

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
March 4, 2013–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

A. Z-2013-01

Applicant: Wiley C. "Buddy" Page, Agent for Leo J. Cyr

Address: 13502 Perdido Key Drive

From: R-2, Single-Family District (cumulative), Low-Medium Density, and
C-1, Retail Commercial District (cumulative)

To: C-1, Retail Commercial District (cumulative)

B. Z-2013-02

Applicant: Wiley C. "Buddy" Page, Agent for Gerald S. Chernekoff

Address: 9900 Sorrento Road

From: SDD, Special Development District, (noncumulative) Low-Density

To: C-1, Retail Commercial District (cumulative)

C. Z-2013-03

Applicant: Van G. Hibberts, Owner

Address: 590 St. Luke Church Rd

From: VAG-2, Village Agriculture District, (one du/five acres)

To: V-2, Village Single Family Residential District, (two du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 03/04/2013
CASE : Z-2013-01
APPLICANT: Wiley C. "Buddy" Page, Agent for Leo J. Cyr
ADDRESS: 13502 Perdido Key Drive
PROPERTY REF. NO.: 14-3S-32-1000-003-006
 MU- S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 2
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 04/02/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-2, Single-Family District (cumulative), Low-Medium Density, and C-1, Retail Commercial District(cumulative).

TO: C-1, Retail Commercial District (cumulative).

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 . The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Allowed uses include

Residential, Retail and Services, Professional Office, Recreational Facilities, and Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

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

FINDINGS

The proposed amendment to C-1 **is consistent** with the intent and purpose of Future Land Use category MU-S, Mixed Use Suburban as stated in CPP FLU 1.3.1; the densities and allowable uses are compatible to those provided for in the FLU category. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities infrastructure.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.07. R-2 Single-Family District (cumulative), Low-Medium Density.

A. Intent and purpose of district. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre. Refer to article 11 for uses and densities allowed in R-2, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in Article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-2 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy FLU 1.3.1 of the Comprehensive Plan.

7.20.03. Exemptions. Exemptions to the roadway requirements may be granted by the DRC or RHE [Planning Board] if one or more of the following conditions are met:

B. Infill development. In areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be

considered without being consistent with the roadway requirements. The intensity of the proposed development or new zoning district must be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public rights-of-way. Exceptions will be considered on a case-by-case basis and must be supported by competent and substantial evidence that the proposed rezoning will accomplish "infill" development. The evidence must show that the proposed development or rezoning will promote compact commercial development and will not promote ribbon commercial development.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The majority of the parcel is currently zoned Commercial. The Land Development Code discourages split zoning and for this reason granting of the rezoning request will eliminate a split zoned parcel, while allowing for the revitalization effort of a vacant parcel of land. The property has frontage on Perdido Key Drive which is zoned Commercial from the water front to the Gulf Beach Hwy intersection. If a commercial development is proposed, it would not negate the existing land use regulations that govern site development and design that will be applied in order to minimize impacts on the adjacent properties. The current land use map appears to support the requirements for infill development, where over fifty percent of a block is either zoned or used for commercial development. The land use regulations require that the property owner provide competent and substantial evidence that the request for rezoning will meet the requirements for infill development. The applicant has provided his analysis for review and staff concurs with the findings.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-2, C-1 and REC; ten single family residences, one duplex, eleven commercial properties, and one State owned parcel.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found **no changed conditions** that would impact the amendment or property(s). The Board of County Commissioners approved a Plan Unit Development (PUD), named Martin Condominiums PUD, and issued a Development Order #05012669, on July 7, 2005. An 18 month extension, EX-2006-16, to the original PUD was granted on June 21, 2006 by the Board of Adjustments. This parcel was part of that original PUD project. Although the project never came to fruition, it's relevant to determine that the densities and intensities allowed as permitted uses under the proposed rezoning would be of a lesser scale than that of the original approved PUD.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

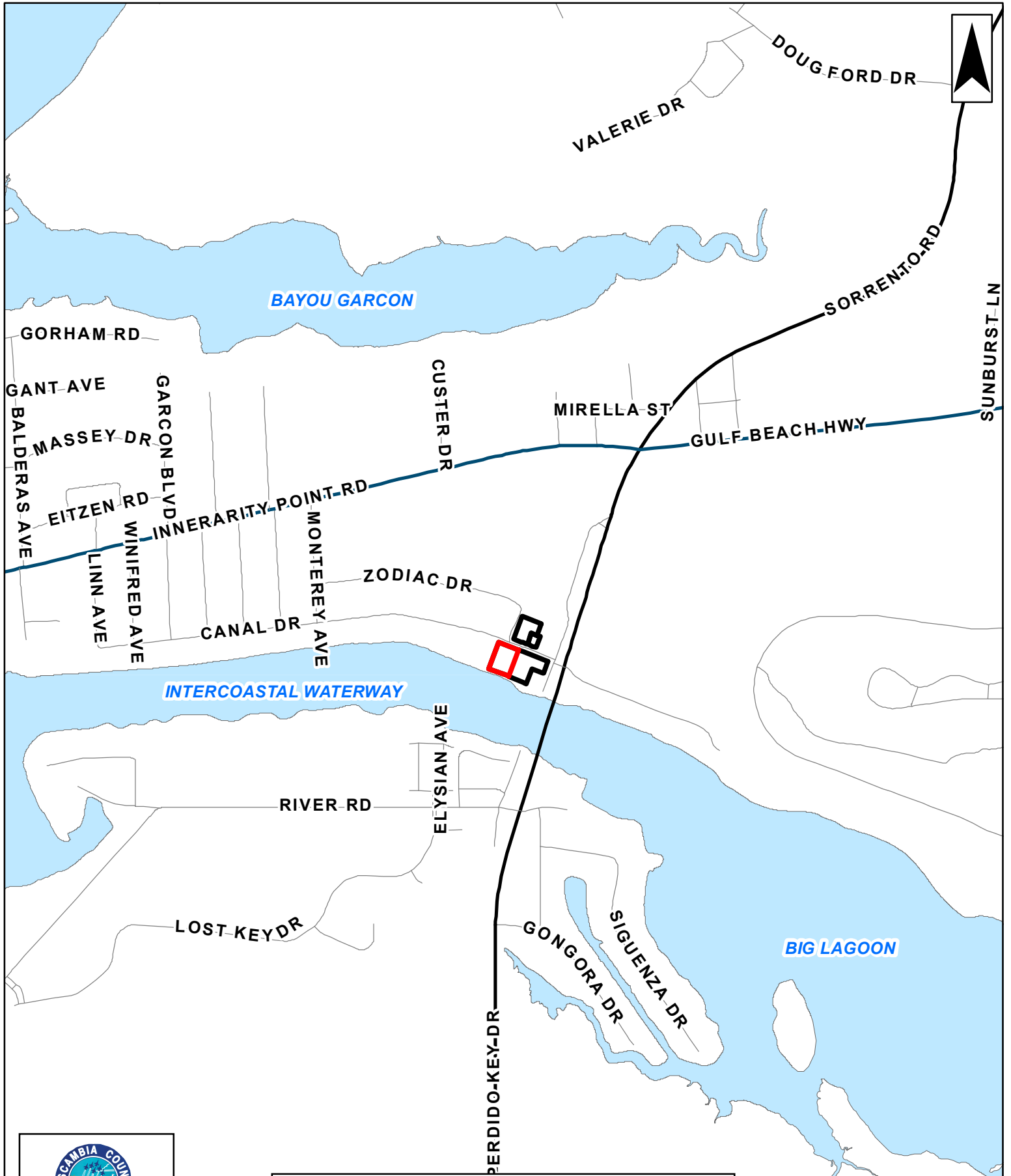

FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The proposed rezoning and intended use is consistent with the property uses surrounding the subject parcel and will result in a logical and orderly development. The amendment will provide commercial infill in an area that already has existing commercial uses and will promote compact commercial development.

Attachments

Z-2013-01

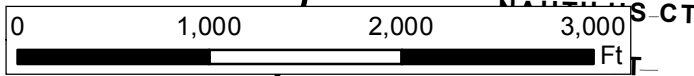
Z-2013-01

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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-01 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



C-1

C-1

R-2

R-2

C-1

CANAL DR

R-2

PERDIDO KEY DR

PERDIDO KEY DR

REC

INTERCOASTAL WATERWAY

CGPK

PLAYAWAY

HAMMERHEAD DR

CGPK

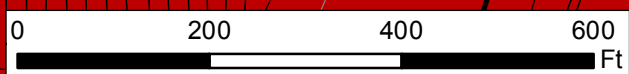
PERDIDO KEY DR



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-01 500' RADIUS ZONING



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



MU-S

MU-S

ZODIAC DR

MU-S

CANAL DR

PERDIDO KEY DR

PERDIDO KEY DR

REC

INTERCOASTAL WATERWAY

MU-PK

PLAYA WAY

HAMMERHEAD DR

MU-PK

PERDIDO KEY DR



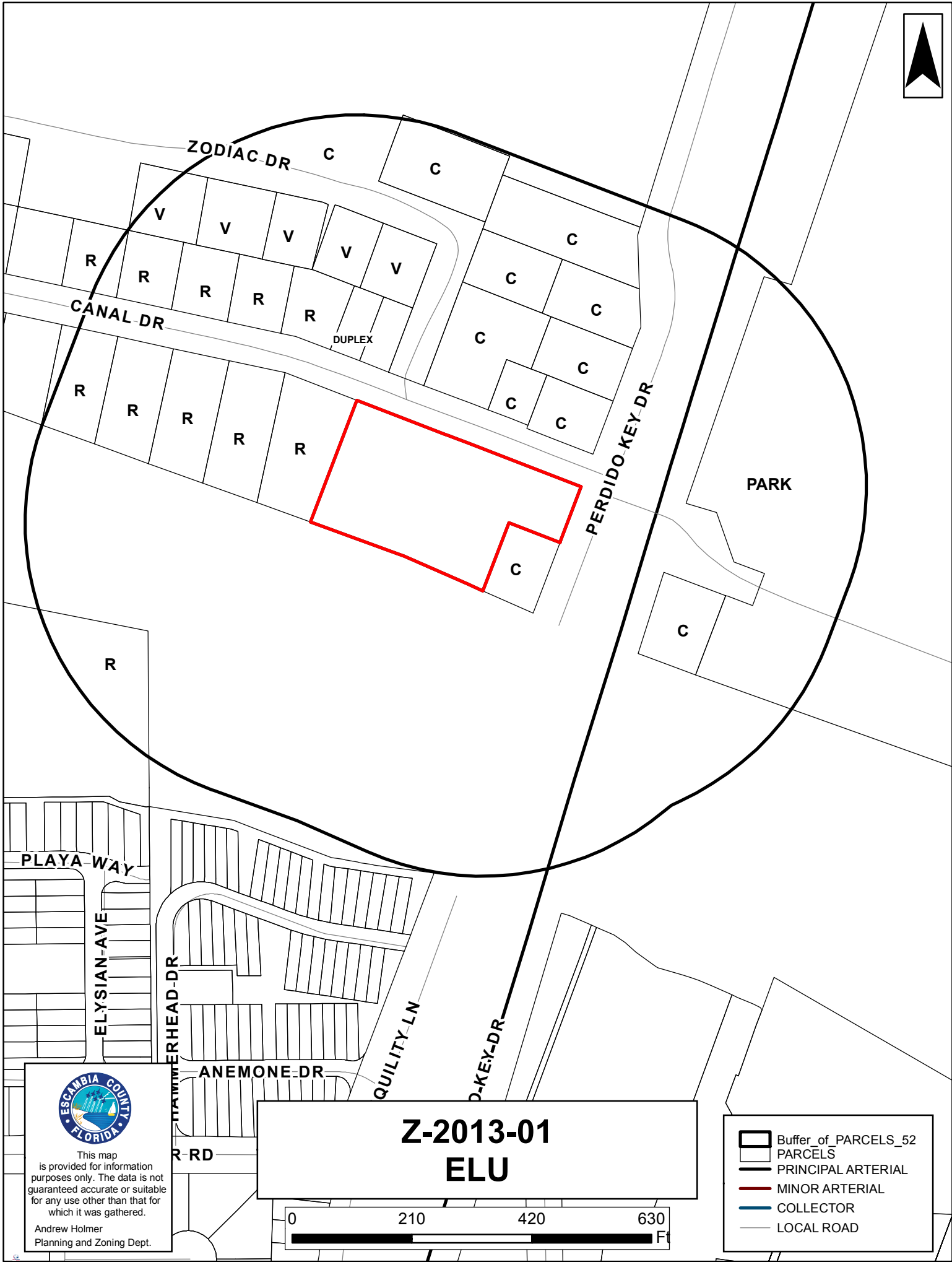
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Andrew Holmer
Planning and Zoning Dept.

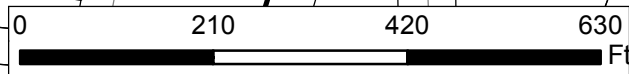
Z-2013-01 FUTURE LAND USE



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



Z-2013-01 ELU



- Buffer_of_PARCELS_52
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

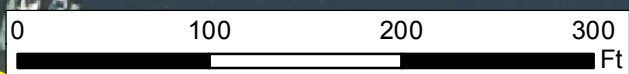
Andrew Holmer
Planning and Zoning Dept.








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Andrew Holmer
Planning and Zoning Dept.

Z-2013-01 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-01

CURRENT ZONING: R-2 PROPOSED ZONING: C-1

PLANNING BOARD

DATE: 03/04/13 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 04/02/13 TIME: 5:45 PM

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN

PUBLIC NOTICE SIGN

A wide-angle photograph showing a large, open field of dry, brownish grass in the foreground. In the middle ground, there is a body of water, likely a canal or marina, with several white boats docked at a pier. Behind the water, there is a row of houses with various roof colors, including green and red. The sky is filled with light, wispy clouds. The overall scene is a mix of natural and developed areas.

LOOKING SOUTHWEST ONTO THE SITE
FROM CANAL RD



LOOKING NORTHWEST FROM THE SITE



LOOKING NORTHEAST FROM SITE



LOOKING SOUTHWEST FROM SITE



LOOKING SOUTEAST FROM CANAL RD



LOOKING NORTHEAST ON PERDIDO KEY DR

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

February 3, 2013
VIA HAND DELIVERY

Ms. Allyson Cain, Planner III
Escambia County Planning Dept.
3363 West Park Place
Pensacola,, Florida 32505

RE: Rezoning From R-2 to C-1
Property Parcel 14-1S-32-1000-003-006
Address: 13515 Perdido Key Drive

Dear Ms. Cain:

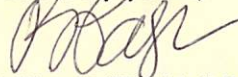
The attached application concerns a parcel of property that currently has split zoning with the eastern portion currently zoned C-1 while the westerly portion is zoned R-2 as shown on attached maps. If granted, the property would have C-1 zoning over the entire parcel.

The site fronts on Perdido Key Drive, which substantially complies with the LDC Location Criteria within an area that has historically been used for fish sales, restaurants and tackle shops and other marine related commercial activities.

The request is consistent with the LDC and the adopted Comprehensive Plan, has no environmental impact and is not located within an Area of Critical State Concern.

Please contact me if you have any questions or need additional information. Thank you.

Sincerely yours,



Wiley C. "Buddy" Page

Copy: Mr. Ray Russenberger
Mr. Leo Cyr



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R-2 to: C-1

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

Owner(s) Name: Canal Drive Properties, LLC Phone: 850-432-9620

Address: 24 West Cedar Street Pensacola, FL 32502 Email: leoc@marinamgmt.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: 13515 Canal Drive Pensacola, Escambia County, Florida

Property Reference Number(s)/Legal Description: 14-1S-32-1000-003-006

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]
Signature of Owner/Agent

Canal Drive Properties, LLC
Printed Name Owner/Agent

2/05/2013
Date

Signature of Owner

Printed Name of Owner

Date

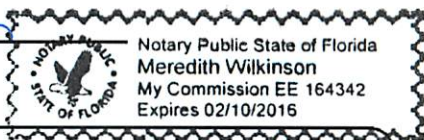
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 5 day of February 20 13,
by Leo J. Cyr

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

[Signature]
Signature of Notary
(notary seal must be affixed)

Meredith Wilkinson
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2013-01

Meeting Date(s): 3/4/13 Accepted/Verified by: [Signature] Date: 2/7/13

Fees Paid: \$ 1,155.00 Receipt #: _____ Permit #: PRZ 130200002



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 14-1S-32-1000-003-006

Property Address: 13515 Canal Drive Pensacola, Florida 32507

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 5th DAY OF FEBRUARY, YEAR OF 2013.

Signature of Property Owner

Canal Drive Properties, LLC

Printed Name of Property Owner

2/05/2013

Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 13515 Canal Drive Pensacola, Florida,
Florida, property reference number(s) 14-1S-32-1000-003-006

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, FL 32571 Phone: 850-232-9853

[Handwritten Signature]
Signature of Property Owner

Canal Drive Properties, LLC
Printed Name of Property Owner

2/05/2013
Date

Signature of Property Owner

Printed Name of Property Owner

Date

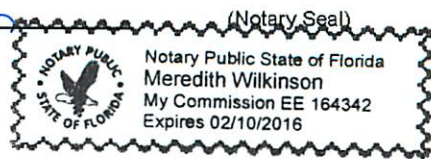
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 5 day of February 20 13,
by Leo J. Cyr

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

[Handwritten Signature]
Signature of Notary

Meredith Wilkinson
Printed Name of Notary



Prepared by and return to:

Daniel R. Lozler
Attorney at Law
Lozler, Thames & Frazier, P.A.
24 West Chase Street
Pensacola, FL 32502
850-469-0202
File Number: RUS679.70

Parcel Identification No. 143S321000603006

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 15th day of November, 2012 between Herman B. White, III, a married man whose post office address is 331 Half Moon Way, Runaway Bay, TX 76426 of the County of Wise, State of Texas, grantor*, and Canal Drive Properties, L.L.C., a Florida limited liability company whose post office address is 1901 Cypress Street, Pensacola, FL 32502 of the County of Escambia, 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:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY (100 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL DRIVE (66 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 68°50'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 247.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET; THENCE RUN SOUTH 21°10'00" WEST A DISTANCE OF 220.0 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE INTERCOASTAL CANAL; THENCE RUN SOUTH 70°46'00" EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET AND THENCE RUN NORTH 21°10'00" EAST A DISTANCE OF 225.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL LYING AND BEING IN TRACT "F" OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AS SHOWN ON THE MAP OF SAID SECTION AS RECORDED IN DEED BOOK 102 AT PAGE 308, OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY (100 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL DRIVE (66 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 68°50'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 247.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°50'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.80 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY GO SOUTH 21°12'09" WEST FOR A DISTANCE OF 239.04 FEET; THENCE CONTINUE SOUTH 21°12'09" WEST FOR A DISTANCE OF 22 FEET, MORE OR LESS TO THE APPROXIMATE WATERS EDGE OF THE INTERCOASTAL WATERWAY; THENCE MEANDER SOUTHEASTERLY ALONG SAID WATERS EDGE FOR A DISTANCE OF 10 FEET, MORE OR LESS TO A POINT LYING SOUTH 21°00'00" WEST OF THE POINT OF BEGINNING; THENCE GO NORTH 21°10'00" EAST FOR A DISTANCE OF 22 FEET, MORE OR LESS, TO AN EXISTING IRON PIPE; THENCE CONTINUE NORTH 21°00'00" EAST FOR A DISTANCE OF 238.88 FEET TO THE POINT OF BEGINNING. ALL

DoubleTimes

LYING AND BEING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel ID# 1438321000003006, briefly known as 13515 Canal Drive, Pensacola, Florida 32507

and

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GULF BEACH HIGHWAY AND THE NORTH RIGHT-OF-WAY LINE OF THE INTERCOASTAL CANAL; THENCE WEST 100 FEET FOR THE POINT OF BEGINNING, CONTINUE WEST 147.5 FEET, THENCE NORTH AT RIGHT ANGLE 134.7 FEET, THENCE EASTERLY AT RIGHT ANGLE 147.5 FEET, THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY 134.7 FEET TO THE POINT OF BEGINNING, BEING IN THE SUBDIVISION OF SECTION "E" OF GULF BEACH HEIGHTS, ALSO LYING AND BEING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel ID# 1438321000002906, briefly known as 13508 Perdido Key Drive, Pensacola, Florida 32507

and

THAT PORTION OF TRACT "F", IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY OF THE INTERCOASTAL CANAL AND THE CENTERLINE OF GULF BEACH HIGHWAY, THENCE NORTHERLY ALONG THE CENTERLINE OF SAID HIGHWAY 294.7 FEET; THENCE WESTERLY AT RIGHT ANGLES, 175 FEET; THENCE NORTHERLY AT RIGHT ANGLES 6 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, 94 FEET TO AN IRON ROD; THENCE WESTERLY AT RIGHT ANGLES, 75 FEET TO AN IRON ROD; THENCE SOUTHERLY AT RIGHT ANGLES 94 FEET TO AN IRON ROD IN THE NORTHERLY RIGHT-OF-WAY OF CANAL DRIVE; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, 75 FEET TO THE POINT OF BEGINNING.

Parcel ID# 1438321000108005, briefly known as 13510 Canal Drive, Pensacola, Florida 32507

and

A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, BEING THE SAME PROPERTY AS CONVEYED IN OFFICIAL RECORDS BOOK 3477 AT PAGE 542 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY (R/W VARIES) AND THE NORTH BOUNDARY LINE OF THE INTERCOASTAL CANAL IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST; THENCE GO NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY FOR A DISTANCE OF 134.70 FEET TO AN EXISTING 1/2" IRON ROD AND THE POINT OF BEGINNING; THENCE GO NORTH 70°46'00" WEST FOR A DISTANCE OF 247.84 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE GO NORTH 19°17'52" EAST FOR A DISTANCE OF 108.08 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE GO SOUTH 70°21'47" EAST FOR A DISTANCE OF 247.37 FEET TO AN EXISTING 5/8" DEPARTMENT OF TRANSPORTATION CAPPED IRON ROD AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID GULF BEACH HIGHWAY; THENCE GO SOUTH 19°01'52" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 102.34 FEET TO THE POINT OF BEGINNING.

ALSO:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GULF BEACH HIGHWAY (100 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL DRIVE (66 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 68°50'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 247.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°50'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY GO SOUTH 21°12'09" WEST FOR A DISTANCE OF 239.04 FEET; THENCE CONTINUE SOUTH 21°12'09" WEST FOR A DISTANCE OF 22 FEET, MORE OR LESS TO THE APPROXIMATE WATERS EDGE OF THE INTERCOASTAL WATERWAY; THENCE MEANDER SOUTHEASTERLY ALONG SAID WATERS EDGE FOR A DISTANCE OF 10 FEET, MORE OR LESS TO A POINT LYING SOUTH 21°00'00" WEST OF THE POINT OF BEGINNING; THENCE GO NORTH 21°00'00" EAST FOR A DISTANCE OF 22 FEET, MORE OR LESS, TO AN EXISTING IRON PIPE; THENCE CONTINUE NORTH 21°00'00" EAST FOR A DISTANCE OF 238.88 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel ID# 1438321000006006, briefly known as 13504 Canal Drive, Pensacola, Florida 32507

and

PARCEL 1

THAT PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH R/W LINE OF CANAL DRIVE (60' R/W) AND THE WESTERLY LINE OF GULF BEACH HIGHWAY (100' R/W); THENCE WESTERLY ALONG THE NORTH LINE OF SAID CANAL DRIVE 125.0 FEET; THENCE NORTH AT RIGHT ANGLES ALONG CANAL DRIVE 6.0 FEET; THENCE WESTERLY ALONG CANAL DRIVE (66' R/W) 75.0 FEET; THENCE WESTERLY ALONG SAID CANAL DRIVE (66' R/W) 75.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY 120.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES 94.0 FEET; THENCE EASTERLY AT RIGHT ANGLES 120.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 94.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY R/W LINE OF GULF BEACH HIGHWAY (100' R/W) AND THE NORTHERLY LINE OF CANAL DRIVE (60' R/W); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID R/W A DISTANCE OF 200.02 FEET TO AN IRON PIPE; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°47'30" A DISTANCE OF 197.32 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, 120.0 FEET TO AN IRON PIPE; THENCE SOUTHERLY AT RIGHT ANGLES 100.0 FEET TO AN IRON PIPE; THENCE EASTERLY AT RIGHT ANGLES 120.0 FEET TO AN IRON PIPE; THENCE NORTHERLY AT RIGHT ANGLES 100.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THAT PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY R/W LINE OF GULF BEACH HIGHWAY (100' R/W) AND THE NORTHERLY LINE OF CANAL DRIVE (60' R/W); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID R/W A DISTANCE OF 100.01 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID R/W LINE 100.01 FEET TO AN IRON PIPE; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°47'30" A DISTANCE OF 197.32 FEET TO AN IRON PIPE; THENCE SOUTHERLY AT RIGHT ANGLES

100.0 FEET TO AN IRON PIPE; THENCE EASTERLY AT RIGHT ANGLES 199.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY R/W LINE OF GULF BEACH HIGHWAY (100' R/W) AND THE NORTHERLY LINE OF CANAL DRIVE (60' R/W); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID R/W A DISTANCE OF 100.01 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID R/W LINE 97.94 FEET; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°26'54" A DISTANCE OF 153.17 FEET; THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 89°33'06" A DISTANCE OF 97.94 FEET; THENCE EASTERLY WITH AN INTERIOR ANGLE OF 90°26'54" A DISTANCE OF 153.17 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY R/W LINE OF CANAL DRIVE (66' R/W) AND THE WESTERLY LINE OF GULF BEACH HIGHWAY; THENCE GO N68°06'57"W ALONG SAID NORTHERLY R/W FOR A DISTANCE OF 125.00 FEET; THENCE GO N21°53'03"E ALONG SAID NORTHERLY R/W LINE 6.0 FEET; THENCE GO N68°06'57"W ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N68°06'57"W ALONG SAID NORTHERLY R/W FOR A DISTANCE OF 120.00 FEET TO THE EASTERLY R/W OF ZODIAC DRIVE; THENCE GO N21°53'03"E ALONG SAID EASTERLY R/W FOR A DISTANCE OF 194.00 FEET; THENCE DEPARTING SAID EASTERLY R/W GO S66°05'57"E FOR A DISTANCE OF 164.15 FEET; THENCE GO S20°53'02"W FOR A DISTANCE OF 100.01 FEET; THENCE GO N68°06'57"W FOR A DISTANCE OF 45.90 FEET; THENCE GO S21°53'03"W FOR A DISTANCE OF 94.80 FEET TO THE POINT OF BEGINNING.

Parcel ID# 143S321000057005, briefly known as 13500 Canal Drive Block, Pensacola, Florida 32507

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 further warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

* "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:

Janice Sivley
Witness Name: JANICE SIVLEY

Hester Edwin
Witness Name: HESTER EDWIN

Herman B. White, III (Seal)
Herman B. White, III

State of Texas
County of Wise

The foregoing instrument was acknowledged before me this 14th day of November, 2012 by Herman B. White, III, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jennifer L. Randolph
Notary Public

Printed Name: Jennifer L Randolph

My Commission Expires: 03-31-2014





THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

Development Services
Department

Geographic Information Systems
Addressing Office
Phone (850) 595-3458
Fax (850) 595-3482
E-mail: rick_geiberger@co.escambia.fl.us

T. Lloyd Kerr, AICP
Director

Rick Geiberger
Address Coordinator
Escambia County
Florida

February 7, 2013

To whom it may concern:

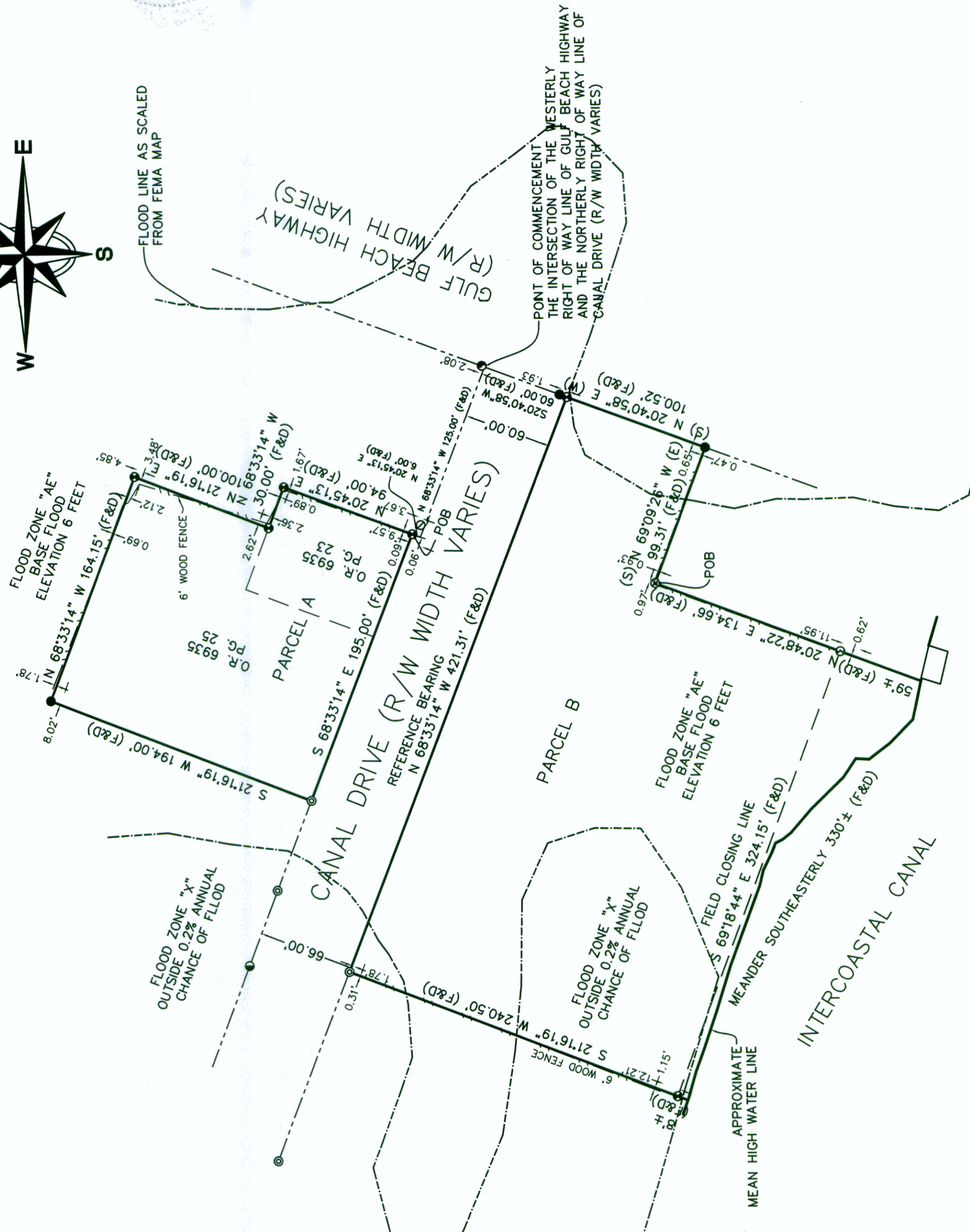
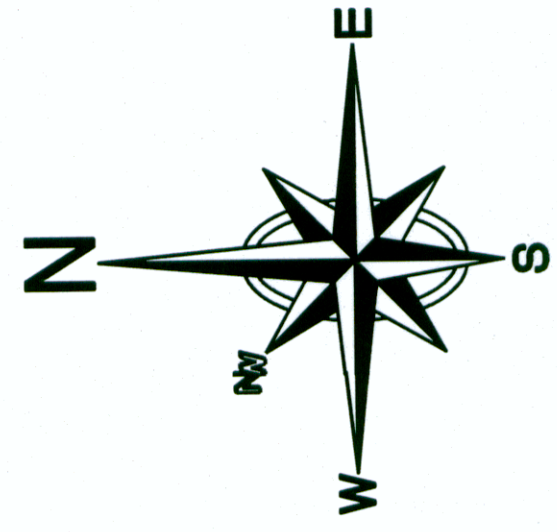
Please be advised that the new official address issued to parcel identification number 14-3S-32-1000-003-006 is **13502 Perdido Key Dr.** Please update any records to the correct address. You may call me at 850-595-3458 should you have any questions regarding the address.

Thank You,

Rick Geiberger

GIS Technician, Escambia County, Florida

BOUNDARY SURVEY OF A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA



- NOTES:**
- ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 3774 (FOUND)
 - ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
 - ⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 2499 (FOUND)
 - ⊕ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
 - ⊖ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
 - ⊗ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
 - (D) ~ DEED INFORMATION
 - (F) ~ FIELD INFORMATION
 - P/W ~ RIGHT OF WAY
 - P.O.B. ~ POINT OF BEGINNING
 - O.R. ~ OFFICIAL RECORD
 - P.G. ~ PAGE

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
NEW PARCEL CREATED AT THE CLIENT'S REQUEST
DESCRIBED AS FOLLOWS:

PARCEL A

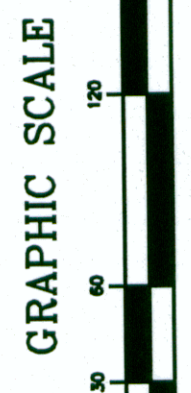
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY AND THE NORTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES); THENCE GO NORTH 68 DEGREES 33 MINUTES 14 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CANAL DRIVE FOR A DISTANCE OF 125.00 FEET; THENCE GO NORTH 20 DEGREES 45 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 6.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE GO NORTH 20 DEGREES 45 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 94.00 FEET; THENCE GO NORTH 68 DEGREES 33 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 30.00 FEET; THENCE GO NORTH 21 DEGREES 16 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 100.00 FEET; THENCE GO NORTH 68 DEGREES 33 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 164.15 FEET; THENCE GO SOUTH 21 DEGREES 16 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 194.00 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES); THENCE GO SOUTH 68 DEGREES 33 MINUTES 14 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.80 ACRES MORE OR LESS.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
NEW PARCEL CREATED AT THE CLIENT'S REQUEST
DESCRIBED AS FOLLOWS:

PARCEL B

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY AND THE NORTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES); THENCE GO SOUTH 20 DEGREES 40 MINUTES 58 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY FOR A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES); THENCE CONTINUE SOUTH 20 DEGREES 40 MINUTES 58 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY FOR A DISTANCE OF 100.52 FEET TO THE POINT OF BEGINNING; THENCE REVERSE LAST LINE TRAVERSED GO SOUTH 69 DEGREES 09 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 99.31 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY; THENCE GO NORTH 20 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY FOR A DISTANCE OF 100.52 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES); THENCE GO NORTH 68 DEGREES 33 MINUTES 14 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES) FOR A DISTANCE OF 421.31 FEET; THENCE GO SOUTH 21 DEGREES 16 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 240.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE SOUTH 21 DEGREES 16 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 8 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF INTERCOASTAL CANAL; THENCE MEANDER SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE OF INTERCOASTAL CANAL FOR 330 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE PASSING THROUGH THE POINT OF BEGINNING HAVING A BEARING OF NORTH 20 DEGREES 48 MINUTES 22 SECONDS EAST; THENCE GO NORTH 20 DEGREES 48 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 59 FEET MORE OR LESS TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; SAID POINT "B" LYING SOUTH 69 DEGREES 18 MINUTES 44 SECONDS EAST A DISTANCE OF 324.15 FEET FROM THE AFORESAID POINT "A"; THENCE CONTINUE NORTH 20 DEGREES 48 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 134.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2.14 ACRES MORE OR LESS.

- GENERAL NOTES:**
- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 68 DEGREES 33 MINUTES 14 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CANAL DRIVE (R/W WIDTH VARIES).
 - THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
 - THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 6 FEET AND IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C-0508 G, REVISED SEPTEMBER 29, 2006.
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
 - THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050 - 51-17.17052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 - THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
 - FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
 - FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
 - THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
 - THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
 - ENCROACHMENTS ARE AS SHOWN.



BOUNDARY SURVEY
 OF A PORTION OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 32 WEST,
 ESCAMBIA COUNTY, FLORIDA
 PREPARED FOR AND REQUESTED BY:
 LEO CYR

NORTHWEST FLORIDA LAND SURVEYING, INC.
 A PROFESSIONAL SERVICE ORGANIZATION
 7146 BELGIUM CIRCLE
 Panama City, FL 32380
 (904) 492-1004

SCALE 1"=60'
 DESIGNED 1"=60'
 DRAWN JAS
 CHECKED FRT
 DATE 2-14-13
 LICENSED PROFESSIONAL LAND SURVEYOR

NO.	DATE	APPR.	REVISIONS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.
 7146 BELGIUM CIRCLE, PANAMA CITY, FLORIDA 32380
 FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 3027 CORP. NUMBER 7277
 02-14-2013



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **573190**

Date Issued. : 02/08/2013

Cashier ID : KLHARPER

Application No. : PRZ130200002

Project Name : Z-2013-01

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	001003	\$1,155.00	App ID : PRZ130200002
		\$1,155.00	Total Check

Received From : CANAL DRIVE PROPERTIES LLC

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ130200002	665800	1,155.00	\$0.00	

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 2/8/2013

Planning Board-Rezoning

5. B.

Meeting Date: 03/04/2013
CASE : Z-2013-02
APPLICANT: Wiley C. "Buddy" Page, Agent for Gerald S. Chernekoff
ADDRESS: 9900 Sorrento Road
PROPERTY REF. NO.: 05-3S-31-1500-004-009, 05-3S-31-1500-003-007
FUTURE LAND USE: MU-S
DISTRICT: 2
OVERLAY DISTRICT: AIPD-1, APID-2, & APZ-1
BCC MEETING DATE: 04/02/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: SDD, Special Development District, (noncumulative) low density.

TO: C-1, Retail Commercial District (cumulative).

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include" Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten

dwelling units per acre.

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

CPP FLU 4.1.2 Airfield Influence Planning Districts. Escambia County shall provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment, creating a buffer to lessen impacts from and to property owners, and protecting the health, safety and welfare of citizens living in close proximity to military airfields. The overlay districts shall require density and land use limitations, aviation easements, building sound attenuation, real estate disclosures, and Navy (including other military branches where appropriate) review of proposed development based on proximity to Clear Zones, Accident Potential Zones (APZs), aircraft noise contours, and other characteristics of the respective airfields. The districts and the recommended conditions for each are as follows:

A. Airfield Influence Planning District-1 (AIPD-1): Includes the current Clear Zones, Accident Potential Zones and noise contours of 65 Ldn and higher, (where appropriate) as well as other areas near and in some cases abutting the airfield.

1. Density restrictions and land use regulations to maintain compatibility with airfield operations; and
2. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
3. Required dedication of aviation easements to the county for subdivision approval and building permit issuance; and
4. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
5. Required disclosure for real estate transfers.

B. Airfield Influence Planning District-2 (AIPD-2): Includes land that is outside of the AIPD -1 but close enough to the airfield that it may affect, or be affected by, airfield operations.

1. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
2. Required dedication of aviation easements to the county for subdivision approval and building permit issuance; and
3. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
4. Required disclosure for real estate transfers; and
5. No County support of property rezonings that result in increased residential densities in excess of JLUS recommendations. The three installations in Escambia County - Naval Air Station Pensacola (NASP), Navy Outlying Field (NOLF) Saufley and NOLF Site 8, are each utilized differently. Therefore, the size and designations of the AIPD Overlays vary according to the mission of that particular installation. The Escambia County Land Development Code details and implements the recommendations. The

AIPD Overlays Map is attached herein.

CPP MOB 4.2.7 Compliance Monitoring. Escambia County shall monitor development in the AIPDs for compliance with the JLUS recommendations and AICUZ study requirements. Rezoning to a higher density will be discouraged. The Compatibility requirements will be revised as the mission of the military facility changes or removed if the facility closes.

FINDINGS

The proposed amendment to C-1 **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1 The densities and allowable uses are compatible with those provided for in the Future Land Use category. The current Future Land Use category of MU-S allows for a mix of residential and nonresidential uses while promoting compatible infill development and promoting the efficient use of existing public roads, utilities and service infrastructure to maximize the use development densities within the CPP FLU 1.5.3.

CPP FLU 4.1.2 states the Airfield Influence Planning Districts (AIPD) require density and land use limitations, aviation easements, building sound attenuation, real estate disclosures, and Navy review and comment of proposed development and no County support of property rezonings that result in increased residential densities in excess of JLUS recommendations.

The County will monitor development in the AIPD areas for compliance with the JLUS recommendations and rezoning to a higher density will be discouraged as per the Comprehensive Plan MOB 4.2.7.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.21. SDD special development district, (noncumulative) low density.

A. Intent and purpose. This district is intended to conserve and protect environmentally sensitive areas that have natural limitations to development. These areas have certain ecological functions which require performance standards for development. SDD is to be phased out over time and no property not now zoned SDD will be zoned SDD in the future. The maximum density of this district is three dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in SDD, special development areas located in the Airport/Airfield Environs.

6.05.14. C-1 retail commercial district (cumulative).

A. Intent and purpose of district. This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such

operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy 7.A.4.7.g of the Comprehensive Plan. The maximum density for residential uses is 25 dwelling units per acre, except in the Low Density Residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in C-1, retail commercial areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with C-1 zoning located in the C-3(OL) Warrington Commercial Overlay District, Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District. All retail commercial (C-1) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

7.20.05. Retail commercial locational criteria (AMU-2, C-1, VM-2).

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

B. They may be located along an arterial or collector roadway up to one-half mile from a collector/arterial or arterial/arterial intersection may be allowed provided all of the following criteria are met:

1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);
2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and article 7;
3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision.
5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics.

C. They may be located along an arterial or collector roadway more than one-half mile from a collector/arterial or arterial/arterial intersection without meeting the above additional requirements when one or more of the following conditions exists:

1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips; or
2. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development

and not promote ribbon or strip commercial development.

11.02.02. AIPD-1;

A. AIPD-1 regulations. Areas within the AIPD-1 overlay are subject to the following additional restrictions:

6. Rezoning. Rezoning to a commercial district to obtain a higher density is not permitted. Rezoning is allowed, but density is limited to the maximum density allowed in the APZ Area or AIPD in which the property is located. The overlay density takes precedence and shall be determined by the following chart, regardless of the zoning district in which the property is located.

11.02.03. AIPD-2

A. AIPD-2 regulations. AIPD-2 requirements are the same for all airfields and installations.

B. Density. Densities are controlled by the underlying zoning category. Density limits in AIPD-2 are not absolute, meaning clustering, planned unit development and density transfers, when such a program is developed, are permitted. There are no additional regulations regarding density except the following:

Rezoning is allowed only to a zoning district that allows three d.u./acre or less. An alternative mixed-use zoning category that allows commercial uses and limits density to three d.u./acre is offered in place of the current high density commercial zoning districts. (See Article 6, Zoning Districts--AMU-1 and AMU-2.) Properties that currently have density of less than three d.u./acre can apply for an up-zoning to AMU-1, AMU-2 or V-2A, which have a maximum density of three d.u./acre.

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code.

Per LDC 11.02.01.B.4, for parcels split by AIPD boundaries, only that portion of a parcel that falls within the AIPD is subject to the conditions of the AIPD. The proposed rezoning request from SDD to C-1 **is not consistent** with either portion of the AIPD-2 or the AIPD-1 overlay. According to the intent and purpose of the C-1 zoning designation that portion of the parcel within the AIPD-1 and AIPD-2 cannot be up zoned to C-1 do to higher density allowed, however for commercial purposes a rezoning could be allowed if the zoning was rather AMU-1 or AMU-2 which meets the density requirements.

In addition to the findings stated above, the proposed rezoning request must comply with the locational criteria regulations as described in Criterion 1 for the broad range of commercial uses within the proposed zoning category of C-1. They may meet locational criteria as stated in LDC 7.20.05.C.2. The property is not located in areas where existing commercial or other intensive development is established and the proposed development would not constitute as infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and

must promote compact development and not promote ribbon or strip commercial development.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-5, R-6,C-1 and SDD. Coral Creek Subdivision,(PB 14 P 33) is within the radius. There are 33 single family residences, one mobile home, and 11 vacant parcels.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property(s). For informational purposes staff found case Z-2006-26 rezoning from R-6 to AMU-1 at 9500 BLK Gulf Beach Hwy which was approved by the BCC on May 4, 2006.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** indicated on the subject property. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

As stated in the Comprehensive Plan Policy CON 1.1.2 the County will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development

approval. C-1 allows for clustering, planned unit developments and density transfers to avoid impacts to wetlands and more restrictive AIPD areas. The applicant provided a boundary survey but did not depict the wetland areas and during the Site Plan Review process a current wetland survey will be required to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. Rezoning the parcels to C-1 would allow for an higher density of more than three dwelling units per acre which is not allowed in the AIPD overlay areas. The rezoning would also promote ribbon or strip like commercial development due to there is current commercial C-1 zoning and no development within the 500 ft radius and the nearest arterial intersection is more than 0.4 miles away.

Attachments

Z-2013-02

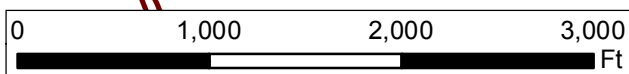
Z-2013-02



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

Andrew Holmer
Planning and Zoning Dept.


Z-2013-02 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



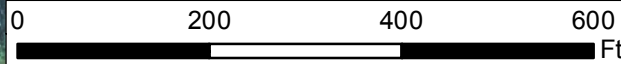
SORRENTO RD









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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-02 WETLANDS MAP



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

R-6

R-6



CARIBBEAN DR

CORAL CREEK DR

CORAL ST

WEST INDIES DR

CAYMAN LN

R-6

C-1

AMU-1

SORRENTO RD

SORRENTO RD

C-1

SDD

C-1

SDD

R-5

SDD

SDD

R-R

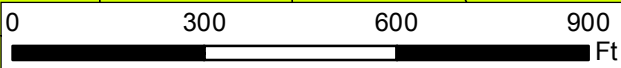
SIDNEY RD



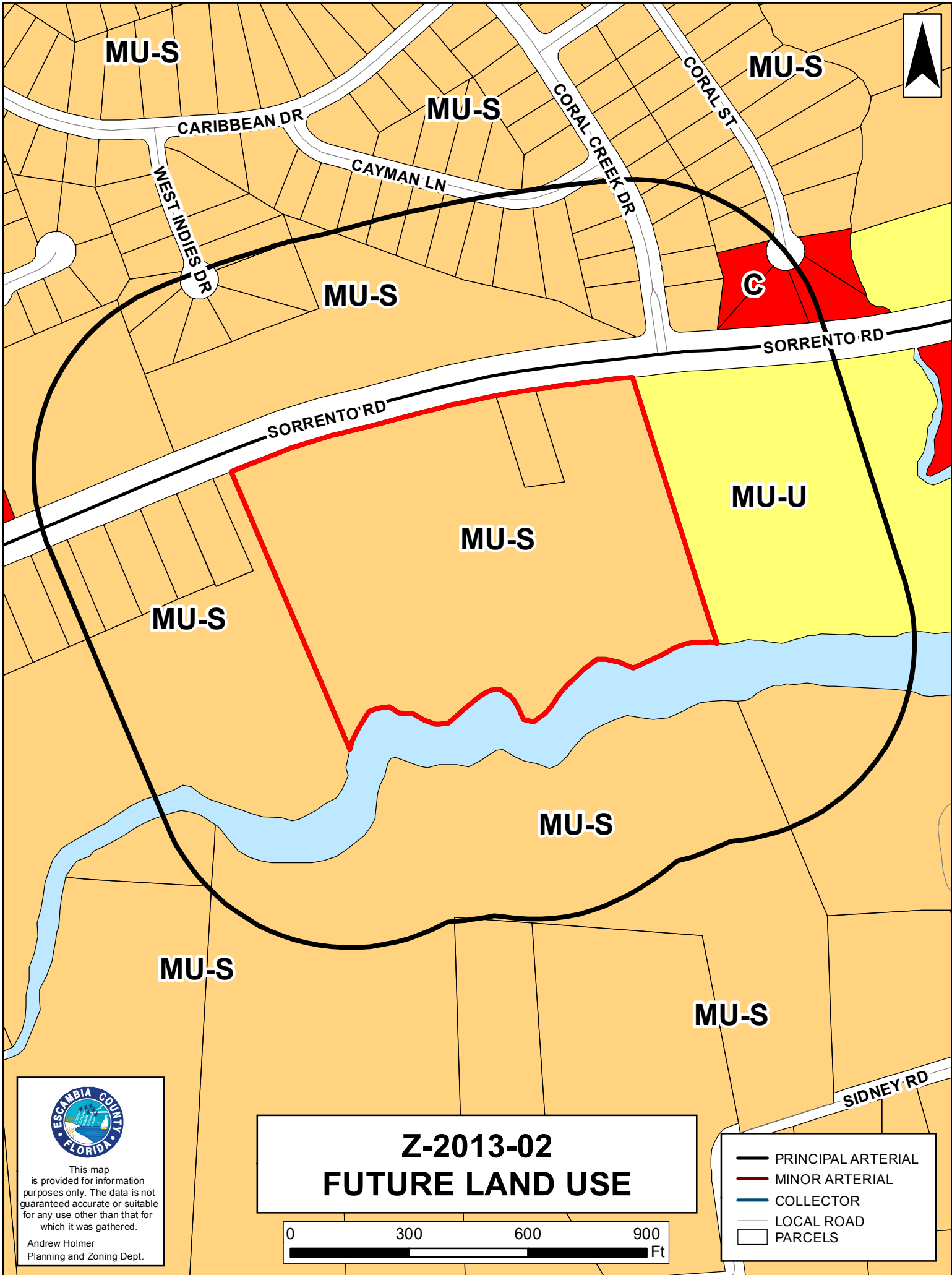
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-02 500' RADIUS ZONING



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



MU-S

MU-S

MU-S

MU-S

MU-U

MU-S

MU-S

MU-S

MU-S

MU-S

C

CARIBBEAN DR

WEST INDIES DR

CAYMAN LN

CORAL CREEK DR

CORAL ST

SORRENTO RD

SORRENTO RD

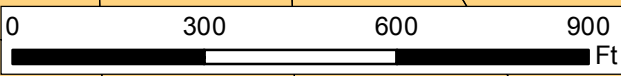
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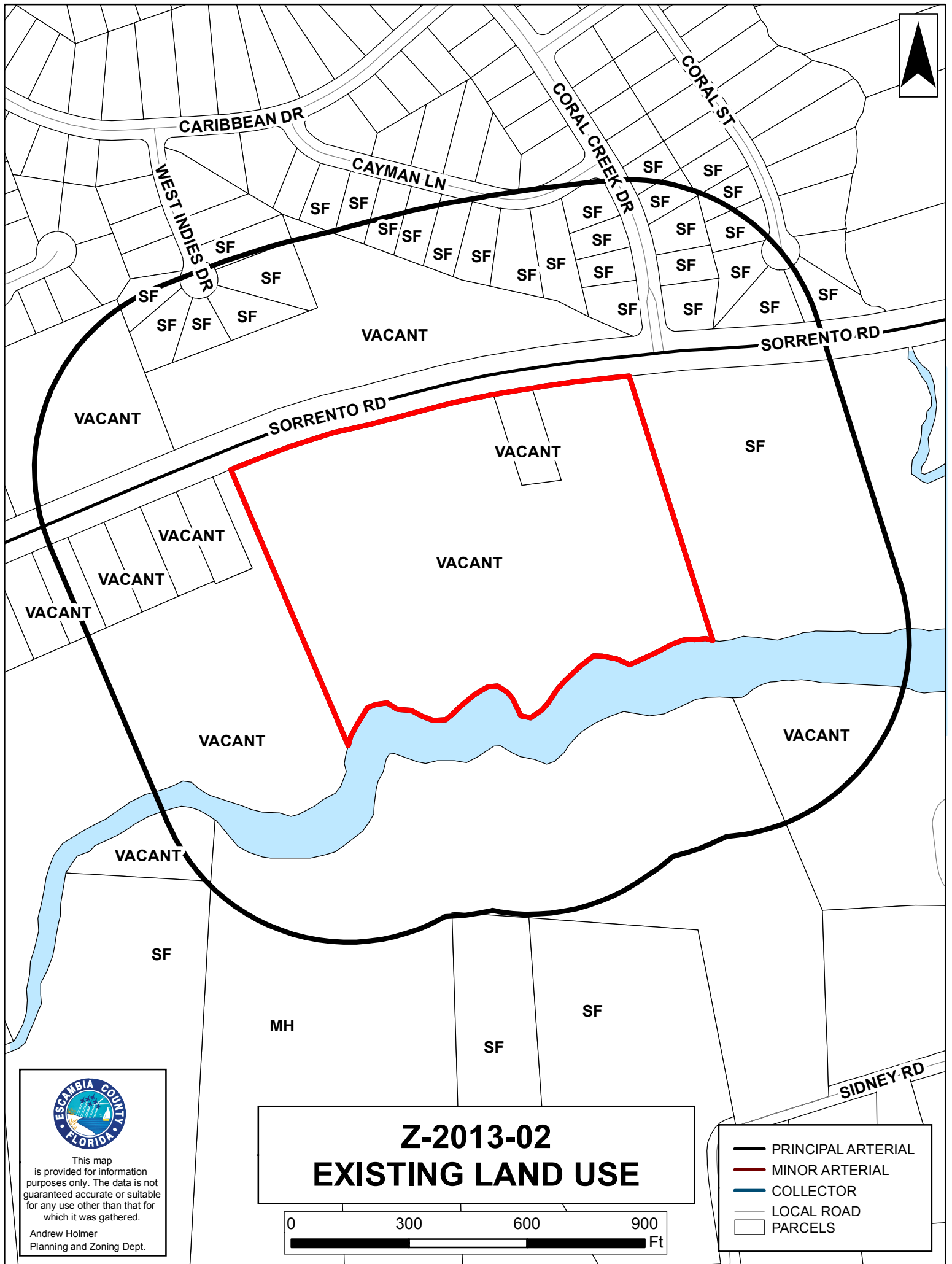
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

**Z-2013-02
FUTURE LAND USE**

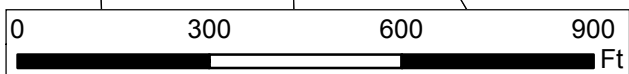







- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS

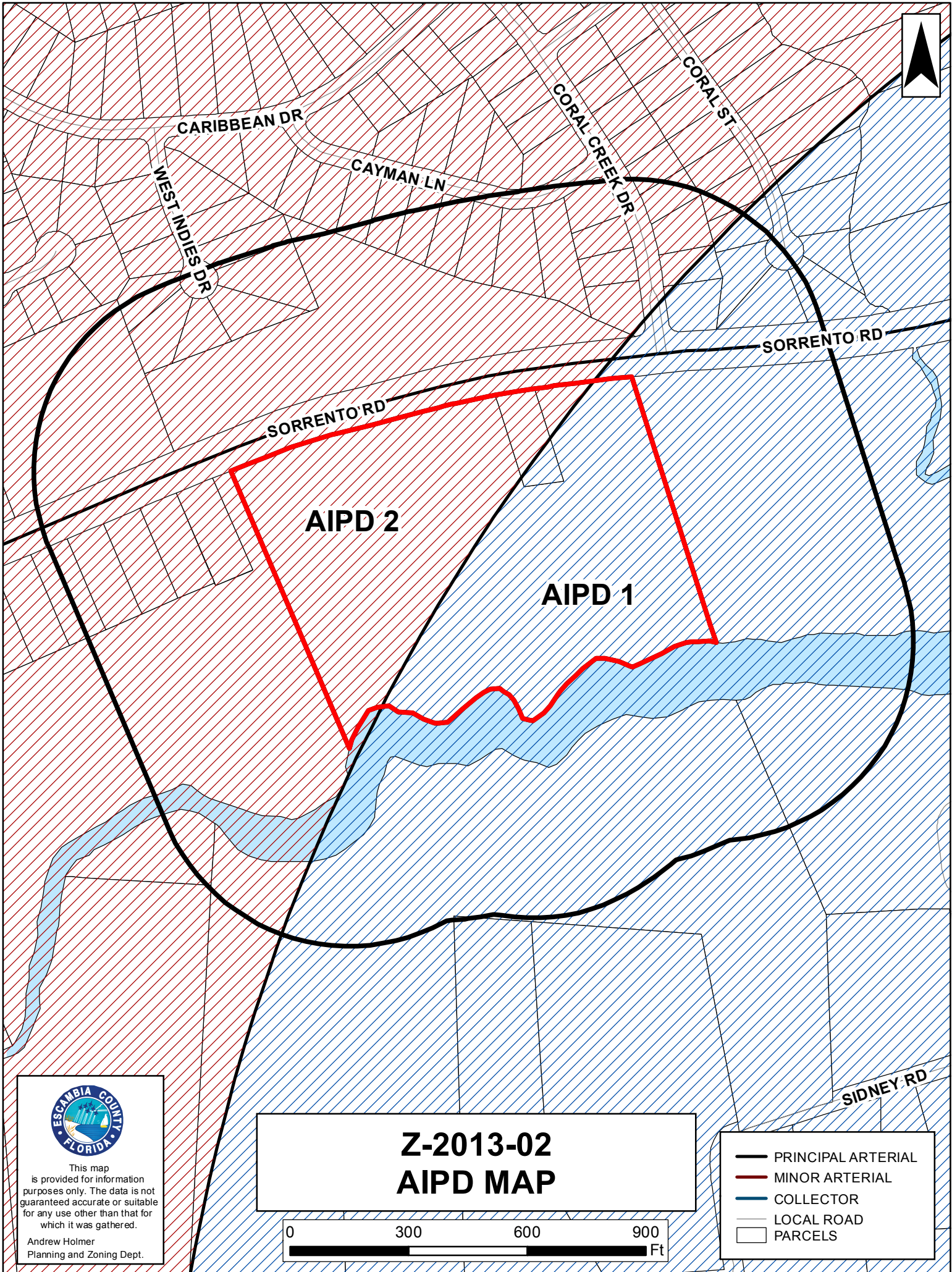



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 Andrew Holmer
 Planning and Zoning Dept.

**Z-2013-02
 EXISTING LAND USE**



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



WEST INDIES DR

CARIBBEAN DR

CAYMAN LN

CORAL CREEK DR

CORAL ST

SORRENTO RD

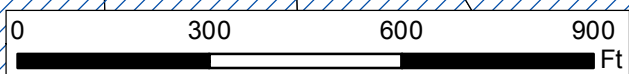
SORRENTO RD

SIDNEY RD


AIPD 2

AIPD 1

Z-2013-02 AIPD MAP

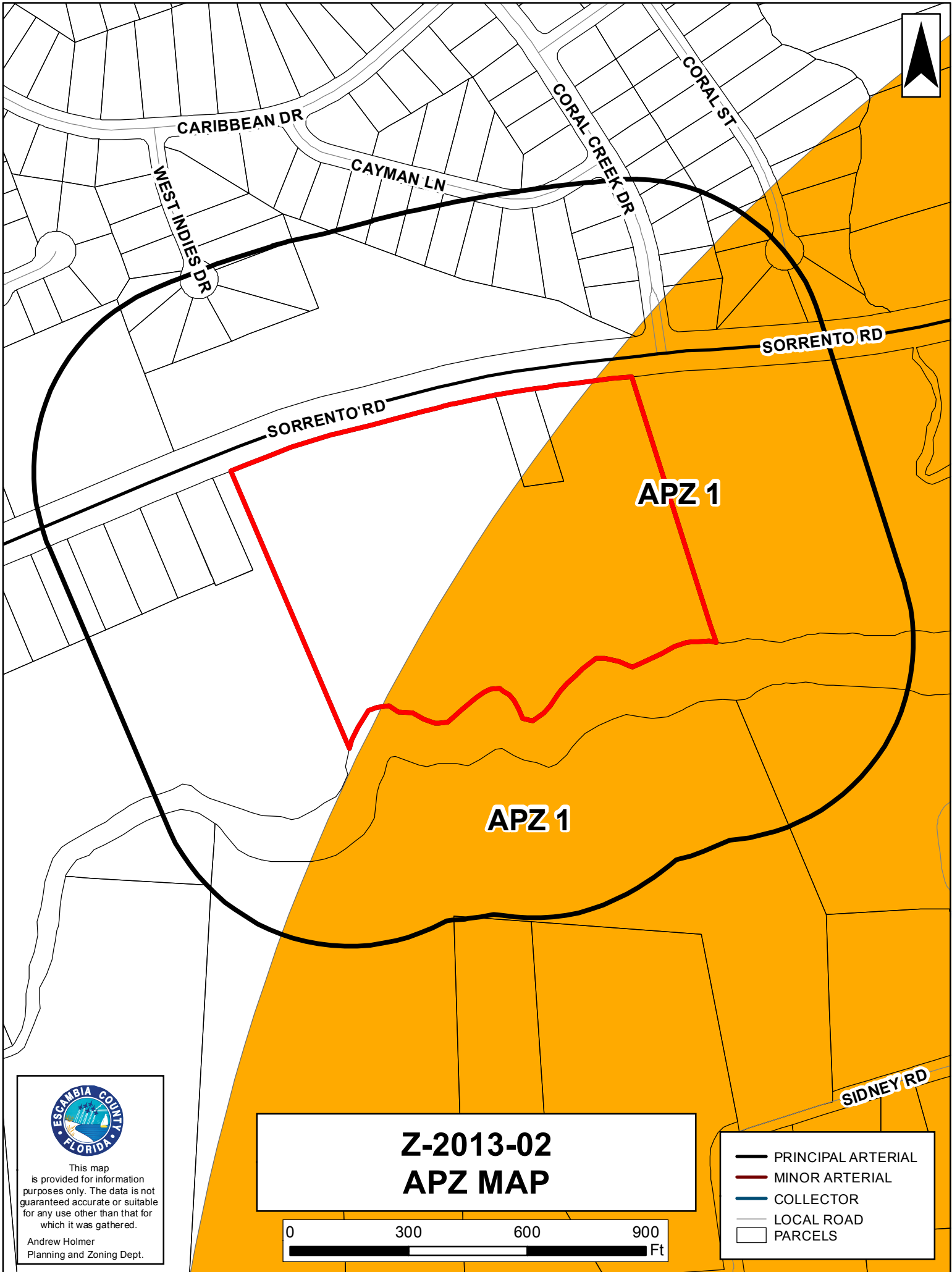


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



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

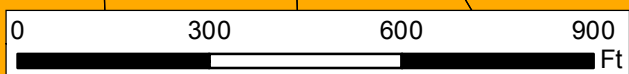
Andrew Holmer
Planning and Zoning Dept.



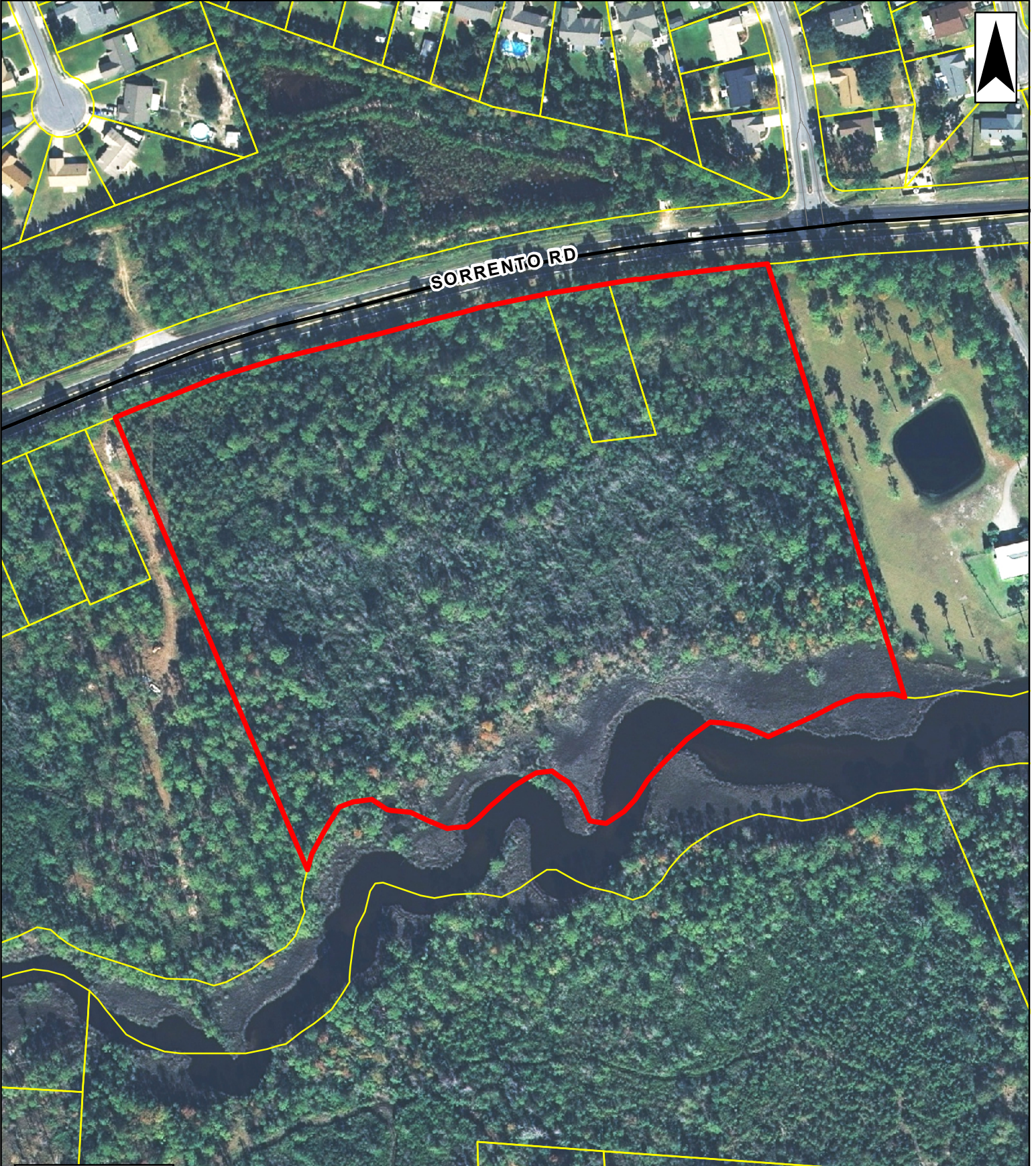
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.


Z-2013-02 APZ MAP



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



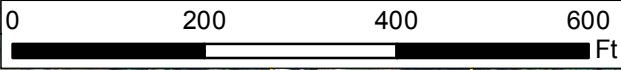
SORRENTO RD



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Andrew Holmer
Planning and Zoning Dept.

Z-2013-02 AERIAL MAP



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

 NOTICE OF PUBLIC HEARING REZONING

CASE NO: **Z-2013-02**

CURRENT ZONING: **SDD** PROPOSED ZONING: **C-1**

PLANNING BOARD

DATE: **03/04/13** TIME: **8:30 AM**

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3341 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **04/02/13** TIME: **5:45 PM**

LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
521 PALMFOR PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 904-437-0811 OR VISIT
WWW.ESCAMBIA.GOV

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking East along Sorrento Road



Looking South on the subject property



Looking West along Sorrento Road



Looking North West along Sorrento Road

NOTICE OF PUBLIC HEARING REZONING
CASE NO. Z-2013-02
CURRENT ZONING: SDD PROPOS. ZONING:
PLANNING BOARD
DATE: 03/04/13 TIME: 5:30
LOCATION OF HEARING:



Looking North from Subject Property



Looking North East along Sorrento 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

February 3, 2013
VIA HAND DELIVERY

Ms. Allyson Cain, Planner III
Escambia County Planning Dept.
3363 West Park Place
Pensacola, Florida 32505

RE: Rezoning From SDD to C-1
Removing same parcel from APZ-1 to APZ-2
Property Parcel 05-3S-31-1500-004-009
Address: 9900 Sorrento Road

Dear Ms. Cain:

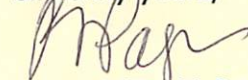
The referenced property contains over 1,000 feet of frontage on the south side of Sorrento Road just east of Blue Angle Parkway. Of this number, the western 750 feet is currently zoned C-1 while the easternmost 250 feet is zoned SDD. A wetlands jurisdictional survey has been conducted on the site and found the frontage property has between 100 to 150 of buildable depth, the balance being wet. This application seeks, in part, to change this split zoning resulting in the entire 1,000' of frontage property with a C-1 classification.

The property also has a small corner portion that is under the APZ-1 overlay classification while the vast majority of the remaining property is under the APZ-2 overlay classification. As a result this application also requests that the portion of the property classified as APZ-1 be changed to APZ-2. If this request is granted it would result in the entire parcel being zoned as C-1 and under a single APZ-2 overlay classification.

The request is consistent with the LDC and the adopted Comprehensive Plan, has no environmental impact and is not located within an Area of Critical State Concern.

Please contact me if you have any questions or need additional information. Thank you.

Sincerely yours,


Wiley C. "Buddy" Page

Copy: Dr. G. Chernenkoff



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: SDD to: C-1

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

Owner(s) Name: Gerald S. Cherekoff Phone: _____

Address: 4761-A Bayou Boulevard Pensacola, FL 32503 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: 9900 Sorrento Road

Property Reference Number(s)/Legal Description: 05-3S-31-1500-004-009

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.

[Handwritten Signature]
Signature of Owner/Agent

Gerald S. Cherekoff
Printed Name Owner/Agent

4/16/2012 2/1/13
Date *[Handwritten Initials]*

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of April 2012,
by _____.

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

[Handwritten Signature]
Signature of Notary
(notary seal must be affixed)

[Handwritten Signature]
Printed Name of Notary



Jeanine Jacqueline Colla
COMMISSION # DD925430
EXPIRES: SEP 15, 2013
WWW.AARONNOTARY.COM

FOR OFFICE USE ONLY

CASE NUMBER: Z-2013-02

Meeting Date(s): 03/04/13 Accepted/Verified by: BM Date: 2/7/13

Fees Paid: \$ 1,155 Receipt #: _____ Permit #: PRZ130200004



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-02

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 05-3S-31-1500-004-009

Property Address: 9900 Sorrento Road

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 2 DAY OF Oct, YEAR OF 2012

2/1/13 JC

[Signature]
Signature of Property Owner

Gerald S. Chernekov
Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9900 Sorrento Road,
Florida, property reference number(s) 05-3S-31-1500-004-009

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, FL 32571 Phone: 850 232-9853

[Signature]
Signature of Property Owner

Gerald S. Chernakoff
Printed Name of Property Owner

4-16-2012 2/1/13
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of April 2012,
by _____.

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

[Signature]
Signature of Notary

Jeanine Jacqueline Goff
Printed Name of Notary



Jeanine Jacqueline Goff
COMMISSION # DD925430
EXPIRES: SEP. 15, 2013
WWW.AARONNOTARY.com

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter
RELI, INC.
4900 Bayou Boulevard, Suite 201
Pensacola, Florida 32503
Property Appraisers Parcel Identification (Folio) Number:
053S31-1500-004-009

51.00
1050.00

3522

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13th day of January, 2004 by Thomas E. Bloom and Lizzie B. Bloom, husband and wife, herein called the grantors, to Gerald Chernekoff, a married man whose post office address is 4761-6 Bayou Blvd., Pensacola, Florida 32503, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

FOR LEGAL DESCRIPTION SEE EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Darryl Green
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Jeanine Hargrove
Witness #2 Printed Name

Thomas E. Bloom by Lizzie B. Bloom
Thomas E. Bloom by Lizzie B. Bloom, as
Attorney in Fact
17305 Joe Gottler Road, Elberta, AL 36530-3214

Lizzie B. Bloom
Lizzie B. Bloom
17305 Joe Gottler Road, Elberta, AL 36530-3214

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of January, 2004 by Lizzie B. Bloom, individually and as Attorney in Fact for Thomas E. Bloom who are personally known to me or have produced [Signature] as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

LINDA G. SALTER
Notary Public-State of FL
Comm. Exp. June 17, 2007
Comm. No. DD 204024

EXHIBIT "A"

LEGAL DESCRIPTION: PARCEL A

THAT CERTAIN PROPERTY IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS PARCELS 1 THROUGH 10, INCLUSIVE AND PARCEL 20, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH 66°33'51" EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF 17°05'18", A TANGENT DISTANCE OF 579.05 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75°06'30" EAST, 1114.25 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 1149.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF 01°29'12" A TANGENT DISTANCE OF 50.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84°23'45" EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH 17°56'09" EAST A DISTANCE OF 250.00 FEET;
THENCE PROCEED SOUTH 82°32'15" WEST A DISTANCE OF 99.35 FEET;
THENCE PROCEED NORTH 17°56'09" WEST A DISTANCE OF 253.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH 66°33'51" EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF 15°36'46", A TANGENT DISTANCE OF 520.39 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 74°22'14" EAST, 1047.00 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 1050.24 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF 01°28'22" A TANGENT DISTANCE OF 49.63 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°54'53" EAST A DISTANCE OF 99.26 FEET, AN ARC DISTANCE OF 99.26 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH 17°56'09" EAST A DISTANCE OF 253.30 FEET;
THENCE PROCEED SOUTH 82°32'15" WEST A DISTANCE OF 99.14 FEET TO THE EAST LINE OF A 50' WIDE ACCESS EASEMENT;
THENCE PROCEED ALONG THE EASTERLY LINE OF SAID 50' EASEMENT NORTH 17°56'09" WEST A DISTANCE OF 253.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH $66^{\circ}33'51''$ EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF $13^{\circ}22'19''$, A TANGENT DISTANCE OF 451.81 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $73^{\circ}15'00''$ EAST, 897.47 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 899.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF $01^{\circ}29'12''$ A TANGENT DISTANCE OF 50.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $80^{\circ}40'46''$ EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET, TO THE WEST LINE OF A 50' WIDE ACCESS EASEMENT;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED ALONG THE WESTERLY LINE OF SAID 50' ACCESS EASEMENT SOUTH $17^{\circ}56'09''$ EAST A DISTANCE OF 253.30 FEET;
THENCE PROCEED SOUTH $82^{\circ}32'15''$ WEST A DISTANCE OF 100.54 FEET;
THENCE PROCEED NORTH $17^{\circ}56'09''$ WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH $66^{\circ}33'51''$ EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF $11^{\circ}53'07''$, A TANGENT DISTANCE OF 401.19 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $72^{\circ}30'25''$ EAST, 776.78 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 799.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF $01^{\circ}29'12''$ A TANGENT DISTANCE OF 50.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $79^{\circ}11'34''$ EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH $17^{\circ}56'09''$ EAST A DISTANCE OF 250.00 FEET;
THENCE PROCEED SOUTH $76^{\circ}57'47''$ WEST A DISTANCE OF 99.59 FEET;
THENCE PROCEED NORTH $17^{\circ}56'09''$ WEST A DISTANCE OF 253.91 FEET TO THE POINT OF BEGINNING.

PARCEL 5

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH $66^{\circ}33'51''$ EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF $10^{\circ}23'56''$, A TANGENT DISTANCE OF 350.72 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $71^{\circ}45'49''$ EAST, 698.55 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 699.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF $01^{\circ}29'11''$ A TANGENT DISTANCE OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $77^{\circ}42'22''$ EAST 99.98 FEET, AN ARC DISTANCE OF 99.99 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH $17^{\circ}56'09''$ EAST A DISTANCE OF 253.91 FEET;
THENCE PROCEED SOUTH $76^{\circ}57'47''$ WEST A DISTANCE OF 99.88 FEET;
THENCE PROCEED NORTH $17^{\circ}56'09''$ WEST A DISTANCE OF 255.21 FEET TO THE POINT OF BEGINNING.

PARCEL 6

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH 66°33'51" EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF 08°54'44", A TANGENT DISTANCE OF 300.36 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 71°01'13" EAST, 598.91 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 599.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF 01°29'12" A TANGENT DISTANCE OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76°13'11" EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH 17°56'09" EAST A DISTANCE OF 255.21 FEET;
THENCE PROCEED SOUTH 76°57'47" WEST A DISTANCE OF 100.10 FEET;
THENCE PROCEED NORTH 17°56'09" WEST A DISTANCE OF 253.91 FEET TO THE POINT OF BEGINNING.

PARCEL 7

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH 66°33'51" EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF 07°25'32", A TANGENT DISTANCE OF 250.11 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 70°16'37" EAST, 499.16 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 499.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF 01°29'12" A TANGENT DISTANCE OF 50.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 74°43'59" EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH 17°56'09" EAST A DISTANCE OF 253.91 FEET;
THENCE PROCEED SOUTH 76°57'47" WEST A DISTANCE OF 100.25 FEET;
THENCE PROCEED NORTH 17°56'09" WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO. 292 (100' R/W);
THENCE PROCEED NORTH 66°33'51" EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.58 FEET TO A POINT OF CURVATURE OF SAID SOUTHERN RIGHT-OF-WAY; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3854.21 FEET, A CENTRAL ANGLE OF 05°56'20", A TANGENT DISTANCE OF 179.93 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 69°32'01" EAST, 399.33 FEET;
THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 399.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF A CENTRAL ANGLE OF 01°29'12" A TANGENT DISTANCE OF 50.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 73°14'47" EAST 100.00 FEET, AN ARC DISTANCE OF 100.01 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH 17°56'09" EAST A DISTANCE OF 250.00 FEET;
THENCE PROCEED SOUTH 70°37'23" WEST A DISTANCE OF 100.01 FEET;
THENCE PROCEED NORTH 17°56'09" WEST A DISTANCE OF 254.58 FEET TO THE POINT OF BEGINNING.

Compatibility Analysis

9900 Sorrento Road

The adopted Escambia County Land Development Code provides the following regarding the roadway requirements/location of commercial uses:

7.20.03. Exemptions. Exemptions to the roadway requirements may be granted if one or more of the following conditions are met: **A. 75 percent rule.** Where a proposed commercial or industrial use exceeds the maximum distance specified from the appropriate intersection but at least 75 percent of the frontage associated with use is within the minimum distance from the intersection and under single ownership, then the proposed use or zoning will be considered consistent with the roadway requirements portion of the locational criteria. **B. Infill development.** In areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be considered without being consistent with the roadway requirements. The intensity of the proposed development or new zoning district must be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public rights-of-way. Exceptions will be considered on a case-by-case basis and must be supported by competent and substantial evidence that the proposed rezoning will accomplish "infill" development. The evidence must show that the proposed development or rezoning will promote compact commercial development and will not promote ribbon commercial development.

This 17 acre site has split zoning containing both C-1 and SDD. With regard to the site frontage, as shown in the attached aerial photography and maps, the site fronts on 1,065 feet of Sorrento Road. Of this 1,065 feet, some 814 feet is presently zoned C-1 while the remaining 249 feet is currently zoned as SDD. This SDD portion of the site is the subject of this application.

Measuring the south side of Sorrento Road between Old Gulf Beach Highway on the east and Blue Angel on the west yields some 4,176 feet in length. Of this 4,175 feet, some 2,935 feet is zoned C-1, 974 feet zoned as SDD and 267 feet zoned C-2. Combining the commercial categories results in approximately 3,202 feet. Overall, then, this block between Blue Angel Parkway and Old Gulf Beach Highway contains over 76% of the property zoned as commercial. This figure far exceeds the 50% minimum figure contained at **7.20.03.B** cited above.

The north side of Sorrento between Blue Angel Parkway and Coral Creek Drive is zoned C-1 for its entire length of over 3,250 feet suggesting that our requested change would have diminimus impact on the overall development patterns.

The site is within ant Navy overflight protection overlay which will act to further reduce the actual intensity and density of any development.

TOGETHER WITH EASEMENT

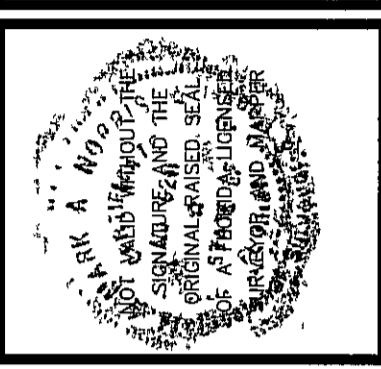
50' ACCESS EASEMENT
(91-03-029E)

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY/STATE ROAD NO. 292 (100' ROW); THENCE PROCEED NORTH $06^{\circ}33'51''$ EAST ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2299.68 FEET TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY, SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3054.21 FEET, CENTRAL ANGLE OF $14^{\circ}51'32''$, AND A CHORD BEARING AND DISTANCE OF NORTH $73^{\circ}06'04''$ EAST, 996.74 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF $00^{\circ}45'20''$, AND A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ}48'16''$ EAST A DISTANCE OF 60.82 FEET, AN ARC DISTANCE OF 60.82 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE PROCEED SOUTH $17^{\circ}56'09''$ EAST A DISTANCE OF 253.98 FEET; THENCE PROCEED SOUTH $82^{\circ}32'15''$ WEST A DISTANCE OF 50.85 FEET; THENCE PROCEED NORTH $17^{\circ}56'09''$ WEST A DISTANCE OF 253.30 FEET TO THE POINT OF BEGINNING.

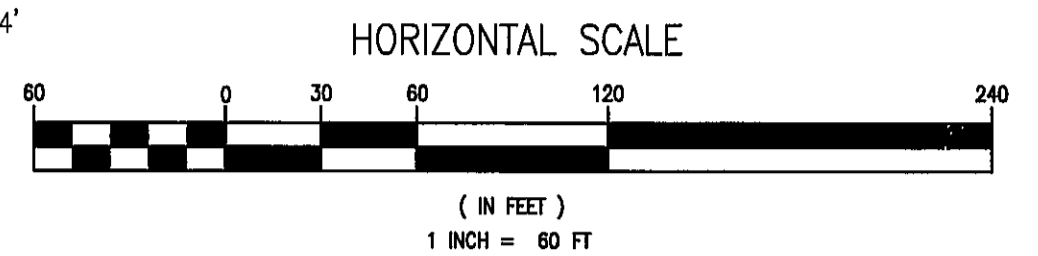
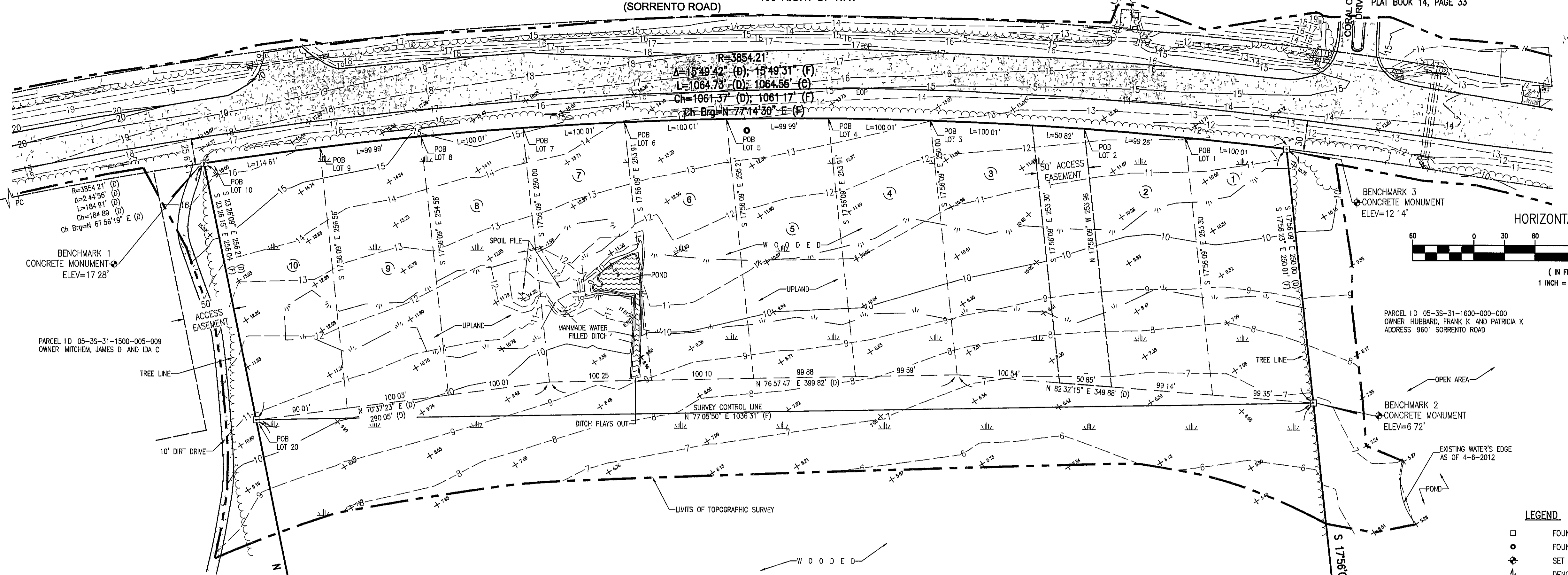
GULF BEACH HIGHWAY
STATE ROAD #292
(SORRENTO ROAD) 100' RIGHT-OF-WAY

CORAL CREEK UNIT 1
PLAT BOOK 14, PAGE 33

RBA
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Tampa, Florida 33605
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SORRENTO RECREATIONAL VEHICLE PARK
9900 SORRENTO ROAD
A PORTION OF
SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST
COUNTY ESCAMBIA
STATE FLORIDA



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
 - FOUND CAPPED IRON ROD (FOOT)
 - ⊕ SET BENCHMARK
 - ⚡ DENOTES LINE SHOWN NOT TO SCALE
 - ⊕ WOOD UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ MAIL BOX
 - ⊕ SINGLE SUPPORT SIGN
 - ⊕ GUARD RAIL
 - ⊕ CHAIN LINK FENCE
 - ⊕ WOOD PANEL FENCE
 - ⊕ OVERHEAD UTILITIES
 - ⊕ BURIED WATER LINE
 - ⊕ BURIED GAS LINE
 - ⊕ TELEPHONE PEDESTAL/BOX
 - ⊕ ELECTRICAL BOX
 - ⊕ BACKFLOW PREVENTER
 - ⊕ BURIED FIBER OPTIC CABLE MARKER
 - ⊕ GAS METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ TREE
 - ⊕ SPOT ELEVATION
 - ⊕ ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
 - BM DENOTES BENCHMARK
 - CH BRG DENOTES CHORD BEARING
 - CH DENOTES CHORD LENGTH
 - (C) DENOTES CALCULATED INFORMATION
 - Δ DENOTES DELTA ANGLE
 - Δ DENOTES DEED INFORMATION
 - ELEV DENOTES ELEVATION
 - EOP DENOTES EDGE OF PAVEMENT
 - (F) DENOTES FIELD INFORMATION
 - ID DENOTES IDENTIFICATION
 - INV DENOTES INVERT
 - L DENOTES ARC LENGTH
 - ± DENOTES MORE OR LESS
 - OR DENOTES OFFICIAL RECORD BOOK
 - P DENOTES PAGE
 - PGB DENOTES POINT OF BEGINNING
 - PC DENOTES POINT OF CURVATURE
 - R DENOTES RADIUS

DESCRIPTION (OR BOOK 76483, PG 1289)

EXHIBIT A
LEGAL DESCRIPTION EXHIBIT A THAT CERTAIN PROPERTY IN SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA, DESCRIBED AS PARCELS 1 THROUGH 10 INCLUSIVE AND PARCEL 20 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 2. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 3. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 4. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 5. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 6. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

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PARCEL 9. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 10. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

PARCEL 20. COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 5 TOWNSHIP 3 SOUTH RANGE 31 WEST ESCAMBIA COUNTY FLORIDA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW GULF BEACH HIGHWAY STATE ROAD NO 292 (100' R/W) THENCE PROCEED NORTH 66°33'51" (D) E 2239.56' (D) TO A POINT OF CURVATURE OF SAID SOUTHERLY RIGHT-OF-WAY SAID CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE HAVING A RADIUS OF 3854.21' (D) A CENTRAL ANGLE OF 15°49'31" (F) L=1064.73' (D); 1064.55' (C) CH=1061.37' (D); 1061.17' (F) Ch Brg=N 77°14'30" E (F) THENCE PROCEED SOUTH 17°56'00" (D) W 710.75' (D) TO A POINT OF BEGINNING.

GENERAL NOTES

- 1 NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE DEED BEARING OF NORTH 66°33'00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF NEW GULF BEACH HIGHWAY, STATE ROAD NO 292 (100' R/W) AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 5327 AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ADJACENT DEEDS OF RECORD, COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 48322-2601 SHEETS 1-2 DATED 4/16/70, A PREVIOUS BOUNDARY SURVEY OF PARCEL 20 BY BUTLER & ASSOCIATES (ORDER NUMBER 04-01-154, DATED 1/21/04, A PREVIOUS SURVEY OF PARCEL 20 BY L.E. SHONTZ & ASSOCIATES (DRAWING NUMBER 05-10167, DATED 8/2/06 AND EXISTING FIELD MONUMENTATION)
- 2 NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM 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 BOUNDARIES OR USE OF THE SUBJECT PROPERTY
- 3 THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS
- 4 IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE TOPOGRAPHIC LIMITS AS SHOWN HEREON IS IN ZONE "X", AND ZONE "AE" BASE ELEVATION 7' FEET, BASED ON THE FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY-PANEL NUMBER 12033C0526G, DATED SEPTEMBER 29, 2006
- 5 VISIBLE IMPROVEMENTS ARE AS SHOWN
- 6 VISIBLE UTILITIES OTHER THAN THOSE SHOWN WERE NOT FIELD LOCATED
- 7 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) HORIZONTAL AND VERTICAL CONTROL PUBLISHED DATA BASED ON FDOT STATION REFERENCE MONUMENT NUMBER 48-05-8056 (5/8" METAL ROD WITH FDOT ALUMINUM CAP AND ENCASED IN AN ALUMINUM SLEEVE, ELEVATION = 19.50 FEET) REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- 8 THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE ESTABLISHED BY WETLAND SCIENCES, INC AND WERE NOT FIELD VERIFIED BY THIS SURVEYOR AND MAPPER AT THIS DATE
- 9 GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, UTILITIES ETCETERA MAY BE EXAGGERATED FOR CLARITY PURPOSES DUE TO THE SCALE SHOWN HEREON THE CENTER POINT OF THE ABOVE FEATURES IS ACCURATELY PLOTTED TO THE SCALE GIVEN AND/OR DIMENSIONED ACCORDINGLY
- 10 THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP

SURVEYOR'S CERTIFICATE

THE SURVEY SHOWN HEREON WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF

MR. GERALD CHERNEKOFF
MR. GERALD CHERNEKOFF
PREPARED FOR: REQUESTED BY:
DATE: 5/4/2012
BY: MARK A. MORRIS
FLORIDA REGISTRATION No 6211

TOPOGRAPHIC SURVEY
PROJECT NO: 2012-022
DRAWN BY: CHD
CHECKED BY: MAN
SCALE: 1"=60'
FB: 12-1, 12-2
PG: 69-61, 4-5
DATE: 4-14-2012

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **573110**

Date Issued. : 02/07/2013

Cashier ID : GELAWREN

Application No. : PRZ130200004

Project Name : Z-2013-02

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	329	\$1,150.00	App ID : PRZ130200004
		\$1,150.00	Total Check

Received From : DR GERALD CHERNEKOFF-ERIN CURRIER

Total Receipt Amount : **\$1,150.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ130200004	665808	1,155.00	\$0.00	9900 SORRENTO RD, PENSACOLA, FL, 32506

Total Amount : **1,155.00** **\$0.00** Balance Due on this/these Application(s) as of 2/7/2013



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

RECEIPT

Receipt No. : **573112**

Date Issued. : 02/07/2013

Cashier ID : GELAWREN

Application No. : PRZ130200004

Project Name : Z-2013-02

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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Cash

		\$5.00	App ID : PRZ130200004
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		\$5.00	Total Cash
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Received From : MR. BUDDY PAGE

Total Receipt Amount : **\$5.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
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PRZ130200004	665808	1,155.00	\$0.00	9900 SORRENTO RD, PENSACOLA, FL, 32506
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Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 2/7/2013

Planning Board-Rezoning

5. C.

Meeting Date: 03/04/2013
CASE : Z-2013-03
APPLICANT: Van G. Hibberts, Owner
ADDRESS: 590 St. Luke Church Rd
PROPERTY REF. NO.: 31-6N-30-3401-000-000
FUTURE LAND USE: RC, Rural Community
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 04/02/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-2, Village Agriculture District, (one du/five acres)

TO: V-2, Village Single Family Residential District, (two du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Recreation (REC) Future Land Use (FLU) category is intended for Recreational opportunities for the Escambia County citizens including a system of public and private park facilities. The range of allowable uses include: Active and passive recreation activities and amenities, park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. No new residential development is allowed.

CPP FLU 3.1.4 Rezoning. Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezonings to districts allowing higher residential densities in the Rural Community (RC) future land use category

FINDINGS

The proposed amendment to V-2 is **consistent** with the intent and purpose of Future Land Use category, Rural Community (RC) as stated in CPP FLU 1.3.1. The FLU allows for Agriculture, Residential, Recreational, Public and Civic. The Comprehensive Plan also permits rezoning to districts allowing higher residential densities in the Rural Community (RC) future land use as stated in FLU 3.1.4.

CRITERION (2)

Consistent with The Land Development Code.

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

LDC 6.05.22. VAG Villages Agriculture Districts

Intent and purpose of VAG-2 district. This district is characterized by the following types of agricultural lands:

- (a) Small rural land areas of highly productive agricultural soils that may not be economically viable in a mainstream farming operation due to their size, and changes being undertaken in the surrounding area; or
- (b) Rural land areas with a mix of small farm operations and a typical rural residential density of one unit per four acres. The soils of these areas are least valuable for agricultural production and most suitable for future conversion out of the rural land market; or
- (c) Rural land areas which are not being used to support large farming operations, and that are characterized by a mix of natural resources and soils typically unsuitable for urban residential densities or other urban uses unless sewered.

LDC 6.05.24 Villages Single Family Residential District.

Intent and purpose of V-1 through V-3 districts. Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three d.u./acre. In AIPD-2, density is limited to three d.u./acre. Refer to article 11 for uses and densities allowed in V, villages single-family residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. Permitted uses.

1. Single-family detached dwellings and their customary accessory structures and uses.
2. The growing of vegetables or other food crops is permitted as long as the primary propose for such activity is to provide for personal consumption by the residents. The raising of crops or other plants for commercial purposes is prohibited.
3. Public utility.
4. Marina (private).
5. Residential dock or pier.
6. Family day care homes and family foster homes.
7. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed amendment would allow for more density of two dwelling units per acre as compared to the current one dwelling unit per five acres.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts VAG-2, V-2 and VR-1. In the area staff noted one single family home, one mobile home and a church.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

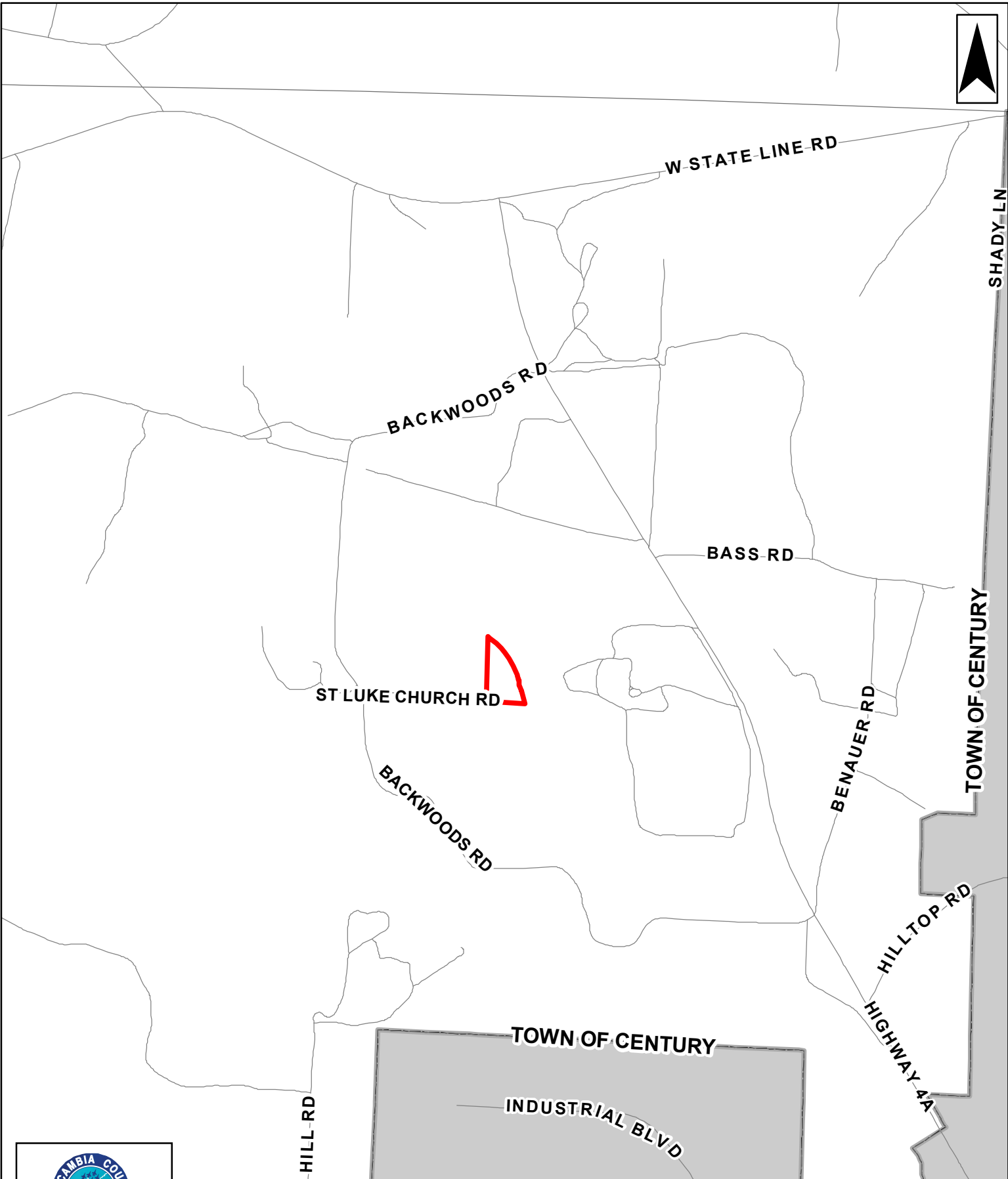

FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern because the surrounding parcels are zoned residential having residential uses.

Attachments

Z-2013-03

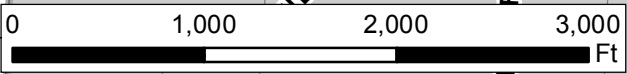
Z-2013-03









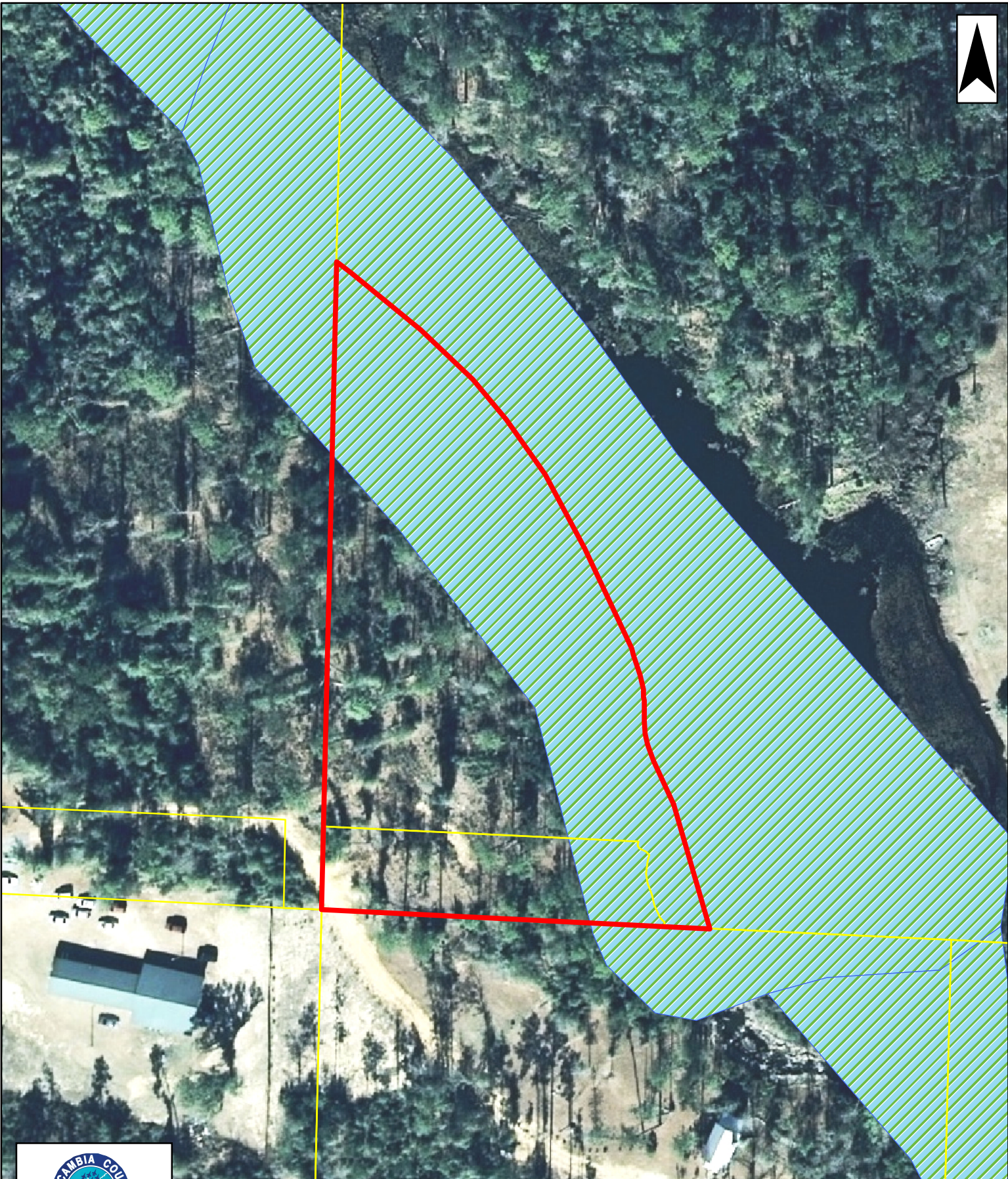
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-03 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.

Z-2013-03 WETLANDS MAP



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



V-2

VAG-2

V-2

VAG-2

ST LUKE CHURCH RD

VR-2

VR-1

VR-1



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-03 500' RADIUS ZONING



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



RC

RC

RC






RC

RC

RC

ST LUKE CHURCH RD

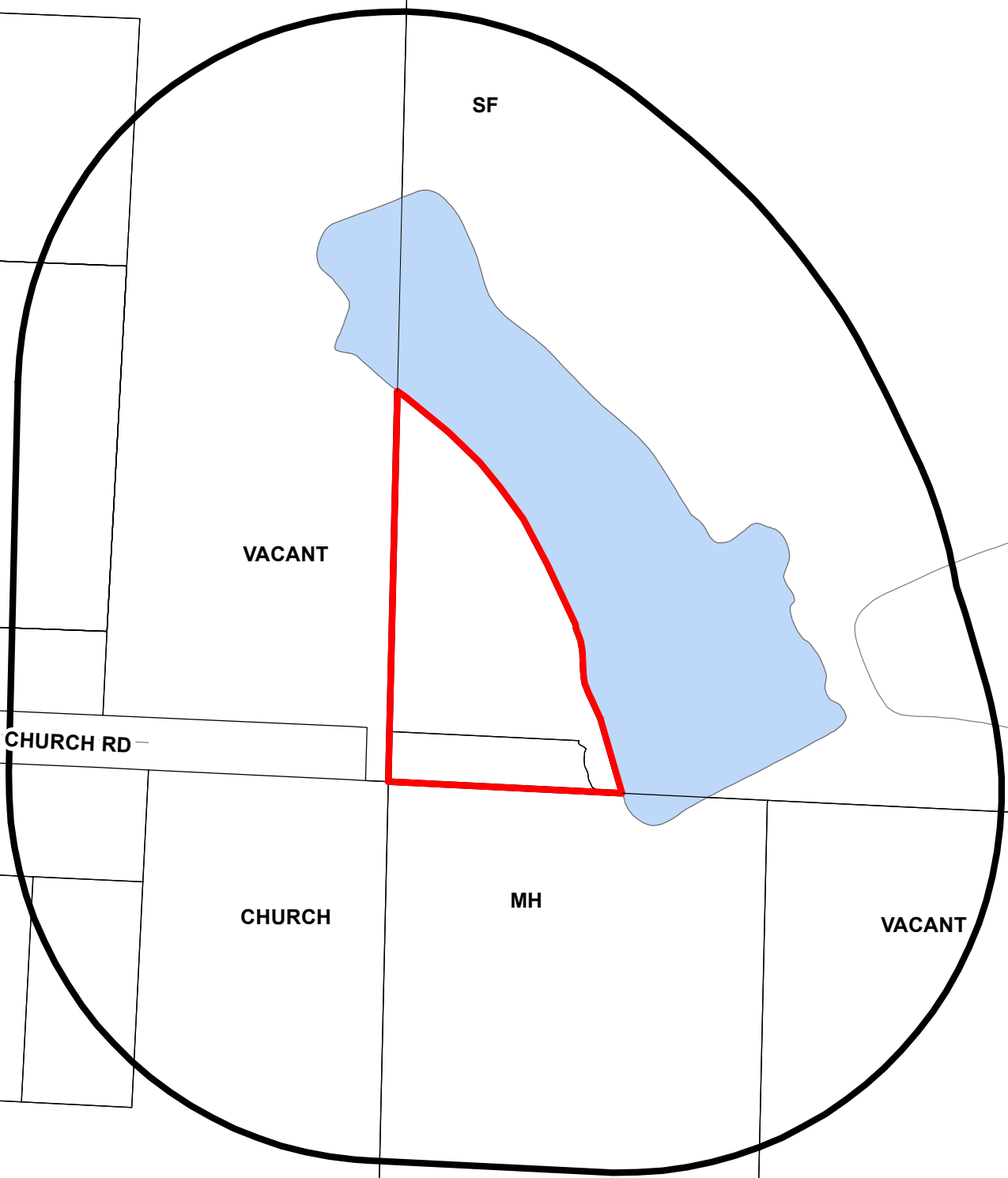
Z-2013-03 FUTURE LAND USE

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

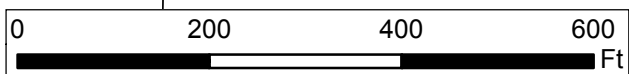


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Andrew Holmer
Planning and Zoning Dept.



Z-2013-03 EXISTING LAND USE




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



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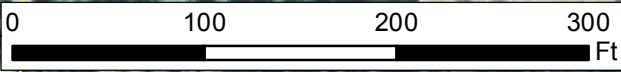
Andrew Holmer
Planning and Zoning Dept.



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Andrew Holmer
Planning and Zoning Dept.

Z-2013-03 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2013-03
CURRENT ZONING: VAG-2 PROPOSED ZONING: V-2

PLANNING BOARD

DATE: 03/04/13 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 04/02/13 TIME: 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 995-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Looking South East from Intersection



Looking East from Intersection



Looking East from Property



Looking North from Property



South East from Property



West of Property



East from across the road, South of Property



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: VAG-2 to: V-2

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

Owner(s) Name: VAN G. HIBBERTS Phone: 850-916-4455
 Address: 123 SHORELINE DR., GULF BREEZE, 32561 Email: VAN@SITEPRO.US

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.

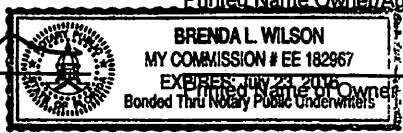
Property Address: 590 St. LUKE CHURCH ROAD, CENTURY, FL.
 Property Reference Number(s)/Legal Description: A PORTION OF PARCEL ID #
31-6N-30-3401-000-000

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: [Handwritten Signature] Printed Name Owner/Agent: VAN G. HIBBERTS Date: 2-4-13

Signature of Owner: [Handwritten Signature] Date: 2-4-13



STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 4th day of February, 2013, by Van G. Hibberts

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

Signature of Notary: [Handwritten Signature] Printed Name of Notary: Brenda L Wilson
 (notary seal must be affixed)

FOR OFFICE USE ONLY CASE NUMBER: 2-2013-03

Meeting Date(s): 03/04/2013 Accepted/Verified by: _____ Date: 2/7/13

Fees Paid: \$ 1,155.⁰⁰ Receipt #: _____ Permit #: PRZ130200005



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-03

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): A PORTION OF PARCEL ID# 31-LDN-30-3401-000-000

Property Address: 590 ST. LUKE CHURCH RD., CENTURY, FL.

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

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

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

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

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

[Handwritten Signature]

Signature of Property Owner

VAN. G. HIBBERTS

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 590 ST. LUKE CHURCH Rd.
Florida, property reference number(s) 31-6N-30-3401-000-000

I hereby designate _____ 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: _____ Email: _____

Address: _____ Phone: _____

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____,
by _____.

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

Signature of Notary

Printed Name of Notary

(Notary Seal)



Development Services Department

Escambia County, Florida

REZONING CRITERIA

\$1155.00

An applicant for a proposed rezoning has the burden of proving by substantial, competent evidence that the proposed rezoning: is consistent with the Comprehensive Plan; furthers the goals, objectives and policies of the Comprehensive Plan and is not in conflict with any portion of the county's Land Development Code.

The applicant has the burden of proving the proposed rezoning complies with the following six criteria:

- a. Consistency with the Comprehensive Plan. Whether the proposed amendment is consistent with the Comprehensive Plan; YES
- b. Consistency with this Code. Whether the proposed amendment is in conflict with any portion of the Land Development Code, and is consistent with the stated purpose and intent of the Land Development Code; YES
- c. Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s); ALL RESIDENCE
- d. Changed conditions. Whether and the extent to which there are any changed conditions that impact the amendment or property(s);
- e. Effect on natural environment. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment;
- f. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Upon the applicant proving the proposed rezoning complies with the criteria listed above, the Planning Board shall recommend approval of the rezoning request to the Board of County Commissioners unless the planning board determines that there is substantial, competent evidence that maintaining the current zoning designation accomplishes a legitimate public purpose. For purposes of this section, a legitimate public purpose shall include but not be limited to preventing the following or as may be determined by law from time to time:

- a. The proposed rezoning and the development permitted thereunder is premature or otherwise creates or contributes to an urban sprawl pattern of development;
- b. The proposed rezoning will constitute "spot zoning," that is an isolated zoning district unrelated to adjacent and nearby districts;
- c. The proposed rezoning will create an intrusion of commercial or industrial uses into an established residential area, such as a platted residential subdivision;
- d. The proposed rezoning and the development permitted thereunder will result in significant adverse impacts upon property values of adjacent or nearby properties or in the immediate area more than the types of uses currently permitted;
- e. The proposed rezoning and the development permitted thereunder will detract from the character and quality of life in the general area or neighborhood by creating excessive traffic, noise, lights, vibration, fumes, odors, dust, physical activities or other detrimental effects or nuisances.

Escambia County Land Development Code Article 2.08

VON HIBBERTS
590 S LUKES CH. RD.
CENTURY, FL.

A 1. YES

B 2. YES

C 3. CURRENTLY IT'S ZONED VAG-2 BECAUSE IT WAS PART OF A LARGER PIECE OF PROPERTY. ALL SURROUNDING PROPERTY IS ZONE V-2 & PROPERTY ADJACENT IS V-2

D 4. NO, ADVERSE EFFECT WILL TAKE PLACE. REZONING WOULD HAVE NO IMPACT ON PROPERTY

E 5. NO

F 6. YES - IT WOULD BE CONSISTENT WITH OTHER HOMES IN & AROUND IT PROPERTY.

This instrument prepared by:

Name: S. Parsons an employee of
Reliable Land Title Corporation
Address: 7552 Navarre Parkway, Suite 2
Navarre, Florida 32566

Return to: Reliable Land Title Corporation
FILE NO. 12-10-091-NS
Address: 7552 Navarre Parkway, Suite 2
Navarre, Florida 32566

Property Appraisers Parcel Identification Number(s):
316N30-3401-000-000

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2012087395 11/15/2012 at 02:12 PM
OFF REC BK: 6935 PG: 29 - 29 Doc Type: WD
RECORDING: \$10.00 Deed Stamps \$1.40

THIS WARRANTY DEED Made the 15 day of November, 2012 by Rena M. Arnett, conveying non-homestead property, whose post office address is P.O. Box 1526 Santa Rosa Beach FL 32459, hereinafter called the grantor, to Van G. Hibberts and Deborah S. Hibberts, husband and wife whose post office address is 123 Shoreline Drive, Gulf Breeze, Florida 32561 hereinafter called the grantee.

(Wherever 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)

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

A portion of Section 31, Township 6 North, Range 30 West, Escambia County, Florida; being a parcel in the Southwest corner of O.R. Book 4938, Page 1529, more particularly described as follows:

Begin at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 6 North, Range 30 West, Escambia County, Florida; thence go North 01°16'58" East along the West line of said Southeast Quarter for a distance of 506.26 feet; thence departing said West line meander Southeasterly along the Westerly edge of an 8 acre, more or less, pond for a distance of 623.00 feet, more or less, to the South line of the Southeast Quarter of the Southwest Quarter of Section 31; thence go North 88°30'44" West along the said South line of the Southeast Quarter for a distance of 300.13 feet to the Point of Beginning. LESS AND EXCEPT the South 66.00 feet for road right of way, as found in O.R. Book 5795, Page 1306.

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

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

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2011. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Vincent J. Long
Signature

Vincent J. Long
Printed Signature

Darlene Hurst
Signature

DARLENE HURST
Printed Signature

Rena M. Arnett
Rena M. Arnett

STATE OF
COUNTY OF ESCAMBIA Santa Rosa

The foregoing instrument was acknowledged before me this 15th day of November, 2012 by Rena M. Arnett, conveying non-homestead property, who is personally known to me or who produced Appraisers License as identification and who did/did not take an oath.

Marcia W. Chandler
Notary Public

My Commission Expires: March 21, 2015

[seal]



MARCIA W. CHANDLER
MY COMMISSION # EE 063954
EXPIRES: March 21, 2015
Bonded Thru Budget Notary Services



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

Development Services
Department

Geographic Information Systems
Addressing Office
Phone (850) 595-3458
Fax (850) 595-3482
E-mail: rick_geiberger@co.escambia.fl.us

T. Lloyd Kerr, AICP
Director

Rick Geiberger
Address Coordinator
Escambia County
Florida

December 14, 2012

To whom it may concern:

Please be advised that the new official address issued to parcel identification number 31-6N-30-3401-000-000 is **590 St. Luke Church Rd.** Please update any records to the correct address. You may call me at 850-595-3458 should you have any questions regarding the address.

Thank You,

Rick Geiberger

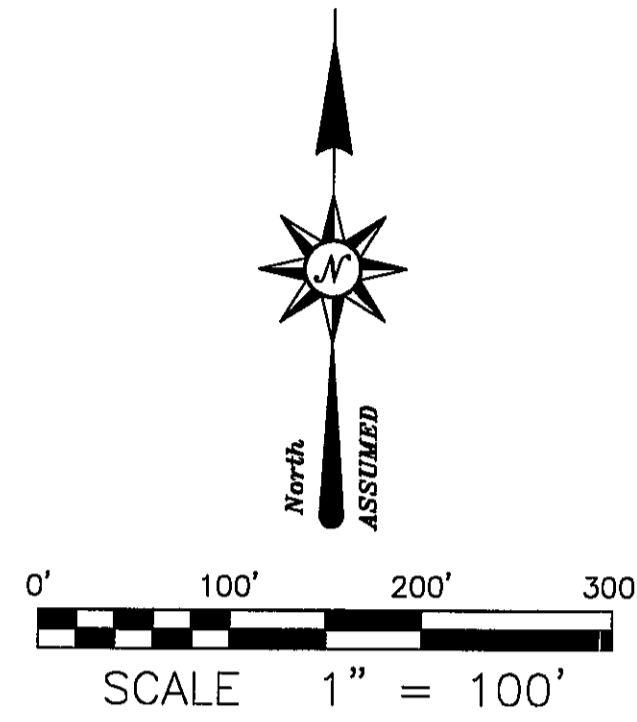
GIS Technician, Escambia County, Florida

EMPIRE LAND SURVEYING INC.

PARCEL ID#
31-6N-30-3201-006-001
(O R BOOK 6245, PAGE 369)

PARCEL ID#
31-6N-30-3101-000-000
(O R BOOK 6260, PAGE 661)

BOUNDARY SURVEY 4400 BLOCK HIGHWAY 4-A A PORTION OF SECTION 31 TOWNSHIP 6 NORTH, RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA



PARCEL ID#
31-6N-30-3207-000-000
(O R BOOK 5088, PAGE 1766)

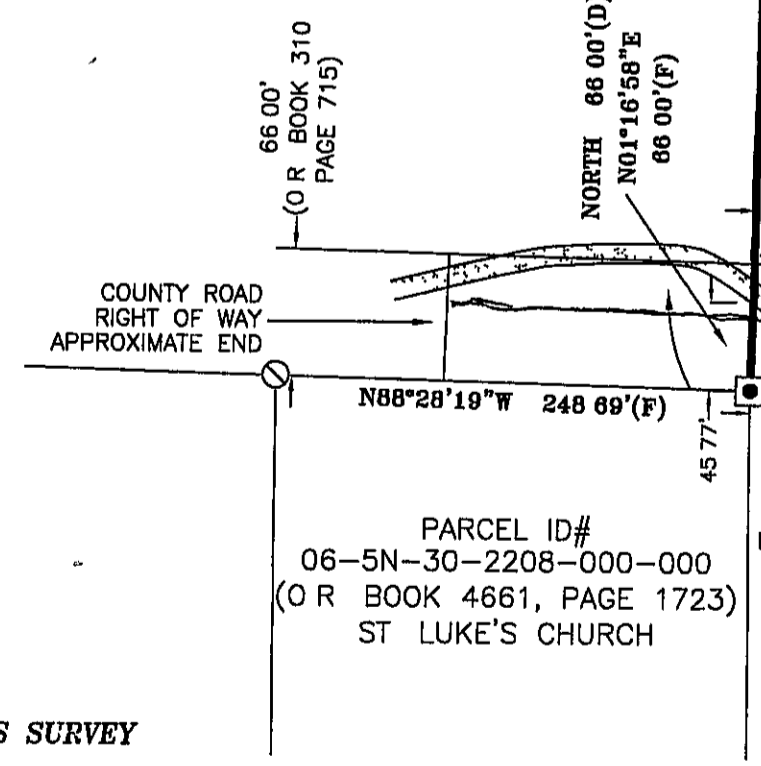
SUBJECT PARCEL

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)

A PORTION OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, BEING A 1.91 ACRE, MORE OR LESS, PARCEL IN THE SOUTHWEST CORNER OF O R BOOK 498, PAGE 1529 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 01 DEGREES 16'58" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 508.26 FEET, THENCE DEPARTING SAID WEST LINE MEANDER SOUTHEASTERLY ALONG THE WESTERLY EDGE OF AN 8 ACRE, MORE OR LESS, POND FOR A DISTANCE OF 623.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, THENCE GO NORTH 88 DEGREES 30'44" WEST ALONG THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING CONTAINING 1.91 ACRES, MORE OR LESS AND BEING ALL IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 30 WEST LESS AND EXCEPT THE SOUTH 66.00' FOR ROAD RIGHT OF WAY, AS FOUND IN O R BOOK 5795, PAGE 1306

LEGEND

- R/W RIGHT OF WAY
- O R OFFICIAL RECORD BOOK
- GRAVEL ROAD
- FOUND 1/2" IRON ROD
- ⊕ FOUND 1/2" CAPPED IRON ROD #6861
- ⊕ FOUND 1/2" CAPPED IRON ROD #7277
- ⊕ FOUND 1/2" CAPPED IRON ROD #5487
- ⊕ FOUND 4" SQUARE CONCRETE M.C.UMENT - #0340
- ⊕ SET 1/2" CAPPED IRON ROD LICENSED BUSINESS - #6992
- ⊕ POWER POLE



A PORTION OF
PARCEL ID#
31-6N-30-3401-000-000
WOODED
(INCLUDED)
±1.91 ACRES

A PORTION OF
PARCEL ID#
31-6N-30-3401-000-000
(NOT INCLUDED)
WOODED

PARENT PARCEL
LEGAL DESCRIPTION (O R BOOK 4938, PAGE 1529)
PARCEL #6
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF LEG "A" OF STATE ROAD NO S-4-A OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA
TAX/PARCEL ID NUMBER 06-5N-30-1201-000-000

SURVEYOR'S REPORT
1) THIS PARCEL DOES NOT APPEAR TO HAVE LEGAL ACCESS FROM A DEDICATED R/W I SUGGEST FURTHER TITLE SEARCH BE PERFORMED ON SUCH

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY
VAN G HIBBERTS DEBORAH S. HIBBERTS

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.

VAN G HIBBERTS and DEBORAH S HIBBERTS

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

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS
GRAVEL ROAD AND POWER POLE



SURVEYORS - CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17 050, 5J-17 051 AND 5J-17 052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES
OCTOBER 6, 2012 LELAND M EMPIE, P S M
PROFESSIONAL SURVEYOR AND MAPPER, NO 5766, STATE OF FLORIDA DATE

SCALE	1" = 100'
FIELD DATE	10/03/12
ORDER NO	145-12
FIELD BOOK	154/41

CLIENT HIBBERTS
BEARING BASIS WEST LINE OF PARCEL N01°16'56"E (ASSUMED)
TYPE OF SURVEY BOUNDARY WITH IMPROVEMENTS
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 hereon meet the standards required in the appropriate land area
6 No Title Search of the Public Records has been performed. The 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

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



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

RECEIPT

Receipt No. : **573120**

Date Issued. : 02/07/2013

Cashier ID : DAROSE

Application No. : PRZ130200005

Project Name : Z-2013-03

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
-------------------	--------------------	-------------	---------

Check

1255

\$1,155.00

App ID : PRZ130200005

\$1,155.00

Total Check

Received From : SITEPRO LLC

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PRZ130200005

665812

1,155.00

\$0.00

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 2/7/2013