AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
July 17, 2013–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

2. Swearing in of Staff and acceptance of staff as expert witness

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

4. Proof of Publication and waive the reading of the legal advertisement.

5. Approval of June 19, 2013 Resume Minutes

6. **Consideration of the following cases:**

A. **Case No.:** V-2013-12
Address: 2741 W. Fairfield Drive
Request: Increase in the allowable signage within Englewood Overlay District
Requested by: Todd Duplantis, Agent for RaceTrac Petroleum

B. **Case No.:** V-2013-13
Address: 8101 Scenic Hwy
Request: Requesting a Variance to the lot coverage requirements
Requested by: Luke Kolbeck, Owner

C. **Case No.:** V-2013-14
Address: 9810 Noriega Drive
Request: To reduce side setback on the North side of the property
Requested by: William P. & Cheryl S. Jones, Owners

D. **Case No.:** V-2013-15
Address: 24 Mar Vista Circle
Request: Requesting a Variance to the side yard setback
Requested by: John W. Mobley, Owner

E. **Case No.:** CU-2013-11

Address:	4940 Saufley Field Road
Request:	To allow a 9100 square foot commercial building
Requested by:	Wiley C. "Buddy" Page, Agent for Teramore Development, LLC

F. **Case No.:** CU-2013-12

Address:	2997 Pine Forest Road
Request:	Accessory structure over 50% of the size of the primary structure
Requested by:	Claudia Van Gee, Agent for Owner

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, August 21, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment **5.**

Meeting Date: 07/17/2013

Attachments

Draft June 19, 2013 Resume Minutes

D R A F T

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT
HELD June 19, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:53 A.M.)

Present: Don Carlos
Auby Smith
Kevin White
Bill Stromquist
Jerry Watson
Jennifer Rigby

Absent: Bobby Price, Jr.

Staff Present: Andrew Holmer, Senior. Planner, Planning & Zoning
Brenda Wilson, Urban Planner,Planning & Zoning
Carla Cathey, Administrative Assistant
Horace Jones, Division Mgr., Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kristin Hual, Assistant County Attorney

REGULAR BOA AGENDA

1. Call to Order.

2. Swearing in of staff and acceptance of staff as expert witness.

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

   Motion by Kevin White, Seconded by Bill Stromquist
   Motion was made to accept the meeting package as presented by staff.

   Vote: 5 - 0 Approved

   Other: Jerry Watson (ABSENT)
   Bobby Price, Jr. (ABSENT)

4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Kevin White, Seconded by Bill Stromquist
Motion was made to accept meeting notification. There was no legal advertisement to read due to only Variance Cases.

Vote: 5 - 0 Approved

Other: Jerry Watson (ABSENT)
Bobby Price, Jr. (ABSENT)

5. Approval of May 15, 2013 Resume Minutes.

Motion by Bill Stromquist, Seconded by Kevin White
Motion was made to approve the Resume Meeting Minutes from the May 15, 2013 meeting as written.

Jerry Watson then arrived at the meeting after this voting.

Vote: 5 - 0 Approved

Other: Jerry Watson (ABSENT)
Bobby Price, Jr. (ABSENT)

6. **Consideration of the following cases:**

A. **Case No.:** **V-2013-10**
Address: 25 Calloway Street
Request: Reducing front & rear setbacks to 20 feet
Requested by: Sheldon Bernau, Agent for Finna A. & Teddy Clay

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest

Motion by Kevin White, Seconded by Bill Stromquist
Motion was made to adopt the staff's findings and grant the requested variance.

Vote: 6 - 0 Approved

Other: Bobby Price, Jr. (ABSENT)

B. **Case No.:** **V-2013-11**
Address: 12600 Meadson Road
Request: To reduce side setback & wetland buffer
Requested by: Katherine Hendricks, Agent for Terrance & Gloria Baca

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest

Motion by Jerry Watson, Seconded by Kevin White
Motion was made to adopt the staff's findings and grant the requested variance.

Vote: 6 - 0 Approved

Other: Bobby Price, Jr. (ABSENT)

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, July 17, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Motion by Jerry Watson, Seconded by Jennifer Rigby
Motion was made to adjoin the meeting.

Vote: 6 - 0 Approved

Other: Bobby Price, Jr. (ABSENT)

Board of Adjustment **6. A.**

Meeting Date:	07/17/2013
CASE:	V-2013-12
APPLICANT:	Todd Duplantis, Agent for RaceTrac Petroleum
ADDRESS:	2741 W. Fairfield Dr.
PROPERTY REFERENCE NO.:	17-2S-30-1400-030-088
ZONING DISTRICT:	C-2, General Commercial and Light Manufacturing District (cumulative)
FUTURE LAND USE:	MU-U, Mixed-Use Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is requesting a variance to allow for the installation of a free standing main sign that is 150 square feet per sign face and 25 feet in height, exceeding the sign standards allowed within the Englewood Overlay District.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.07.04. Englewood Overlay District

I. Non-residential site and building requirements.
6. Signs.
c. Free-standing on-premises signs shall be "human scaled". There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 12 feet in height;

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02. Variances.

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: “Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness,

shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property".

The parcel can be accessed via W Street from the West and from Fairfield on the North. This is a corner lot on a busy intersection. The property is located within the boundaries of the Englewood Redevelopment Area, resulting in more specific requirements for development within the parcel. The site location does present unique physical characteristics that impose practical difficulties as the frontage and lateral shape of the parcel is at an angle not parallel to Fairfield; as a result, the main building is located farther back from the street. The applicant states that the setback from the right of way (ROW) combined with other existing physical elements, such as a public transportation stop, would impede motorist from safely accessing their business.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

This is a commercially zoned property and the proposed business would depend on the revenue received from attracting travelers into their facility. The proper visualization of advertisement could be considered a substantial property right for this type of zoning.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

As stated above, based on the existing unique physical characteristics, the applicant's variance, as requested, would be the minimum necessary to make possible the use of the land.

STAFF RECOMMENDATION:

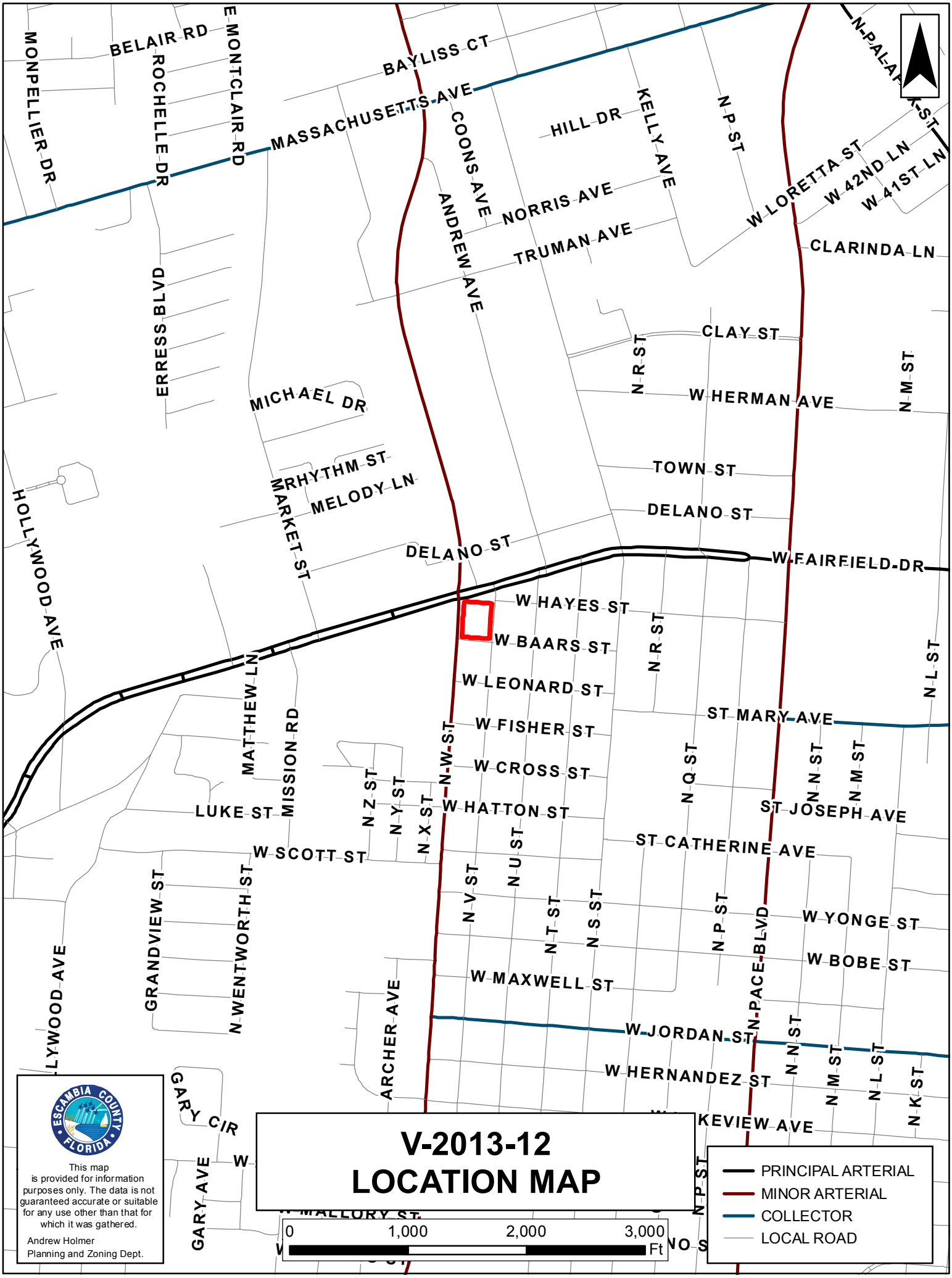
Staff recommends approval of the variance.

BOARD OF ADJUSTMENT FINDINGS:

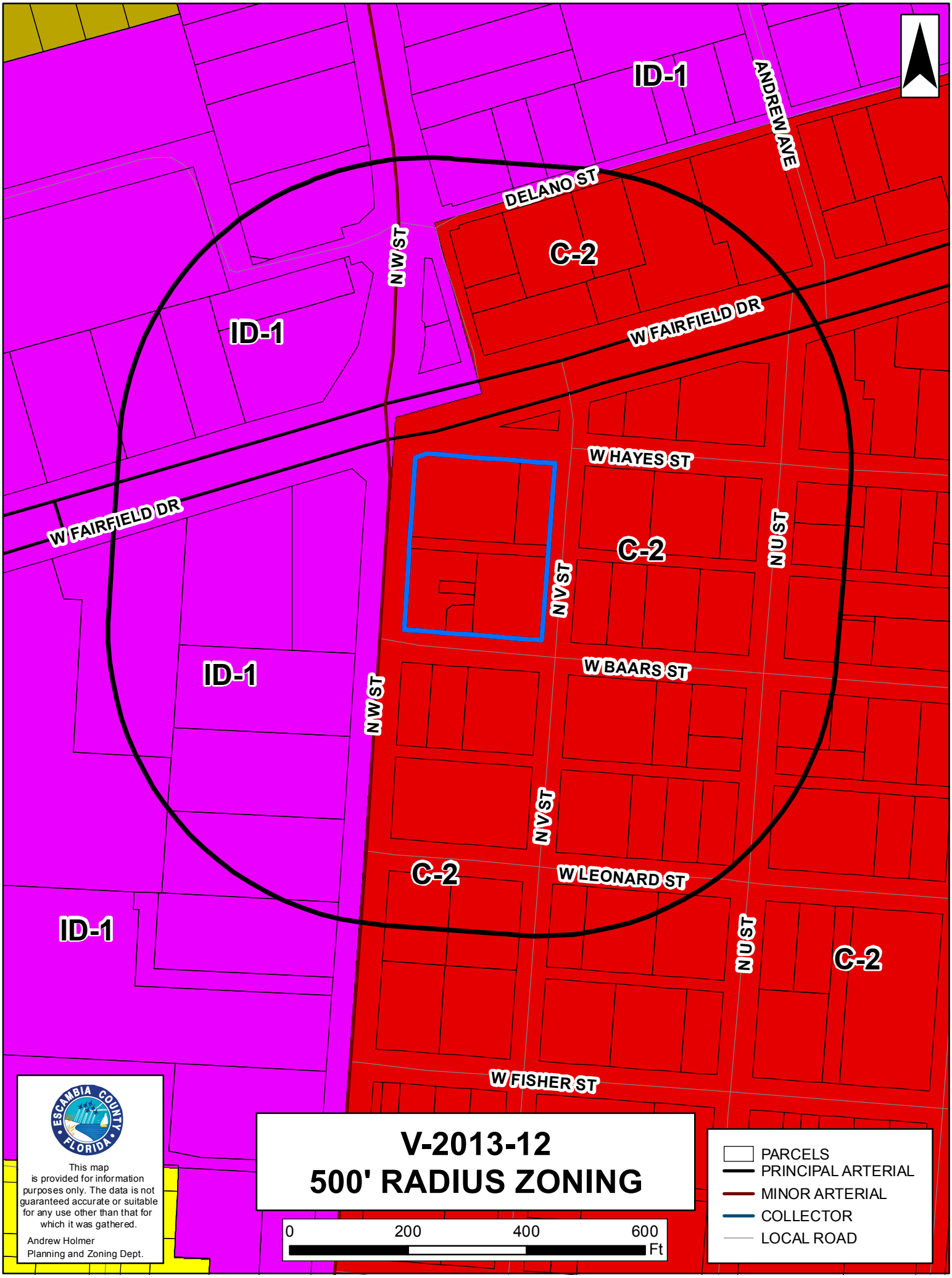
Attachments

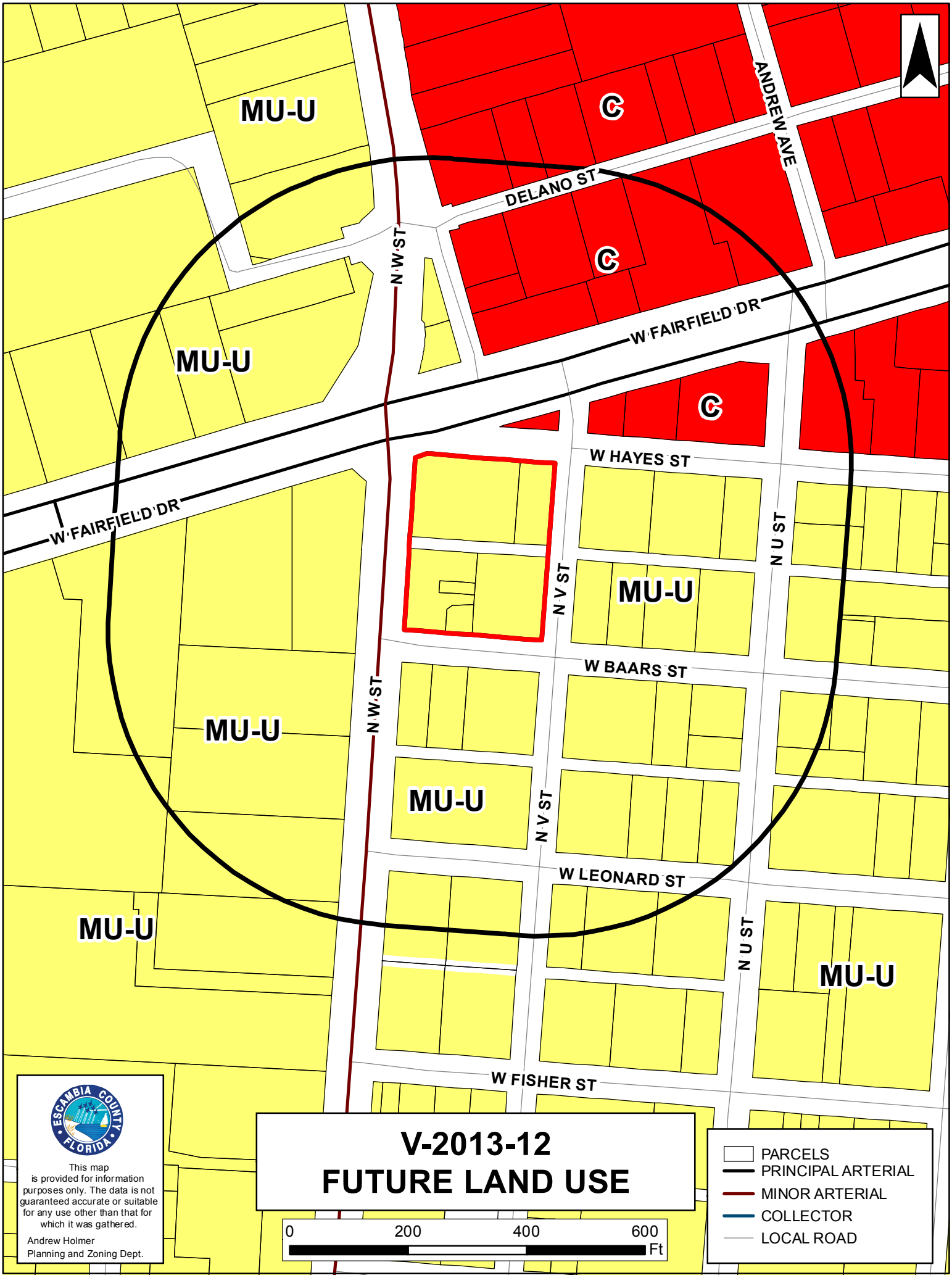
V-2013-12 Working Case File

V-2013-12

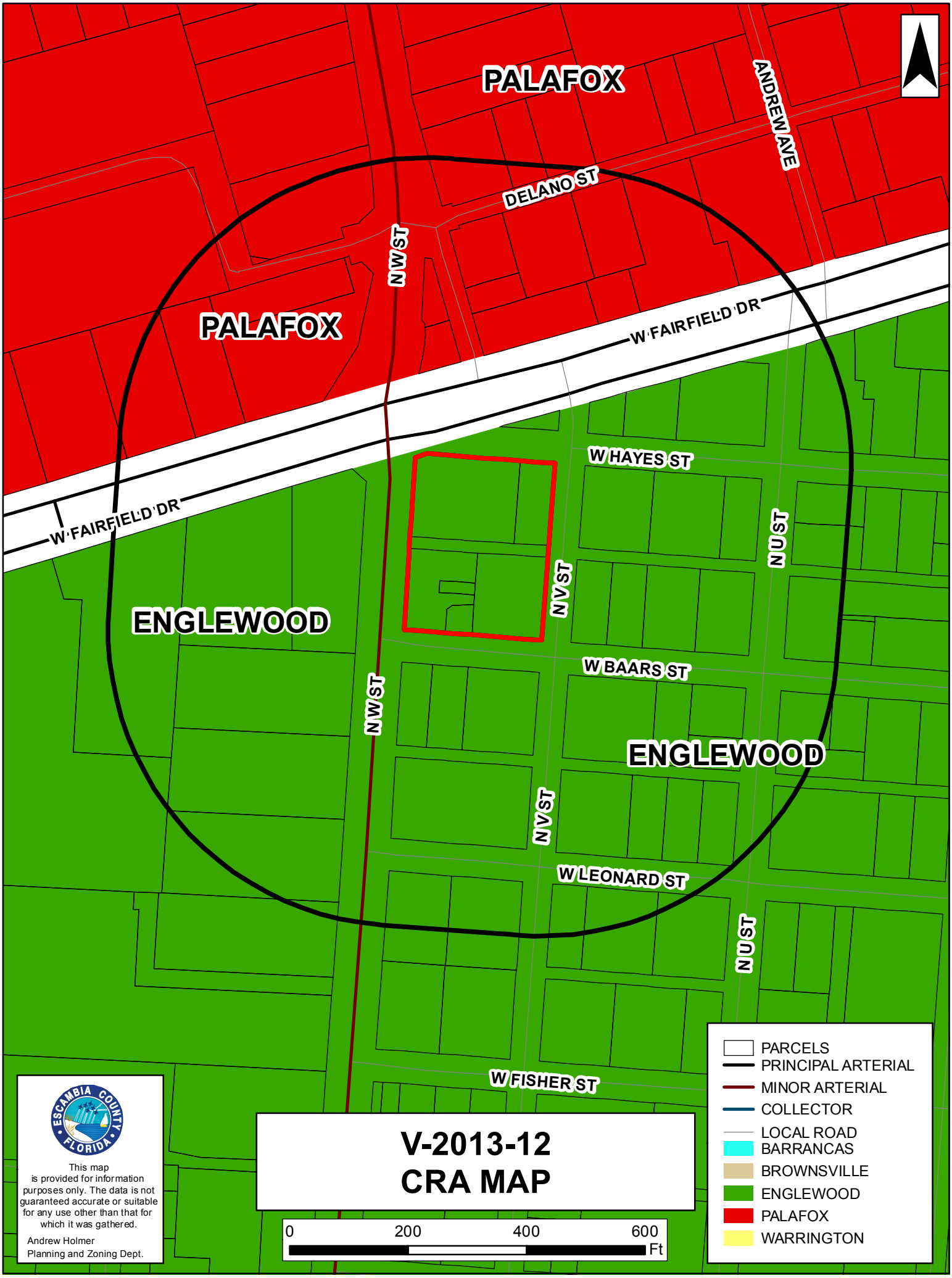


V-2013-12
LOCATION MAP


ID-1
ANDREW AVE
DELANO ST
C-2
N W ST
ID-1
W FAIRFIELD DR
W FAIRFIELD DR
W HAYES ST
C-2
N U ST
N V ST
ID-1
W BAARS ST
N W ST
N V ST
C-2
W LEONARD ST
ID-1
N U ST
C-2
W FISHER ST
V-2013-12
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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.


MU-U
C
ANDREW AVE
DELANO ST
N W ST
W FAIRFIELD DR
W HAYES ST
N U ST
N V ST
W BAARS ST
W LEONARD ST
W FISHER ST
ESCAMBIA COUNTY FLORIDA
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.
V-2013-12
FUTURE LAND USE
0 200 400 600 Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

W FAIRFIELD DR
W FAIRFIELD DR
W HAYES ST
N W ST
N V ST
W BAARS ST
ESCAMBIA COUNTY FLORIDA
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.
V-2013-12
AERIAL MAP
0
50
100
150
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD



V-2013-12
CRA MAP

Todd Duplantis
3225 Cumberland Blvd.
Atlanta, GA 30339
June 5th, 2013

Escambia County
Planning & Zoning
3363 West Park Place
Pensacola, FL 32505
Re: Hardship Letter for Variance Request

To whom it may concern:

RaceTrac Petroleum has filed a variance appeal with Escambia County for a 1.81 acre assemblage located at 2741 W Fairfield Drive. The variance request is to allow use of a 150 SF, 25' tall, main sign as allowed in the general code section 8.07.03 instead of a 100 SF, 12' tall, monument sign allowed as part of the Englewood Overlay District in section 6.04.07.

RaceTrac is requesting this hardship variance to improve visibility of the main price sign for passing motorist. Due to utility lines, a County bus shelter, neighboring trees, and changes in topography, it would be difficult for passing motorist to see our main monument sign in time to make a safe turning maneuver onto W or V Street. The shape of the site also pushes the building and canopy further away from Fairfield Drive then would normally be allowed making visibility of the site difficult for eastbound motorist. Our goal is to place the sign and a new bus stop pad for the County so that visibility of the sign is maximized and access to the bus shelter is improved.

RaceTrac would strongly encourage the Board to approve our variance based on the benefits to motorist reaction time and that the sign will not have a negative affect the overall aesthetic of the site.

Sincerely,

Todd Duplantis
Senior Project Manager

APPLICATION

Please check application type:	☐ Conditional Use Request for: _____
☐ Administrative Appeal	☑ Variance Request for: Signage
☐ Development Order Extension	☐ Rezoning Request from: _____ to: _____

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

Owner(s) Name: RaceTrac Petroleum, Inc Phone: 770-431-7600

Address: 3225 Cumberland Parkway, Atlanta, GA 30339 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: 2741 W. Fairfield Dr, Pensacola, FL 32503

Property Reference Number(s)/Legal Description:

Parcel #172S301400030088

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	William Milam Printed Name Owner/Agent	6/7/13 Date
Signature of Owner	Printed Name of Owner	Date

STATE OF Georgia COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me this 7 day of June 20 13 by William Milam.

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

Cheryl V. Phillips — Signature of Notary (notary seal must be affixed)

Cheryl V. Phillips — Printed Name of Notary

PUBLIC GWINNETT COUNTY GEORGIA NOTARY CHERYL V. PHILLIPS EXPIRES NOV. 19, 2013

FOR OFFICE USE ONLY CASE NUMBER: V-2013-12

Meeting Date(s): 7-17-13 Accepted/Verified by: _____ Date: 6-13-13

Fees Paid: $_____ Receipt #: _____ Permit #: PBA1306000023

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2741 W. Fairfield Dr, Pensacola, FL 32503,
Florida, property reference number(s) 172S301400030088
I hereby designate RaceTrac Petroleum, Inc. 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) Variance on the above referenced property.

This Limited Power of Attorney is granted on this 11 day of June the year of, 2013, 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: DANIEL BROWN Email: DBROWN@RACETRAC.COM

Address: 3225 CUMBERLAND BLVD., SUITE 100, ATLANTA, GA Phone: 404-313-9652

Signature of Property Owner	William C. Milam Printed Name of Property Owner	6/11/2013 Date
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF GEORGIA COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 11th day of June 20 13,
by William C. Milam.

Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced:

Signature of Notary — Cheryl V. Phillips, Printed Name of Notary — (Notary Seal)

CHERYL VERNIKA PHILLIPS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Nov. 19, 2016

Revised 03-22-11

June 11, 2013

RE: RW #166 Fairfield
2741 W. Fairfield Dr, Pensacola, FL 32503

To Whom It May Concern:

This letter shall serve as written authorization that Daniel Brown, Tom Hardy, and Todd Duplantis are authorized to act on behalf of RaceTrac Petroleum, Inc. in the permitting of the above-referenced tract of land. In addition, please let this letter serve as written authorization for Daniel Brown, Tom Hardy, and Todd Duplantis to execute any applications or other documents in order to obtain any such permits, licenses, variances, and approvals.

Kind regards,

Bill Milam

STATE OF Georgia

COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 11 day of June, 2013 by William Milam who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Cheryl V. Phillips

Printed Name

CHERYL VERNIKI PHILLIPS NOTARY PUBLIC GEORGIA EXPIRES Nov. 19, 2016 GWINNETT COUNTY

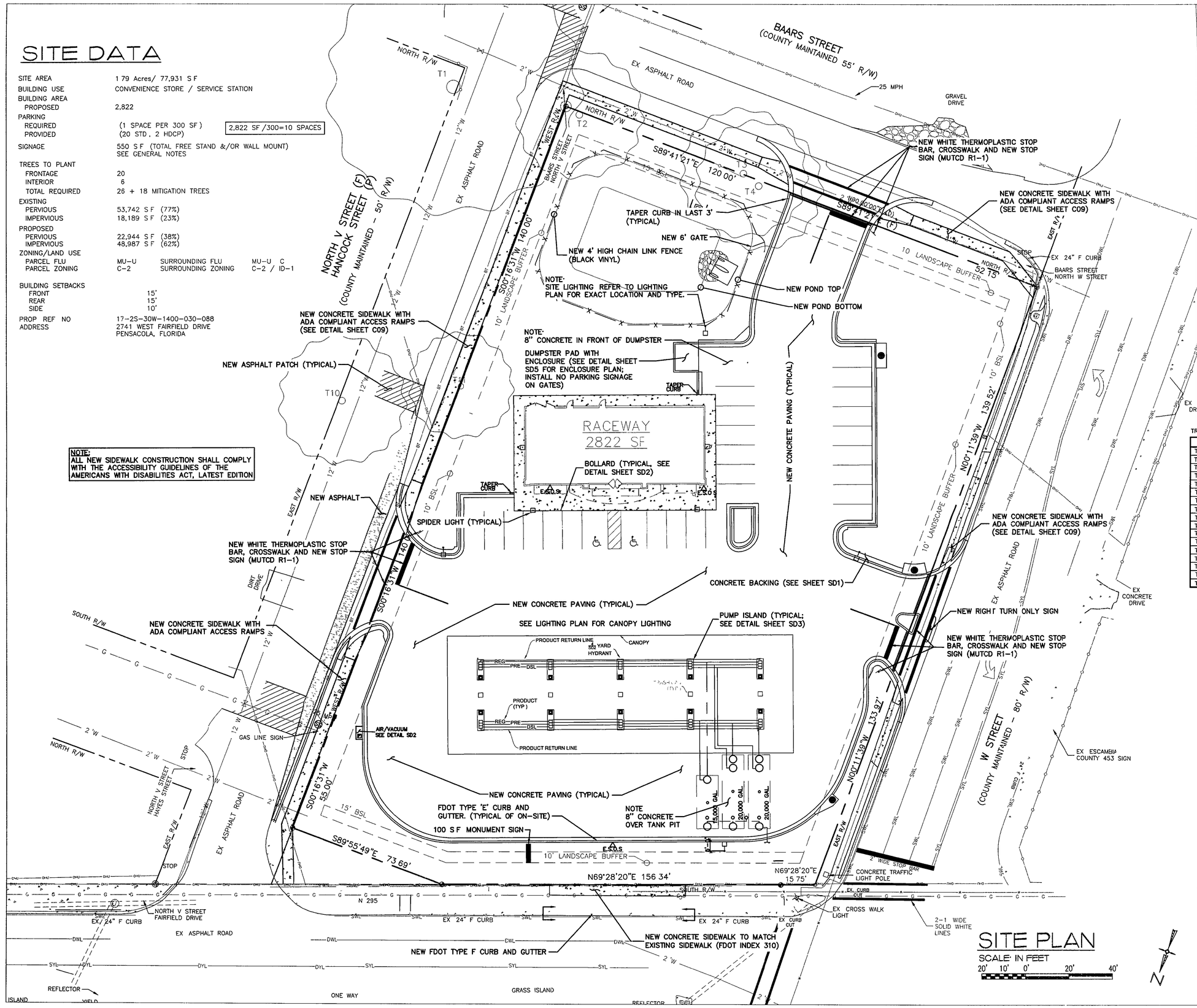
3225 Cumberland Blvd. • Atlanta, GA 30339
Tel. (770) 431-7600 • Fax. (678) 503-1130

SITE DATA

SITE AREA	1 79 Acres/ 77,931 S F
BUILDING USE	CONVENIENCE STORE / SERVICE STATION
BUILDING AREA	
PROPOSED	2,822
PARKING	
REQUIRED	(1 SPACE PER 300 SF)
PROVIDED	(20 STD , 2 HDCP)
SIGNAGE	550 S F (TOTAL FREE STAND &/OR WALL MOUNT) SEE GENERAL NOTES
TREES TO PLANT	
FRONTAGE	20
INTERIOR	6
TOTAL REQUIRED	26 + 18 MITIGATION TREES
EXISTING	
PERVIOUS	53,742 S F (77%)
IMPERVIOUS	18,189 S F (23%)
PROPOSED	
PERVIOUS	22,944 S F (38%)
IMPERVIOUS	48,987 S F (62%)
ZONING/LAND USE	
PARCEL FLU	MU-U SURROUNDING FLU MU-U C
PARCEL ZONING	C-2 SURROUNDING ZONING C-2 / ID-1
BUILDING SETBACKS	
FRONT	15'
REAR	15'
SIDE	10'
PROP REF NO	17-2S-30W-1400-030-088
ADDRESS	2741 WEST FAIRFIELD DRIVE PENSACOLA, FLORIDA

2,822 SF /300=10 SPACES

NOTE:
ALL NEW SIDEWALK CONSTRUCTION SHALL COMPLY WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION



SITE PLAN

SCALE: IN FEET
20' 10' 0' 20' 40'

LEGEND

- FOUND 1" IRON PIPE NO IDENTIFICATION
- FOUND 1/2" IRON ROD #6499
- SET 1/2" CAPPED IRON ROD #7483
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
- FOUND NAIL AND DISK #3293
- FOUND 4" SQUARE CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 5/8" IRON ROD #3293
- SINGLE POLE SIGN
- BOLLARD
- LIGHT POLE ON 2' SQUARE CONCRETE BASE
- TELEPHONE PEDESTAL
- STORM WATER MANHOLE
- CROSS WALK LIGHT
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY
- POWER POLE
- GUY ANCHOR
- SINGLE POLE SIGN
- WATER VALVE
- WATER METER
- BURIED GAS LINE
- BURIED WATER LINE
- SOLID WHITE LINE
- DASHED WHITE LINE
- SOLID YELLOW LINE
- DASHED WHITE LINE
- EL ELEVATION
- W/ WITH
- LB LICENSED BUSINESS
- FFE FINISHED FLOOR ELEVATION
- (FIELD) FIELD MEASURE
- (DESC) DESCRIPTION CALL
- (CALC) CALCULATED
- FIRE HYDRANT
- TURN ARROW
- MAIL BOX
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- INV INVERT ELEVATION

TREE CHART

REF#/SIZE	PROVIDE	REMAIN/REMOVE	SPREAD
T1 48"		REMAIN	60'
T2 39"		REMAIN	30'
T3 51"		REMAIN	30'
T4 36"		REMAIN	30'
T5 24"	5	REMOVE	30'
T6 48"	10	REMOVE	25'
T7 36"	10	REMOVE	25'
T8 32"	7	REMOVE	25'
T9 35"	7	REMOVE	30'
T10 42"	0	REMAIN	30'
T11 26"	0	REMAIN	25'
T12 16"	3	REMOVE	18'
T13 24"	5	REMOVE	20'
T14 24"	0	REMOVE (BLDG FP)	20'
T15 45"	0	REMOVE (BLDG FP)	10'N
T16 38"	0	REMOVE (BLDG FP)	25'
T17 12"	0	REMOVE (BLDG FP)	12'
TOTAL = 47			

(10 PER ACRE-1 79=18 TREES)

PAVING NOTES

1 CONCRETE AREAS TO BE 6" THICK 3500# AIR ENTRAINED W/FIBER MESH, MAXIMUM SLUMP TO BE NO MORE THAN 4" ALL CONCRETE TO BE WOOD FLOATED, STEEL TROWELED, FINISH TO BE MEDIUM BROOM FINISH. AREA OVER TANKS TO BE 8" THICK 3500# W/ REBAR AS SHOWN ON TANK PLANS. AREA IN FRONT OF DUMPSTER TO BE 8" THICK 3500# W/FIBER MESH.

2. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.

CANOPY NOTES

1 ELEVATION AT BOTTOM OF FASCIA TO BE 102.70
2. TOP OF COL. FOOTING ELEV.= 82.00

TANK NOTES

1. TOP OF TANKS = 80 25
2. TANKS AND PRODUCT PIPING TO BE INSTALLED PER N.F.P.A 30

SIGN NOTE:

1 PRICE/LOGO SIGN LOCATION AND HEIGHT TO BE FIELD VERIFIED BY RACETRAC PETROLEUM CONSTRUCTION DEPARTMENT AFTER SITE IS CLEARED
2 TOP OF SIGN FOOTING ELEV = 85.00

DIMENSION NOTES:

1 ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. ALL BUILDING LOCATION DIMENSIONS ARE TO THE FACE OF THE STRUCTURAL CMU.

DRAINAGE NOTES:

1 ALL DRAINAGE STRUCTURES (I.E. D I., C.B. ect.) TO BE BACKFILLED WITH CEMENT STABILIZED SAND

jhi jehle-halstead, inc.
Civil Engineering and Surveying
5414 Highway 90 • Milton, Florida 32571
(850) 994 5003 • Fax (850) 994 9504
www jehle halstead com
Certificate of Authorization No 00004669
Surveying License Number: LB7483

NO	REVISIONS	DATE

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC IS PROHIBITED

RACEWAY
RACETRAC PETROLEUM, INC
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
RACEWAY MARKET
2741 WEST FAIRFIELD DRIVE
PENSACOLA, FLORIDA
ESCAMBIA COUNTY

DATE	3/29/13
SCALE	1"=20'
DRAWN-BY	WEB
DRAWING NAME	
SITE PLAN	
SHEET NO	VERSION
C03	

Recorded in Public Records 04/10/2013 at 03:11 PM OR Book 7000 Page 627, Instrument #2013025042, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $35.50 Deed Stamps $0.70

Prepared by:
Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339
R166

QUIT CLAIM DEED

This Quit Claim Deed made this 3 day of April, 2013 by and between **STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1074 Highway 90, Chipley, Florida 32428 ("Grantor"), and **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose address 3225 Cumberland Blvd., Ste. 100, Atlanta, Georgia 30339 ("Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and being in Escambia County, Florida to wit:

All that tract or parcel of land located in Section 17, Township 2 South, Range 30 West, Escambia County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use and benefit of the said Grantee forever.

In Witness Whereof, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District 3 and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Prepared by:
Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339
R166

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record
Book: 7000 Page: 627
Entry: 2013025042 Date: 4-10-2013
Submitted by Diamond Title Agency, Inc.

QUIT CLAIM DEED

This Quit Claim Deed made this 3 day of April, 2013 by and between **STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1074 Highway 90, Chipley, Florida 32428 ("Grantor"), and **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose address 3225 Cumberland Blvd., Ste. 100, Atlanta, Georgia 30339 ("Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and being in Escambia County, Florida to wit:

All that tract or parcel of land located in Section 17, Township 2 South, Range 30 West, Escambia County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use and benefit of the said Grantee forever.

In Witness Whereof, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District 3 and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Bobbie Pettis
Printed Name of Witness

Teresa Fussell
Signature of Witnes

Teresa Fussell
Printed Name of Witness

GRANTOR:
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,

By: _____
James T. Barfield, P.E.
District Three Secretary

Seal

ATTEST: _____
Krissy Cook, Executive Secretary

STATE OF FLORIDA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 3 day of April, 2013, by James T. Barfield, P.E., District Secretary, District Three and Krissy Cook, Executive Secretary of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

(NOTARY SEAL)

VICKY L. WILLIAMS
Commission # DD 940774
Expires February 9, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Vicky L. Williams
Notary Public in and for the
County and State last aforesaid
My commission expires 02/09/2014.
Commission #DD940774

EXHIBIT "A"

ALL THAT PORTION OF BLOCK 89, PINECREST SUBDIVISION, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO A PLAT RECORDED IN DEED BOOK 55, PAGE 261 OF THE PUBLIC RECORDS OF SAID COUNTY, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A (FAIRFIELD DRIVE - 130' R/W) BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT STATION 110+07.08 ON THE CENTERLINE OF SURVEY OF STATE ROAD S-289-A (FAIRFIELD DRIVE - 130' R/W), BEING THE INTERSECTION OF THE CENTERLINE OF SURVEY OF SAID STATE ROAD S-289-A AND THE CENTERLINE OF NORTH 'V' STREET (50' R/W) AS SHOWN ON FDOT RIGHT-OF-WAY MAP 48550-2604, SHEET 4 OF 6 (DATE OF LAST REVISION 4/16/70), THENCE RUN SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG THE CENTERLINE OF NORTH 'V' STREET, A DISTANCE OF 42.79 FEET TO THE INTERSECTION OF THE CENTERLINE OF NORTH 'V' STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD S-289-A; THENCE RUN SOUTH 69 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A, A DISTANCE OF 26.74 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 'V' STREET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 69 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.83 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A AND THE NORTH RIGHT-OF-WAY LINE OF HAYES STREET (55' R/W); THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF HAYES STREET, A DISTANCE OF 73.69 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 'V' STREET (50' R/W); THENCE RUN NORTH 00 DEGREES 16 MINUTES 31 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 27.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
ALL THAT PORTION OF HAYES STREET (55' R/W), PINECREST SUBDIVISION, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO A PLAT RECORDED IN DEED BOOK 55, PAGE 261 OF THE PUBLIC RECORDS OF SAID COUNTY, LYING NORTH OF BLOCK 88 OF SAID PINECREST SUBDIVISION, LYING EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (STATE ROAD 289-A - 130' R/W), LYING SOUTH OF BLOCK 89 OF SAID PINECREST SUBDIVISION AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET (50' R/W) BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF BLOCK 88 PINECREST SUBDIVISION, BEING A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA,

ACCORDING TO A PLAT RECORDED IN DEED BOOK 55, AT PAGE 261 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HAYES STREET (55' R/W) FOR A DISTANCE OF 219.83 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (STATE ROAD 289-A - 130' R/W); THENCE RUN NORTH 69 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID HAYES STREET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 49 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.69 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET (50' R/W); THENCE RUN SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

Recorded in Public Records 04/10/2013 at 03:11 PM OR Book 7000 Page 624, Instrument #2013025041, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $0.70

Prepared by:
Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339

QUIT CLAIM DEED

This Quit Claim Deed made this ___ day of April, 2013 by and between **3040 NORTH W STREET LLC**, an Oregon limited liability company, whose address is c/o StanCorp Mortgage Investors, LLC, 19225 NW Tanasbourne Drive, T3A, Hillsboro, Oregon 97124 ("Grantor"), and **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose address 3225 Cumberland Blvd., Ste. 100, Atlanta, Georgia 30339 ("Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and being in County, Florida to wit:

All that tract or parcel of land lying East of W Street (80 foot right-of-way) and South of Fairfield Drive (120 foot right-of-way), located in Section 17, Township 2 South, Range 30 West, Escambia County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use and benefit of the said Grantee forever.

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

Prepared by:
Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record
Book: 7000 Page: 624
Ent: 2013025042 Date: 4-10-2013
Submitted by Diamond Title Agency, Inc.

QUIT CLAIM DEED

This Quit Claim Deed made this ___ day of April, 2013 by and between **3040 NORTH W STREET LLC**, an Oregon limited liability company, whose address is c/o StanCorp Mortgage Investors, LLC, 19225 NW Tanasbourne Drive, T3A, Hillsboro, Oregon 97124 ("Grantor"), and **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose address 3225 Cumberland Blvd., Ste. 100, Atlanta, Georgia 30339 ("Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and being in County, Florida to wit:

All that tract or parcel of land lying East of W Street (80 foot right-of-way) and South of Fairfield Drive (120 foot right-of-way), located in Section 17, Township 2 South, Range 30 West, Escambia County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use and benefit of the said Grantee forever.

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

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Jeannette Kimber
Printed Name of Witness

Signature of Witness

JODI SUESS
Printed Name of Witness

3040 NORTH W STREET LLC,
an Oregon limited liability company
by: StanCorp Mortgage Investors, LLC
an Oregon limited liability company
Its Manager

By: Mark Fisher
Mark Fisher –
Vice President and Managing Director

ATTEST:

By: Amy Frazey
Name: Amy Frazey
Assistant Vice President

STATE OF OREGON }
} ss.
COUNTY OF WASHINGTON }

This is to certify that on this 9th day of April, 2013, before me appeared Mark Fisher and Amy Frazey, both to me personally known, who being duly sworn did say that the former is the Vice President and Managing Director and that the latter is the Assistant Vice President of StanCorp Mortgage Investors, LLC, an Oregon limited liability company, Manager of **3040 NORTH W STREET LLC**, an Oregon limited liability company, and that the said document was signed in behalf of said limited liability company by authority and each of them acknowledged said document to be the free act and deed of said limited liability company.

IN WITNESS HEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Notary Public in and for the State of Oregon
Residing at: Yamhill County, OR
My commission expires: April 22, 2015

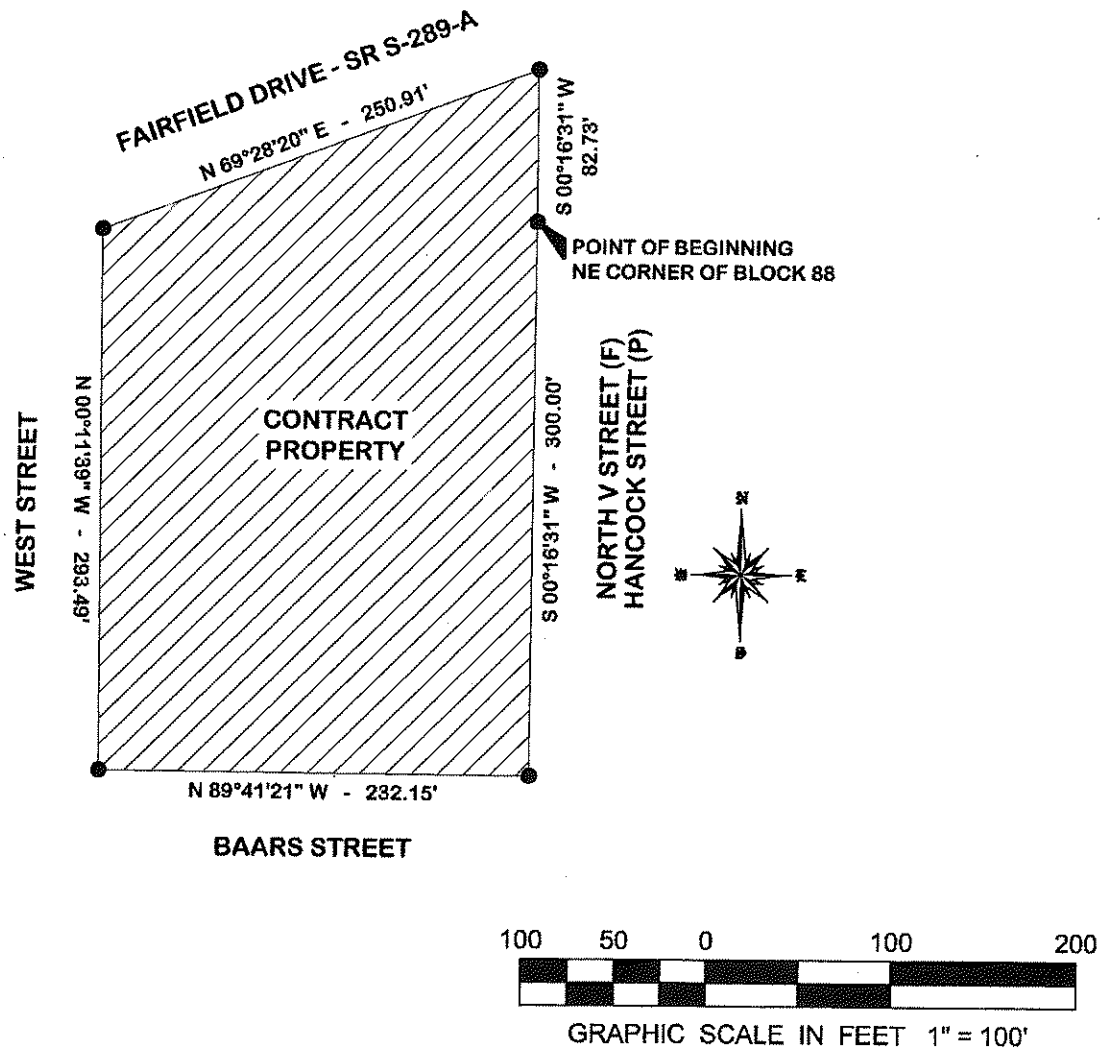
OFFICIAL SEAL
CHERYL L RAMIREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 456357
MY COMMISSION EXPIRES APRIL 22, 2015

EXHIBIT "A"
CONTRACT PROPERTY

OVERALL DESCRIPTION:

ALL OF BLOCKS 88 AND 89, AND THE 20.00 FOOT WIDE ALLEY IN BLOCK 88, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A (FAIRFIELD DRIVE - 130' R/W) AND EAST OF THE EAST RIGHT-OF-WAY LINE OF W STREET (80' R/W) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET (50' R/W), TOGETHER WITH THAT PORTION OF HAYES STREET (55' R/W), LYING NORTH OF BLOCK 88, LYING EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-289-A (FAIRFIELD DRIVE - 130' R/W), LYING SOUTH OF BLOCK 89 AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET (50' R/W), PINECREST SUBDIVISION, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO A PLAT RECORDED IN DEED BOOK 55, PAGE 261 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF BLOCK 88 PINECREST SUBDIVISION, BEING A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO A PLAT RECORDED IN DEED BOOK 55, AT PAGE 261 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET (50' R/W) FOR A DISTANCE OF 300.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF BAARS STREET (55' R/W); THENCE RUN NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BAARS STREET, A DISTANCE OF 232.15 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF W STREET (80' R/W); THENCE RUN NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 293.49 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF W STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD S-289-A (FAIRFIELD DRIVE - 130' R/W); THENCE RUN NORTH 69 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 250.91 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH V STREET; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 82.73 FEET TO THE POINT OF BEGINNING.



Recorded in Public Records 04/10/2013 at 03:11 PM OR Book 7000 Page 631, Instrument #2013025043, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

Prepared under the direction of:
Office of the General Counsel
Everett F. Jones, Assistant General Counsel
Florida Department of Transportation
Post Office Box 607
Chipley, Florida 32428

COUNTY:	Escambia
SECTION:	48550-2604
STATE ROAD:	289-A
PARCEL NO.:	part of 216

QUITCLAIM DEED

THIS INDENTURE, made this 3 day of April, 2013, by and between the **STATE OF FLORIDA,** by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1074 Highway 90, Chipley, Florida 32428, as the Party of the First Part and **RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION,** whose mailing address is 3225 Cumberland Boulevard Suite 100, Atlanta, GA 30339, Party of the Second Part.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary of Transportation pursuant to the provisions of Section 337.25, Florida Statutes, has agreed to quitclaim the land hereinafter described to the Parties of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the premises and the sum of One Dollar and other valuable considerations to it paid by the Parties of the Second Part, assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida Department of Transportation to the property described below.

DESCRIPTION OF PROPERTY TO BE QUITCLAIMED BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (Being a part of Parcel 216, Section 48550-2602)

That part of:

Lots 11, 12 and 13, Block 89, Pinecrest Subdivivsion, as per Deed Book 55, Page 261 of the Public Records of Escambia County, Florida; lying southerly of a line lying 40.00 feet southerly of and parallel to the centerline of survey of State Road 289-A (Fairfield Drive), as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map Section No. 48550-2604 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida), said centerline of survey being described as follows: Begin at the point of intersection of the East line of Section 16, Township 2 South, Range 30 West with the centerline of survey of said State Road 289-A; thence North 72°37'20" East 297.60 feet along said centerline of survey to the intersection with the centerline of survey of "V" Street and end of centerline of survey herein described;

Containing 1,001 square feet, more or less.

SUBJECT TO ALL UTILITIES REMAINING IN PLACE AND IN USE.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party of the Second Part.

Prepared under the direction of:
Office of the General Counsel
Everett F. Jones, Assistant General Counsel
Florida Department of Transportation
Post Office Box 607
Chipley, Florida 32428

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record
Book: 7000 Page: 631
Entry: 2013025043 Date: 4/4/2013
Submitted by Diamond Title Agency, Inc.

COUNTY: Escambia
SECTION: 48550-2604
STATE ROAD: 289-A
PARCEL NO.: part of 216

QUITCLAIM DEED

THIS INDENTURE, made this 3 day of April, 2013, by and between the **STATE OF FLORIDA**, by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1074 Highway 90, Chipley, Florida 32428, as the Party of the First Part and **RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION,** whose mailing address is 3225 Cumberland Boulevard Suite 100, Atlanta, GA 30339, Party of the Second Part.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary of Transportation pursuant to the provisions of Section 337.25, Florida Statutes, has agreed to quitclaim the land hereinafter described to the Parties of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the premises and the sum of One Dollar and other valuable considerations to it paid by the Parties of the Second Part, assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida Department of Transportation to the property described below.

DESCRIPTION OF PROPERTY TO BE QUITCLAIMED BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (Being a part of Parcel 216, Section 48550-2602)

That part of:

Lots 11, 12 and 13, Block 89, Pinecrest Subdivivsion, as per Deed Book 55, Page 261 of the Public Records of Escambia County, Florida; lying southerly of a line lying 40.00 feet southerly of and parallel to the centerline of survey of State Road 289-A (Fairfield Drive), as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map Section No. 48550-2604 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida), said centerline of survey being described as follows: Begin at the point of intersection of the East line of Section 16, Township 2 South, Range 30 West with the centerline of survey of said State Road 289-A; thence North 72°37'20" East 297.60 feet along said centerline of survey to the intersection with the centerline of survey of "V" Street and end of centerline of survey herein described;

Containing 1,001 square feet, more or less.

SUBJECT TO ALL UTILITIES REMAINING IN PLACE AND IN USE.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party of the Second Part.

COUNTY:	Escambia
SECTION:	48550-2602
STATE ROAD:	289-A
PARCEL NO.:	part of 216

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments liens, or encumbrances.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District 3 and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed and sealed
in our presence:

Witness: Barbie Pettis

Witness: Teresa Fussell

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: _____
James T. Barfield, P.E.
District Three Secretary

ATTEST: _____
Krissy Cook
Executive Secretary

STATE OF FLORIDA
COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, this day personally appeared, James T. Barfield, P.E., District Secretary, District Three and Krissy Cook, Executive Secretary of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 3 day of April, 2013.

(NOTARIAL SEAL)

Vicky L. Williams
Notary Public in and for the
County and State last aforesaid
My commission expires 02/09/2014.
Commission #DD940774

VICKY L. WILLIAMS
Commission # DD 940774
Expires February 9, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Recorded in Public Records 04/10/2013 at 03:11 PM OR Book 7000 Page 616, Instrument #2013025039, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $4637.50

662,500.00

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 9TH day of April, 2013, by **3040 NORTH W STREET LLC,** an Oregon limited liability company, whose address is c/o StanCorp Mortgage Investors, LLC, 19225 NW Tanasbourne Drive, T3A, Hillsboro, Oregon 97124, (the "Grantor") to **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose principal address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, the reference to which shall not operate to reimpose the same, and ad valorem real property taxes and assessments for the year 2013 and thereafter..

IN WITNESS WHEREOF, Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

662,500 00

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Heather L. Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Ste. 100
Atlanta, GA 30339

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record
Book: 7000 Page: 616
Entry: 2013025039 Date: 4-10-2013
Submitted by Diamond Title Agency, Inc.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 9TH day of April, 2013, by **3040 NORTH W STREET LLC,** an Oregon limited liability company, whose address is c/o StanCorp Mortgage Investors, LLC, 19225 NW Tanasbourne Drive, T3A, Hillsboro, Oregon 97124, (the "Grantor") to **RACETRAC PETROLEUM, INC.**, a Georgia corporation, whose principal address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, the reference to which shall not operate to reimpose the same, and ad valorem real property taxes and assessments for the year 2013 and thereafter..

IN WITNESS WHEREOF, Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Jeannette Rimber

Printed Name of Witness

Jodi Suess

Signature of Witness

JODI SUESS

Printed Name of Witness

3040 NORTH W STREET LLC,
an Oregon limited liability company
by: StanCorp Mortgage Investors, LLC
an Oregon limited liability company
Its Manager

By: Mark Fisher

Mark Fisher –
Vice President and Managing Director

ATTEST:

By: Amy Frazey
Name: Amy Frazey
Assistant Vice President

STATE OF OREGON }
} ss.
COUNTY OF WASHINGTON }

This is to certify that on this 9th day of April, 2013, before me appeared Mark Fisher and Amy Frazey, both to me personally known, who being duly sworn did say that the former is the Vice President and Managing Director and that the latter is the Assistant Vice President of StanCorp Mortgage Investors, LLC, an Oregon limited liability company, Manager of **3040 NORTH W STREET LLC,** an Oregon limited liability company, and that the said document was signed in behalf of said limited liability company by authority and each of them acknowledged said document to be the free act and deed of said limited liability company.

IN WITNESS HEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Notary Public ~~in and~~ for the State of Oregon
Residing at: Yamhill County, OR
My commission expires: April 22, 2015

OFFICIAL SEAL
CHERYL L RAMIREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 456357
MY COMMISSION EXPIRES APRIL 22, 2015

0909781/157372/1497976/2

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF LOT 3 LYING EAST OF W STREET (80 FOOT RIGHT-OF-WAY) AND SOUTH OF FAIRFIELD DRIVE (120 FOOT RIGHT-OF-WAY), AND LOTS 4, 5, 6, 7 AND 8, BLOCK 88, PINECREST, ALBERT -HAZEL COMPANY SUBDIVISION OF GOVERNMENT LOTS 12, 13 AND THAT PORTION OF LOT 5, IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 55, PAGE 261, OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL 2:
THE SOUTH 50 FEET OF LOTS 17 AND 18, AND THE NORTH 90 FEET OF LOTS 17 AND 18, AND THE NORTH 50 FEET OF LOTS 15 AND 16, AND THE SOUTH 1/2 OF LOTS 15 AND 16, LESS AND EXCEPT THE NORTH 20 FEET OF THE SOUTH 90 FEET OF LOTS 15 AND 16 AND LESS AND EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 88, THENCE RUN ON AN ASSUMED BEARING OF NORTH 90 DEGREES EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF BAARS STREET (55 FEET RIGHT-OF-WAY) 14.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 45.28 FEET; THENCE RUN NORTH 0 DEGREES EAST AND ALONG THE EAST LINE OF LOT 15, BLOCK 88, FOR 53.70 FEET; THENCE RUN SOUTH 83 DEGREES 53 MINUTES 30 SECONDS WEST FOR 37.40 FEET; THENCE RUN SOUTH 44 DEGREES 43 MINUTES 30 SECONDS WEST FOR 11.46 FEET; THENCE RUN SOUTH 0 DEGREES EAST AND PARALLEL TO THE WEST LINE OF LOT 16, BLOCK 88 FOR 41.60 FEET TO THE POINT OF BEGINNING. AND LESS AND EXCEPT THE RIGHT-OF-WAY FOR "W" STREET, ALL LYING IN BLOCK 88 OF PINECREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 55, AT PAGE 261, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 20 FEET OF THE SOUTH 90 FEET OF LOTS 15 AND 16, BLOCK 88, PINECREST SUBDIVISION, ACCORDING TO PLAT RECORDED IN DEED BOOK 55, PAGE 261, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 4:
LOTS 11, 12, 13 AND 14 IN BLOCK 88, PINECREST SUBDIVISION, BEING THE ALBERT-HAZEL LAND COMPANY'S SUBDIVISION OF LOTS 12 AND 13 AND PART OF LOT 5, IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 5:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 88, PINECREST SUBDIVISION, AS RECORDED IN DEED BOOK 55 AT PAGE 261, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN ON AN ASSUMED BEARING OF NORTH 90 DEGREES EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF BAARS STREET (55 FEET RIGHT-OF-WAY) 14.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 45.28 FEET; THENCE RUN NORTH 0 DEGREES EAST AND ALONG THE EAST LINE OF LOT 15, BLOCK 88, FOR 53.70 FEET; THENCE RUN SOUTH 83 DEGREES 53 MINUTES 30 SECONDS WEST FOR 37.40 FEET; THENCE RUN SOUTH 44 DEGREES 43 MINUTES 30 SECONDS WEST FOR 11.46 FEET; THENCE RUN SOUTH 0 DEGREES EAST AND PARALLEL TO THE WEST LINE OF LOT 16, BLOCK 88 FOR 41.60 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 6:
LOTS 9 AND 10, BLOCK 88, PINECREST SUBDIVISION, BEING THE ALBERT HAZEL LAND COMPANY'S SUBDIVISION OF LOTS 12 AND 13 AND PART OF LOT 5, IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **582886**

Date Issued. : 06/17/2013
Cashier ID : CASTILLS

Application No. : PBA130600023

Project Name : V-2013-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	179843	$385.00	App ID : PBA130600023
		$385.00	Total Check

Received From : DONALD JEHLE RACE TRAC PETROLEUM, INC

Total Receipt Amount : **$385.00**

Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600023	675319	385.00	$0.00	2741 W FAIRFIELD DR, PENSACOLA, FL

Total Amount :	**385.00**	$0.00	Balance Due on this/these Application(s) as of 6/17/2013

Board of Adjustment **6. B.**

Meeting Date:	07/17/2013
CASE:	V-2013-13
APPLICANT:	Luke Kolbeck, Owner
ADDRESS:	8101 Scenic Highway
PROPERTY REFERENCE NO.:	06-1S-29-1003-001-005
ZONING DISTRICT:	C-1, Scenic Hwy Overlay
FUTURE LAND USE:	MU-U

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is seeking a variance for exceeding the maximum lot coverage of 50 percent of the gross site area.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.07.06.C

C. Lot coverage. Maximum area land coverage by all structures, parking areas, driveways and all other impervious surfaces shall not exceed 50 percent of the gross site area.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: “Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property”.

The unusual circumstance of soil contamination on the parcel present practical difficulties to remove any existing impervious cover. Due to contamination of the soils, the Florida

Department of Environment Protection has issued a "No Further Action with Conditions" for the site requiring that pavement remain in place to prevent water filtration. The requested variance would allow for a viable commercial design.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

The variance is necessary for the preservation and enjoyment of a substantial property right normally associated with a commercial development.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

The requested variance is the minimum necessary given the unique hardship on the piece of property.

STAFF RECOMMENDATION:

Staff finds that the applicant does meet all of the required criteria for the granting of the variance.

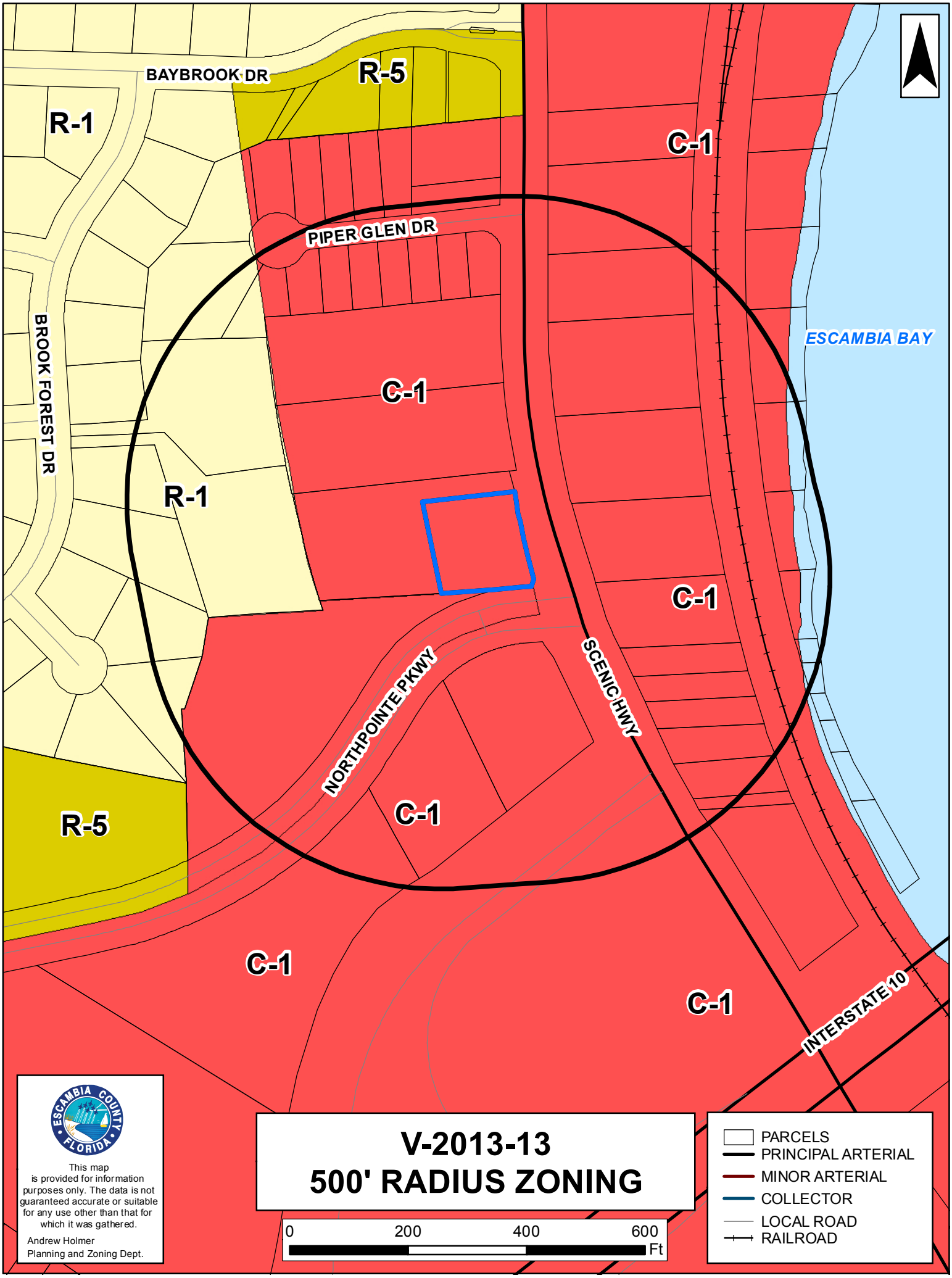
BOARD OF ADJUSTMENT FINDINGS:

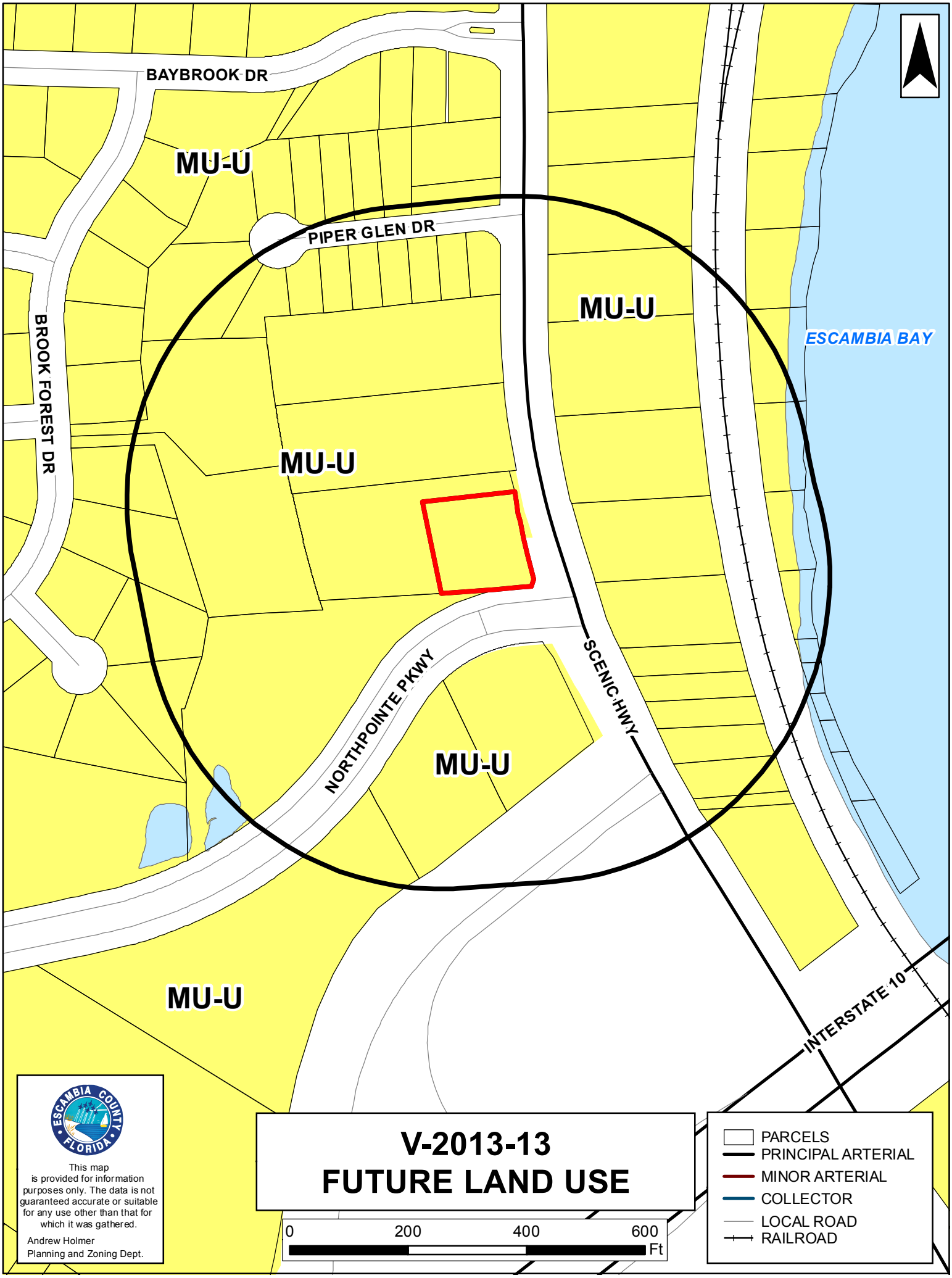
Attachments

V-2013-13 Working Case File

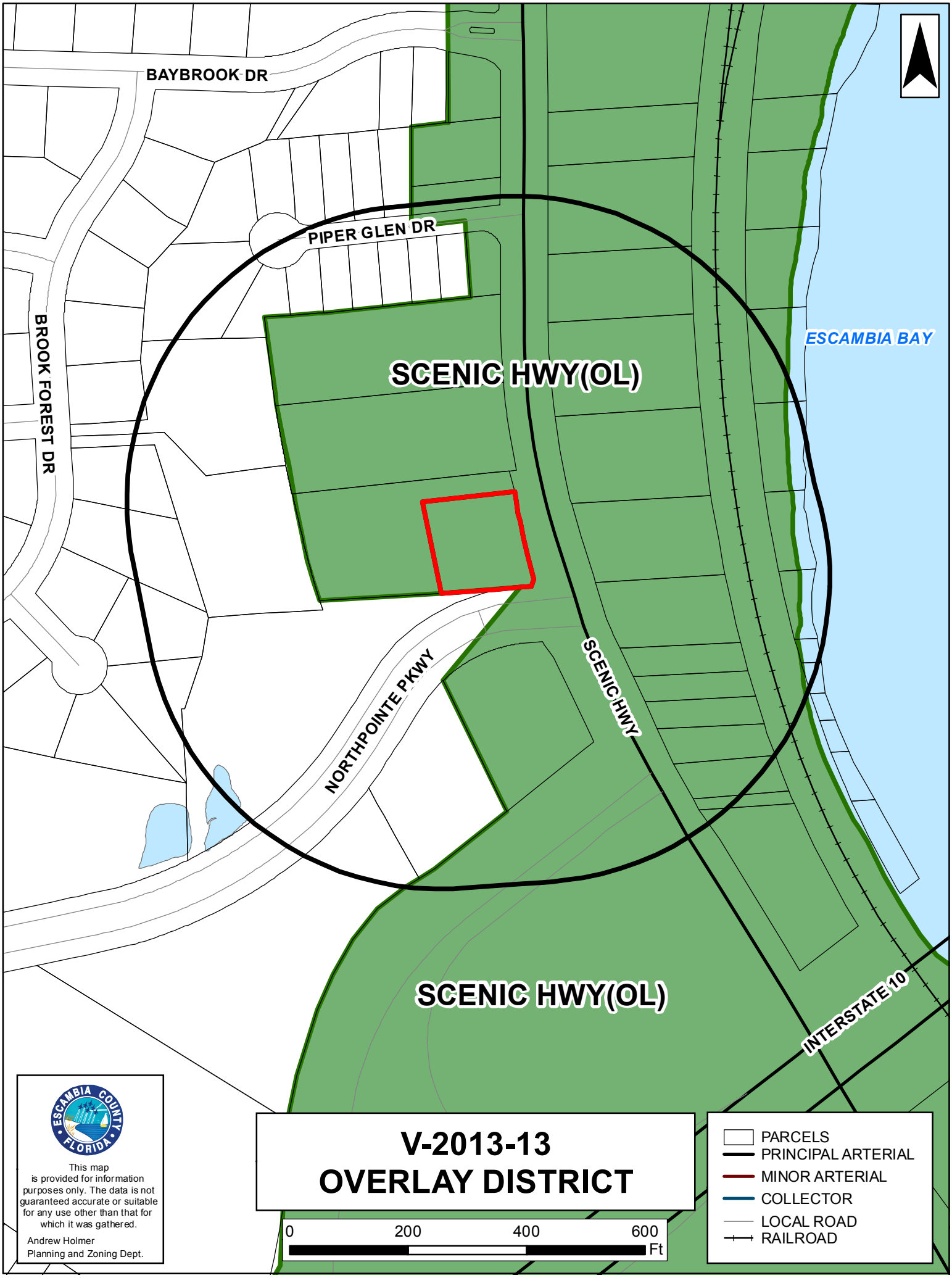
V-2013-13

SCENIC HWY
E OLIVE RD
OLD SPANISH TRAIL RD
VOYAGER DR
ANCHOR LN
TRADEWINDS DR
BAYBROOK DR
BAYWIND CIR
ESCAMBIA BAY
INTERSTATE 10 RAMP
INTERSTATE 10
NORTHPOINTE BLVD
WILDFLOWER LN
INTERSTATE 10
WHISPER WAY
BAYWOODS DR
ELMCREST DR
WOODCHUCK AVE
BAYWOODS LN
CAMALE DR
MIKEMO WAY
CREIGHTON RD
V-2013-13
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
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.


BAYBROOK DR
R-5
R-1
C-1
PIPER GLEN DR
BROOK FOREST DR
ESCAMBIA BAY
C-1
R-1
C-1
NORTHPOINTE PKWY
SCENIC HWY
C-1
R-5
C-1
C-1
C-1
INTERSTATE 10
ESCAMBIA COUNTY FLORIDA
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.
V-2013-13
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD


BAYBROOK DR
MU-U
PIPER GLEN DR
MU-U
ESCAMBIA BAY
BROOK FOREST DR
MU-U
NORTHPOINTE PKWY
SCENIC HWY
MU-U
MU-U
INTERSTATE 10
ESCAMBIA COUNTY FLORIDA
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.
V-2013-13
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD

SCENIC HWY
NORTHPOINTE PKWY
ESCAMBIA COUNTY FLORIDA
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.
V-2013-13
AERIAL MAP
0
50
100
150
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD


BAYBROOK DR
PIPER GLEN DR
BROOK FOREST DR
SCENIC HWY(OL)
ESCAMBIA BAY
NORTHPOINTE PKWY
SCENIC HWY
SCENIC HWY(OL)
INTERSTATE 10
ESCAMBIA COUNTY FLORIDA
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.
V-2013-13
OVERLAY DISTRICT
0 200 400 600 Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD

APPLICATION

Please check application type:	☐ Conditional Use Request for: _____
☐ Administrative Appeal	☑ *Variance Request for:* lot coverage
☐ Development Order Extension	☐ Rezoning Request from: _____ to: _____

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

Owner(s) Name: luke kolbeck / Maxx Developments Phone: 8502918796

Address: 4309 Northpointe way, pensacola, fl 32514 Email: lkolbeck@hotmail.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: 8101 Scenic Hwy

Property Reference Number(s)/Legal Description: 061s29003001005

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: luke kolbeck	Date: 18 Jun 13
Signature of Owner	Printed Name of Owner	Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18 day of JUNE 20 13,

by FLORIDA DRIVERS LIC / Luke Kolbeck.

Personally Known ☐ OR Produced Identification ☒. Type of Identification Produced: FLORIDA DRIVERS LIC

Carla G Cathey — Signature of Notary (notary seal must be affixed)

CARLA G CATHEY — Printed Name of Notary

CARLA G. CATHEY
Commission # EE 142812
Expires October 31, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

FOR OFFICE USE ONLY CASE NUMBER: _____

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

Fees Paid: $_____ Receipt #: _____ Permit #: _____

1) The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.
   - Due to contamination of the soils, the Florida Department of Environmental Protection has issued a "No Further Action with Conditions" for the site requires that pavement remain in place to prohibit the soil contaminants from migrating toward Escambia Bay.

2) The variance is necessary to allow development of the property while maintaining environmental control of the contaminants as required by FDEP.
   - If engineering controls do not remain in place, the property owner may be held liable for any costs associated with the resulting mitigation.

3) The authorization of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area. Development will be such that will not impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.
   - Development will not have an adverse effect on adjacent properties. Keeping the hazardous materials on site will protect the soils of adjacent properties as well as the overall health of Escambia Bay.

4) The variance will not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.
   - It is the developer's intent to stay within the recommendations of the report issued by FDEP.

5) The variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.
   - Variance would allow development of the property as well as promote economic growth of Escambia County.

Source: Escambia County Property Appraiser

Navigate Mode • Account Reference

Restore Full Page Version

General Information

Reference:	061S291003001005
Account:	010301500
Owners:	MAXX DEVELOPMENTS LLC
Mail:	4309 NORTHPOINTE WAY PENSACOLA, FL 32514
Situs:	8101 SCENIC HWY 32514
Use Code:	SERVICE STATION
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:	$38,323
Land:	$95,885
Total:	$134,208
Save Our Homes:	$0

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2002	4867	1697	$80,000	WD	View Instr
12/1997	4208	1205	$49,600	WD	View Instr
01/1985	2020	455	$203,300	WD	View Instr
01/1966	276	997	$64,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2012 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF LT 1 BLK D SANTA MARIA HTS PB 5 P 62 N ALG E LI OF S/D 193 4/100 FT TO PT OF CURVE THENCE...

Extra Features

ASPHALT PAVEMENT
CONCRETE PAVING

Parcel Information

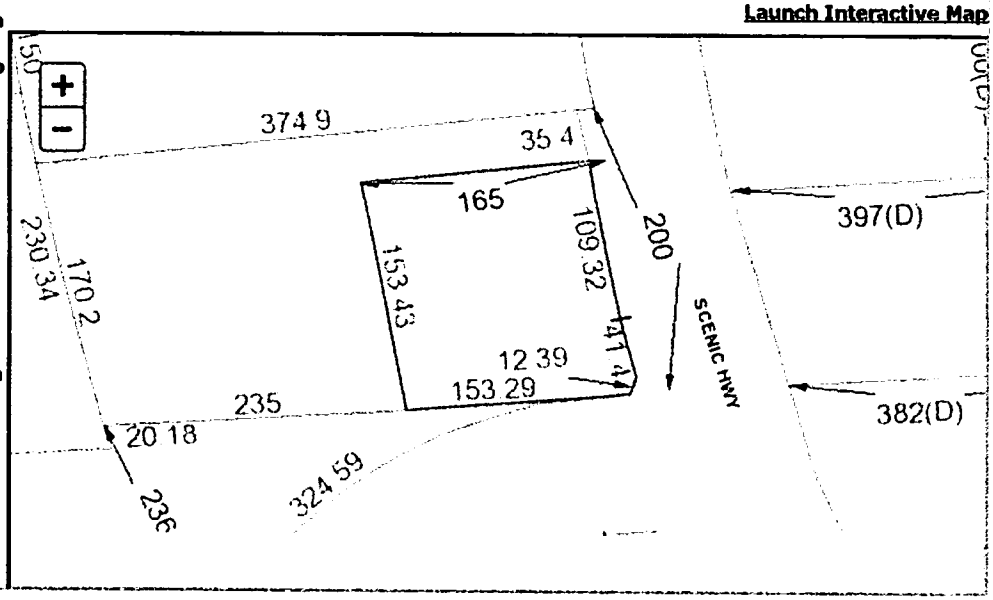
Launch Interactive Map

Section Map Id:
06-1S-29-1

Approx. Acreage:
0.5700

Zoned:
C-1

Evacuation & Flood Information
Open Report

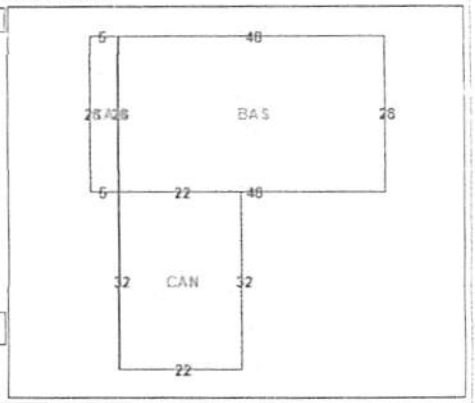


Buildings

Building 1 - Address:8101 SCENIC HWY, Year Built: 1968, Effective Year: 1980

Structural Elements

FOUNDATION-*SLAB ON GRADE*
EXTERIOR WALL-*BRICK-FACE*
NO. PLUMBING FIXTURES-*4.00*
ROOF FRAMING-*GABLE*
ROOF COVER-*METAL/MODULAR*
INTERIOR WALL-*EXPOSED BLK/BRK*
FLOOR COVER-*CONCRETE-FINISH*
NO. STORIES-*1.00*
DECOR/MILLWORK-*AVERAGE*
HEAT/AIR-*UNIT HEATERS*
STRUCTURAL FRAME-*MASONRY PIL/STL*



Areas - 2188 Total SF

BASE AREA - *1344*
CANOPY - *844*

Images

8/7/07

2/16/11

5/28/02

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Janet Holley

Escambia County Tax Collector

Ad Valorem Taxes and Non-Ad Valorem Assessments

REAL ESTATE 2012 28823

Account Number	Payor	Exemptions	Taxable Value	Millage Code
01-0301-500		See Below	See Below	06

MAXX DEVELOPMENTS LLC
4309 NORTHPOINTE WAY
PENSACOLA FL 32514

061S29-1003-001-005 8101 SCENIC HWY BEG AT SE COR OF LT 1 BLK D SANTA MARIA HTS PB 5 P 62 N ALG E LI OF S/D 193 4/100 FT TO PT OF CURVE THENCE ALG CURVE TO RIGHT HAVING RADIUS OF 1204 38/100 FT 236 96/100 FT N 86 DEG See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.9755		$134,208	$936.17
PUBLIC SCHOOLS				
By Local Board	2.2480		$134,208	$301.70
By State Law	5.5100		$134,208	$739.49
SHERIFF	0.6850		$134,208	$91.93
WATER MANAGEMENT	0.0400		$134,208	$5.37
Total Millage	15.4585		Total Taxes	$2,074.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
NFP	FIRE (CALL 595-4960)	$85.00
	Total Assessments	$85.00

Taxes & Assessments	$2,159.66

Face Amt	2013	If Paid By	Jun 30 2013
$2,382.68	Certificate	Please Pay	$2,508.06
Bid % 0.25	33.000		

L01000011224

3.

Luke A. Kolbeck
4309 Northpointe Way
Pensacola, FL 32514

July 6, 2001

Registration Section
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: Articles of Organization for Maxx Developments LLC

Dear Sir/Madam:

Please find enclosed the Articles of Organization for Maxx Developments LLC and a check, numbered 2133, in the amount of One Hundred Twenty Five Dollars ($125.00). Please submit the enclosed for registration. My daytime phone number is 850 475 0854. Thank you for your assistance.

300004464483--6
-07/09/01--01074--016
****125.00 ****125.00

Sincerely,

Luke A. Kolbeck

FILED
01 JUL -9 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

7/11

ARTICLES OF ORGANIZATION
OF
MAXX DEVELOPMENTS LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be MAXX DEVELOPMENTS LLC, hereinafter the ("Company").

ARTICLE II- ADDRESS

The mailing address and street address of the principal office of the company is 4309 Northpointe Way, Pensacola, Florida 32514.

ARTICLE III- DURATION

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State or on another effective date as specified. The company's existence shall be perpetual unless the company is dissolved earlier as provided in these articles of organization or in the Operating Agreement.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the State of Florida are as follows:

Luke A. Kolbeck

4309 Northpointe Way
Pensacola, FL 32514

FILED
01 JUL -9 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members or as provided in the Operating Agreement.

ARTICLE VI- ADMISSION OF NEW MEMBERS

Except as set forth in the Operating Agreement, no additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the

Operating Agreement of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all of the members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

ARTICLE VII- MEMBERS' RIGHT TO CONTINUE BUSINESS

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by majority/unanimous vote of all the remaining members.

ARTICLE VIII - MANAGEMENT

The company shall be managed by a manager in accordance with an Operating Agreement adopted by the members for the management of the business and affairs of the company. This Operating Agreement may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The company shall be managed by the members in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the company. This Operating Agreement may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The names and addresses of the members and managers of the company are as follows:

NAME	ADDRESS
Luke A. Kolbeck	4309 Northpointe Way Pensacola, FL 32514

FILED
01 JUL -9 AM 11: 12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WHITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization at Pensacola, Florida, on July 6, 2001.

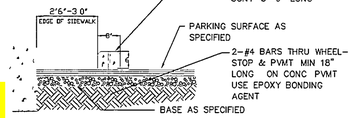
Luke a. Kolbeck; Member/Manager

GRAPHIC SCALE

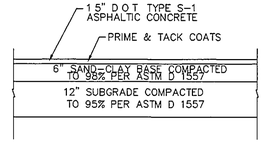
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Complete



BUMPER BLOCK INSTALLATION
NTS



TYPICAL ASPHALT SECTION

TOTAL SITE AREA 2 35 ACRES – 102,494 SF L O C 1 75 ACRES – 76,367 SF				
IMPERVIOUS and PERVIOUS AREA				
	EXISTING	REMOVE	NEW	NET
BUILDINGS	0 SF	0 SF	0 SF	0 SF
ASPHALT/CONCRETE	0 SF	0 SF	0 SF	0 SF
TOTAL IMPERVIOUS AREA	0 SF	0 SF	0 SF	0 SF
LANDSCAPE AREA	102,494 SF	0 SF	0 SF	0 SF
PERCENTAGE OF LANDSCAPE	100%			0%
PARKING REQUIREMENTS				
	EXISTING	REMOVE	NEW	NET
NON-HANDICAPPED SPACES	0	0	21	21
HANDICAPPED SPACES	0	0	1	1

SETBACK REQUIREMENTS BASED ON C-1 ZONING
FRONT YARD 15
REAR YARD 15
SIDE YARD 10

– DENOTES FRONTAGE AND ISLAND TREES
TYPICAL OF 9

DEF – A TREE SHALL BE A PLANT SPECIES HAVING A MINIMUM HEIGHT OF (9) FEET AT THE TIME OF PLANTING AND SHALL HAVE A TRUNK(S) THAT IS EXPECTED TO BE MAINTAINED IN A CLEAN CONDITION, CLEAR OF LATERAL WOODY GROWTH OF FIVE (5) FEET OR GREATER ALL TREES SHALL CONFORM TO THE STANDARDS OF FLORIDA NO 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS OF NURSERY PLANTS" BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

– DENOTES UNDERSTORY TREE
TYPICAL OF 9

DEF – UNDERSTORY TREES ARE THOSE THAT REACH A MATURE HEIGHT OF 30 FEET OR LESS

– DENOTES CANOPY TREE
TYPICAL OF 21

DEF – CANOPY TREES ARE THOSE THAT REACH A MATURE HEIGHT OF 30 FEET OR GREATER

– DENOTES SHRUB
TYPICAL OF 9

DEF – A SHRUB IS A SELF-SUPPORTING WOODY EVERGREEN OR FLOWERING SPECIES GENERALLY GROWING OR MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHTWHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE PLANTED A MAXIMUM OF 36 INCHES ON CENTER

KOLBECK SCENIC HIGHWAY
COMMERCIAL
8101 SCENIC HIGHWAY
PENSACOLA, FLORIDA 325XX
PROPERTY I D #06-1S-29-1003-001-005
OWNER
MAXX DEVELOPMENT LLC
4309 NORTHPOINTE WAY
PENSACOLA, FL 32514
PHONE # 850-475-0845
ZONING DESIGNATION C-1
FLU COMMERCIAL
SURROUNDING ZONING C-1/R-1/R-5
SURROUNDING FLU C/RES

REC'D MAY 3 1 2013

NOTE NON-HANDICAP PARKING SPACES LINES ARE TO BE WHITE

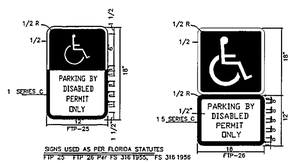
PARKING CALCULATIONS PARKING CALCULATIONS BASED ON ESCAMBIA COUNTY REQUIREMENTS FOR RETAIL AND COMMERCIAL

1 SPACE PER 400 SF OF GROSS FLOOR SPACE REQUIRED
6545/400 = 17 SPACES REQUIRED

21 REGULAR SPACES PROPOSED
1 HANDICAP SPACE PROPOSED
22 TOTAL SPACES PROPOSED

NOTE HANDICAP PARKING SIGNS SHALL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NUMBER 17355, SHEET 3 OF 8, FTP-25 SIGN

ALL REGULAR PARKING STALLS ARE TO MEASURE 9' x 18'
ALL HANDICAP PARKING STALLS ARE TO MEASURE
12' x 18' WITH A 5' WIDE AISLE

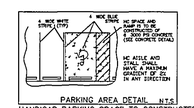


VIOLATORS $100 FINE — INSTALL BELOW HANDICAP SIGN

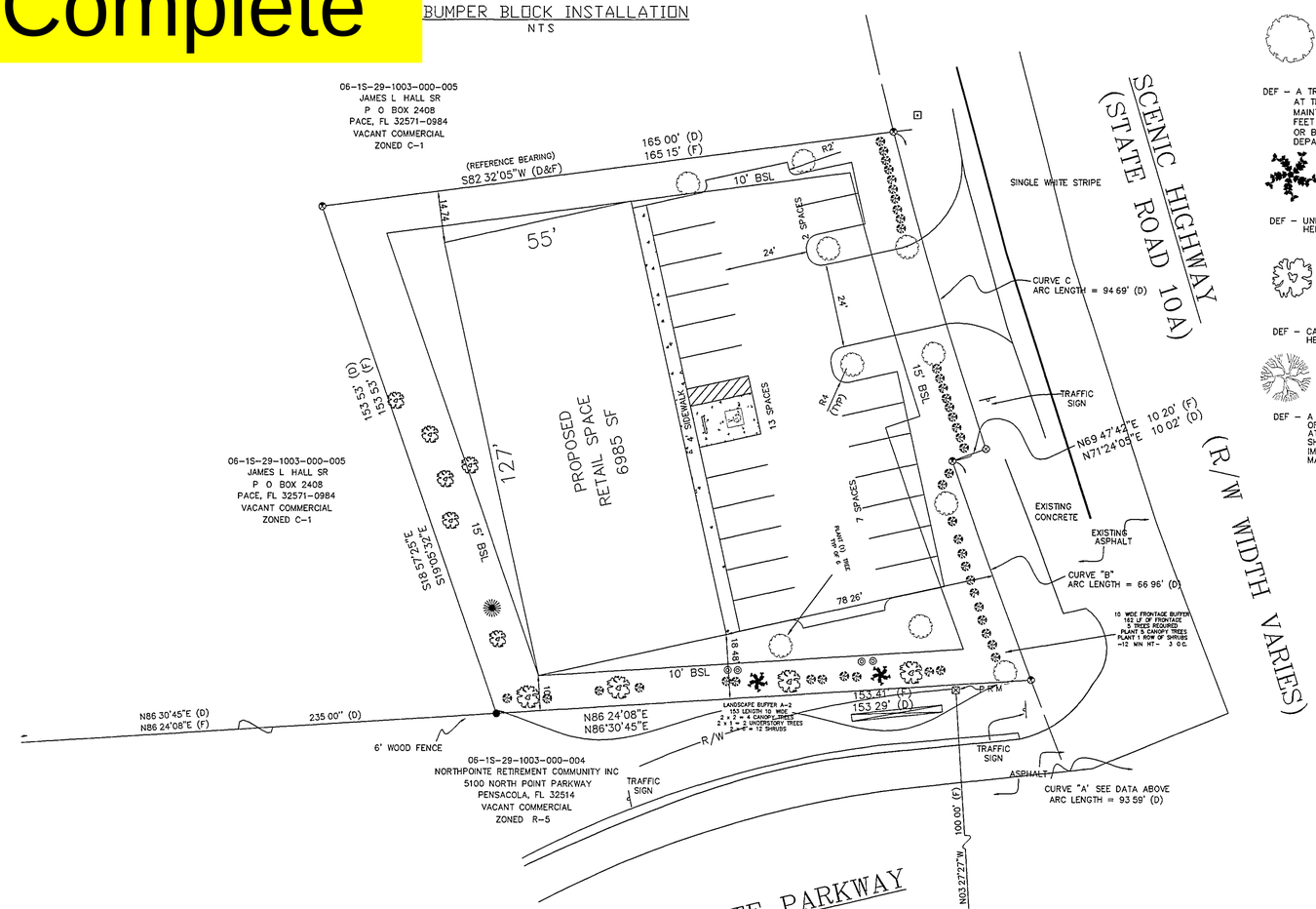
NOTES
1 Top portion of FTP 25 & 26 shall have a reflective blue background with white reflective symbol and border
2 Bottom portion shall have a reflective white background with black opaque legend and border
3 FTP 25 & 26 may be fabricated on one panel or two
4 FTP 25 may be substituted for the FTP 26 in areas where space is limited
5 Signs are to be mounted at standard height (7 from pavment to bottom of sign)

N T S

HANDICAPPED PARKING SIGN DETAIL



PARKING AREA DETAIL NTS
HANDICAP PARKING SPACE TO CONSTRUCTED IN ACCORDANCE TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD 17346



GENERAL NOTES

1 THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 82 DEGREES 32 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED
2 THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION
3 THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS
4 THE ENCROACHMENTS ARE AS SHOWN
5 THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE EAVE OVERHANG OR THE FOOTING FOR THE FOUNDATION
6 NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA ENGINEERING & 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 BOUNDARIES OF THE SUBJECT PROPERTY
7 THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN BASE ELEVATION N/A FEET AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY FLORIDA (UNINCORPORATED AREAS) COMMUNITY PANEL NUMBER 120080 0320 F REVISED FEBRUARY 23 2000 8 THIS SURVEY DOES NOT DETERMINE OWNERSHIP
9 THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO USC&G BENCHMARK A302-1959 HAVING A PUBLISHED ELEVATION OF 10 06 LOCATED ON TOP OF CONCRETE HEADWALL 50± SOUTH OF THE ENTRANCE ROAD FOR GENERAL ELECTRIC PLANT AND ON EAST SIDE OF SCENIC HIGHWAY

DESCRIPTION AS FURNISHED OR BK 4208 PG 1210

THAT PORTION OF SECTION 6 TOWNSHIP 1 SOUTH RANGE 29 WEST ESCAMBIA COUNTY FLORIDA DESCRIBED AS FOLLOWS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 BLOCK "D", SANTA MARIA HEIGHTS ACCORDING TO PLAT FILED IN PLAT BOOK 5 AT PAGE 62 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 193 04 FEET TO A POINT OF CURVATURE THENCE ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 1204 38 FEET DELTA ANGLE = 30 28 A DISTANCE OF 236 95 FEET TO A CONCRETE MONUMENT THENCE N 86 30 45 E 235 0 FEET FOR THE POINT OF BEGINNING THENCE CONTINUE N 86 30 45 E 153 29 FEET TO A POINT IN THE WESTERN RIGHT OF WAY LINE OF SCENIC HIGHWAY THENCE ALONG SAID RIGHT OF WAY HAVING A CURVE TO THE RIGHT AND A RADIUS OF 2235 10 FEET AND A CHORD DISTANCE OF 66 96 FEET AND A CHORD BEARING OF N 19 34'35" W THENCE N 71 24'05 E ALONG SAID RIGHT OF WAY 10 02 FEET THENCE ALONG SAID RIGHT OF WAY HAVING A CURVE TO THE RIGHT AND A RADIUS OF 1186 28 FEET A CHORD DISTANCE OF 94 66 FEET, A CHORD BEARING OF N 16 12'00 W, THENCE S 82 32 05"W 165 00 FEET THENCE S 16 57 25 W (C) 153 43 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS A PORTION OF LOTS 5 & 6 OF AN UNRECORDED SUBDIVISION FILED IN DEED BOOK 344 AT PAGE 488 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA AS PER PLAT ATTACHED HERETO BY C H OVERMAN & ASSOCIATES INC DATED 12-6-65 AND MADE A PART OF THIS DESCRIPTION LESS AND EXCEPT any portion of the property used for public right-of-way

◎ – 4 DIAMETER X 4 ±HIGH CONCRETE & METAL POST
Ⓜ – MONITOR WELL
⊠ – 1 5X1 5 CONCRETE BASE FOR LIGHT POLE
Ⓢ – SANITARY SEWER MANHOLE
– TREES
± – MORE OR LESS

DENOTES

⊠ – 4" X 4" CONCRETE MONUMENT NUMBERED 3140 (FOUND)
⊡ – 4" X 4" CONCRETE MONUMENT NUMBERED 3287 (FOUND)
◑ – 1/2" CAPPED IRON ROD, CORPORATE NO 3407 (FOUND)
● – 1/2 IRON ROD UNNUMBERED (FOUND)
◐ – 1/2 CAPPED IRON ROD CORPORATE NO 4024 (FOUND)
⊗ – 1/2" CAPPED IRON ROD NUMBERED 4652 (PLACED)
(D) – DESCRIPTION OR DEED
(F) – FIELD INFORMATION
(P) – PLAT INFORMATION
R/W – RIGHT-OF-WAY
P C – POINT OF CURVATURE
P O B – POINT OF BEGINNING
P O C – POINT OF COMMENCEMENT
P R M – PERMANENT REFERENCE MONUMENT

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
"A" (D)	1204 38	237 34'	236 96	N28 47'16 W	11 17'28'
"B" (D)	2235 10'	66 96'	66 96'	N19 34'35 W	01 43'00
B (F)	2235 10'	66 70'	66 70'	S19 46'42"E	01 42'36"
"C (D)	1186 28'	94 69'	94 66'	N16°12'00"W	04 34'23"
"C" (F)	1186 28'	94 47'	94 45'	N16 20'43 W	04'33 46'

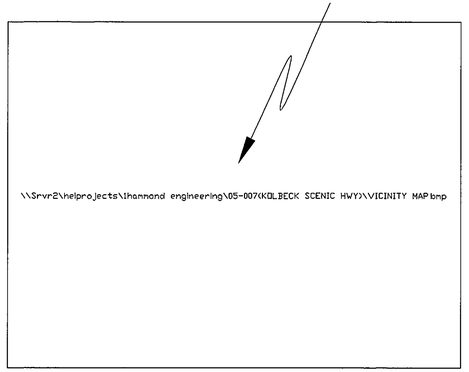
SIGNAGE

TOTAL SIGN AREA , WALL AND FREESTANDING, IS LIMITED TO (162x1 5) 243 SF TOTAL WALL SIGN AREA IS ADDITIONALLY LIMITED TO 10% OF THE AREA OF WALL SURFACE FACING SCENIC HIGHWAY FREESTANDING SIGNAGE FOR THE ENTIRE ZONE LOT IS ADDITIONALLY LIMITED TO ONE SIGN, A MAXIMUM OF 35 FEET IN HEIGHT AND 200 SF IN AREA A FREESTANDING SIGN IS LIMITED TO A MINIMUM 10 FEET SETBACK FROM RIGHTS-OF-WAYS AND MUST MAINTAIN VISUAL CLEARANCE ALONG RIGHTS-OF-WAYS AND AT INTERSECTIONS A VALID ESCAMBIA COUNTY SIGN PERMIT MUST BE OBTAINED PRIOR TO ERECTING, CONSTRUCTING, ALTERING, OR RELOCATING ANY SITE SIGNAGE NO BILLBOARDS SHALL BE LOCATED WITHIN 500' OR WITHIN LINE OF SIGHT, WHICH EVER IS LESS OF THE NEAREST EDGE OF SCENIC HIGHWAY

DUTY TO IDEMNIFY

THE CONTRACTOR SHALL DEFEND, IDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS CLAIMS DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY S FEES CAUSED BY GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE OR CLAIMS THERFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER

PROJECT LOCATION



NO	DATE	REVISIONS

THIS DRAWING IS THE PROPERTY OF THOMAS C HAMMOND JR AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST

HAMMOND ENGINEERING, INC.
AUTHORIZATION NO. 9130
5022-B WEST FAIRFIELD
PENSACOLA, FLORIDA 32506
850 453 1651
FAX 850 453 1010
TOM@SELANDDESIGN.COM

SITE PLANS FOR
KOLBECK SCENIC HIGHWAY
DIMENSION & STAKING AND LANDSCAPE PLAN
ESCAMBIA COUNTY FLORIDA

DRAWN BY WJY
DESIGNED BY WJY
CHECKED BY TGH
DATE 2/22/05
SCALE 1" = 20'
NOT RELEASED FOR CONSTRUCTION
BY X DATE X

PROJECT NO 04 061
FILE NO LAYOUT2
SHEET 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. : **583051**

Date Issued. : 06/18/2013
Cashier ID : GELAWREN

Application No. : PBA130600025

Project Name : V-2013-13

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	3055	$385.00	App ID : PBA130600025
		$385.00	Total Check

Received From : LUKE A KOLBECK
Total Receipt Amount : **$385.00**
Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600025	675456	385.00	$0.00	8101 SCENIC HWY, PENSACOLA, FL

Total Amount :	**385.00**	$0.00	Balance Due on this/these Application(s) as of 6/21/2013

MAXX DEVELOPMENTS LLC
4309 NORTHPOINTE WAY
PENSACOLA, FL 32514

NORTHPOINTE RETIREMENT
5100 NORTHPOINTE PKWY
PENSACOLA, FL 32514

HALL JAMES L SR
4740 WOODBINE RD
MILTON, FL 32571

Board of Adjustment **6. C.**

Meeting Date:	07/17/2013
CASE:	V-2013-14
APPLICANT:	William and Cheryl Jones, Owners
ADDRESS:	9810 Noriega Dr.
PROPERTY REFERENCE NO.:	02-1S-29-2004-000-001
ZONING DISTRICT:	R-1, Single-Family District, Low Density.
FUTURE LAND USE:	MU-U, Mixed-Use Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicants are requesting a 10 foot variance to the structure setback from the North property line.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.05.05.F.5

F. Site and building requirements.
5. Side yard. The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02. Variances.

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: “Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property”.

As this is waterfront property, the physical placement of the proposed structure is regulated by special conditions and limited to the preexisting building footprint. There are environmental conditions, such as floodplain infringement, that discourage the placement of the proposed structure towards the water The principal structure was constructed in the 1960s. Based on the applicant's request, the proposed new guesthouse would be built on top of an existing structural foundation that has been empty since 2004. Historical photos do support the applicants claim of an additional structure within the boundaries of the property.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

Based on the applicant's request the variance is necessary for the preservation and enjoyment of a substantial property right.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

Based on review of the application submitted by the owners and staff's site visit, the requested

variance would be the minimum necessary to make possible the improvements, as requested by the applicant.

STAFF RECOMMENDATION:

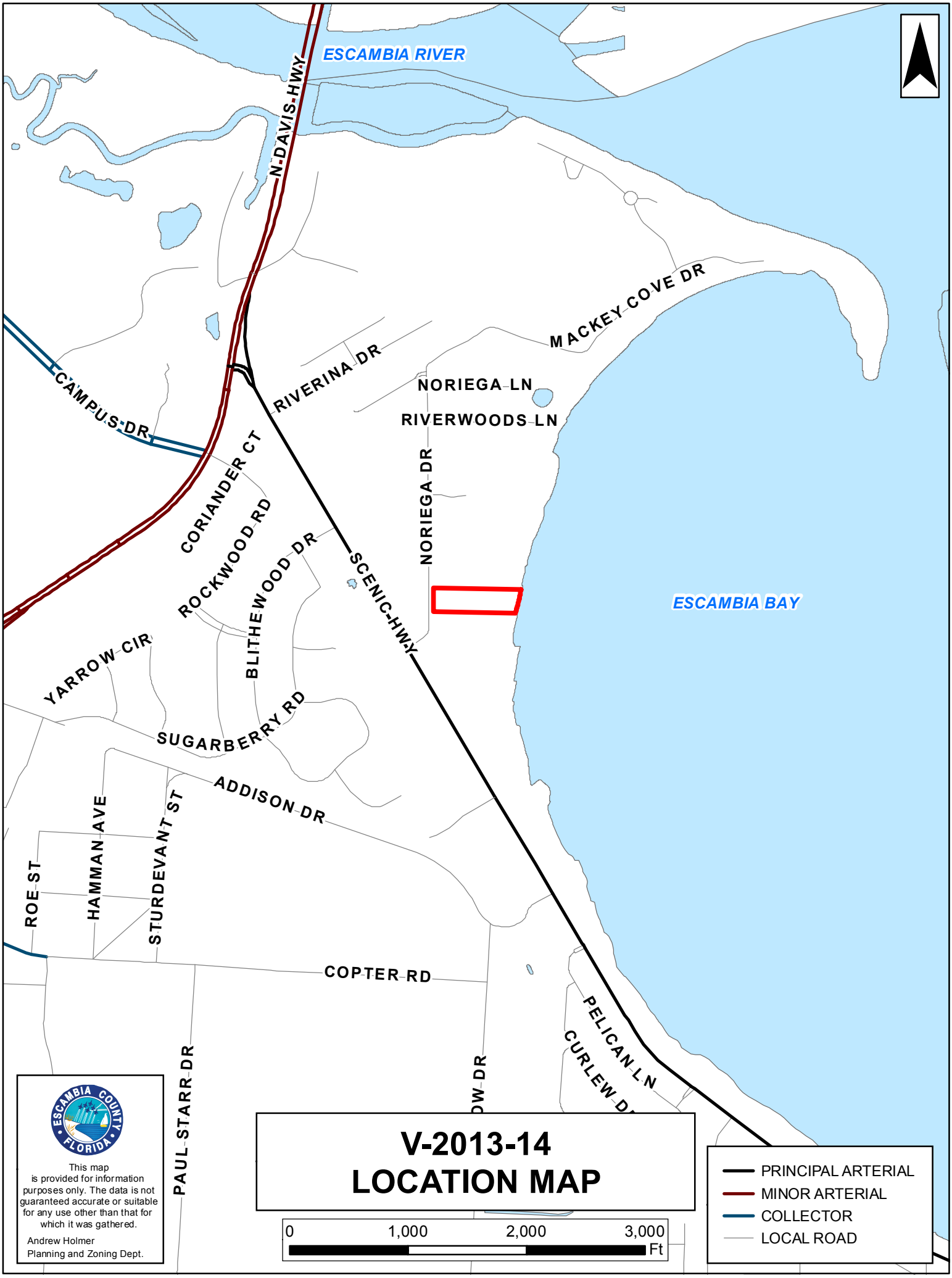
Staff recommends approval of the variance as requested.

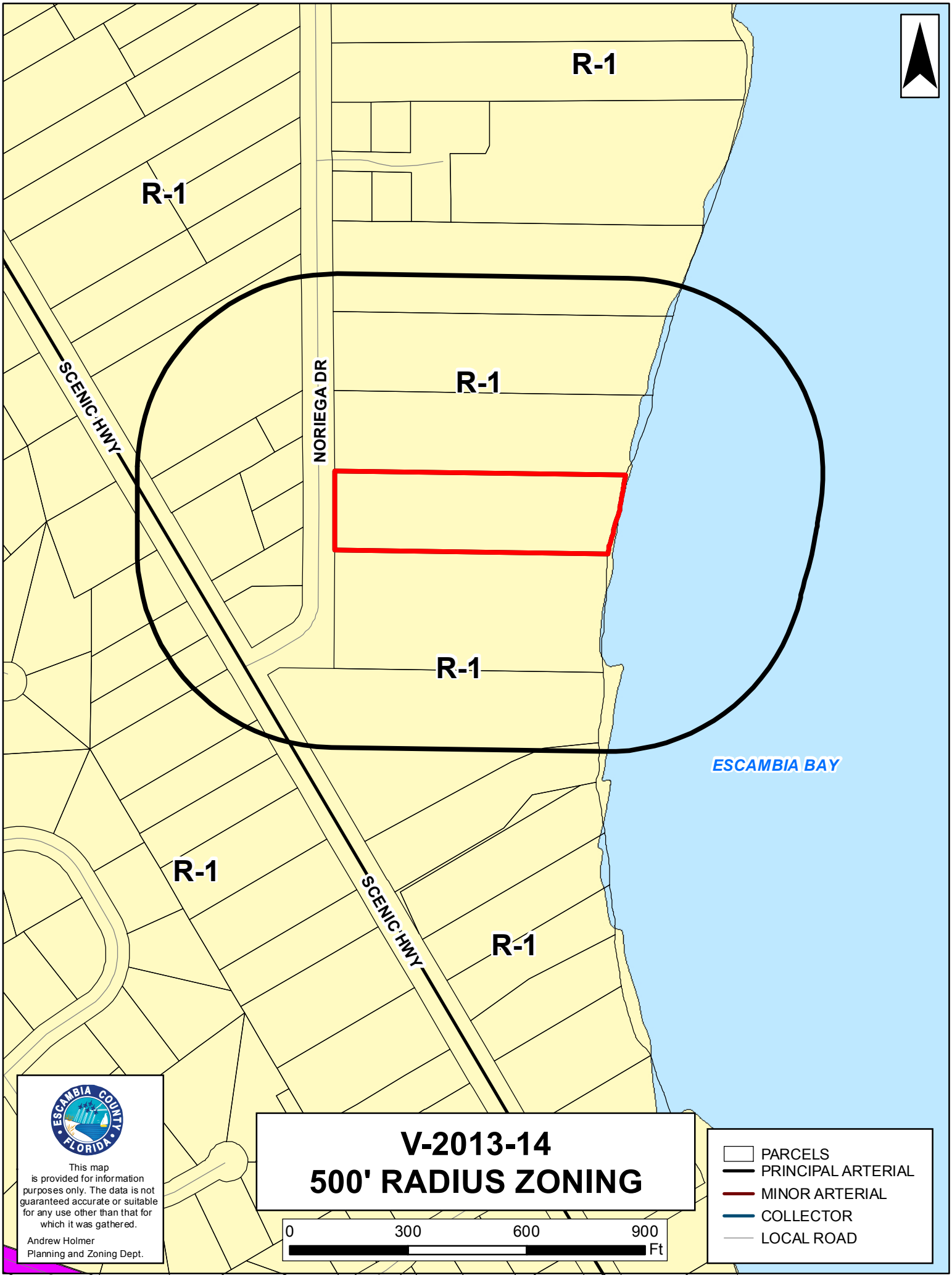
BOARD OF ADJUSTMENT FINDINGS:

Attachments

V-2013-14 Working Case File

V-2013-14


ESCAMBIA RIVER
N DAVIS HWY
MACKEY COVE DR
RIVERINA DR
NORIEGA LN
RIVERWOODS LN
CAMPUS DR
CORIANDER CT
ROCKWOOD RD
BLITHEWOOD DR
NORIEGA DR
SCENIC HWY
ESCAMBIA BAY
YARROW CIR
SUGARBERRY RD
ADDISON DR
HAMMAN AVE
STURDEVANT ST
ROE ST
COPTER RD
PELICAN LN
CURLEW DR
PAUL STARR 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.
V-2013-14
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


R-1
R-1
R-1
R-1
R-1
R-1
SCENIC HWY
NORIEGA DR
SCENIC HWY
ESCAMBIA BAY
V-2013-14
500' RADIUS ZONING
0
300
600
900
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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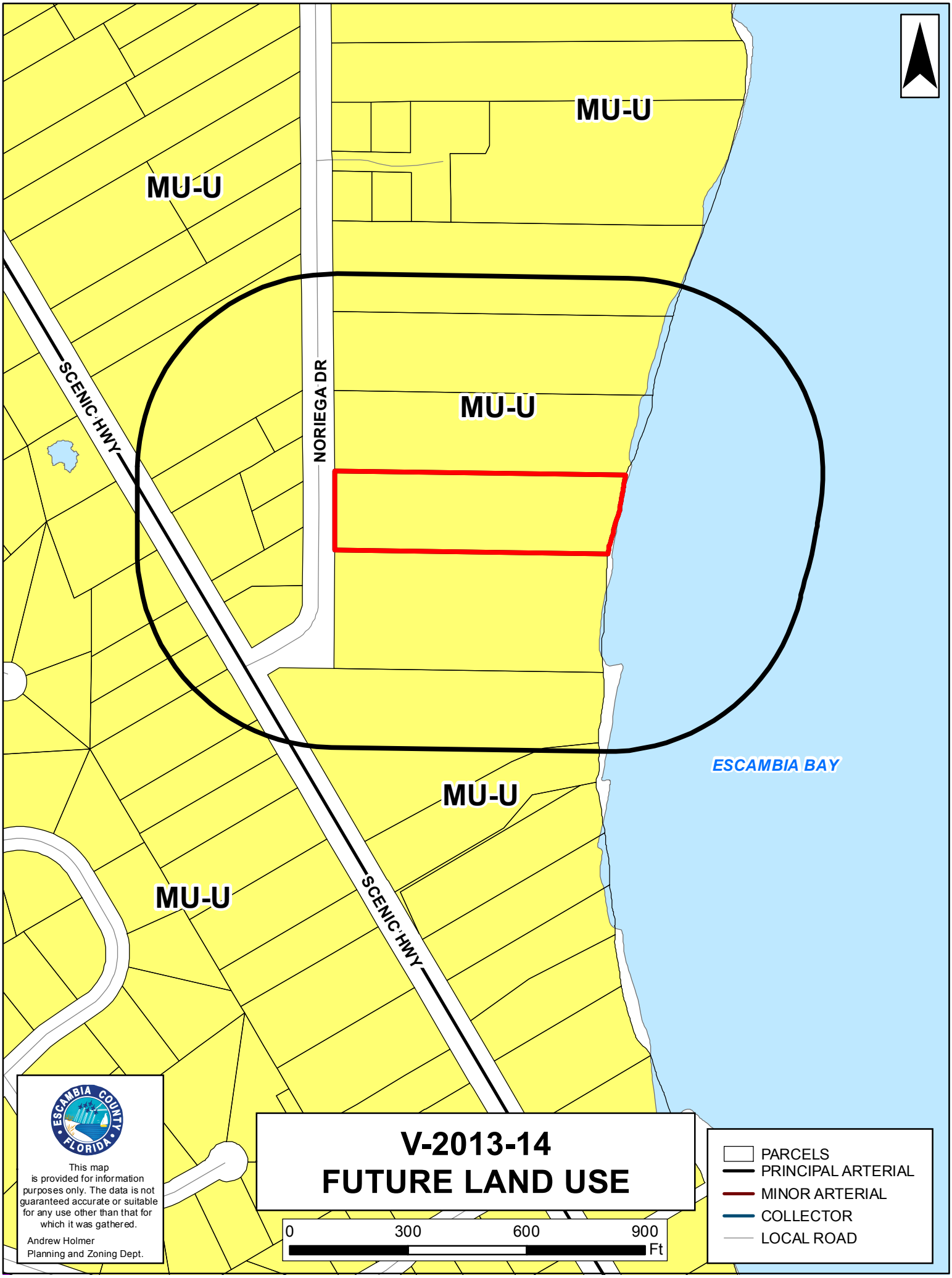
MU-U
MU-U
MU-U
MU-U
MU-U
SCENIC HWY
NORIEGA DR
SCENIC HWY
ESCAMBIA BAY
V-2013-14
FUTURE LAND USE
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PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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Andrew Holmer
Planning and Zoning Dept.

ESCAMBIA COUNTY FLORIDA
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.
V-2013-14
AERIAL MAP
0
100
200
300
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

June 9, 2013

Dear Sir or Madam,

We are requesting your consideration for granting a variance to the Escambia County Land Development Code. We wish to rebuild, on the exact same concrete slab, a building that was crushed in Hurricane Ivan. Financial circumstances have prevented us from pursuing this until now. With finances improving, we wish to replace the building with a mother-in-law suite/guest residence to accommodate our sick and aging parents.

An initial review of the enclosed conceptual drawing was done by the Development Services Department. The following problem was identified: the structure that was destroyed was a fully enclosed workshop, and we wish to replace it with a dwelling, as noted above. Because of this change, the footprint of the building was felt to be too close to the neighbors' property. Unfortunately, we have no other suitable land upon which to locate the structure (as outlined in Criterion 1).

We have obtained full consent of our neighbors to proceed with the construction of a guest residence on the site where the destroyed building stood, as documented in the notarized letter included.

We respectfully request that you review our application for a variance so that we may proceed with replacing this building that was lost in Hurricane Ivan.

Respectfully Submitted,

Cheryl Jones Cheryl Jones

William Jones

APPLICATION

Please check application type:	☐ Conditional Use Request for: _____
☐ Administrative Appeal	☒ Variance Request for: _____
☐ Development Order Extension	☐ Rezoning Request from: _____ to: _____

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

Owner(s) Name: William P. Jones and Cheryl S. Jones Phone: (850) 542-7086

Address: 9810 Noriega Dr., Pensacola, FL 32514 Email: cherylS21660@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: 9810 Noriega Dr., Pensacola FL, 32514

Property Reference Number(s)/Legal Description: 02-1S-29-2004-000-001

See enclosed for legal description

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	William P. Jones Printed Name Owner/Agent	6/18/13 Date
Signature of Owner	Cheryl S. Jones Printed Name of Owner	6/18/13 Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18th 18th day of June June 20 13 2013,

by William P Jones + Cheryl S. Jones William P Jones + Cheryl S. Jones

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

Signature of Notary	Alicia R. McCormick Printed Name of Notary

(notary seal must be affixed)

Alicia R. McCormick

ALICIA R. MCCORMICK
MY COMMISSION # DD967493
EXPIRES: May 10, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

FOR OFFICE USE ONLY CASE NUMBER: V-2013-14

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

Fees Paid: $_____ Receipt #: _____ Permit #: _____

Criterion 1) The location upon which we wish to rebuild is required by the unique topography of our property. We have a very steep drop-off on the east side of our home. The bulk of our property is located there, but the depth of the drop-off would make construction extremely difficult and result in a dwelling that was flood-prone. Trying to build on the west side of our home, which is our front yard, would violate Article 6.03.01.E because our property is waterfront. Therefore, placing a guest residence there is prohibited. To the south of our home is a paved driveway that is our access to the waterfront. The only remaining location on the property for building would be to the north of our home, where the building that was destroyed previously stood. This is where we wish to rebuild. Article 6.03.01.E enclosed.

Criterion 2) Regarding the preservation of a "substantial property right," we need the use of the site in order to house aging parents (with no other local relatives) that we will soon be caring for. Our father/father-in-law has cancer with an uncertain prognosis. Our mother/ mother-in-law will be physically unable to care for him as his health deteriorates. They currently live in rural Walton County and have had burglaries on their property. Should our father/ father-in-law die, our mother/mother-in-law will be unsafe in the isolated home they currently inhabit. They have no other relatives in Florida and need to move in with us, but our home does not have a spare bedroom and is not wheelchair accessible. Hence, our request to rebuild our workshop as a mother-in-law suite is submitted for your consideration.

Criterion 3) As evidenced by the enclosed photographs, the location of the proposed building is far away from our neighbor's driveway and even farther away from their home, avoiding any health, lighting, or safety issues. Placing a tastefully designed dwelling (drawings enclosed) on the existing concrete slab (an eyesore) will enhance my property value and that of my neighbor.

Criterion 4) The proposed variance does not, to our knowledge, conflict with any other provision of the Code. If we were to move the proposed structure away from the property line and closer to my home, it would have to be either so small as to barely suffice for a dwelling, or it would violate the requirement for adequate distance between dwellings. Please see Article 2.10.01.C enclosed.

Criterion 5) The proposed variance is the smallest adjustment to the Code we can conceive that allows for an adequately-sized dwelling, located on the only site on our property that will not cause other violations. As previously noted, we have the full consent of the neighbor sharing the property line in question. See enclosed notarized letter.

2. *Mechanical equipment impact.* Use, in connection with the home occupation, of any mechanical or electrical equipment which creates interference or causes adverse impacts on adjoining or nearby properties is prohibited. Those devices normally used in agricultural activities, for household purposes, or for other domestic purposes are not regulated by this section. (The use of personal computers, typewriters, calculators, etc., is not regulated by this Code);

3. *External structural alterations.* External structural alterations not customarily associated with residential buildings are prohibited;

4. *Noise or similar impacts.* Offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, glare or other objectionable effects are prohibited;

5. *Employees.* Employment of persons other than a family member residing in the dwelling unit, is prohibited unless otherwise approved as part of a conditional use permit pursuant to section 2.05.00 of this Code;

6. *Customers.* No customers shall visit the house nor shall there be any other additional traffic or an increase in demand for parking due to trucks or other service vehicles coming to the house;

7. *Group instruction or assembly.* Group instruction or assembly; fortune telling; massage parlors, modeling studios, photography studios and similar services are prohibited;

8. *Mobile homes.* A home occupation or commercial activity is prohibited in a residential mobile home; and

9. *Auto repair.* The manufacturer or repair of motor vehicles or other transportation equipment is prohibited.

C. *Residential occupancy.* If occupancy/residential use is customarily associated with and appropriately incidental to a principal nonresidential activity on the same lot.

D. *Employee/visitor support.* Support services and functions/activities normally associated with the permitted principal use including, but not limited to, cafeterias, lunch/break rooms, health or fitness facilities.

6.03.01.E

Referred to in "Criterion 1"

E. *Accessory structures.* Accessory structures to a residence (excluding agricultural zoning and farms) shall not exceed 50 percent of the size of the primary structure or 500 square feet, whichever is larger, for parcels up to two acres in size. Parcels of two to five acres in size may have accessory structures up to 75 percent of the size of the primary structure and parcels greater than five acres may have accessory structures up to 100 percent of the size of the primary structure. Structures larger than the above allowed sizes shall require conditional use approval from the BOA. Accessory buildings or guest residences on waterfront lots shall require conditional use approval from the BOA to locate in a front yard of the principle dwelling and shall not be located within 60 feet of a front property line. If the parcel is zoned commercial, the accessory structure may be larger than the above standard but in such case, it shall require site plan approval as a commercial structure in accordance with article 4, part II.

F. *Docks, piers and mooring devices.* Noncommercial structures such as piers, docks, wharves, mooring devices, lifting and launching devices are permitted as accessory structures where allowed in residential districts.

DISCLAIMER:
This is an unofficial reproduction of the Escambia County Land Development Code (LDC) and is intended to be for general information only. The official (codified) Escambia County Code of Ordinances may be viewed at www.municode.com. 11/2012

copies of reports, consistency analysis and the like. In addition, the applicant or his agent will be responsible for the preparation of any remedial reports or analyses which may be required by the county or the DCA. Advertising the required public hearings is included as an expense to the applicant, but meeting space, utilities, staff attendance and routine overhead are not the responsibility of the applicant.

(Ord. No. 2005-45, § 1, 10-6-2005)

2.10.00. Modifications and adjustments of district regulations.

The regulations set forth in this section modify, adjust or supplement the district regulations appearing in article 6 of this Code.

2.10.01. General modifications.

A. *Yard encroachment including roof overhang.* Every part of a required yard shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, cornices, buttresses, awnings, eaves and similar features approved by the county BOA. None of the above projections shall project into any yard more than 24 inches, except roof overhangs and awnings which may extend 48 inches into any yard provided the respective yard is at least ten feet in depth. In no case shall a structure project into a public right-of-way without prior approval by the BCC.

B. *Projecting fire escapes, stairways, balconies, chimneys or flues.* Open or enclosed fire escapes, outside stairways and balconies projecting into a minimum yard not more than 3 1/2 feet and the ordinary projections of chimneys and flues may be permitted by the building official where the same do not obstruct light and ventilation.

Referred to in "Criterion 4"

C. *Distance between buildings on same lot.* As specified in the zoning district regulations, more than one dwelling may be located upon a lot provided that the horizontal open space between such buildings measured at the closest point shall not be less than twice the side yard required in the district in which such uses are located.

D. *Use of lots less than required size.* Any lot of record as of February 8, 1996, that contains less land area depth or width than is required in the district in which such lot is located, may be used for the uses permitted in such district.

E. *Sanitary waste disposal.* Whenever a lot is not served by an approved sewer, there must be provided such open space as required by F.A.C. ch. 10-D(6) (septic tank regulations) of the Florida Administrative Code and as administered by the Escambia County Health Unit for septic tanks with flows of up to 5,000 gallons per day and drainage field to serve the uses erected on such lot. Such sanitary installation may be located in a front, side or rear yard but not closer than five feet to any lot line.

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3766.00

OR BK 4628 PG1318
Escambia County, Florida
INSTRUMENT 2000-788794

DEED DOC STAMPS PD.@ ESC.CO $3766.00
11/17/00 ERNIE LEE MAGAHA, CLERK
By:

Prepared by and return to:
Stephen B. Shell
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
Post Office Box 1831
Pensacola, Florida 32598
850-434-2411
File No.: **B1895.00000**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **November, 2000** between

Ralph H. Ewing, Jr. and Wanda H. Ewing, husband and iwfe
whose post office address is
1216 Parasol Place, Pensacola, Florida 32507
grantor, and

William P. Jones and Cheryl S. Jones, husband and wife
whose post office address is
119 West Lloyd Street, Pensacola, Florida 32501
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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 02-1S-29-2004-000-001

"Subject to that certain mortgage in favor of Joseph D. Nicholson and Laura Faye Nicholson, husband and wife, dated October 5, 1998 in the original amount of $350,000.00 as recorded in Official Records Book 4323, Page 0871 of the public records of Escambia County, Florida, with an existing principal balance of $341,636.86, which mortgage the Grantees hereby asume and agree to pay."

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.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, and other minerals. And grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

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:

Witness Name: Stephen B. Shell

Witness Name: Karen E. Dupree

Ralph H. Ewing, Jr. (Seal)

Wanda H. Ewing (Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 14th day of November, 2000 by Ralph H. Ewing, Jr. and Wanda H. Ewing, who [X] are personally known or [ ] have produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: Stephen B. Shell

My Commission Expires: January 27, 2001

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
STEPHEN B. SHELL
COMMISSION NO.
CC 595621
MY COMMISSION EXPIRES
JANUARY 27, 2001

EXHIBIT "A"

A parcel of land in Section 2, Township 1 South, Range 29 West, (the Joseph Noriega Grant), Escambia County, Florida. Said parcel being described as follows:

Being at a concrete monument at the intersection of the line between Ranges 29 and 30 West, and the North line of Section 2, Township 1 South, Range 29 West; thence run Southerly along said Range line 1627 feet 1 1/2 inches to a concrete monument at the intersection of said range line with the Eastern right of way line of State Highway No. 90 (formerly State Road No. 1); thence deflecting an angle of 33 degrees - 59' to the left along the Eastern right of way of said Highway No. 90 for a distance of 1775 feet 2 inches to the intersection of the Eastern right of way of Noriega Drive (formerly Bay Road) and the said Eastern right of way of Highway No. 90, said Noriega Drive being 80 feet wide; thence deflecting an angle of 90 degrees - 00' to the left a distance of 36 feet 7 inches, thence deflecting an angle of 30 degrees - 16' to the right for a distance of 140 feet, thence deflecting an angle of 90 degrees - 00' to the left for a distance of 300 feet to the point of beginning of this description of said parcel of land; thence deflecting an angle of 90 degrees - 00' to the right for a distance of 698.8 feet more or less to the shoreline of Escambia Bay; thence Northerly in a meandering line along the shoreline of Escambia Bay 205 feet more or less to a point where said shoreline of Escambia Bay intersects with a line parallel to and 200 feet North of the line running from the point of beginning to the shoreline of Escambia Bay, thence run Westerly along said parallel line a distance of 742.7 feet more or less to the intersection of said parallel line and the Easterly right of way of said Noriega Drive, thence deflecting an angle of 90 degrees - 00" to the left for a distance of 200 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 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: Noriega Drive
Legal Address of Property: 9810 Noriega Drive, Pensacola, Florida 32514

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

This form completed by: Stephen B. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32598-1831

William P. Jones

Cheryl S. Jones

Ralph H. Ewing, Jr.

Wanda H. Ewing

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Nov 17, 2000 09:03 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-788794

Escambia County Property Appraiser
021S292004000001 - Full Legal Description

BEG AT INTER OF LI BETWEEN RANGES 29/30 AND N LI OF SEC SLY ALG RANGE LI 1627 FT 1 1/2 IN TO INTER OF RANGE LI & ELY R/W LI OF ST RD NO 90 33 DEG 59 MIN LEFT ALG R/W 1775 FT 2 IN TO ELY R/W LI OF NORIEGA DR FORMERLY BAY ROAD 90 DEG LEFT 36 FT 7 IN 30 DEG 16 MIN RIGHT 140 FT 90 DEG LEFT 300 FT FOR POB 90 DEG RIGHT 698 8/10 FT TO SHORE LI OF ESCAMBIA BAY NLY ALG SHORE LI 205 FT TO INTER WITH A LINE PARL TO AND 200 FT N OF LI FROM POB TO SHORE LI WLY ALG PARL LI 742 7/10 FT TO ELY R/W LI OF NORIEGA DRIVE 90 DEG LEFT 200 FT TO POB ALSO RIPARIAN RIGHTS OR 4628 P 1318

June 8, 2013

To the members of the Escambia County Board of Adjustment:

We are the next-door neighbors of William and Cheryl Jones of 9810 Noriega Drive in Pensacola. Our residential property adjoins their property, and it is our mutual property line (and the structure they wish to rebuild) that is the subject of your meeting with them.

We built our home at 9820 Noriega Drive before Hurricane Ivan, and we positioned our home to accommodate the position of the Jones's building that was destroyed in the storm. It is our understanding that they desire to replace the building with a guest quarters that would sit on the same exact concrete pad (which still exists). We positioned our home to be distant from the property line and distant from the structure that was destroyed. We are in full agreement with their desire to build a guest quarters there, and in full agreement that a variance to the development code be granted so that they may proceed.

Please feel free to contact us at the address and phone numbers below.

Sincerely,

Kenny and Sue Jarrell

9820 Noriega Drive, Pensacola FL 32514

(850)477-5622 (h)

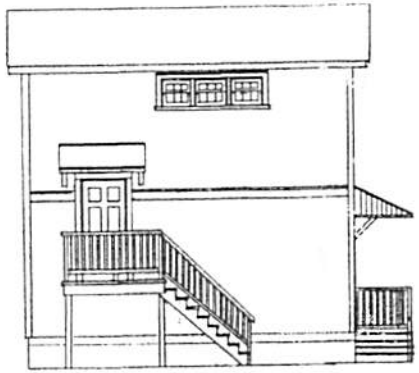
(850) 293-0211 (Kenny cell)

(850) 293-0212 (Sue cell)

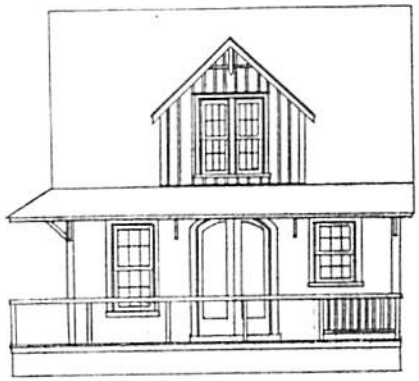
CAROLYN H. McHENRY
MY COMMISSION # DD 894990
EXPIRES: July 19, 2013

MY PROPERTY
NEIGHBOR PROPERTY
WOODS
PROPERTY LINE
WOODS
MY DRIVEWAY
GARAGE
WOODS
WOODS
WOODS
MY HOME
building built in 1970 destroyed in Ivan
WOODS
WOODS
WOODS
where we want to use existing slab to rebuild
NEIGHBOR DRIVEWAY
NEIGHBOR HOME
Neighbor has given verbal permission to rebuild on existing slab (Kenny + Sue Jarrell)
Not drawn to scale
ESCAMBIA BAY

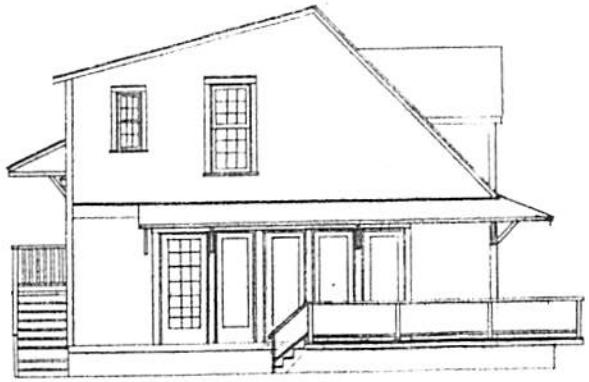
Drs. Jones
"The Lodge" Revised 12-1-12
Design Concept
Bruce Gluck
Mill House Interiors



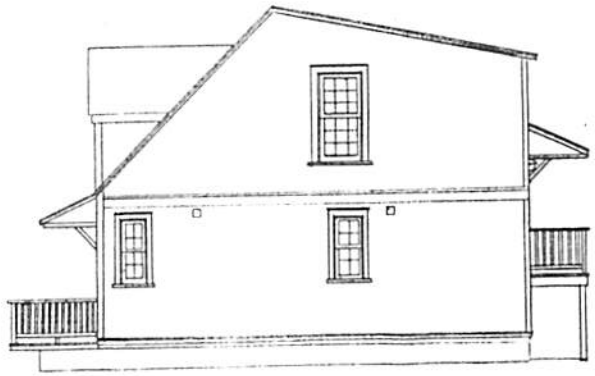
west elevation



east elevation



south elevation



north elevation

STRUCTURAL NOTES

DESIGN LOADS

ROOF LIVE LOAD	20 PSF
WIND LOAD BASIS	**150 MPH** VELOCITY, 3 SEC GUST, **RISK CATEGORY II**
ROOF LOAD TOTAL	40 PSF

WARNING:
THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDANT UPON COMPLETIONACCORDING TO PLANS & SPECIFICATIONS STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION

CAST-IN-PLACE CONCRETE
1 ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS
A) SLAB ON GRADE 3000 PSI FOOTINGS,
COLUMNS & TIE BEAMS 3000 PSI
2 CONCRETE REINFORCING STEEL SHALL BE GRADE 40 OR 60
3 WELDED WIRE FABRIC SHALL BE 6X6 #10/#10

WOOD TRUSS NOTES
1 ALL DESIGNS TO BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND ALL SHOP DRAWINGS AND CALCULATIONS TO BE SIGNED AND SEALED BY THE ENGINEER
2 ALL TRUSSES TO BE DESIGNED PER APPLICABLE PROVISIONS OF **2010 FLORIDA BUILDING CODE** AND APPLICABLE TIMBER CODES

ROOF TOTAL LOAD	40 PSF
WLL TOP CHORD	20 PSF
BOTTOM CHORD	5 PSF
WDL TOP CHORD	10 PSF
BOTTOM CHORD	5 PSF
WIND	**150 MPH**, 3 SEC GUST, **RISK CATEGORY II**

TOP CHORD OF TRUSSES TO BE #2 SOUTHERN PINE OR EQUIVALENT
3 SUBMITT SHOP DRAWINGS SHOWING ALL STRESSES, MEMBERS, CONNECTIONS OF TRUSSES TO TEMPORARY AND PERMANENT BRACING PROVIDE MINIMUM 2x4 BRACING OF ALL 2X MEMBERS AT MAXIMUM 8'-0" O/C INCLUDING BOTTOM CHORD TRUSSES AND DIAGONAL MEMBERS INDICATE ALL REACTIONS, INCLUDING UPLIFT INDICATE WIND VELOCITY, HEIGHT ABOVE GRADE AND CONNECTIONS OF TRUSSES TO TRUSSES

WOOD FRAMING NOTES
1 ALL EXTERIOR FRAMING AS INDICATED ON SECTIONS AND DETAILS ALL DOOR AND WINDOW HEADERS TO BE #2 SOUTHERN YELLOW PINE
2 FOLLOW ALL REQUIREMENTS OF **2010 FLORIDA BUILDING CODE** FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING
3 PARALLAM & LVL BEAMS SHALL BE MANUFACTURED BY TRUSS JOIST OR APPROVED EQUAL

Fb	2925 PSI
Fv	290 PSI
E	2,000,000 PSI

4 ROOF NAILING OF PLYWOOD TO TRUSSES 8d RING SHANKS NAILS @ 5" TYPICAL (8d COMMONS OPTIONAL) AT GABLE ENDS USE 8d RING SHANK NAILS @ 4" O/C TYPICAL FOR FIRST 3 TRUSSES

WINDOWS:
FOR WINDOWS NOT REQUIRED TO USE STRUCTURAL MULLS FOLLOW MANUFACTURERS RECOMMENDATIONS AND/OR (7) 1 1/4" DRYWALL SCREWS AT JAMBS AND (1) AT THE HEAD AND SILL PER WINDOW NOTE ANY WINDOWS REQUIRED TO HAVE STRUCTURAL MULLS DUE TO SIZE AND/OR WIND LOADS SHALL HAVE AN ANCHORING DETAIL OF MULL TO HEAD AND SILL BY WINDOW MANUFACTURER

SLIDING GLASS DOORS
FOLLOW MANUFACTURERS RECOMMENDATIONS AND/OR FILL ALL SCREW HOLES WITH THE SCREWS PROVIDED BY MANUFACTURER

GARAGE DOOR JAMBS
FOLLOW MANUFACTURERS RECOMMENDATIONS

MASONRY:
1 DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530
2 MINIMUM MASONRY UNIT STRENGTH fm 1350 PSI
3 MORTAR SHALL BE TYPE S
4 LINTELS SUPPLIED BY APPROVED MANUFACTURER
A) FECP/CAST-CRETE CORPORATION
5 REINFORCING STEEL SHALL BE GRADE 60

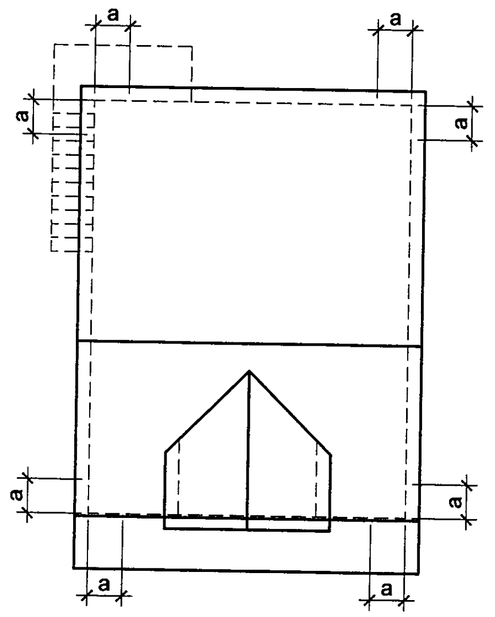
NOTE:

SECTIONS & DETAILS ARE FOR STRUCTURAL COMPONENTS ONLY SEE ARCHITECTURAL DRAWINGS FOR ALL FINISH TYPES, LOCATIONS & DETAILS.

HURRICANE CLIP & HANGER PRODUCT APPROVAL NUMBERS

MFR DESIGNATION	DESCRIPTION	STATE APPROVAL #
H8	HURRICANE TIE	FL # 1423 7
H10	HURRICANE TIE	FL # 474 96
HD8A	BOLTED HOLD DOWN	FL # 503 13
HUS28	HVY JOIST HANGER	FL # 3750 81
MSTI26	STRAP TIES	FL # 1901 71
MSTA24	STRAP TIE	FL # 1901 57
H2 5	HURRICANE TIE	FL # 474 102
SP4	STUD PLATE TIE	FL # 474 314
SP6	STUD PLATE TIE	FL # 474 315
CB66	COLUMN BASE ANCHOR	FL # 474 45
MSTI36	STRAP TIES	FL # 1901 72
HCP	HIP CORNER PLATE CONN	FL # 474
LSU26	ADJ SLOPEABLE HANGER	FL #474 2
MSTI60	STRAP TIES	FL # 1901 74

ALL SIMPSON PRODUCTS TO BE "Z-MAX" FINISHED (U N O)



CORNER ZONE DEFINED BY **a** = 2'-6"
ALL OTHER AREAS OTHER THAN **"a"** ARE TO BE CONSIDERED INTERIOR ZONES

WIND ZONE DIAGRAM

SCALE 1/8" = 1'-0"

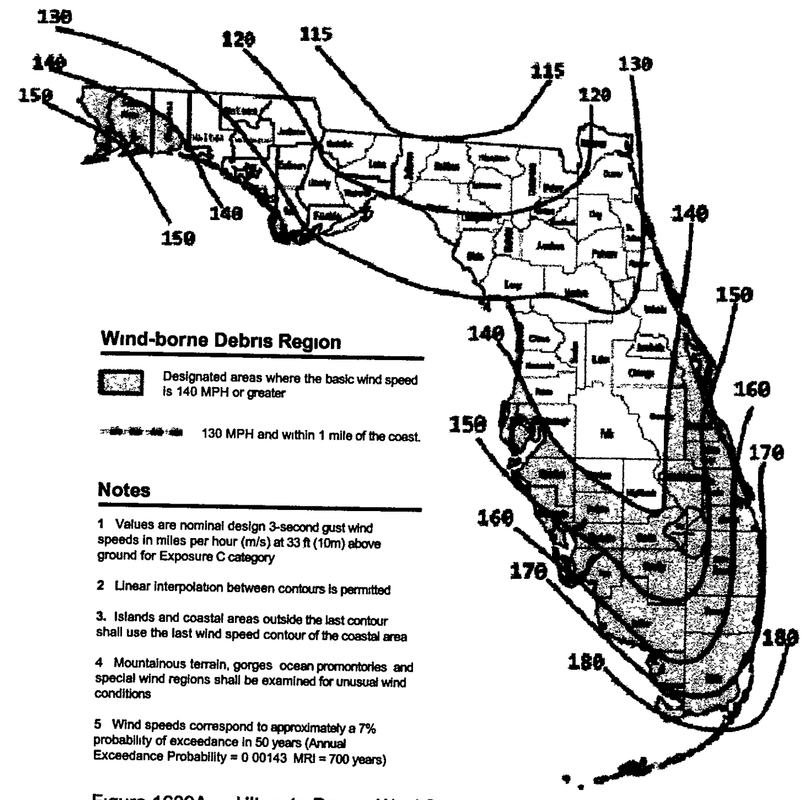
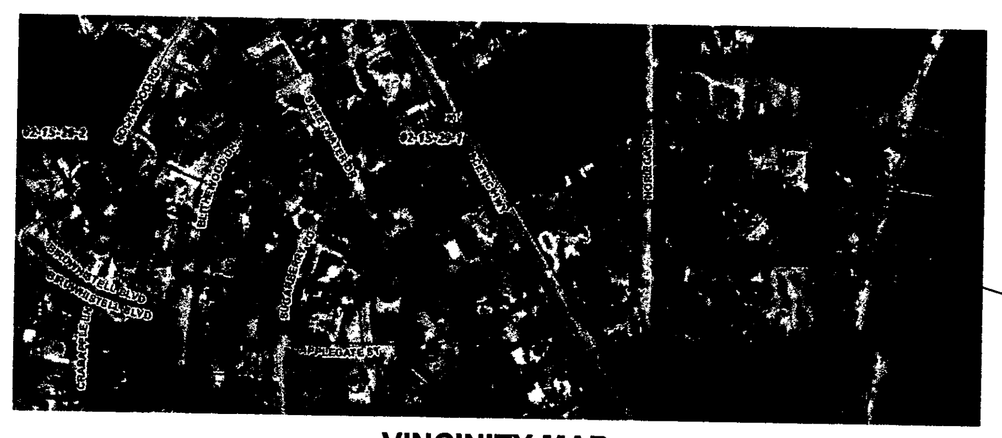
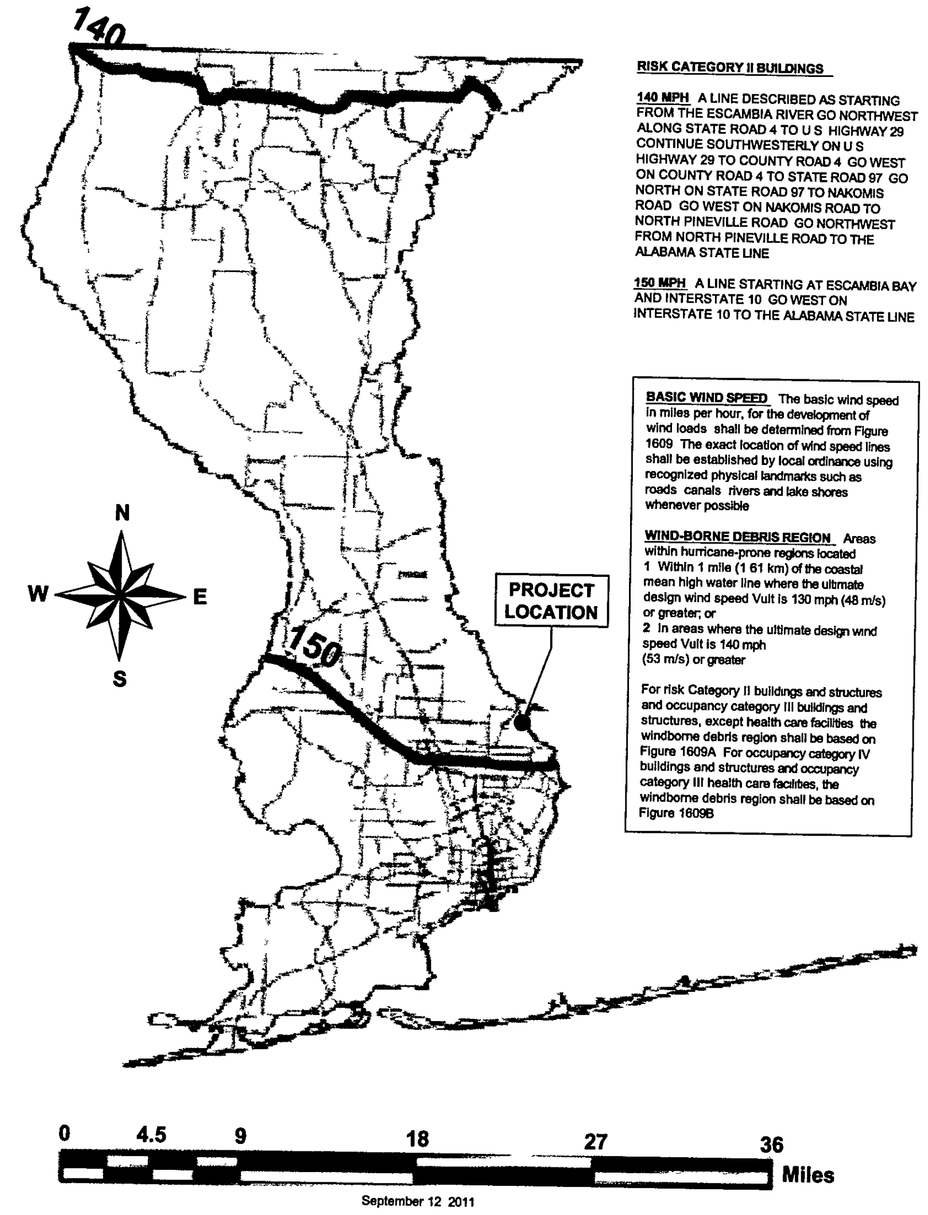


Figure 1609A - Ultimate Design Wind Speeds
Risk Category II Buildings

STATE OF FLORIDA WIND DESIGN MAP



VINCINITY MAP



RISK CATEGORY II BUILDINGS

140 MPH A LINE DESCRIBED AS STARTING FROM THE ESCAMBIA RIVER GO NORTHWEST ALONG STATE ROAD 4 TO U S HIGHWAY 29 CONTINUE SOUTHWESTERLY ON U S HIGHWAY 29 TO COUNTY ROAD 4 GO WEST ON COUNTY ROAD 4 TO STATE ROAD 97 GO NORTH ON STATE ROAD 97 TO NAKOMIS ROAD GO WEST ON NAKOMIS ROAD TO NORTH PINEVILLE ROAD GO NORTHWEST FROM NORTH PINEVILLE ROAD TO THE ALABAMA STATE LINE

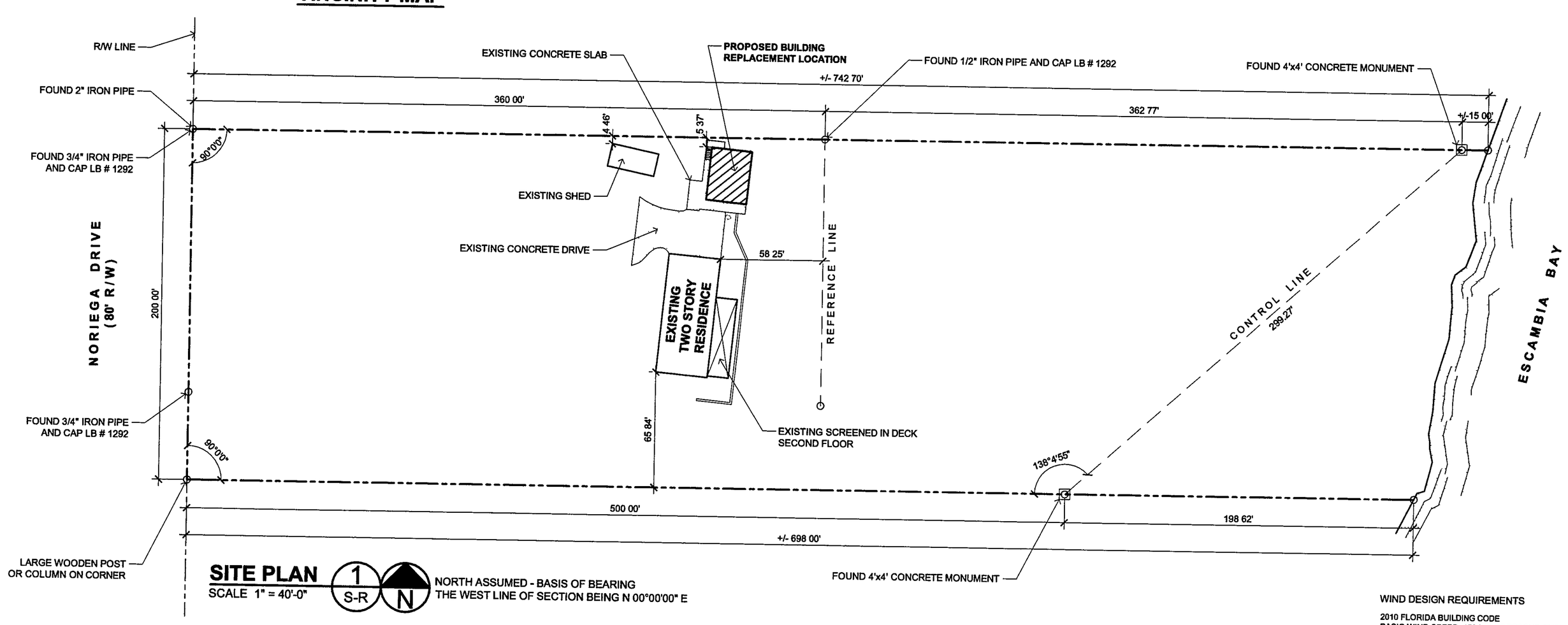
150 MPH A LINE STARTING AT ESCAMBIA BAY AND INTERSTATE 10 GO WEST ON INTERSTATE 10 TO THE ALABAMA STATE LINE

BASIC WIND SPEED The basic wind speed in miles per hour, for the development of wind loads shall be determined from Figure 1609 The exact location of wind speed lines shall be established by local ordinance using recognized physical landmarks such as roads canals rivers and lake shores whenever possible

WIND-BORNE DEBRIS REGION Areas within hurricane-prone regions located
1 Within 1 mile (1 61 km) of the coastal mean high water line where the ultimate design wind speed Vult is 130 mph (48 m/s) or greater; or
2 In areas where the ultimate design wind speed Vult is 140 mph (53 m/s) or greater

For risk Category II buildings and structures and occupancy category III buildings and structures, except health care facilities the windborne debris region shall be based on Figure 1609A For occupancy category IV buildings and structures and occupancy category III health care facilities, the windborne debris region shall be based on Figure 1609B

ESCAMBIA COUNTY WIND DESIGN MAP



SITE PLAN

SCALE 1" = 40'-0"

1 S-R

N NORTH ASSUMED - BASIS OF BEARING THE WEST LINE OF SECTION BEING N 00°00'00" E

WIND DESIGN REQUIREMENTS

2010 FLORIDA BUILDING CODE
BASIC WIND SPEED 150 MPH 3 SECOND GUST
RISK CATEGORY II
IMPORTANCE FACTOR. 1 0
INTERNAL PRESSURE COEFIFICIENT +0 18 OR -0 18

COMPONENTS AND CLADDING PRESSURES

OPENINGS INTERIOR ZONE (+) 35 / (-) 38 PSF
*CORNER ZONE (+) 38 / (-) 47 PSF

Project BUILDING REPLACEMENT / ACCESSORY USE FOR:
Dr. JONES - RESIDENCE
9810 NORIEGA DR, PENSACOLA - FLORIDA 32514
Prepared for MILL HOUSE INTERIORS, INC.

JOHN R. OGLESBY P.E.
CONSULTING ENGINEER
715 E Gadsden St,
Pensacola, Florida
Phone (850) 435-1165
PE #65396

Seal

Revision

Mark	Date	By	Description

Project No 2012-46
Drawing Title
SITE PLAN, MAPS & STRUCTURAL NOTES
Date 10/22/2012
Designed By jro
Drawn By fbcs
Checked By jro
Drawing No S-R

Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **583109**

Date Issued. : 06/19/2013
Cashier ID : CASTILLS

Application No. : PBA130600026

Project Name : V-2013-14

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	4364	$385.00	App ID : PBA130600026
		$385.00	Total Check

Received From : WILLIAM P JONES
Total Receipt Amount : **$385.00**
Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600026	675517	385.00	$0.00	9810 NORIEGA DR, PENSACOLA, FL

Total Amount :	**385.00**	$0.00	Balance Due on this/these Application(s) as of 6/19/2013

JONES WILLIAM P & CHERYL S

9810 NORIEGA DR

PENSACOLA, FL 325148100

JARRELL KENNETH S & SUSAN

9820 NORIEGA DR

PENSACOLA, FL 32514

ARNOLD GARY P TRUSTEE

9800 NORIEGA DR

PENSACOLA, FL 32514

Board of Adjustment **6. D.**

Meeting Date:	07/17/2013
CASE:	V-2013-15
APPLICANT:	John W. Mobley IV
ADDRESS:	24 Mar Vista Circle
PROPERTY REFERENCE NO.:	50-2S-30-5086-000-006
ZONING DISTRICT:	R-4, multiple-family district, medium high density.
FUTURE LAND USE:	MU-U, Mixed-Use Urban

SUBMISSION DATA:
REQUESTED VARIANCE:

The applicant is seeking to reduce the East side setback from 5.5 feet to 1.19 feet.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.05.11.E.5

5. Side yard. The yard required on each side of buildings not exceeding three stories in height shall be ten percent of the lot width measured at the front building line or 10 feet, whichever is less; however, required side yards shall not be less than five feet on each side.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02

CRITERION (1)
That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: “Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property”.

The applicant's parcel has unique physical attributes for the area, being the narrowest of the four waterfront lots in this platted subdivision. In addition, the east side of the property borders a condominium tower with adjoining patio.
The unique characteristics of this site present practical difficulties for building a residence in the similar manner as others in the subdivision.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

The requested variance is necessary for the preservation and enjoyment of a substantial property right.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

Given the unique physical characteristics of this site, the requested variance is the minimum necessary to use the site in a similar manner as other properties in the subdivision.

STAFF RECOMMENDATION:

Staff finds that the request meets all of the required criteria and recommends approval of the variance.

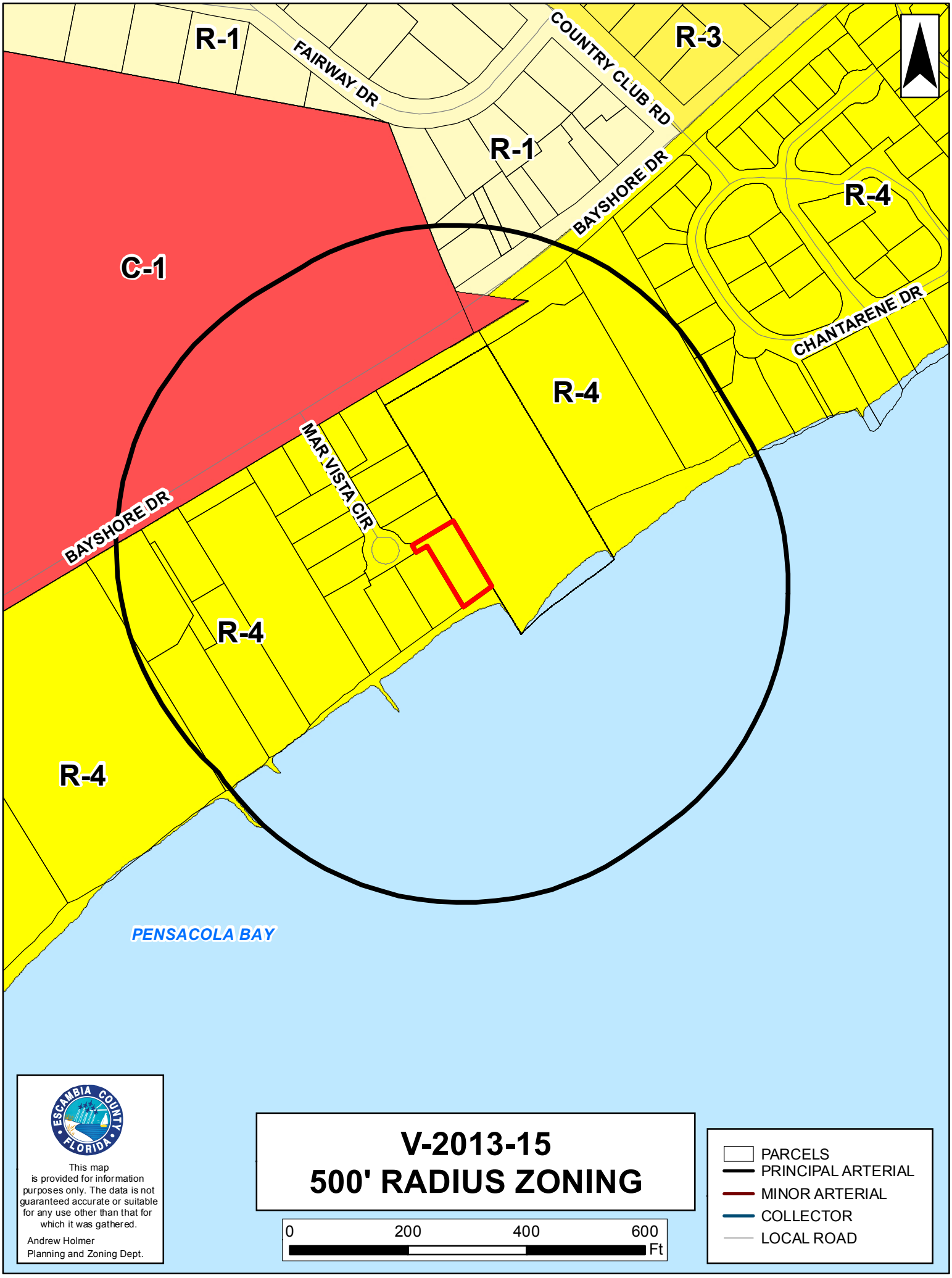
BOARD OF ADJUSTMENT FINDINGS:

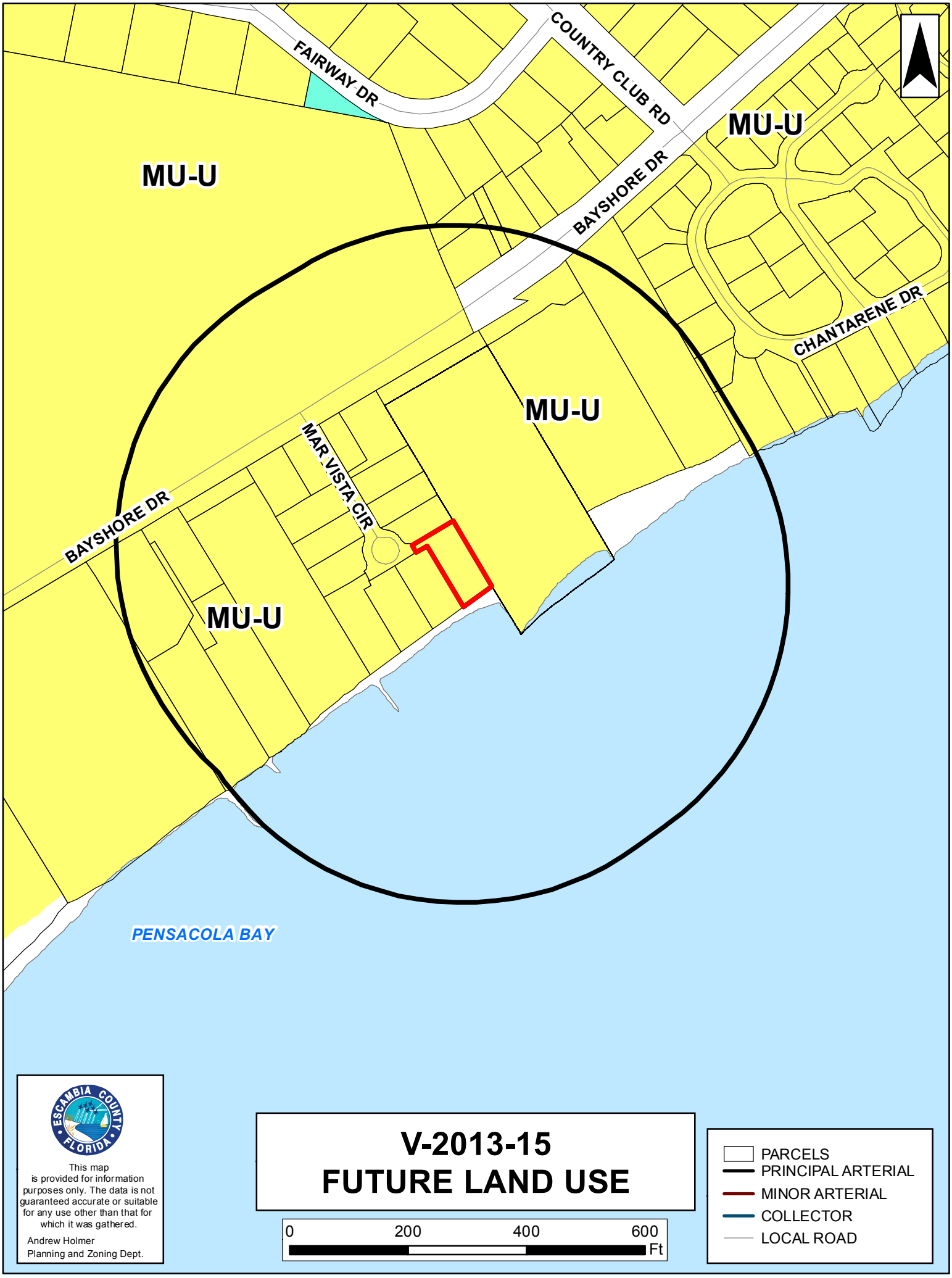
Attachments

V-2013-15 Working Case File

V-2013-15

BAYOU CHICO
BAYOU CHICO
MCLEO
ADA WILSON AVE
HERMEY AVE
ALBA PLENA ST
AUDUSSON AVE
BARRANCAS AVE
MAHOGANY MILL RD
DONALD DR
HENRY ST
BETTY RD
LAKEWOOD RD
MANDALAY DR
RUBERIA AVE
SEAMARGE LN
RUE MAX ST
WEIS LN
N CARYS LN
ODESS LN
MARINE DR
MILTON RD
SEAMARGE LN
RABY LN
DEXTER AVE
REED RD
JAMISON ST
KINCAID ST
FLEET RD
JAN ST
BAYSHORE DR
FAIRWAY DR
HARBOURVIEW CIR
STAR LAKE DR
STAR LAKE
PENSACOLA BAY
ESCAMBIA COUNTY FLORIDA
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.
V-2013-15
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


R-1
FAIRWAY DR
COUNTRY CLUB RD
R-3
R-1
BAYSHORE DR
R-4
C-1
CHANTARENE DR
R-4
MAR VISTA CIR
BAYSHORE DR
R-4
R-4
PENSACOLA BAY
ESCAMBIA COUNTY FLORIDA
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.
V-2013-15
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


FAIRWAY DR
COUNTRY CLUB RD
BAYSHORE DR
CHANTARENE DR
MAR VISTA CIR
MU-U
MU-U
MU-U
MU-U
PENSACOLA BAY
ESCAMBIA COUNTY FLORIDA
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.
V-2013-15
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

MAR VISTA CIR
ESCAMBIA COUNTY FLORIDA
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.
V-2013-15
AERIAL MAP
0
50
100
150
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

Andrew D. Holmer

From: Jock Mobley [jockmobley@centennialimports.com]
Sent: Friday, June 21, 2013 12:21 PM
To: Andrew D. Holmer
Cc: jockmobley; Karan Box
Subject: Variance on Lot 6 at 26 Mar Vista Circle-John Mobley

To:
Escambia County Board of Adjustment

This Letter is to request an Approx. Four Ft.(4ft.) Setback Variance on the east side of 26 Mar Vista circle,Lot 6 of Country Club Circle.

The Request is based on several factors that are Limiting the Full Use and Enjoyment of the Property :

-The waterfront Lots in this Subdivision are longitudinal in layout.
Lot 6 is up to 20% narrower than any other waterfront Lot as well as much smaller overall due to the curvature of the shoreline and this makes it unique compared to the other Lots.
-The Lot is only 55 ft. wide by 114ft. long and is located on the far Eastern side of the Subdivision that borders a large Condo Bldg. (Bayshore Condo) -the adjacent waterfront Lots are significantly Wider and Longer that allows the homes to be wider and not look abnormally narrow on the interior:
Two of the Lots are approx. 65 ft. wide and the other is 61 ft. wide and this allows the homes to be more "normal" in interior dimension, Whereas this Lot 6 narrowness forces the interior dimension to be very narrow and look almost like a "trailer" room inside and limiting the comparable use and enjoyment of the property compared to others there.
-The other Unique consideration is that the East side of the Lot borders a Large Condo next door.
this Condo has a Large open concrete area that borders said property line that according to the Condo Mgmnt. is a non-used open area. The main Bldg. is Approx. 75ft. away and was told by them that they saw no problem with a possible setback request.

Your consideration and granting of said request is greatly appreciated.
Respectfully submitted,
John Mobley, owner

Sent from my iPad

APPLICATION

Please check application type:	☐ Conditional Use Request for: _____
☐ Administrative Appeal	☒ Variance Request for: _____
☐ Development Order Extension	☐ Rezoning Request from: _____ to: _____

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

Owner(s) Name: JOHN W. MOBLEY IV Phone: 850-450-6964

Address: 1248 LAMB DR Gulf Breeze Fl 32563 Email: jockmobley@centennialimports.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: 24 MAR VISTA CIRCLE

Property Reference Number(s)/Legal Description: Lot 6 Country club circle PB15 P86

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	John W. MOBLEY IV Printed Name Owner/Agent	6/19/13 Date
Signature of Owner	John W. MOBLEY IV Printed Name of Owner	6/19/13 Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19 day of JUNE 2013, by John W. Mobley.

Personally Known ☐ OR Produced Identification ☒. Type of Identification Produced: FLORIDA DRIVERS LIC

Signature of Notary (notary seal must be affixed)	CARLA G. CATHEY Printed Name of Notary	CARLA G. CATHEY Commission # EE 142812 Expires October 31, 2015 Bonded Thru Troy Fain Insurance 800-385-7019

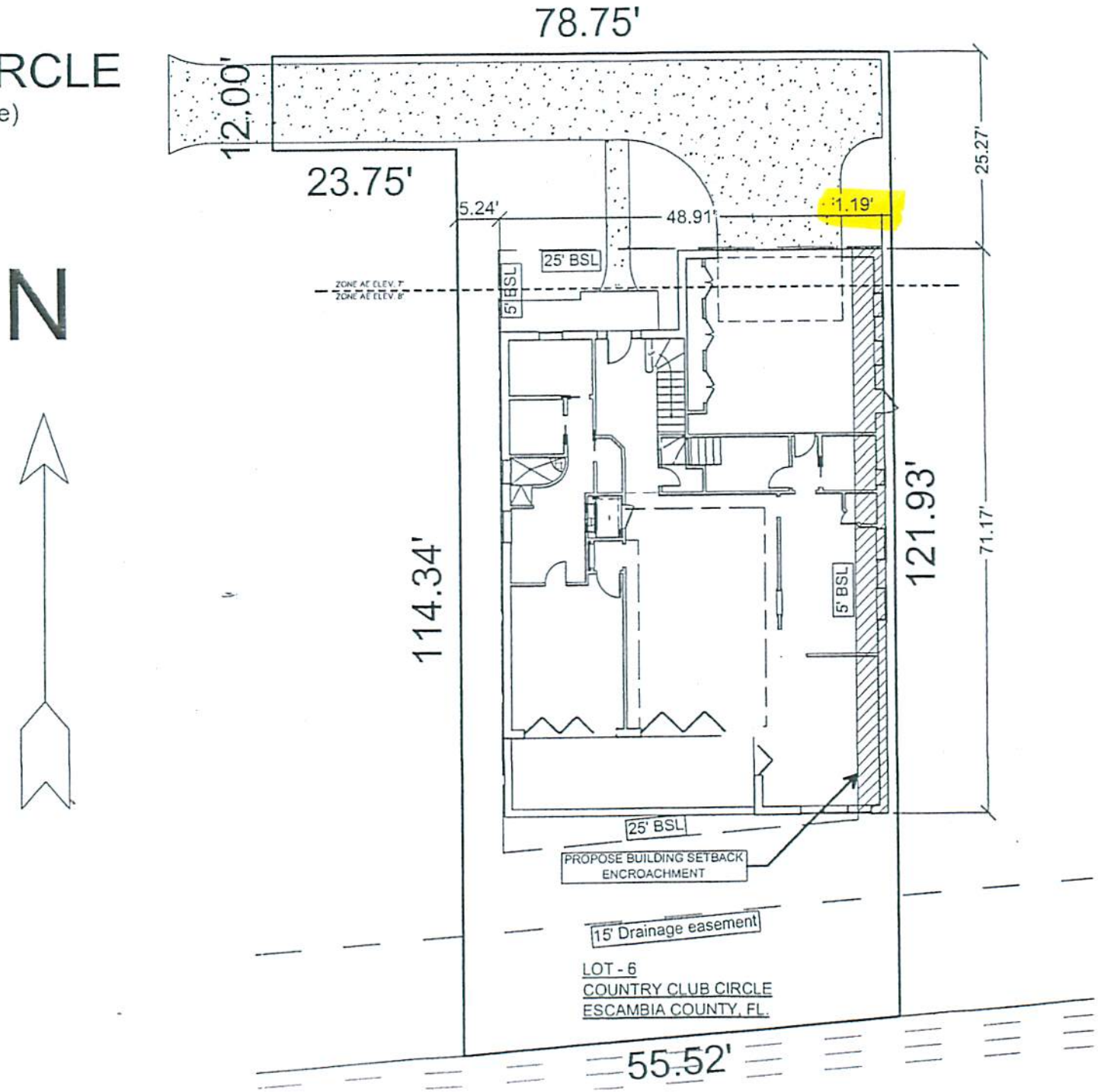
FOR OFFICE USE ONLY CASE NUMBER: V-2013-15

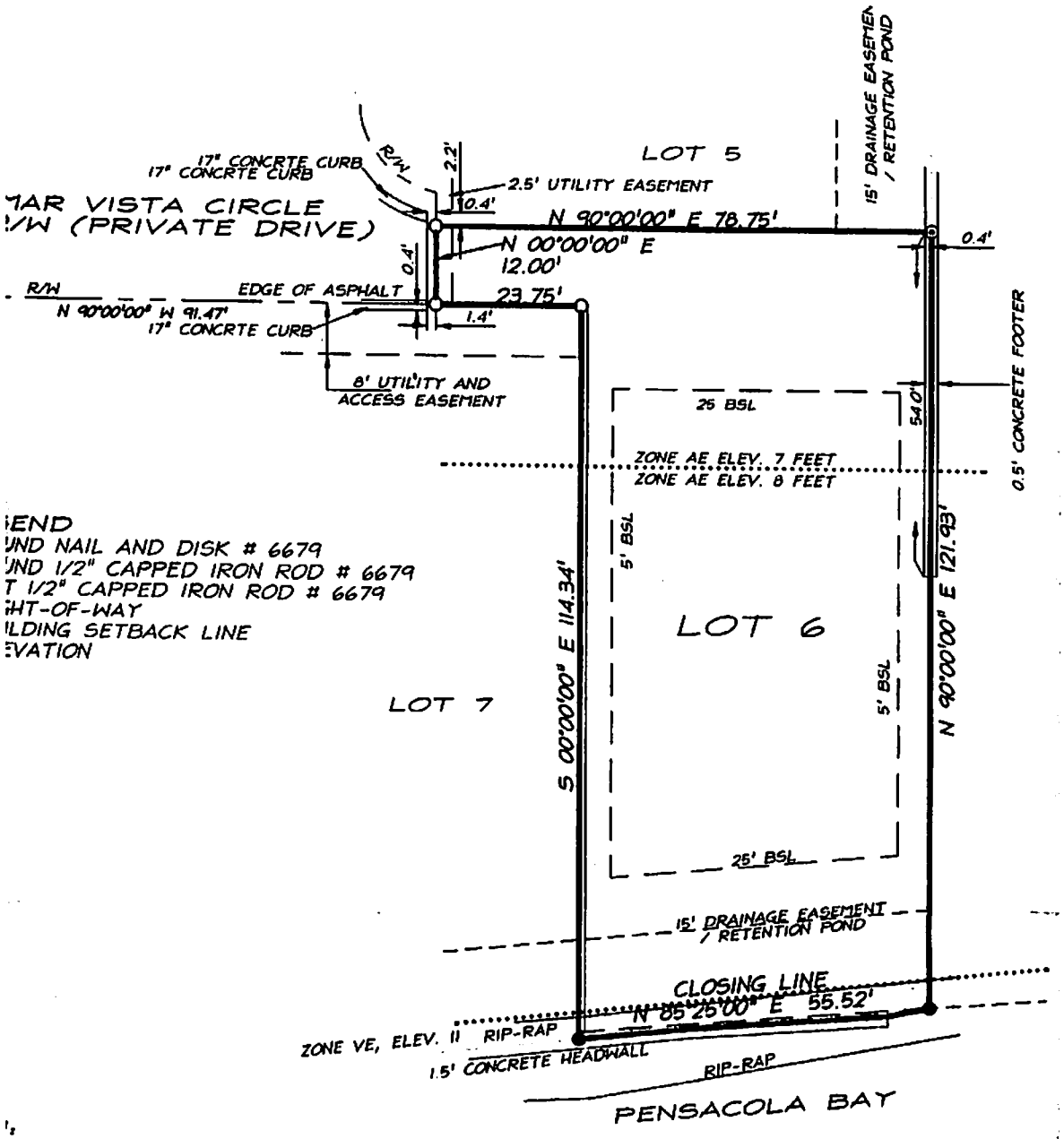
Meeting Date(s): 7-17-13 Accepted/Verified by: _____ Date 6-19-13

Fees Paid: $_____ Receipt #: _____ Permit #: PBA13060027

MAR VISTA CIRCLE

10' R/W (Private Drive)





LUB CIRCLE, A SUBDIVISION RECORDED IN PLAT BOOK 15 PAGE 86 OF THE PUBLIC RECORD
ITY, FLORIDA.

NOTES:
OWN HEREON ARE BASED ON THE PLAT BEARING OF N 00°00'00" E ALONG THE EASTERLY LIN
D PARCEL. THE DRAINAGE EASEMENT SHOWN ON THE PLAT OF COUNTRY CLUB CIRCLE WA
LOT 13 BY AFFIDAVIT RECORDED IN O.R. BOOK 410 AT PAGE 295 IN PUBLIC RECORDS O
Y, FLORIDA.

TITLE OPINION, OR ABSTRACT WAS PERFORMED BY OR PROVIDED TO FABRE ENGINEERING, IN
PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS O
TBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJEC

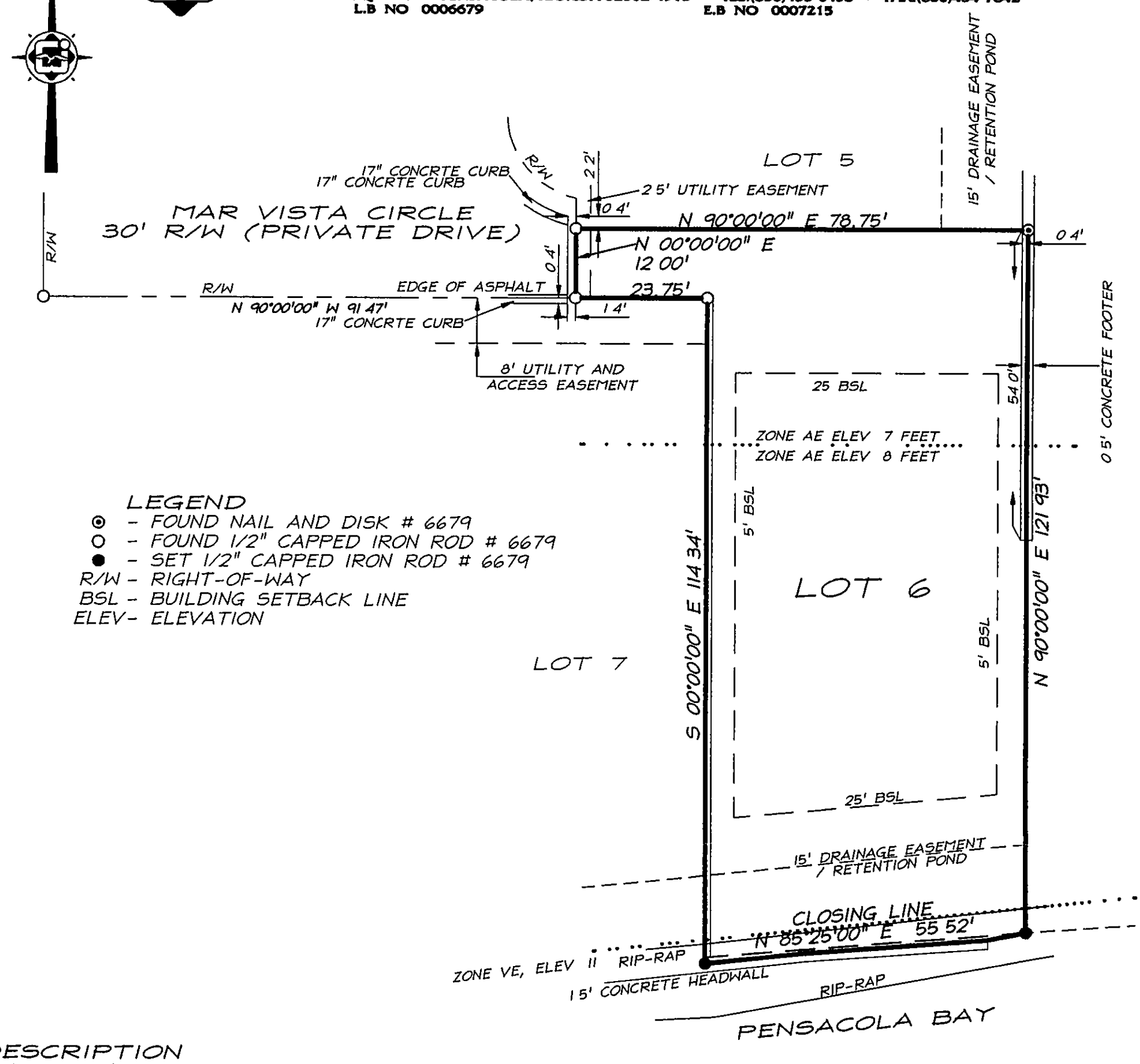
N SHOWN ON THIS SURVEY IS BASED ON THE PLAT OF COUNTRY CLUB CIRCLE, AND FIEL
THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN ZONE X, ACCORDING TO THE FLOO
MAP FOR ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C0369 F, REVISED FEB. 23, 200

ROPERTY OF FABRE ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR PART, IT IS NOT TO BE USED O
ND IS TO BE RETURNED UPON REQUEST. BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT, ADJUST

OUNDARY SURVEY

NO.	DATE:	REVISIONS:

FABRE ENGINEERING INC.
ENGINEERS • PLANNERS • SURVEYORS
119 GREGORY SQUARE • PENSACOLA, FLORIDA 32502-4915 • TEL:(850)433-6438 • FAX:(850)434-7842
L.B NO 0006679 E.B NO 0007215



LEGEND
- ⊙ - FOUND NAIL AND DISK # 6679
- ○ - FOUND 1/2" CAPPED IRON ROD # 6679
- ● - SET 1/2" CAPPED IRON ROD # 6679
- R/W - RIGHT-OF-WAY
- BSL - BUILDING SETBACK LINE
- ELEV- ELEVATION

DESCRIPTION

LOT 6, COUNTRY CLUB CIRCLE, A SUBDIVISION RECORDED IN PLAT BOOK 15 PAGE 86 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

SURVEYORS' NOTES

1 THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT BEARING OF N 00°00'00" E ALONG THE EASTERLY LINE OF THE SURVEYED PARCEL THE DRAINAGE EASEMENT SHOWN ON THE PLAT OF COUNTRY CLUB CIRCLE WAS REMOVED FROM LOT 13 BY AFFIDAVIT RECORDED IN O R BOOK 410 AT PAGE 295 IN PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

2 NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY OR PROVIDED TO FABRE ENGINEERING, INC FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY

3 THE INFORMATION SHOWN ON THIS SURVEY IS BASED ON THE PLAT OF COUNTRY CLUB CIRCLE, AND FIELD MONUMENTATION THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C0369 F, REVISED FEB 23, 2000

THIS DRAWING IS THE PROPERTY OF FABRE ENGINEERING, INC AND IS NOT TO BE REPRODUCED IN WHOLE OR PART, IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST BAR IS ONE INCH ON ORIGINAL DRAWING 0 ——— 1" IF NOT, ADJUST

BOUNDARY SURVEY

A PORTION OF
SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA

CERTIFIED TO

WHIBBS, VINCENT J III & JENNIFER B
BANK OF AMERICA
WHIBBS AND WHIBBS, P A
CHICAGO TITLE INSURANCE COMPANY

NO	DATE	REVISIONS

SURVEYORS CERTIFICATE

I CERTIFY THE SURVEY SHOWN HEREON TO BE CORRECT, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS" FOR SURVEYING PER CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472027 FLORIDA STATUTES SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

MARCH 23, 2004
RICKY B SEARS, P S M — DATE
PROFESSIONAL FLORIDA SURVEYOR, LICENSE NO 4511, F E I LB NO 6679

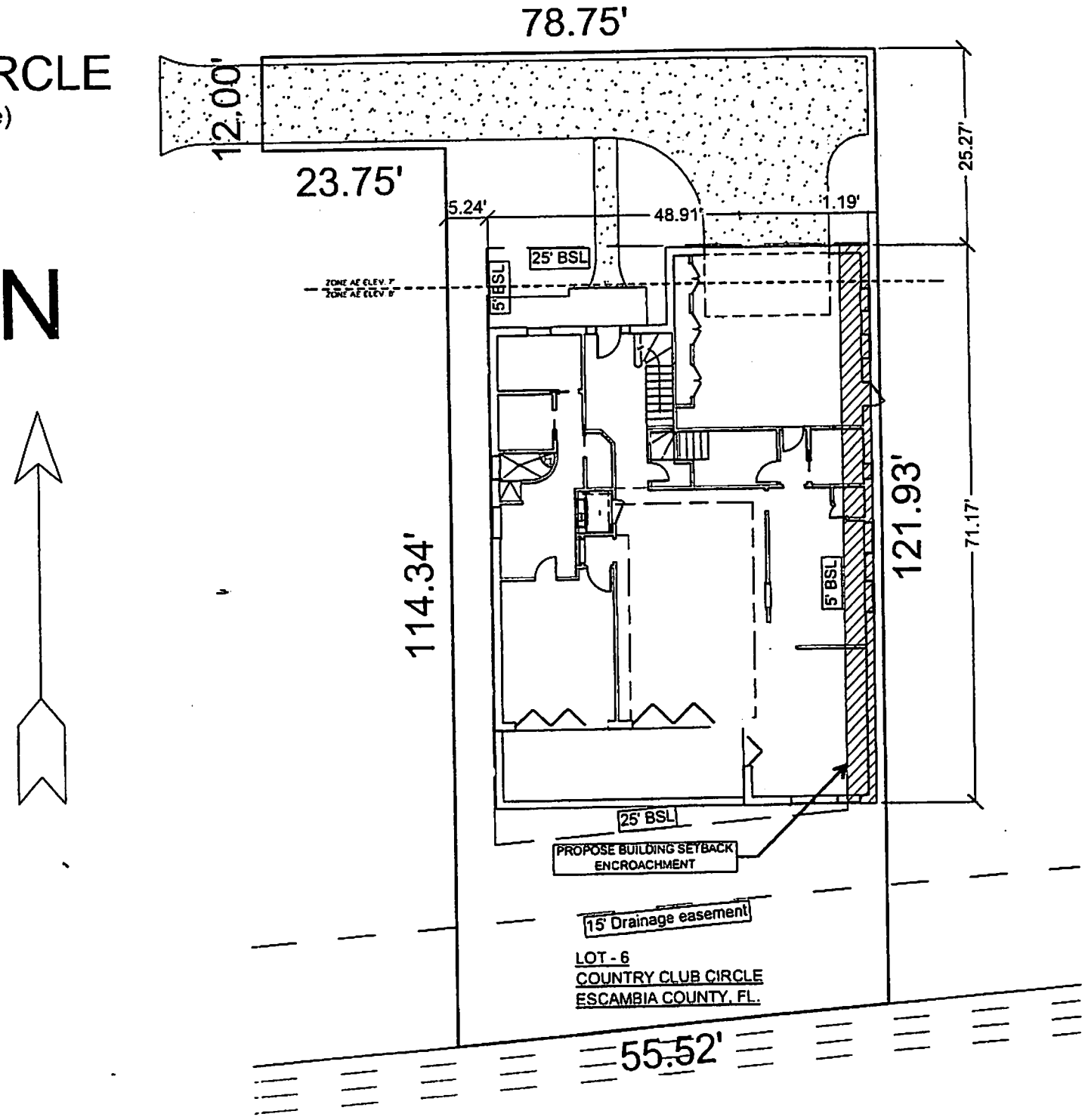
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

SCALE 1"=20'	FILE 040001-11 DWG	DRAWN BY J W W	FIELD DATE 3-22-04	DATE 3-23-04
JOB NUMBER 040001-11-S00		CHECKED BY RBS	FIELD BOOK 116	PAGE (S): 20

H:\2004\040001 11 S00\dwg\040001-11.dwg 3/23/2004 9:05:14 AM CST

MAR VISTA CIRCLE

10' R/W (Private Drive)



Recorded in Public Records 11/05/2010 at 03:56 PM OR Book 6655 Page 876, Instrument #2010072934, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $889.00

Prepared by and return to:
Suzanne N. Whibbs
Whibbs & Stone, P.A.
801 W. Romana Street Unit C
Pensacola, FL 32502
850-434-5395
File Number: 10-1001

Parcel Identification No. 502S30-5086-000-006

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of October, 2010 between **Vincent J. Whibbs, III and Jennifer L. Whibbs, husband and wife** whose post office address is 1917 Wandering Rd, Encinitas, CA 92024 of the County of San Diego, State of California, grantor*, and **John W. Mobley, IV, an unmarried man** , whose post office address is 1248 Lamb Drive, Gulf Breeze, FL 32563 of the County of Santa Rosa, State of Florida, grantee*,

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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 6, Country Club Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 86, of hte Public Records of Escambia County, Florida

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness Name: Lesley Murphy

Witness Name: Laura Murphy

(Seal)
Vincent J. Whibbs, III

(Seal)
Jennifer L. Whibbs

DoubleTimes

State of California
County of San Diego

The foregoing instrument was acknowledged before me this 29th day of October, 2010 by Vincent J. Whibbs, III and Jennifer L. Whibbs, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

J. M. SODER
COMM. # 1880258
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Feb. 22, 2014

Notary Public

Printed Name: J. M. Soder

My Commission Expires: Feb. 22, 2014

Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **583182**

Date Issued. : 06/19/2013
Cashier ID : VHOWENS

Application No. : PBA130600027

Project Name : V-2013-15

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Credit Card			
	7901	$385.00	App ID : PBA130600027
		$385.00	Total Credit Card

Received From : JOHN W MOBLEY iV
Total Receipt Amount : **$385.00**
Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600027	675583	385.00	$0.00	24 MAR VISTA CIR, PENSACOLA, FL

Total Amount :	**385.00**	$0.00	Balance Due on this/these Application(s) as of 6/20/2013

MOBLEY JOHN W IV
1248 LAMB DR
GULF BREEZE, FL 32563

FOX ROBERT E
3401 CHANTARENE DR
PENSACOLA, FL 32507

FISHER PAUL D
825 BAYSHORE DR # 908
PENSACOLA, FL 32507

MILLER SUE O
1982 CIMARRON DR
OKEMOS, MI 48864

HOMER MICHAEL & ROBIN
825 BAYSHORE DR UNIT 300
PENSACOLA, FL 32507

HUAL BRIAN W
825 BAYSHORE DR # 303
PENSACOLA, FL 32507

NAMTVEDT ROLAND F TRUSTEE
615 BAYSHORE DR # 208
PENSACOLA, FL 325073563

PIKE ROBERT J TRUSTEE
30 CENTERWOOD DR
CONCORD, NH 03301

MORAN JAMES D
9158 BEECHWOOD LN
VILLA RICA, GA 30180

HAMBRICK VIRGINIA L
825 BAYSHORE DR # 406
PENSACOLA, FL 32507

COUNTRY CLUB ASSOCIATES OF
PO BOX 10977
PENSACOLA, FL 325240977

CARNEY TOMMY J
4609 CALLE VENTOSA
PENSACOLA, FL 32514

MENDELSON RUTH A
825 BAYSHORE DR # 204
PENSACOLA, FL 32507

BENNETT MARIAN C
1346 SHERIDAN ST NW
WASHINGTON, DC 200111131

MARINI ANGELO J & TUDOR A
2642 SHERRILANE DR
CANTONMENT, FL 32533

GREMILLION CHARLES C JR 1/2 INT & C/O ANNE GREMILLION
PO BOX 5571
PALM SPRINGS, CA 92263

HOFFMANS CANDIES INC
5440 GRANDE LAGOON BLVD
PENSACOLA, FL 32507

FINNERAN PATRICK J JR TRUSTEE FOR
1800 S BRENTWOOD BLVD #331
ST LOUIS, MO 63144

WEEKS BARBARA R
825 BAYSHORE DR # 400
PENSACOLA, FL 32507

BIRGE RICHARD & CHARLOTTE L
101 EDGEWATER DR
PENSACOLA, FL 32507

HART CHERYL
638 LAKEWOOD RD
PENSACOLA, FL 32507

PAINE JOSEPH O
2453 RANDY DR
DENHAM SPRINGS, LA 70726

MAHER RITA CLAUDET
825 BAYSHORE DR # 205
PENSACOLA, FL 32507

JONES DAVID A & ELIZABETH C
193 WATER OAK DR
MOORESVILLE, NC 28117

MCGRATH HELEN R
825 BAYSHORE DR # 302
PENSACOLA, FL 32507

PILGRIM MARIA
7 ABENAKI RD
BOOTH BAY HARBOR, ME 04538

WHITE PHILLIP
4116 58TH PL SW APT 3
SEATTLE, WA 98116

LARAR GERALD N C/O GERALD LARAR
PO BOX 685
WAVERLY, PA 18471

RUTTER CLARENCE W III
3250 ALLSPICE RUN
NORMAN, OK 730264539

LIVINGSTON ARNO R
825 BAYSHORE DR #500
PENSACOLA, FL 32507

ALLEN BETTY ARCHER LIFE EST
825 BAYSHORE DR UNIT 501
PENSACOLA, FL 32507

GODEK ELAINE M
825 BAYSHORE DR UNIT 502
PENSACOLA, FL 32507

OCZEPEK MARK & JANET
825 BAYSHORE DR # 503
PENSACOLA, FL 32507

REIMER WILLIAM K
2200 S 29TH ST APT 92S
GRAND FORKS, ND 58201

CARAWAY CARL & RUTH
2023 STALLION RD
CANTONMENT, FL 32533

ENGLEHART MARY ANN TRUSTEE
8015 NW 28TH PL # B-210
GAINESVILLE, FL 32606

FEINBERG IRWIN TRUSTEE FOR
1585 A ARCH ST
BERKELEY, CA 94708

SHEEHAN ROSEMARY LEE LIFE EST
207 FLORIDA AVE
GULF BREEZE, FL 32561

SILK BRUCE W LIFE EST
10149 SINTON DR
PENSACOLA, FL 32507

OLAFSSON CAMILLE RAINER
825 BAYSHORE DR # 600
PENSACOLA, FL 32507

LUNDY RONALD V & GAIL D
825 BAYSHORE DR UNIT 602
PENSACOLA, FL 32507

RANDALL PAULA I
615 BAYSHORE DR # 602
PENSACOLA, FL 32507

ERAR GERARD P
2543 TOURNAMENT PLAYERS CT S
BLAINE, MN 55449

BYERS KAY H STAFFORD
825 BAYSHORE DR # 604
PENSACOLA, FL 32507

BUSCH WILLIAM T & MILAGROS
1471 RIVIERA DR
KISSIMMEE, FL 34744

FOX GEORGE R
5154 ELIZABETH LN
ANNANDALE, VA 22003

RANTZ JACOB F & BARBARA C
1163 SAWGRASS DR
GULF BREEZE, FL 32563

BENNETT MARIAN CLAE
1346 SHERIDAN ST NW
WASHINGTON, DC 20011

LAY PAUL
224 E GARDEN ST # 253
PENSACOLA, FL 32502

RICHMOND DONALD G
921 PRINCE PHILLIP DR
VIRGINIA BEACH, VA 23452

SPAIN JOSEPH P & BARBARA M
6022 RICKERT CT
LISLE, IL 60532

WILSON KEITH
825 BAYSHORE DR # 706
PENSACOLA, FL 32507

EARLY SANDRA G
825 BAYSHORE DR # 707
PENSACOLA, FL 32507

MOGAB TOMMY E
825 BAYSHORE DR # 800
PENSACOLA, FL 32507

HOUSE FRANKLIN CODE
825 BAYSHORE DR UNIT 801
PENSACOLA, FL 32507

DELANEY ROBERT A
1113 HALSTEAD BAYOU DR
OCEAN SPRINGS, MS 39564

BAYSHORE CONDOMINIUM ASSOCIATION
825 BAYSHORE DR UNIT 803
PENSACOLA, FL 32507

PETERSEN MICHAEL B & VALERIE M
825 BAYSHORE DR # 804
PENSACOLA, FL 32507

HOOVER WILLIAM B
3412 GLENEAGLES DR # 76-2B
SILVER SPRING, MD 20906

JOYNER JAMES A & BONNIE L
825 BAYSHORE DR STE 807
PENSACOLA, FL 32507

HALL BARBARA S
825 BAYSHORE DR 900
PENSACOLA, FL 32507

FITZSIMONS WILLIAM R & BRENDA J
5664 DOVE DR
MILTON, FL 32571

DEDOLPH CARLA
825 BAYSHORE DR UNIT 1208
PENSACOLA, FL 32507

BAARS THEO D III
1163 WINDCHIME WAY
PENSACOLA, FL 32503

MORTON KERRY ANN
4051 BARRANCAS AVE STE G
PENSACOLA, FL 32507

NAMTVEDT ROLAND F TRUSTEE FOR
615 BAYSHORE DR # 208
PENSACOLA, FL 32507

KNAPP JOYCE L
825 BAYSHORE DR # 1104
PENSACOLA, FL 32507

BRYSON RICHARD M JR LIFE EST
825 BAYSHORE DR # 1201
PENSACOLA, FL 32507

SHEERON JOAN M
825 BAYSHORE DR UNIT 1203
PENSACOLA, FL 32507

ISERN FRANCES ELLINOR
33028 LAKEBEND CIR
LEESBURG, FL 34788

GREER BENJAMIN R
825 BAYSHORE DR #901
PENSACOLA, FL 32507

KELLY EDWARD D &
7932 METROPOLE ST
ELMWOOD PARK, IL 60635

COSSON RONALD
5313 TERRITORIAL RD # 103
GRAND BLANC, MI 48439

KELLY OLIVIA
6982 PINE FOREST RD # 340
PENSACOLA, FL 32526-8950

ENGLAND ROBERT L
825 BAYSHORE DR #1007
PENSACOLA, FL 32507

LAWHON SANDRA J
825 BAYSHORE DR # 1101
PENSACOLA, FL 32507

HATFIELD FLORENCE F TRUSTEE
C/O AMY AMACHER
1867 TENNILLE CT+DUNWOODY, GA 30338

POSEHN KEITH L
825 BAYSHORE DR UNIT 1108
PENSACOLA, FL 32507

GUND FREDERICK G
PO BOX 2003
PENSACOLA, FL 32513

HICKEY RAYMOND G
825 BAYSHORE DR # 1208
PENSACOLA, FL 32507

HARDING WARREN J & JOANNE
9663 LARAMIE DR
PENSACOLA, FL 32506

GESSNER CLINT
825 BAYSHORE DR # 905
PENSACOLA, FL 32507

WELLES ELIZABETH W
825 BAYSHORE DR # 1000
PENSACOLA, FL 32507

TOTTEN MARION BROWNC/O SYNOVUS TRUST CO NA
125 W ROMANO ST # 224
PENSACOLA, FL 32502

BENNETT MARIAN C JR
1346 SHERIDAN ST N W
WASHINGTON, DC 20011

REED RONNIE D & RENA S
825 BAYSHORE DR # 1103
PENSACOLA, FL 32507

REIMER WILLIAM K
2200 S 29TH ST # 92S
GRAND FORKS, ND 58201

GREEN LARRY J
825 BAYSHORE DR # 1202
PENSACOLA, FL 32507

ALEXANDER MONA L LIFE EST
825 BAYSHORE DR UNIT 1206
PENSACOLA, FL 32507

RAMSEY WILLIAM E LIFE EST
825 BAYSHORE DR # 1300
PENSACOLA, FL 32507

SNYDER GORDON A &
MARGARET W

PO BOX 4272

TALLAHASSEE, FL 32315-4272

THERIOT LINDA T

36 PORT ROYAL WAY

PENSACOLA, FL 32501

JOHNSON SALLY M

825 BAYSHORE DR UNIT 606

PENSACOLA, FL 32507

Board of Adjustment		**6. E.**
Meeting Date:	07/17/2013	
CASE:	CU-2013-11	
APPLICANT:	Wiley C. "Buddy" Page, Agent for Teramore Development, LLC	
ADDRESS:	4940 Saufley Field Road, Pensacola, Fl. 32526	
PROPERTY REFERENCE NO.:	39-1S-31-3312-000-000	
ZONING DISTRICT:	R-6, Neighborhood Commercial and Residential District	
FUTURE LAND USE:	MU-U, Mixed Use-Urban	
OVERLAY DISTRICT:	NONE	

SUBMISSION DATA:
REQUESTED CONDITIONAL USE:

Condition Use Approval to allow a 9100 square foot building, exceeding the 6000 square foot maximum for R-6 zoning.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section: 6.05.13.C.4

4. Neighborhood commercial uses that do not exceed 35,000 square feet of floor area.

CRITERIA:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2.05.03

CRITERION (1)
***On-site circulation*. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.**

FINDINGS-OF-FACT

Ingress and egress will be via Muldoon and Saufley Field roads. On-site parking and traffic flow will be addressed during the Site Plan Review process.

CRITERION (2)

***Nuisance*. Adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.**

FINDINGS-OF-FACT

The proposed conditional use is not expected to produce unfavorable impacts to adjacent or surrounding properties.

CRITERION (3)

***Solid Waste*. Refuse and service areas with particular reference to concurrency requirements and items (1) and (2) above.**

FINDINGS-OF-FACT

Solid waste service is available for the subject property.

CRITERION (4)

***Utilities.* Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.**

FINDINGS-OF-FACT

Emerald Coast Utility Authority will provide water and sewer and Gulf Power Company will provide the electrical service.

CRITERION (5)

***Buffers*. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.**

FINDINGS-OF-FACT

Buffering standards will be reviewed during the Site Plan Review process.

CRITERION (6)

***Signs*. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.**

FINDINGS-OF-FACT

All proposed signage will be addressed during the site plan review process to comply with Article 8 of the Land Development Code.

CRITERION (7)

Environment impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.

FINDINGS-OF-FACT

Wetlands, stormwater management, and any other environmental impact issues will be further addressed during the Site Plan Review process.

CRITERION (8)

Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.

FINDINGS-OF-FACT

The proposed project should have minimal impact on the adjacent properties and should be compatible with the neighborhood.

CRITERION (9)

***Other requirements of Code*. The proposed Conditional Use is consistent with all other relevant provisions of this Code.**

FINDINGS-OF-FACT

The proposed Conditional Use is consistent with all other relevant provisions of this Code.

STAFF RECOMMENDATION

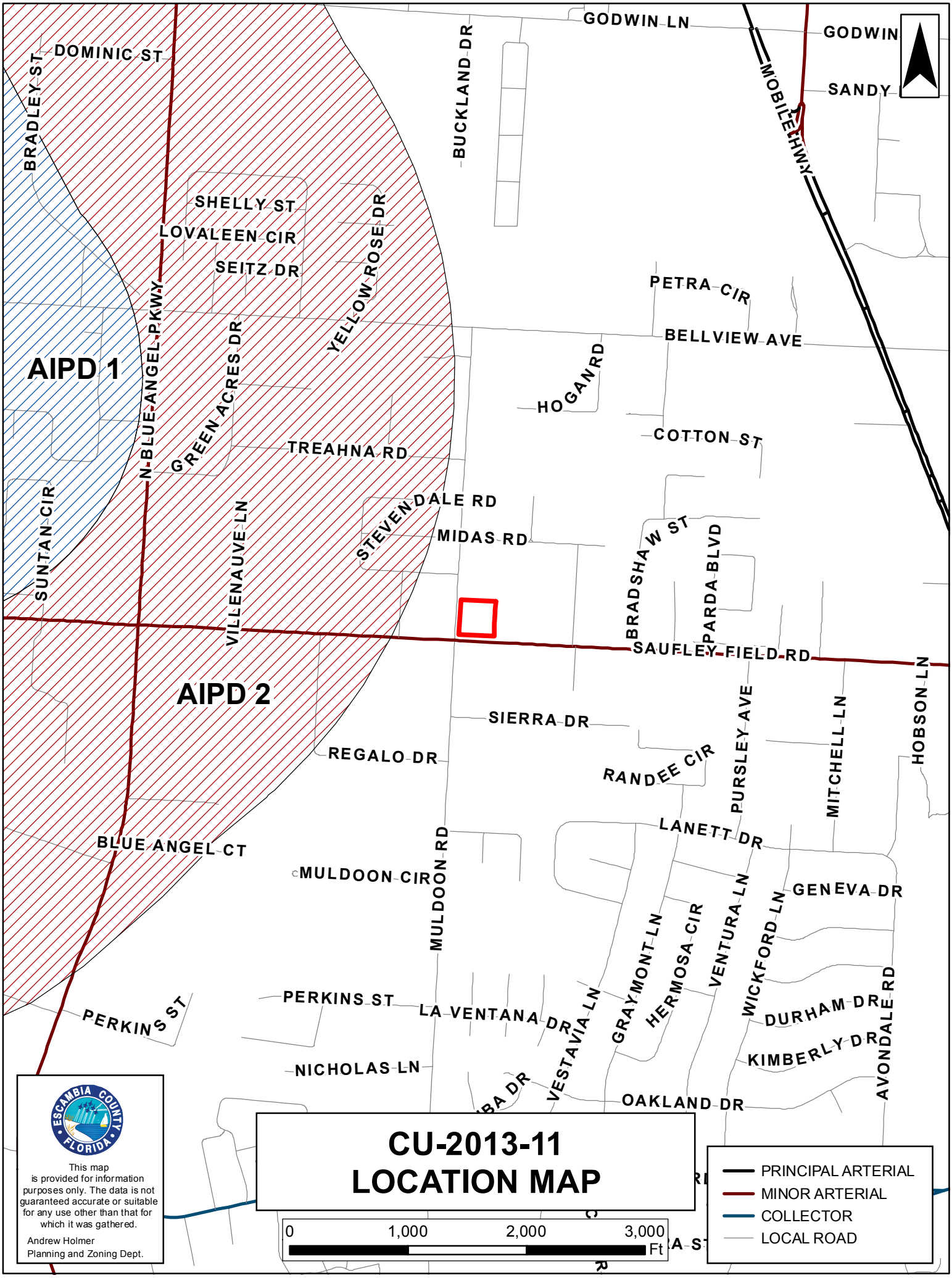
Staff recommends that the Board approve the proposed Conditional Use request as submitted.

BOARD OF ADJUSTMENT FINDINGS:

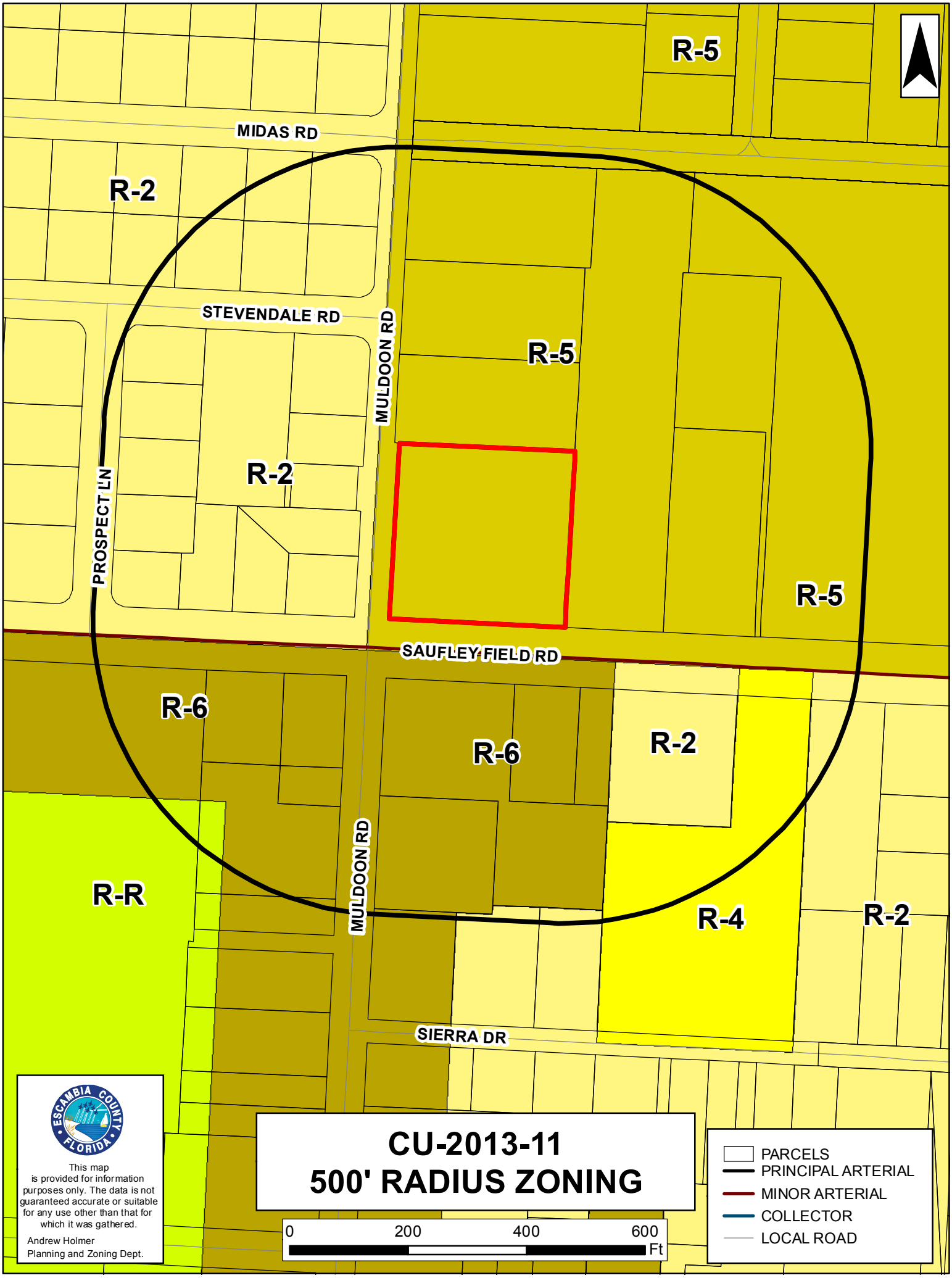
Attachments

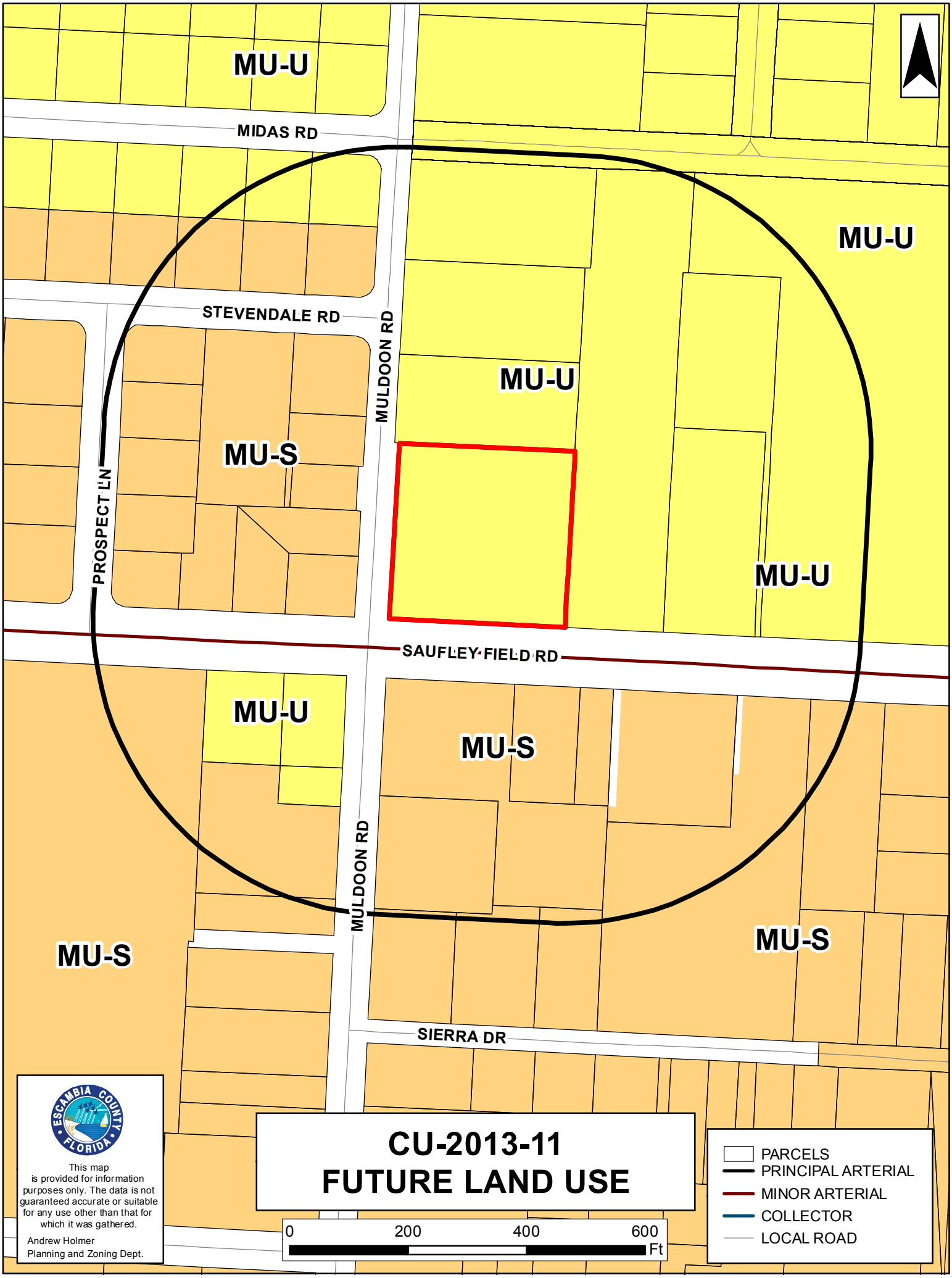
CU-2013-11 Working Case File

CU-2013-11



CU-2013-11
LOCATION MAP


R-5
MIDAS RD
R-2
STEVENDALE RD
MULDOON RD
R-5
R-2
PROSPECT LN
R-5
SAUFLEY FIELD RD
R-6
R-6
R-2
MULDOON RD
R-R
R-4
R-2
SIERRA DR
CU-2013-11
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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.


MU-U
MIDAS RD
MU-U
STEVENDALE RD
MULDOON RD
MU-U
MU-S
PROSPECT LN
MU-U
SAUFLEY FIELD RD
MU-U
MU-S
MULDOON RD
MU-S
MU-S
SIERRA DR
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-11
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

STEVENDALE RD
SAUFLEY FIELD RD
MULDOON RD
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-11
AERIAL MAP
0
100
200
300
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

Wiley C."Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane
Pace, Florida 32571
Office 850.994.0023 Cell 850.232.9853
budpage1@mchsi.com

April 10, 2013
VIA HAND DEVILERY

Mr. Drew Holmer, Sr. Planner
Escambia County Planning Dept.
3363 West Park Place
Pensacola, Florida 32505

RE: Conditional Use Request
Property Parcel 39-1S-31-3312-000-000
Address: 4940 Saufley Field Road - Pensacola, FL

Dear Mr. Holmer:

The attached application requests consideration to grant a Conditional Use on the above referenced property to all construction of Dollar General store. The new building will measure some 9,100sf in size as shown on the attached site plan.

Section 6.05.13.C.4 provides allowance for "Neighborhood commercial uses that do not exceed 35,000 square feet of floor area" and it is under this provision that we request Board of Adjustment consideration.

Our response to the Conditional Use Criteria is attached. Please contact me if you have any questions or need additional information. Thank you.

Sincerely yours,

Wiley C."Buddy" Page

Copy: Dollar General, Inc.

CONDITIONAL USE CRITERIA

Proposed Dollar General Store
4940 Saufley Field Road
Pensacola, Florida

1. On-site circulation. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.

RESPONSE: As shown on the attached preliminary site plan, access will be available through two separate entrance/exit points resulting in a "horseshoe" configuration with two way traffic flow. The small, compact size of the proposed store will provide convenient and safety to the residents. No street parking is allowed which will facilitate emergency access.

2. Nuisance. Any adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.

RESPONSE: This store will be similar in appearance to other commercial buildings located along Saufley Field Road and operation will not produce adverse impacts to any adjoining properties.

3. Solid Waste. Refuse and service areas with particular reference to concurrency requirements and items 1 and 2 above.

RESPONSE: As shown on the attached proposed site plan, the location of a dumpster is at the northerly property line adjacent to the shipping/receiving area.

4. Utilities. Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.

RESPONSE: All required utilities are currently available at curbside.

5. Buffers. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan are fulfilled.

RESPONSE: Any required buffering will be located along the property lines at areas designated in the adopted Escambia County Land Development Code.

6. Signs. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.

RESPONSE: Ample frontage is available to locate signage at the streetside of the retention pond and still meet setback requirements.

7. Environmental impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.

RESPONSE: This site is flat and contains no wetlands. An existing 48" Live Oak has been incorporated into the site design. No other environmental impacts are anticipated.

8. Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.

RESPONSE: Saufley Field Road had 19,600 vehicles counted on the latest 2012 FDOT survey (see map attached) and the roadway is classified as a Minor Arterial by the County. Land uses fronting on Saufley have been transitioning in recent years to more non-residential uses. Witness the amount of R-6 zoning currently located across the street and west of the subject property. In view of this then, we are of the opinion that the Dollar General will have general compatibility with adjacent and other properties in the area

9. Other requirements of Code. The proposed conditional use is consistent with all other relevant provisions of this Code.

RESPONSE: If this proposed conditional use is approved by the Board of Adjustment, it should be consistent with all other Code provisions.

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: _____ to: _____

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

Owner(s) Name: Teramore Development, LLC Phone: 229.516.4289

Address: Box 6460 Thomasville, GA 31758 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: 4940 Saufley Field Road Pensacola, Florida 32526

Property Reference Number(s)/Legal Description: 39-1S-31-3312-000-000

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
	Teramore Development, LLC	04/02/13
Signature of Owner	Printed Name of Owner	Date

STATE OF Georgia COUNTY OF Thomas

The foregoing instrument was acknowledged before me this 2nd day of April 20 13

by Steve Hulsteather

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

Signature of Notary (notary seal must be affixed) — Printed Name of Notary: Jessica Dubois

JESSICA DUBOIS NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 30, 2014 THOMAS COUNTY GEORGIA

FOR OFFICE USE ONLY CASE NUMBER: _____

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

Fees Paid: $_____ Receipt #: _____ Permit #: _____

1-B

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 39-1S-31-3312-000-000

Property Address: 4940 Saufley Field Road Pensacola, Florida 32526

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 22 DAY OF April, YEAR OF 2013.

Signature of Property Owner	Teramore Development, LLC Printed Name of Property Owner	04/02/13 Date
Signature of Property Owner	Printed Name of Property Owner	Date

2-B

Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #:_____

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 4940 Saufley Field Road Pensacola, Florida 32526, Florida, property reference number(s) 39-1S-31-3312-000-000

I hereby designate Wiley C."Buddy" Page 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: Wiley C."Buddy" Page Email: budpage1@mchsi.com

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850-232-9853

Signature of Property Owner	Teramore Development, LLC Printed Name of Property Owner	04/02/13 Date
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Georgia COUNTY OF Thomas

The foregoing instrument was acknowledged before me this 2nd day of April 2013 by Steve Hutsteller.

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

Signature of Notary	Jessica Dubois Printed Name of Notary	(Notary Seal)

JESSICA DUBOIS
MY COMMISSION EXPIRES
NOTARY PUBLIC
AUGUST 30, 2014
THOMAS COUNTY GEORGIA

PRELIMINARY SITE PLAN		CITY, STATE – STREET SAUFLEY FIELD ROAD PENSACOLA, FLORIDA (ESCAMBIA COUNTY)			
PROTOTYPE:	E	DEVELOPER		DESIGNER	DATE
BLDG/SALES SF:	9,100/7,389	COMPANY:	TERAMORE DEVELOPMENT, LLP	COMPANY: BELL ENGINEERING SERVICES, LLC	01/23/13
ACREAGE:	1.25 AC±	NAME:	STEVE HUFSTETLER	NAME: JENNIFER D. BELL, P.E.	R 01/28/13
PARKING SPACES:	36	PHONE:	221.516.4289	PHONE: 850.723.7185	

N
W E
S

SCALE: 1" = 50'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SITE SPECIFIC INFORMATION:
PROPERTY REFERENCE #
39-1S-31-3312-000-000
4940 SAUFLEY FIELD ROAD
ESCAMBIA COUNTY
1.25± AC
*CONDITIONAL USE REQUIRED IN R-5 ZONING DISTRICT

Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **583147**

Date Issued. : 06/19/2013
Cashier ID : CASTILLS

Application No. : PBA130600024

Project Name : C-2013-11

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	5724	$1,155.00	App ID : PBA130600024
		$1,155.00	Total Check

Received From : TERAMORE DEVELOPMENT, LLC

Total Receipt Amount : **$1,155.00**

Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600024	675391	1,155.00	$0.00	4940 SAUFLEY FIELD RD, PENSACOLA, FL

Total Amount :	**1,155.00**	$0.00	Balance Due on this/these Application(s) as of 6/19/2013

GLEATON ERIC RENTALS LLC
102 E NINE MILE RD
PENSACOLA, FL 32534

HOLDEN SANDRA C
PO BOX 3342
PENSACOLA, FL 32516

CUZZILLA ROCKY A & SUSAN L
4938 SIERRA DR
PENSACOLA, FL 32526

WINANS ROGER A & JOE EVELYN
5961 MULDOON RD
PENSACOLA, FL 32526

HAMMAC ELLA MAE 50%
4911 SAUFLEY FIELD RD
PENSACOLA, FL 325261725

JORDAN NAOMI K TRUSTEE
5005 STEVENDALE RD
PENSACOLA, FL 325261021

HILL DAVID G
6054 PROSPECT LN
PENSACOLA, FL 32526

MOORE NORMA KATHRYN
5005 MIDAS RD
PENSACOLA, FL 32526

CROCHET WILLIAM D
5546 ROSSER RD
STONE MOUNTAIN, GA 30087

MANAHAN DIANE
6408 DOUBLETREE CT
MOBILE, AL 36695

BELLVIEW METHODIST CHURCH
4945 SAUFLEY FIELD RD
PENSACOLA, FL 32526

BELLVIEW UNITED METHODIST CHURCH
4945 SAUFLEY FIELD RD
PENSACOLA, FL 32505

LAWRENCE RICHARD F
3600 MULDOON RD
PENSACOLA, FL 32526

PECK JOHN
7850 GALAXY CT
PENSACOLA, FL 32506

GRAY JERRY T & GLORIA ANN
4831 SAUFLEY FIELD RD
PENSACOLA, FL 32526

SPIEWAK NORMAN G
5015 STEVENDALE RD
PENSACOLA, FL 32526

SPRINGSTON ROBERT C 3/5 INT
3380 LAKE SEMINOLE PL
BUFORD, GA 30519

MARICICH GUY M
5015 MIDAS RD
PENSACOLA, FL 32526

KEENER CALEB C
5024 STEVENDALE RD
PENSACOLA, FL 32526

HUNT EARL R & DONNA J
1506 LAKE KOINONIA DR
WOODSTOCK, GA 301893575

BREWTON DUANE P JR & DELORES P
5970 MULDOON RD
PENSACOLA, FL 325261645

FLOWERS FRIEDA MARANDA
1921 UNIVERSITY ST
PENSACOLA, FL 32504

CARTER DALE C
3595 ASHLAND AVE
PENSACOLA, FL 32534

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

ABAD FRANK
7929 ATLAS ST
PENSACOLA, FL 32506

BROCK DAVID W
5025 STEVENDALE RD
PENSACOLA, FL 32526

FORREST MICHAEL P
6024 PROSPECT LN
PENSACOLA, FL 32526

BRADY DAVID J & CYNTHIA R
5025 MIDAS RD
PENSACOLA, FL 32526

WUNSCH BARRY S & KIRSTEN E
3733 S 6TH AVE
YUMA, AZ 853654533

RUSZKOWSKI PATRICK T
6010 PROSPECT LN
PENSACOLA, FL 32526

GROUSSMAN DOUGLAS J
5000 SAUFLEY FIELD RD
PENSACOLA, FL 32526

CONROY WILLIAM R &
5002 SAUFLEY FIELD RD
PENSACOLA, FL 32526

MOTT KEITH C & ANGELA J
6070 MULDOON RD
PENSACOLA, FL 32526

CLINE JEAN C
4820 MIDAS RD
PENSACOLA, FL 32526

BAXTER GERALD
6103 MIDAS PL
PENSACOLA, FL 32526

MAGOWAN EDWARD F
4824 MIDAS RD
PENSACOLA, FL 32526

PEREZ PEDRO A &
4916 OLD SAUFLEY FIELD DR
PENSACOLA, FL 32526

KRAKORA RONALD J & PATRICIA J
6015 MULDOON RD
PENSACOLA, FL 325261031

SHERICK PETER S
422 W 8TH AVE
TARENTUM, PA 150841344

PALACIOS ZENAIDA
4916 SAUFLEY FIELD RD
PENSACOLA, FL 32526

DEBARI GERALD D & REBA A
6901 FALCON DR
PENSACOLA, FL 32526

MATTHEWS MICHAEL W
4832 MIDAS RD
PENSACOLA, FL 32526

GARLOCK JOHN & LAURA
2051 JOSHUA DR
CANTONMENT, FL 32533

BROWN LOUISE E
6025 MULDOON RD
PENSACOLA, FL 32526

WILLIAMS RODNEY & EUNICE
5943 SPRINGDALE DR
CRESTVIEW, FL 32539

BELLVIEW CHURCH OF CHRIST
4850 SAUFLEY FIELD RD
PENSACOLA, FL 32526

BLEWER ANDREW K SR & CHERYL
6101 MIDAS PL
PENSACOLA, FL 32526

GREENE JOHN R SR & EDNA
6116 MIDAS PL
PENSACOLA, FL 32526

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

Board of Adjustment **6. F.**

Meeting Date:	07/17/2013
CASE:	CU-2013-12
APPLICANT:	Claudia Van Gee, Agent for Richard Van Gee
ADDRESS:	2997 Pine Forest Rd.
PROPERTY REFERENCE NO.:	38-1N-31-2304-003-005
ZONING DISTRICT:	VR-2, Villages rural residential districts.
FUTURE LAND USE:	MU-S, Mixed-Use Suburban
OVERLAY DISTRICT:	N/A

SUBMISSION DATA:
REQUESTED CONDITIONAL USE:

The applicant is requesting Conditional Use approval to construct an accessory structure over 50% of the size of the primary structure. The primary structure on site is 3287 square feet and the proposed accessory structure is 2000 square feet.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:6.03.01.E

E. Accessory structures. Accessory structures to a residence (excluding agricultural zoning and farms) shall not exceed 50 percent of the size of the primary structure or 500 square feet, whichever is larger, for parcels up to two acres in size.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2.05.03

CRITERION (1)
***On-site circulation*. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.**

FINDINGS-OF-FACT

The site will be accessed by internal driveways connecting to Pine Forest Rd.

CRITERION (2)

***Nuisance*. Adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.**

FINDINGS-OF-FACT

Staff finds no anticipated adverse impacts associated with the proposed structure.

CRITERION (3)

***Solid Waste*. Refuse and service areas with particular reference to concurrency requirements and items (1) and (2) above.**

FINDINGS-OF-FACT

Solid waste service should be provided in the same manner as the primary structure.

CRITERION (4)

***Utilities.* Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.**

FINDINGS-OF-FACT

Any needed utilities will need to be provided by the applicant.

CRITERION (5)

***Buffers*. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.**

FINDINGS-OF-FACT

No buffering will be required with the proposed use.

CRITERION (6)

***Signs*. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.**

FINDINGS-OF-FACT

No signage is proposed by the applicant.

CRITERION (7)

Environment impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.

FINDINGS-OF-FACT

There are no anticipated environmental impacts from the proposed structure.

CRITERION (8)

Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.

FINDINGS-OF-FACT

The proposed structure should be compatible with the surrounding area.

CRITERION (9)

***Other requirements of Code*. The proposed Conditional Use is consistent with all other relevant provisions of this Code.**

FINDINGS-OF-FACT

The proposed Conditional Use is consistent with all other relevant provisions of this Code.

STAFF RECOMMENDATION

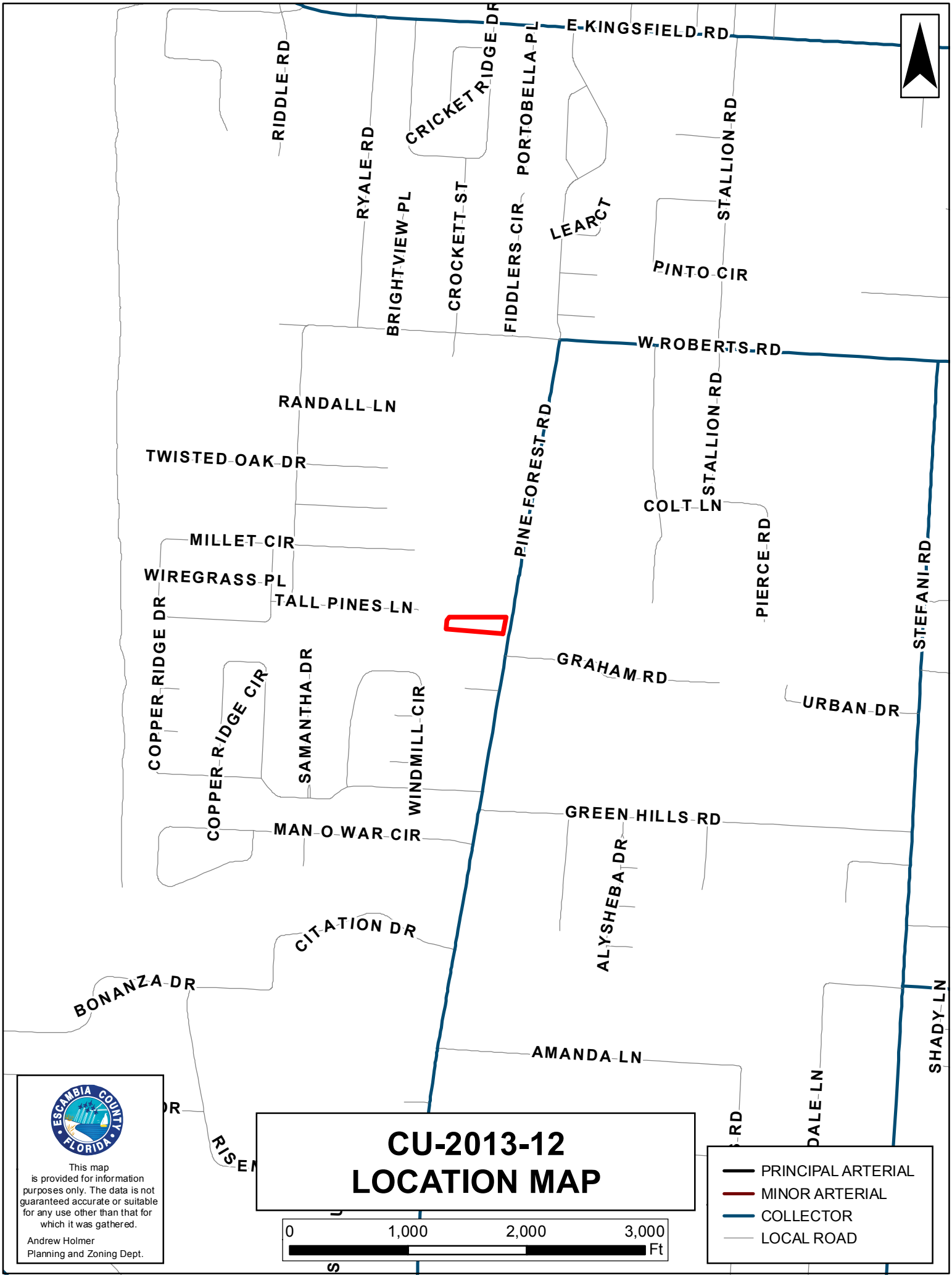
Staff finds that the proposed use meets all of the required criteria and approval is recommended.

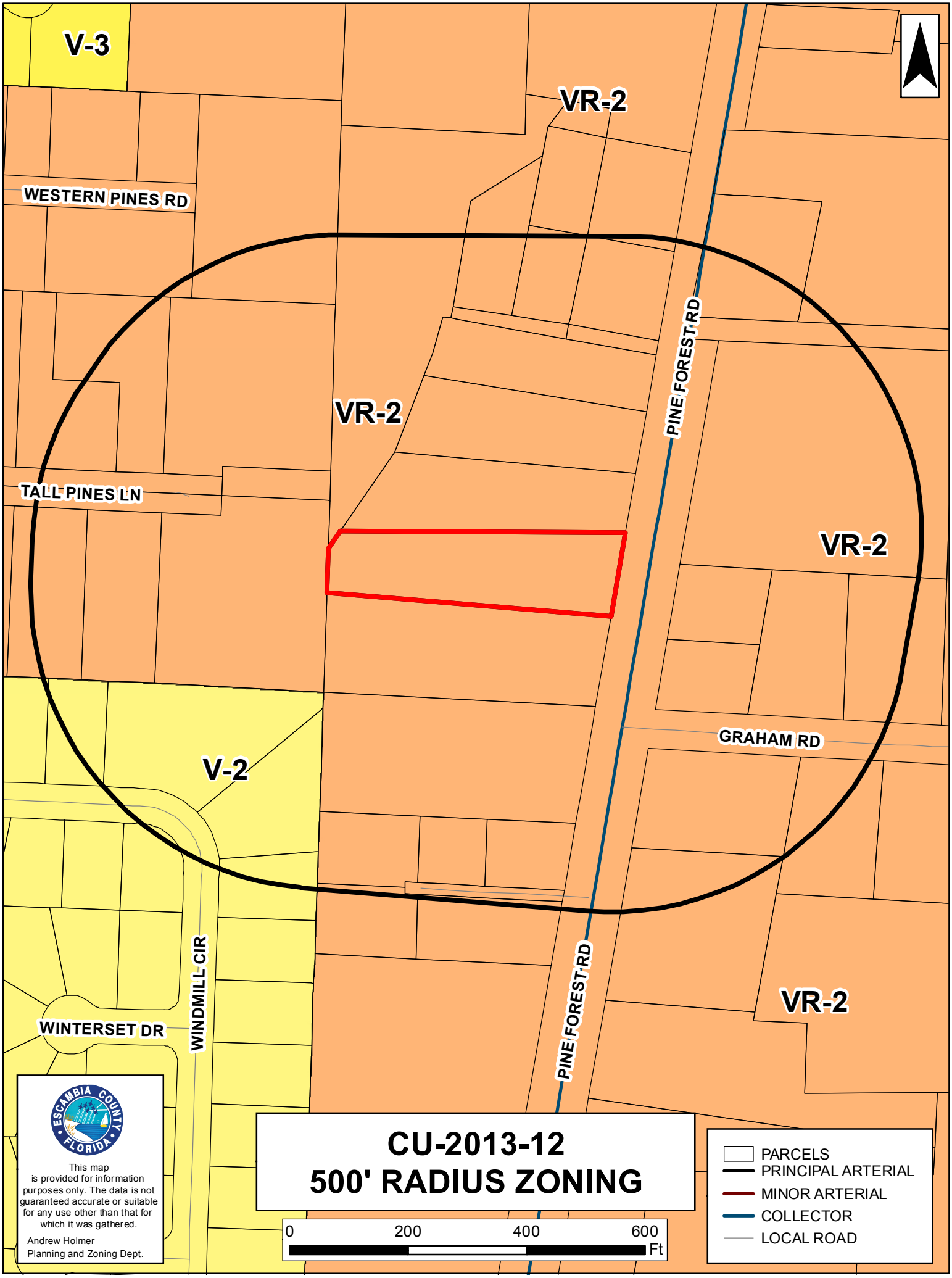
BOARD OF ADJUSTMENT FINDINGS:

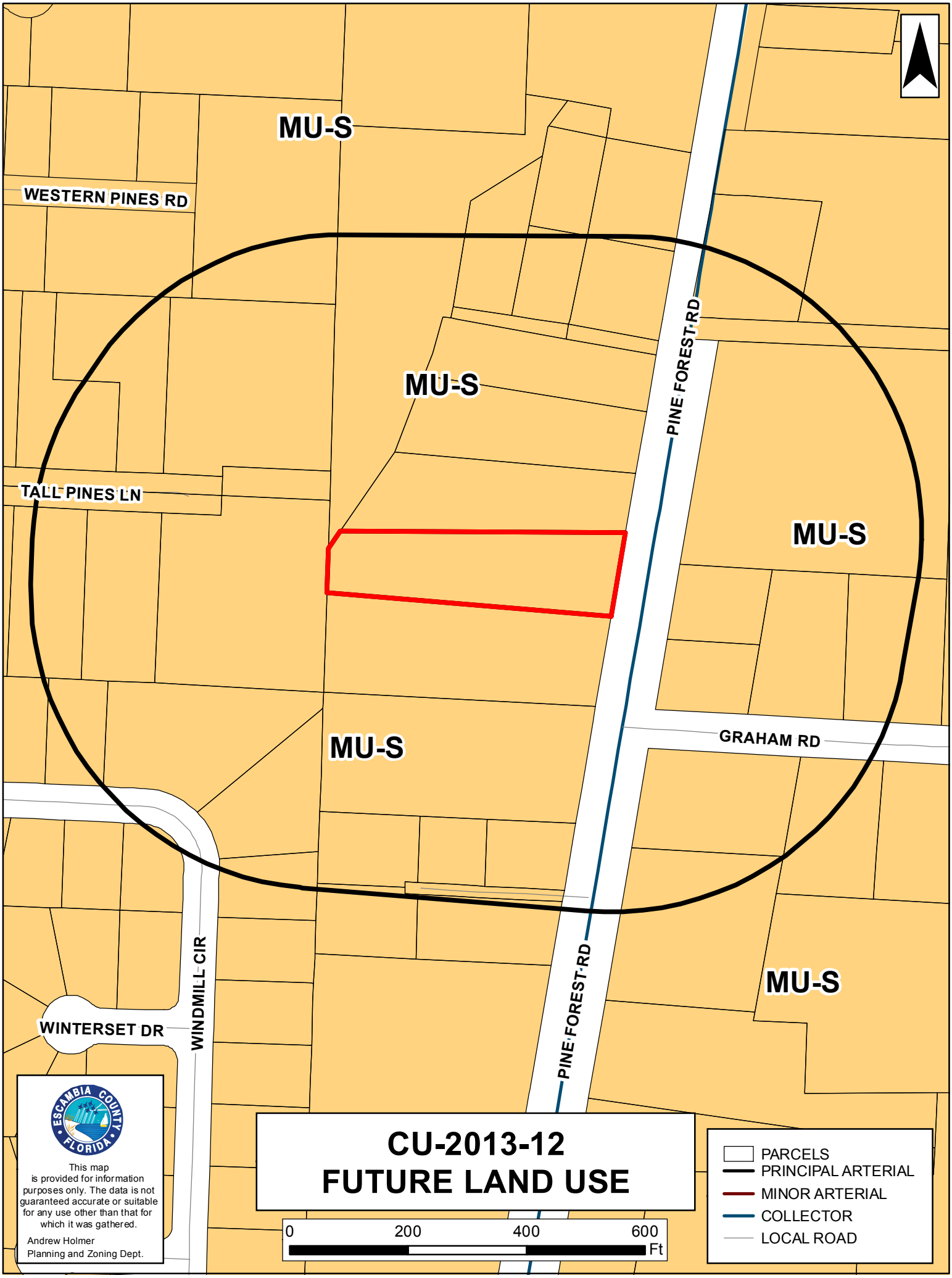
Attachments

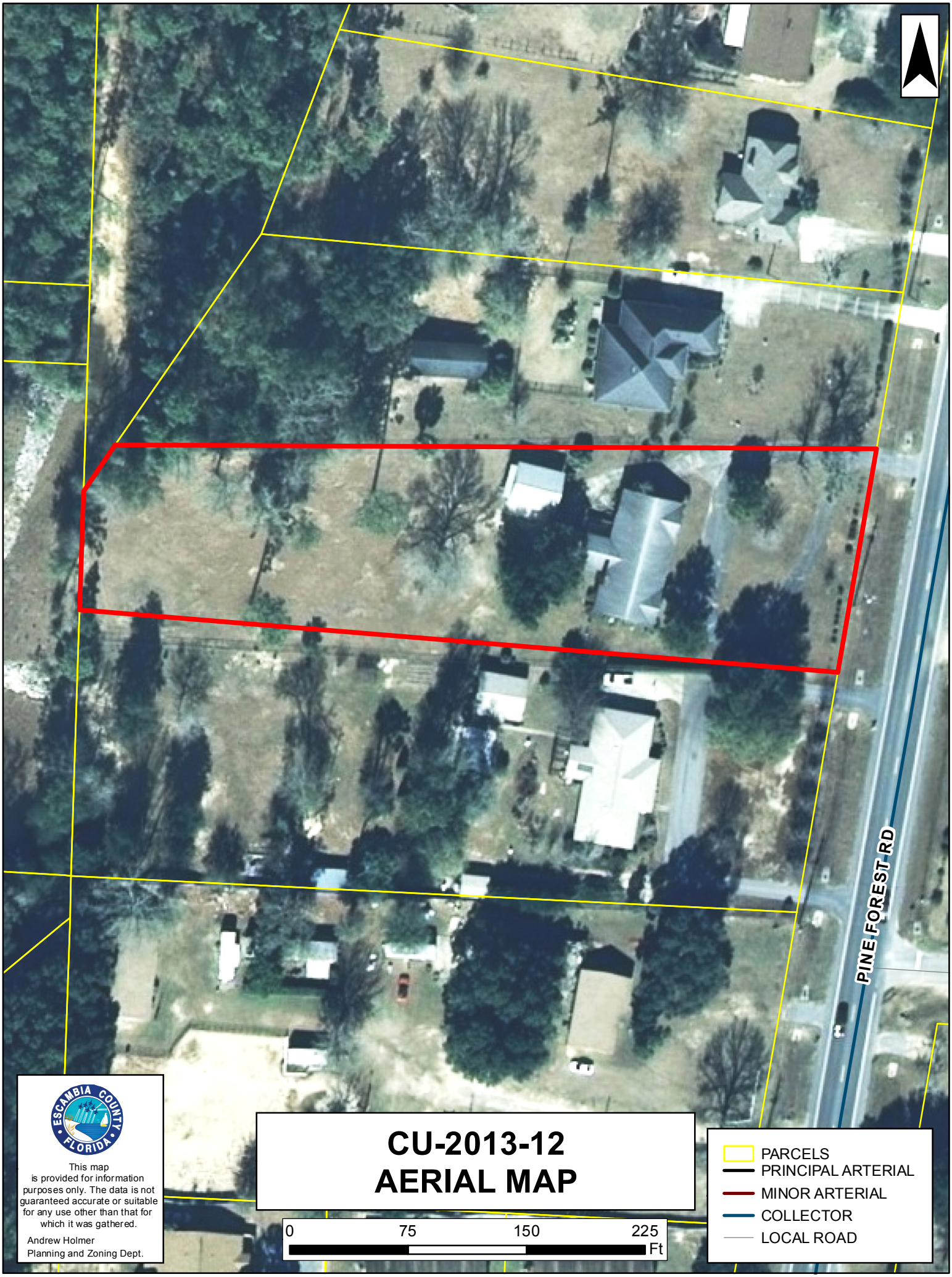
CU-2013-12 Working Case File

CU-2013-12


E KINGSFIELD RD
RIDDLE RD
CRICKET RIDGE DR
PORTOBELLA PL
RYALE RD
BRIGHTVIEW PL
CROCKETT ST
FIDDLERS CIR
LEARCT
STALLION RD
PINTO CIR
W ROBERTS RD
RANDALL LN
TWISTED OAK DR
PINE FOREST RD
STALLION RD
COLT LN
MILLET CIR
WIREGRASS PL
TALL PINES LN
PIERCE RD
STEFANI RD
COPPER RIDGE DR
COPPER RIDGE CIR
SAMANTHA DR
WINDMILL CIR
GRAHAM RD
URBAN DR
GREEN HILLS RD
MAN O WAR CIR
ALYSHEBA DR
CITATION DR
BONANZA DR
SHADY LN
AMANDA LN
DALE LN
RISE
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-12
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


V-3
VR-2
WESTERN PINES RD
VR-2
PINE FOREST RD
TALL PINES LN
VR-2
GRAHAM RD
V-2
WINDMILL CIR
WINTERSET DR
PINE FOREST RD
VR-2
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-12
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


MU-S
WESTERN PINES RD
MU-S
PINE FOREST RD
TALL PINES LN
MU-S
MU-S
GRAHAM RD
WINDMILL CIR
PINE FOREST RD
MU-S
WINTERSET DR
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-12
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


PINE FOREST RD
ESCAMBIA COUNTY FLORIDA
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.
CU-2013-12
AERIAL MAP
0
75
150
225
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

June 19, 2013

To whom it may concern:

This is a request for a variance at 2997 Pine Forest Road. I am contracting Highpointe DBR to build a 40x40' garage on this property. The new building will be used exclusively by me to train my two Border Collies in competitive dog obedience. The American Kennel Club requires a ring size of 40x50' for the higher level classes. Therefore, I'm requesting a 10' variance so I may train my dogs at a higher level of competition than would be available to me in a smaller building. The extra ten feet would extend toward the west end of the property and would not interfere with the neighbors view or use of their property. I would also like to add that this building would NOT be open to the public as I'm not in business to teach dog obedience. My goal is only to train my own dogs for competition.

Claudia Van Gee

Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:	☒ Conditional Use Request for: Acc Struct.
☐ Administrative Appeal	☐ Variance Request for:
☐ Development Order Extension	☐ Rezoning Request from: _____ to: _____

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

Owner(s) Name: Richard Van Gee Trustee Phone: 850-471-1950

Address: 2997 Pine Forest Road Email: clvangee2@aol.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: 2997 Pine Forest Road, Cantonment, FL 32533

Property Reference Number(s)/Legal Description: 381N31-2304-003-005

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.

Claudia Van Gee	Claudia Van Gee POA	6/20/13
Signature of Owner/Agent	Printed Name Owner/Agent	Date
Signature of Owner	Printed Name of Owner	Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20 day of JUNE 20 13

by CLAUDIA VAN GEE.

Personally Known ☐ OR Produced Identification ☒. Type of Identification Produced: FLORIDA DRIVERS LIC.

Carla G. Cathey	CARLA G. CATHEY	CARLA G. CATHEY Commission # EE 142812 Expires October 31, 2015 Bonded Thru Troy Fain Insurance 800-385-7019
Signature of Notary (notary seal must be affixed)	Printed Name of Notary	

FOR OFFICE USE ONLY **CASE NUMBER:** _____

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

Fees Paid: $_____ Receipt #: _____ Permit #: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DURABLE POWER OF ATTORNEY OF
RICHARD M. VAN GEE

BY THIS DURABLE POWER OF ATTORNEY, I, RICHARD M. VAN GEE, Soc. Sec. No. 071-18-1018, of 2997 Pine Forest Road, Cantonment, FL 32533, revoke any and all prior grants of a Durable Power of Attorney and appoint my daughter, CLAUDIA VAN GEE (the "Attorney-in-Fact"), to act for me and in my name in any and all business, financial, legal, and other matters, granting full authority to make, acknowledge, and deliver for me and in my name all contracts, deeds, leases, assignments, writings, assurances, releases, and other instruments that my Attorney-in-Fact may deem proper in connection with any matter in which I may be interested, and generally to act for me and in my name in all matters affecting my business or property, real or personal, with the same effect as though I were personally present and acting for myself.

THIS DURABLE POWER OF ATTORNEY (THE "POWER") SHALL NOT BE AFFECTED BY ANY PHYSICAL OR MENTAL DISABILITY THAT I MAY SUFFER EXCEPT AS PROVIDED BY STATUTE, AND SHALL BE EXERCISABLE IMMEDIATELY FROM THIS DATE WITHOUT ANY OTHER ACTION OR CONDITION WHATSOEVER. This Power shall not be affected by a lapse of time between its grant and its exercise. All acts done by my Attorney-in-Fact pursuant to this Power, including acts taken during any period of my disability or incompetence, shall inure to the benefit of and bind me, my heirs, devisees and personal representatives, as if I were competent and not disabled. This Power is non-delegable and shall be valid until such time I die, revoke the Power, or be judged incompetent.

At any time a petition to determine my competency or a petition to appoint a guardian for me is filed, this Power shall be temporarily suspended. Notice of the pending petition shall be given to all known donees of this Power in line with F.S. 709.08(2). This Power shall remain suspended until the petition is dismissed or withdrawn, or I am adjudged competent, at which time the Power shall be automatically reinstated and any exercise of the Power shall be valid. If I am adjudged incompetent, the Power shall be automatically revoked.

Whenever an emergency arises between the time a petition is filed and an adjudication is made regarding my competency, the donee of this Power may petition the court for permission to exercise the Power. The petition shall specify the emergency, the property involved, and the proposed action of the donee. No exercise of the Power by the donee during the time a petition is pending shall be valid without the permission of the court.

All of my real and personal property and interests in such property are subject to this Power.

Without limiting the broad powers conferred by the preceding provisions, I authorize my Attorney-in-Fact to:

1. COLLECT MONEY AND OTHER PROPERTY. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations or discharges relating thereto.

2. SETTLE ACCOUNTS. Settle any account in which I may have any interest and to pay or receive the balance of that account as the case may be.

3. ENTER SAFE DEPOSIT BOX. Enter any safe deposit box or other place of safekeeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions and replacements.

4. BORROW MONEY. Borrow money on such terms, and with such security as my Attorney-in-Fact may think fit and to execute all notes, mortgages and other instruments that my Attorney-in-Fact finds necessary or desirable.

5. DEAL WITH COMMERCIAL INSTRUMENTS. Draw, accept, endorse or otherwise deal with any check or any other commercial or mercantile instrument, specifically including the right to make deposits or withdrawals from any saving account, checking account, money market account or similar accounts.

6. REDEEM BONDS. Redeem bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.

7. SELL PERSONAL PROPERTY. Sell bonds, shares of stock, warrants, debentures, or other items of tangible or intangible personal property belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.

8. INVEST PROCEEDS. Invest the proceeds of any redemptions or sales and any other money, in bonds, shares of stock and other securities as my Attorney-in-Fact shall think fit.

9. VOTE SECURITIES. Vote at all meetings of stockholders of any corporation and otherwise act as my attorney or proxy in respect of my shares of stock or other securities or investments that now or hereafter belong to me, and appoint substitutes or

proxies with respect to any of those shares of stock.

10. EXECUTE TAX RETURNS AND ACT IN TAX MATTERS. Execute on my behalf any tax return and act for me in any examination, audit, hearing, conference or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlements.

11. SELL, RENT, LEASE OR EXCHANGE REAL PROPERTY. Sell, rent, lease for any term, or exchange any real property or interests in it for such considerations and upon such terms and conditions as my Attorney-in-Fact may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me jointly.

12. PROSECUTE, DEFEND AND SETTLE ALL LEGAL PROCEEDINGS. Prosecute, defend and settle all actions or other legal proceedings touching my estate or any part of it or touching any matter in which I may be concerned.

13. PURCHASE "FLOWER BONDS". Purchase bonds issued by the United States that may be applied at face or maturity on account of estate tax liabilities, commonly known as "flower bonds".

14. MAKE GIFTS.

a. Individuals. My Attorney-in-Fact is authorize to make irrevocable gifts of my assets to one or more of my issue and to the spouse or surviving spouse of any of my issue, or to my Attorney-in-Fact. The total fair market value of my assets which may be given to each individual shall not exceed Ten Thousand ($10,000.00) Dollars in any calendar year. This limitation shall not be cumulative from year to year. My Attorney-in-Fact is authorized to make those gifts: outright; to a custodian under the Uniform Gift to Minors Act or the Uniform Transfers to Minors Act of either the State in which the donee or the custodian resides, or any other State of competent jurisdiction; by additions to existing trusts; or otherwise; as my Attorney-in-Fact determines.

b. Medical Expenses. My Attorney-in-Fact is authorized to pay from my assets any and all expenses for medical care incurred by each individual named or described in Subparagraph (a) of the Paragraph 14. Payment shall be made directly to a person who provides that medical care, and not to any other person. The total fair market value of my assets which may be expended for each individual's medical care shall be unlimited. The term "medical care" has the same meaning as is accorded to it by Section 213(d) of the Internal Revenue Code of 1986, as amended.

c. Tuition Expenses. My Attorney-in-Fact is authorized to pay from my assets tuition expenses at an educational organization, for the education or training of each individual named or described in Subparagraph (a) of this Paragraph 14. Payment shall be made directly to that educational organization, and not to any other person. The total fair market value of my assets which may be expended for each individual's tuition expenses shall be unlimited. The term "educational organization" has the same meaning as is accorded it by Section 170(b)(1)(A)(ii) of the Internal Revenue Code of 1986, as amended.

d. Limitations. My Attorney-in-Fact shall not exercise any authorization granted in Paragraph 14 in discharge of any legal obligation imposed upon my Attorney-in-Fact.

15. REVOCABLE TRUST(S). Create, amend, modify or revoke any document relating to revocable trust(s). Assign and convey any and all of my property, real or personal, to any trust established by me or by others over which I have unrestricted right of revocation or withdrawal, at such times as my Attorney-in-Fact deems appropriate, and execute and deliver to the trustee appropriate assignments, deeds, and other instruments of conveyance or transfer thereof, even if my Attorney-in-Fact is trustee of such trusts.

16. CHANGE BENEFICIARY DESIGNATIONS. Change beneficiary designations for any life insurance policies, Individual Retirement Accounts or employee benefit plans owned by me or established in my name.

17. PURCHASE INSURANCE. Insure any of my property, real or personal, in such amounts and on such terms as my Attorney-in-Fact may deem proper.

18. EMPLOY AGENTS. Employ and pay reasonable compensation to agents, accountants, attorneys, and investment counsel to assist in the exercise of any of the powers set out herein.

19. DISCLAIM. To exercise all rights of renunciation and disclaimer created by or granted under the Internal Revenue Code of 1986, as amended and the laws of the State of Florida; to renounce or disclaim, in whole or in part, any right, power, privilege or immunity with respect to property intended to pass to me under any testamentary or nontestamentary instrument.

20. NOMINATE GUARDIAN. To nominate to a court of proper jurisdiction any person (including my Attorney-in-Fact) or any institution, to serve as Guardian of my person, estate or both, which Guardian shall be permitted to serve without bond.

21. ARRANGE FOR AND CONSENT TO MEDICAL CARE. Arrange for and consent to medical, therapeutical and surgical procedures, including the administration of

drugs.

22. WAIVER OF PHYSICIAN-PATIENT OR ATTORNEY-CLIENT PRIVILEGE. My Attorney-in-Fact is authorized to waive any physician-patient or attorney-client privilege which I have.

23. ACT WITH HIGH DEGREE OF DISCRETION. It is my intention that the powers extended to my Attorney-in-Fact be interpreted broadly so as to allow my Attorney-in-Fact a high degree of discretion in managing my affairs. Therefore, I authorize my Attorney-in-Fact to do anything regarding my estate, property and affairs that I could do myself, provided, however, I do not grant my Attorney-in-Fact the power to amend or revoke any one or more of the following types of instruments made by me either before or after this Power is granted: Will, Codicil, Memorandum to Gift Tangible Personal Property per F.S. 732.515(1), Living Will per F.S. 765.303 or Designation of Health Care Surrogate per F.S. 765.203.

24. ENFORCE COMPLIANCE. Some persons may attempt to ignore or circumvent the directions of my Attorney-in-Fact. I want to discourage dilatory tactics, spurious defenses, and non-compliance with those directions. I recommend that my Attorney-in Fact warn each banking institution and other person concerned to comply with the provisions of this Power. In an extreme case, I recommend that my Attorney-in-Fact consider instituting an action: to recover the amount of any loss resulting from non-compliance with those directions, the legal costs of implementing those directions, and punitive damages; to obtain a mandatory injunction requiring compliance with the directions of my Attorney-in-Fact by any person; and to obtain any other relief that my Attorney-in-Fact determines to be advisable.

The powers conferred upon my Attorney-in-Fact extend to all of my right, title and interest in real or personal property in which I may have an interest jointly with any other person, whether in an estate by the entirety, joint tenancy or tenancy in common, including all property over which I hold a power of appointment, provided, however, that nothing in this Power shall permit the donee of this Power, if I am married, to mortgage or convey Florida real property characterized as "homestead property" without the joiner of my spouse, my spouse's legal guardian or my spouse's Attorney-in-Fact in line with the exercise of a power of attorney made by my spouse.

I hereby reserve: (1) all rights to do personally any acts that my Attorney-in Fact is hereby authorized to perform; (2) the right to grant similar powers of attorney to others; (3) the right to amend the Power of Attorney in any manner; and (4) the right to revoke the Power in whole or in part.

This Power may be terminated either by me or by my Attorney-in-Fact by either of us giving written notice of such termination to the other. An executed duplicate of this

Power, or a photocopy thereof, delivered by me or by my Attorney-in-Fact to any third party shall be conclusive proof that this Power has not been terminated and this Power shall continue in effect until the third party is advised by written notice from me or my Attorney-in-Fact of a termination of the Power.

This instrument is executed by me in the State of Florida and shall be governed by the laws of the State of Florida, but it is my intention that this Power shall be exercisable in any other state or jurisdiction where I may have any property or interests in property.

I hereby confirm all acts of my Attorney-in-Fact pursuant to this Power. I specifically grant my Attorney-in-Fact the authority to record this instrument in the public records of the Florida County within which I reside and in any other jurisdiction where my Attorney-in-Fact in his or her sole discretion believes necessary or appropriate.

Any act that is done under this Power between the revocation of this instrument and notice of that revocation to my Attorney-in-Fact shall be valid unless the persons claiming the benefit of the act had notice of the revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 4TH day of December, 2007.

Richard M. Van Gee
RICHARD M. VAN GEE

Signed, sealed and delivered
in the presence of :

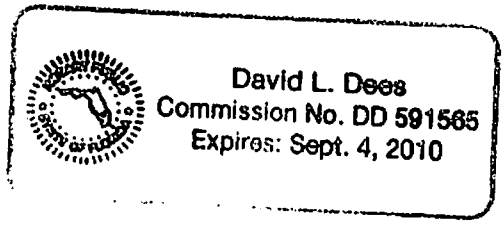
David L. Dees
David L. Dees
966 El Camino Drive
Cantonment, FL 32533
(850) 968-5696

Hazel L. Bray
Hazel L. Bray
400 New York Drive
Pensacola, FL 32505
(850) 458-1373

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 4th day of December, 2007, by RICHARD M. VAN GEE, who is personally known to me or who furnished _____ as identification, and who did not take an oath.

David L. Dees
NOTARY PUBLIC



This instrument was prepared by:

David L. Dees, Esquire
Attorney at Law
3300 N. Pace Boulevard
Suite 315
Pensacola, FL 32505
(850) 432-2407

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

2012 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
11-4538-300		See Below	06	381N31-2304-003-005
				Senior Exemption Granted

OFFICE
(850) 438-6500

2012 Real Estate 0145239.0000

S - 033351 / 013411 1-83775 JMS64390
VAN GEE RICHARD M &
LORRAINE TRUSTEES
2997 PINE FOREST RD
CANTONMENT FL 32533-7424

2997 PINE FOREST RD
BEG AT SW COR OF SW 1/4 OF
NW 1/4 OF SEC N 0 DEG 25
MIN 38 SEC E ALG W LI OF
See Tax Roll for extra legal.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	104,586	104,586	0	0
PUBLIC SCHOOLS					
By Local Board	2.2480	104,586	30,000	74,586	167.67
By State Law	5.5100	104,586	30,000	74,586	410.97
SHERIFF	0.6850	104,586	104,586	0	0
WATER MANAGEMENT	0.0400	104,586	55,000	49,586	1.98

RETAIN THIS PORTION FOR YOUR RECORDS

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

TOTAL MILLAGE 15.4585 AD VALOREM TAXES 580.62

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FIRE		85.00

PLEASE PAY ONLY ONE AMOUNT SHOWN IN YELLOW SHADED AREA

QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960

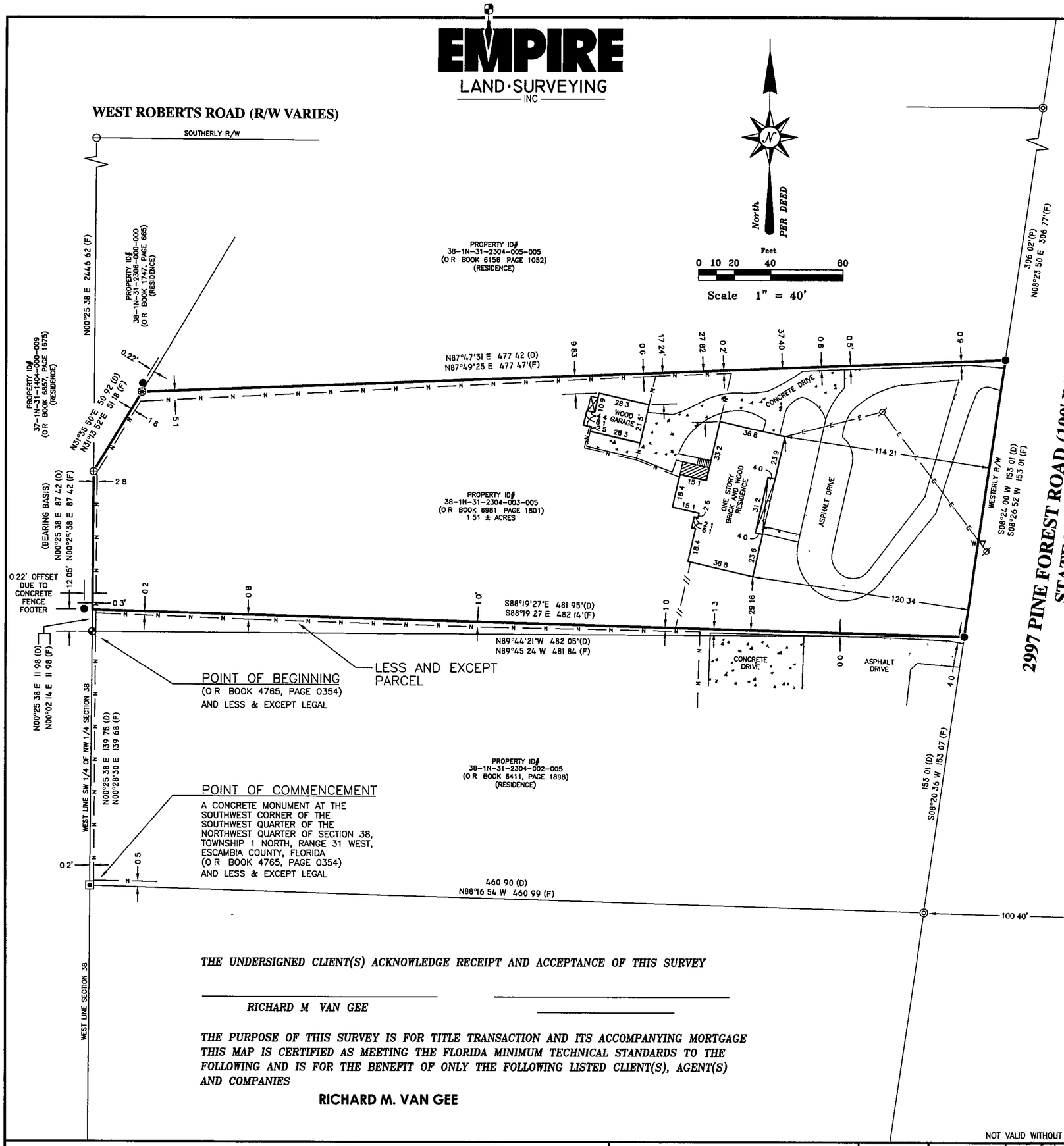
NON-AD VALOREM ASSESSMENTS 85.00

COMBINED TAXES AND ASSESSMENTS 665.62 PAY ONLY ONE AMOUNT See reverse side for important information

AMOUNT DUE IF PAID BY

Nov 30 2012	Dec 31 2012	Jan 31 2013	Feb 28 2013	Mar 31 2013	Apr 30 2013
$ 639.00	$ 645.65	$ 652.31	$ 658.96	$ 665.62	$ 685.59

BOUNDARY SURVEY
2997 PINE FOREST ROAD
A PORTION OF SECTION 38
TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



LEGAL DESCRIPTION (O R BOOK 4765, PAGE 0354)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE NORTH 00 DEGREES 25 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 139 75 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 25 MINUTES 38 SECONDS EAST FOR 87 42 FEET, THENCE NORTH 31 DEGREES 35 MINUTES 50 SECONDS EAST FOR 50 92 FEET, THENCE NORTH 87 DEGREES 47 MINUTES 31 SECONDS EAST FOR 477 42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINE FOREST ROAD (100 FOOT RIGHT OF WAY), THENCE SOUTH 08 DEGREES 24 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 153 01 FEET, THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST FOR 482 05 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT (AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE GO NORTH 00 DEGREES 25 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 139 75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 25 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 11 98 FEET, THENCE DEPARTING SAID WEST LINE OF SAID SECTION GO SOUTH 88 DEGREES 19 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 481 95 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINE FOREST ROAD (100 FOOT RIGHT OF WAY), ALSO BEING THE SOUTHEAST CORNER OF O R BOOK 4765, PAGE 0354, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST FOR 482 05 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0 07 ACRES, MORE OR LESS

LEGEND

R/W	RIGHT OF WAY		COVERED (ROOFED) AREA
O R	OFFICIAL RECORD BOOK		CONCRETE
//	6 CHAIN LINK FENCE		ASPHALT
N	4' CHAIN LINK FENCE		WOOD DECK
	3 PICKET FENCE	E	AERIAL UTILITY WIRES
●	FOUND IRON ROD		
◎	FOUND IRON PIPE		
⊕	FOUND 1/2" CAPPED IRON ROD – #7078		
⊖	FOUND 1 1/4" IRON HITCH PIN		
⊛	FOUND 1/2" CAPPED IRON ROD – #4082		
▣	FOUND 4" SQUARE CONCRETE MONUMENT WITH IRON ROD		
□	FOUND 4" SQUARE CONCRETE MONUMENT – #6993		
◕	SET 1/2" CAPPED IRON ROD – LICENSED BUSINESS – ELSI #6993		
⌀	POWER POLE		
W ▽	WATER METER		

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY

RICHARD M VAN GEE

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

RICHARD M. VAN GEE

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

BEARING BASIS: WEST LINE SOUTHWEST 1/4 OF NORTHWEST 1/4 SECTION 48 N00°25'38"E (D)

CLIENT: VAN GEE

SOURCE OF INFORMATION
FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES
1 Fence locations as drawn are not to scale
2 Jurisdiction (Wetlands) boundary lines not located unless shown on drawing
3 Footings, foundations, or any other subsurface structures were not located unless otherwise noted
4 All bearings and/or angles and distances are Deed and Actual unless otherwise noted Deed = (D), Actual Field Measurement = (F), Plat = (P)
5 All measurements were made in accordance with United States standards The accuracy shown meet the standards required in the appropriate land area
6 No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County

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 #6993, STATE OF FLORIDA

C:\KEN'S SURVEY DRAWINGS\268-08 2 dwg, 5/29/2013 5 38 25 PM KIP pc3

REVISIONS	FIELD BOOK	DATE
1) BOUNDARY AND LEGAL	135/20	12/17/08
2) IMPROVEMENTS ADDED	157/77	05/27/13

POSSIBLE ENCROACHMENTS: ASPHALT, CONCRETE AND CHAIN LINK FENCE

SURVEYORS CERTIFICATE

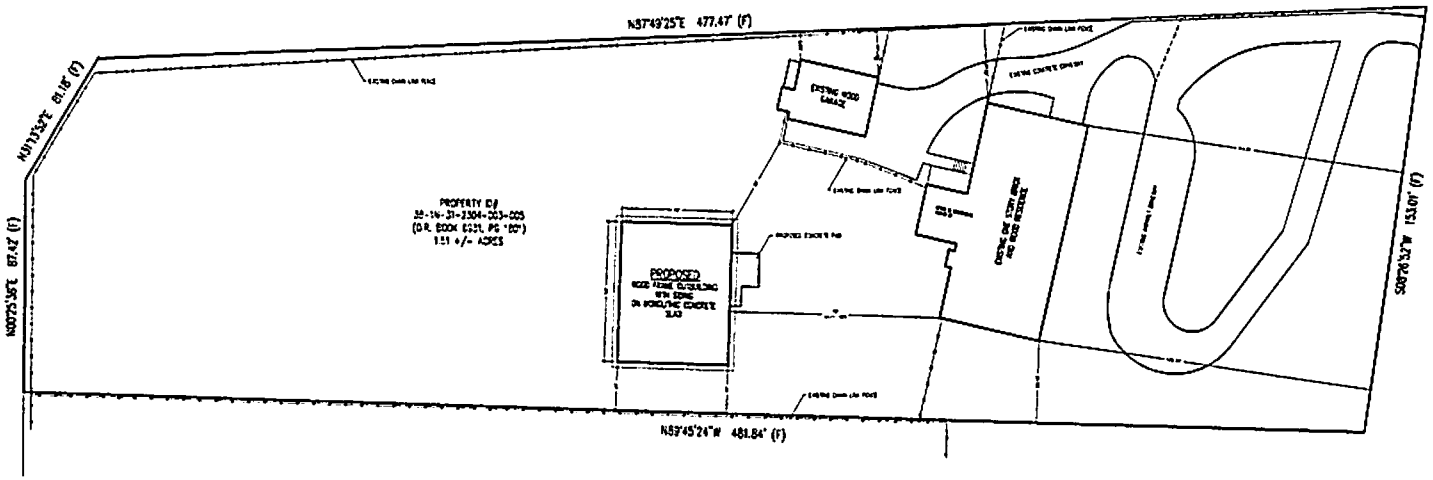
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES

MAY 30, 2013 — LELAND M EMPIE, P S M
PROFESSIONAL SURVEYOR AND MAPPER, NO 5766, STATE OF FLORIDA — DATE

SCALE 1" = 40'
FIELD DATE 12/02/08
ORDER NO 268-08-2
FIELD BOOK 135/12-14

VANGEE OUTBUILDING

2997 PINE FOREST RD. PENSACOLA, FL. 32533



PRELIMINARY SITE PLAN

SCALE: 1"=20'

NORTH

GROSS SQUARE FOOTAGE:
EXISTING RESIDENCE: 3200 SF
EXISTING WOOD GARAGE: 648 SF
PROPOSED OUTBUILDING: 2000 SF

PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE
1"=20'

REVISIONS:

DESIGNER: DAWN J SCHOLZ
DATE: 6/19/13
SCALE: 1" = 1'
PAGE: 01

PRELIMINARY SITE PLAN

VANGEE OUTBUILDING
2997 PINE FOREST RD
PENSACOLA FLORIDA
32533

DESIGN - BUILD - RESTORE
RESIDENTIAL & COMMERCIAL
35-0 GULF BREEZE PKWY
GULF BREEZE, FL 32561
OFFICE 850-932-3324
FAX 850-932-3926

HORNSPORTE DBR
DESIGN BUILD RESTORE

SHEET
C1

Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **583200**

Date Issued. : 06/20/2013
Cashier ID : CASTILLS

Application No. : PBA130600028

Project Name : CU-2013-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	1085	$1,155.00	App ID : PBA130600028
		$1,155.00	Total Check

Received From : CLAUDIA G VAN GEE TTEE
Total Receipt Amount : **$1,155.00**
Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130600028	675605	1,155.00	$0.00	2997 PINE FOREST RD, CANTONMENT, FL, 32533

Total Amount :	**1,155.00**	$0.00	Balance Due on this/these Application(s) as of 6/20/2013

VAN GEE RICHARD M TRUSTEE
2997 PINE FOREST RD
CANTONMENT, FL 32533

HARRELL RONALD L
461 WESTERN PINES RD
CANTONMENT, FL 32533

SCHIRTZINGER JOEL
2933 PINE FOREST RD
CANTONMENT, FL 32533

LANDERS ARLEEN M
8522 ALTA VISTA DR
PENSACOLA, FL 32526

KEY FRANCIS S JR
2979 PINE FOREST RD
CANTONMENT, FL 32533

SIMMONS JOHNNY R
3000 PINE FOREST RD
CANTONMENT, FL 32533

RADEMACHER DAVID G
3248 WINDMILL CIR
CANTONMENT, FL 32533

GRAHAM HAROLD & JEAN D
3051 PINE FOREST RD
CANTONMENT, FL 32533

BURKE DARRELL M
777 GRAHAM RD
CANTONMENT, FL 32533

TROESCH HAROLD R SR
3080 PINE FOREST RD
CANTONMENT, FL 32533

ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS221 PALAFOX PL STE 420+PENSACOLA. FL 32502

FISHER JOHN E
462 TALL PINES LN
CANTONMENT, FL 32533

HENRY RUBY DIANE
2980 PINE FOREST RD
CANTONMENT, FL 32533

O GWYNN JEANNE MARIE
1760 COOPER LAKES DR
GRAYSON, GA 30017

HALLSTEAD WILLIAM F IV
2983 PINE FOREST RD
CANTONMENT, FL 32533

NELLUMS NOVETA S TRUSTEE
3013 PINE FOREST RD
CANTONMENT, FL 32533

MCLEAN DANIEL R LIFE EST
3252 WINDMILL CIR
CANTONMENT, FL 32533

HARRIS FREIDA
3264 WINDMILL CIR
CANTONMENT, FL 32533

FURR ENTERPRISES INC
3105 PINE FOREST RD
CANTONMENT, FL 32533

WALKER EDDY D
3268 WINDMILL CIR
CANTONMENT, FL 32533

SAPP DOUGLAS W
2931 PINE FOREST RD
CANTONMENT, FL 32533

WARD KENNETH CLARK
2975 PINE FOREST RD
CANTONMENT, FL 32533

DUNAWAY BESSIE
2948 PINE FOREST RD
CANTONMENT, FL 32533

CLARK GEORGE W & ALICE F
464 TALL PINES RD
CANTONMENT, FL 32533

THARPE CAROLYN F
459 TALL PINES RD
CANTONMENT, FL 32533

RICHIE ROBERT G
700 GRAHAM RD
CANTONMENT, FL 32533

SECKINGER DAVID E JR
3260 WINDMILL CIR
CANTONMENT, FL 32533

OLSEN VICTOR S III
3060 PINE FOREST RD
CANTONMENT, FL 32533

BRABBLE ROSCOE C
3263 WINDMILL CR
CANTONMENT, FL 32533

SIMMONS B W & BRENDA
790 GRAHAM RD
CANTONMENT, FL 32533

THARPE JAMES A JR
465 TALL PINES RD
CANTONMENT, FL 32533

SARTALAMACCHIA CHAD
460 TALL PINES LN
CANTONMENT, FL 32533

CLARK WILLARD S & EVELYN W
32 PALMETTO DR
MARY ESTHER, FL 32569

WOODFIN JAMES P 50%
WOODFIN
PO BOX 569
UNIONTOWN, AL 36786