

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
April 9, 2012–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.
 - A. Z-2012-04
Address: 3041 Olive Rd
From: R-4, Multiple-Family District,(cumulative) Medium High Density
To: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density
 - B. Z-2012-05
Address: 7595 Scenic Highway
From: R-1/C-1; Single-Family District (Low Density) and Retail Commercial (cumulative)
To: C-1, Retail Commercial (cumulative)
 - C. Z-2012-06
Address: 6208 Highway 29 N
From: V-5, Villages Clustered Residential District, (one unit per acre, if unsewered)
To: VR-2, Villages Rural Residential District, (one unit per 0.75 acre)
 - D. Z-2012-07
Address: 10095 Hillview Dr
From: R-4, Multiple-Family District,(cumulative) Medium High Density
To: R-5, Urban Residential/Limited Office District (cumulative) High Density

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 04/09/2012

CASE : Z-2012-04

APPLICANT: Susan James Thibodeaux,
Owner

ADDRESS: 3041 E. Olive Rd

PROPERTY REFERENCE NO.: 17-1S-30-4204-000-001

FUTURE LAND USE: MU-U, Mixed-Use Urban

COMMISSIONER DISTRICT: 4

OVERLAY AREA: NA

BCC MEETING DATE: 05/03/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM:R-4, Multiple-Family District, (cumulative) Medium High Density, (18 du/acre).

TO:R-6, Neighborhood Commercial and Residential District, (cumulative) High Density, (25 du/acre).

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will

encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed-Use Suburban, Mixed-Use Urban, Commercial and Industrial Future Land Use district categories (with the exception of residential development).

FINDINGS

The proposed amendment to R-6 is **consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.1.1** because the proposed use of the property is one permitted under Mixed-Use Urban.

The proposed amendment is **consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.3.1**. The surrounding and abutting existing land uses are a combination of commercial, public and residential uses. The proposed rezoning to R-6 will produce the anticipated mix of land uses.

The proposed amendment is **consistent** with the intent of **CPP FLU 1.5.3** promoting the efficient use of existing public roads, utilities and service infrastructure; the proposed project includes the use of already existing roads and utilities. There are no major additions, or alterations proposed for the existing building; therefore, all supporting service infrastructure should be adequate. The proposed amendment also encourages redevelopment of an underutilized property.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.11. R-4 multiple-family district, (cumulative) medium high density.

A. Intent and purpose of district. This district is intended to provide for the development of medium high density residential uses and structures. This land use is designed to encourage the efficient use of land and maintain a buffer between lower density residential and business, commercial and industrial districts. The maximum density is 18 dwelling units per acre. Refer to Article 11 for uses, heights and densities allowed in R-4, multiple-family areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.13. R-6 neighborhood commercial and residential district, (cumulative) high density.

A. Intent and purpose of district. This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are uncertain and some redevelopment is probable. The maximum density is 25 dwelling units per acre, except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to Article 11 for uses, heights and densities allowed in R-6, neighborhood commercial and residential areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-6 zoning located in the Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District. All neighborhood commercial (R-6) development,

redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in Article 7.

B. Permitted uses.

1. Any use permitted in the R-5 district.
2. Retail sales and services (gross floor area of building not to exceed 6,000 square feet). No permanent outside storage allowed.
 - a. Food and drugstore, including convenience stores without gasoline sales.
 - b. Personal service shop.
 - c. Clothing and dry goods store.
 - d. Hardware, home furnishings and appliances.
 - e. Specialty shops.
 - f. Banks and financial institutions.
 - g. Bakeries, whose products are made and sold at retail on the premises.
 - h. Florists shops provided that products are displayed and sold wholly within an enclosed building.
 - i. Health clubs, spa and exercise centers.
 - j. Studio for the arts.
 - k. Martial arts studios.
 - l. Bicycle sales and mechanical services.
 - m. Other retail/service uses of similar type and character of those listed herein above.
3. Laundromats and dry cleaners (gross floor area not to exceed 4,000 square feet).
4. Restaurants.
5. Automobile service stations (no outside storage, minor repair only).
6. Appliance repair shops (no outside storage or work permitted).
7. Places of worship and educational facilities/institutions.
8. Fortune tellers, palm readers, psychics, etc.
9. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).
10. Mobile home subdivision or park.

C. Conditional uses.

1. Any conditional use allowed in the R-5 district.
2. Drive-through restaurants (fast food or drive-in, by whatever name known).
3. Any building exceeding 120 feet height.
4. Neighborhood commercial uses that do not exceed 35,000 square feet of floor area.
5. Automobile service operations, including indoor repair and restoration (not including painting), and sale of gasoline (and related service station products), gross floor area not to exceed 6,000 square feet. Outside repair and/or storage and automotive painting is prohibited.
6. Mini-warehouses meeting the following standards:
 - a. One acre or less in size (building and accessory paved area);
 - b. Three-foot hedge along any right-of-way line;
 - c. Dead storage use only (outside storage of operable vehicles including cars, light trucks, RVs, boats, and similar items).
 - d. No truck, utility trailer, and RV rental service or facility allowed, see C-2.
7. Radio broadcasting and telecasting stations, studios, and offices with satellite dishes and antennas. On-site towers are prohibited. (See section 6.08.02.L.)
8. Temporary structures. (See section 6.04.16)
9. Arcade amusement centers and bingo facilities.

7.20.04. Neighborhood commercial locational criteria (AMU-1, R-6, VM-1).

- C. They may be located along an arterial or collector roadway without meeting the above

additional requirements when one of the following conditions exists:

1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. As referenced above, the R-6 zoning category does allow for a mix of residential, commercial and public uses. The existing structure has for the past five years operated as a convenience store, an existing nonconforming legal use.

The amendment is also **consistent** with the commercial locational criteria. Within a quarter of a mile of this property, there are a high-density multifamily complex and a middle school that generate enough trips to meet the threshold as stated in 7.20.04.C.1. above.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff identified properties with zoning districts R-2 and R-4, 83 single-family residences mostly within the Charter Oaks subdivision, (Plat Book 9, Pg 80), and the Sky Crest subdivision, (Plat Book 5, Pg 15); one multi-family complex with 200 units, two mobile homes, one vacant residential, one church and six commercial use properties. Based on the current land use map, the existing building has been in operation as a convenience and retail store, a legal non-conforming use, next to other compatible commercial uses.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found no changed conditions that would impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils were **not** indicated on the subject property. When applicable, further evaluation during the site plan review process

will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

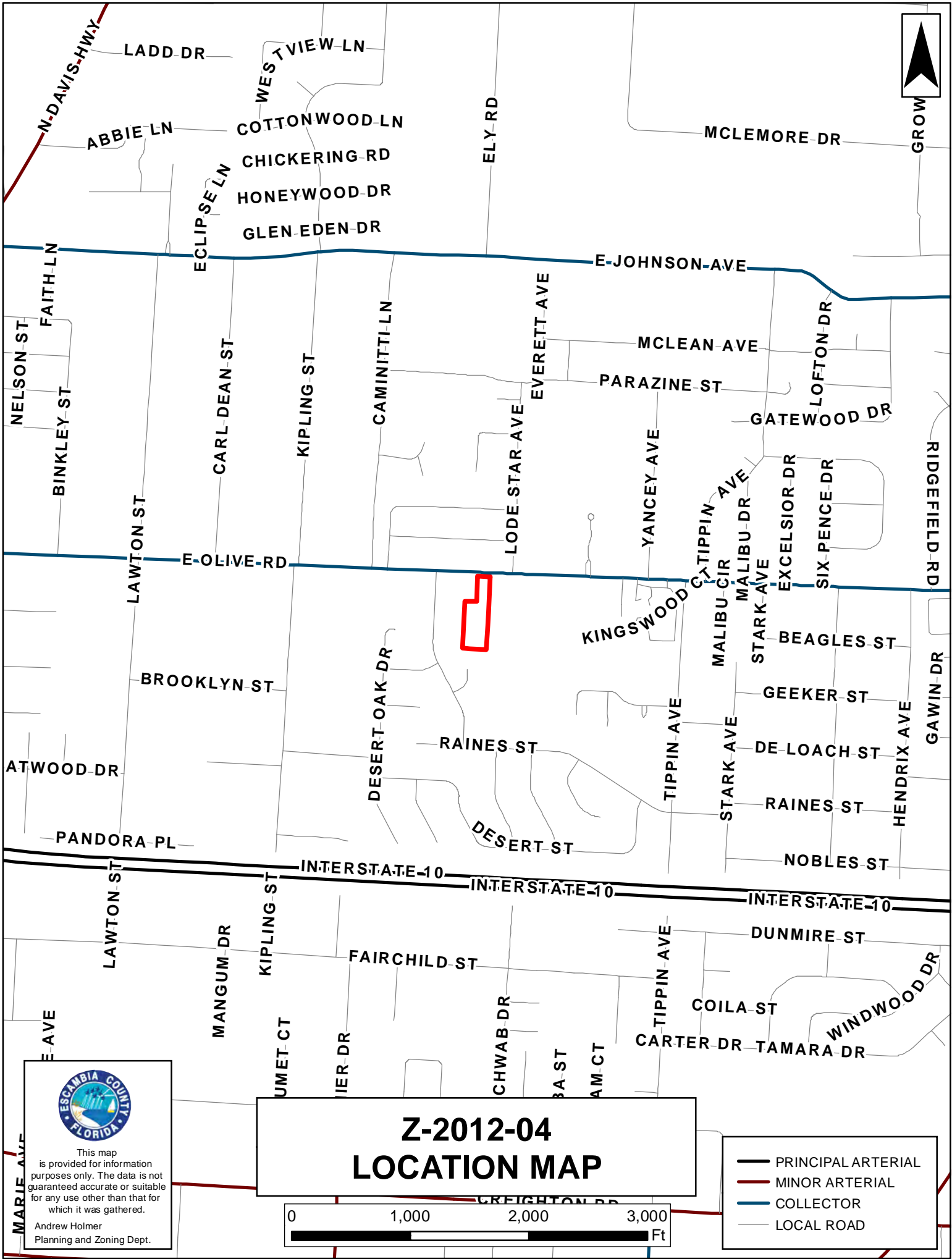
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The existing building on-site has operated under various types of commercial ventures for the past 34 years. This section of Olive Road has a mixture of residential, commercial and public uses with a trend towards small commercial business along the roadway. The proposed amendment is compatible with the commercial nature of the adjacent properties.

Attachments

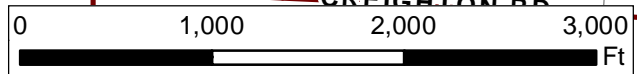
Z-2012-04


Z-2012-04

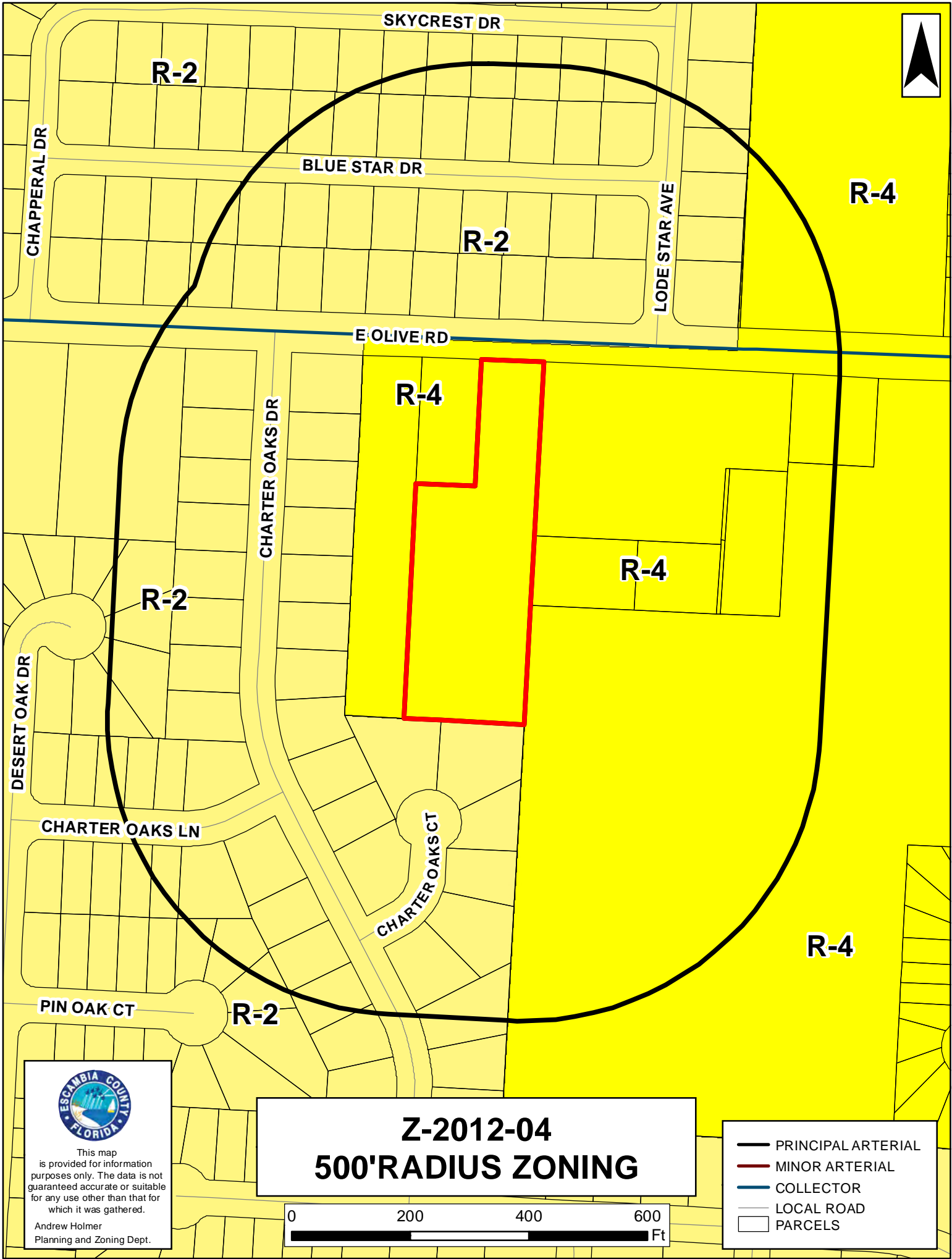


Z-2012-04 LOCATION MAP

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD




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



R-2

SKYCREST DR

BLUE STAR DR

R-2

R-4

E OLIVE RD

R-4






R-4

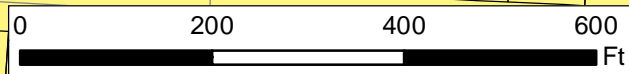
R-2

R-4

R-2

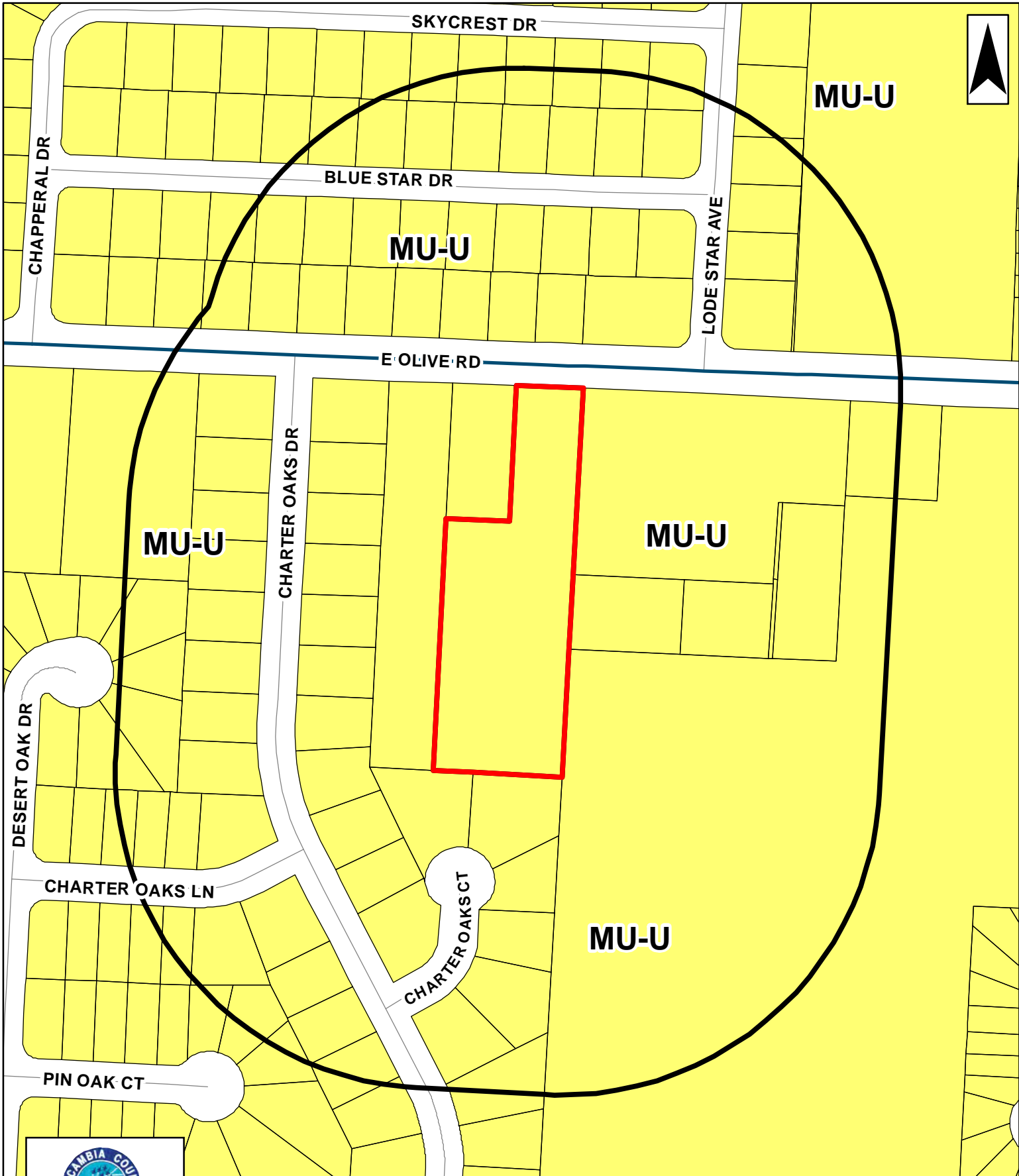
Z-2012-04 500' RADIUS ZONING

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








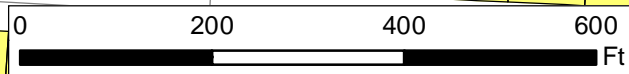
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Andrew Holmer
Planning and Zoning Dept.



Z-2012-04 FUTURE LAND USE

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



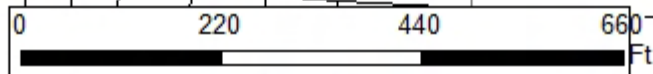

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Andrew Holmer
Planning and Zoning Dept.



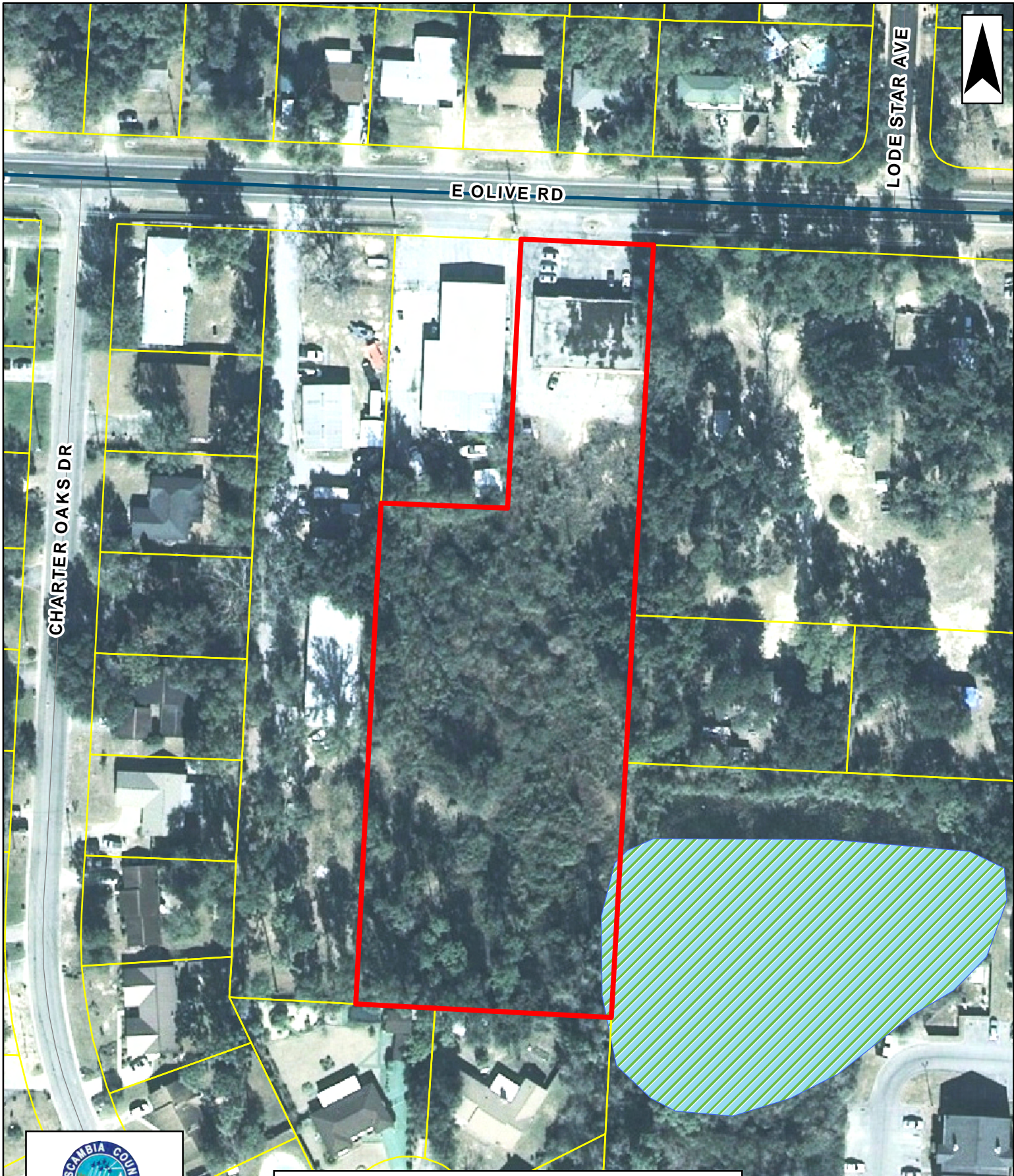
Z-2012-04 EXISTING LAND USE

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

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Andrew Holmer
Planning and Zoning Dept.



LODE STAR AVE

E OLIVE RD

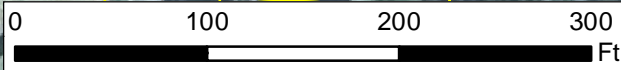
CHARTER OAKS DR









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

Andrew Holmer
Planning and Zoning Dept.

Z-2012-04 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2012-04**
CURRENT ZONING: **R-4** PROPOSED ZONING: **R-6**

PLANNING BOARD

DATE: **4-9-12** TIME: **0830**

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3563 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **5-3-12** TIME: **5:45**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 919-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

STARLIGHT
NAILS
BIG DISCOUNT
CALL 904-475-0202



NOT
PUBLIC
REZ



ACE
RENTS
MOST ANYTHING



SHOPPER

3041

TACOS
LOCOS

TACOS
LOCOS

4000
OPEN 24 HOURS
TACOS
BURRITOS





STILL
AS
RE

SHOPPER

10741
10741
10741
10741

10741

10741
10741



10741
10741
10741
10741



ACE

RENTS
MOST ANY THING

RCC
WELDING

Big Tex
RV/BOAT
STORAGE
184-8881
THURS 10-5



Rezoning request letter

Susan James Thibodeaux

3041 East Olive Road

Pensacola, FL 32514

Allyson Cain and Planning Board Members

3363 West Park Place

Pensacola, FL 32505

Subject: Rezoning 17-1S-30-4204-000-001 R-4 to R-6

Dear Allyson Cain,

I own a 2-unit commercial building (4000sq.ft). The Shopper has occupied one unit for 34 years publishing an advertising magazine. The other unit has been a beauty shop, insurance office, childrens clothing store and a convenient store. The purpose of this request is to allow the convenient store to add sales of beer and wine, consistant with neighboring convenient stores.

The request is consistant with the comprehensive plan and code.

The building is adjacenton the east side to four businesses and within 1500' of C1 & R6 zoning.

The proposed rezoning has a minimal impact on traffic and no increase of noise, physical activities or other detrimental effects. Buffering is already in a permanent state for years on the majority portion of the property.

I sincerely appreciate your time and efforts you have given me.

Susan James Thibodeaux

5099 Hamilton Bridge Road

Pace, FL 32571

850-313-1331 susan2email@gmail.com

Susan J Thibodeaux 2-12-12



Development Services Department

Escambia County, Florida

REC'D FEB 15 2012

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R4 to: R6

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

Owner(s) Name: Susan James Thibodeaux Phone: 850-313-1331

Address: 3041 E. Olive Road, Pensacola, FL 32514 Email: susan2email@gmail.com

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

Property Address: 3041 E. Olive Rd, Pensacola, FL 32514

Property Reference Number(s)/Legal Description: 17-15-30-4204-000-001

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Susan James Thibodeaux

Susan James Thibodeaux

2-13-12

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of February 20 12.

by SUSAN JAMES THIBODEAUX

Personally Known OR Produced Identification Type of Identification Produced: Drivers License

Brenda L Wilson

Brenda L Wilson



Signature of Notary
(notary seal must be affixed)

Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: 2-2012-04

Meeting Date(s): 4/9/12 PB - RCC 5/3/12 Accepted/Verified by: A. Cain Date: 2/15/12

Fees Paid: \$1,050⁰⁰ Receipt #: _____ Permit #: _____

3363 West Park Place Pensacola, FL 32505
(850) 595-3475 * FAX: (850) 595-3481



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-04

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 17-1S-30-4204-000-001

Property Address: 3041 E. Olive Rd, Pensacola, FL 32514

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS _____ DAY OF _____, YEAR OF _____.

Signature of Property Owner

Susan James Thibodeaux
Printed Name of Property Owner

2-13-12
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

17-15-30-4204-00-001
Property Reference Number

Susan Thibodeaux
Name

3041 E Olive Rd
Address

Owner Agent

Referral Form Included? Y/N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: R-4 Size of Property: 2-35 +/-
 Future Land Use: MU-U Commissioner District: 4
 Overlay/AIPD: NA Subdivision: NA
 Redevelopment Area*: _____

*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: R-6

Is Locational Criteria applicable? _____ If so, is a compatibility analysis required? No

Wants to have a convenience store & sell beer & wine
Will bring back rezoning packet to submit

- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process
- BOA DRC Other: _____
Process Name

Staff present: Allyson Cam Date: 2/3/12

Applicant/Agent Name & Signature: Susan Thibodeaux

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.

WARRANTY DEED

OFFICE BOOK 1002 PAGE 831

REC. FEE
ST. STP.
FED. STP.
TOTAL

State of Florida

Escambia County

3525 Mc... Apt. A
GRANTEES' ADDRESS
Escambia Fl. 3254

Know All Men by These Presents: That we, ERNEST PENNELL and MARY ANN PENNELL, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS- - - - - DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto SUSAN JAMES, a single woman

her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

Commence at the Northwest corner of the North half of the Southeast 1/4 of Section 17, T-1-S, R-30-W, thence run East along the North line of said North half of the Southeast 1/4 for 802 feet, thence South and parallel to the West line of the North half of the Southeast 1/4 for 250 feet to the point of beginning, thence continue along same line for 400 feet, thence run East parallel to the North line of the North half of the Southeast 1/4 for 202.0 feet, thence run North parallel to the West line of the North half of the Southeast 1/4 for 612.5 feet, thence run West parallel to the North line of the North half of the Southeast 1/4 for 102.0 feet, thence run South parallel to the West line of the North half of the Southeast 1/4 for 212.5 feet, thence run West parallel to the North line of the North half of the Southeast 1/4 for 100 feet to the point of beginning.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold, unto the said grantee her heirs and assigns, forever.

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand S. and seal S. this 17th day of May A.D. 1976

Signed, sealed and delivered in the presence of [Signatures]

[Signatures] ERNEST PENNELL (SEAL)
MARY ANN PENNELL (SEAL)

her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

REC'D FEB 15 2012

Commence at the Northwest corner of the North half of the Southeast 1/4 of Section 17, T-1-S, R-30-W, thence run East along the North line of said North half of the Southeast 1/4 for 802 feet, thence South and parallel to the West line of the North half of the Southeast 1/4 for 250 feet to the point of beginning, thence continue along same line for 400 feet, thence run East parallel to the North line of the North half of the Southeast 1/4 for 202.0 feet, thence run North parallel to the West line of the North half of the Southeast 1/4 for 612.5 feet, thence run West parallel to the North line of the North half of the Southeast 1/4 for 102.0 feet, thence run South parallel to the West line of the North half of the Southeast 1/4 for 212.5 feet, thence run West parallel to the North line of the North half of the Southeast 1/4 for 100 feet to the point of beginning.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold, unto the said grantee her heirs and assigns, forever.

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 17th day of May A.D. 1976

Signed, sealed and delivered in the presence of [Signatures]

[Signatures] ERNEST PENNELL (SEAL) MARY ANN PENNELL (SEAL)

State of Florida ESCAMBIA County

Before the subscriber personally appeared ERNEST PENNELL and MARY ANN PENNELL his wife, known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of May, 1976.

[Signature] Notary Public

My Commission expires [Date]

CLERK FILE NO. 740226 FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON MAY 21 3 30 PM '76

THIS INSTRUMENT WAS PREPARED BY... AN EMPLOYEE OF... LAWYERS TITLE INSURANCE CORPORATION... PENNSACOLA, FLORIDA... INCIDENT TO THE ISSUANCE OF A TITLE INSURANCE CONTRACT.

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

2011 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
02-2491-000		See Below	06	171S30-4204-000-001

2011 Real Estate 0079367.0000

OFFICE
 (850) 438-6500

3041 E OLIVE RD
 BEG AT NW COR OF N 1/2 OF
 SE 1/4 OF SEC E ALG N LI
 OF SD N 1/2 OF SE 1/4 802
 See Tax Roll for extra legal.

S - 046099 / 000861 1-61997 JMS46813
 JAMES SUSAN
 3041 E OLIVE RD
 PENSACOLA FL 32514

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	245,397		245,397	1,711.77
PUBLIC SCHOOLS					
By Local Board	2.2480	245,397		245,397	551.65
By State Law	5.5730	245,397		245,397	1,367.60
SHERIFF	0.6850	245,397		245,397	168.10
WATER MANAGEMENT	0.0400	245,397		245,397	9.82
ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312					
TOTAL MILLAGE		15.5215		AD VALOREM TAXES	3808.94

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		157.77
QUESTIONS ON ITEMS IN THIS SECTION ONLY CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS		157.77

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS						
				3966.71	PAY ONLY ONE AMOUNT	See reverse side for important information
Nov 30 2011	Dec 31 2011	Jan 31 2012	Feb 29 2012	Mar 31 2012	Apr 30 2012	
\$ 3808.04	\$ 3847.71	\$ 3887.38	\$ 3927.04	\$ 3966.71	\$ 4085.71	

AMOUNT
 DUE
 IF
 PAID
 BY

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

2011 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
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2011 Real Estate 0079367.0000

3041 E OLIVE RD
 BEG AT NW COR OF N 1/2 OF
 SE 1/4 OF SEC E ALG N LI
 OF SD N 1/2 OF SE 1/4 802
 See Tax Roll for extra legal.

JAMES SUSAN
 3041 E OLIVE RD
 PENSACOLA FL 32514

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500

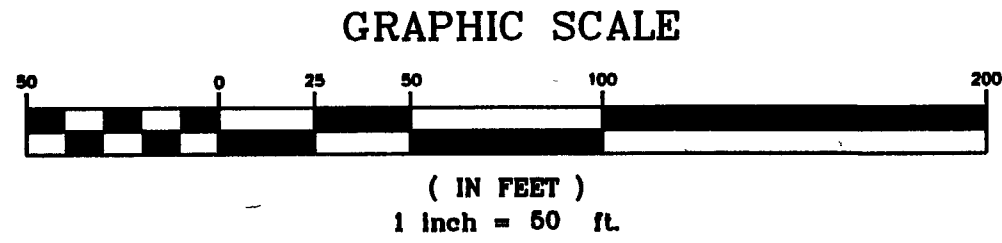
Nov 30 2011	Dec 31 2011	Jan 31 2012	Feb 29 2012	Mar 31 2012	Apr 30 2012	
\$ 3808.04	\$ 3847.71	\$ 3887.38	\$ 3927.04	\$ 3966.71	\$ 4085.71	

AMOUNT
 DUE IF
 PAID BY

RETURN WITH
 PAYMENT

**BOUNDARY SURVEY WITH IMPROVEMENTS
OF A PORTION OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA**

REC'D FEB 15 2012



DESCRIPTION AS FURNISHED. (OFFICIAL RECORDS BOOK: 1002, PAGE: 031)

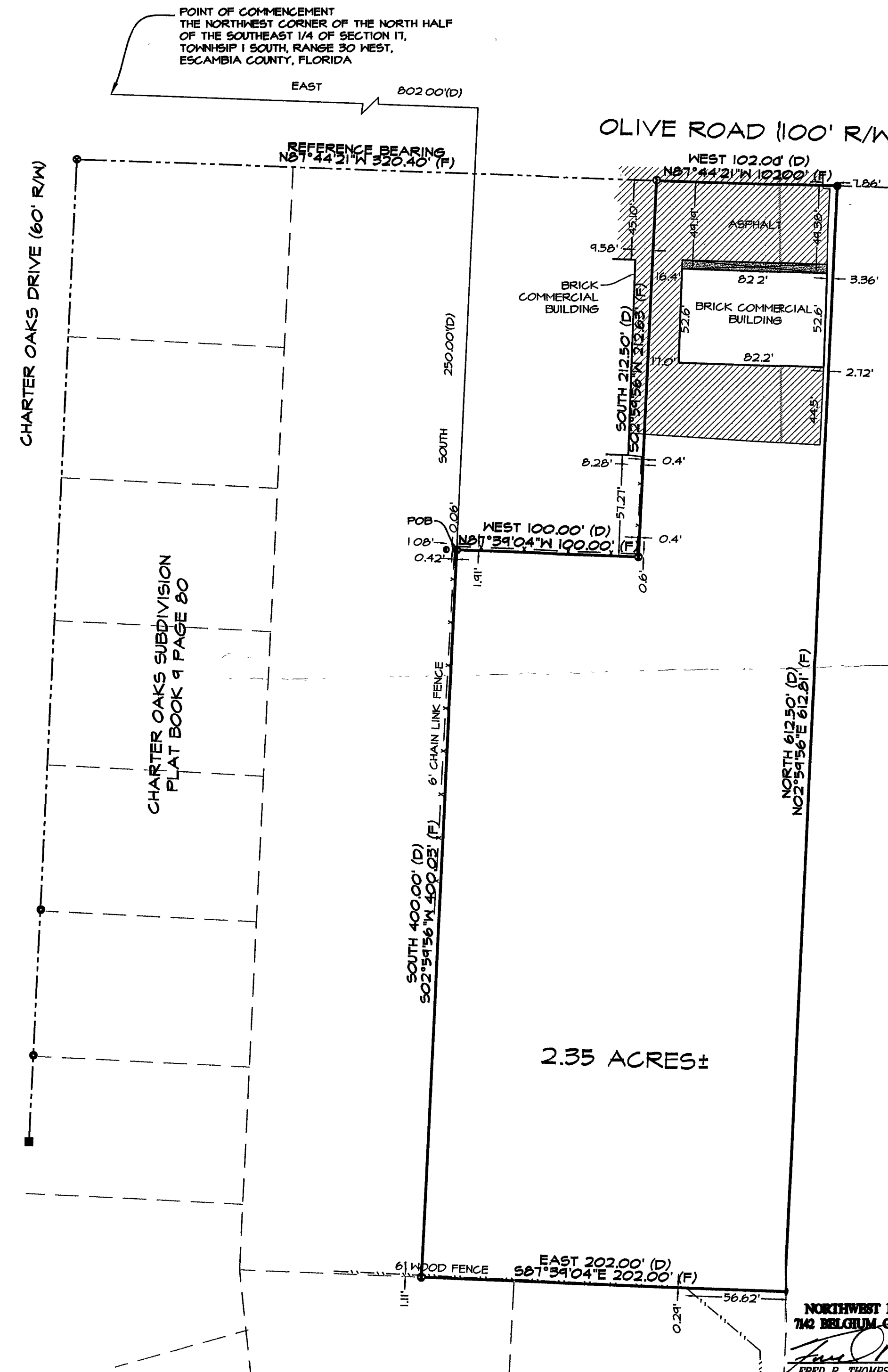
COMMENCE AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 17, T-1-S, R-30-W, THENCE RUN EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST 1/4 FOR 802 FEET, THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 250 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAME LINE FOR 400 FEET, THENCE RUN EAST PARALLEL TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 202.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 612.5 FEET, THENCE RUN WEST PARALLEL TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 102.0 FEET, THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 212.5 FEET, THENCE RUN WEST PARALLEL TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 FOR 100 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 87 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF OLIVE ROAD (100' R/W).
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0315 G, REVISED SEPTEMBER 24, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1748 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 4346 (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ⊙ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- ~ 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- P.O.B. ~ POINT OF BEGINNING



REVISIONS		NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR		NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION TRADE MARKING CIRCLE (850) 488-1000	
NO.	DATE	DESIGNED	DRAWN	CHECKED	DATE
		FRT	JAS	FRT	2-9-12

BOUNDARY SURVEY WITH IMPROVEMENTS
OF A PORTION OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA

PREPARED FOR AND REQUESTED BY:
SUSAN JAMES

NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32506

FRED R. THOMPSON 2-9-2012
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

PROJECT NO.	18290
INDEX	10
SHEETS	9



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **549596**

Date Issued. : 02/15/2012

Cashier ID : GELAWREN

Application No. : PRZ120200004

Project Name : Z-2012-04

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	34401	\$1,050.00	App ID : PRZ120200004
		\$1,050.00	Total Check

Received From : THE SHOPPER INC

Total Receipt Amount : **\$1,050.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ120200004	642809	1,050.00	\$0.00	3041 E OLIVE RD, PENSACOLA, FL, 32514

Total Amount :

1,050.00

\$0.00

Balance Due on this/these
Application(s) as of 2/16/2012

TANG PHUOC
3072 E OLIVE RD
PENSACOLA FL 32514

HEBERT ROBIN P
8155 LODE STAR AVE
PENSACOLA FL 32514

HENDRICKS WILLIAM R SR
5909 HALL RD
JAY FL 32565

CALDWELL PHILLIP S
3088 BLUE STAR AVE
PENSACOLA FL 32514

PAYNE ALICE FAYE
8136 LODE STAR AVE
PENSACOLA FL 32504

BERNAL FRANCISCO M
PO BOX 11713
SPRING TX 77391-1713

ELY MICHAEL K & MARY K
3080 BLUE STAR AVE
PENSACOLA FL 32514

TOLBERT BRENDON M
8142 LODE STAR AVE
PENSACOLA FL 32514

LOREDO PIERRE I
13452 LITTLE GEM CIR
FORT MYERS FL 33913

CALDWELL CARROLL RENEE
3124 BERNATH DR
MILTON FL 32583

WARD ELIZABETH ANNE FRIES
8146 LODE STAR AVE
PENSACOLA FL 32514

GALLEGOS DONNA F
3042 OLIVE RD
PENSACOLA FL 32514

CREWS NELLIE G
3056 BLUE STAR AVE
PENSACOLA FL 32514

BOYETTE WILLIAM E JR
8162 LODE STAR AVE
PENSACOLA FL 32514

BOYETT AUBREY B
3034 E OLIVE RD
PENSACOLA FL 32514

JONES MICHAEL A & ANNE L
3052 BLUE STAR AVE
PENSACOLA FL 32514

MCCORD RONALD P
3022 OLIVE RD
PENSACOLA FL 32514

CLAY WILLIAM D & BELINDA S
6375 ANTIETAM DR
PENSACOLA FL 32503

VARGAS LUIS
3012 E OLIVE RD
PENSACOLA FL 32514

LUECHT JOSHUA & JACQUELINE R
3010 BLUE STAR AVE
PENSACOLA FL 32514

PETTWAY ROBERT J
2970 OLIVE RD
PENSACOLA FL 32514

FANO JESSICA C
124 CALVARY MISSIONARY CHURCH
RD
DERIDDER LA 70634

MELAVEN JAMES R & CHERYL B
8668 PLEASANT HOME RD
HOLT FL 32564

GRC PROPERTIES LLC
4710 NORTH W ST
PENSACOLA FL 32505

BURNS GERALD R & LYNDA M
2977 BLUE STAR AVE
PENSACOLA FL 32514

WILLIAMS RITA L
2989 BLUE STAR AVE
PENSACOLA FL 32514

MIDDLETON CORINE B
3011 BLUE STAR AVE
PENSACOLA FL 32514

SCHAUER ROBERT W
3033 BLUE STAR AVE
PENSACOLA FL 32514

CRAWFORD MICHAEL E
3027 SKYCREST DR
PENSACOLA FL 32514

HOLLINGSWORTH MICHAEL W
3041 BLUE STAR DR
PENSACOLA FL 32514

PURDY CORYDON P
3035 SKYCREST DR
PENSACOLA FL 32514

ADAMS DENISE L
3053 BLUE STAR AVE
PENSACOLA FL 32514

RUSSELL NANCY LYNN
3043 SKYCREST DR
PENSACOLA FL 32514

MOORER FRANCES E
3065 BLUE STAR AVE
PENSACOLA FL 32514

SIMS JULIUS L & MARIA A
3051 SKYCREST DR
PENSACOLA FL 32514

MORRIS DETRICK A & ANGELIQUE
3077 BLUE STAR AVE
PENSACOLA FL 32514

WOLFE PHILIP & LINDA DIANNE
6091 HIALEAH ST
PACE FL 32571

CATCHINGS ARDELIA W
3089 BLUE STAR AVE
PENSACOLA FL 32514

ZELIFF CAROLYN L
3087 SKYCREST DR
PENSACOLA FL 32514

BROWN JODY LYNN BAGGETT
7393 CHIMNEY PINES DR
PENSACOLA FL 32526

GIDEONS SYDNEY M & CORINE M
8159 LODE STAR AVE
PENSACOLA FL 32514

REORGANIZED OF JESUS
PO BOX 10056
PENSACOLA FL 32524

PARAZINE JESSE S
3111 OLIVE RD
PENSACOLA FL 32514

BONNIN TAMMY LLC
3201 E OLIVE RD
PENSACOLA FL 32504

PARAZINE JESSE S JR
3111-C E OLIVE RD
PENSACOLA FL 32514

PARAZINE HARRY A
3111 E OLIVE RD
PENSACOLA FL 32514

MEADOWRUN ASSOCIATES C/O
MULTIFAMILY MANAGEMENT INC
758 SAINT MICHAEL ST STE D
MOBILE AL 36602

AUCLAIR MELANIE
2929 E OLIVE RD
PENSACOLA FL 32514

JAMES SUSAN
3041 E OLIVE RD
PENSACOLA FL 32514

JOHNSON WILLIAM & VICTORIA
3370 BROOKSHIRE DR
PENSACOLA FL 32504

MACS RENTS INC
3039 E OLIVE RD
PENSACOLA FL 32514

FIELD BRIDGET M
805 SALTMEADOW BAY ARCH # 112
VIRGINIA BCH VA 23451

SINGER HENRY & IRENE
2332 NELA AVE
ORLANDO FL 32809

JONES STEPHEN M & TAMMY K
6009 FOREST GREEN RD
PENSACOLA FL 32505

RICHARDSON PATRICK L & RITA M
608 DESERT OAK DR
PENSACOLA FL 32514

BOCH THERESA A
138 TOWNSHIP ROAD
CHESAPEAKE OH 456198613

PETERS BRIAN J & SAEKO T
2946 CHARTER OAKS LN
PENSACOLA FL 32514

WARD MYRA W
2948 CHARTER OAKS LN
PENSACOLA FL 32514

DONNALLEY DEBRA O
2950 CHARTER OAKS LN
PENSACOLA FL 32514

HAWORTH STACEY DANIELLE
2951 CHARTER OAKS LN
PENSACOLA FL 32514

CORDOVA ELIU & DEBORAH
2949 CHARTER OAKS LN
PENSACOLA FL 32514

ABRAMS AUDREY S
2947 CHARTER OAKS LN
PENSACOLA FL 32514

BRAZZEAL RICHARD T JR
320 PIN OAK CT
PENSACOLA FL 32514

EMERY NANCY C
324 PIN OAK CT
PENSACOLA FL 32514

GROVE CAROLYN R
1006 ARDEN ST
PENSACOLA FL 32504

ESPOSITO VINCENT A
8047 CHARTER OAKS DR
PENSACOLA FL 32514

TAYLOR OTTO & FANNIE MAE
8037 CHARTER OAKS DR
PENSACOLA FL 32514

JOHNSTON JOHN M JR & DIANE E
8027 CHARTER OAKS DR
PENSACOLA FL 32514

CARNLEY PEGGY RENEE8
017 CHARTER OAKS DR
PENSACOLA FL 32514

GLENCOE DAVID P
8007 CHARTER OAKS DR
PENSACOLA FL 32514

BASS RAY M & ERIN B
2953 CHARTER OAKS DR
PENSACOLA FL 32514

LEVINS CARY
7935 CHARTER OAKS DR
PENSACOLA FL 32514

HODGES SUE E
7813 CHARTER OAKS DR
PENSACOLA FL 32514

KERR JILL E PALLIN
7925 CHARTER OAKS DR
PENSACOLA FL 32514

LANGNAU PATRICIA ANN
7803 CHARTER OAKS DR
PENSACOLA FL 32514

FREDRICKSON GLEN A & DONNA S
3412 ASHMORE LN
PACE FL 32571

DOUGHERTY EDWARD D
7731 CHARTER OAKS DR
PENSACOLA FL 32514

CRAWFORD ALTAGRACIA
7905 CHARTER OAKS DR
PENSACOLA FL 32514

HANSEN PATRICIA J
7721 CHARTER OAKS DR
PENSACOLA FL 32514

MCGUIRE GLORIA J
8048 CHARTER OAKS DR
PENSACOLA FL 32514

RAHN JOHN Q JR & INA LEE
8038 CHARTER OAKS DR
PENSACOLA FL 32514

HOGARTH STEPHEN W
8028 CHARTER OAKS DR
PENSACOLA FL 32514

KOVICH MARTHA L
8018 CHARTER OAKS DR
PENSACOLA FL 32514

TUCKER ROBERT L
161 HILLCREST RD
EUREKA SPRINGS AR 72631

EVANS IVAN C & DOLITER
7926 CHARTER OAKS DR
PENSACOLA FL 32514

RITCHIE LINDA W
7637 NORTHPOINTE DR
PENSACOLA FL 325146642

DICKEY JANNA DEAN
7906 CHARTER OAKS DR
PENSACOLA FL 32514

CRITTENDEN JAMES
1209 ARIOLA DR
PENSACOLA BEACH FL 32561

MURPHY KIMBERLY L
7824 CHARTER OAKS DR
PENSACOLA FL 32514

HOGAN RUSSELL L
3914 POPLAR SPRINGS DR APT 21
MERIDIAN MS 39305-3759

MCCLELLAND JOSEPH L & BOBBIE
7812 CHARTER OAKS CT
PENSACOLA FL 32514

BUCHHOLZ WERNER K & RENATE
7810 CHARTER OAKS CT
PENSACOLA FL 32514

PATERNOSTER TONETTE
7808 CHARTER OAKS CT
PENSACOLA FL 32514

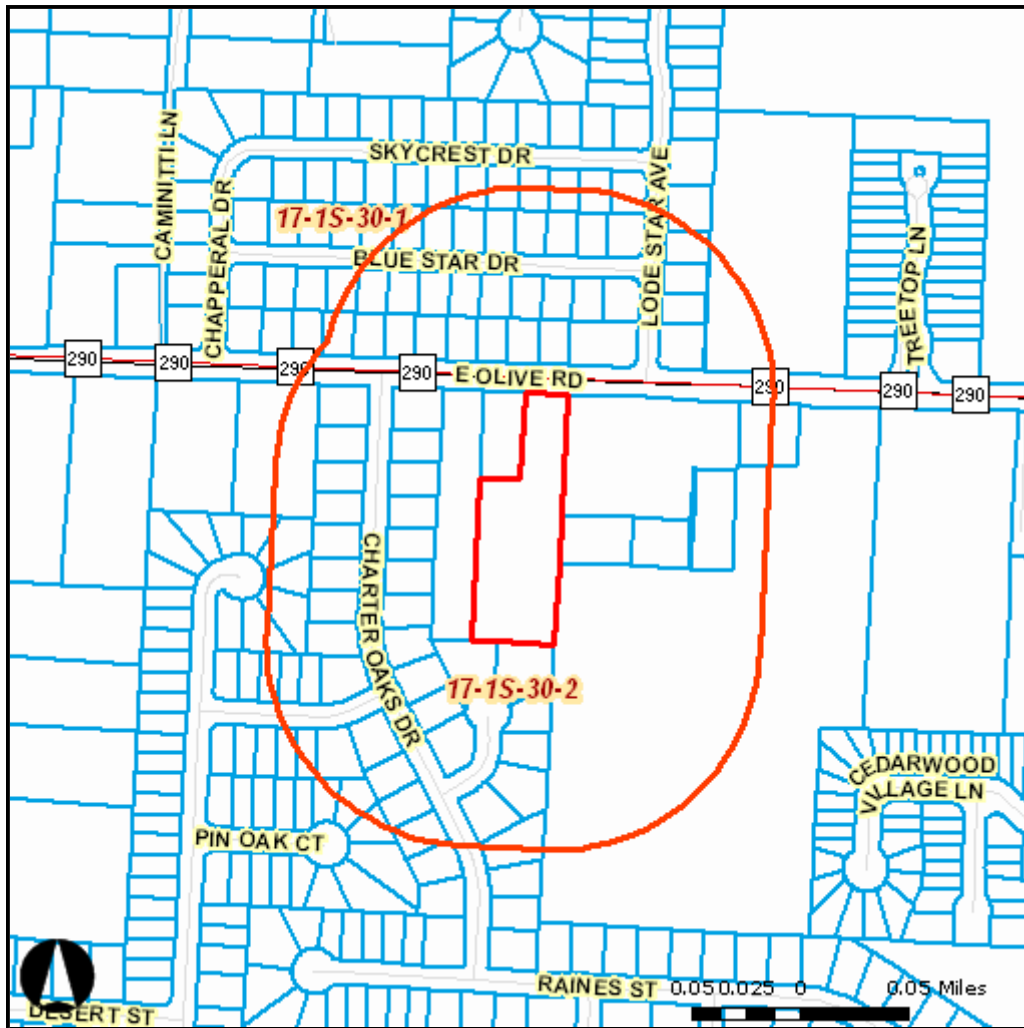
NETZER MARILYN L
4133 ERMINE AVE
MILTON FL 32583

MARCHANT DEBORAH
7804 CHARTER OAKS CT
PENSACOLA FL 325146288

MORITZ JEFFREY A & LAURIE B
7802 CHARTER OAKS CT
PENSACOLA FL 32514

CARTER JENNIFER
7726 CHARTER OAKS DR
PENSACOLA FL 32514

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Planning Board-Rezoning

5. B.

Meeting Date: 04/09/2012

CASE : Z-2012-05

APPLICANT: George Rothbauer, Agent for
James McKelvey, Jr., Owner

ADDRESS: 7595 Scenic Highway

PROPERTY REFERENCE NO.: 06-1S-29-1009-000-000

FUTURE LAND USE: MU-U, Mixed-Use Urban

COMMISSIONER DISTRICT: 4

OVERLAY AREA: Scenic Highway

BCC MEETING DATE: 05/03/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-1/C-1; Single-Family District (Low Density) and Retail Commercial (cumulative)

TO: C-1, Retail Commercial (cumulative)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM)

CPP FLU 1.3.1 Future Land Use Categories The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the

efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development)

CPP FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

FINDINGS

The proposed amendment to C-1 **is consistent** with the intent and purpose of the Future Land Use category Mixed-Use Urban as stated in CPP FLU 1.3.1. because the future land use category is intended for an intense mix of residential and nonresidential uses. The proposed amendment is consistent with the intent of CPP FLU 1.5.3 promoting the efficient use of existing public roads, utilities and services infrastructure; notably to encourage redevelopment of underutilized property. Buffering requirements between the subject parcel and the adjoining neighborhood will be addressed at the time of the site plan review process.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.05. R-1 Single-Family District, Low Density Intent and purpose of district. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is four dwelling units per acre. Refer to Article 11 for uses and densities allowed in R-1, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in Article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-1 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property.

Permitted Uses:

1. Any use permitted in the R-6 district.
2. Places of worship, educational institutions or facilities.
3. Personal service establishments such as, but not limited to, banks, beauty parlors, medical and dental clinics, restaurants including on-premises consumption of alcohol, financial institutions, professional and other offices, parking garages and lots, laundry and dry cleaning pickup stations, self-service coin-operated laundry and dry cleaning establishments, shoe repair, tailoring, watch and clock repair, locksmiths and data processing.
4. Retail business including, but not limited to: drug, package, hardware stores, book, stationery,

china and luggage shops, newsstands, florists, photographic supplies and studios, wearing apparel shops, paint and wallpaper; accessory storage for retail uses.

5. Restaurants. Drive-in or drive-thru restaurants provided that the boundaries of the tract of land on which they are located are in excess of 200 feet from any R-1 or R-2 districts unless separated from such district by a three lane road (or larger) or a minimum 60-foot right-of-way.

6. Automobile repair shops for ignition, fuel, brake and suspension systems or similar uses.

7. Automobile service stations including minor auto repairs.

8. Automobile washing facility.

9. Hotels and motels.

10. Off-premises signs, billboards and other sign structures erected, located and maintained as provided for in article 8 of this Code.

11. Grocery, produce, meat and convenience stores, including the incidental sale of gasoline.

12. Health and fitness clubs.

13. Hospitals.

14. Printing, bookbinding, lithography and publishing companies.

15. Interior decorating, home furnishing, and furniture stores.

16. Music conservatory, dancing schools and art studios.

17. Music, radio and television shops.

18. Mortuary and funeral homes.

19. Dry cleaning establishments provided that equipment used emits no smoke or escaping steam and uses nonflammable synthetic cleaning agents (perchloroethylene, trichloroethylene, etc.)

20. Indoor movie theaters.

21. Enclosed animal hospitals and veterinary clinics.

22. Campgrounds.

23. Secondhand stores and used clothing deposit box when such boxes are operated (placed) by charitable organizations.

24. Wholesale warehousing (if less than 10,000 square feet).

25. Mini-warehouses. No ancillary truck rental service or facility allowed without conditional use approval.

26. Bowling alleys, skating rinks and billiard parlors providing such activities and facilities are enclosed within a soundproof building.

27. Recreational and commercial marinas.

28. Garden shops or nurseries displaying plants, shrubs, trees, etc., outdoors adjacent to the garden shop or nursery.

29. Antique shops, pawn shops.

30. Commercial communication towers 150 feet or less in height.

31. Arcade amusement centers and bingo facilities.

32. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

7.20.05. Retail Commercial Locational Criteria (AMU-2, C-1, VM-2).

A. Retail commercial land uses shall be located at collector/arterial or arterial/arterial intersections or along an arterial or collector roadway within one-quarter mile of the intersection.

6.07.02. Scenic Highway Overlay District. A. Intent, boundaries and purpose of the district.

This district is intended to protect the unique scenic vista and environmental resources of the Scenic Highway Corridor and adjacent Escambia Bay shoreline. This is an overlay district and the regulations herein expand upon existing R-1, R-2, R-3, R-6, C-1, and/or ID-1 zoning district regulations otherwise imposed on individual parcels within the corridor. The district overlays all

parcels adjacent to the Pensacola Scenic Bluffs Highway corridor on the west side of the highway and all of the property between the Pensacola Scenic Bluffs Highway and the Escambia Bay on the east side of the highway, for approximately five miles from the city limit of Pensacola along Scenic Highway continuing along Highway 90 to the bridge over the Escambia River at the Santa Rosa County line. The purpose of the district is to alleviate harmful effects of on-site generated erosion and runoff caused by clearing natural vegetation and changing existing contours of the land, and to ensure the preservation of the bluffs, wetland areas and scenic views along the bay and assure continued public access to the views along the corridor.

FINDINGS

The parcel is currently split zoned R-1/C-1. The majority of the parcel is currently zoned C-1; therefore, the proposed amendment **is consistent** with the intent of the C-1 zoning category and if the R-1 portion of the parcel is rezoned C-1, it would meet the Locational Criteria in LDC 7.20.05.A. A portion of the parcel is within the Scenic Highway Overlay Area and any development that may occur on the property must meet the requirements of the Scenic Highway Overlay District as stated in LDC 6.07.02.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-1 and R-1. There was one hotel, one retirement center, 62 single family residences, three vacant parcels, and one FDOT public parking facility.

CRITERION (4)

Changed conditions.

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

FINDINGS

Since 2009, the parcel has been combined with an abutting parcel to the north which is currently C-1. If the rezoning were to be granted it would eliminate an existing split zoned parcel.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

The portion of the property currently zoned R-1 is identified as a sedimentation pond on the 1978 Whisper Way Plat (Plat Book 10 Page 48) and acts as a stormwater pond for the neighborhood. The County has a Hold Harmless Agreement (OR 1248 Pg 677); therefore,

maintenance of the stormwater pond is the property owner's responsibility. According to the National Wetland Inventory, wetlands and hydric soils were not indicated on the subject property. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

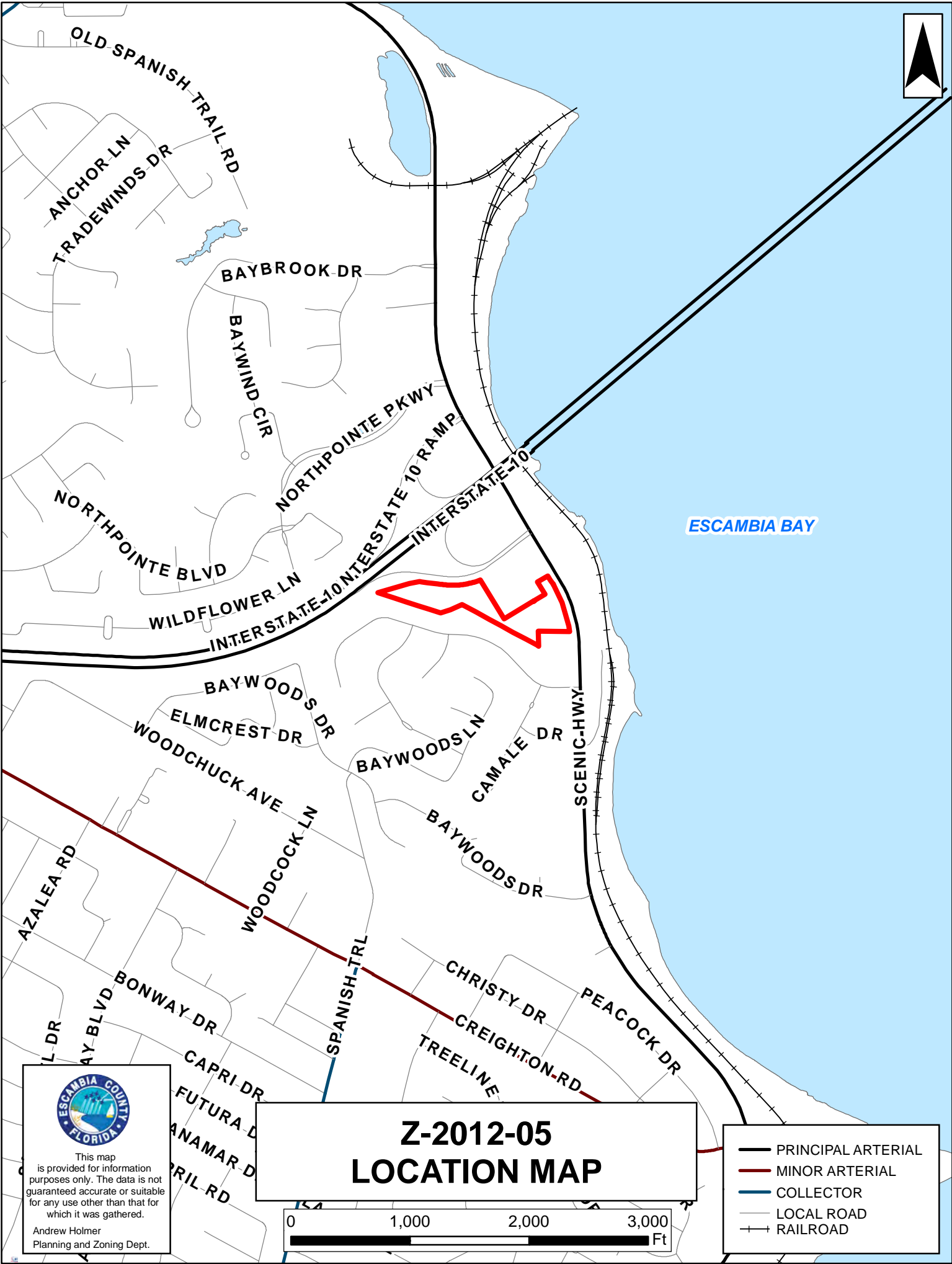
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The majority of the parcel is currently zoned C-1 and if this amendment is granted, it would eliminate a split zoned parcel. The surrounding parcels to the north of the subject property are currently zoned C-1. The parcel will need to go through the site plan review process in order to ensure buffering requirements are met for the adjoining neighborhood to the south.

Attachments






Z-2012-05

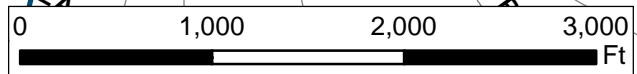

Z-2012-05



ESCAMBIA BAY

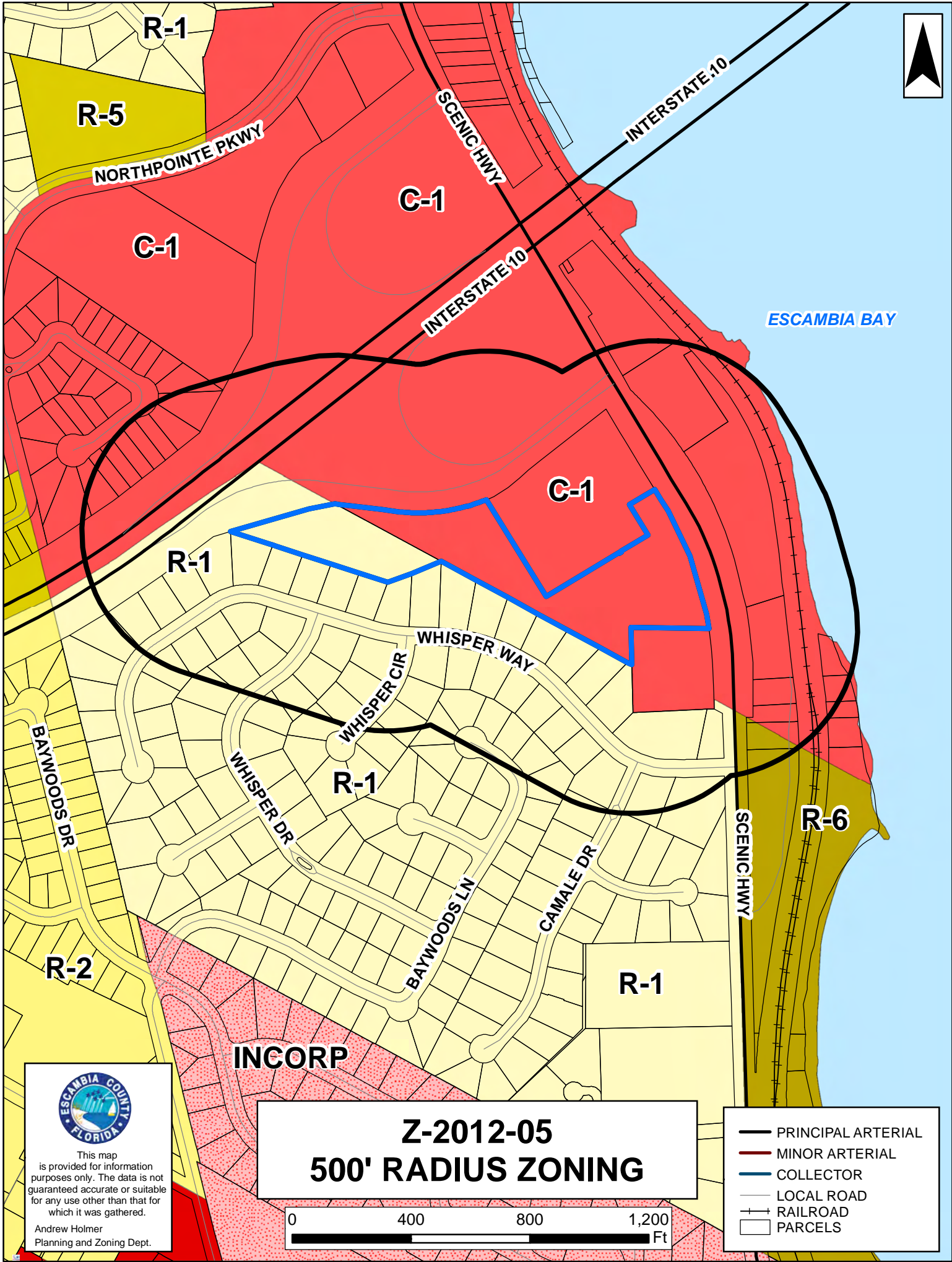
Z-2012-05 LOCATION MAP


-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD

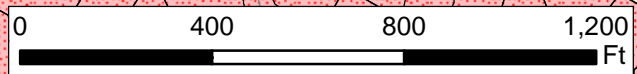
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.







Andrew Holmer
Planning and Zoning Dept.

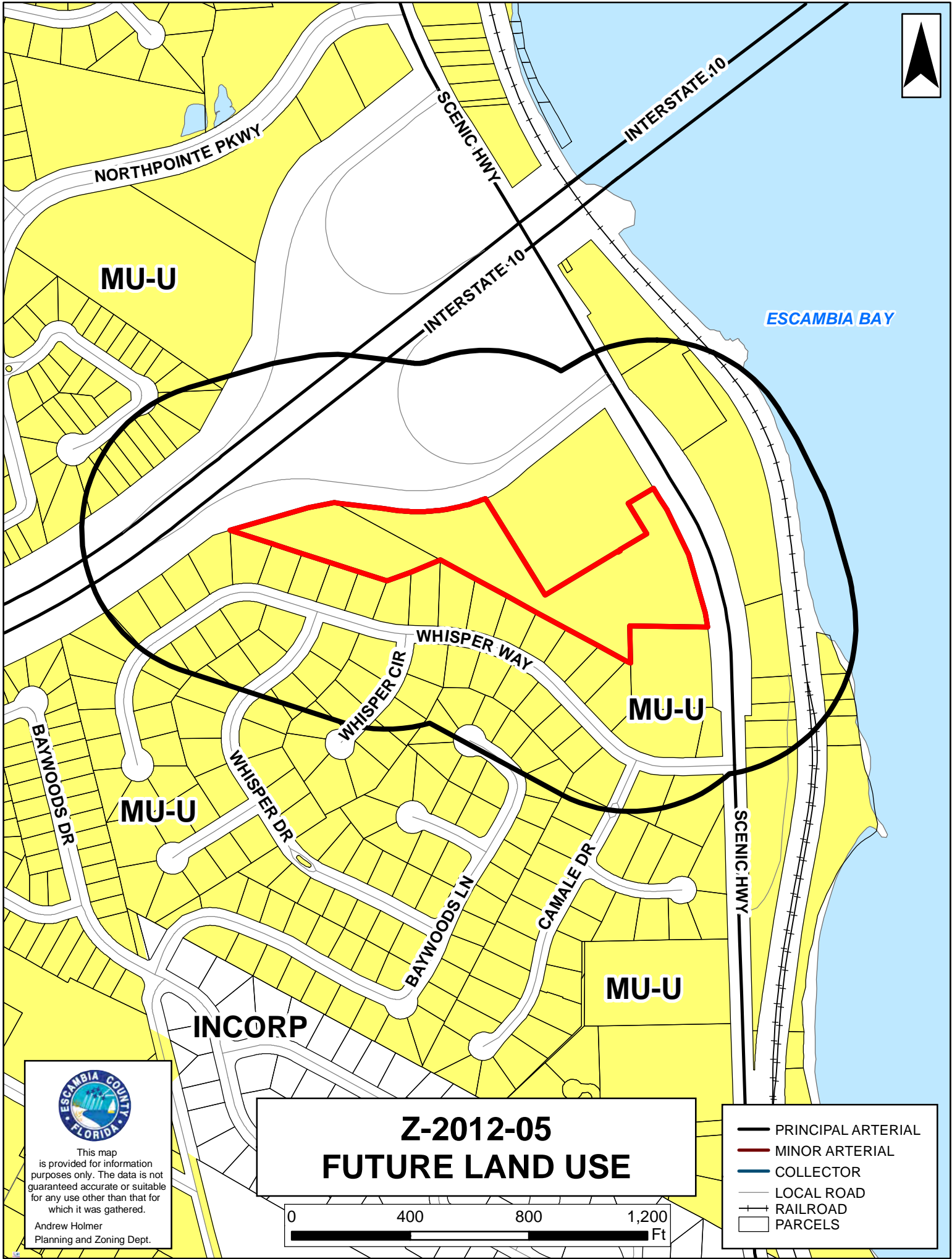



 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.

Z-2012-05
500' RADIUS ZONING



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



MU-U

ESCAMBIA BAY

MU-U

MU-U

MU-U

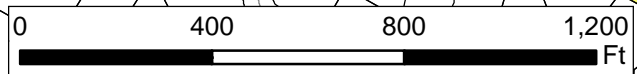
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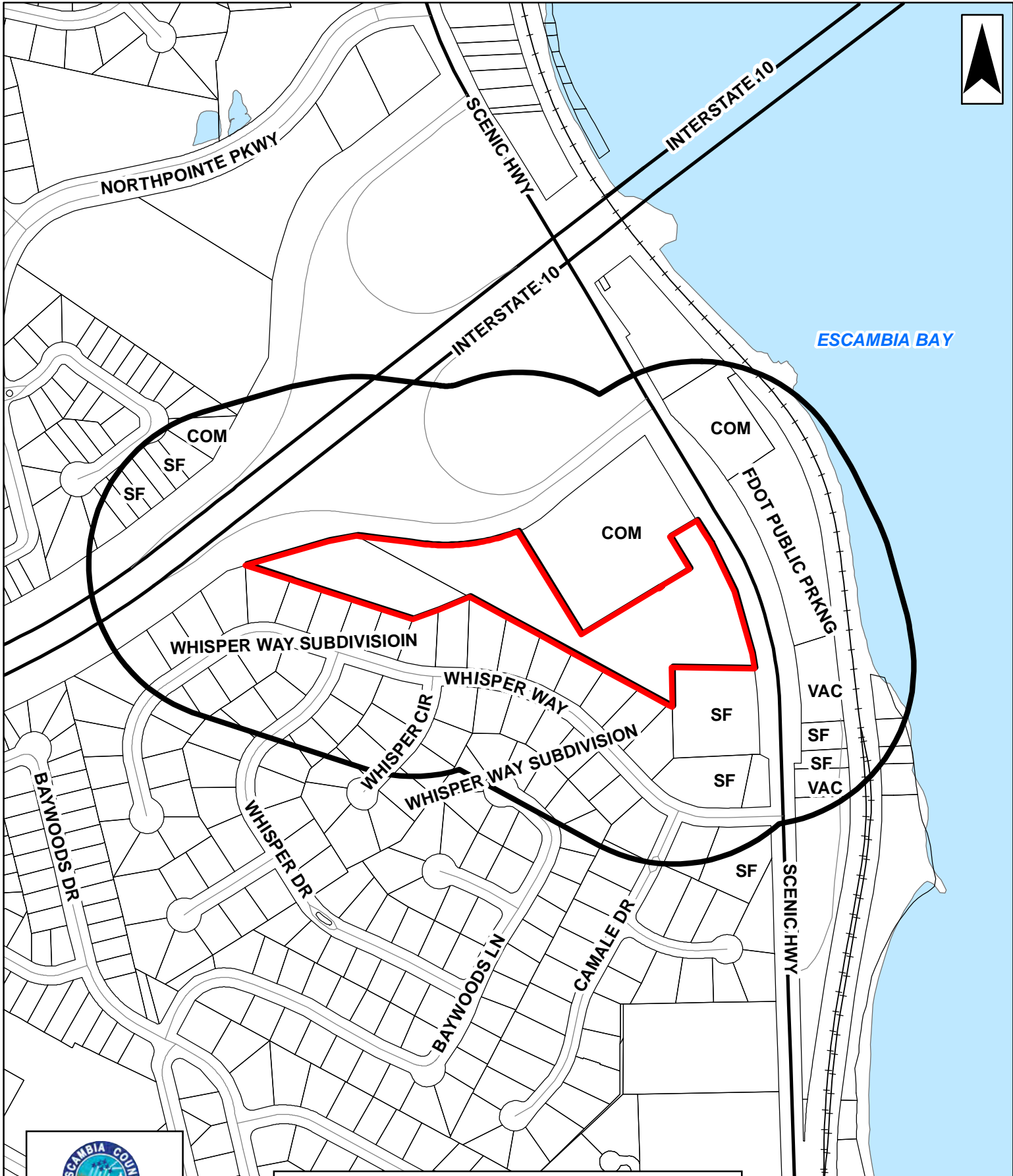
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2012-05 FUTURE LAND USE



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



ESCAMBIA BAY

COM

SF

SF

COM

COM

WHISPER WAY SUBDIVISION

WHISPER CIR

WHISPER WAY

WHISPER WAY SUBDIVISION

SF

SF

VAC

SF

SF

VAC

SF

BAYWOODS DR

WHISPER DR

BAYWOODS LN

CAMALE DR

SCENIC HWY

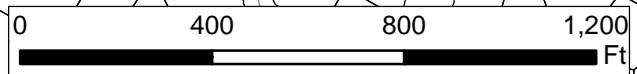
FDOT PUBLIC PRKNG



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-05 EXISTING LAND USE



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



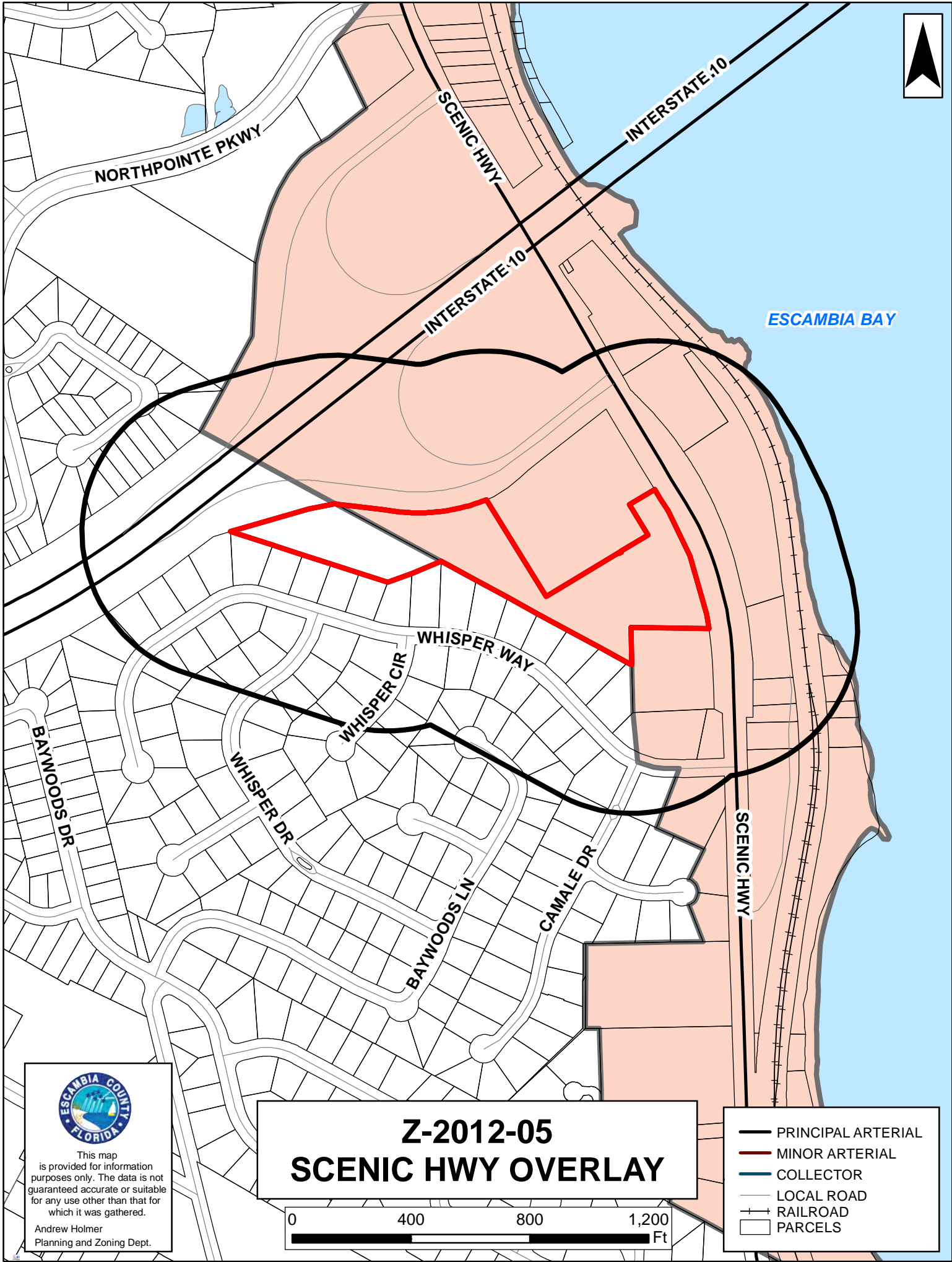
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2012-05 AERIAL MAP



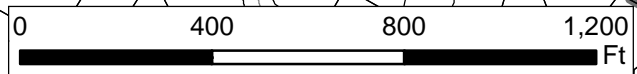
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- PARCELS



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

Andrew Holmer
Planning and Zoning Dept.

Z-2012-05 SCENIC HWY OVERLAY



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-05
CURRENT ZONING: R-1/C-1 PROPOSED ZONING: C-1

PLANNING BOARD

DATE: 4/9/12 TIME: 8:30 am

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 5/3/12 TIME: 5:45 pm

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



STOP

NO LEFT TURN

NO RIGHT TURN

NO U-TURN

SPEED LIMIT
45

FLORIDA
HIGHWAY
90
PENSACOLA
SCENIC BLUFFS

PARK
RIDE
←







Beyond India
Indo-American Cuisine

PARK &
RIDE



Small white rectangular sign with illegible text.

Large white rectangular sign with illegible text.





 **QUALITY**


QUALITY
INN & SUITES
LUNCH BUFFET \$4.95
LIVE MUSIC
WEEKLY RATES
Beyond India
RESTAURANT

Beyond India
Indo-American Cuisine



February 17, 2012

Development Services Department
The County of Escambia
3363 West Park Place
Pensacola, FL 32505

RE: Property ID 06-1S-29-1009-000-000
7595 Scenic Highway, Pensacola, FL 32504 (new assigned address)
Owner: James M. McKelvey, Jr.

I am requesting that Escambia County, at its earliest convenience, change the zoning of the above referenced Property from its current split zoning districts R-1 and C-1 to the requested zoning district C-1 for the entire property parcel. This R-1 zoned portion of the Property is bounded by Whisper Way Subdivision, Interstate 10, and the remaining portion of the Property I own that is already zoned C-1. In 2009, the Property previously consisted of two separate parcels R-1 and C-1. I was told by the planning staff that I needed to combine the separate tax parcels into one combined parcel to properly seek rezoning for the R-1 portion of my property and I have done so.

The R-1 portion of the Property is currently considered waste land (storm water retention site) by Escambia County and has no significant property tax value. I can better utilize the Property for storm water management and development if it this R-1 portion of the Property were rezoned to C-1 to match my adjacent land. The R-1 portion of the Property is predominately surrounded by non-residential uses or zoning and that a change to C-1 zoning meets Escambia County's rezoning criteria. Any future development would still be required to meet the County's other development regulations.

The following represents the reasons why changing the R-1 zoned portion of the Property to C-1 maybe considered compatible with the County's Comprehensive Plan and is not in conflict with the County's Land Development Code:

1. The R-1 portion of the Property lies between the Whisper Way Subdivision (zoned R-1); the Interstate 10 right of way; and the commercial land (zoned C-1) fronting Interstate 10, Scenic Hwy., and the Ramada Inn hotel. Both the R-1 and C-1 zoned portions of the Property are titled as one parcel under the name James M. McKelvey, Jr.

2. The R-1 and C-1 portions of the Property received their zoning classifications at the same time in the late 1980's when Escambia County initiated zoning in this part of the county. The Future Land Use designation for both portions of the Property is MU-1.

3. The R-1 portion of the Property is used as a sedimentation pond for the purpose of providing storm water management for the Whisper Way Subdivision. The R-1 portion of the

Property in the 1980's was sold to a private party after the failure to pay the property taxes. Since that time Whisper Way Subdivision has not provided any financial support for the R-1 portion of the Property so the Property has been in limbo of sorts.

4. The R-1 zoned portion is zoned to permit single family lots, but the subdivision storm water must be managed. So effectively, no single family lots can be created on the R-1 portion of the Property. There is no street frontage (access), only storm drain access. The R-1 portion of the Property was land locked until it was purchased and then became accessible by the addition of the McKelvey C-1 land.

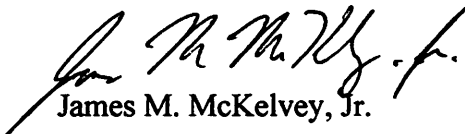
5. The R-1 portion of the Property abuts the McKelvey C-1 zoned commercial land which does have street access on Scenic Highway. The McKelvey C-1 land also has a sedimentation pond and provides for storm water management of the Ramada Hotel as well. Rezoning the Property from R-1 to C-1 will allow the remaining McKelvey C-1 land to be combined for more rational and efficient development. Specifically, it will allow for a unified storm water management solution.

6. Under the LDC 7.20.03 Exemptions, the R-1 portion of the Property is within a quarter mile of the intersection of an arterial/collector roadway (Interstate 10 and Scenic Hwy.) when accessed through the McKelvey C-1 land. The R-1 portion of the Property is part of a "Block" zoned for commercial use (the C-1 McKelvey land), and is therefore considered "Infill Development".

7. The R-1 portion of the Property abuts existing C-1 zoned land and therefore should not be considered "Spot Zoning" if changed from R-1 to C-1. The R-1 portion of the Property borders the Whisper Way Subdivision on only one side and does not intrude into the subdivision. The other two sides are the Interstate 10 right of way and the McKelvey C-1 land.

8. The proposed rezoning of the R-1 portion of the Property will not introduce new significant adverse property value impacts to the Whisper Way property owners because the existing C-1 McKelvey land, which already abuts numerous Whisper Way lots, can already be developed commercially. In addition, Interstate 10 already has possible negative impacts on the Whisper Way homes nearby. There would be no traffic impact since all traffic would be on Scenic Highway. High quality development of the Property should enhance the neighborhood, and detrimental impacts would not be advantageous to the McKelvey C-1 land. Benefits would include enforceable storm water management responsibility and maintenance.

Sincerely



James M. McKelvey, Jr.



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R-1 & C-1 to: C-1

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

Owner(s) Name: James M. McKelvey, Jr. Phone: 314.517.4555

Address: 2645 S. Bayshore Dr., Apt. 802, Miami, FL 33133 Email: jimm@mirasmart.com

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

Property Address: 7595 Scenic Highway, Pensacola, Florida 32504

Property Reference Number(s)/Legal Description: 061S291009000000

By my signature, I hereby certify that:

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

[Signature] _____ James M. McKelvey, Jr. _____ 2-23-2012
 Signature of Owner/Agent Printed Name Owner/Agent Date

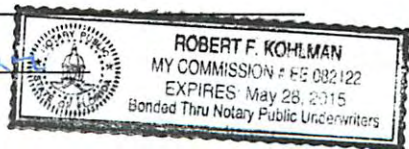
 Signature of Owner Printed Name of Owner Date

STATE OF Florida COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of February 20 12
 by James M. McKelvey Jr.

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

[Signature] _____ Robert F. Kohlman _____
 Signature of Notary Printed Name of Notary
 (notary seal must be affixed)



FOR OFFICE USE ONLY CASE NUMBER: Z-2012-05

Meeting Date(s): April 9, 2012 Accepted/Verified by: Dennis Halstead Date: 2-29-12

Fees Paid: \$ 1050.00 Receipt #: 550369 Permit #: PRZ120200005



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-05

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 061S291009000000

Property Address: 7595 Scenic Highway, Pensacola, Florida 32504

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 23 DAY OF February, YEAR OF 2012.

Signature of Property Owner

James M. McKelvey, Jr.

Printed Name of Property Owner

2-23-2012

Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: Z-2012-05

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7595 Scenic Highway, Pensacola, Florida 32504,
Florida, property reference number(s) 061S291009000000

I hereby designate E. George Rothbauer for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: E. George Rothbauer Email: g.egrpartners@att.net
Address: 7608 Linda Lake Dr., Charlotte, NC Phone: 704.357.7756

[Signature]
Signature of Property Owner

James M. McKelvey, Jr.
Printed Name of Property Owner

2-23-2012
Date

STATE OF Florida

COUNTY OF Miami-Dade

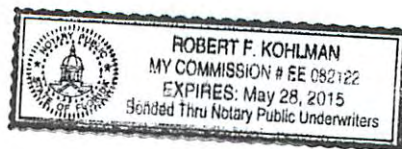
The foregoing instrument was acknowledged before me this 23rd day of February 20 12
by James M. McKelvey, Jr.

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

[Signature]
Signature of Notary

Robert F. Kohlman
Printed Name of Notary

(Notary Seal)



REC'D FEB 29 2012

MHY-16-2005 13:57

WHIBBS & WHIBBS, PA

P.02

27.00
5,250.00

Prepared by and return to:
Suzanne N. Whibbs
Attorney at Law
Whibbs & Whibbs, P.A.
105 E. Gregory Square
Pensacola, FL 32501
850-434-5395
File Number: 05-0402
Will Call No.:

(Space Above This Line For Recording Date)

Warranty Deed

This Warranty Deed made this 29th day of April, 2005 between Miles H. Mason, III, a married man whose post office address is 3500 McClure Bridge Road, Duluth, GA, grantor, and James M. McKeivey, Jr., a single man whose post office address is 3800 Park Ave., St. Louis, MO, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantor's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See attached "Exhibit A"

Parcel Identification Number: 06-1S-29-1009-000-000

This property is not the constitutional homestead of the seller, Miles H. Mason, III, who lives in Duluth, Georgia

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth M. Mozley
Witness Name: ELIZABETH M. MOZLEY

Miles H. Mason, III (Seal)
Miles H. Mason, III

Gerrit W. Moore
Witness Name: (GERRIT W. MOORE)

State of Georgia
County of Duval

The foregoing instrument was acknowledged before me this 29th day of April, 2005 by Miles H. Mason, III, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Elizabeth M. Mozley
Notary Public

Printed Name: ELIZABETH M. MOZLEY

My Commission Expires: 05/01



Exhibit A

A parcel of land in Section 6, Township 1 South, Range 29 West, Escambia County, Florida, containing 5.4008 acres more or less and described as follows: Commence at the Northwest corner of Section 8, Township 1 South, Range 29 West; thence go S 62°43'09" E along the North line of the said Section 8 and the South line of Section 6, Township 1 South, Range 29 West a distance of 5970.50 feet to an intersection with the Southerly right-of-way line of U.S. Interstate Hwy. 10 and the Point of Beginning of this description; thence go S 84°24'20" E along the Southerly right-of-way line of U.S. Interstate Hwy. 10 a distance of 163.92 feet to the point of curvature of a circular curve concave to the North, having a radius of 640.00 feet, a central angle of 30°02'07", a chord bearing N 80°36'03" E and a chord distance of 331.67 feet; thence continue Easterly along the said curve and right-of-way line an arc distance of 335.50 feet; thence go S 32°12'20" E a distance of 381.99 feet; thence go N 57°47'40" E a distance of 286.10 feet; thence go S 32°12'20" E a distance of 3.10 feet; thence go N 57°47'40" E a distance of 6.30 feet; thence go N 32°12'20" W a distance of 3.10 feet; thence go N 57°47'40" E a distance of 106.60 feet; thence N 32°12'20" W a distance of 116.09 feet; thence go N 57°47'40" E a distance of 100.00 feet to the Westerly right-of-way line of Scenic Highway (U.S. Highway 90); thence go S 32°12'20" E along the said right-of-way line a distance of 45.01 feet to the point of curvature of a circular curve concave to the Southwest, having a radius of 1081.28 feet, a central angle of 22°20'00", a chord bearing S 21°02'20" E, and a chord distance of 418.81 feet; thence continue Southerly along the said curve and right-of-way line an arc distance of 421.47 feet; thence go S 86°54'40" W a distance of 273.66 feet; thence go S 03°05'20" E a distance of 131.98 feet to an intersection with the South line of the aforesaid Section 6; thence go N 62°43'09" W along the South line of the said Section 6 a distance of 1082.94 feet to the Point of Beginning.

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Scenic Highway, Pensacola, FL 32503
Legal Address of Property: Scenic Highway, Pensacola, FL 32503
The County () has accepted () has not accepted the abutting roadway for maintenance.
This form completed by: Whibbs & Whibbs, P.A.
105 E. Gregory Square
Pensacola, FL 32501

AS TO SELLER(S):

[Signature]
Witness Name: ELIZABETH M. MURPHY
[Signature]
Witness Name: GEORGE W. HARRIS

[Signature] (Seal)
Miles H. Mason, III

AS TO BUYER(S):

[Signature]
Witness Name: Margaret W. Bowe
[Signature]
Witness Name: KAY BAKER

[Signature] (Seal)
James M. McKelvey, Jr.

STATE OF MISSOURI }
County OF St. Louis } ss.

On this 29th day of April 2005, before me personally appeared James M. McKelvey Jr.

... a person(s) described in and who executed the foregoing instrument, and he is the same as he free act and deed.
I have hereunto set my hand and affixed my official seal in the County the day and year first above written.

My commission expires 9-19-2006 *[Signature]*
Notary Public

(Seal)



AMY E. DIBLASI, NOTARY PUBLIC
St. Louis County, State of Missouri
My Commission Expires 9-19-2006

1850
4/26/11

Prepared by and Return to:
Melodie Rowland
LandAmerica Lawyers Title
2100 Creighton Road
Pensacola, FL 32504

Folio/Parcel ID#: 0815292000000200

File/Case No: 07070014130

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 9th day of January, 2008,
BETWEEN Billie S. Bray, a married woman

whose address is 3264 Bayou Lane, Pensacola, FL 32503,
hereinafter called the Grantor, and

James M. McKelvey Jr., a single man
whose address is 3800 Park Ave., St. Louis, MO 63110-2514, hereinafter called the Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Sedimentation Pond: Parcel A, Whisper Way Unit No. 1, according to plat recorded in Plat Book 10, Page 48, of the Public Records of Escambia County, Florida.

Grantor herein states that the subject property is not the homestead of the grantor or the spouse or dependent minor child of grantor, nor is it contiguous to their homestead. They reside at: 3264 Bayou Lane, Pensacola, FL 32503.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2008 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

M. M. Conroy
Witness #1
Print Name: Mark M. Conroy

Billie S. Bray
Billie S. Bray

Melodie Rowland
Witness #2
Print Name: Melodie Rowland

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this January 9, 2008 by Billie S. Bray, who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Melodie Rowland
Notary Public

My commission expires:

(Notary Seal)



File/Case No: 07070014130

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Sedimentation Pond, Parcel A
Legal Address of Property: Sedimentation Pond, Parcel A, Pensacola, FL

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Billie S. Bray
3264 Bayou Lane
Pensacola, FL 32503

WITNESSES AS TO SELLER(S):

#1 William M. Combs
Signature:

Billie S. Bray
Billie S. Bray

#1 Marlane M. Combs
Print Name:

#2 Melodie Rowland
Signature:

#2 Melodie Rowland
Print Name:

WITNESSES AS TO BUYER(S):

#1 Clytus Patterson
Signature:

James M. McKelvey Jr.
James M. McKelvey Jr.

#1 Clayton Patterson
Print Name:

#2 Gary Livak
Signature:

#2 Gary Livak
Print Name:

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

Description as prepared by Northwest Florida Land Surveying, Inc.

New parcel created at the client's request

7595 Scenic Highway, Pensacola, FL 32504 described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 62 DEGREES 43 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 5970.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXIT RAMP OF INTERSTATE 10 (R/W WIDTH VARIES) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE GO SOUTH 84 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY EXIT RAMP RIGHT OF WAY FOR A DISTANCE OF 163.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE GO NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET FOR AN ARC DISTANCE OF 335.32 FEET (DELTA= 30 DEGREES 01 MINUTES 10 SECONDS, CHORD BEARING= NORTH 80 DEGREES 35 MINUTES 22 SECONDS EAST, CHORD DISTANCE= 331.50 FEET); THENCE GO SOUTH 32 DEGREES 12 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 381.99 FEET; THENCE GO NORTH 57 DEGREES 47 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 399.00 FEET; THENCE GO NORTH 32 DEGREES 12 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 116.09 FEET; THENCE GO NORTH 57 DEGREES 43 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SCENIC HIGHWAY (RIGHT OF WAY WIDTH VARIES); THENCE GO SOUTH 32 DEGREES 12 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 45.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1081.28 FEET; THENCE GO SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1081.28 FEET FOR AN ARC DISTANCE OF 71.13 FEET (DELTA= 03 DEGREES 46 MINUTES 09 SECONDS, CHORD BEARING= SOUTH 30 DEGREES 19 MINUTES 15 SECONDS EAST, CHORD DISTANCE= 71.12 FEET); THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1081.28 FEET FOR AN ARC DISTANCE OF 350.34 FEET (DELTA= 18 DEGREES 33 MINUTES 51 SECONDS, CHORD BEARING= SOUTH 19 DEGREES 09 MINUTES 15 SECONDS EAST, CHORD DISTANCE= 348.81 FEET); THENCE GO SOUTH 86 DEGREES 54 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 273.66 FEET; THENCE GO SOUTH 03 DEGREES 05 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 131.92 FEET; THENCE GO NORTH 62 DEGREES 43 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 373.64 FEET; THENCE CONTINUE NORTH 62 DEGREES 43 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 344.10 FEET TO THE NORTHEAST CORNER OF PARCEL A, WHISPER WAY UNIT NO. 1, AS RECORDED IN PLAT BOOK 10 AT PAGE 48 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 72 DEGREES 40 MINUTES 02 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL A FOR A DISTANCE OF 195.00 FEET; THENCE GO NORTH 73 DEGREES 56 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY LINE OF PARCEL A FOR A DISTANCE OF 555.00 FEET; THENCE GO NORTH 74 DEGREES 17 MINUTES 16 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID PARCEL A FOR A DISTANCE OF 213.00 FEET; THENCE GO NORTH 74 DEGREES 17 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO THE AFORESAID SOUTHERLY EXIT RAMP OF INTERSTATE 10; THENCE GO SOUTH 84 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY EXIT RAMP OF INTERSTATE 10 FOR A DISTANCE OF 103.92 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 7.24 ACRES MORE OR LESS.

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
01-0317-100		See Below	06	061S29-1009-000-000

2011 Real Estate 0028890.0000

OFFICE
 (850) 438-6500

2M - 07129 / 00772 1-17294 JMS90992
 MCKELVEY JAMES M JR
 C/O MIRA INC
 1010 HANLEY INDUSTRIAL CT
 BRENTWOOD MO 63144-1908

7600 SCENIC HWY BLK
 BEG AT INTER OF S LI OF SEC
 AND CENTER LI OF US H/W
 NO 90 N 62 DEG 43 MIN 9 SEC
 See Tax Roll for extra legal.



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	563,185		563,185	3,928.50
PUBLIC SCHOOLS					
By Local Board	2.2480	666,995		666,995	1,499.40
By State Law	5.5730	666,995		666,995	3,717.16
SHERIFF	0.6850	563,185		563,185	385.78
WATER MANAGEMENT	0.0400	563,185		563,185	22.53
TOTAL MILLAGE		15.5215		AD VALOREM TAXES	9553.37

ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		11.21
#1728 11-8-11		
QUESTIONS ON ITEMS IN THIS SECTION ONLY CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS		11.21

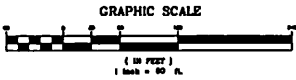
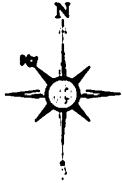
PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS	9564.58	PAY ONLY ONE AMOUNT	See reverse side for important information
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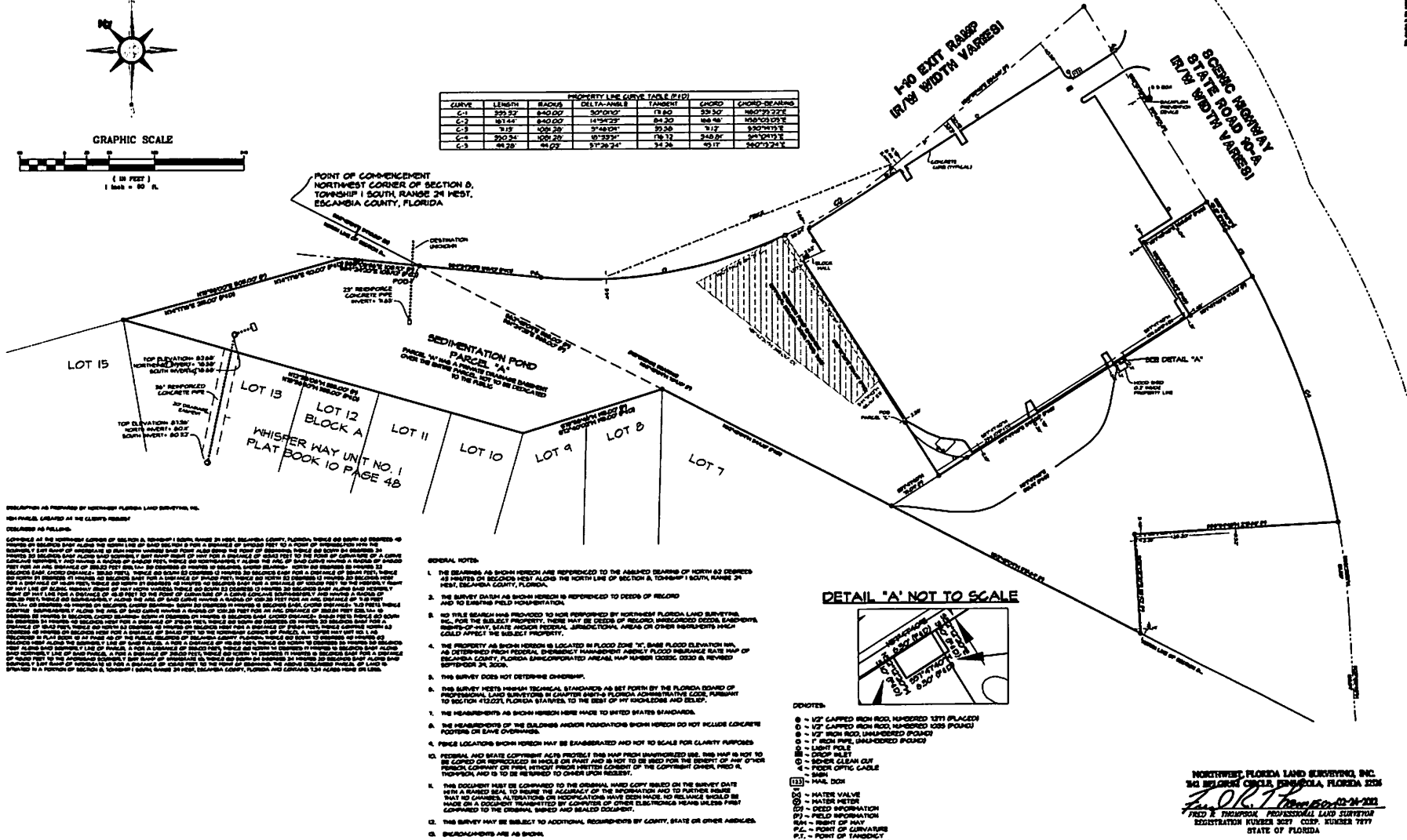
Nov 30 2011 \$ 9182.00	Dec 31 2011 \$ 9277.64	Jan 31 2012 \$ 9373.29	Feb 29 2012 \$ 9468.93	Mar 31 2012 \$ 9564.58	Apr 30 2012 \$ 9851.52
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AMOUNT
 DUE
 IF PAID
 BY

BOUNDARY SURVEY OF A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA



CURVE	LENGTH	BACUS	PROPERTY LINE CURVE TABLE ID	CHORD	CHORD BEARING
			DELTA-ANGLE	TANGENT	
C-1	320.27	840.00'	30°00'00"	173.80	S89°50'00" W
C-2	161.44	840.00'	14°30'00"	84.30	S88°45'00" W
C-3	31.2	100.20'	3°48'00"	32.38	S112°30'00" W
C-4	210.24	100.20'	10°33'30"	116.12	S44°00'00" W
C-5	45.28	45.00'	57°28'24"	24.28	N00°00'00" E

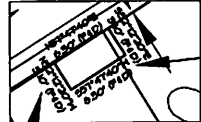


ENCLOSURES AS PROVIDED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
WAS PREPARED AS THE CLIENT'S NEEDS
CONSIDERED AS FOLLOWS:

CONSIDERED AS THE INTERIOR CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, WOULD BE OPEN AS SHOWN ON THIS MAP. THE BOUNDARY LINE OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, WOULD BE OPEN AS SHOWN ON THIS MAP. THE BOUNDARY LINE OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, WOULD BE OPEN AS SHOWN ON THIS MAP. THE BOUNDARY LINE OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, WOULD BE OPEN AS SHOWN ON THIS MAP.

- GENERAL NOTES:**
1. THE SURVEY DATA AS SHOWN HEREON ARE REFERENCED TO THE ADJACENT BEARING OF NORTH AS GIVEN IN THE RECORDS OF RECORDS NEXT ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA.
 2. THE SURVEY DATA AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EARTH'S FIELD MAGNETIZATION.
 3. NO TITLE SEARCH HAS BEEN PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL SPENDING AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
 4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION HAS BEEN DETERMINED FROM FEDERAL SPENDING MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA INCORPORATED FEDERAL MAP NUMBER 22022-0202-B REVISED SEPTEMBER 23, 2009.
 5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
 6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63B01, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
1. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
2. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTINGS OR SLAB OVERLAYS.
3. PERCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
4. FEDERAL AND STATE COPYRIGHT ACTS PROHIBIT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER, IN WHOLE OR IN PART, AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED W. THOMPSON, AND IS TO BE RETURNED TO OTHER SUCH REQUEST.
5. THIS DOCUMENT MUST BE EXAMINED TO THE ORIGINAL HARD COPY BASED ON THE SURVEY DATE WITH A SIGNED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL, SIGNED AND SEALED DOCUMENT.
6. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
7. ENCLOSURES ARE AS SHOWN.

DETAIL 'A' NOT TO SCALE



- SYMBOLS:**
- 1/2" CAPPED IRON ROD, NUMBERED 12TT PLACED
 - 1/2" CAPPED IRON ROD, NUMBERED 1000 POUND
 - 1/2" IRON ROD, UNNUMBERED (POUND)
 - 1" IRON PIPE, UNNUMBERED (POUND)
 - LIGHT FILE
 - GROUP PILE
 - SHOULDER CLEAR CUT
 - POLE OPTIC CABLE
 - MARK
 - MAIL BOX
 - WATER VALVE
 - METER METER
 - DEED INFORMATION
 - FIELD INFORMATION
 - POINT OF WAY
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF BEGINNING

NORTHWEST FLORIDA LAND SURVEYING, INC.
248 WEST ORANGE CIRCLE, TALLAHASSEE, FLORIDA 32308
FRED W. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 2077, LICENSE NUMBER 7977
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR.

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

SCALE: 1"=80'
DATE: 02-24-12

PROJECT NO. 17293
SHEET NO. 1 OF 1



**Development Services Department
Building Inspections Division**

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

RECEIPT

Receipt No. : **550369**

Date Issued. : 02/29/2012

Cashier ID : GELAWREN

Application No. : PRZ120200005

Project Name : Z-2012-05

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1748	\$1,050.00	App ID : PRZ120200005
		\$1,050.00	Total Check

Received From : MCKELVEY JAMES M JR

Total Receipt Amount : **\$1,050.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ120200005	643597	1,050.00	\$0.00	7695 SCENIC HWY, PENSACOLA, FL

Total Amount :	1,050.00	\$0.00	Balance Due on this/these Application(s) as of 2/29/2012
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SEVENTEENTH AVENUE
PO BOX 12591
PENSACOLA FL 32591-2591

PUCKETT OIL COMPANY INC
7870 PITTMAN AVE
PENSACOLA FL 32534

FLORIMOR INC
100 INGALLS DR
PENSACOLA FL 32506

WILMO ON THE BLUFFS INC
3838 N PALAFOX ST
PENSACOLA FL 32505

PATE STEPHEN G
7480 SCENIC HWY
PENSACOLA FL 32504

MCKELVEY JAMES M JR
C/O MIRA INC
1010 HANLEY INDUSTRIAL CT
BRENTWOOD MO 63144

SOUTHEASTERN HOTELS LIMITED
7601 SCENIC HWY
PENSACOLA FL 32504

PENSACOLA ASSOCIATES LTD
6201 POWERS FERRY RD STE 500
ATLANTA GA 30339

RHONE ETHAN W & ERIN M
7478 BAYWOODS LN
PENSACOLA FL 32504

CHINCHAR JAMES M & LEONA
7484 BAYWOODS LN
PENSACOLA FL 32504

HAAG JASON L
7488 BAYWOODS LN
PENSACOLA FL 32504

MCCARRAGHER COREY
7492 BAYWOODS LN
PENSACOLA FL 32504

CUDLIN MATTHEW S
7496 BAYWOODS LN
PENSACOLA FL 32504

JONES JOHN R III
7499 BAYWOODS LN
PENSACOLA FL 32504

CREIGHTON CLARA SMITH
19776 SADDLECREST DR
WALNUT CA 917894342

RASTALL KAYNETTE S
4636 WHISPER WAY
PENSACOLA FL 32504

NIEMAN ROBERT L & SUSAN D
27915 SMITHSON VALLEY RD
SAN ANTONIO TX 78261-2505

CONTI LAWRENCE W
401 TONAWANDA DR
PENSACOLA FL 32506

LIMBACHER PHILIP D
4652 WHISPER WAY
PENSACOLA FL 32504

DALE ROBERT E JR & KAREN H
164 MIKEMO WAY
PENSACOLA FL 32504

MUDLER MARY L
7433 CAMALE DR
PENSACOLA FL 32504

CREED ANDREW L & LYNDA F
7432 CAMALE DR
PENSACOLA FL 32504

HAWKINS ROBERT B & DIANE M
4633 WHISPER WAY
PENSACOLA FL 32504

MOORE PETER A LIFE EST
4634 WHISPER WAY
PENSACOLA FL 32504

KIM SUNAE A
4629 WHISPER WAY
PENSACOLA FL 32504

MOORER JORDAN C &
4630 WHISPER WAY
PENSACOLA FL 32504

TORGERSEN TORWALD H
4625 WHISPER WAY
PENSACOLA FL 32504

MARTINEZ CANDELARIO R JR &
4626 WHISPER WAY
PENSACOLA FL 32504

GUDAITIS BEN & PATRICIA M
PO BOX 11216
PENSACOLA FL 32524

SCRUGGS TERRY R & JUDITH F
4618 WHISPER WAY
PENSACOLA FL 32504

SEN SUBRATA
4617 WHISPER WAY
PENSACOLA FL 32504

ENTREKIN PAUL T & JULIE R
PO BOX 30061
PENSACOLA FL 325031061

BROWN ELLEN W
4613 WHISPER WAY
PENSACOLA FL 32504

BISHOP JAMES F & CAROLINE L
4610 WHISPER WAY
PENSACOLA FL 32504

PETERSON NELLEEMAY TRUSTEE
4495 YARMOUTH PL
PENSACOLA FL 32514

WHITED CHARLES S &
4604 WHISPER WAY
PENSACOLA FL 32504

DAWSON DONALD F
4603 WHISPER WAY
PENSACOLA FL 32504

ULE MARK A &
4580 WHISPER CIR
PENSACOLA FL 32504

HALL ROBERT E & THERESA D
4563 WHISPER WAY
PENSACOLA FL 32504

RIAH AMIR H &
815 E BUTLER RD APT 632
GREENVILLE SC 29607-5883

BAGWELL DIANE G &
4559 WHISPER WAY
PENSACOLA FL 32504

STEELE LEE A & VICTORIA L
4551 WHISPER WAY
PENSACOLA FL 32504

O CONNOR MARCELLA V
4547 WHISPER WAY
PENSACOLA FL 32504

WARD STEVE & RUTH
1631 QUAIL RUN
HOLLISTER CA 95023

VALLE MARION S & JOAN D
4539 WHISPER WAY
PENSACOLA FL 32504

CALAMINUS WERNER W
4564 WHISPER CIR
PENSACOLA FL 32504

PARSONS JAMES M &
4562 WHISPER CIR
PENSACOLA FL 32501

MODJESKI R L & IVY TRUSTEES
4556 WHISPER WAY
PENSACOLA FL 32504

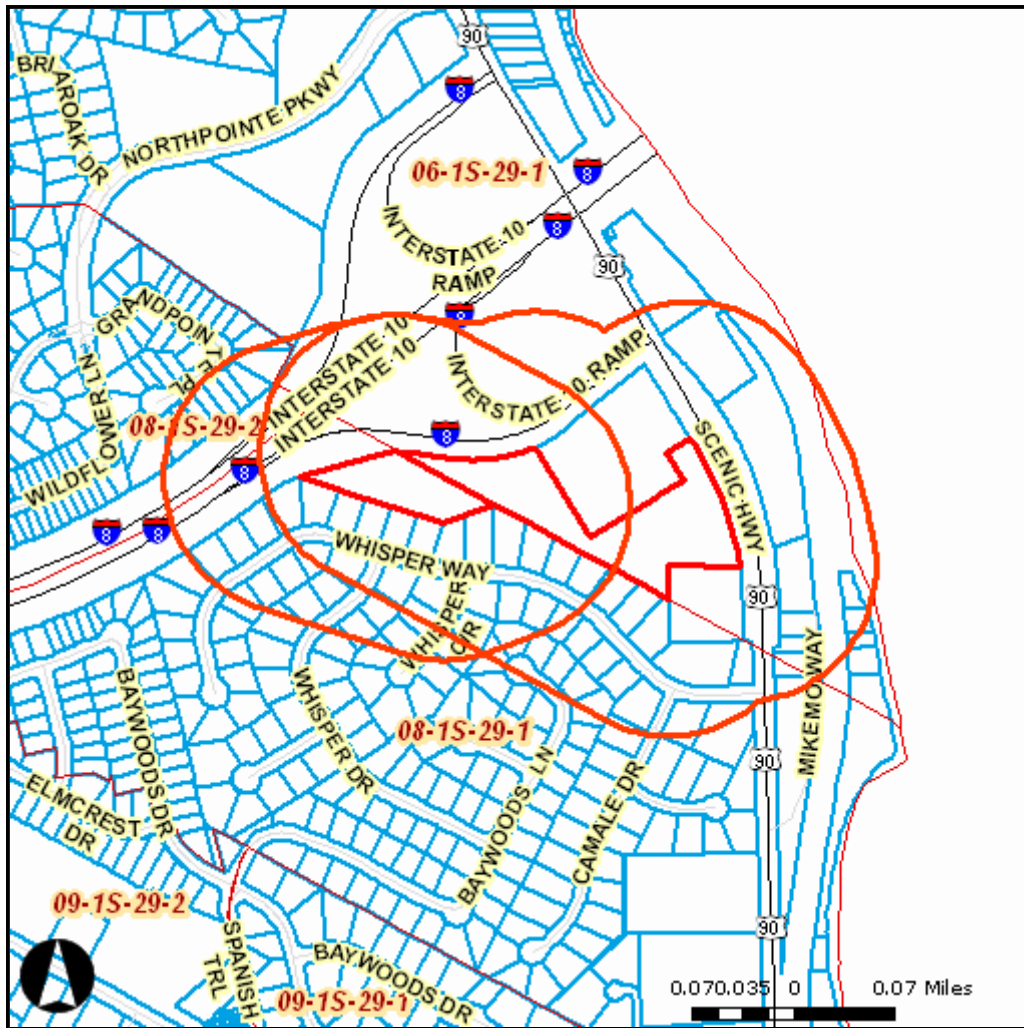
SCHUMM WAYNE H & VALERIE C
4498 WHISPER DR
PENSACOLA FL 32504

THOMAS SUZANNE D WORKMAN
8515 LAKE DR
SNELLVILLE GA 30039

WHITE KENNETH R & JOANN
4499 WHISPER DR
PENSACOLA FL 32504

THREADGILL DORIS E
6722 MORGAN CREEK RD
CENTERVILLE TN 37033

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Planning Board-Rezoning

5. C.

Meeting Date: 04/09/2012

CASE : Z-2012-06

APPLICANT: Melanie Edmonson, Agent
for Kathyne Carpenter,
Owner

ADDRESS: 6208 Highway 29 N

PROPERTY REFERENCE NO.: 04-2N-31-4306-000-000

FUTURE LAND USE: RC, Rural Community

COMMISSIONER DISTRICT: 5

OVERLAY AREA: N/A

BCC MEETING DATE: 05/03/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: V-5, Villages Clustered Residential District, (one unit per acre, if unsewered)

TO: VR-2, Villages Rural Residential District, (one unit per 0.75 acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy(CPP) FLU 1.1.1 Development Consistency.

New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories.

General descriptions, range of allowable uses and residential densities and non-residential intensities for Rural Community (RC), FLU category in Escambia County include: Agriculture, Silviculture, Residential, Recreational Facilities, Public and Civic, and Compact traditional neighborhood supportive commercial. The residential minimum density is none and the maximum density is 2 du/acre. The RC, Rural Community, Future Land Use (FLU) category is intended to recognize existing residential development and neighborhood serving non-residential activity through a compact development pattern that serves the rural and

agricultural areas of Escambia County.

CPP FLU 3.1.4 Rezoning.

Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezonings to districts allowing higher residential densities in the Rural Community (RCC) Future Land Use category.

FINDINGS

The proposed amendment to VR-2 **is consistent** because CPP FLU 1.1.1 states that new development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map.

The proposed amendment to VR-2 **is consistent** because CPP FLU 1.3.1 states that the allowable uses and residential densities for RC, Rural Community FLU category in Escambia County include residential uses. The residential minimum density is none and the maximum density is 2 du/acre.

The proposed amendment to VR-2 **is consistent** because CPP FLU 3.1.4 states that Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezonings to districts allowing higher residential densities in the RC FLU category.

CRITERION (2)

Consistent with The Land Development Code.

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

LDC 6.05.26. V-5, Villages Rural Residential District (One unit per acre if unsewered/four units per acre, if sewerred and clustered). Intent and purpose of district. This low density mixed residential district is designed to create a density-based incentive for sewerred in proximity to environmentally sensitive lands, and to promote locating of development on non-environmentally sensitive portions of parcels which are otherwise suitable for low density development. The density allowances are structured to allow increases in density, when development is connected to public sewer. Single-family detached and attached structures, duplexes, quadraplexes, townhouses, and patio homes are allowed. Other apartment structures are not allowed.

LDC 6.05.23. VR-2, Villages Rural Residential District (One unit per .75 acre). Intent and purpose of districts. Single-family residential district characterized by rural land development patterns. Rural community nonresidential uses are allowed. Home occupations are considered permitted uses. Mobile homes are allowed as single-family dwellings. Mobile home subdivisions are allowed. Mobile home parks are allowed as conditional uses. Parcels designated as VR are generally not assessed as agriculturally productive parcels. VR-1 densities reflect large lot rural land development patterns, while VR-2 densities reflect the need for more affordable lot sizes for single family and mobile home development. Refer to Article 11 for uses, heights and densities allowed in VR, villages rural residential areas located in the Airport/Airfield Environs.

B. Permitted uses.

1. Single-family residences.
2. Agricultural, farm animals and agricultural-related activities and customary accessory

buildings.

3. Silviculture.
4. Mariculture and aquaculture.
5. Campground and recreational vehicle parks.
6. Public utility
7. Stables, private and public (minimum lot size two acres).
8. Animal hospitals, clinics and kennels (minimum lot size two acres).
9. Display and sale of fruit, vegetables and similar agricultural products.
10. Mobile homes as single-family dwelling, subject to the other relevant provisions of this Code.
11. Places of worship.
12. Educational facilities.
13. Clubs and lodges.
14. Guest residences.
15. Public utility and service structures not included in subpart C. or D., below.
16. Feed and farm equipment stores.
17. Home-based "cottage businesses" such as crafts, florists, woodworking, sewing, and other similar uses.
18. Other rural area related commercial uses meeting the locational requirements of the Comprehensive Plan Policy.
19. Golf courses, tennis centers, swimming clubs, and customary attendant facilities and accessory buildings.
20. Home occupations.
21. Existing auto salvage business.
22. Family day care homes and family foster homes.
23. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part 1, Chapter 42, Article VIII, and performance standards in Part III, the Land Development Code, Article 7).

FINDINGS

The amendment **is consistent** with the intent and purpose of the Land Development Code. Permitted uses include farm animals, agricultural-related activities, single family residential characterized by rural land development patterns.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The majority of the parcels surrounding the subject property are zoned V-5 and are intended for low density mixed residential uses. The parcels abutting the northeast portion of the subject property are zoned VR-2 and would be compatible with the proposed amendment.

Within the 500' radius impact area, staff observed 25 parcels all laying within the zoning districts of V-5, VR-2, VAG-2 and GBD. There were 11 homes, four mobile homes and ten vacant lots.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands were indicated on the eastern most portion of the property. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

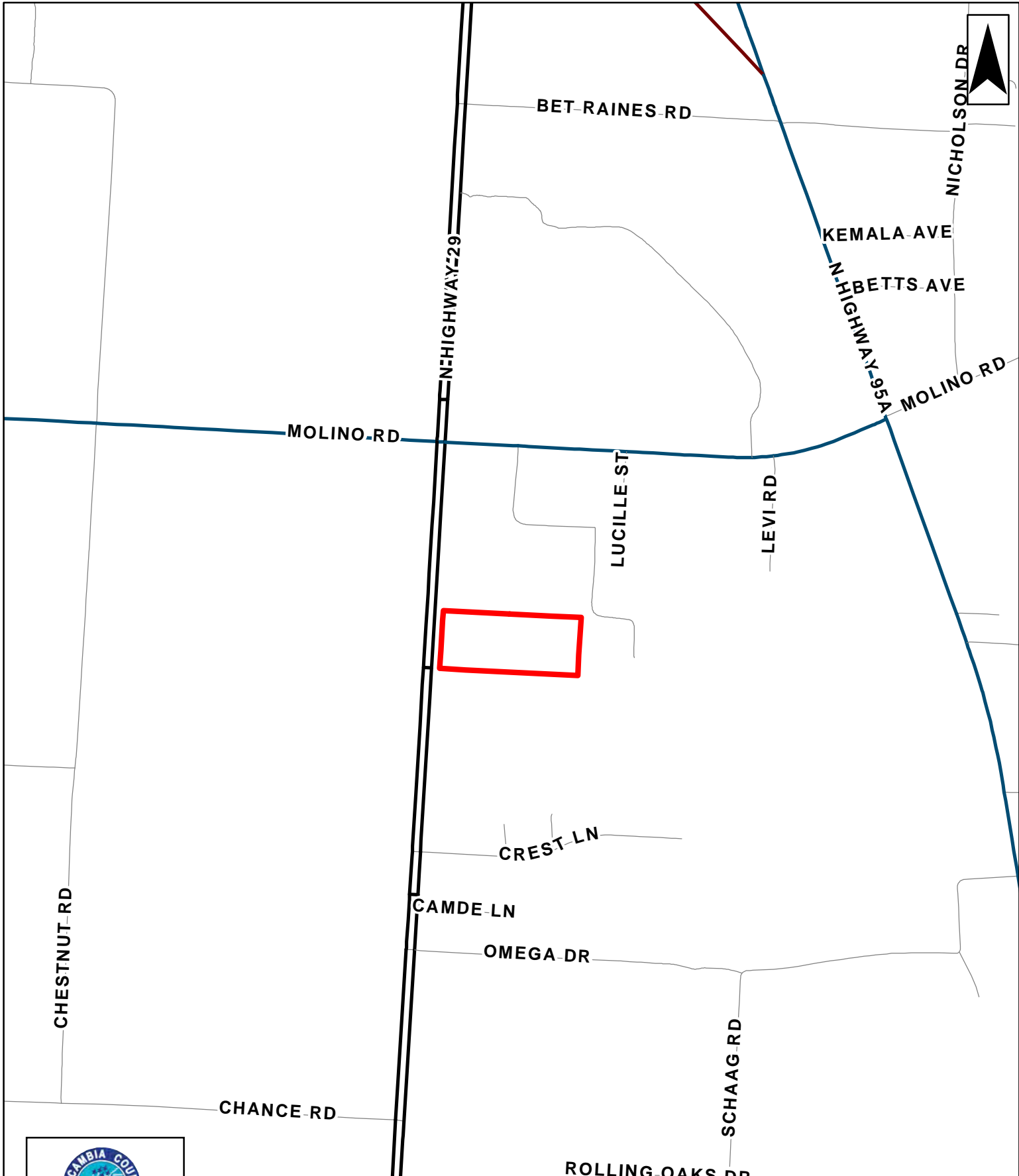
FINDINGS

Within the general vicinity of the subject parcel, there appears to be a mixture of zoning categories that allows for a wide range of uses from single-family to farm animals. From an historic overview of the subject area, it appears that this trend has continued for many years. Therefore, this request could result in a logical and orderly development pattern as compared to the established development pattern in the area.





Attachments

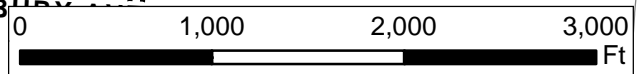
Z-2012-06

Z-2012-06



Z-2012-06 LOCATION MAP

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



N HIGHWAY 29

GBD

FIREHOUSE RD

V-5

VR-2

GBD

N HIGHWAY 29

V-5

VAG-2

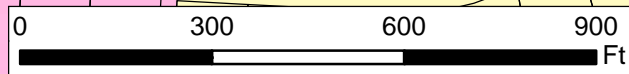
VR-2






V-1

V-1

VM-1

Z-2012-06 500' RADIUS ZONING



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



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Andrew Holmer
Planning and Zoning Dept.



RC

RC

FIREHOUSE RD

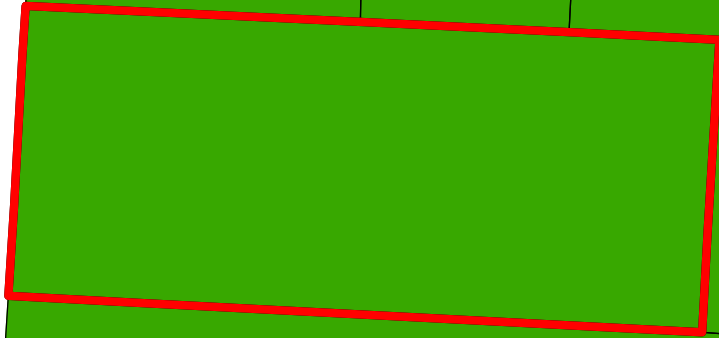
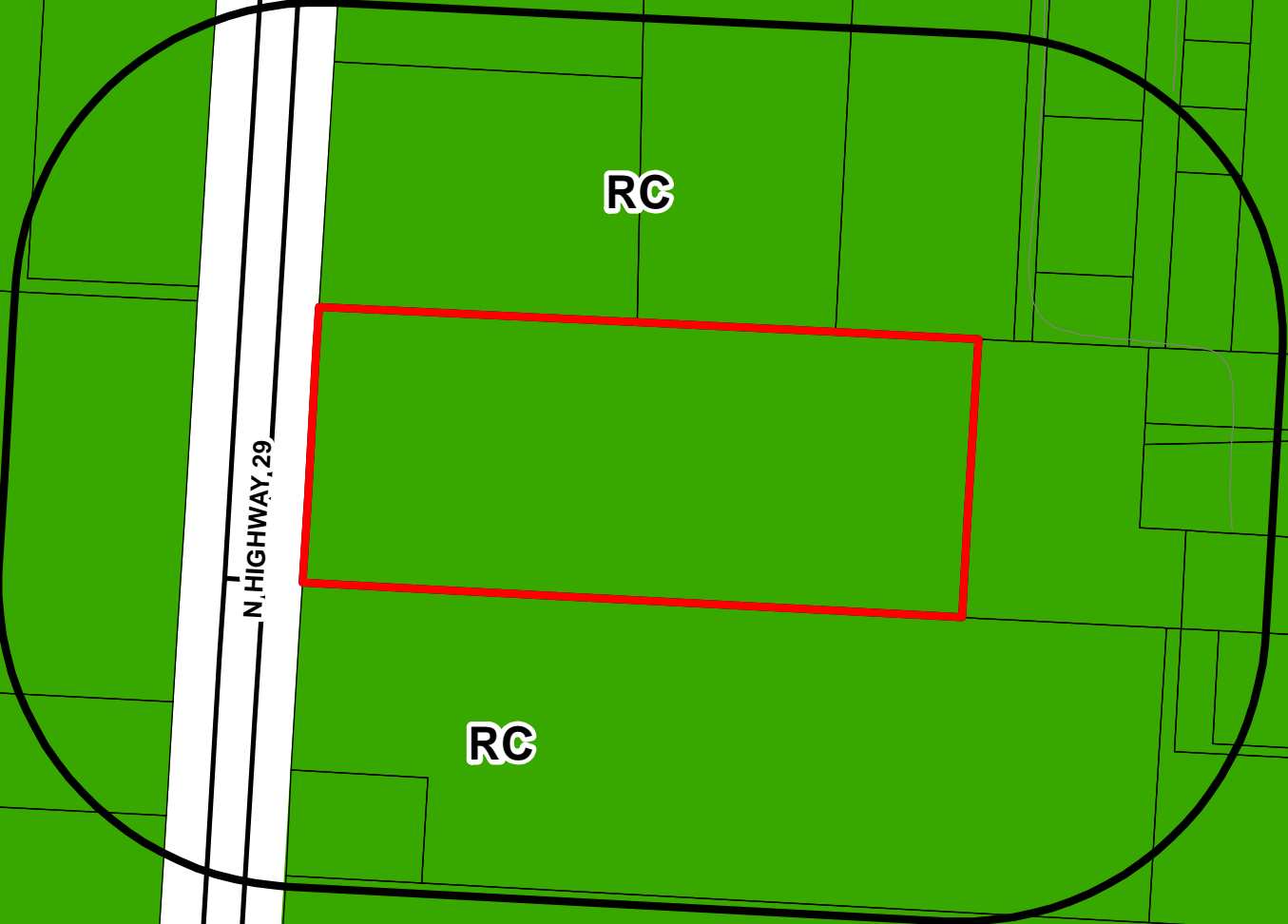
N. HIGHWAY 29

RC

N. HIGHWAY 29

RC

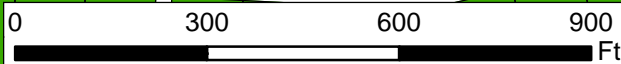
RC








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Andrew Holmer
Planning and Zoning Dept.

Z-2012-06 FUTURE LAND USE



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



N HIGHWAY 29

FIREHOUSE RD

VACANT

MH

MH

SF

VACANT

SF

SF

MOBILE HOME

MH

MH

MH

VAC

N HIGHWAY 29

MOBILE HOME

SF

SF

SF

VACANT

VACANT

MH

SF

SF

VACANT

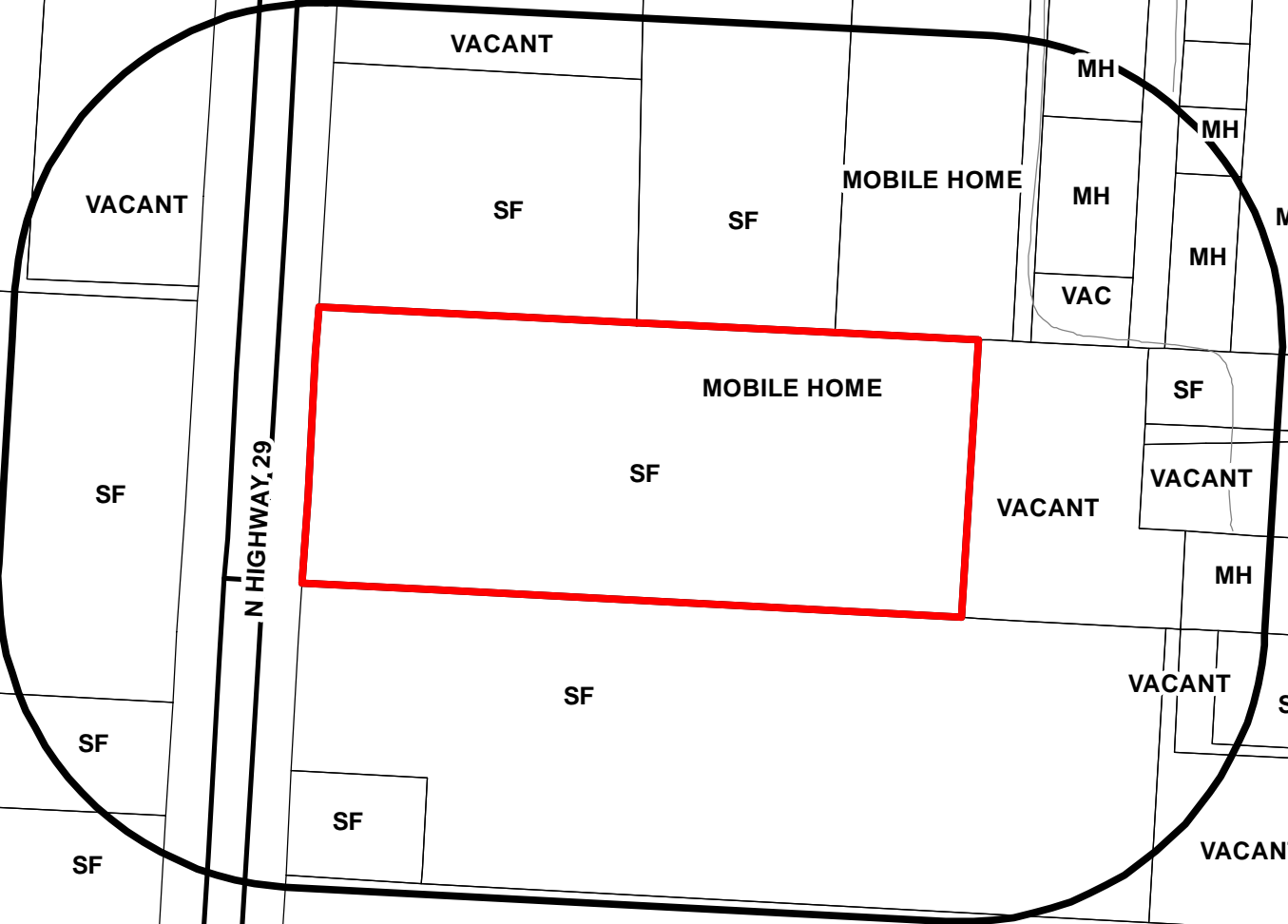
SF

SF

SF

VACANT

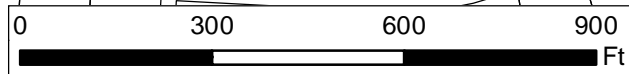
VACANT



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-06 EXISTING LAND USE



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



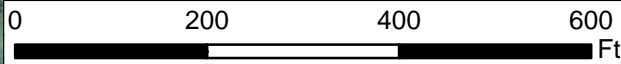
N HIGHWAY 29



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-06 AERIAL MAP



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



N HIGHWAY 29









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

Andrew Holmer
Planning and Zoning Dept.

Z-2012-06 WETLANDS MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2012-06**
CURRENT ZONING: **V-5** PROPOSED ZONING: **VR-2**

PLANNING BOARD

DATE: **4-9-12** TIME: **8:30 am**

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **5-3-12** TIME: **5:45 pm**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



Call for a free environmental evaluation.
(850) 420-5170



RE/MAX



MEL EDMONSON
CALL OR TEXT
ME @
(850) 525-1194
www.MelEdmonson.com
mel@mel.edmonson.com













HWY 29 N

News Journal

COMPREHENSIVE PLAN

REZONING OF:

6208 HIGHWAY 29 N., MOLINO, FL 32577

PARCEL NO: 042N31-4306-000-000

1. Future land use of this property to be rural community.
2. Yes, the land use is consistent with the stated purpose and intent of the Land Development Code.
3. Land use meets compatibility, existing adjoining parcels are zoned VR-2.
4. None
5. None
6. Land use is consistent with similar uses in the adjoining areas.



Melanie Edmonson - Realtor

2/29/2012

Date

Applicant is requesting parcel to be rezoned from V-5 to VR-2.



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: V-5 to: VR-2

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

Owner(s) Name: _____ Phone: _____

Address: 6208 Hwy 29 N, Molino, FL 32577 Email: _____

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

Property Address: 6208 Hwy 29 N, Molino, FL 32577

Property Reference Number(s)/Legal Description: 04-2N-31-4306-000000

metes & Bounds -

By my signature, I hereby certify that:

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

Kathryne Carpenter

Signature of Owner/Agent

Kathryne Carpenter

Printed Name Owner/Agent

2/20/12

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 20th day of February 20 12,
by Kathryn Carpenter.

Personally Known OR Produced Identification . Type of Identification Produced: FL drivers license
2-015-500-55-584-0

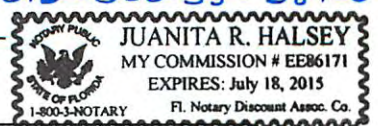
Juanita R. Halsey

Signature of Notary

(notary seal must be affixed)

JUANITA R. HALSEY

Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2012-06

Meeting Date(s) PB 4/9/12 BCC 5/3/12 Accepted/Verified by: A Cam Date: 2/29/12

Fees Paid: \$1,050 Receipt #: 550426, 550428 Permit #: PR 1202 00006



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: V-5 to: VR-2

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

Owner(s) Name: Kathryne Carpenter Phone: 850-529-5605

Address: 6208 Hwy 29 N, Molino, FL 32577 Email: Alexander07@cox.net

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

Property Address: 6208 Hwy 29 N. Molino, FL 32577

Property Reference Number(s)/Legal Description: 04-2N-31-4306-000000

metes & Bounds.

By my signature, I hereby certify that:

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

Melanie Edmonson
Signature of Owner/Agent

Melanie Edmonson
Printed Name Owner/Agent

2/20/2012
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF FLORIDA

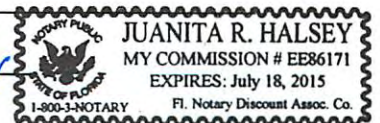
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 20th day of February 2012, by Melanie Edmonson.

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

Juanita R. Halsey
Signature of Notary
(notary seal must be affixed)

JUANITA R. HALSEY
Printed Name of Notary



FOR OFFICE USE ONLY

Meeting Date(s): PB 4/9/12; BCC 5/3/12 Accepted/Verified by: ACan Date: 2/29/12

Fees Paid: \$1,050 Receipt #: _____ Permit #: PR 12020006



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-06

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 04-2N-31-4306-000-000

Property Address: 6208 Hwy 29N, Molino, FL 32527

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 20th DAY OF February, YEAR OF 2012.

Kathryne Carpenter
Signature of Property Owner

Kathryne Carpenter
Printed Name of Property Owner

2/20/12
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-06

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6208 N. Hwy 29 N, Yalino, FL 32577
Florida, property reference number(s) 04-1N-3M-4306-000-000

I hereby designate Melanie Edmonson & Beth Wood for the sole purpose
of completing this application and making a presentation to the:

Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 20th day of February the year of,
2012, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: Melanie Edmonson & Beth Wood Email: meledmonson.era@gmail.com
Address: 6218 North 9th Ave., Pensacola, FL Phone: 850-525-1194

Kathryn Carpenter
Signature of Property Owner

Kathryne Carpenter
Printed Name of Property Owner

2/20/12
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

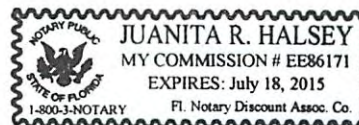
The foregoing instrument was acknowledged before me this 20th day of February 20 12,
by Kathryn Carpenter.

Personally Known OR Produced Identification . Type of Identification Produced: FL DL 0-015-500-55-584-0

Juanita R. Halsey
Signature of Notary

JUANITA R. HALSEY
Printed Name of Notary

(Notary Seal)





Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-06

APPLICATION ATTACHMENTS CHECKLIST

- 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- 6. Legal Description of Property Street Address / Property Reference Number
- 7.
 - a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
 - b. BOA: Site Plan drawn to scale.
- ___ 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- ___ 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: 1-10-12

Appointment to turn in application: 2-29-12

Appointment to receive findings-of-fact: _____

REC'D FEB 29 2012



Property Report

Friday, January 06, 2012

6208 Highway 29 N, Molino, FL 32577-5149
Escambia County, FL parcel# 04-2N-31-4306-000-000

Property Report

Location

Property Address 6208 Highway 29 N
Molino, FL 32577-5149

Subdivision

County Escambia County, FL

Current Owner

Name Driver Early C

Mailing Address 6208 Highway 29 N
Molino, FL 32577-5149

Property Summary

Property Type Residential

Land Use Single Family Resid

Improvement Type Single Family Resid

Square Feet 2246 sf

General Parcel Information

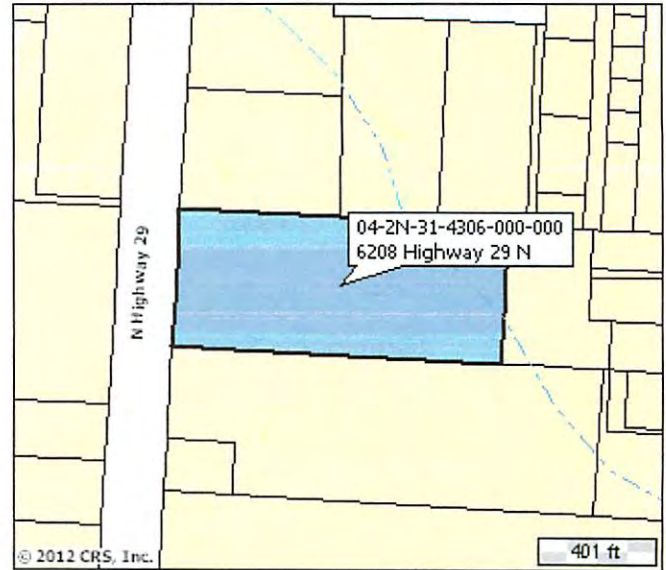
Parcel/Tax ID 04-2N-31-4306-000-000

Alternate Parcel ID 120123980

Account Number

District/Ward

Census Tract/Block 38.00/1



Sales History through 12/07/2011

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
09/01/1980	\$76,000			Warranty Deed		1474/548
01/01/1978	\$52,400			Warranty Deed		1184/621
01/01/1977	\$65,900			Warranty Deed		1097/982
01/01/1972	\$9,500			Warranty Deed		625/836

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2010	City Taxes	\$0		
Appraised Land	\$52,881	County Taxes	\$370.45	Escambia	6.9755
Appraised Improvements	\$76,935	Total Taxes	\$1,098.15	School Board	7.8600
Total Tax Appraisal	\$129,816	Exempt Amount			
Total Assessment	\$53,108	Exempt Reason	Homestead		

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family Resid		2246	1972					1	
Building Square Feet (Living Space)			Building Square Feet (Other)							
First Story (Base)			2246	Carport (unfinished)						1100
				Open Porch (finished)						100

REC'D FEB 29 2012
264

		Patio	
Construction			
Quality		Roof Framing	Hip
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet
Foundation	Slab	Interior Finish	Drywall
Floor System		Air Conditioning	Central
Exterior Wall	Brick	Heat Type	Central
Structural Framing	Wood Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	6
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition
Frame Building			
Mobile Home			
Patio			

Property Characteristics: Lot

Land Use	Single Family Resid	Lot Dimensions	
Block/Lot		Lot Square Feet	494,839
Latitude/Longitude	30.712663°/-87.347919°	Acreage	11.36

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision		Plat Book/Page	/548
Block/Lot		Description	Comm At Sw Cor Of Se 1/4 Of Sec 4 E Alg S Li Of Sec 132 Ft To E R/W Li Of Us H/W 29 N 0 Deg 17 Min E Alg R/W 909 54/100 Ft To Pob Cont N 0 Deg 17 Min E 459 55/100 Ft E 1085 85/100 Ft S 461 53/100 Ft N 89 Deg 52 Min W 1091 42/100 Ft To Pob Or 1474 P 548
District/Ward			

Friday, January 06, 2012

6208 Highway 29 N, Molino, FL 32577-5149
Escambia County, FL parce# 04-2N-31-4306-000-000

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Information Deemed Reliable But Not Guaranteed.
Contact PAR at (850)434-5507 for Help.

FILE NO. F1 1-2519
DOC. \$304.00
SUR. N/A
REC. \$4.00

302.00
STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

Rt. 2, Box 262
Centered Fl. 32533
Grantor's Address

1474 PAGE 548

This instrument was prepared by:

PREPARED BY:
JOE G. HOSNER, ATTORNEY
15 WEST TRONO STREET
PENSACOLA, FLORIDA 32501
INCIDENT TO THE ISSUANCE OF
A TITLE INSURANCE CONTRACT

KNOW ALL MEN BY THESE PRESENTS: That RICHARD W. LUCY a/k/a RICHARD W. LUCY M.D., P.A.

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Barry C. DRIVER and WILHELMINA C. DRIVER, husband and wife Grantor's

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

PARCEL #1

Commencing at the Southwest corner of the Southeast one quarter of Section 4, Township 2 North, Range 31 West, Escambia County, Florida, thence East along the South line of said Section a distance of 132 feet to the East right of way line of US Highway 29, thence North 17 minutes East along the said right of way a distance of 1059.54 feet to Point of Beginning; thence continue North 09 degrees 17 minutes East a distance of 309.55 feet, thence East 1085.85 feet, thence South 461.53 feet thence North 89 degrees 52 minutes West a distance of 891.42 feet, thence 10 degrees 17 minutes East a distance of 150 feet, thence North 89 degrees 52 minutes West a distance of 200 feet to the Point of Beginning.

PARCEL #2

Commencing at the Southwest corner of the Southeast 1/4 of Section 4, Township 2 North, Range 31 West, Escambia County, Florida, thence East along the South line of said Section 132.00 feet to the East right of way line of US Highway 29, thence North 0 degrees 17 minutes East along said right of way 909.54 feet to Point of Beginning, thence continue North 0 degrees 17 minutes East a distance of 150 feet thence South 89 degrees 52 minutes East a distance of 200 feet; thence South 0 degrees 17 minutes West a distance of 150 feet, thence North 89 degrees 52 minutes West a distance of 200 feet to the Point of Beginning.

Subject to Mortgage in favor of Mutual Federal Savings & Loan Assoc., recorded in O.R. Book 1097 at page 983, filed 4/22/77, securing the original principal sum of \$52,700.00, which Grantee expressly assumes and agrees to pay commencing with payment due October 1, 1980.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

"Wherever used herein, the term "grantor/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein, the use of singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on September 9, 1980

040826

Signed, sealed and delivered in the presence of:

Richard W. Lucy (SEAL)
Ann Sims (SEAL)
FILED & RECORDED IN PUBLIC RECORDS OF ESCAMBIA COUNTY
SEP 23 3 33 PM '80
JOE A. F. ... NOTARY PUBLIC
ESCAMBIA COUNTY (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of September, 1980 by Richard W. Lucy



Edith Ann Sims
Notary Public
8-17-82
My Commission Expires

LAST WILL AND TESTAMENT

of

EARBY C. DRIVER, SR.

I, **EARBY C. DRIVER, SR.**, a resident of Escambia County, Florida, being over the age of eighteen and of sound mind, of my own free will do hereby make, publish, and declare this to be my Last Will and Testament, and I do hereby revoke all wills and codicils previously made by me.

I.

At the time of the drafting of this will, I am a widower. I have seven living children, a Daughter, **LARAINÉ WILSON**, age 56, a Son, **ROBERT E. DRIVER**, age 54, a Son, **EARBY C. DRIVER, JR.**, age 53, a Daughter, **KATHRYN CARPENTER**, age 48, a Son, **THOMAS P. DRIVER**, age 50 a Daughter, **DEBRAH BALLARD**, age 46, and a Son, **DOUGLAS P. DRIVER**, age 43.

II.

I desire and direct my body be buried in a manner suitable to my circumstances and station in life.

III.

I direct that all burial expenses, estate administration expenses, death taxes, and other proper charges against my estate be paid by my Personal Representative as soon as possible from the assets of my estate.

IV.

I hereby give, devise and bequeath all of my estate, both real, personal or mixed property of every kind, description and character, wherever situated or located, to my Children, **LARAINÉ WILSON**, **ROBERT E. DRIVER**, **EARBY C. DRIVER, JR.**, **KATHRYN CARPENTER**, **THOMAS P. DRIVER**, **DEBRAH BALLARD** and **DOUGLAS P. DRIVER**, per capita, to be divided among

FILED
SANTA ROSA COUNTY
CLERK'S OFFICE
2012 JUN - 9 PM 1:43

them as equally and equitably as possible and in accordance with their wishes.

V.

I hereby nominate and appoint my Son and Daughter, ROBERT E. DRIVER and LARAINÉ WILSON, to serve as Joint Personal Representatives of my estate as authorized by the laws of the State of Florida. I further expressly exempt them from the necessity of giving any bond as a condition precedent to perform their duties as Joint Personal Representatives.

I hereby authorize and empower my Joint Personal Representatives with the full and complete power of sale, to make, execute and deliver any deed, bill of sale, or other instrument of conveyance to facilitate the estate created by this my Last Will and Testament.

The validity, construction, and effect of this Will and its enforcement shall be determined by the laws of the State of Florida.

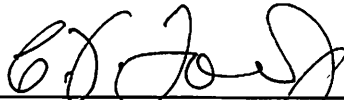
IN TESTIMONY WHEREOF, I have hereunto set my hand this 10th day of June, 2003, at the end hereof, in the presence of the undersigned witnesses, who at my request, and in the presence of each other, now attest the same here and now.



EARBY C. DRIVER, SR.
TESTATOR

ATTESTATION

The foregoing instrument was signed, published, and declared to be his Last Will and Testament by EARBY C. DRIVER, SR. in our presence. We, at his request, and in his presence and in the presence of each other hereby subscribe our names as set to the execution of this Will, declaring our belief that the Testator, who appeared to be over the age of eighteen, was of sound mind and memory and under no constraint or undue influence whatsoever to the best of our

knowledge.


C. V. FORD, JR., WITNESS 701 South "J" Street, Pensacola, FL
ADDRESS



ANDREA L. ANTONE, WITNESS 701 South "J" Street, Pensacola, FL
ADDRESS

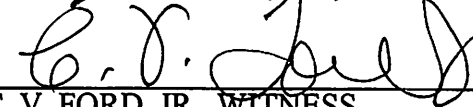
PROOF OF WILL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

We, **EARBY C. DRIVER, SR.**, C. V. FORD, JR. and ANDREA L. ANTONE the Testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Testator, in the presence of the witnesses, signed the instrument as his last will, and that each of the witnesses, in the presence of the Testator and in the presence of each other, signed the will as a witness.


EARBY C. DRIVER, SR., TESTATOR


C. V. FORD, JR., WITNESS


ANDREA L. ANTONE, WITNESS

SUBSCRIBED AND SWORN to before me on this 10th day of June, 2003 by **EARBY C. DRIVER, SR.**, who has produced FLDI# D616-203-24-169-0 as identification, and by C. V. FORD, JR. and ANDREA L. ANTONE, who are personally known to me.

Phyllis A. Foley

PHYLLIS A. FOLEY
NOTARY PUBLIC, STATE OF FLORIDA



Phyllis A. Foley
MY COMMISSION # DD072772 EXPIRES
November 18, 2005
BONDED THRU TROY FAIN INSURANCE, INC

Prepared by:

C. V. FORD, JR., ATTORNEY AT LAW
Florida Bar No. 762989
Northwest Florida Legal Services, Inc.
701 South "J" Street
Pensacola, Florida 32501
(850) 432-2336

SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

I, Douglas Driver ("Principal") maintaining an address at _____ do hereby make and appoint Kathyne Carpenter ("Agent") maintaining an address at: 574 Hummingbird Dr Pensacola, FL 32514 my true and lawful attorney-in-fact for me and in my name, and in my behalf.

My Agent shall have full power and authority to perform any act, power, duty, legal right or obligation whatsoever that I now have or may later acquire in connection with or relating to **the property located at 6208 Highway 29 N, Molino, FL 32577**, as I could do if personally present. I hereby ratify and confirm all acts that my Agent, or my Agent's substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted. My Agent's powers and authority shall be limited to:

To conduct, engage in, and transact any and all lawful business of whatever kind or nature, on my behalf and in my name for the purposes of planning and zoning for the property located at 6208 Highway 29 N, Molino, FL 32577, Parcel #042N31-4306-000-000.

This Specific Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall remain in full force and effect thereafter until my death or until my disability or incapacity.

As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

If so requested by myself or any authorized personal representative or fiduciary acting on my behalf, my Agent shall provide an accounting for all funds handled and all acts performed as my Agent.

Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

I may revoke this Power of Attorney at any time by providing written notice to my Agent.

Signed on Feb. 28, 2012 (date), at Pensacola (city),
Florida (state).

[Signature]
Signature of Principal

Witness Signature: [Signature]
Name: Stacy M Porter
City: Pensacola F
State: FL

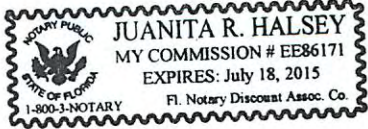
Witness Signature: [Signature]
Name: Kristine Hunt
City: Pensacola
State: FL

State of Florida)
County of Escambia) ss

The foregoing instrument was acknowledged before me this 28th day of
February, 2012 by Douglas Paul Orner (name of
Principal), who is personally known to me or who has produced
FL DL D614-175-59-349-0 as identification.

[Signature]
Signature of person taking acknowledgment
(Notary Public)

JUANITA R. HALSEY
Name typed, printed, or stamped



SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

I, Earby Driver Jr ("Principal") maintaining an address at 7147 E US Hwy 24, Lt #1P, Ashford, AL 36317 do hereby make and appoint Kathryne Carpenter ("Agent") maintaining an address at: 574 Hummingbird Dr Pensacola, FL 32514 my true and lawful attorney-in-fact for me and in my name, and in my behalf.

My Agent shall have full power and authority to perform any act, power, duty, legal right or obligation whatsoever that I now have or may later acquire in connection with or relating to **the property located at 6208 Highway 29 N, Molino, FL 32577**, as I could do if personally present. I hereby ratify and confirm all acts that my Agent, or my Agent's substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted. My Agent's powers and authority shall be limited to:

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Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

I may revoke this Power of Attorney at any time by providing written notice to my Agent.

SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

I, Robert Driver of 6210 Hwy 29 N, Molino, FL, and Phillip Driver of 6208 Hwy 29 N, Molino, FL, and Deborah Ballard of 6400 Butternut Dr, Milton, FL__ (“Principals”) do hereby make and appoint _____Kathryne Carpenter_____ (“Agent”) maintaining an address at: _____574 Hummingbird Dr Pensacola, FL 32514__ my true and lawful attorney-in-fact for me and in my name, and in my behalf.

My Agent shall have full power and authority to perform any act, power, duty, legal right or obligation whatsoever that I now have or may later acquire in connection with or relating to **the property located at 6208 Highway 29 N, Molino, FL 32577**, as I could do if personally present. I hereby ratify and confirm all acts that my Agent, or my Agent’s substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted. My Agent’s powers and authority shall be limited to:

To conduct, engage in, and transact any and all lawful business of whatever kind or nature, on my behalf and in my name for the purposes of planning and zoning for the property located at 6208 Highway 29 N, Molino, FL 32577, Parcel #042N31-4306-000-000.

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As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

If so requested by myself or any authorized personal representative or fiduciary acting on my behalf, my Agent shall provide an accounting for all funds handled and all acts performed as my Agent.

Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

I may revoke this Power of Attorney at any time by providing written notice to my Agent.

Signed on Feb. 28, 2012 (date), at Pensacola (city),
Florida (state).

Deborah Ballard
Signature of Deborah Ballard (Principal)

Witness Signature: [Signature]
Name: Stacy M. Park
City: Pensacola
State: FL

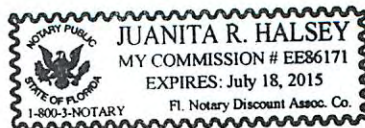
Witness Signature: [Signature]
Name: Kristine Hunt
City: Pensacola
State: FL

State of Florida)
County of Escambia) ss

The foregoing instrument was acknowledged before me this 28th day of
February, 2012 by Deborah Ann Ballard (name of
Principal), who is personally known to me or who has produced
FDL B463-161-57-601-0 as identification.

Juanita R. Halsey
Signature of person taking acknowledgment
(Notary Public)

JUANITA R. HALSEY
Name typed, printed, or stamped



Signed on Feb. 28, 2012 (date), at Pensacola (city),
Florida (state).

[Signature]
Signature of Robert Driver (Principal)

Witness Signature: [Signature]
Name: Stacy M. Porter
City: Pensacola
State: FL

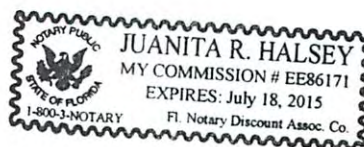
Witness Signature: [Signature]
Name: Kristine Hunt
City: Pensacola
State: FL

State of Florida)
County of Coccolina) ss

The foregoing instrument was acknowledged before me this 28th day of February, 2012 by Robert Edward Driver (name of Principal), who is personally known to me or who has produced FL DL D616-745-49-052-0 as identification.

[Signature]
Signature of person taking acknowledgment
(Notary Public)

JUANITA R HALSEY
Name typed, printed, or stamped



SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

I, Laraine Wilson _____ (“Principal”) maintaining an address at _23289 Stoflet Court, Brownstown, Mi 48183 _____ do hereby make and appoint _Kathryne Carpenter _____ (“Agent”) maintaining an address at: _574 Hummingbird Dr Pensacola, FL 32514 _____ my true and lawful attorney-in-fact for me and in my name, and in my behalf.

My Agent shall have full power and authority to perform any act, power, duty, legal right or obligation whatsoever that I now have or may later acquire in connection with or relating to the property located at 6208 Highway 29 N, Molino, FL 32577, as I could do if personally present. I hereby ratify and confirm all acts that my Agent, or my Agent’s substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted. My Agent’s powers and authority shall be limited to:

To conduct, engage in, and transact any and all lawful business of whatever kind or nature, on my behalf and in my name for the purposes of planning and zoning for the property located at 6208 Highway 29 N, Molino, FL 32577, Parcel #042N31-4306-000-000.

This Specific Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall remain in full force and effect thereafter until my death or until my disability or incapacity.

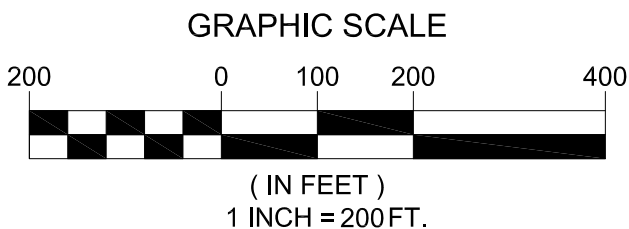
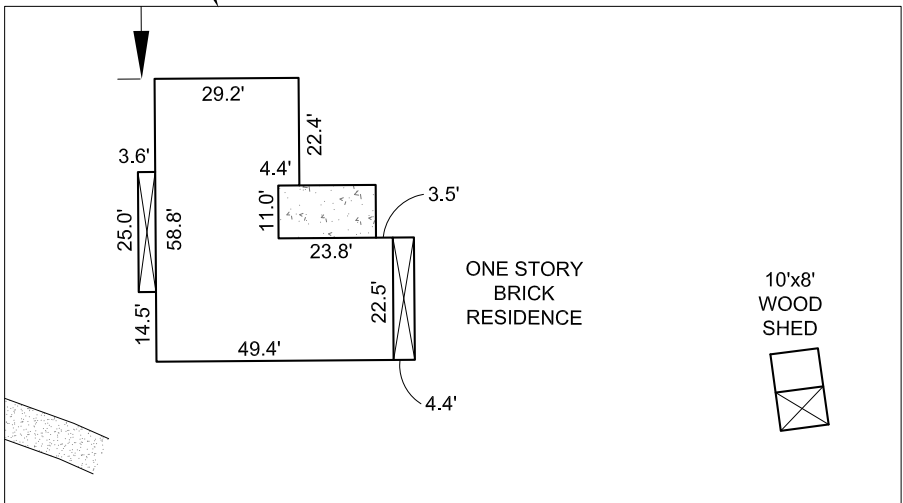
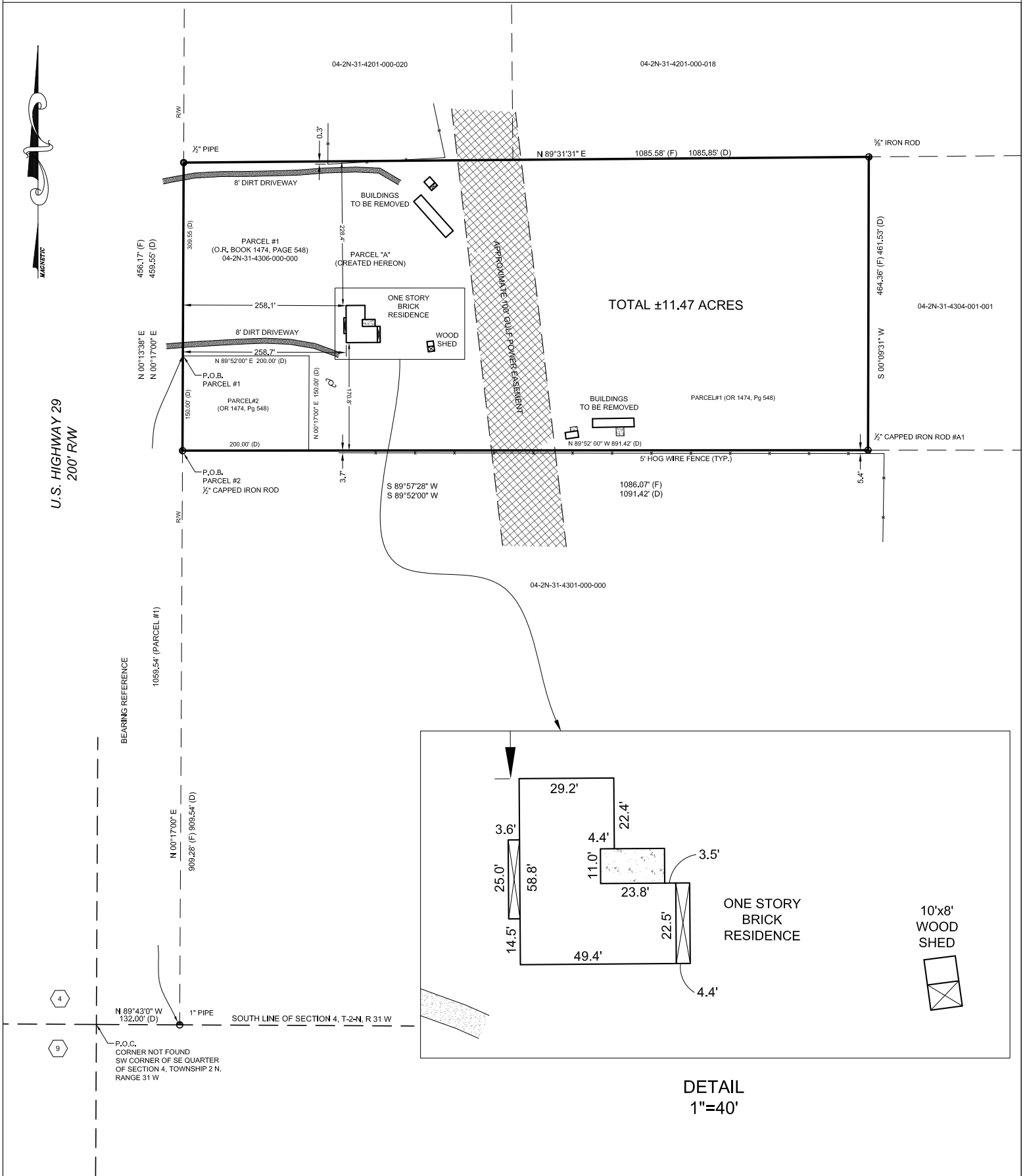
As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

If so requested by myself or any authorized personal representative or fiduciary acting on my behalf, my Agent shall provide an accounting for all funds handled and all acts performed as my Agent.

Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.



BOUNDARY SURVEY WITH IMPROVEMENTS



ADDRESS:
 6208 HIGHWAY 29 NORTH
 PENSACOLA, FLORIDA 32577

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION, NOTES, AND CERTIFICATION



360° SURVEYING SERVICES

PROFESSIONAL LAND SURVEYORS
1801 CREIGHTON ROAD - PENSACOLA, FLORIDA 32504
850-857-4400

LEGAL DESCRIPTION:

PARENT TRACT(O.R. BOOK 1474, PAGE 548)

PARCEL#1

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 31 WEST; ESCAMBIA COUNTY, FLORIDA.

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 132 FEET TO THE EAST
RIGHT OF WAY LINE OF U.S. HIGHWAY 29;

THENCE NORTH 17 MINUTES EAST ALONG THE SAID

RIGHT OF WAY LINE A DISTANCE OF 1059.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00 DEGREES 17 MINUTES EAST A DISTANCE OF 309.55 FEET;

THENCE EAST 1085.85 FEET;

THENCE SOUTH 461.53 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES WEST A DISTANCE OF 891.42 FEET;

THENCE NORTH (10) 00 DEGREES 17 MINUTES EAST A DISTANCE OF 150 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES WEST A DISTANCE 200 FEET TO THE POINT OF BEGINNING.

PARCEL#2

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 QUARTER OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 31 WEST; ESCAMBIA COUNTY, FLORIDA;

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 132.00 FEET TO THE EAST
RIGHT OF WAY LINE OF U.S. HIGHWAY 29;

THENCE NORTH 00 DEGREES 17 MINUTES EAST ALONG SAID RIGHT OF WAY 909.54 FEET TO THE POINT OF BEGINNING ;

THENCE CONTINUE NORTH 0 DEGREES 17 MINUTES EAST A DISTANCE OF 150 FEET;

THENCE NORTH (SOUTH) 89 DEGREES 52 MINUTES EAST A DISTANCE OF 200 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES WEST A DISTANCE OF 150 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES WEST A DISTANCE 200 FEET TO THE POINT OF BEGINNING .

LEGEND:

(D) DEED MEASUREMENT
(F) FIELD MEASUREMENT
R1W RIGHT-OF-WAY

UTILITY POLE

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 2-25-12.

2. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 29 AS N 00°17'00"

4. THE LEGAL DESCRIPTION OF "PARENT TRACT" DOES NOT APPEAR TO HAVE BEEN PROFESSIONALLY PREPARED AS IT DOES NOT "CLOSE" MATHEMATICALLY BY APPROXIMATELY 35' APPARENT ERRORS IN THE LEGAL DESCRIPTION ARE CONTAINED WITHIN PARENTHESIS (ERRONEOUS CALCULATION).

CERTIFICATIONS:

J.S. SHIRK & ASSOCIATES, INC.

SURETY LAND TITLE

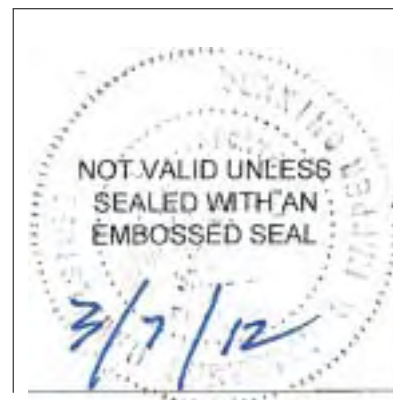
HAUN THE PHAN & NGOC ANH THI NGUYEN (HUSBAND & WIFE)

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, Florida Administrative Code pursuant to Section

472.027, Florida Statutes.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878





Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

04-2N-31 4306-000-000
Property Reference Number

Beth Wood - Connell + Monzies Realty
Name

6208 Hwy 29
Address

Owner Agent

Referral Form Included? Y / N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: V-5 Size of Property: 11.3 +/-
 Future Land Use: RC Commissioner District: _____
 Overlay/AIPD: NA Subdivision: _____
 Redevelopment Area*: _____

*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: VR-2

Is Locational Criteria applicable? NO If so, is a compatibility analysis required? NO

would like to have farm animals + VS doesnt allow.
Discussed splitting parcel - beware of land locking a parcel. Back
half has wetlands. Family conveyance is an option. Can split
the parcel one time (it's a lot of record) Informed of PB + BCC rezoning
dates.

2/25 Applicant turned items in for rezoning except boundary
survey - if not received by March 1, 2012 the application
will be postponed until the May 2012 PB meeting.

- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process

BOA DRC Other: _____
Process Name

595-3547
Staff present: Allyson Cain, Juan Lemas, Terry Williams Date: 1/10/12

Applicant/Agent Name & Signature: Beth Wood

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **550426**

Date Issued. : 02/29/2012

Cashier ID : LPROBINS

Application No. : PRZ120200006

Project Name : Z-2012-06

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	426	\$525.00	App ID : PRZ120200006
		\$525.00	Total Check

Received From : TJ CARPENTER JR

Total Receipt Amount : **\$525.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ120200006	643664	1,050.00	\$0.00	6208 HWY 29 NORTH , MOLINO, FL, 32577

Total Amount :

1,050.00

\$0.00

Balance Due on this/these
Application(s) as of 3/2/2012



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **550428**

Date Issued. : 02/29/2012

Cashier ID : LPROBINS

Application No. : PRZ120200006

Project Name : Z-2012-06

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1121	\$525.00	App ID : PRZ120200006
		\$525.00	Total Check

Received From : NEW WORLD NAIL

Total Receipt Amount : **\$525.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ120200006	643664	1,050.00	\$0.00	6208 HWY 29 NORTH , MOLINO, FL, 32577

Total Amount : **1,050.00**

\$0.00 Balance Due on this/these
Application(s) as of 3/2/2012

YERG FRANK & VERA
6185 HWY 29 NORTH
MOLINO FL 32577

YERG STEPHEN M & NORMA I
6111 HWY 29 NORTH
MOLINO FL 32577

FLORES AMY M
7412 DOWDY DR
PENSACOLA FL 32506

YERG PHILLIP W
PO BOX 953
CANTONMENT FL 32533

CARLISLE DONALD G
6141 HWY 29 N
MOLINO FL 32577

STEWART LAURA C
1461 MOLINO RD
MOLINO FL 32577

DIAMOND JOSEPH T
5720 79TH ST
LUBBOCK TX 79424

MARSHALL HELLEN S
6295 FIREHOUSE RD
MOLINO FL 32577

JOHNSON JENNIFER R
PO BOX 501
MOLINO FL 32577

SCHACHLE CHARLES C
4851 PILGRIM TRL
MOLINO FL 32577

SCHACHLE CHARLES D & RUTH
4851 PILGRIM TRL
MOLINO FL 32577-9545

DIAMOND ESTELLE R LIFE EST
4851 PILGRAM TRL
MOLINO FL 32577

MILLER WILLIAM D
4650 HWY 95A NORTH
MOLINO FL 32577

MADRIL BONNEY
1950 SCHNEIDER RD
WALNUT HILL FL 32568-2206

MARINI KAREN L
6302 HWY 29 N
MOLINO FL 32577

BAXTER DARWIN B
6151 FIREHOUSE RD
MOLINO FL 32577

MCDONALD TOMMY H
6186 HWY 29 N
MOLINO FL 32577

WARD MICHAEL S
6180 HWY 29 N
MOLINO FL 32577

HARRISON KENNETH
PO BOX 2912
PENSACOLA FL 32513

GRANT SCOTT & VICKY
6127 FIREHOUSE RD
MOLINO FL 32577

HARIGEL MARY WINGARD
6135 FIREHOUSE RD
MOLINO FL 32577

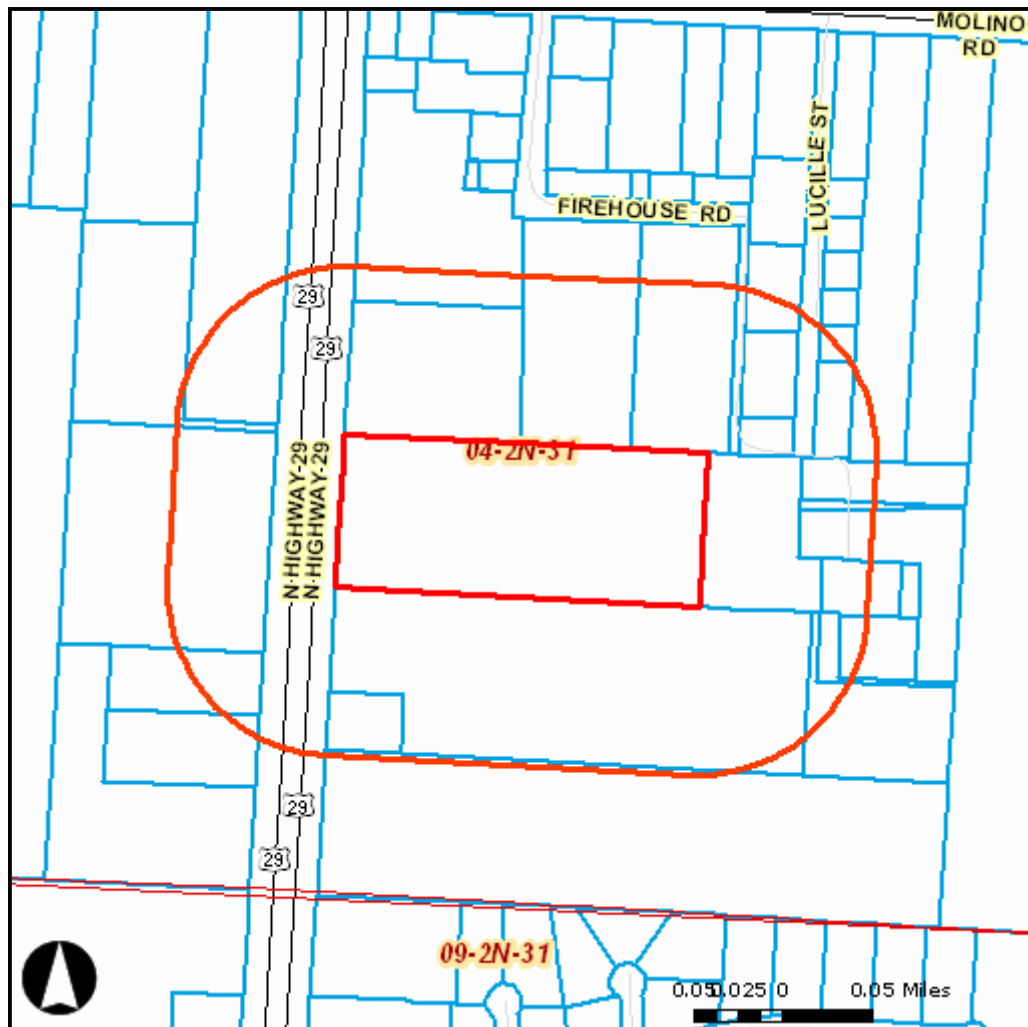
HARIGEL KRISTIN
1735 BLANC LN
CANTONMENT FL 32533

ARCHER KATHRYN
968 CHESAPEAKE TRL
CANTONMENT FL 32533

GRANT SCOTTIE JR
6115 FIREHOUSE DR
MOLINO FL 32577

DRIVER EARBY C
6208 HWY 29 NORTH
MOLINO FL 32577

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Planning Board-Rezoning

5. D.

Meeting Date: 04/09/2012

CASE : Z-2012-07

APPLICANT: Jesse W. Rigby and William J. Dunaway, Agents for The Baptist Manor, Inc., Baptist Health Care Corporation and Olson Land Partners, LLC., Owners

ADDRESS: 10095 Hillview Dr

PROPERTY REFERENCE NO.: 53-1S-30-2000-000-000,
53-1S-30-2000-000-001,
53-1S-30-2000-000-005

FUTURE LAND USE: MU-U, Mixed Use Urban

COMMISSIONER DISTRICT: 5

OVERLAY AREA: NA

BCC MEETING DATE: 05/03/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-4, Multiple-Family District, (cumulative) Medium High Density, (18 du/acre).

TO: R-5, Urban Residential/Limited Office District (cumulative) High Density, (20 du/acre).

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while

promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

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

FINDINGS

The proposed amendment to R-5 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.1.1** because the proposed use of the property is one permitted under Mixed Use Urban.

The proposed amendment **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.3.1**. The surrounding and abutting existing land uses are commercial and residential development, which allow density of 20 units per acre as does R-5 zoning.

The proposed amendment **is consistent** with the intent of **CPP FLU 1.5.3** promoting the efficient use of existing public roads, utilities and service infrastructure; the proposed amendment also encourages redevelopment of an underutilized property.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.11. R-4 multiple-family district, (cumulative) medium high density. A. Intent and purpose of district. This district is intended to provide for the development of medium high density residential uses and structures. This land use is designed to encourage the efficient use of land and maintain a buffer between lower density residential and business, commercial and industrial districts. The maximum density is 18 dwelling units per acre. Refer to Article 11 for uses, heights and densities allowed in R-4, multiple-family areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.12. R-5 urban residential/limited office district, (cumulative) high density. This district is intended to provide for high density urban residential uses and compatible professional office development, and designed to encourage the establishment and maintenance of a suitable higher density residential environment and low intensity services. These uses form a transition area between lower density residential and commercial development. Maximum density is 20 dwelling units per acre except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to Article 11 for uses, heights and densities allowed in R-5, urban residential/limited office areas located in the Airport/Airfield Environs.

B. Permitted uses.

1. Any permitted uses in the R-4 district.
2. Professional offices including, but not limited to, those of architects, engineers, lawyers, tax consultants, accountants and medical and dental clinics, real estate and insurance offices.
3. Mobile homes as single-family residences.
4. Public utility and service structures.
5. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

FINDINGS

As referenced above, the existing zoning category of R-4 and the proposed zoning category of R-5 do allow for a mix of residential uses ranging from: single-family dwellings to multi-family dwellings, i.e. apartments. Please note that apartments are considered residential uses per Planning Board interpretation on Sept. 18, 2002 and re-affirmed on April 11, 2005. For all practical purposes, staff is definitely in agreement that single-family dwellings to multi-family dwellings, i.e apartments, are allowable uses in both R-4 and R-5 zoning categories as well as professional offices. These uses form a transition area between lower density residential and commercial development and on the whole **are consistent** with the stated purpose and intent of the code.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff identified properties with zoning districts R-4 and P. Abutting parcel to the north is existing residential student housing. There is an existing subdivision PB 1, Pg 54, "Waterford Place", three parcels are stormwater ponds, 46 single family, four duplex's, seven vacant parcels, and five commercial parcels.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

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

FINDINGS

From a general analysis of the subject parcel, there appears to be hydric soils present that are indicators of wetlands. If the rezoning request is granted, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS

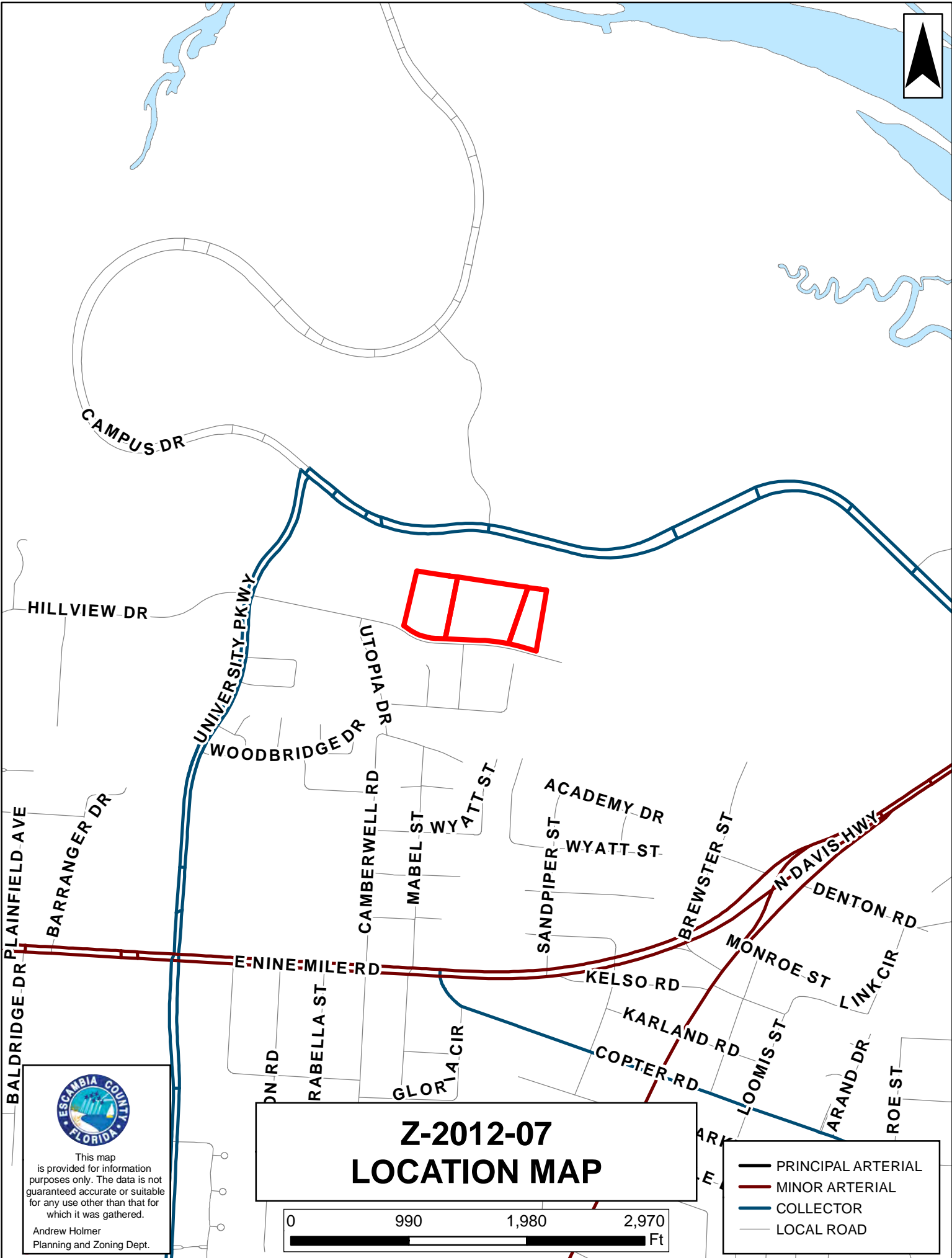
From what is on the ground, it appears that the predominate development pattern is a mix of residential development along with several adult congregate living facilities within the immediate vicinity of the parcel in question. As previously stated, the proposed zoning category of R-5 does allow for multi-family which includes apartments, adult congregate living facilities as well as professional type, lower intensity commercial developments within the R-5.


Overall, the site visit and the existing land use map indicated that there is continuity in the development pattern as described: single-family, multi-family dwellings, and adult living facilities. As required from an objective point of view, staff finds by allowing the proposed R-5 zoning category, it **would result** in a logical and orderly development pattern.

Attachments

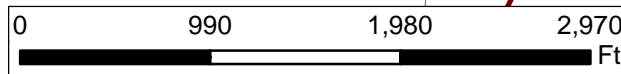
Z-2012-07





Z-2012-07




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

Z-2012-07 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



P

CAMPUS DR

P

R-4

HILLVIEW DR

R-4

UTOPIA DR

CRESTMONT CIR

KNOLLVIEW DR

CREST RIDGE DR

R-4

R-3

ACADEMY DR



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

Andrew Holmer
Planning and Zoning Dept.

Z-2012-07 500' RADIUS ZONING



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



MU-U

CAMPUS DR

MU-U

MU-U

HILLVIEW DR

UTOPIA DR

CRESTMONT CIR

KNOLLVIEW DR

CREST RIDGE DR

MU-U

MU-U

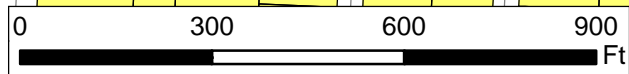
ACADEMY DR



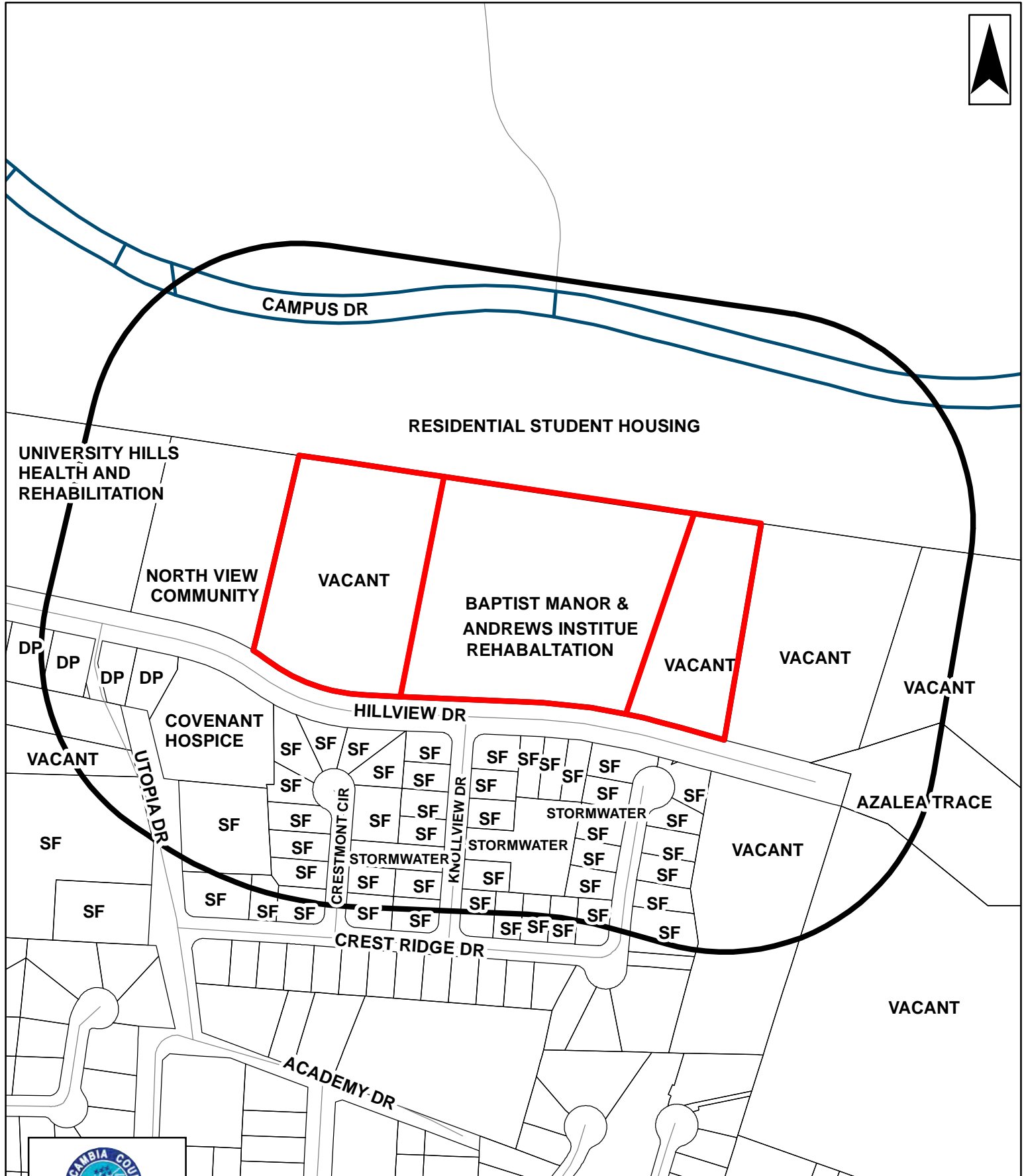
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.






Z-2012-07 FUTURE LAND USE

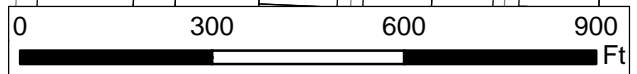


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



Z-2012-07 EXISTING LAND USE

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



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

Andrew Holmer
Planning and Zoning Dept.



CAMPUS DR

HILLVIEW DR

CRESTMONT CIR

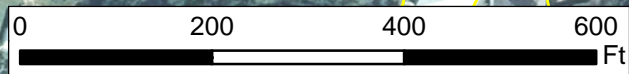
KNOLLVIEW DR








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

Andrew Holmer
Planning and Zoning Dept.

Z-2012-07 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2012-07
CURRENT ZONING: R-4 **PROPOSED ZONING:** R-5

PLANNING BOARD

DATE: 4/9/12 **TIME:** 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISIONERS

DATE: 5/3/12 **TIME:** 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Neighborhood Introduction:
Hillview Residences



CG Olson Partners, LLC Cordially invites the residents of Waterford Place and the Hillview Corridor to a presentation of the proposed Hillview Residences Project adjacent to the Baptist Manor site.

Date: Tuesday, March 6th

Time: 6:00 to 9:00pm

Location: The Alumni Room, Building 12 at UWF (Map Enclosed)

A brief presentation will occur at 6:30pm to inform those in attendance of Hillview Residences Concept.

Members of the UWF Administration, the Developers, and the Design Team will be available to meet with you and discuss the design concept and the questions and concerns of the neighbors.

(Light refreshments provided)



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-07
CURRENT ZONING: R-4 PROPOSED ZONING: R-5

PLANNING BOARD

DATE: 4/9/12 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 5/3/12 TIME: 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



A
ANDREWS

NO
OUTLET









A

ANDREWS
INSTITUTE
REHABILITATION

The Manor



ANDREWS
INSTITUTE
REHABILITATION

The Manor

10095





432-5328
www.abc.com





432-5320



10025
Covenant
HOSPICE

10025
Covenant
HOSPICE
10025
ALPERT RESIDENCE

**CLARK PARTINGTON HART
LARRY BOND & STACKHOUSE**

ATTORNEYS AT LAW

Pensacola • Destin • Tallahassee

Jesse W. Rigby
Direct (850) 434-3282
jrigby@cphlaw.com

March 15, 2012

Escambia County Planning Board
3363 West Park Place
Pensacola, Florida 32505
ATTN: Allyson Cain, Planning Board Coordinator

Re: Applications of The Baptist Manor, Inc. and Baptist Health Care Corporation to rezone property

Dear Chairman Briske and Planning Board Members:

My law firm partner William Dunaway and I represent The Baptist Manor, Inc. ("Baptist Manor"), Baptist Health Care Corporation ("Baptist Health Care") and Olson Land Partners, LLC ("Olson") with respect to this request to rezone three parcels of property from R-4 (multiple-family district, medium high density) to R-5 (urban residential/limited office district, (cumulative) high density). The properties are located on Hillview Road and share a boundary with the University of West Florida ("UWF") on the north.

The Baptist Manor parcel is the center of the three parcels. It is flanked on the west and the east by parcels owned by Baptist Health Care. Olson is entering into a contract to buy the two Baptist Health Care parcels, and a portion of the Baptist Manor parcel. A portion of the Baptist Manor parcel will be used for a road to link the east and west parcels being acquired from Baptist Health Care. The total acreage that will be bought from the Baptist entities will be approximately 8.25 acres. When the purchase closes, one parcel of land will be created, consisting of the two Baptist Health Care parcels and an unused portion of the Baptist Manor parcel.

The property will be developed by Olson, or a related entity, for use as apartment housing under an affiliation agreement with the UWF. The development plan includes a connection of the new parcel to Campus Drive, located on the UWF campus. The connection will be through the vicinity of the existing student housing located immediately north of the property being purchased and rezoned. The property sale is contingent upon the property being rezoned from R-4 to R-5. The reason for this contingency is simple. The R-4 zoning district does not provide sufficient residential density to support the planned apartment project at a size that makes the project financially feasible.

125 West Romana Street • Suite 800 • Pensacola, Florida 32502
P.O. Box 13010 • Pensacola, Florida 32591-3010
Phone (850) 434-9200 • Fax (850) 432-7340
www.cphlaw.com

Escambia County Planning Board
March 15, 2012
Page 2

The property reference numbers for the three parcels are included in the application forms submitted with this letter, but in summary the reference numbers are:

- 53-1S-30-2000-000-000 Baptist Health Care western parcel
- 53-1S-30-2000-000-001 Baptist Health Care eastern parcel
- 53-1S-30-2000-000-005 Baptist Manor parcel

Exhibit A to this letter includes the proof of ownership of the parcels based on information provided by the Escambia County Property Appraiser.

Exhibit B is a boundary survey of the three parcels.

Exhibit C is a preliminary conceptual site plan for the project. Note that the top of the page is to the south; i.e., the view is from the UWF Campus Drive looking south to Hillview Road.

Exhibit D consists of maps printed from the Escambia County web site showing the existing zoning.

With the above background information set forth, I will address the six criteria at issue for a rezoning application.

Consistency with the Comprehensive Plan

The proposed zoning change is consistent with the Comprehensive Plan. The properties are located in the MU-U (mixed use urban) future land use category. This land use category is intended for an intense mix of residential and nonresidential uses, while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The maximum allowed density is 25 units per acre. This future land use category supports R-5 zoning, which carries a maximum residential density of 20 units per acre.

Consistency with the Code

The intended residential apartment is a permitted use within the R-5 district. The proposed zoning change is NOT in conflict with any portion of the LDC and is consistent with the stated purpose and intent of the LDC.

Compatibility with surrounding uses

The existing use to the east at the end of Hillview Road is Azalea Trace. Other uses along the north side of Hillview Road from Azalea Trace to University Parkway on the west are uses consistent with the R-5 district. The existing use immediately to the north of these properties is residential student housing.

There is a residential subdivision immediately to the south of the Baptist Manor parcel. Five homes front on Hillview Road and an additional five subdivision homes are at the end of a cul-de-sac behind a privacy fence. Moving to the west along the south side of Hillview Road, we find a Covenant Hospice residential facility, approximately five rental properties, and then Hillview Apartments at the western end of Hillview Road.

The use by Olson for apartment housing is compatible with the surrounding uses.

The UWF has requested that the new apartment housing connect directly to Campus Drive. The connection should run through the existing student housing development on UWF property immediately to the north of the property at issue in this rezoning.

Changed conditions

The most obvious changed condition in the area in general, and in the immediate vicinity of this property, has been the result of the increase in UWF enrollment in recent years. The increased enrollment led to the development of residential student housing on UWF property immediately to the north of the property to be rezoned. More student housing for UWF is needed, which is why this property is being purchased for development.

The University of West Florida has provided factual information that the University plans significant growth that will continue to promote an increase in student population, and therefore, a continuing need for additional housing for students attending UWF. UWF predicts that student enrollment growth will equal approximately 1,000 students per year for the next several years. Over the next 24 months, apartment housing for 700 new students will be needed. The proposed project will meet a portion of this need.

Effect on natural environment

There is a small area of isolated wetlands on the property. The isolated wetlands will be addressed during the DRC review.

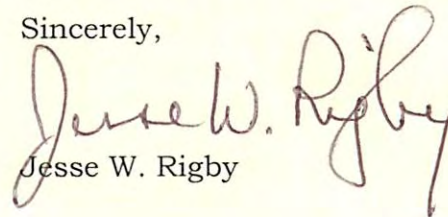
Development patterns

The applicants' request for R-5 zoning will allow a reasonable use of the property for residential apartment housing. Residential development is consistent with the residential uses that predominate on the south side of Hillview Road, and is consistent with the existing uses on the north side of Hillview Road.

Summary

For the reasons stated herein, the applicants have demonstrated compliance with each of the six criteria to be evaluated by the planning board. Accordingly, we request that the Planning Board recommend to the Board of County Commissioners that the applications to rezone these properties to R-5 be approved.

Sincerely,



Jesse W. Rigby

JWR\cw

Enclosures


cc: Baptist Health Care Corporation
The Baptist Manor, Inc.
Olson Land Partners, LLC

A1010432.DOC

BAPTIST HEALTH CARE CORPORATION,
A FLORIDA NOT-FOR-PROFIT CORPORATION

INCUMBENCY CERTIFICATE

I, Mary Mathews, Assistant Secretary of Baptist Healthcare Corporation, a Florida not-for-profit corporation ("Company"), do hereby certify that the following named individuals are the duly elected incumbents of their respective offices of the Company set out at the left of their respective names; and that the signature set opposite their titles and names are their correct signatures;

<u>Title</u>	<u>Name</u>	<u>Specimen Signature</u>
President/CEO	Alfred G. Stubblefield	

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of
Company this 30 day of January, 2012.


Mary Mathews, Assistant Secretary





Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R-4 to: R-5 *Jurigby*

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

Owner(s) Name: Baptist Health Care Corp. Phone: 434-3282 (Agent)

Address: 1000 W. Moreno St., Pensacola, FL 32501 Email: jrigby@cphlaw.com

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

Property Address: Hillview Rd., Pensacola, FL 32514 (vacant parcels)

Property Reference Number(s)/Legal Description: _____
53-1S-30-2000-000-000 and 53-1S-30-2000-000-001

By my signature, I hereby certify that:

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

Jesse W. Rigby
Signature of Owner/Agent

Jesse W. Rigby, Esquire (Agent)
Printed Name Owner/Agent

1/30/2012
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of January, 20 12,
by Jesse W. Rigby.

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

Constance M. Weiss
Signature of Notary
(notary seal must be affixed)

Constance M Weiss
Printed Name of Notary



CONSTANCE M. WEISS
COMMISSION # DD 811149
EXPIRES: Aug. 03, 2012

FOR OFFICE USE ONLY

CASE NUMBER: Z-2012-07

Meeting Date(s): April 9, 2012 Accepted/Verified by: _____ Date: _____

Fees Paid: \$ 1820.00 Receipt #: _____ Permit #: PRZ 1203 00007



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-07

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 53-1S-30-2000-000-000 & 53-1S-30-2000-000-001

Property Address: Hillview Rd., Pensacola, FL 32514 (vacant parcels)

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 30th DAY OF January, YEAR OF 2012.

Al Stubblefield
Signature of Property Owner

Baptist Health Care Corp.
Printed Name of Property Owner
By: Al Stubblefield
Its: President/CEO

1-30-12
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: Z-2012-07

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at Hillview Drive, Pensacola, FL 32514 (vacant parcels),
Florida, property reference number(s) 53-1S-30-2000-000-000 and 53-1S-30-2000-000-001

I hereby designate Jesse W. Rigby, William J. Dunaway & Olson Land Partners, LLC for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 30th day of January the year of,
2012, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: Jesse W. Rigby, Esquire Email: jrigby@cphlaw.com
William J. Dunaway, Esquire Email: wdunaway@cphlaw.com
Clark Partington Hart Larry Bond & Stackhouse
 Address: 125 W. Romana St., Ste 800, Pensacola, FL 32502 Phone: 434-9200

[Signature]
 Signature of Property Owner

 Signature of Property Owner

Baptist Health Care Corp.
 Printed Name of Property Owner
 By: *Al Stubblefield* Date: 1-30-12
 Its: President/CEO
 Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
 The foregoing instrument was acknowledged before me this 30 day of January 20 12,
 by Al Stubblefield

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

[Signature]
 Signature of Notary

MARY BETH MATHEWS (Notary Seal)
 Notary Public State of FL
 Comm. Exp. July 8, 2012
 Comm. No. DD 785455
 ID # 754588



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-07

**APPLICATION
ATTACHMENTS CHECKLIST**

- JWR 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- JWR 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- JWR 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- JWR 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- JWR 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- JWR 6. Legal Description of Property Street Address / Property Reference Number
- JWR 7. (a) Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. BOA: Site Plan drawn to scale.
- NA 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- NA 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- JWR 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R-4 to: R-5 *per Rigby*

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

Owner(s) Name: The Baptist Manor, Inc. Phone: 434-3282 (Agent)

Address: 1000 W. Moreno St., Pensacola, FL 32501 Email: jrigby@cphlaw.com

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

Property Address: 10095 Hillview Rd., Pensacola, FL 32514

Property Reference Number(s)/Legal Description: _____
53-1S-30-2000-000-005

By my signature, I hereby certify that:

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

Jesse W. Rigby
Signature of Owner/Agent

Jesse W. Rigby
Printed Name Owner/Agent

1/30/2012
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of January, 20 12,
by Jesse W. Rigby.

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

Constance M. Weiss
Signature of Notary
(notary seal must be affixed)

Constance M. Weiss
Printed Name of Notary



CONSTANCE M. WEISS
COMMISSION # DD 811149
EXPIRES: Aug. 03, 2012

FOR OFFICE USE ONLY

CASE NUMBER: Z-2012-07

Meeting Date(s): April 9, 2012 Accepted/Verified by: _____ Date: _____

Fees Paid: \$ 1820.00 Receipt #: _____ Permit #: PRZ120300007



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-07

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 53-1S-30-2000-000-005

Property Address: 10095 Hillview Rd., Pensacola, FL 32514

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

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- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 30th DAY OF January, YEAR OF 2012.



Signature of Property Owner

The Baptist Manor, Inc.
Printed Name of Property Owner
By: John T. Porter
Its: Chairman / President

Printed Name of Property Owner

1-30-12

Date

Signature of Property Owner



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: Z-2012-07

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 10095 Hillview Rd., Pensacola, FL 32514,
Florida, property reference number(s) 53-1S-30-2000-000-005

I hereby designate Jesse W. Rigby, William J. Dunaway & Olson Land Partners, LLC for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 30th day of January the year of,
2012, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: Jesse W. Rigby, Esquire William J. Dunaway, Esquire Email: jrigby@cphlaw.com wdunaway@cphlaw.com
 Address: Clark Partington Hart Larry Bond & Stackhouse Phone: 434-9200
125 W. Romana St., Ste 800, Pensacola, FL 32502



 Signature of Property Owner

 Signature of Property Owner

The Baptist Manor, Inc.
 Printed Name of Property Owner
 By: John T. Porter
 Its: Chairman / President

 Printed Name of Property Owner

1-30-12

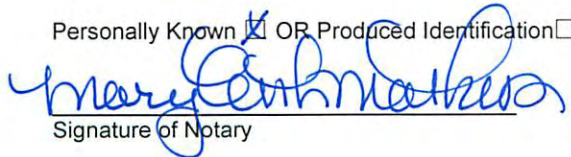
 Date

 Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30 day of January 20 12,
by John T. Porter

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



 Signature of Notary

MARY BETH MATHEWS
Notary Public State of FL

 Printed Name of Notary
Comm. Exp. July 8, 2012
Comm. No. DD 785455
ID # 754588

(Notary Seal)



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: Z-2012-07

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

contract buyer
As ~~owner~~ of the property located at 10095 Hillview Rd., Pensacola, FL 32514,
Florida, property reference number(s) 53-1S-30-2000-000-000; 53-1S-30-2000-000-001; 53-1S-30-2000-000-C
I hereby designate Jesse W. Rigby and William J. Dunaway for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 31st day of January the year of,
2012, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: Jesse W. Rigby & William J. Dunaway Email: jrigby@cphlaw.com; wdunaway@cphlaw.com
Clark Partington Hart Larry Bond & Stackhouse
Address: 125 W. Romana St., Ste. 800, Pensacola, FL 32502 Phone: 434-9200

[Signature] Richard Olson 01/31/12
Signature of Property Owner Contract Buyer Printed Name of Property Owner Contract Buyer Date
Its: Manager
[Signature] _____
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 31st day of January 20 12,
by _____.

Personally Known OR Produced Identification . Type of Identification Produced: FLDL # 0425136601230

Constance M. Weiss
Signature of Notary

Constance M. Weiss
Printed Name of Notary

(Notary Seal)
CONSTANCE M. WEISS
COMMISSION # DD 811149
EXPIRES: Aug. 03, 2012



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#) |
 [Tangible Property Search](#) |
 [Amendment 1 Calculations](#)

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Navigate Mode **Account**
 Reference

General Information Reference: 531S30200000000 Account: 044423500 Owners: BAPTIST HEALTH CARE CORP Mail: 1000 W MORENO ST PENSACOLA, FL 32501 Situs: HILLVIEW DR 32514 Use Code: VACANT COMMERCIAL <input type="button" value="p"/> Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	2011 Certified Roll Assessment Improvements: \$0 Land: \$118,275 Total: \$118,275 Save Our Homes: \$0 <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1 Calculations</p>
---	---

Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Value</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/1987</td> <td>2353 796</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/1984</td> <td>1975 640</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>394 65</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>394 62</td> <td>\$70,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	Sale Date	Book Page	Value	Type	Official Records (New Window)	02/1987	2353 796	\$100	WD	View Instr	09/1984	1975 640	\$100	WD	View Instr	01/1968	394 65	\$100	WD	View Instr	01/1968	394 62	\$70,000	WD	View Instr	2011 Certified Roll Exemptions None Legal Description <input type="button" value="p"/> BEG AT SE COR OF SEC N 12 DEG 30 MIN 24 SEC E ALG 694 94/100 FT TO NLY R/W OF HILLVIEW RD (80 FT R/W) N... Extra Features None
Sale Date	Book Page	Value	Type	Official Records (New Window)																						
02/1987	2353 796	\$100	WD	View Instr																						
09/1984	1975 640	\$100	WD	View Instr																						
01/1968	394 65	\$100	WD	View Instr																						
01/1968	394 62	\$70,000	WD	View Instr																						

[Parcel Information](#) |
 |
 [Get Map Image](#) |
 [Launch Interactive Map](#)

Section Map Id: 05-1S-30 Approx. Acreage: 4.2500 Zoned: <input type="button" value="p"/> R-4	
--	--





Chris Jones Escambia County Property Appraiser

[Real Estate Search](#) | [Tangible Property Search](#) | [Amendment 1 Calculations](#)

[Back](#)

[Navigate Mode](#) [Account](#)
 [Reference](#)

[Printer Friendly Version](#)

General Information		2011 Certified Roll Assessment	
Reference:	531S30200000001	Improvements:	\$0
Account:	044423575	Land:	\$73,530
Owners:	BAPTIST HEALTH CARE CORP	Total:	\$73,530
Mail:	1000 W MORENO ST PENSACOLA, FL 32501	Save Our Homes:	\$0
Situs:	HILLVIEW RD 32514	Disclaimer	
Use Code:	VACANT COMMERCIAL	Amendment 1 Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			

Sales Data		2011 Certified Roll Exemptions	
Sale Date	Book	Page	Value
02/1987	2353	796	\$100
Type	Official Records (New Window)		
WD	View Instr	None	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Legal Description	
		BEG AT SE COR OF SEC 53 N 12 DEG 30 MIN 24 SEC E ALG E LI OF SEC 695 17/100 FT TO N LI OF HILLVIEW RD N...	
		Extra Features	
		None	

Parcel Information [Restore Map](#) [Get Map Image](#) [Launch Interactive Map](#)

Section Map Id:
05-1S-30
Approx. Acreage:
2.3100
Zoned:
R-4



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#) |
 [Tangible Property Search](#) |
 [Amendment 1 Calculations](#)

[Back](#)



Navigate Mode **Account**

[Printer Friendly Version](#)

Reference



General Information	
Reference:	531S30200000005
Account:	044423800
Owners:	BAPTIST MANOR INC
Mail:	1000 W MORENO ST PENSACOLA, FL 32501
Situs:	10095 HILLVIEW RD 32514
Use Code:	HOME FOR AGED <input type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$2,298,263
Land:	\$184,395
Total:	\$2,482,658
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/1993	3314	674	\$100	WD	View Instr
04/1990	2842	136	\$100	WD	View Instr
02/1985	2020	274	\$100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
FRATERNAL AND OTHER	
Legal Description	<input type="checkbox"/>
BEG AT SE COR OF SEC 53 TH N 12 DEG 30 MIN 24 SEC E ALG E LI OF SD SEC 694 94/100 FT TO NLY...	
Extra Features	
ASPHALT PAVEMENT METAL BUILDING PARKING LIGHT	

[Parcel Information](#) [Restore Map](#) [Get Map Image](#) [Launch Interactive Map](#)

Section Map Id: 05-1S-30 Approx. Acreage: 6.5000 Zoned: <input type="checkbox"/> R-4	
--	--

Buildings	
Building 1 - Address:10095 HILLVIEW RD, Year Built: 1985, Effective Year: 1985	
<p>Structural Elements FOUNDATION- STRUCTURAL EXTERIOR WALL- STUCCO OV BLOCK NO. PLUMBING FIXTURES-136.00 DWELLING UNITS- 60.00 ROOF FRAMING- RIGID FRAME/BAR ROOF COVER-BLT UP MTL/GYP INTERIOR WALL- DRYWALL-PLASTER FLOOR COVER- CARPET NO. STORIES-1.00 FLOOR COVER- VINYL/CORK DECOR/MILLWORK- ABOVE AVERAGE HEAT/AIR-CENTRAL H/AC STRUCTURAL FRAME-MASONRY PIL/STL</p>	
Areas - 29049 Total SF	
BASE AREA - 29049	
Building 2 - Address:10095 HILLVIEW RD, Year Built: 1991, Effective Year: 1991	
<p>Structural Elements FOUNDATION- STRUCTURAL EXTERIOR WALL-</p>	

EMPIRE LAND SURVEYING INC.

PRELIMINARY

ALTA/ACSM BOUNDARY SURVEY

HILLVIEW DRIVE
A PORTION OF SECTION 53
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA



VICINITY MAP

SHEET 1 OF 4
SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTIONS

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 • FAX: 850-477-3705
LICENSED BUSINESS #893, STATE OF FLORIDA

LEGEND

DB	OFFICIAL RECORD BOOK	— — — — —	AERIAL UTILITY WIRES
R/W	RIGHT OF WAY	— — — — —	4" CHAIN LINK FENCE
E.P.O.	EASEMENT OF	— — — — —	EDGE OF HIGHWAY
P.C.	POINT OF CURVATURE	— — — — —	FIRE HYDRANT
P.T.	POINT OF TANGENCY	— — — — —	TANTARY MARKER-SEE DETAIL DRAWINGS
P.P.C.	POINT OF PEAKS CURVATURE	— — — — —	STORM MARKERS-SEE DETAIL DRAWINGS
RCF	REINFORCED CONCRETE PIPE	— — — — —	SEA WATER
IPC	POLY VINYL CHLORIDE PIPE	— — — — —	WATER VALVE
CMF	CORRUGATED METAL PIPE	— — — — —	WELL
FFE	FINISHED FLOOR ELEVATION	— — — — —	1" x 1" CONCRETE BASED LIGHT POLE
SH	SHOULDER	— — — — —	LOGAN POLE
EL	ELEVATION	— — — — —	POWER POLE
MS	METAL LINE	— — — — —	1/2" x 1/2" CONCRETE POWER POLE NOT TALL
ETGA	EXTENDED COUNTY UTILITY AUTHORITY	— — — — —	TOL TEST BOUND LOCATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION	— — — — —	WELDED FLAGGING
ACSM	AMERICAN CONCRETE OF SURVEYING AND MAPPING	— — — — —	SET COTTON TAPPLE - T.M.
A	AND	— — — — —	TEMPORARY BENCHMARK - SEE SURVEYOR'S REPORT FOR DETAILS
SET 1/2" RED CAPPED IRON ROD-LICENSED BUSINESS #893		— — — — —	SECTION NUMBERS
FOUND 1/2" IRON ROD		— — — — —	DELTA MARKER
FOUND 1" METAL PIPE		— — — — —	COVERED (ROCKED) AREA
FOUND 1/2" METAL PIPE		— — — — —	CONCRETE
FOUND 1/2" CAPPED IRON ROD - #2014		— — — — —	ASPHALT
FOUND 1/2" CAPPED IRON ROD - #2013		— — — — —	
FOUND 4" x 4" CONCRETE MONUMENT WITH IRON - NO #		— — — — —	
FOUND 4" x 4" CONCRETE MONUMENT WITH IRON - NO #		— — — — —	
SET 1/2" CAPPED IRON ROD-LICENSED BUSINESS #893		— — — — —	

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA (CERTIFIED TO PLACE ACQUISITION, LLC AND (S) CHICAGO TITLE INSURANCE COMPANY) AS FOLLOWS:

- THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONCRETE OF SURVEYING AND MAPPING IN 2005 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 7, 2008 AND FEBRUARY 9, 2012 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SURVEYED ON THE PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE ENCUMBRANCES OR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCUMBRANCES (A) BY THE IMPROVEMENTS OR ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY (SEE SURVEYOR'S REPORT PAGE 2 OF 2 FOR DETAILS).
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE COMMITMENT NUMBERED 1702114, DATED FEBRUARY 10, 2012 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THIS TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM DETAIL REQUIREMENTS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR RIGHT OF EGRESS.
- THE PREPARED LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTY DO NOT FORM A MATERIALLY CLOSED POLYGON.
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 120330315 G, DATED 05/09/04, SUBJECT PARCELS IS IN ZONE "V". PER FAD RATE MAP.
- SUBJECT PARCELS IS ZONED R-4, MULTIPLE-FAMILY DISTRICT (COMMUNITAS) MEDIUM HIGH DENSITY. (SEE SHEET 4 OF 4 FOR DETAILS).

THE PARTIES LISTED BELOW ARE ENTITLED TO RELY ON THIS SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

LELAND M. EMPJE
PROFESSIONAL SURVEYOR AND MAPPER,
NO. 5706, STATE OF FLORIDA
FEBRUARY 20, 2012

THE ENDORSEMENT (CLIENTS) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

SIGNATURE: _____
TYPED OR PRINTED NAME: _____
PLACE ACQUISITION, LLC AND CHICAGO TITLE INSURANCE COMPANY
NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS	FIELD BOOK	DATE
1.) UPDATE & CREATE PARCEL "C"	151/01	02/09/12

POSSIBLE ENCROACHMENTS: SEE SURVEYOR'S REPORT, PAGE 2 OF 2, FOR DETAILS.

PROFESSIONAL SURVEYOR AND MAPPER, NO. 5706, STATE OF FLORIDA
DATE: FEBRUARY 20, 2012
LELAND M. EMPJE, P.S.M.

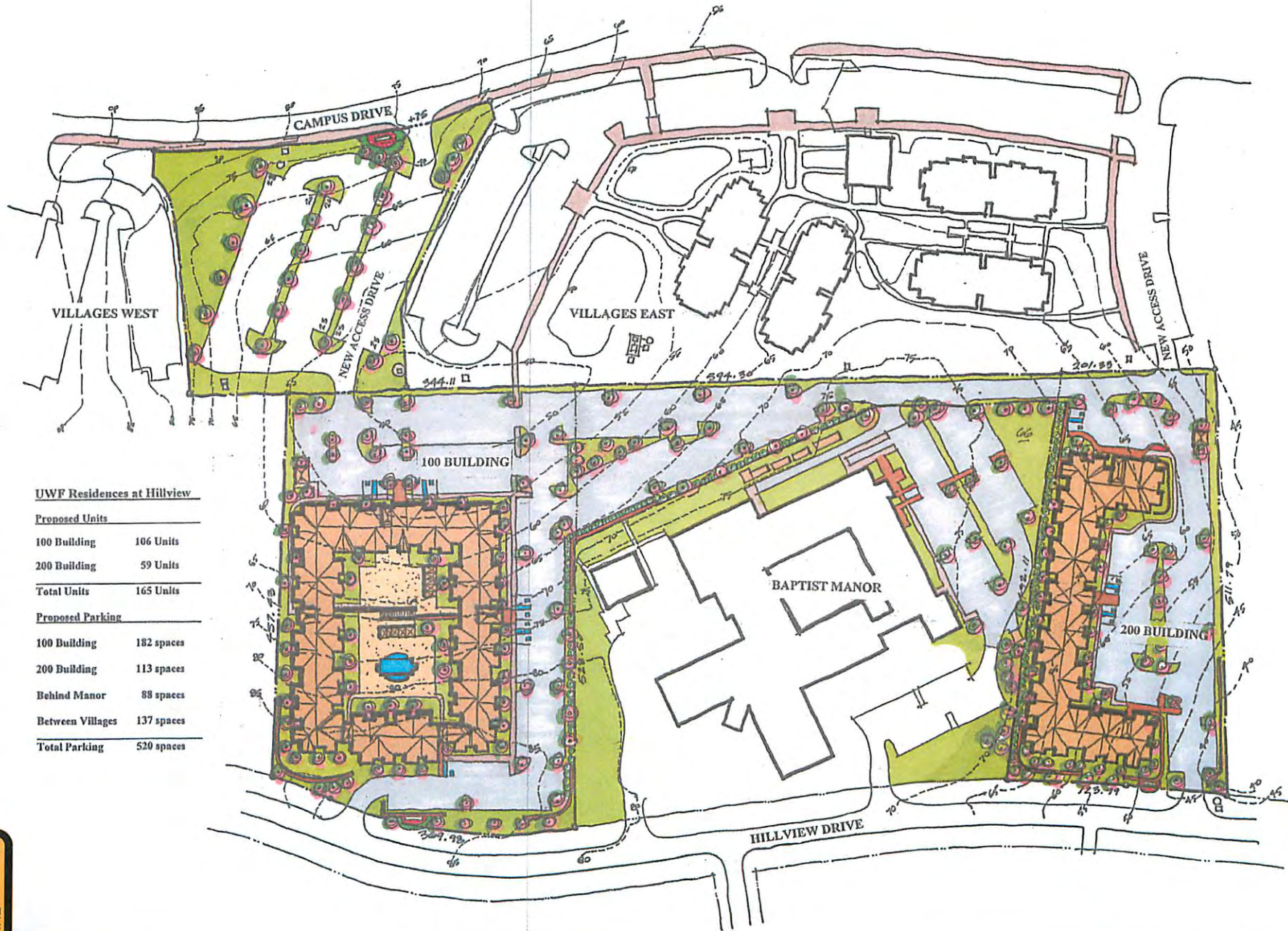
SCALE: 1" = 60'
FIELD DATE: 03/03/08
ORDER NO.: 014-08-1
FIELD BOOK: 129/88-77, 129/11-18
AND DATA COLLECTION

BEARING BASIS: EAST LINE SECTION 53, TOWNSHIP 1 SOUTH, RANGE 30 WEST, N12°00'24"W (9)
CLIENT: PLACE ACQUISITION, LLC

SOURCE OF INFORMATION:
FIELD EXAMINE
FIELD RECORD
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Boundary) boundary lines not located unless otherwise noted.
3. Actual field measurements = (FF) Flat = (F)
4. All bearings and/or angles and distances are true and actual unless otherwise noted. Deed = (D), Actual Field Measurement = (FF) Flat = (F)
5. All measurements were made in accordance with United States standards. The accuracy shown meets the standards required in the appropriate land area.
6. This survey was made in accordance with the minimum technical standards as set forth by Rule 61G17-FLA, Florida Administrative Code. This survey shall be subject to verification by the public through the public records of said County.
7. The parcel shown herein may be subject to other public records, zoning and restrictions that may be found in the Public Records of said County.





UWF Residences at Hillview

Proposed Units	
100 Building	106 Units
200 Building	59 Units
Total Units	165 Units
Proposed Parking	
100 Building	182 spaces
200 Building	113 spaces
Behind Manor	88 spaces
Between Villages	137 spaces
Total Parking	520 spaces

Blumberg No. 5118

C EXHIBIT

UWF Residences at Hillview
 BTA No. 134612.01

CONCEPTUAL SITE PLAN
 15 February 2012

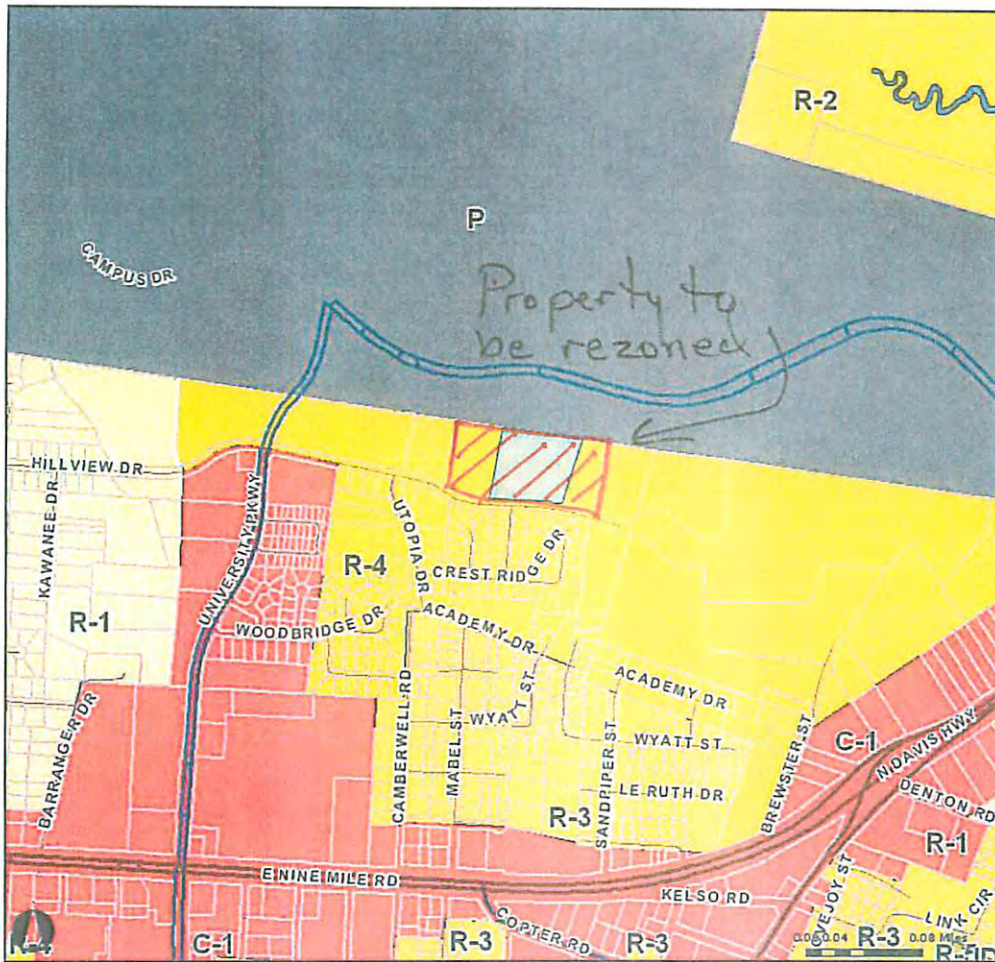
BTA
 Bullock Title Associates
 100 East Conover, Suite 10
 Pensacola, FL 32501
 904.434.2444

0 40 80

North

REC'D MAR 15 2012

Title



baptist manor (1)

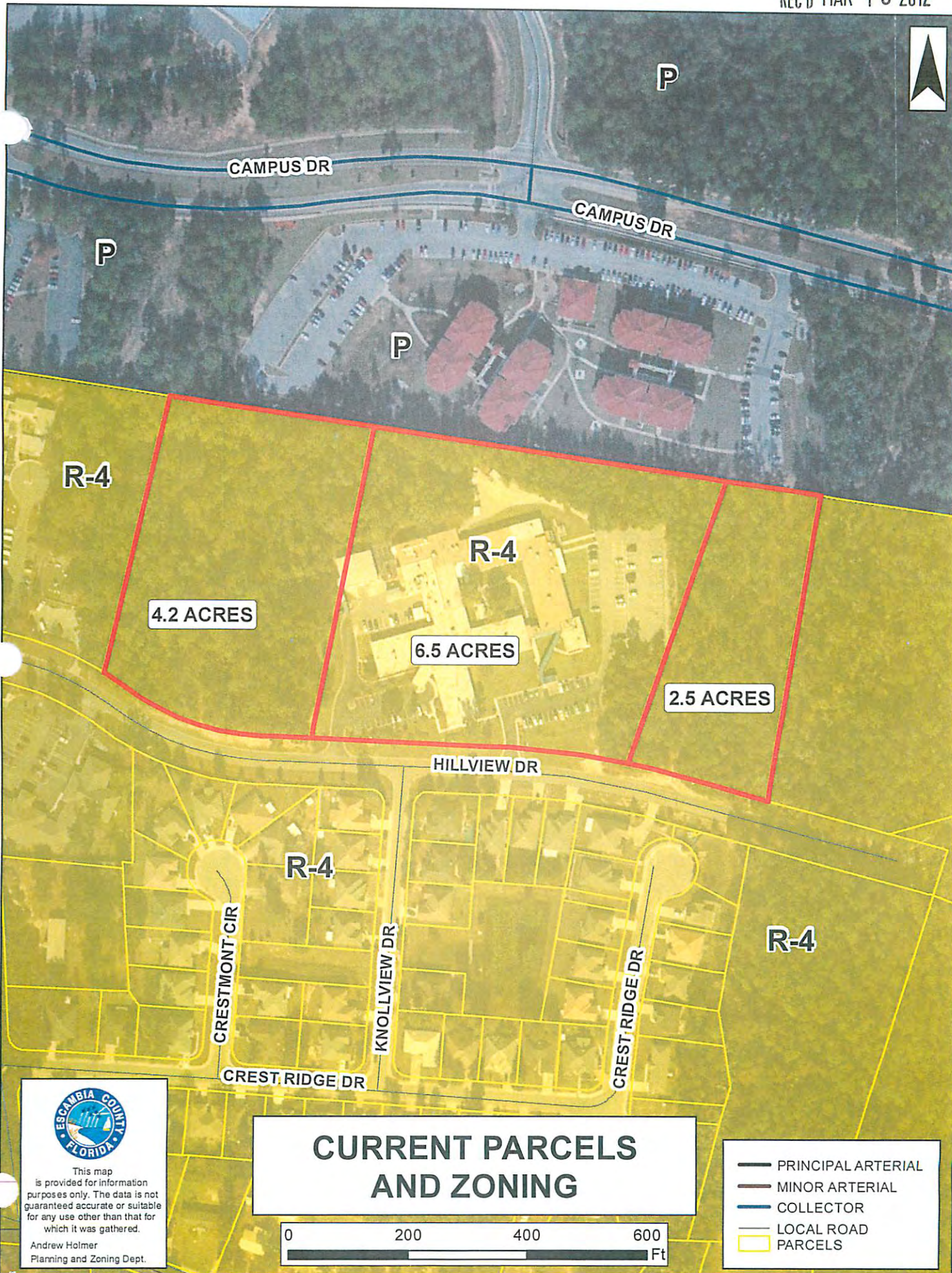
PARCELS (1)

OBJECTID	REFERENCE	REFNUM	OWNER	MAILING ADDRESS1	MAILING ADDRESS2	MAILING CITY	MAILING STATE	MAILING ZIP	MAILING COUNTRY	YEAR	CONTROLNO	SITE ADDRESS	CITY	ZIP	SUBDIVCONDO	SUBDIVISIO
118678	531530200000005	53-15-30-2000-000-005	BAPTIST MANOR INC	1000 W MORENO ST	null	PENSACOLA	FL	32501	null	2012	044423800	10095 HILLVIEW RD	PENSACOLA	32514	null	N/A

Disclaimer

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





R-4

4.2 ACRES

R-4

6.5 ACRES

2.5 ACRES

HILLVIEW DR

R-4

CRESTMONT CIR

KNOLLVIEW DR

CREST RIDGE DR

R-4

CREST RIDGE DR

CURRENT PARCELS AND ZONING

0 200 400 600 Ft

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



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Andrew Holmer
Planning and Zoning Dept.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **551446**

Date Issued. : 03/15/2012

Cashier ID : VHOWENS

Application No. : PRZ120300007

Project Name : Z-2012-07

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	125327	\$1,820.00	App ID : PRZ120300007
		\$1,820.00	Total Check

Received From : Jesse Rigby Clark Partington, Hart

Total Receipt Amount : **\$1,820.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ120300007	644636	1,820.00	\$0.00	15962 INNERARITY RD 50 , PENSACOLA, FL, 32507

Total Amount :	1,820.00	\$0.00	Balance Due on this/these Application(s) as of 3/15/2012	
-----------------------	-----------------	---------------	--	--

AZALEA TRACE INC
10100 HILLVIEW DR
PENSACOLA FL 32514

TIITF/DEPT OF EDUCATION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

COVENANT HOSPICE INC
5041 N 12TH AVE
PENSACOLA FL 32504

WATERFORD PLACE OF
PO BOX 7089
PENSACOLA FL 32514

EMERALD COAST UTILITIES
AUTHORITY
PO BOX 15311
PENSACOLA FL 325140311

DEVRIES JOEY L & JENNIFER S
9800 CRESTMONT CIR
PENSACOLA FL 32514

MEYER TERRY D & JO ANNE
9810 KNOLLVIEW DR
PENSACOLA FL 32514

PADGETT GREGORY R
9826 KNOLLVIEW DR
PENSACOLA FL 32514

SHERRARD JAMES & MARSHA
121 EDWARDS LN
FORT WALTON BEACH FL 32548

BLACKWELL JESSE C & ANNE L
10157 CREST RIDGE DR
PENSACOLA FL 32514

DEFOREST HUGH L SR & RUTH
9834 KNOLLVIEW DR
PENSACOLA FL 32514

JENKINS LINDA F
9811 KNOLLVIEW DR
PENSACOLA FL 32514

ADRIAN DENNIS J & KATHLEEN R
10163 CREST RIDGE DR
PENSACOLA FL 32514

EILERSIEN HAROLD & ANITA
9842 KNOLLVIEW DR
PENSACOLA FL 32514

BARKER KATHRYN J
9801 CRESTMONT CIR
PENSACOLA FL 32514

GOODLOE THOMAS
9808 CRESTMONT CIR
PENSACOLA FL 32514

CHUNG HAI X
402 HANNAH AVE
ATTALLA AL 35954

KAPLE IAN C
10091 HILLVIEW RD
PENSACOLA FL 32514

BROOKS DALLAS C
9809 CRESTMONT CIR
PENSACOLA FL 32514

EPSTEIN SANFORD M & KAREN G
1151 FINCH DR
GULF BREEZE FL 32563-3196

LUKERS JUDITH T
10093 HILLVIEW RD
PENSACOLA FL 32514

MCGAW SAMUEL M JR
9817 CRESTMONT CIR
PENSACOLA FL 32514

LEARY DUANE W & RISA W
10193 CREST RIDGE DR
PENSACOLA FL 32514

SMITH JANELLE F
10097 HILLVIEW DR
PENSACOLA FL 32514

SINOPOLI DOMENICO & HOLLY
4683 LOVEGRASS LN
CRESTVIEW FL 32539

JOHNSON RANDY D
10217 CREST RIDGE DR
PENSACOLA FL 32514

RUSSO MEGAN
34147 N GOLDENROD RD
ROUND LAKE IL 60073

CARGILL BARBARA SUSAN
9833 CRESTMONT CIR
PENSACOLA FL 32514

NILES JABIN W & BETHANY J
3228 CASCABEL TER
NORTH PORT FL 34286-7548

TRAVIS MARY M
10241 CREST RIDGE DR
PENSACOLA FL 32514

JONAS DANIEL M & AGHDAS
9849 CRESTMONT CIR
PENSACOLA FL 32514

HILLSMAN ROVENA LEE
PO BOX 827
PENSACOLA FL 325910827

JOHNSON LYNDA
9835 KNOLLVIEW DR
PENSACOLA FL 32514

MORAN MICHAEL P
10216 CRESTRIDGE DR
PENSACOLA FL 32514

COUNTS TRACY L
10234 CREST RIDGE DR
PENSACOLA FL 32514

MOSES BESSIE ANN
9822 UTOPIA DR
PENSACOLA FL 32514

FOSTER CRAIG
1478 SPECTRUM
IRVINE CA 92618

ROBERTSON DONNA M
9421 E MOHAWK LN
SCOTTSDALE AZ 85255

BELL HORACE & NELLIE L
23954 BELL RD
FLORALA AL 36442

NOBLE MARK A & TERI LEE
1735 BOLTON VILLAGE LN
NICEVILLE FL 32578-8739

BROGNA LOUIS V
9848 CRESTMONT CIR
PENSACOLA FL 32514

GOMEZ HERMAN & ELLIE
9819 KNOLLVIEW DR
PENSACOLA FL 32514

JOHNSON EDWARD A & JANICE
9843 KNOLLVIEW DR
PENSACOLA FL 32514

TURNAGE MERLE
10222 CREST RIDGE DR
PENSACOLA FL 32514

BAPTIST HEALTH CARE CORP
1000 W MORENO ST
PENSACOLA FL 32501

FORMATION PORTFOLIO I LLC
1035 POWERS PL
ALPHARETTA GA 30004

BROWN CECIL D
PO BOX 84
GONZALEZ FL 32560

MCCALLISTER JOSHUA B
10109 CRESTRIDGE DR
PENSACOLA FL 32514

BAKER WANDA O MOSLEY
9827 UTOPIA DR
PENSACOLA FL 32514

MOTT BRANDI
10229 CREST RIDGE DR
PENSACOLA FL 32514

MCGLAMERY WILLIAM H &
ELIZABETH A
9840 CRESTMONT CIR
PENSACOLA FL 32514

MCKENZIE JEFFREY F
411 LAKE CIRCLE DR
CANTONMENT FL 32533

DOMBROSKY JAMES & MONIKA
10204 CREST RIDGE DR
PENSACOLA FL 32514

GODWIN MICHAEL C
10228 CREST RIDGE DR
PENSACOLA FL 32514

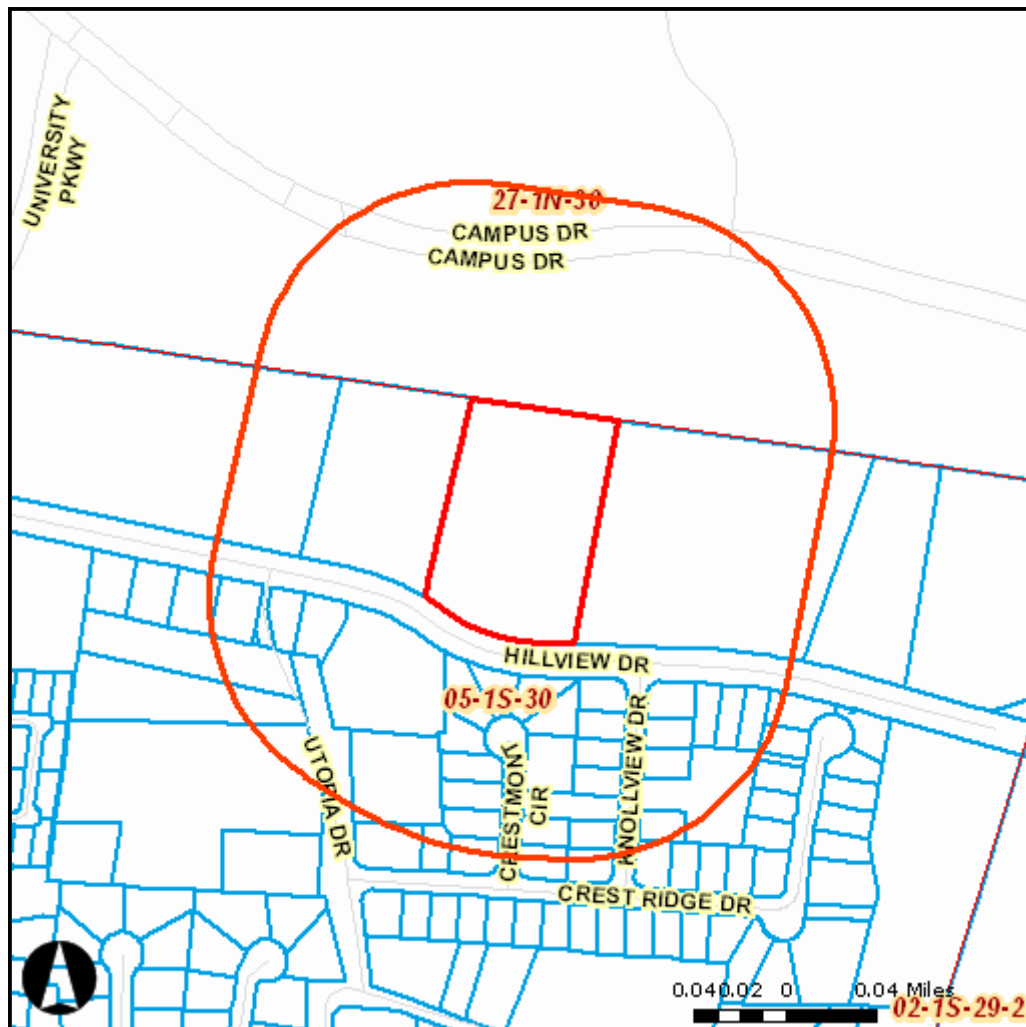
ACTS RETIREMENT LIFE
375 MORRIS ST
WEST POINT PA 19486

ALABAMA FLORIDA INVESTMENT
CORP
PO BOX 10729
PENSACOLA FL 32504

PELEKANOS BENEDICTA
12932A CHURCHILL DR
SPANISH FORT AL 36527-8723

RIDDELL TRAVIS A & SHELBY
9823 UTOPIA DR
PENSACOLA FL 32514

ECPA Map



Map Grid



Major Roads

- County Road
- Interstate
- State Road
- US Highway

All Roads

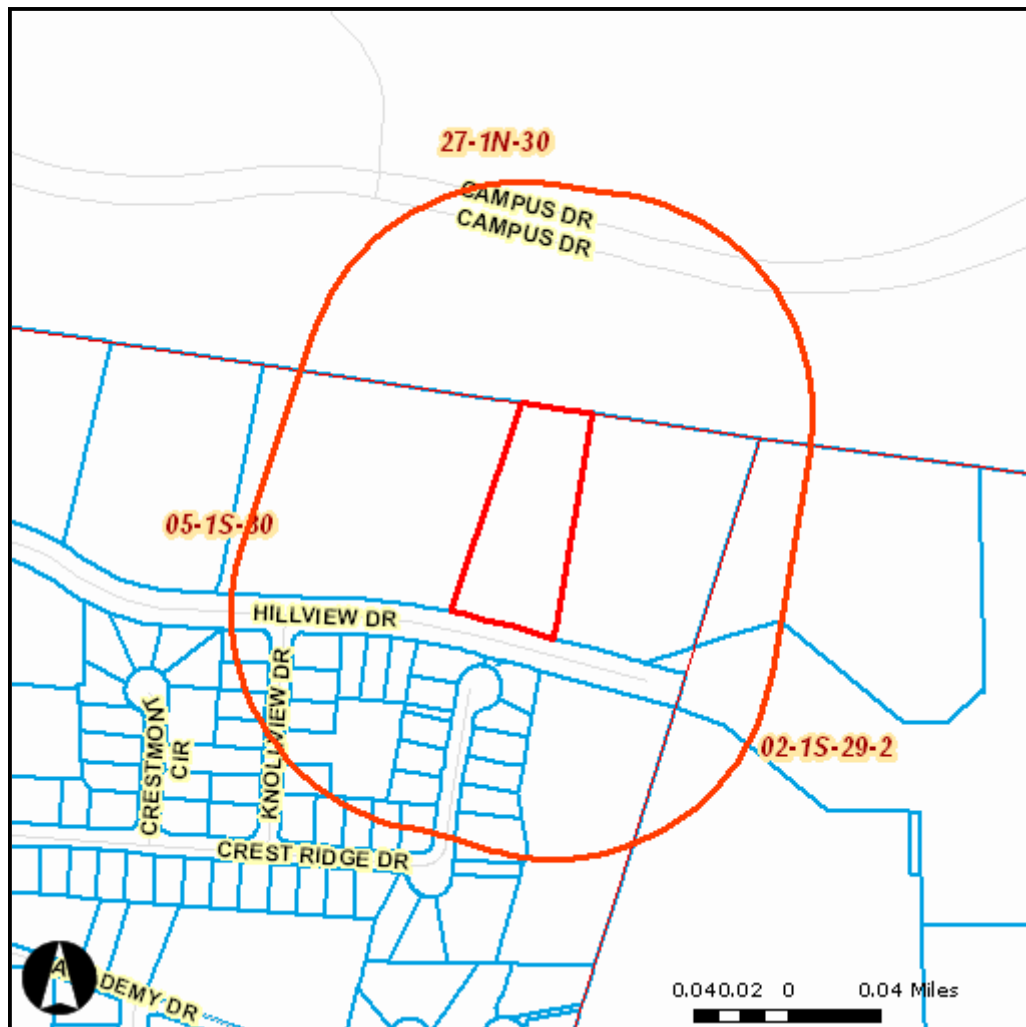


Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

ECPA Map



Map Grid



Major Roads

- County Road
- Interstate
- State Road
- US Highway

All Roads

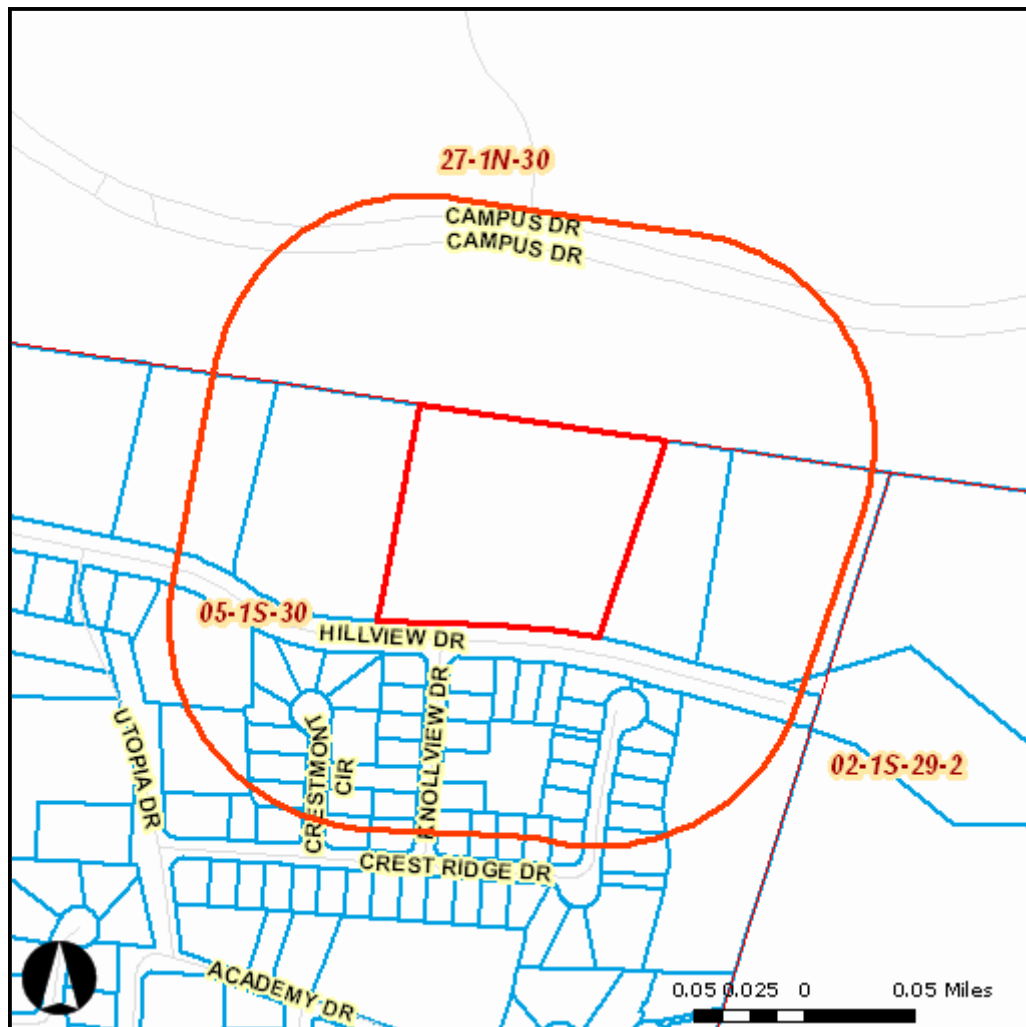


Property Line



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ECPA Map



Map Grid



Major Roads

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All Roads



Property Line



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