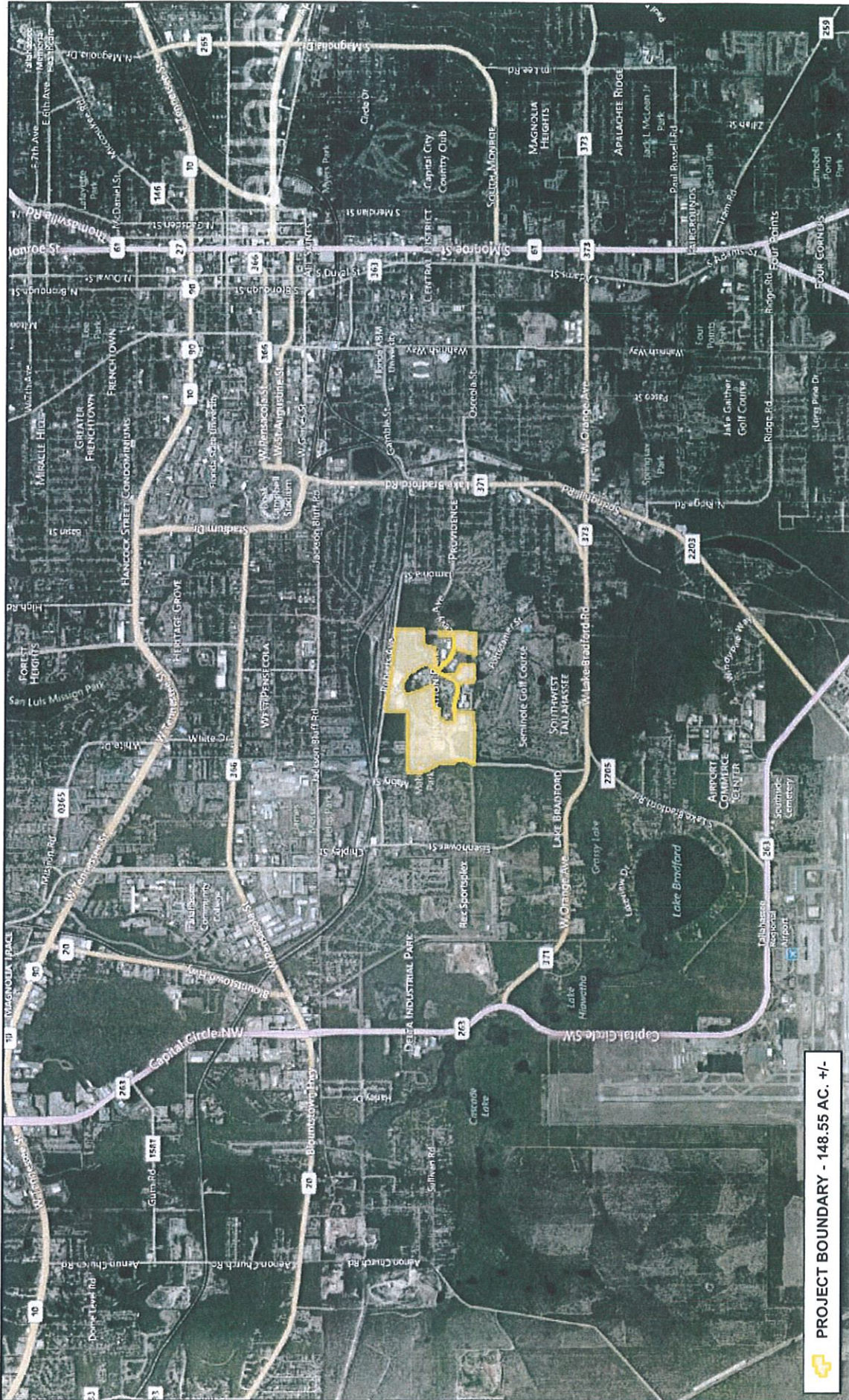
3.1 SOILS

The Natural Resources Conservation Service (NRCS) soils manual was utilized to determine the approximate extent of the different soil units known to exist within the project boundaries. Additionally, the *Hydric Soils of Florida Handbook* (Fourth Edition) was utilized to evaluate the potential presence of hydric soils on the site. Seven soil units were determined to occur within the project limits. **Table 1** provides a summary of the on-site soils. The specific limits of mapped soils units are detailed on **Figure 3**.

Table 1. Summary of On-Site Soils.

| Soil Map Symbol | Map Unit Name | Hydric* (Y/N), % | Acreage |
|-----------------|---|------------------|---------|
| 001 | Albany Loamy Sand | Yes, 20% | 21.84 |
| 025 | Lucy fine Sand; 5 to 8 Percent Slopes | No | 25.32 |
| 033 | Orangeburg Fine Sandy Loam; 2 to 5 Percent Slopes | No | 66.41 |
| 034 | Orangeburg Fine Sandy Loam; 5 to 8 Percent Slopes | No | 8.55 |
| 044 | Pickney Soils; Occasionally Flooded | Yes, 93% | 3.21 |
| 045 | Sapelo Fine Sand | Yes, 30% | 3.41 |
| 052 | Yonges Fine Sandy Loam | Yes, 75% | 18.12 |
| 099 | Water | NA | 1.71 |

*percent of mapping unit defined by the *Hydric Soils of Florida Handbook* as being hydric



PROJECT BOUNDARY - 148.55 AC. +/-

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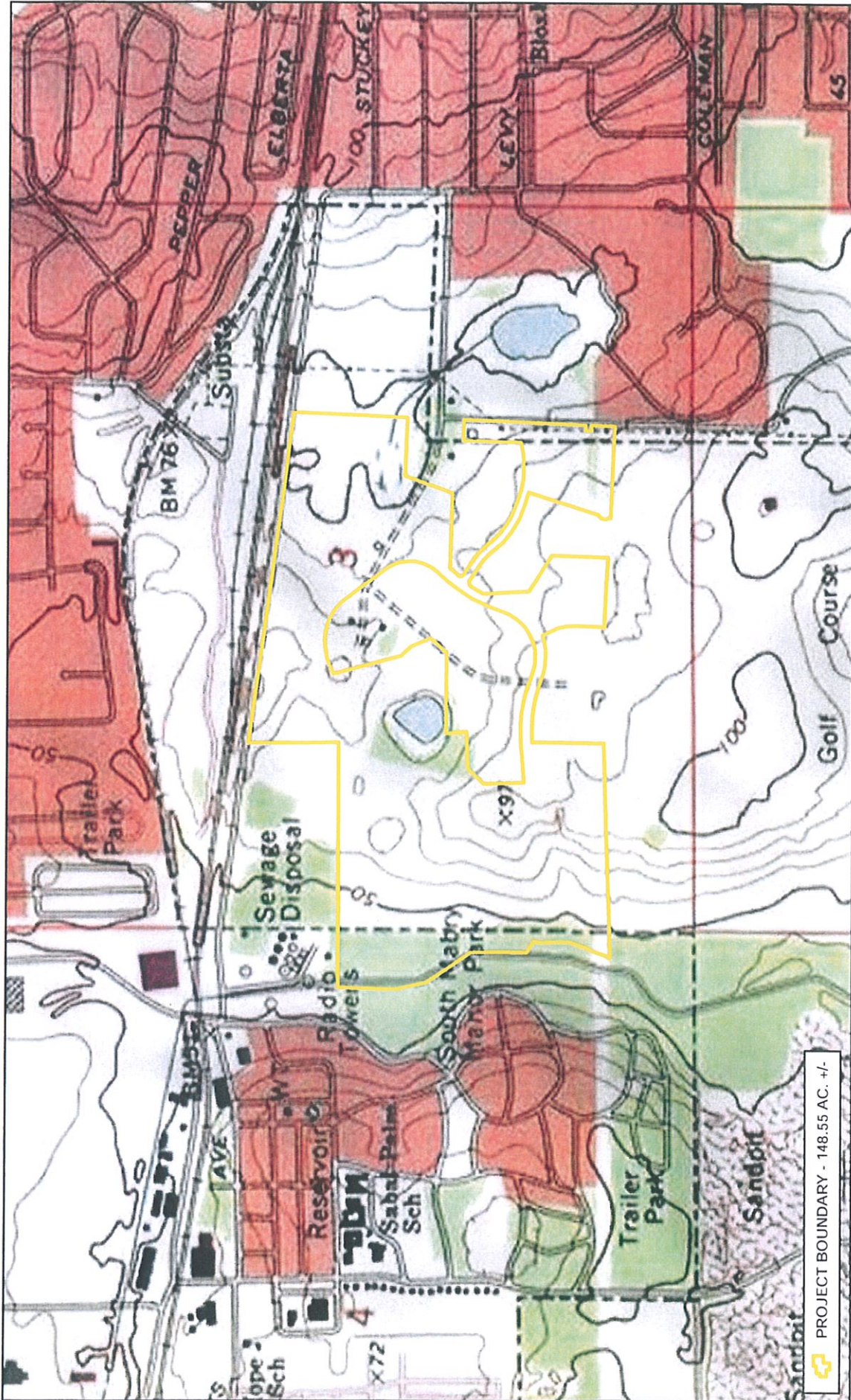
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 Page 01 of 5
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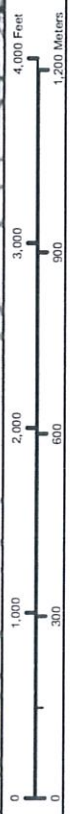
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 ph: (850) 681-9700
 fx: (850) 681-9741
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Coordinate System: NAD 1983 SPENF

Figure 1 - Location Map
Innovation Park
Leon County, Florida



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Figure 2 - USGS Quadrangle Map

Innovation Park
 Leon County, Florida

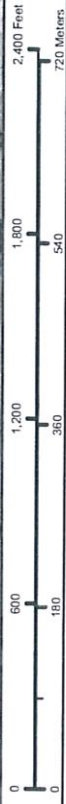
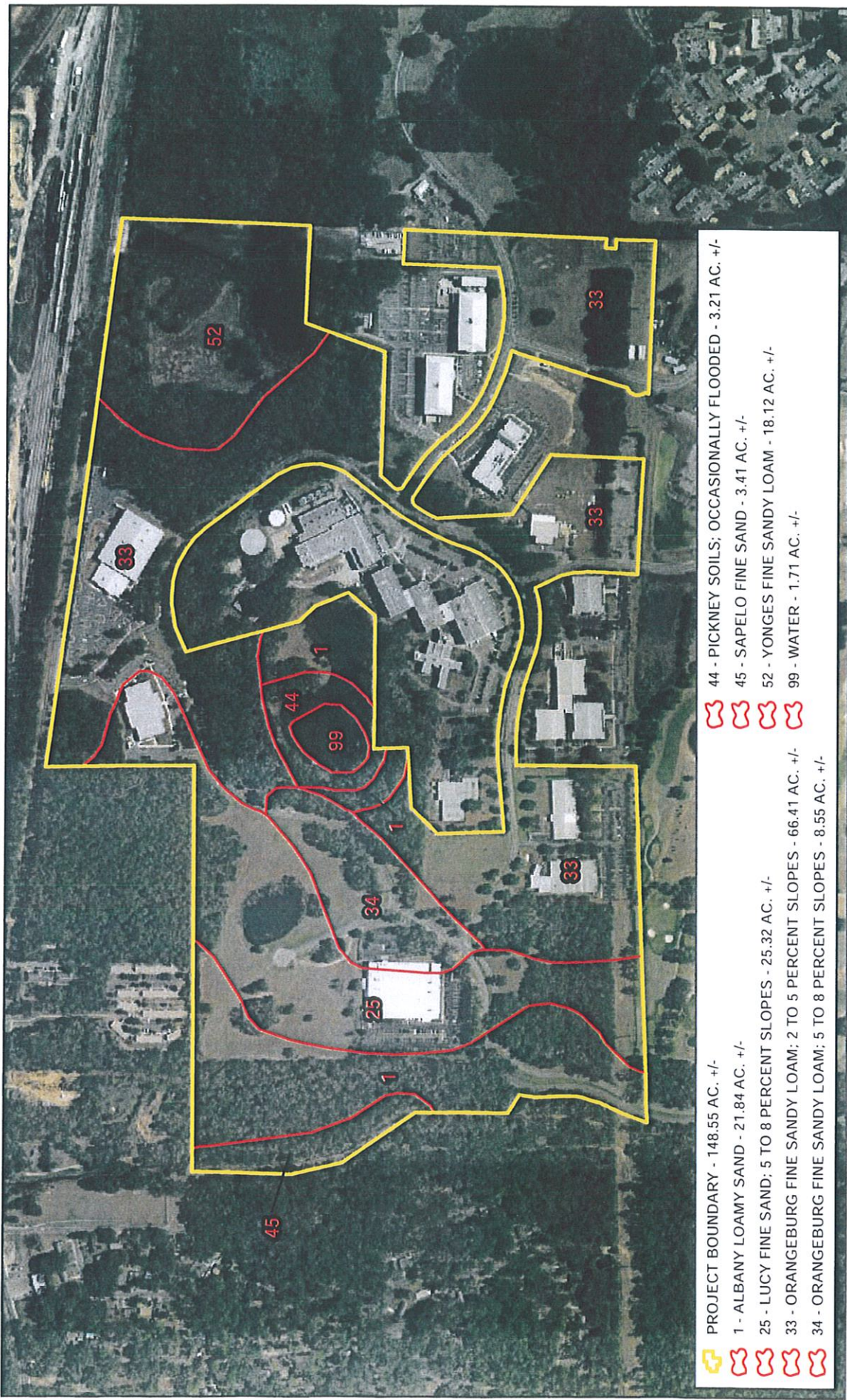


Figure 3 - NRCS Soils Map
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3.2 TOPOGRAPHIC CONTOUR MAP

The contours shown on this survey are from the Leon County GIS Light Detection and Ranging (LiDAR) and are based on a North American Vertical Datum of 1988 (NAVD '88). All topographic data is detailed on the NFI Map and is provided as Appendix A.

3.3 PLANT COMMUNITIES AND LAND USES

The *Florida Land Use, Cover and Forms Classification System*¹ (FLUCCS) was utilized to identify and map the site's various ecological communities. The FLUCCS method was designed by the Florida Department of Transportation (FDOT) as a way to develop a unified land use classification system for all land cover and plant communities found throughout the state of Florida. A list of the identified on-site land uses, plant communities, FLUCCS code, and associated acreages is provided in **Table 2**. The limits of these communities are detailed on **Figure 4**. During site surveys many exotic and invasive vegetative species were observed within the project area due to past land uses and its close proximity to landscaped residential and commercial areas. Exotic/invasive species observations are detailed in the individual community descriptions.

Table 2. FLUCCS Codes, Designations, Acreages, and Category.

| FLUCCS Code | Community | Acreage |
|-------------|--|---------|
| 150 | Industrial Park | 74.98 |
| 182 | Golf Course | 1.3 |
| 410 | Upland Coniferous Forest | 5.54 |
| 438 | Mixed Upland Hardwoods | 38.51 |
| 510D | Water Conveyance-Ditch | 2.05 |
| 510E | Water Conveyance-Erosional | 0.02 |
| 524 | Lakes Less Than 10 Acres | 8.12 |
| 530 | Stormwater Pond/Reservoir | 4.26 |
| 617 | Mixed Wetland Hardwoods | 4.45 |
| 743 | Berm | 0.35 |
| 830 | Stormwater Utility Easement | 0.04 |
| 832 | Electrical Power Transmission Lines | 6.39 |
| 832H | Electrical Power Transmission Lines-Hydric | 2.54 |

Industrial Park (FLUCCS 150), 74.98 Acres

This designation includes all cleared, maintained, developed lands and roadways. Some of the sites that are developed have retained fragments of their original vegetated condition. These relict plant communities typically consist of the vegetation described under FLUCCS 438.

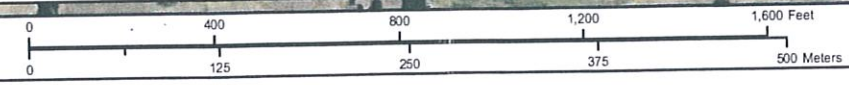
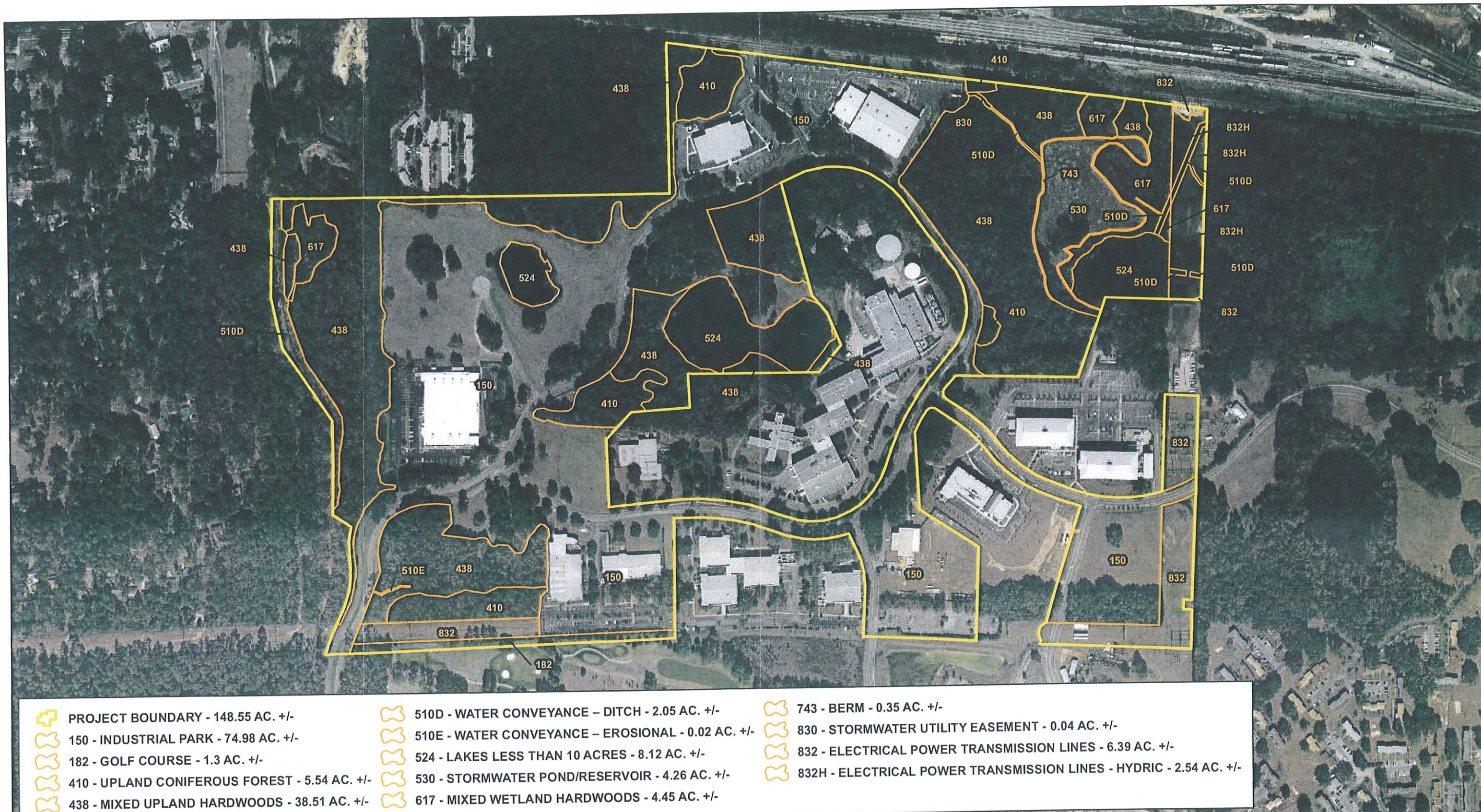
Golf Course (FLUCCS 182), 1.3 Acres

This designation represents the northern edge of Seminole Golf Course.

Upland Coniferous Forest (FLUCCS 410), 5.54 Acres

This plant community is typified by a dense canopy composed primarily of loblolly pine (*Pinus taeda*). Additional canopy tree species observed included water oak (*Quercus nigra*) and laurel oak (*Q. hemisphaerica*). The subcanopy and shrub layers occur at low densities throughout and are primarily comprised of overstory recruits. Additional tree species observed included cherry laurel (*Prunus caroliniana*), black cherry (*P. serotina*), red cedar (*Juniperus virginiana*), and live oak (*Q. virginiana*). Ground cover was sparse throughout and similar in composition to that found in Mixed Hardwoods (FLUCCS 438), which is below further discussed.

¹ *Florida Land Use, Cover and Forms Classification System*. 1990. Florida Department of Transportation, Surveying and Mapping Office, Geographic Mapping Section. Third Edition.



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Figure 4 - FLUCCS Map
 Innovation Park
 Leon County, Florida

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Mixed Hardwoods (FLUCCS 438), 38.51 Acres

This plant community contained a closed canopy co-dominated by live oak, laurel oak, water oak, sweetgum (*Liquidambar styraciflua*), shortleaf pine (*P. echinata*), and loblolly pine. Additional tree species observed included sugarberry (*Celtis occidentalis*), mimosa (*Albizia julibrissin*), and camphor (*Cinnamomum camphora*). Shrub densities were typically sparse throughout with occasional thick stands of cherry laurel, silver thorn (*Elaeagnus pungens*), or Chinese privet (*ligustrum sinense*). Additional species observed include sabal palm (*Sabal palmetto*), marlberry (*Ardisia crenata*), sparkleberry (*Vaccinium arboretum*), deerberry (*Vaccinium stamineum*), yellow jessamine (*Gelsemium sempervirens*), partridge pea (*Mitchella repens*), persimmon (*Diospyros virginiana*), Virginia creeper (*Parthenocissus quinquefolia*), heavenly bamboo (*Nandina domestica*), spleenwort (*Asplenium platyneuron*), English ivy (*Hedera helix*), and bedstraw (*Galium sp.*).

Water Conveyance-Ditch (FLUCCS 510D), 2.05 Acres

This designation is found along the western edge of the subject property and northwest of the large on-site Stormwater Pond/Reservoir (FLUCCS 530). The westernmost of these features is the West Drainage Ditch and the adjacent maintained easement. The eastern ditch located at the northwestern corner of the large on-site stormwater pond (FLUCCS 530) is lined with concrete rubble and transports storm water southeast. Several additional man-made ditches are located within the utility easement (FLUCCS 832H) and facilitate drainage of the immediately adjacent waterbody.

Water Conveyance-Erosional (FLUCCS 510E), 0.02 Acre

This feature is located within a Mixed Hardwoods (FLUCCS 438) forest in the southwestern corner of the subject tract. This upland water conveyance appears to be an erosional feature likely the combined result of the convergence of overland sheet flow during heavy rainfall from adjacent sloping hillsides.

Lake less than 10 acres (FLUCCS 524), 8.12 Acres

Three waterbodies occur within the project limits. Although the western two features appeared superficially as isolated wetlands, both waterbodies contained water control structures and discharge pipes transporting excess water to the west and eventually into the West Drainage Ditch. The riparian areas of both these waterbodies contained narrow plant communities similar in composition to the Mixed Wetland Hardwoods (FLUCCS 617) below further discussed. The easternmost waterbody is connected off-site through several man-made ditches and altered wetlands located within the power line easement. This feature is also impounded by an active beaver dam.

Stormwater Pond/Reservoir (FLUCCS 530), 4.26 Acres

This large stormwater pond receives stormwater via a drainage ditch in the northwestern corner of this feature and discharges at the southeastern corner into adjacent on-site wetlands. The majority of this stormwater pond is surrounded by an earthen berm.

Mixed Wetland Hardwoods (FLUCCS 617), 4.45 Acres

This is the dominate wetland system found throughout the site. These closed canopy wetlands are dominated by hardwood species including red maple (*Acer rubrum*), water oak, diamond-leaf oak (*Q. laurifolia*), and sweetgum. Less frequently observed canopy trees included black gum (*Nyssa sylvatica* var. *biflora*) and pond cypress (*Taxodium ascendens*). Understory and shrub species included overstory recruits, tallow, heavenly bamboo, marlberry, titi (*Cyrilla racemiflora*), Chinese privet, and cherry laurel. Ground cover was sparse due to the closed canopy and limited sunlight. Groundcover species observed included wild taro (*Colocasia esculenta*), southern dewberry (*R. trivialis*), netted chain fern (*Woodwardia areolata*), and basketgrass (*Oplismenus hirtellus*).

Earthen Berm (FLUCCS 743), 0.35 Acres

This structure encompasses the majority of the large stormwater pond located in the northeastern corner of the property.

Stormwater Utility Easement (FLUCCS 830), 0.04 Acres

This maintained easement is associated with the underground stormwater utilities linked to the large stormwater pond in the northeastern corner of the subject tract.

Electrical Power Transmission Lines (FLUCCS 832), 6.39 Acres

This designation is located along the eastern and southern edges of the subject property and is associated with the upland portions of an electrical utility line easement. These areas are comprised of routinely maintained grass-dominant lands.

Electrical Power Transmission Lines-Hydric (FLUCCS 832H), 2.54 Acres

This designation is found only on the eastern edge of the subject property and is associated with the wetland portions of the maintained power line easement. Plants occupying this land use are primarily early successional herbaceous, ruderal, hydrophytic species. Several ditches bisect this utility easement to facilitate drainage of the immediately adjacent waterbody.





3.3 LISTED SPECIES

Prior to initiating site-specific surveys, Cardno ENTRIX obtained information from the Tallahassee-Leon County GIS (TLCGIS) and Florida Natural Areas Inventory (FNAI) databases of known listed and rare species occurrences within the project vicinity. One listed species, gopher tortoise (*Gopherus polyphemus*), was previously recorded within a one-mile radius of the project site. The location of known listed and rare species occurrences within a 1-mile radius is detailed on the FNAI Map (**Figure 5**). Although the databases identified only one previously recorded listed species within a one-mile radius of the site, additional listed species are known to occur within the region. Species found in the region include the gopher frog (*Rana capito*), Southern American kestrel (*Falco sparverius*), eastern indigo snake (*Drymarchon couperi*), red-cockaded woodpecker (RCW; *Picoides borealis*), and Sherman's fox squirrel (*Sciurus niger shermani*). The survey effort focused on locating these species.

Site-specific surveys were initiated to determine the presence of listed species regulated by local, state, and federal government agencies. Listed plant species are regulated by the *Preservation of Native Flora of Florida Act*, Section 581, *Florida Statutes* (FS), and Chapter 5B-40, *Florida Administrative Code* (FAC). Wildlife species are listed under the *Endangered Species Act* (1973, as amended) and Chapter 39.27 FAC. Survey transects were established such that 30% of all the habitats were canvassed. Survey events were conducted on November 8-9 and 19, 2012. Surveys were conducted using both pedestrian and vehicular transects. Pedestrian surveys included meandering transects, line transects, and spot surveys at wetland features and areas with unique aerial signatures. Most pedestrian transects were conducted by ecologists walking parallel to each other through various habitats. The width of these transects varied from approximately 30 to 300 feet ensuring that the surveyors had an overlapping field of view for species-specific surveys.

The survey width was highly dependent on the type of habitat, vegetation density, and the species of wildlife or plant for which the survey was conducted. The narrower survey widths were used in habitats that may be occupied by species such as the gopher tortoise, their burrows, and other ground dwelling species. The wider transect widths were used in areas of arboreal species (those found in trees) where each tree could easily be scanned with the aid of binoculars. Specifically, the surveys targeted potential gopher tortoise habitat and burrows, nest trees for Sherman's fox squirrels, and potential RCW cavity trees. Areas that were extremely disturbed or surrounded by unsuitable habitats were briefly reviewed.



-  PROJECT BOUNDARY - 148.55 AC. +/-
-  GOPHER TORTOISE
-  MUD SUNFISH
-  1 MILE BUFFER

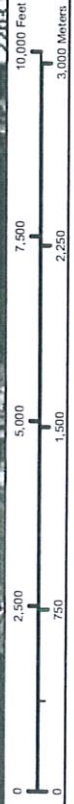


Figure 5 - FNAI Map
 Innovation Park
 Leon County, Florida



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Two listed species were observed on-site: white ibis (*Eudocimus albus*), Florida Species of Special Concern, and angularfruit milkvine (*Gonolobus suberosus*), Florida Threatened species. All on-site listed species observations are detailed on **Appendix A**. A list compiled by FNAI of listed plants and wildlife known to occur in Leon County is provided in **Appendix B**. A description of listed species identified on-site as well as those species known to occur in the region follows.

Gopher Tortoise (*Gopherus polyphemus*), Florida Threatened Species

The gopher tortoise is a moderate-sized, terrestrial turtle, averaging 23-28 cm (9-11 inches) in length. The species is identified by its stumpy, elephantine hind feet and flattened, shovel-like forelimbs adapted for digging. The shell is oblong and generally tan, brown, or gray in coloration. The gopher tortoise occurs in the southeastern Coastal Plain from southeastern South Carolina to extreme southeastern Louisiana. The gopher tortoise is endemic to the United States, and Florida represents the largest portion of the total global range of this species. Gopher tortoises remain widely distributed in Florida, occurring in parts of all 67 counties. Preferred habitat types include sandhill (pine-turkey oak), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, and mixed hardwood-pine communities. Nests may be located in any open sunny area near the burrow of the female, but most often, nests are placed in the soil mound immediately outside the female's burrow. Gopher tortoise burrows provide a habitat that many other species of wildlife share with their host. Many of these commensal species are listed as protected due to specific habitat requirements. The suitability of gopher tortoise habitats for development, along with the desire to collect them for food, has traditionally led to their decline.

Gopher tortoise surveys were conducted using recommendations made by *Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Population Found on Lands Slated for Large-Scale Development in Florida*.² No active, inactive, or abandoned burrows were observed during the survey.

Gopher Tortoise Burrow Commensals

Gopher Frog (*Rana capito*)

Eastern Indigo Snake (*Drymarchon couperi*)

Florida Pine Snake (*Pituophis melanoleucus mugitus*)

Gopher Frog (*Rana capito*), Florida Species of Special Concern

The gopher frog is a nocturnal amphibian that spends the daytime in burrows of various animals, as well as stump holes and fence postholes. The gopher frog is often a commensal of the gopher tortoise frequently occurring where gopher tortoises are found. In addition to using gopher tortoise burrows and holes for shelter, this frog requires a breeding habitat similar to seasonally flooded grass ponds that do not contain fish. This frog species also utilizes herbaceous, seasonally flooded depressions for breeding in October through April. They often rest at the opening of gopher tortoise burrows during the daytime. No gopher frogs were observed during our surveys.

Eastern Indigo Snake (*Drymarchon corais couperi*), Federal Threatened Species

The eastern indigo snake is a very large, stout-bodied, shiny black snake reaching lengths as great as 8 feet. When encountered this snake often hisses, flattens its neck vertically, and vibrates its tail. Recent records of the eastern indigo snake in northwest Florida are rare. Most recent records of the eastern indigo snake in northwest Florida area are from Eglin Air Force Base and

² *Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus Polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida*. 1991. Nongame Wildlife Program Technical Report No. 4. Florida Game and Fresh Water Fish Commission (Cox, James, Inkley, Kautz, Randy).

Twin Rivers State Forest. According to FNAI Occurrence Database, the most recent observation of an eastern indigo snake in Leon County was in 1981. Due to the lack of preferred habitat the presence of this species is highly unlikely.

Florida pine snake (*Pituophis melanoleucus mugitus*), Florida Species of Special Concern

This snake is large, stocky, tan, or rusty colored with darker blotches. The Florida pine snake prefers relatively open canopies with dry soils in which it burrows. The Florida pine snake is a fossorial snake that typically utilizes pocket gopher burrows and occasionally gopher tortoise burrows. Due to the lack of preferred habitat the presence of this species is highly unlikely.

Sherman's fox squirrel (*Sciurus niger shermani*), Florida Species of Special Concern

Sherman's fox squirrels typically inhabit open mesic hardwoods, open pine flatwoods, and sandhills. They forage on a wide variety of nuts, acorns, berries, fungi, insects, and particularly pine nuts. Fox squirrels build bulky nests consisting of twigs in pine and oak trees. The study area was assessed, with emphasis on the large mature live oak trees, for the presence of the Sherman's fox squirrel. No fox squirrels or their nests were found during site visits.

Red-cockaded woodpecker (*Picoides borealis*), Federal Endangered Species

RCW typically inhabit open, mature woodlands that have a diversity of grass, forb, and shrub species. RCW generally occupy longleaf pine flatwoods in north and central Florida. RCW nest in cavities excavated in large mature slash or longleaf pines. There were no pine stands of sufficient size within appropriate habitat observed to support RCW. All pine trees were carefully inspected for starter, inactive, and active cavities. It was determined that no nest trees are located within the study area. No RCW were observed during the site visits. Due to the lack of preferred habitat the presence of this species is highly unlikely.

Southern American Kestrel (*Falco sparverius*), Florida Threatened Species

The Southern American Kestrel is the smallest North American falcon. It is a species that prefers open pine forest where dead trees exist. It can also be found along open edges near river bottoms, coastal regions, and suburban areas. The kestrel prefers to nest in old woodpecker or squirrel cavities located 15-40 feet above the ground in pine trees; however, it will also nest in artificial nest boxes and other available cavities. The primary diet of the kestrel consists of large insects as well as occasional rodents and reptiles. It is very similar to the more common migrant kestrel (*Falco sparverius paulus*) and is typically differentiated from the southeastern American kestrel during late spring and summer when only the resident species remains. The decline of this raptor in Florida appears to be caused by the loss of preferred nesting areas. This bird species was not observed during site visits.

Little Blue Heron (*Egretta caerulea*), Florida State Species of Special Concern

The little blue heron is a small, dark bird that ranges from 63-74 centimeters in length. The sexes look similar, but the young look very different from the adults. An adult can be recognized by its purple-maroon head and neck. The rest of the plumage is slate gray. The long neck is usually held in an s-shaped curve while the bird is at rest or in flight. The heron's long, slender bill curves slightly downward, and is also dark gray but has a black tip. The eyes are yellow and the legs and feet are dark. The young are unlike any other heron because they have all white body plumage. They have a blue bill with a black tip and dull green legs. They stay white through their first summer, fall, and into winter, but start molting in February into the dark color of an adult. This bird species was not observed during site visits.

White Ibis (*Eudocimus albus*), Florida Species of Special Concern

This species is one of the most numerous wading birds in Florida, and is common elsewhere in the southeast. The white ibis is highly sociable at all seasons roosting and feeding in flocks and nesting in large colonies. White ibis fly in lines or v-formations, with several quick flaps followed by a short glide. When groups wade through shallows, probing with their long bills, other wading birds such as egrets may follow them to catch prey stirred up by the ibis. This species is characterized by its red face, long decurved red bill, and restricted black wingtips. Immature birds are dark brownish with a white belly, white rump, and curved red bill. In flight, the neck is outstretched; flocks fly in strings, flapping and gliding; and often soar in circles.

Five birds were observed during wading along the northern shoreline of the sites central pond (FLUCCS 524). The observation position was recorded with a GPS and location mapped (**Appendix A**). No nesting trees or rookeries were observed for this bird or other wading bird species.

Crane-fly Orchid (*Tipularia discolor*), Florida Threatened Species

The crane-fly orchid is a terrestrial plant found in woodlands, typically on embankments overlooking streams, rivers, and lakes. This orchid has hibernal leaf, a semi-glossy green on top and varying purple on bottom, appearing in the late fall (typically November in Florida) and persists through early spring (early March). The leaf measures up to 3 inches (7.5 cm) long on mature plants. The inflorescence appears in mid-summer, usually mid-late July in the Tallahassee, Florida area. While many plants will be seen in an area in the winter months, only an occasional blooming stem will be seen. The flowers are about 0.5 inch across (1.3 cm) and resemble a large mosquito or a small crane-fly. The flowers of this orchid are asymmetrical (with the lip skewed one direction and the petals and dorsal sepal skewed the other).

This species is often found locally within forested wetland habitat similar to that found on-site. Although appropriate habitat is present, this species was not observed.

Bent golden aster (*Pityopsis flexuosa*), Florida Endangered Species

Bent golden aster is a Florida-listed endangered species typically found in sandhill, upland pine forest and ruderal areas. The bent golden aster is a perennial herb endemic to five counties in north Florida and is commonly found in native longleaf pine-wiregrass ecosystems as well as within disturbed sites. Its zigzagging stem and pubescent leaves allow easy recognition of this specific aster. Surveys for this species were concentrated along road sides and upland areas of recent disturbance. Although some habitat is present on-site, this specific species was not observed.

Angularfruit Milkvine (*Gonolobus suberosus*), Florida Threatened Species

This perennial herbaceous vine in the milkweed family (*Asclepiadaceae*) has stems that climb by twining and have a milky sap. Leaves are opposite, heart-shaped, deciduous, and up to 8 inches long. Flowers are in axillary cymes, with yellow or greenish-brown corollas that are maroon in the center and 0.4-0.6 inches across. The fruit is a smooth, winged pod up to 4 inches long. The flowering season is from May to July. *Gonolobus suberosus* is found in bottomland forest, hydric hammocks, and upland mixed forests. It is known from the central peninsula of Florida to North Carolina.

This species was found at several locations within the Mixed Upland Hardwoods and Mixed Wetland Hardwoods forests. This species is listed as Facultative Wet (FACW) by the National Wetlands Inventory (NWI) and is found in mesic to wet soils in forested areas. Although Florida-listed as Threatened, this plant is relatively common locally.

3.4 SIGNIFICANT AND SEVERE SLOPE

Significant and severe slopes calculations are based solely on LiDAR data provided by TLCGIS from the 2002 LiDAR data set. A surface was generated from the point data and used to calculate the significant and severe slopes. Contours have been regenerated based on this surface. An identified total of 2.43 acres of significant grade were within the project site; no regulated severe slope occurs within the project limits. Slopes that are considered man-made or those slopes with contiguous polygons <0.25-acre were removed. All regulated grade is depicted on the NFI Map (**Appendix A**).

3.5 HIGH QUALITY SUCCESSIONAL FOREST

The site was reviewed for the presence of High Quality Successional Forest (HQSF). No HQSF was observed within the project area or adjacent lands.

3.6 NATIVE FOREST

No Native Forest ecological communities were observed during our site visits.

3.7 PROTECTED TREES

If required, a detailed tree survey and mitigation plan will be submitted with the Environmental Impact Analysis (EIA). All protected trees removed will be replaced using the City of Tallahassee/Leon County tree debit and credit system.

3.8 WATERBODIES

As previously stated, three waterbodies are located within the project limits. The western two features are surficially isolated and the eastern waterbody is connected to off-site wetlands via altered wetlands and ditches. The approximate location of these features is depicted on the NFI Map (**Appendix A**).

3.9 WATERCOURSES/CONVEYANCES

Several areas within the project site were identified as altered/created water conveyances (FLUCCS 510D and FLUCCS 510E). With the exception of the Western Drainage Ditch, none of the watercourses contained wetland vegetation or were associated with hydric soils. The limits of these features were aerially delineated using topographic surveys and ground-truthing. The approximate locations of these features are detailed on the NFI Map (**Appendix A**).

3.10 WETLANDS

Four wetland systems were observed on-site. The eastern and western wetlands are contiguous with off-site wetland systems and the central two wetland/waterbodies are considered isolated. The wetlands were delineated using guidelines established by the Florida Department of Environmental Protection (FDEP) in Chapter 62-340 FAC and U. S. Army Corps of Engineers (USACE). These guidelines require the use of vegetative indices, hydric soils identification, and knowledge of hydrological indicators. The limits of all on-site wetlands were marked in the field with uniquely labeled flagging and each wetland flag position was recorded with a submeter Trimble GPS. The limits of these wetlands, flag location and associated label are detailed on the NFI map; see **Appendix A**.

All on-site wetlands fall under the jurisdiction of the US Army Corps of Engineers (COE) and the Florida Department of Environmental Protection (FDEP).

3.11 KARST FEATURES

The TlCGIS database identifies three karst features within project limits. Each karst delineation is centered upon the three easternmost on-site wetlands (FLUCCS 524 and 617). These limits also encompass FLUCCS 150, 438, 832, 832H, 510D, and 530. The limits of each feature were not mapped in the field and are detailed on the NFI map based solely upon the information provided by the TlCGIS database; see **Appendix A**.

4.0 OWNERSHIP AFFIDAVIT AND DESIGNATION OF OWNERSHIP

See **Appendix C**.

5.0 CULTURAL RESOURCES CLEARANCE

Cardno ENTRIX prepared the minimum documentation required for a State Historic Preservation Office (SHPO) review. This package was sent to the Division of Historical Resources on November 15, 2012. Upon receipt of their determination, the results letter will be forwarded to your office.

6.0 SPECIAL ZONES

6.1 CANOPY ROAD PROTECTION ZONE

The site is not located within or adjacent to a Canopy Road Protection Zone.

6.2 CLOSED BASINS

Cardno ENTRIX utilized the TlCGIS database and site-specific surveys to determine the presence of closed basins. One drainage basin that is closed was identified: Alumni Village Closed Basin (55.41 acres).

6.3 FLOODPLAIN

There is no floodplain on site.

6.4 SPECIAL DEVELOPMENT ZONE

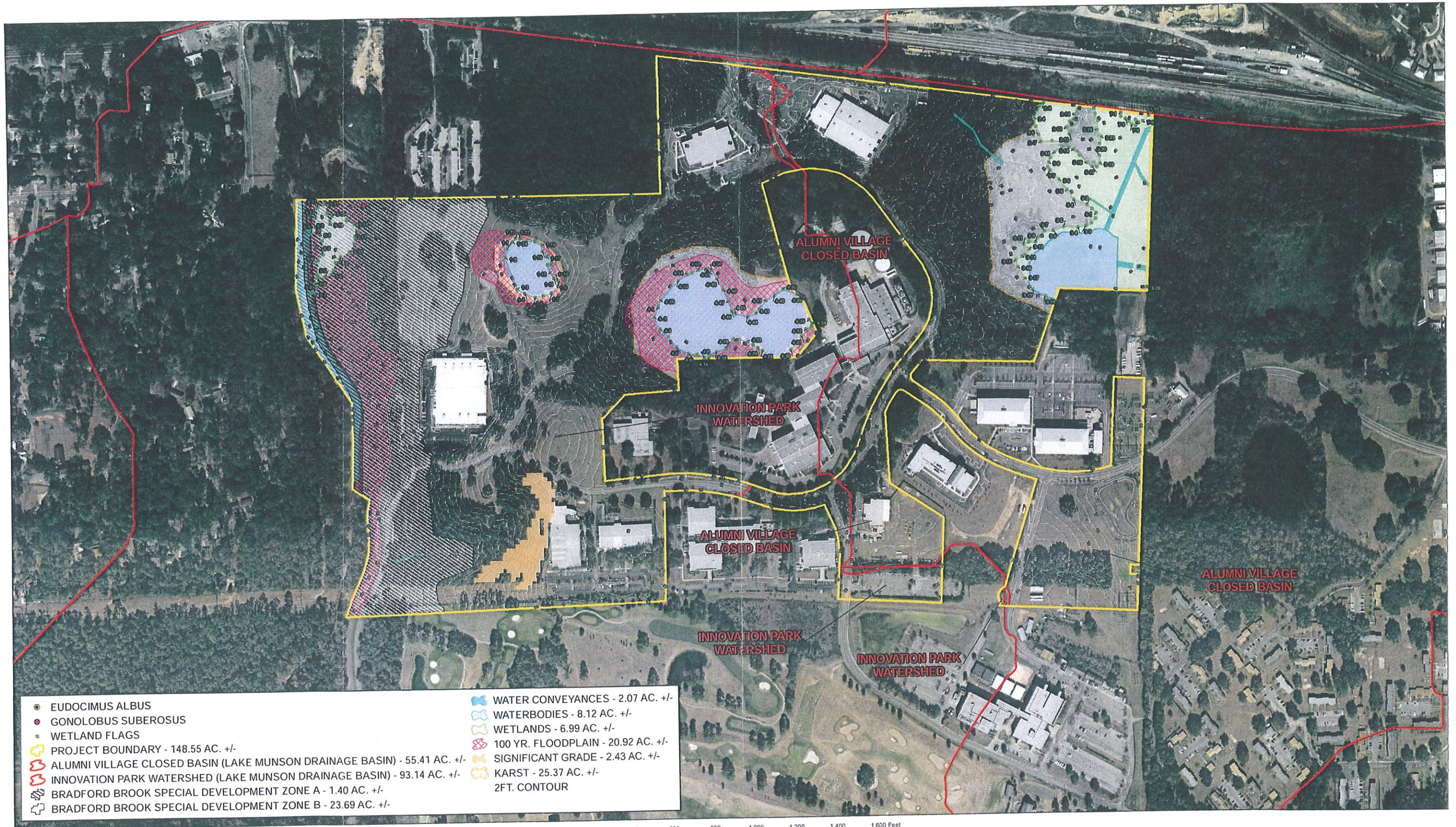
The site is located in Bradford Brook SDZs A and B.

6.5 SUPPLY WELLS

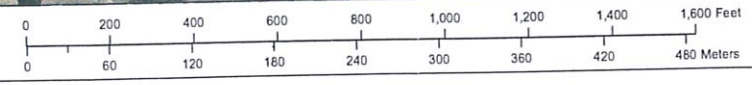
Supply well surveys were not conducted during this NFI.

APPENDIX

A



- EUDOCIMUS ALBUS
- GONOLOBUS SUBEROSUS
- * WETLAND FLAGS
- ▭ PROJECT BOUNDARY - 148.55 AC. +/-
- ▭ ALUMNI VILLAGE CLOSED BASIN (LAKE MUNSON DRAINAGE BASIN) - 55.41 AC. +/-
- ▭ INNOVATION PARK WATERSHED (LAKE MUNSON DRAINAGE BASIN) - 93.14 AC. +/-
- ▭ BRADFORD BROOK SPECIAL DEVELOPMENT ZONE A - 1.40 AC. +/-
- ▭ BRADFORD BROOK SPECIAL DEVELOPMENT ZONE B - 23.69 AC. +/-
- ▭ WATER CONVEYANCES - 2.07 AC. +/-
- ▭ WATERBODIES - 8.12 AC. +/-
- ▭ WETLANDS - 6.99 AC. +/-
- ▭ 100 YR. FLOODPLAIN - 20.92 AC. +/-
- ▭ SIGNIFICANT GRADE - 2.43 AC. +/-
- ▭ KARST - 25.37 AC. +/-
- ▭ 2FT. CONTOUR



This map and all data contained within are supplied as is with no warranty. Cardno ENTRIX, Inc. expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.

Appendix A - Natural Features Inventory Map

Innovation Park PUD
Leon County, Florida



2420 W. Lakeshore Drive, Suite 100 Tallahassee, FL 32312
ph. (850) 681-9700
fx (850) 681-9741

www.cardnoentrix.com
Coordinate System: NAD 1983 SFFNF

Image: 2010
Sec 3 AND 4
Twp 01 S
Rng 01 W

APPENDIX

B

Appendix A. Plants and Wildlife Occurring in Leon County, Florida with Federal or State Listed Status

| <i>Scientific Name</i> | <i>Common Name</i> | <i>Federal Status</i> | <i>State Status</i> |
|--|---------------------------------|-----------------------|---------------------|
| Fish | | | |
| <i>Micropterus notius</i> | Suwannee bass | N | SSC |
| Amphibians | | | |
| <i>Rana capito</i> | gopher frog | N | SSC |
| Reptiles | | | |
| <i>Alligator mississippiensis</i> | American Alligator | T(S/A) | SSC |
| <i>Drymarchon corais couperi</i> | eastern indigo snake | T | T |
| <i>Gopherus polyphemus</i> | gopher tortoise | N | SSC |
| <i>Macroclemys temminchii</i> | alligator snapping turtle | N | SSC |
| <i>Pituophis melanoleucus mugitus</i> | Florida pine snake | N | SSC |
| <i>Pseudemys concinna suwanniensis</i> | Suwannee cooter | N | SSC |
| Birds | | | |
| <i>Aramus guarauna</i> | limpkin | N | SSC |
| <i>Egretta caerulea</i> | little blue heron | N | SSC |
| <i>Egretta thula</i> | snowy egret | N | SSC |
| <i>Egretta tricolor</i> | tricolor heron | N | SSC |
| <i>Eudocimus albus</i> | white ibis | N | SSC |
| <i>Falco peregrinus</i> | peregrine falcon | E | E |
| <i>Falco sparverius paulus</i> | Southern American kestrel | N | T |
| <i>Haliaeetus leucocephalus</i> | bald eagle | T | T |
| <i>Mycteria americana</i> | wood stork | E | E |
| <i>Picoides borealis</i> | red-cockaded woodpecker | E | T |
| <i>Sterna antillarum</i> | least tern | N | T |
| Mammals | | | |
| <i>Myotis grisescens</i> | gray bat | E | E |
| <i>Sciurus niger shermani</i> | sherman's fox squirrel | N | SSC |
| <i>Ursus americanus floridanaus</i> | Florida black bear | C | T |
| Invertebrates | | | |
| <i>Elliptioideus sloatianus</i> | purple banklimber | T | N |
| <i>Medionidus simpsonianus</i> | ochlockonee moccasinshell | E | N |
| <i>Pleurobema pyriforme</i> | oval pigtoe | E | N |
| <i>Villosa subangulata</i> | shiny-rayed pocketbook | E | N |
| Vascular Plants | | | |
| <i>Amoglossum diversifolium</i> | variable-leaved indian plantain | N | T |
| <i>Baptisia simplicifolia</i> | scare-weed | N | T |
| <i>Brickellia cordifolia</i> | Flyr's brickell-bush | N | E |
| <i>Callirhoe papaver</i> | poppy mallow | N | E |
| <i>Drosera intermedia</i> | spoon-leaved sundew | N | T |
| <i>Erythronium umbilicatum</i> | trout lily | N | E |
| <i>Gentiana pennelliana</i> | wiregrass gentian | N | E |
| <i>Hexastylis arifolia</i> | heartleaf | N | T |
| <i>Kalmia latifolia</i> | mountain laurel | N | T |
| <i>Lilium iridollae</i> | panhandle lily | N | E |
| <i>Macranthera flammea</i> | hummingbird flower | N | E |
| <i>Magnolia ashei</i> | Ashe's magnolia | N | E |
| <i>Magnolia pyramidata</i> | pyramid magnolia | N | E |
| <i>Malaxis unifolia</i> | green adder's mouth | N | E |
| <i>Medeola virginiana</i> | Indian cucumber-root | N | E |
| <i>Najas filifolia</i> | narrowleaf naiad | N | T |
| <i>Pinguicula planifolia</i> | Chapmans butterwort | N | T |
| <i>Pityopsis flexuosa</i> | bent golden aster | N | E |
| <i>Polygonum meisnerianum</i> var. <i>beyrichianum</i> | branched tearthumb | N | E |
| <i>Rhododendron alabamense</i> | Alabama rhododendron | N | E |
| <i>Rhododendron austrinum</i> | orange azalea | N | E |
| <i>Rhododendron chapmanii</i> | Chapman's rhododendron | E | E |
| <i>Schwalbea americana</i> | chaffseed | E | E |
| <i>Stachydeoma graveolens</i> | mock pennyroyal | N | E |
| <i>Xyris longisepala</i> | karst pond xyris | N | E |

E-Endangered; T-Threatened; SSC-Species of Special Concern; C-Candidate; N-Not Listed

APPENDIX

C

I. Ownership.

I, Kristen Dozier, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) See attached list

Location address: W. Paul Dirac Dr.

_____ for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: Leon County Research and Development Authority

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Owner'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 below 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. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: Wood and Partners, Inc.

Address: 612 S. Copeland St.

Contact Person: David Malcolm

Telephone No.: (850) 391-0352

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.

| | | |
|---|--|--|
| <p>Individual</p> <p>_____</p> <p style="text-align: center;"><i>Signature</i></p> <p>Print Name: _____</p> <p>Address: _____</p> <p>Phone #: _____</p> | <p>Corporation/LLC</p> <p>_____</p> <p>Print Corporation/LLC Name</p> <p>By: _____</p> <p style="text-align: center;"><i>Signature</i></p> <p>Print Name: _____</p> <p>Its: _____</p> <p>Address: _____</p> <p>Phone #: _____</p> | <p>Partnership</p> <p>_____</p> <p>Print Partnership Name</p> <p>By: _____</p> <p style="text-align: center;"><i>Signature</i></p> <p>Print Name: _____</p> <p>Its: _____</p> <p>Address: _____</p> <p>Phone #: _____</p> |
| <p><input checked="" type="checkbox"/> Government Entity</p> <p><u>Leon County Research & Development Authority</u></p> <p>Print Government Name</p> <p>By: <u>Kristin Dozier</u></p> <p style="text-align: center;"><i>Signature</i></p> <p>Print Name: <u>Kristin Dozier</u></p> <p>Title: <u>Chair</u></p> <p>Department: _____</p> | | |

NOTARY INFORMATION (Please use appropriate block.)

STATE OF FLORIDA
 COUNTY OF LEON

| Individual | Corporation/LLC | Partnership |
|--|---|--|
| <p>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.</p> | <p>Before me, this _____ day of _____, 20____, personally appeared _____ of _____, a _____ corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p> | <p>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.</p> |
| <p><input checked="" type="checkbox"/> Government Entity</p> <p>Before me, this <u>11TH</u> day of <u>OCTOBER</u>, 20<u>12</u>, personally appeared <u>KRISTIN DOZIER</u> as <u>CHAIR</u> and on behalf of <u>LEON COUNTY RESEARCH AND DEVELOPMENT AUTHORITY</u>, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p> | | |

Julia P. Matson
 Signature of Notary

JULIA P. MATSON
 Print Notary Name

NOTARY STAMP:

My commission expires: APRIL 10, 2016

Identification Method: Personally known.
 Produced I.D. – Type: _____



| | | | | | |
|--------------|---------------|--------------|---------------|---------------|--------------|
| 410327 C0060 | 410327 A0110 | 410327 G0010 | 4104209010000 | 410327 G0050 | 410327 B0040 |
| 410327 E0020 | 4103202370000 | 410327 A0020 | 410327 A0120 | 4103202350000 | 410327 B0020 |
| 410327 F0030 | 410327 C0030 | 410327 E0070 | 410327 G0020 | 410327 G0040 | 410327 B0031 |
| 410327 D0030 | 410327 A0030 | 410327 E0010 | 410327 C0010 | 4104208040000 | |
| 410327 E0040 | 410327 C0040 | 410327 D0010 | 410327 E0050 | 410327 F0010 | |
| 410327 E0060 | 4104208030000 | 410327 B0010 | 410327 A0010 | 410327 G0070 | |
| 410327 F0020 | 410327 G0030 | 410327 A0040 | 410327 C0050 | 410327 B0050 | |
| 410327 0001 | 4102209020000 | 410327 G0060 | 4103202110000 | 4109209030000 | |



Letter of Transmittal

Date: June 4, 2013
To: Ron Miller
From: David Malcolm
CC:

Re:
Project: Innovation Park PUD
Project #:

Via: FedEx US Mail Pick Up Other

| Copies | Date | Description |
|--------|---------|--------------|
| 1 | 5-15-13 | Approved PUD |
| | | |
| | | |
| | | |
| | | |

Remarks:

Ron,

Attached is the approved PUD as discussed. Please let me know if you have any questions or comments.

Thanks again for the opportunity to be of service. I'm looking forward to continuing our work with you in the future.

All the best,
DM