

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
July 1, 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-2013-13

Applicant: Bobby and Sally Reynolds, Owners

Address: 12511 Lillian Highway

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

To: C-1, Retail Commercial District (cumulative) (25 du/acre)

B. Z-2013-14

Applicant: Albert and Marie Jones, Owners

Address: 7585 Mobile Highway

From: R-2, Single-Family District (cumulative), Low-Medium Density (seven du/acre)

To: AG, Agricultural District, Low Density (1.5 acres/du)

C. Z-2013-15

Applicant: Brian Brown, Agent for Figure 8 (Florida), LLC, Owner

Address: 6365 Helms Road

From: AG, Agricultural District, Low Density (1.5 acres/du)

To: R-1, Single-Family District, Low Density (four du/acre)

6. Adjournment.

## Planning Board-Rezoning

5. A.

**Meeting Date:** 07/01/2013  
**CASE :** Z-2013-13  
**APPLICANT:** Bobby Gene and Sally Lynn Reynolds, Owners  
**ADDRESS:** 12511 Lillian Hwy.  
**PROPERTY REF. NO.:** 02-2S-32-6000-005-002  
**FUTURE LAND USE:** MU-S, Mixed-Use  
Suburban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 08/08/2013

---

### SUBMISSION DATA:

### REQUESTED REZONING:

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

**TO: C-1, Retail Commercial District (cumulative)(25 du/acre)**

### RELEVANT AUTHORITY:

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

### CRITERION (1)

#### **Consistent with the Comprehensive Plan.**

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

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

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

Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. the Minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

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

## **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. This FLU category allows for a mix of residential and non-residential uses such as retail services and professional offices while promoting infill development. The proposed amendment will utilize the existing roads and infrastructure as stated in CPP FLU 1.5.3.

## **CRITERION (2)**

### **Consistent with The Land Development Code.**

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

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

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

#### **6.05.14. 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 article 7.



## FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code as stated in LDC 6.05.14. The proposed zoning change would result in spot zoning as defined in LDC Article 3.02.00.

*Spot zoning.* Rezoning of a lot or parcel of land that will create an isolated zoning district that may be incompatible with the adjacent and nearby zoning districts and uses, or as spot zoning is otherwise defined by Florida law.

The parcel is located along an arterial roadway within one-quarter mile of a collector/arterial intersection and does meet locational criteria.

### 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-2 and R-4. In the area staff noted 24 single family residences, 9 vacant parcels, 1 vacant office and 3 mobile homes. The multiple commercial uses and intensities allowed by the proposed C-1 zoning are not compatible with the surrounding residential zonings or uses.

### CRITERION (4)

#### Changed conditions.

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

## FINDINGS

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

### 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 **not** result in a logical and orderly development pattern. The proposed rezoning from R-4 to C-1 will constitute an isolated zoning district that would be incompatible with the adjacent and nearby zoning districts and uses.

---

### **Attachments**

Z-2013-13

---

**Z-2013-13**



PERDIDO BAY

TRACY RD

HALCYON CIR

HARTUNG AVE

LILLIAN HWY

JUAN RD

JOAQUIN RD

BAUER RD

BRONSON RD

AILANTHUS DR

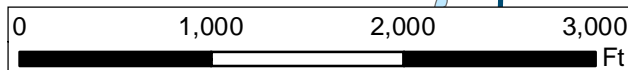
BAUER RD



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.

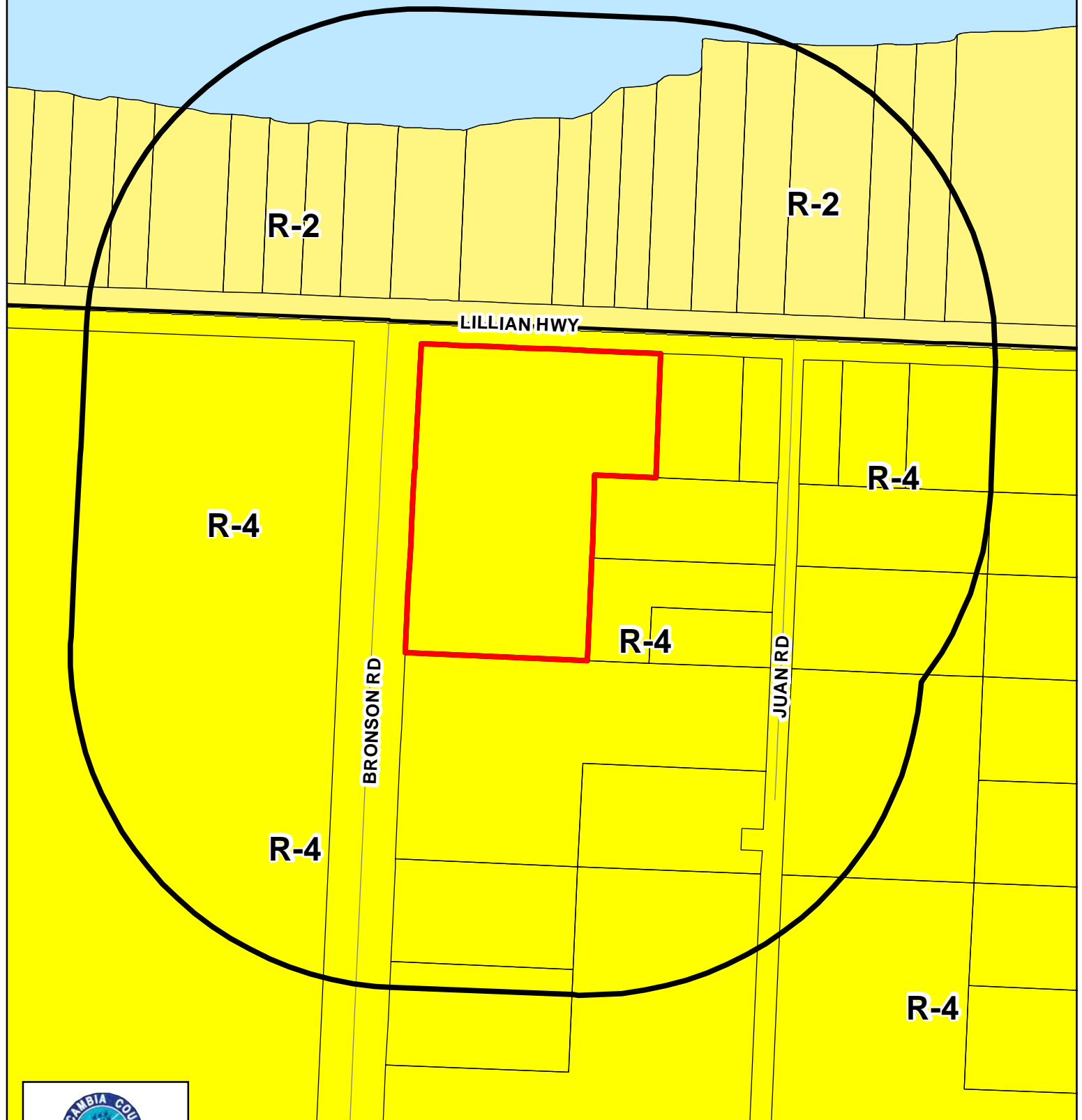
## Z-2013-13 LOCATION MAP




- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

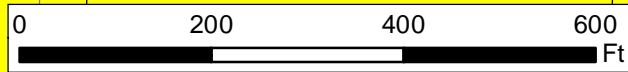


PERDIDO BAY



  
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-2013-13**  
**500' RADIUS ZONING**



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

PERDIDO BAY



MU-S

MU-S

LILLIAN HWY

MU-U

MU-U

BRONSON RD

JUAN RD

MU-S

MU-S



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.

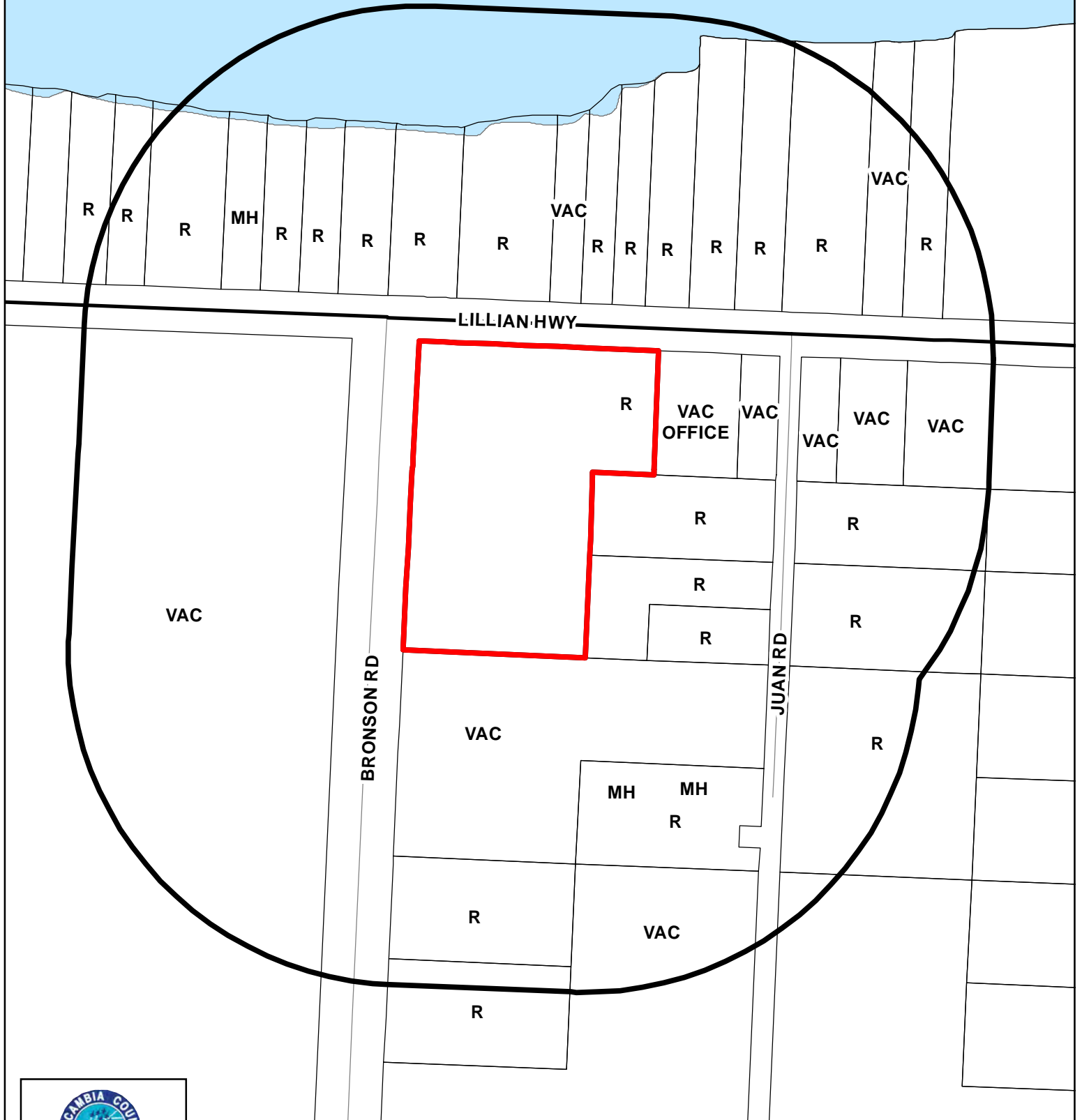
Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-13 FUTURE LAND USE

0 200 400 600  
Ft

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

PERDIDO BAY



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-2013-13 EXISTING LAND USE

0 200 400 600  
Ft

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





BRONSON RD

LILLIAN HWY

JUAN 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-2013-13 AERIAL MAP

0 100 200 300  
Ft

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





# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: [REDACTED] Z-2013-13,  
CURRENT ZONING: R-4 PROPOSED ZONING: C-1

## PLANNING BOARD

DATE: 07/01/13 TIME: 8:30 AM

### LOCATION OF HEARING

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

## BOARD OF COUNTY COMMISIONERS

DATE 08/08/13 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](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY





**Looking East along Lillian**





**Looking North along Bronson**





**Looking Northeast**





**Looking South along Bronson**





Looking Southeast





**Looking Southwest**





**Looking West along Lillian**



May 29, 2013

To: Development Services Department

From: Bobby Gene Reynolds sr. and Sally Lynn Reynolds (husband and wife)  
owners of property.

The overall purpose of this letter, is to use our property as C-1.

The intent of this letter is to make you aware that the road on our west boundary, is Bronson Road. The (west-side) of our property is "the road to inter into Bronson Field. Property".

This road "Bronson Rd." is the only way that the Retired and current Naval military personnel, can access the property, that is set aside for Retired and Military people.

Bronson field was used as training for flight aviators. My father was stationed at Bronson Field after returning from the war.

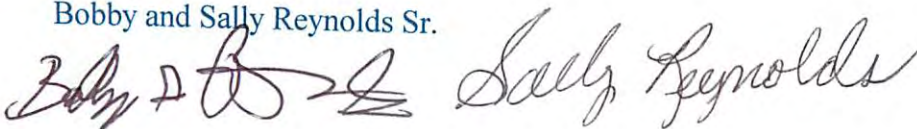
Since then, an RV Camp Ground and boating and beach usage for the users listed above.

The flying field is now used, for training for" teaching and practicing" how to drive police cars in possible chases and other usage.

Please, pass the usage of our property.

Thanks,

Bobby and Sally Reynolds Sr.

The block contains two handwritten signatures in dark ink. The signature on the left is for Bobby Reynolds Sr., featuring a stylized 'B' and 'R'. The signature on the right is for Sally Reynolds, written in a cursive script.



# Development Services Department

Escambia County, Florida

## APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: \_\_\_\_\_

☐ Variance Request for: \_\_\_\_\_

☒ Rezoning Request from: R-4 to: C-1

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

Owner(s) Name: Bobby Gene Reynolds SR + Sally Lynn Reynolds Phone: 850 4565895

Address: 12511 Lillian Hwy Email: REYNOLD290@BELLSouth.NET

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

Property Address: 12511 Lillian Hwy

Property Reference Number(s)/Legal Description: 02-25-32-6000-005-002

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.

Bobby Gene Reynolds SR  
Signature of Owner/Agent

Bobby Gene Reynolds SR  
Printed Name Owner/Agent

May 29, 2013  
Date

Signature of Owner

SALLY LYNN REYNOLD  
Printed Name of Owner

May 29, 2013  
Date

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May 2013,  
by Bobby Reynolds.

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

Margaret A. Cain  
Signature of Notary  
(notary seal must be affixed)

Margaret A. Cain  
Printed Name of Notary



### FOR OFFICE USE ONLY

CASE NUMBER: Z-2013-13

Meeting Date(s): PB 7/1/13; BCC 8/8/13 Accepted/Verified by: \_\_\_\_\_ Date: 5/29/13

Fees Paid: \$ 0 Receipt #: Fee Waiver Permit #: PRZ130500013



## Development Services Department

Escambia County, Florida

### APPLICATION INSTRUCTIONS

#### Prior to Application Submittal

Please contact the Development Services Department located at 3363 West Park Place (595-3475) to make an appointment for a pre-application meeting with a Planner to personally discuss your site and prospective plans for it, to review the application forms and criteria with you, to answer any questions you may have, and/or any possible alternatives.

#### Application Submittal

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). In order for the application request to proceed in a timely manner, all items on the application forms and checklist (attached herein) must be completed and submitted prior to the deadline, scheduling a pre-application meeting with a Planner is recommended. Any incomplete application or application submitted after the deadline will not be accepted by staff.

The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. If an agent is handling the request, the owner must submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf. Signatures must be properly notarized and dated no more than sixty (60) days prior to application submittal.

No guarantee is made for the approval of any petition. Fees are non-refundable regardless of the decision.

#### Public Hearing(s)

It is the Applicant's burden to show consistency with all applicable criteria. **NOTE:** The applicant, or his/her agent, must be present at the Board of Adjustment or Planning Board meeting. For rezoning requests, it is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.

#### Public Notice

Per the Land Development Code Article 2: A legal notice/advertisement will be published in the Pensacola News Journal and a sign(s) will be posted on the property by Development Services Department (DSD) prior to the hearing. Current property owners near the subject property will be notified of the proposed request via postcard by DSD at least fifteen (15) days prior to the hearing (see table below). Staff will obtain the list of mailing addresses from the Escambia County Property Appraiser's Office website (escpa.org).

Application Type:	Who will receive a postcard? Property owners:
Rezoning	within 500 foot radius of the subject property
Conditional Use	
Administrative Appeal	
Conditional Use – Sale of Alcohol	within 500 foot radius of the subject property and any places of worship and/or day care facility within 1,000 feet
Variance	directly abutting the subject property (excluding properties across the street)

#### Fees

Payment must be submitted prior to 3pm of the closing date for acceptance of application. Please make checks payable to Escambia County. Development Services Department accepts MasterCard and Visa.

Board of Adjustment (BOA)	Planning Board – Rezoning
\$1,155 - Conditional Use	★ <u>\$1,155 for a rezoning request of one parcel</u> \$1,925 for a rezoning request of two contiguous parcels* \$1,925 plus \$77 for each additional parcel for more than two contiguous parcels*
\$385 - Variance	
\$616 - Administrative Appeal	
\$192.50 - Development Order Extension	

\*Lots separated by a street or roadway or by other lots/parcels are not considered contiguous. All lots must be owned by the same applicant in order to receive the discounted fee.





**Development Services Department**  
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2013-13

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): 02-25-32-6000-005-002

Property Address: 12511 LILLIAN Hwy

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:

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 29<sup>th</sup> DAY OF MAY, YEAR OF 2013.

Bobby Gene Reynolds Sr.  
Signature of Property Owner

Bobby GENE REYNOLDS SR.  
Printed Name of Property Owner

MAY 29, 2013  
Date

\_\_\_\_\_  
Signature of Property Owner

SALLY LYNN REYNOLDS  
Printed Name of Property Owner

MAY 29, 2013  
Date



**Development Services Department**  
Escambia County, Florida

FOR OFFICE USE:

CASE #:

*omit*

**~~AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY~~**

As owner of the property located at \_\_\_\_\_,  
Florida, property reference number(s) \_\_\_\_\_

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)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-2715-000		See Below	06	022S32-6000-005-002

2012 Real Estate 0019222.0000

S - 016405 / 030353 1-54033 JMS33899  
REYNOLDS BOBBY GENE SR &  
SALLY LYNN  
12511 LILLIAN HWY  
PENSACOLA FL 32506-8416

12511 LILLIAN HWY  
LTS 5 TO 11 BLK B & LTS  
2 & 4 BLK C  
RE S/D OF S/D NO 1 OF  
See Tax Roll for extra legal.



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	82,818	50,000	32,818	228.92
PUBLIC SCHOOLS					
By Local Board	2.2480	82,818	25,000	57,818	129.97
By State Law	5.5100	82,818	25,000	57,818	318.58
SHERIFF	0.6850	82,818	50,000	32,818	22.48
WATER MANAGEMENT	0.0400	82,818	50,000	32,818	1.31

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

TOTAL MILLAGE	15.4585	AD VALOREM TAXES	701.26
---------------	---------	------------------	--------

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		85.00

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

NON-AD VALOREM ASSESSMENTS	85.00
----------------------------	-------

COMBINED TAXES AND ASSESSMENTS	786.26	PAY ONLY ONE AMOUNT	See reverse side for important information
--------------------------------	--------	---------------------	--

Nov 30 2012 \$ 754.81	Dec 31 2012 \$ 762.67	Jan 31 2013 \$ 770.53	Feb 28 2013 \$ 778.40	Mar 31 2013 \$ 786.26	Apr 30 2013 \$ 809.85
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

JANET HOLLEY, CFC

ESCAMBIA COUNTY TAX COLLECTOR

2012 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-2715-000		See Above	06	022S32-6000-005-002

2012 Real Estate 0019222.0000

REYNOLDS BOBBY GENE SR &  
SALLY LYNN  
12511 LILLIAN HWY  
PENSACOLA FL 32506-8416

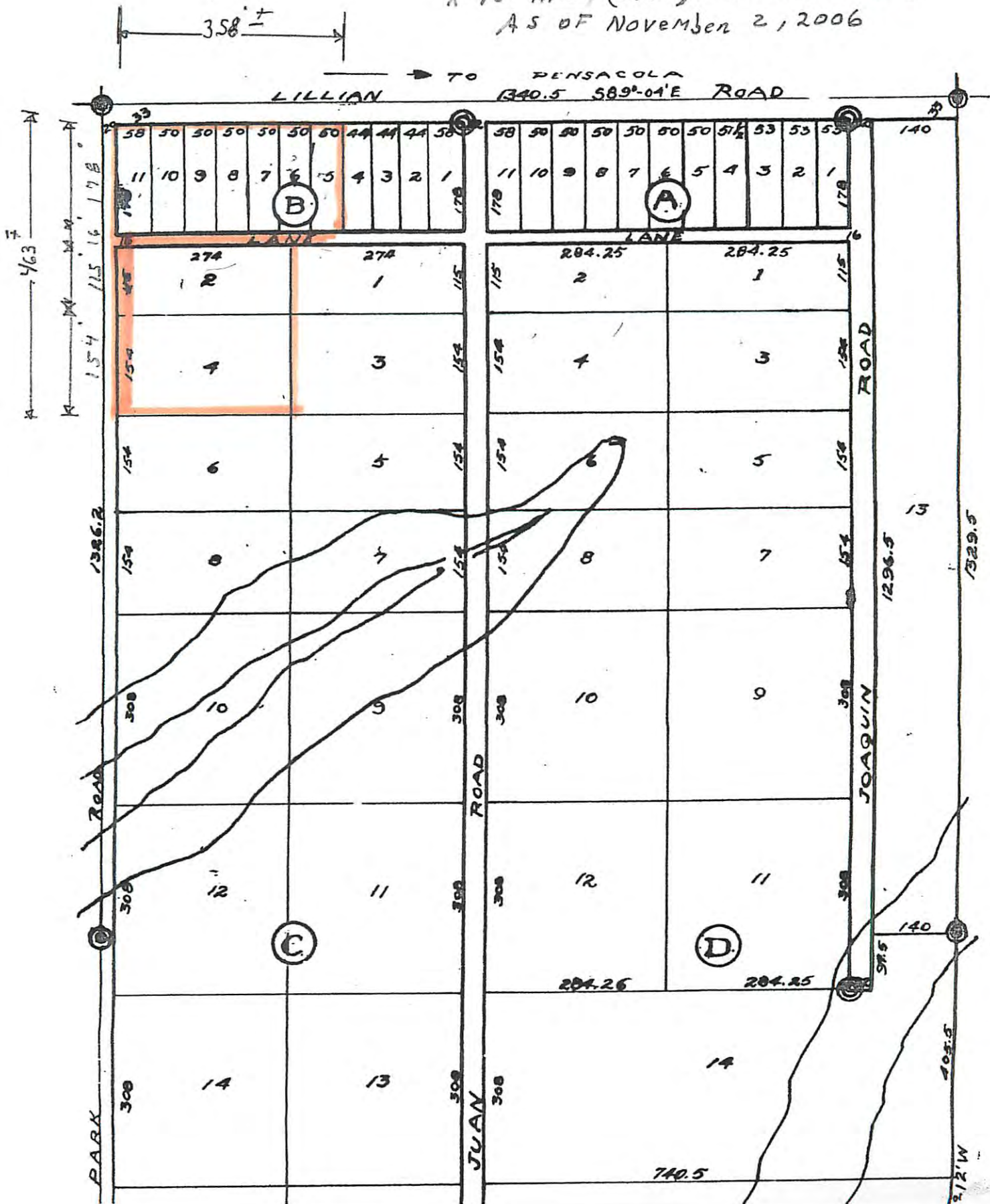
12511 LILLIAN HWY  
LTS 5 TO 11 BLK B & LTS  
2 & 4 BLK C  
RE S/D OF S/D NO 1 OF  
See Tax Roll for extra legal.

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

Nov 30 2012 \$ 754.81	Dec 31 2012 \$ 762.67	Jan 31 2013 \$ 770.53	Feb 28 2013 \$ 778.40	Mar 31 2013 \$ 786.26	Apr 30 2013 \$ 809.85
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Bobby G. REYNOLDS SR + SALLY LYNN REYNOLDS

\* 16' ALLEY (LANE) HAS been CLOSED  
AS OF November 2, 2006





# BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

## FEE WAIVER REQUEST FORM

The Board of County Commissioners have determined that it is in the best interest of the public to waive certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families. Upon request, the County Administrator may grant, to qualified applicants, a waiver of the fees approved by Resolution 2010-107. An approved fee waiver request shall expire after twelve (12) months.

The County Administrator shall only grant waivers to the following qualified applicants. Please check the box next to the appropriate statement that applies to your request.

- ☐ Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.
- ☐ Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

Property Owner/Non-profit Organization Name: Bobby + Sally Reynolds

Please list the address(es) and Property Reference Number(s) for the property(s):

12511 Lillian Hwy 02-25-32-6000-005-002

Please indicate which application fee this request is for and the amount: Rezoning

Please attach the following required supporting documents to this request form:

- a. All applicants must submit sufficient evidence of ownership or control of the property that is the subject of the development project for which the waiver is sought.
- b. All applicants must submit a copy of their federal income tax returns for the previous two years.
- c. All applicants must submit sufficient evidence that at least 30% of the total housing units produced from the development project will be sold or rented to, or occupied by, individuals and families with annual gross incomes at or below 30% of the median income for Escambia County.
- d. For projects that will provide rental housing, applicants shall also submit a schedule of rental rates for each unit by size.

### FOR INTERNAL OFFICE USE ONLY

The applicant is a qualified applicant. ☒ YES ☐ NO

The applicant provided all required supporting documents. ☒ YES ☐ NO

Therefore; this fee waiver request for zoning petition

Type of application

is hereby approved on this 30 day of MAY, 2013.

T. Lloyd Kerr for George Tarrant  
T. Lloyd Kerr, AICP  
Director, Development Services Department



NORTH SCALE 1" = 20'

LEGEND  
R/W Right of way  
1/2" Capped iron rod set #1073  
1" Iron pipe found  
Air conditioning unit  
Concrete  
Gravel  
Light pole  
Power pole  
Sewer clean-out  
Sprinkler control valve  
Water faucet  
Water meter  
Wire fence  
Wood fence  
Electric line  
Telephone line

SURVEYOR'S NOTES  
1 Subject to setbacks, easements and restrictions of record  
2 This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm  
3 This survey does not reflect or determine ownership  
4 This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record  
5 Footers and foundations below natural grade not located

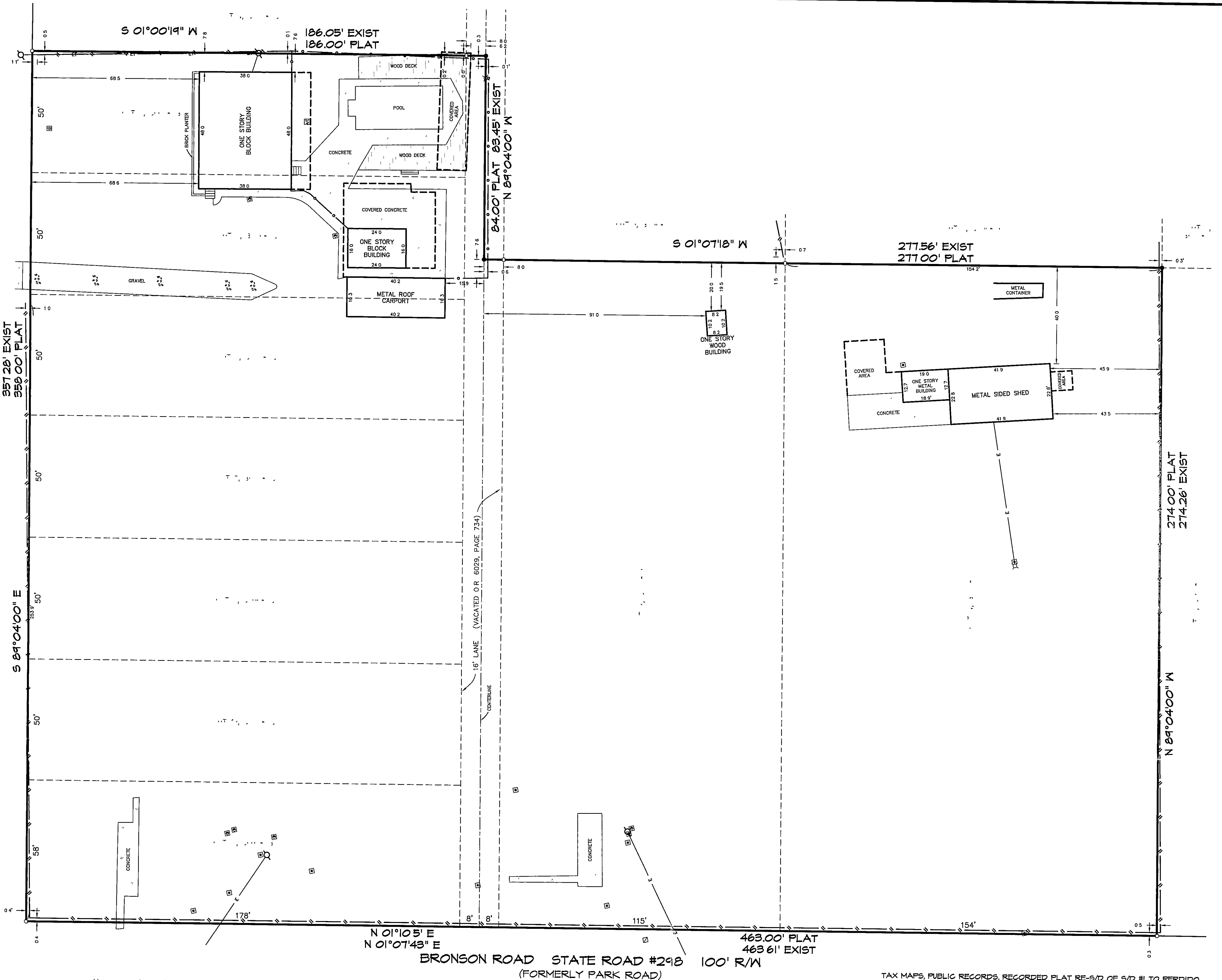
STREET ADDRESS 12511 Lillian Highway

LEGAL DESCRIPTION  
Lot 5, 6, 7, 8, 9, 10 and 11, Block B, and Lots 2 and 4, Block C, of Re-Subdivision of subdivision No. 1, to Perdido Heights, being a subdivision of a Re-Subdivision of Lot 6, Fractional Section 2, Township 2 South, Range 32 West, Escambia County, Florida as recorded in Plat Book 1 at page 3 of the public records of said County

TOGETHER WITH  
The North Half of 16' Lane adjacent to and south of Lots 5-11, Block "B" and the South Half of 16' Lane adjacent to and North of Lot 2, Block C, of Re-Subdivision of subdivision No. 1, to Perdido Heights, being a subdivision of Lot 6, Fractional Section 2, Township 2 South, Range 32 West, Escambia County, Florida as recorded in Plat Book 1 at page 3 of the public records of said County

LILLIAN HIGHWAY STATE HIGHWAY #298 66' R/W

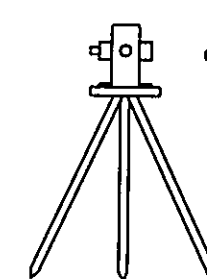
357.28' EXIST  
358.00' PLAT  
S 89°04'00" E



Measurements made in accordance with United States Standards

Bearing Reference NORTH BASED ON THE SOUTHERLY R/W LILLIAN  
HIGHWAY AS S 89°04'00" E  
Ordered By BOBBY REYNOLDS Elevation Reference  
Encroachments FENCE, OVERHANG, DECK, CONCRETE

A BOUNDARY SURVEY AND LOCATION  
OF IMPROVEMENTS OF A PORTION  
OF SECTION 2, T-2-S, R-32-W



PITTMAN,  
GLAZE AND  
ASSOCIATES, INC.  
LAND SURVEYORS  
5700 N. DAVIS HIGHWAY, SUITE 3  
PENSACOLA, FL 32503

Phone (850) 434-6666 Fax (850) 434-6661  
Email pgsurvey@bellsouth.net

TAX MAPS, PUBLIC RECORDS, RECORDED PLAT RE-S/D OF S/D #1 TO PERDIDO  
HEIGHTS (P B 1, P 3), D.O.T. R/W MAPS SR #298, SECTION 4818 SR 30, SR 30, SECTION  
Source of information 48110-2506

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 Surveyors & Mappers in  
Chapter 5J-17 050, 5J-17 051 and 5J-17 052, pursuant to  
Section 472.027 Florida Statutes

David D. Glaze  
PSM #5605

Walter J. Glaze  
PSM #6190

SHEET	OF	Scale
1	1	1" = 20'
LB No. 17073		File No. C-6914
DATE OF SURVEY		Job No. 35432-13
DATE OF SURVEY		Date of Plat. 5-14-13
DATE OF SURVEY		FB 1445 PG 76-79
DATE OF SURVEY		FB 1532 PG 1
DATE OF SURVEY		FB PG
DATE OF SURVEY		Drawn by FMJ

## Planning Board-Rezoning

5. B.

**Meeting Date:** 07/01/2013  
**CASE :** Z-2013-14  
**APPLICANT:** Albert and Marie Jones, Owners  
**ADDRESS:** 7585 Mobile Hwy.  
**PROPERTY REF. NO.:** 16-1S-31-3304-000-003  
**FUTURE LAND USE:** MU-S, Mixed  
Use-Suburban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 08/08/2013

---

### SUBMISSION DATA:

### REQUESTED REZONING:

**FROM:** R-2, Single-Family District (cumulative), Low-Medium Density (seven du/acre)

**TO:** AG, Agricultural District, Low Density (1.5 acres/du)

### 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. 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 AG **is consistent** with the intent and purpose of Future Land Use Mixed-Use Suburban as stated in CPP FLU 1.1.1 and 1.3.1. The densities and allowable uses are compatible with those provided for in the Future Land Use category. The MU-S category allows for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. The request to AG is also **consistent** with FLU 1.5.3, as the parcel is already supported by existing infrastructure and utility services.

### **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.**

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.

#### **6.05.01. AG agricultural district, low density.**

This district is intended to identify those areas used primarily for farming, and/or the raising of livestock, and silviculture. A primary purpose of this district is to provide for the continuation and expansion of viable agricultural activities within the county by providing for compatibility among permitted uses and by preserving open spaces through low district-wide residential densities. The maximum density is 1.5 acres per dwelling unit.

## **FINDINGS**

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The applicant's zoning request, if granted, will reduce the maximum allowed residential density on the parcel, will encourage the preservation of open spaces and will provide for the desired permitted primary uses.

### **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 AG, R-R, R-5 and R-2. Existing uses include 13 single family residences, 8 vacant residential parcels, 4 mobile homes, 2 agricultural residential parcels, 1 office and a parcel owned by the gas utility company.

### **CRITERION (4)**

**Changed conditions.**

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

**FINDINGS**

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

**CRITERION (5)**

**Effect on natural environment.**

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

**FINDINGS**

According to the National Wetland Inventory, wetlands and hydric soils **were not indicated** on the subject property. When applicable, further 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 surrounding area is a mixture of single residential dwellings, agricultural tracks and utility company owned parcels. The proposed amendment to Agricultural zoning would be compatible with the existing surrounding uses.

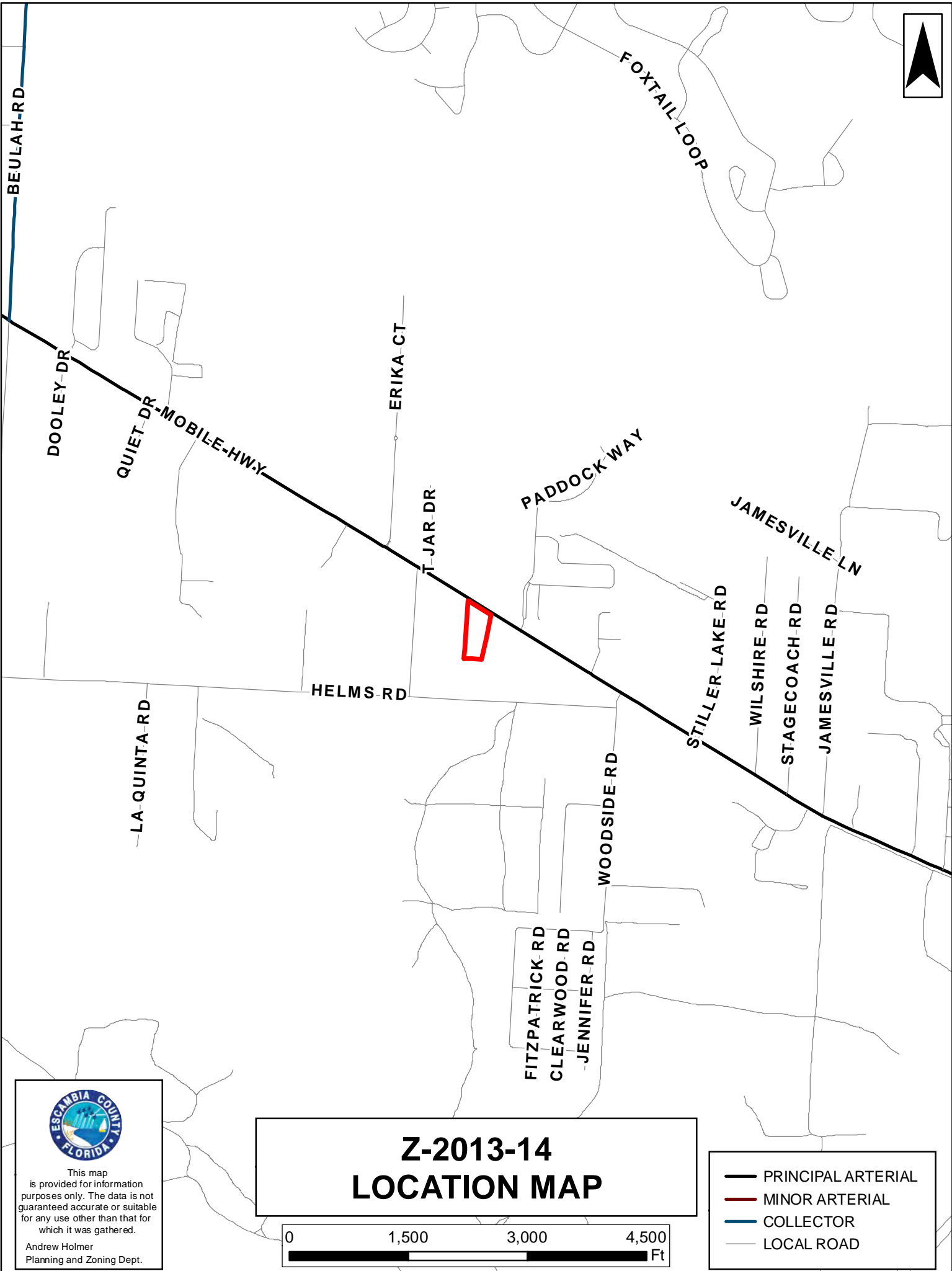
---


**Attachments**

Z-2013-14

---

**Z-2013-14**

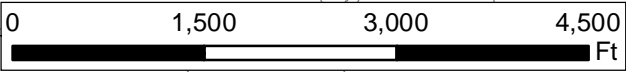




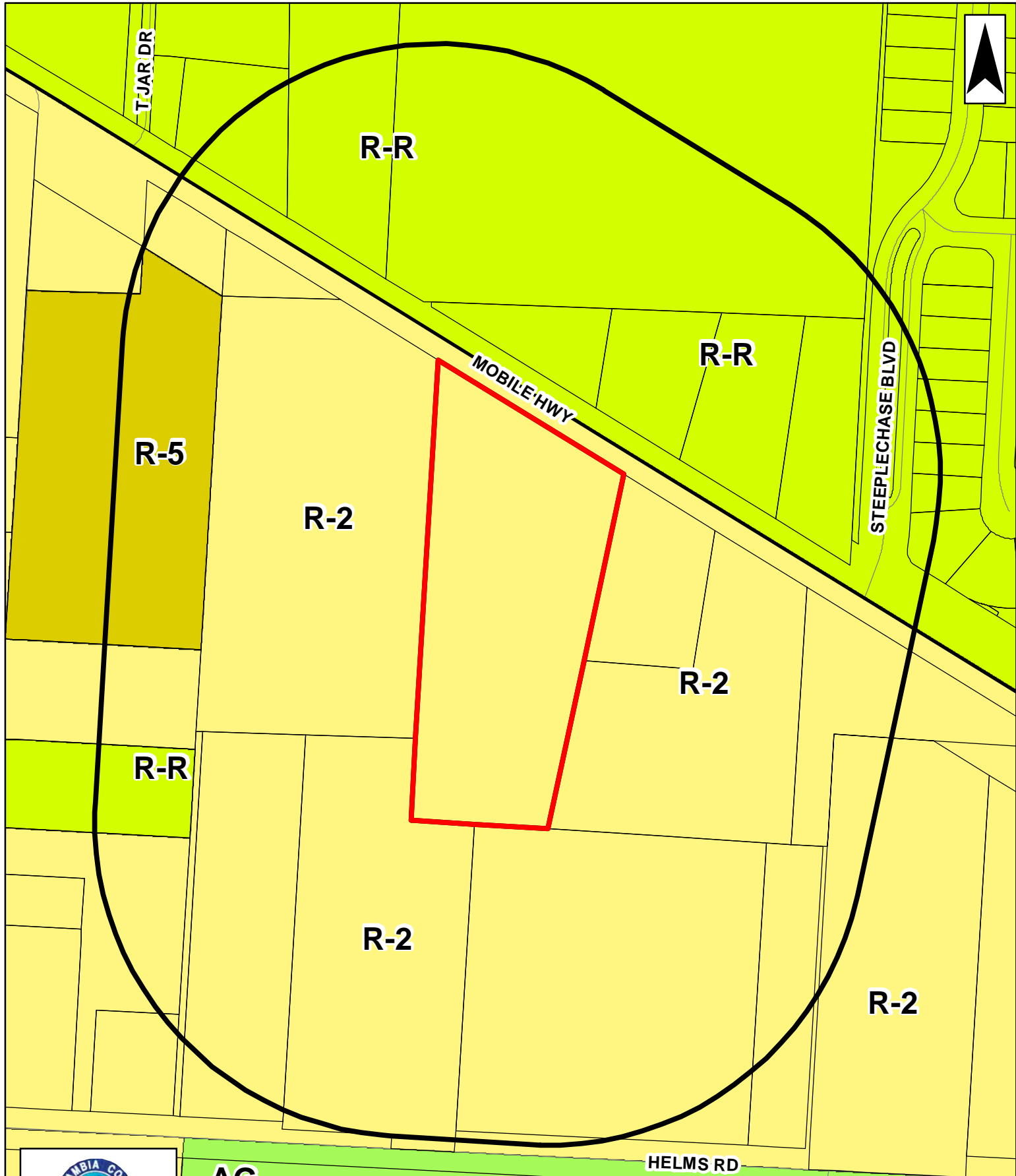
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2013-14 LOCATION MAP



- PRINCIPAL ARTERIAL
  - MINOR ARTERIAL
  - COLLECTOR
  - LOCAL ROAD



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

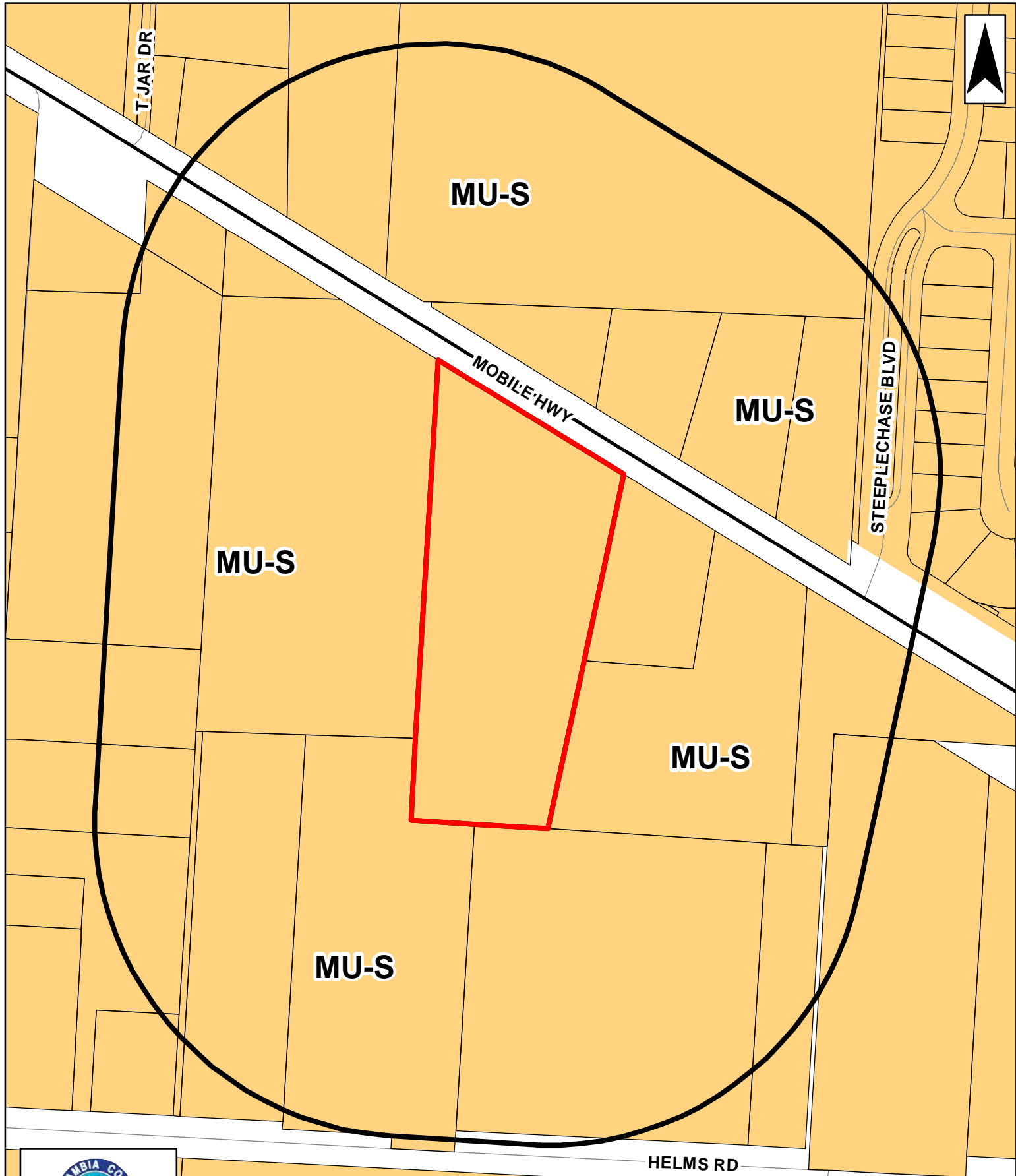
Andrew Holmer  
Planning and Zoning Dept.

**AG**

## Z-2013-14 500' RADIUS ZONING



- 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.

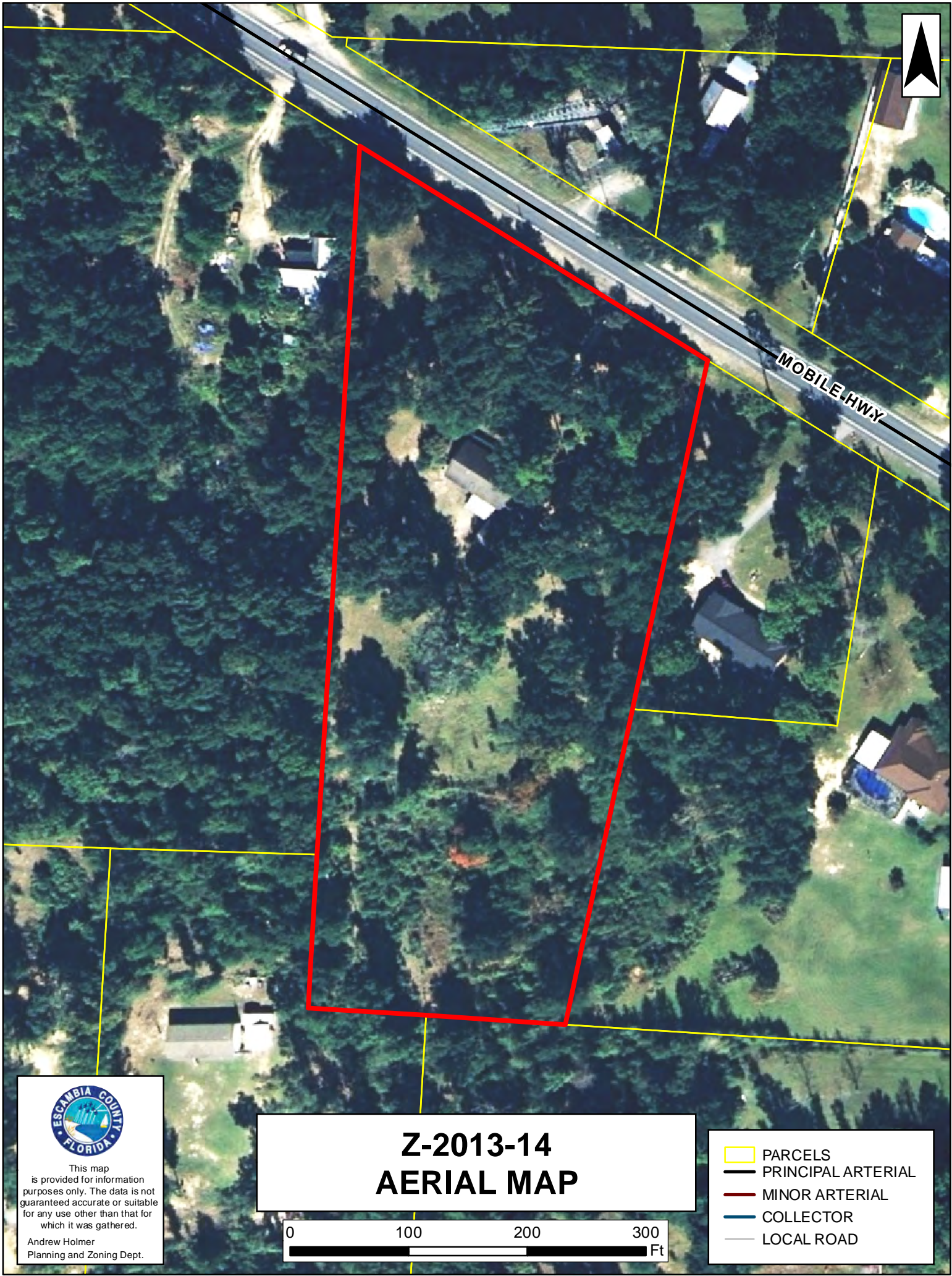
## Z-2013-14 FUTURE LAND USE

0 200 400 600  
Ft

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



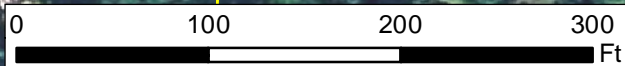




This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-14 AERIAL MAP



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





## NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-14

CURRENT ZONING: R-2 PROPOSED ZONING: AG

### PLANNING BOARD

DATE: 07/01/13 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: 08/08/13 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](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY





**Looking East from Parcel**





**Looking North from Parcel**





**Looking Northwest Across Mobile Hwy**





**Looking Northwest from Parcel**





**Looking South from Mobile Hwy into Parcel**





**Looking Southeast from Parcel**





**Looking Southwest from Mobile Hwy into Parcel**



Albert J. Jones & Marie B. Jones  
7585 Mobile Hwy  
Pensacola, FL 32526  
850-332-8034

June 2, 2013

Escambia County Development Services Dept.  
3363 West Park Place  
Pensacola, FL 32505

RE: Parcel 16-1S-31-3304-000-003  
Rezoning request R-2 to AG

Dear Planning Board Members,

We respectfully request your taking the time to review, and look favorably upon this application for rezoning our property located at 7585 Mobile Hwy. in Beulah, from R-2 to Agricultural.

We own a four (4) +/- acre parcel located 6/10ths of a mile from the Escambia County Equestrian Center and would like to have horses and chickens on our property and the ability to build appropriate structures for same.

Our research revealed no inconsistencies with the County's Comprehensive Plan and we believe agricultural zoning is consistent with the land development code.

Our property is located in an area surrounded by multiple land use properties. As stated earlier, we are less than a mile from the Equestrian Center. Within one mile of our property there are horses and cattle, a general store, a packing plant, a community park, elementary school, church, and residential properties on acreage. This surely appears to be compatible with surrounding uses.

We know of no changed condition, effect on the natural environment, or development patterns which would be adversely affected by our zoning request.

We sincerely appreciate your time and consideration with regards to this request.

Sincerely,



Albert J. Jones



Marie B. Jones



# 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: AG

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

Owner(s) Name: Jones, Albert J. + Jones, Marie B. Phone: 850-332-8034

Address: 7585 Mobile Hwy Pensacola, FL 32526 Email: berndlog@pka@gmail.com

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

Property Address: 7585 Mobile Hwy Pensacola, FL 32526

Property Reference Number(s)/Legal Description: 16-19-31-3304-000-003/

lengthy; see attached survey

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.

Albert J. Jones  
Signature of Owner/Agent

Albert J. Jones  
Printed Name Owner/Agent

6/3/13  
Date

Marie B. Jones  
Signature of Owner

Marie B. Jones  
Printed Name of Owner

6/3/2013  
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of June, 2013,  
by Albert Jones and Marie B. Jones.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Florida Drivers License

Kimberly D. Attaway  
Signature of Notary  
(notary seal must be affixed)

Kimberly D. Attaway  
Printed Name of Notary

Kimberly D. Attaway  
Notary Public  
State of Florida  
Commission # 620310  
My Comm. Exp. 4/27/14

### FOR OFFICE USE ONLY

CASE NUMBER: \_\_\_\_\_

Meeting Date(s): \_\_\_\_\_ Accepted/Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_ Permit #: \_\_\_\_\_





Development Services Department  
Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 16-19-31-3304-000-003

Property Address: 7585 mobile Hwy Pensacola, FL 32526

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

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

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

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 2nd DAY OF June, YEAR OF 2013.

Albert Jones  
Signature of Property Owner

Albert Jones  
Printed Name of Property Owner

6/2/13  
Date

Marie B. Jones  
Signature of Property Owner

Marie B Jones  
Printed Name of Property Owner

6/2/2013  
Date

Prepared by and return to:

Suzette Perez

Florida Premier Title & Escrow Company

8201 Peters Road, Suite 3000

Plantation, FL 33324

Ernie Lee Magaha

CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY FLORIDA

INST# 2009084869 12/11/2009 at 10:54 AM

OFF REC BK: 6539 PG: 1397 - 1398 Doc Type: WD

RECORDING: \$18.50 Deed Stamps \$1008.00

File Number: 09-23162

Loan Number: 0022959779

Consideration: \$144,000.00

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 25<sup>th</sup> day of November, 2009, between Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-1 whose post office address is 4600 Regent Blvd, #200, Irving, TX 75063, grantor, and Albert J Jones and Marie B Jones, husband and wife whose post office address is 7585 Mobile Hwy, Pensacola, FL 32526, grantee:

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

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

**THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA:**

**COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY NO. 90 (A.K.A MOBILE HIGHWAY 66' R/W THIS AREA), AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE RUN NORTH 61° 19' 31" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 408.46 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 61° 19' 31" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 342.87 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE RUN SOUTH 00° 23' 40" WEST ALONG SAID WEST LINE FOR 729.00 FEET; THENCE RUN SOUTH 89° 24' 20" EAST FOR 217.36 FEET; THENCE RUN NORTH 08° 52' 29" EAST FOR 573.58 FEET TO THE POINT OF BEGINNING.**

**Parcel Identification Number: 1615313304000003**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**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:

*Heather Cordova*

Witness Name: Heather Cordova

*Michael Zenarosa*

Witness Name: Michael Zenarosa

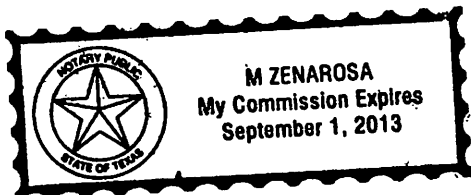
Wells Fargo Bank, N.A., as Trustee for the  
Certificateholders of Soundview Home Loan Trust  
2007-OPT1, Asset-Backed Certificates, Series 2007-1,  
by American Home Mortgage Servicing, Inc. as  
Attorney in Fact

*E. Evelyn Brown*  
By: **E. Evelyn Brown**



State of: Texas  
County of: Dallas

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2009 by **E. Evelyn Brown**  
as Assistant Secretary of American Home Mortgage Servicing, Inc. as Attorney in Fact for Wells Fargo  
Bank, N.A., as Trustee for the Certificateholders of Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates,  
Series 2007-1, who (X) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.



*M. Zenarosa*

Notary Public

Printed Name: **M. Zenarosa**

My Commission Expires: 9/1/2015



Source: Escambia County Property Appraiser

[←](#) [Navigate Mode](#) [Ⓢ Account](#) [○ Reference](#) [↔](#)
[Restore Full Page Version](#)

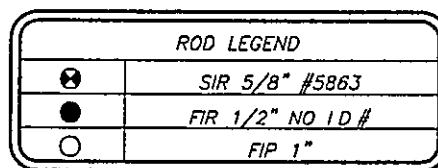
<b>General Information</b> <b>Reference:</b> 161S313304000003 <b>Account:</b> 090785800 <b>Owners:</b> JONES ALBERT J & JONES MARIE B <b>Mail:</b> 7585 MOBILE HWY PENSACOLA, FL 32526 <b>Situs:</b> 7585 MOBILE HWY 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		<b>2012 Certified Roll Assessment</b> <b>Improvements:</b> \$70,592 <b>Land:</b> \$55,860  <b>Total:</b> \$126,452 <b>Save Our Homes:</b> \$126,452  <a href="#">Disclaimer</a>  <a href="#">Amendment 1 Calculations</a>																																											
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/23/2009</td> <td>6539</td> <td>1397</td> <td>\$144,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/27/2009</td> <td>6512</td> <td>1666</td> <td>\$100</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/2005</td> <td>5693</td> <td>1520</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/2000</td> <td>4552</td> <td>1594</td> <td>\$135,800</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/1996</td> <td>3985</td> <td>716</td> <td>\$122,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/1992</td> <td>3294</td> <td>307</td> <td>\$42,000</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/23/2009	6539	1397	\$144,000	WD	<a href="#">View Instr</a>	08/27/2009	6512	1666	\$100	CT	<a href="#">View Instr</a>	05/2005	5693	1520	\$100	QC	<a href="#">View Instr</a>	04/2000	4552	1594	\$135,800	WD	<a href="#">View Instr</a>	05/1996	3985	716	\$122,000	WD	<a href="#">View Instr</a>	12/1992	3294	307	\$42,000	QC	<a href="#">View Instr</a>	<b>2012 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT INTERSEC OF SLY R/W LI U S HWY 90 (MOBILE HWY 66 FT R/W) AND E LI OF SW 1/4 OF SW 1/4 N 61 DEG 19...  <b>Extra Features</b> CARPORT FRAME GARAGE	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																								
11/23/2009	6539	1397	\$144,000	WD	<a href="#">View Instr</a>																																								
08/27/2009	6512	1666	\$100	CT	<a href="#">View Instr</a>																																								
05/2005	5693	1520	\$100	QC	<a href="#">View Instr</a>																																								
04/2000	4552	1594	\$135,800	WD	<a href="#">View Instr</a>																																								
05/1996	3985	716	\$122,000	WD	<a href="#">View Instr</a>																																								
12/1992	3294	307	\$42,000	QC	<a href="#">View Instr</a>																																								

<b>Parcel Information</b> <b>Section Map Id:</b> 16-1S-31  <b>Approx. Acreage:</b> 3.9500  <b>Zoned:</b> R-2  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div style="text-align: right;"> <a href="#">Launch Interactive Map</a> </div>
--	--

Buildings	
Building 1 - Address:7585 MOBILE HWY, Year Built: 1972, Effective Year: 1972	
<b>Structural Elements</b> FOUNDATION-SLAB ON GRADE EXTERIOR WALL-BRICK-FACE NO. PLUMBING FIXTURES-6.00 DWELLING UNITS-1.00 ROOF FRAMING-GABLE ROOF COVER-COMPOSITION SHG INTERIOR WALL-DRYWALL-PLASTER FLOOR COVER-CARPET NO. STORIES-1.00 DECOR/MILLWORK-AVERAGE HEAT/AIR-CENTRAL H/AC STRUCTURAL FRAME-WOOD FRAME	





SIR 5/8" #5863  
FIR 1/2" NO 1 D  
FIP 1"

ALBERT J JONES AND MARIE B. JONES  
FLORIDA PREMIER TITLE & ESCROW CO  
FIRST AMERICAN TITLE INSURANCE CO



800 SOUTH BARRACKS STREET OFFICE (850) 470-0532  
PENSACOLA, FLORIDA 32502 FAX (850) 438-0015  
[www.shonczsurveying.com](http://www.shonczsurveying.com)

REQUESTED BY SUSAN CRAIG      DRAWING NO. 09-1395A

[illegible]

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U S HIGHWAY NO 90 (A.K.A. MOBILE HIGHWAY 66 R/W THIS AREA) AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION THENCE RUN N 61 19 31 W ALONG SAID RIGHT OF WAY LINE FOR 408 46 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE N 61 19 31 W ALONG SAID RIGHT OF WAY LINE FOR 342 87 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION THENCE RUN S 00 23 40 W ALONG SAID WEST LINE FOR 729 00 FEET THENCE RUN S 89 24 20 E FOR 217 36 FEET THENCE RUN N 08 52 29 E FOR 573 58 FEET TO THE POINT OF BEGINNING

- FIP = FOUND IRON PIPE
- FRP = FOUND IRON ROD
- SFR = SET IRON ROD 5/8"
- FMC = FOUND CONCRETE MONUMENT
- SCM = SET CONCRETE MONUMENT
- (D) = DEED
- (P) = PLAT
- (F) = FIELD
- (C) = CALCULATED
- CONC = CONCRETE
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINATION
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- BSL = BUILDING SETBACK LINE

- $\Delta$  = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- EL = ELEVATION
- F.F.L. = FINISHED FLOOR ELEVATION
- A/C = AIR CONDITIONER
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- (TYP) = TYPICAL
- ° = DEGREES
- ' = MINUTES
- " = SECONDS
- T.O.B. = TOP OF BANK
- E.O.W. = EDGE OF OVERHANG
- REF. = REFERENCE

ZONE: X BASE FLOOD ELEVATION: N/A  
 PANEL NUMBER: 120080-0290-G  
 AS DATED: 9/29/06

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.

SCALE 1"= 30'	FIELD DATE	FIELD BOOK	PAGE
BOUNDARY	11/30/09	09-5	4-3
ELEVATION			
SITE PLAN			
STAKE OUT			
FOUNDATION			
FINAL			

ADDRESS
7585 MOBILE HIGHWAY

REVISIONS		
DATE		INITIALS

SECTION 16 TOWNSHIP 1-S RANGE 31-W COUNTY ESS

BASIS OF BEARING: N. 31° 19' 31" W. ALONG SOUTH R/W OF MORRIS HIGHWAY

SECTION 18 TOWNSHIP 1-S RANGE 31-W COUNTY ESC  
BASIS OF BEARING: N. 91° 12' 31" W. ALONG SOUTH R/W OF MOBILE HIGHWAY

THIS SURVEY IS  
NOT VALID  
WITHOUT THE  
ORIGINAL RAISED  
SEAL &  
SIGNATURE OF A  
FLORIDA  
LICENSED  
SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN  
HEREON MEETS THE MINIMUM TECHNICAL  
STANDARDS AS SET FORTH IN CHAPTER -  
61G17-6 FLORIDA ADMINISTRATIVE CODE  
PURSUANT TO SECTION 472.027, FLORIDA  
STATUTES.

L. E. SHONTZ AND ASSOCIATES, INC.  
600 SOUTH BARRACKS STREET PENSACOLA, FLORIDA  
L. E. SHONTZ PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NUMBER 5863 L.B. NUMBER 7166  
STATE OF FLORIDA



## Development Services Department

### Building Inspections Division

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

## RECEIPT

Receipt No. : **581868**

Date Issued. : 06/04/2013

Cashier ID : GSGARRET

Application No. : PRZ130600014

Project Name : Z-2013-14

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	1226	\$1,155.00	App ID : PRZ130600014NAME ON CHK IS MARIE B. JONES
		<b>\$1,155.00</b>	Total Check

Received From : ALBERT JONES

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

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ130600014	674347	1,155.00	\$0.00	7585 MOBILE HWY, PENSACOLA, FL, 32526

**Total Amount :**

**1,155.00**

**\$0.00**

Balance Due on this/these  
Application(s) as of 6/6/2013



## Planning Board-Rezoning

5. C.

**Meeting Date:** 07/01/2013  
**CASE :** Z-2013-15  
**APPLICANT:** Brian Brown, Agent for Figure 8 (Florida), LLC.  
**ADDRESS:** 6365 Helms Road  
**PROPERTY REF. NO.:** 21-1S-31-2101-001-001; 20-1S-31-1101-000-000  
MU-S, Mixed-Use  
**FUTURE LAND USE:** Suburban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 08/08/2013

---

### SUBMISSION DATA:

### REQUESTED REZONING:

**FROM: AG, Agricultural District, Low Density (1.5 acres/du)**

**TO: R-1, Single Family District, Low Density (four 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 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 2.1.2 Compact Development.** To promote compact development, FLUM amendments and residential rezonings to allow higher residential densities may be allowed in the Mixed-Use Urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

## FINDINGS

The proposed amendment to R-1 **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1 which allows for residential and retail development with a maximum density of ten dwelling units per acre. The request to R-1 will allow for a higher residential density which agrees with FLU 2.1.2 above.

### 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.

**6.05.01. AG Agricultural District, Low Density.** Intent and purpose of district. This district is intended to identify those areas used primarily for farming, and/or the raising of livestock, and silviculture. A primary purpose of this district is to provide for the continuation and expansion of viable agricultural activities within the county by providing for compatibility among permitted uses and by preserving open spaces through low district-wide residential densities. The maximum density is 1.5 acres per dwelling unit. Refer to article 11 for uses, heights and densities allowed in AG - agricultural areas located in the Airport/Airfield Environs.

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

## FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code due to the fact that R-1 allows for residential development with a maximum of 4 dwelling units per acre. The surrounding area is currently residential with compatible zonings.

### 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

Within the 500' radius impact area, the zoning district designations were R-1 and R-2. Staff observed approximately 20 single family homes (not including the platted subdivision to the southeast of the subject parcel), 4 vacant parcels and 1 school. R-1 zoning district is intended to allow large lots and low population density with a maximum of four dwelling units per acre. The proposed amendment **is compatible** with surrounding existing uses and densities in the area. The zoning on the surrounding properties allow four and seven dwelling units per acre



with the use being residential. The adjacent parcel sizes vary from less than an acre to five acres. If this amendment is granted, R-1 zoning will allow for single family residential use in the same manner as the Woodside Estates subdivision to the southeast.

#### **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. The parcels, which are under single ownership, are surrounded by R-1 and R-2 zoning designations, and allow for the same type of uses and densities as the proposed amendment.

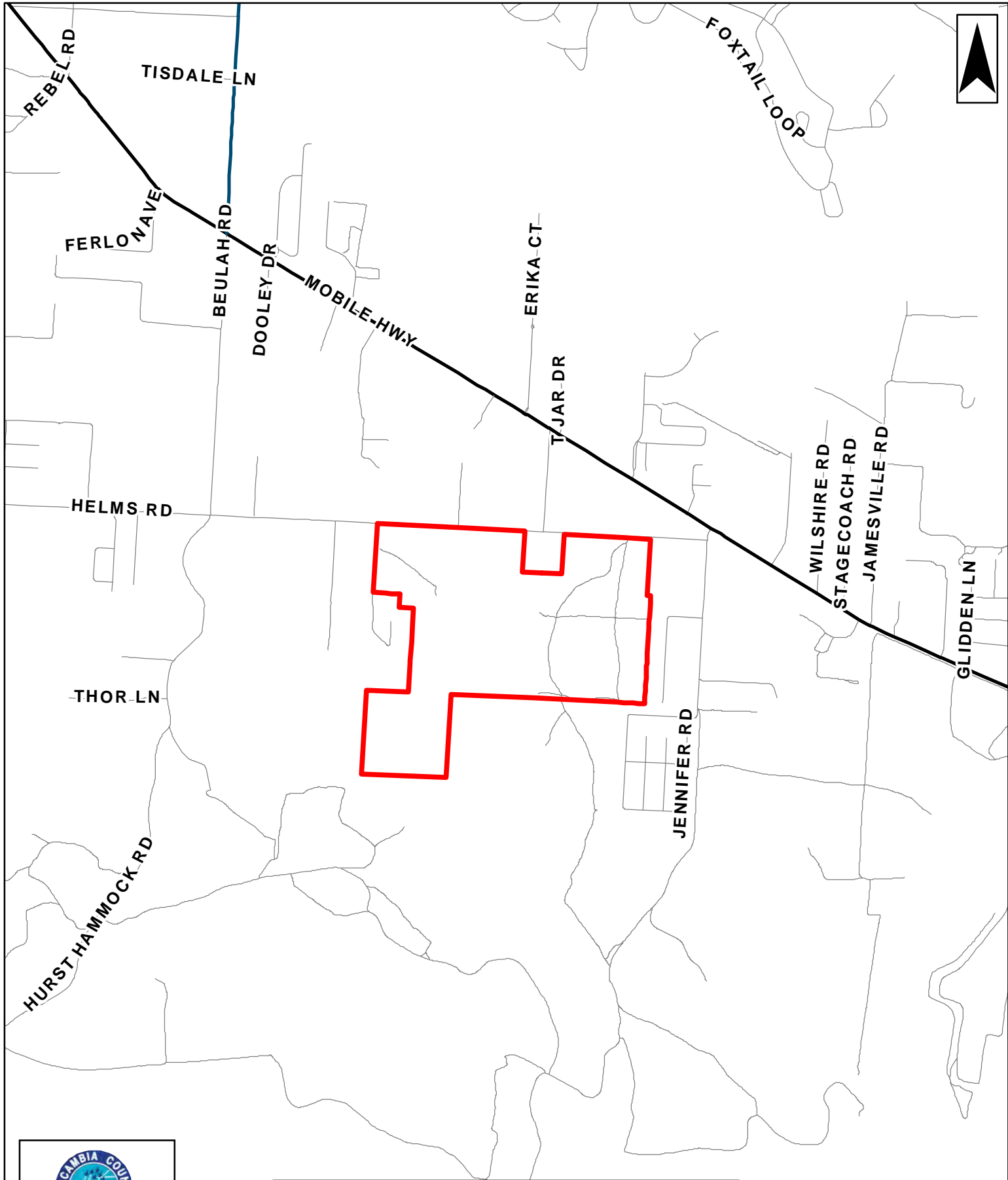
---


### **Attachments**

Z-2013-15

---

**Z-2013-15**

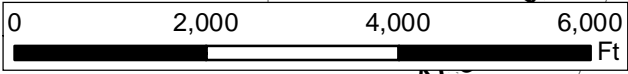




This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

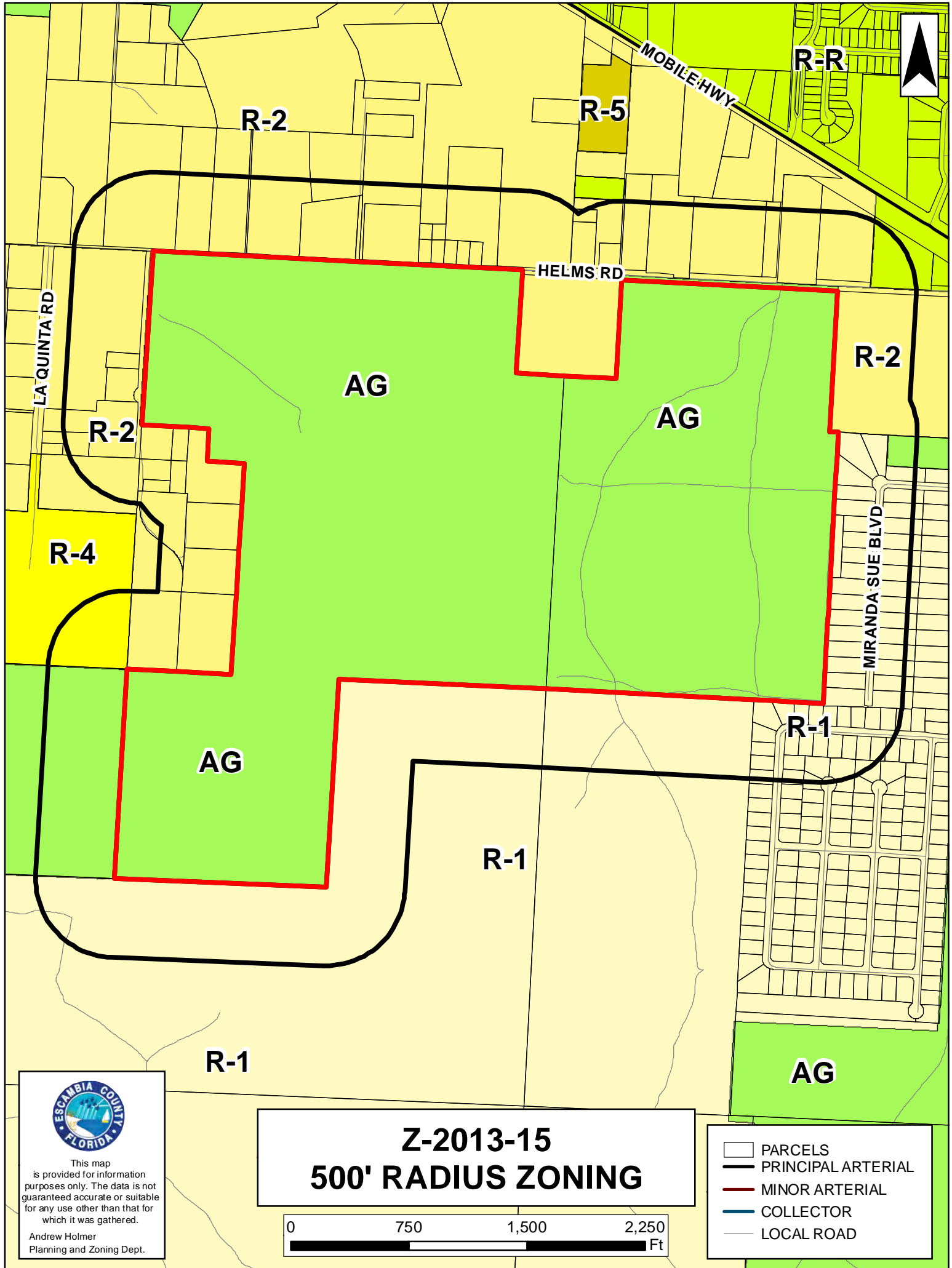
Andrew Holmer  
Planning and Zoning Dept.

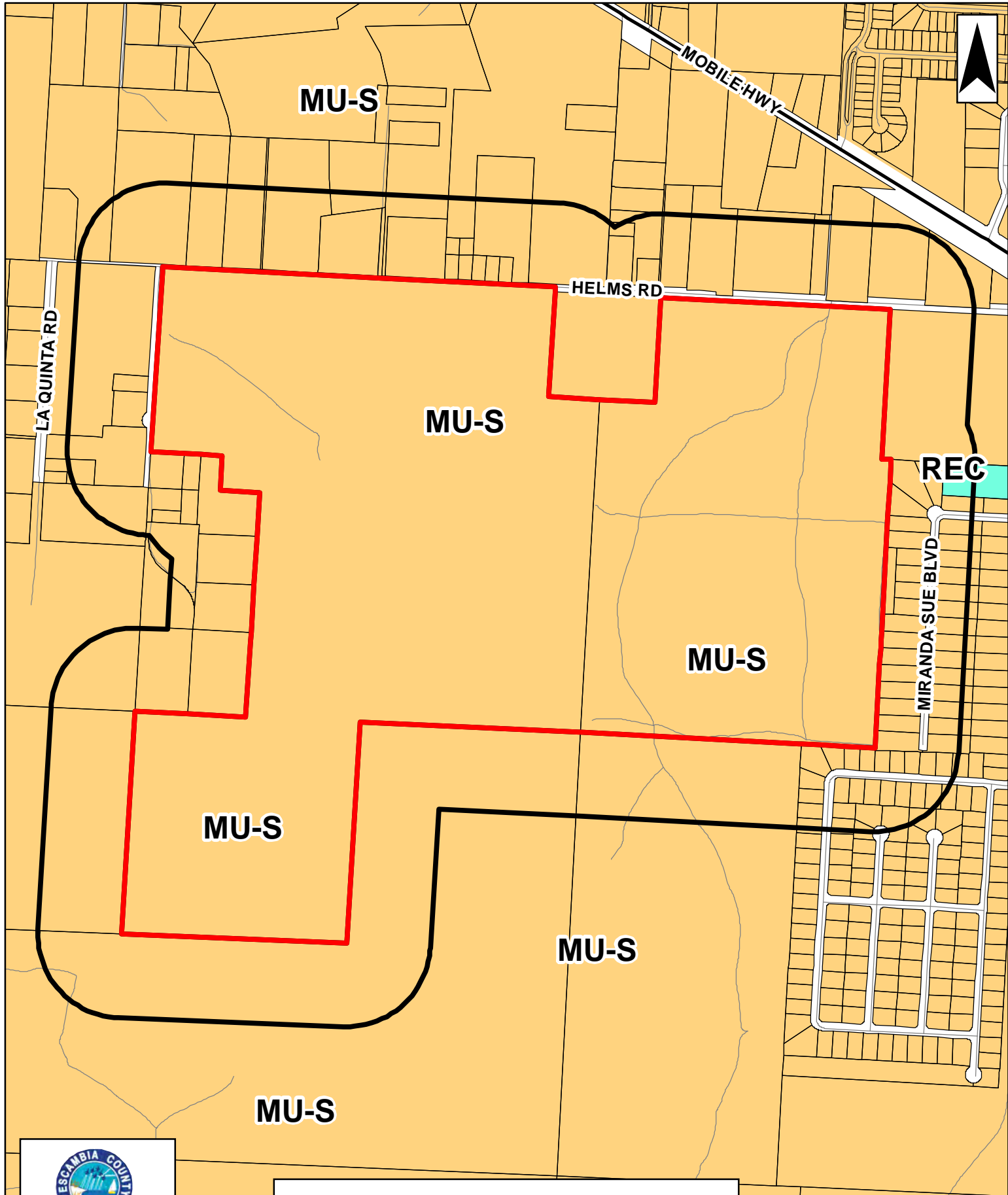
Z-2013-15  
LOCATION MAP




- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

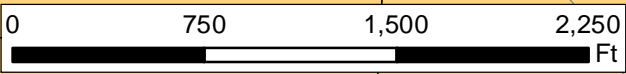









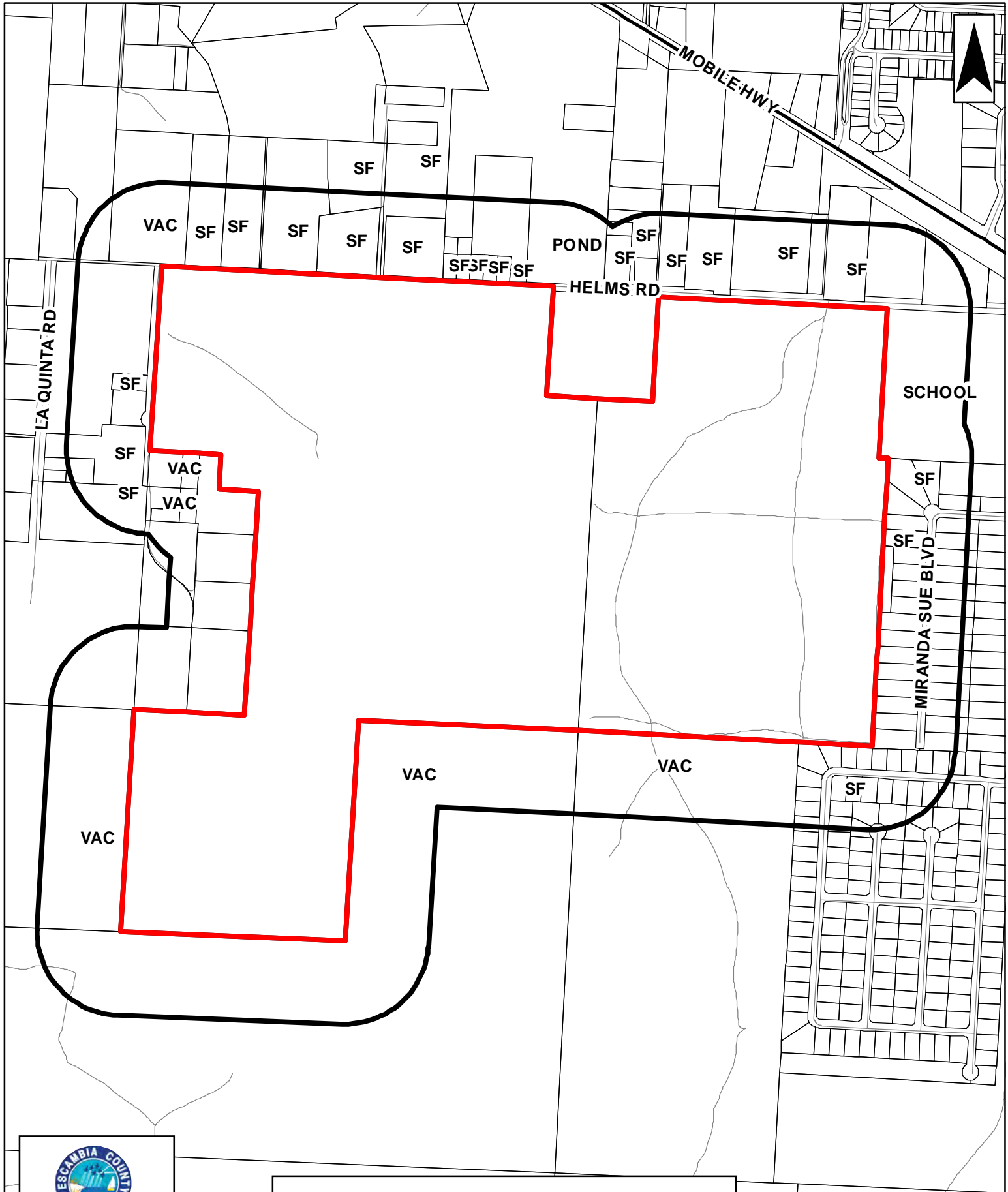


  
 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.  
 Andrew Holmer  
 Planning and Zoning Dept.

# **Z-2013-15 FUTURE LAND USE**



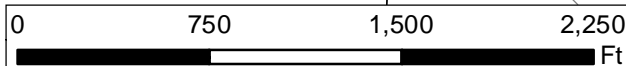
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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.

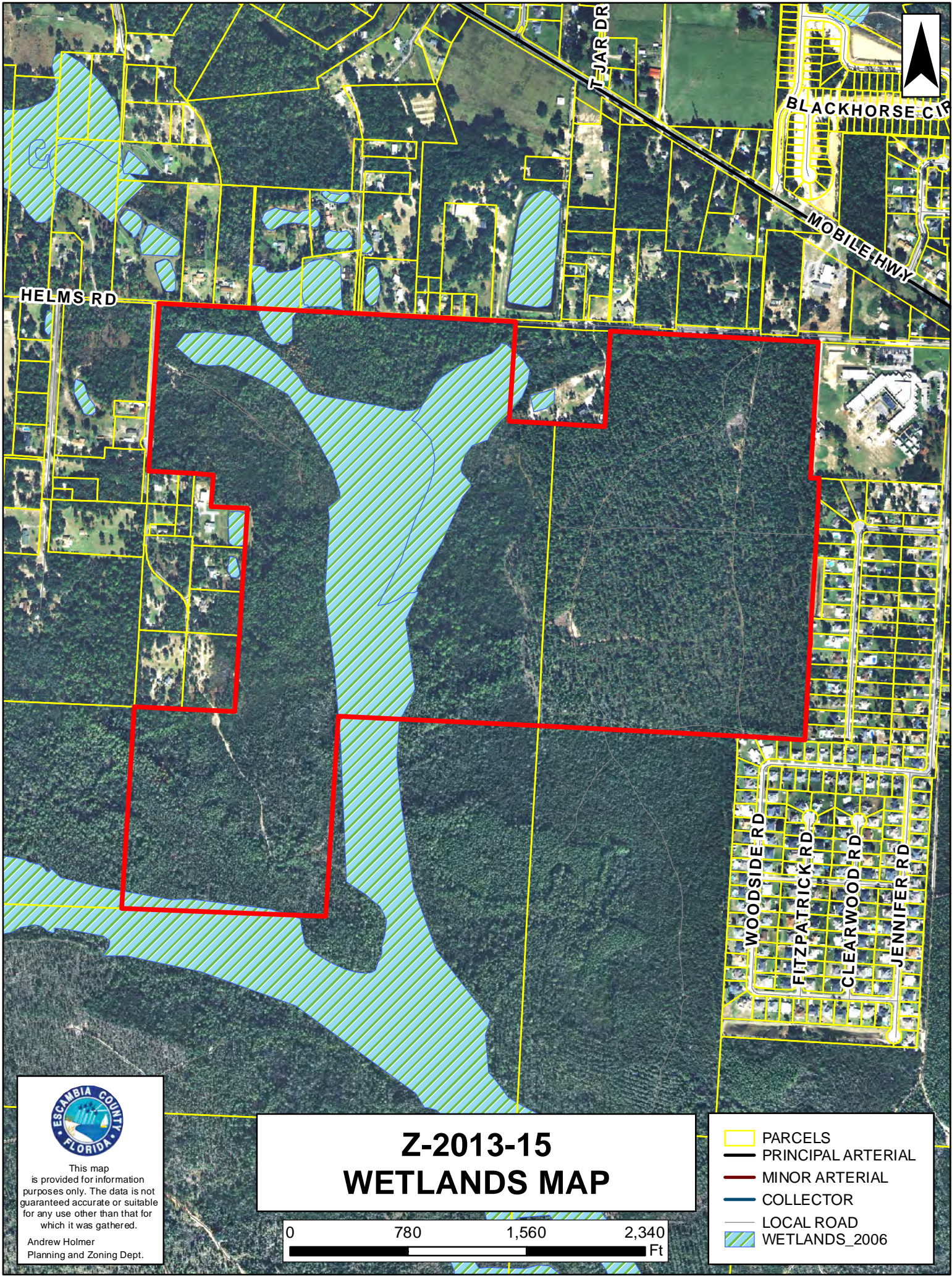
Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-15 EXISTING LAND USE



- 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.

## Z-2013-15 WETLANDS MAP

0 780 1,560 2,340  
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS\_2006





HELMS RD

T-JAR DR

BLACKHORSE CIR

MOBILE HWY

WOODSIDE RD

FITZPATRICK RD

CLEARWOOD RD

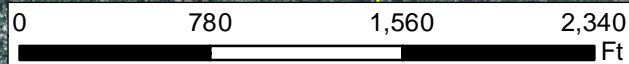
JENNIFER RD



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-2013-15 AERIAL MAP



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





## NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-15  
CURRENT ZONING: AG PROPOSED ZONING: R-1

### PLANNING BOARD

DATE: 07/01/13 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: 08/08/13 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](http://WWW.MYESCAMBIA.COM)


PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY





Looking onto subject property on Helms Rd





Looking east on Helms Rd





Looking east along Helms Road  
Property on right





Looking west on Helms Road





Looking south down Hidden Valley Rd





Looking onto another portion of subject property





Looking at subject 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: AGR to: R-1

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

Owner(s) Name: Figure 8 (Florida) LLC Phone: 904-393-9020

Address: 9995 Gate Parkway North, Suite 330 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: 6365 Helms Rd., Pensacola, Florida 32526

Property Reference Number(s)/Legal Description: 211S312101001001

2015311101000000

**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.

Brian E Brown  
Signature of Owner/Agent

Brian E Brown  
Printed Name Owner/Agent

6/4/13  
Date

Ashton Hudson  
Signature of Owner

Ashton Hudson  
Printed Name of Owner

6-4-13  
Date

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 4th day of June, 20 13,  
by Brian Brown & Ashton Hudson

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

Katherine Moore McDaniel  
Signature of Notary  
(notary seal must be affixed)

Katherine Moore McDaniel  
Printed Name of Notary



**FOR OFFICE USE ONLY**

CASE NUMBER: 2-2013-15

Meeting Date(s): PB-7/1/13; BCC 8/8/13 Accepted/Verified by: A Cain Date: 6/6/13

Fees Paid: \$ 1,925 Receipt #: \_\_\_\_\_ Permit #: PR2130600015





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-15

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 211S312101001001, 2015311101000000

Property Address: 6365 Helms Rd., Pensacola, FL 32526


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

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

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

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 4th DAY OF June, YEAR OF 2013.

  
Signature of Property Owner

Ashton Hudson

Printed Name of Property Owner

6-4-13  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-15

## AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6365 Helms Rd., Pensacola,  
Florida, property reference number(s) 211S312101001001, 201531101000000  
I hereby designate Brian E. Brown 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: Brian E. Brown Email: bebrown73@gmail.com  
Address: 9995 Gate Parkway N., Suite 330 Jacksonville, Florida 32246 Phone: 904-334-5577

[Signature]  
Signature of Property Owner

Ashton Hudson  
Printed Name of Property Owner

6-4-13  
Date

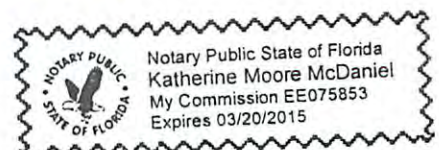
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Pinellas  
The foregoing instrument was acknowledged before me this 4th day of June 20 13,  
by Ashton Hudson.

Personally Known ☒ OR Produced Identification ☐ Type of Identification Produced: \_\_\_\_\_  
[Signature] Katherine Moore McDaniel (Notary Seal)  
Signature of Notary Printed Name of Notary





To: Escambia County Development Services Department  
3363 West Park Place  
Pensacola, Florida 32505

From: Brian Brown  
9995 Gate Parkway North, Suite 330  
Jacksonville, Florida 32246

Subject: Rezoning application of 273 acres of land located on Helms Road

Figure 8 (Florida) LLC, a Florida Limited Liability Corporation is the legal owner of two parcels of land identified by the Escambia County Property Appraisers office as reference number **211S312101001001 and 201S311101000000**. It is with their approval that I am requested a zoning change on the property from its current zoning of AGR to a proposed zoning of R-1.

It is my belief that the proposed rezoning meets the 6 criteria as outlined by the Escambia County Development Services Department.

- A. **Consistent with the Comprehensive Plan:** The current 2030 Future Land Use Comprehensive Plan has the site identified as MU-S (Mixed-Use Suburban) as evidenced in Exhibit A attached. According to FLU 1.3.1 of Chapter 7 of the 2030 Comp Plan, the FLUM Designation of MU-S is intended for a mix of residential and nonresidential uses with a **maximum** density of 10 du/acre. With the proposed zoning of R-1, the maximum density allowed would be 4 du/acre. **The requested zoning of R-1 is consistent with the 2030 Comprehensive Plan.**
- B. **Consistent with The Land Development Code:** Currently the property is zoned AG. **LDC 6.05.01. AG agricultural district, low density. A. Intent and purpose of district.** This district is intended to identify those areas used primarily for farming, and/or the raising of livestock, and silviculture. A primary purpose of this district is to provide for the continuation and expansion of viable agricultural activities within the county by providing for compatibility among permitted uses and by preserving open spaces through low district-wide residential densities. The maximum density is 1.5 acres per dwelling unit. Refer to article 11 for uses, heights and densities allowed in AG - agricultural areas located in the Airport/Airfield Environs. The proposed zoning is R-1. **LDC 6.05.05. R-1 single-family district, low 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 four dwelling units per acre. Refer to article 11 for uses and densities allowed in R-1, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the

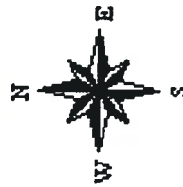
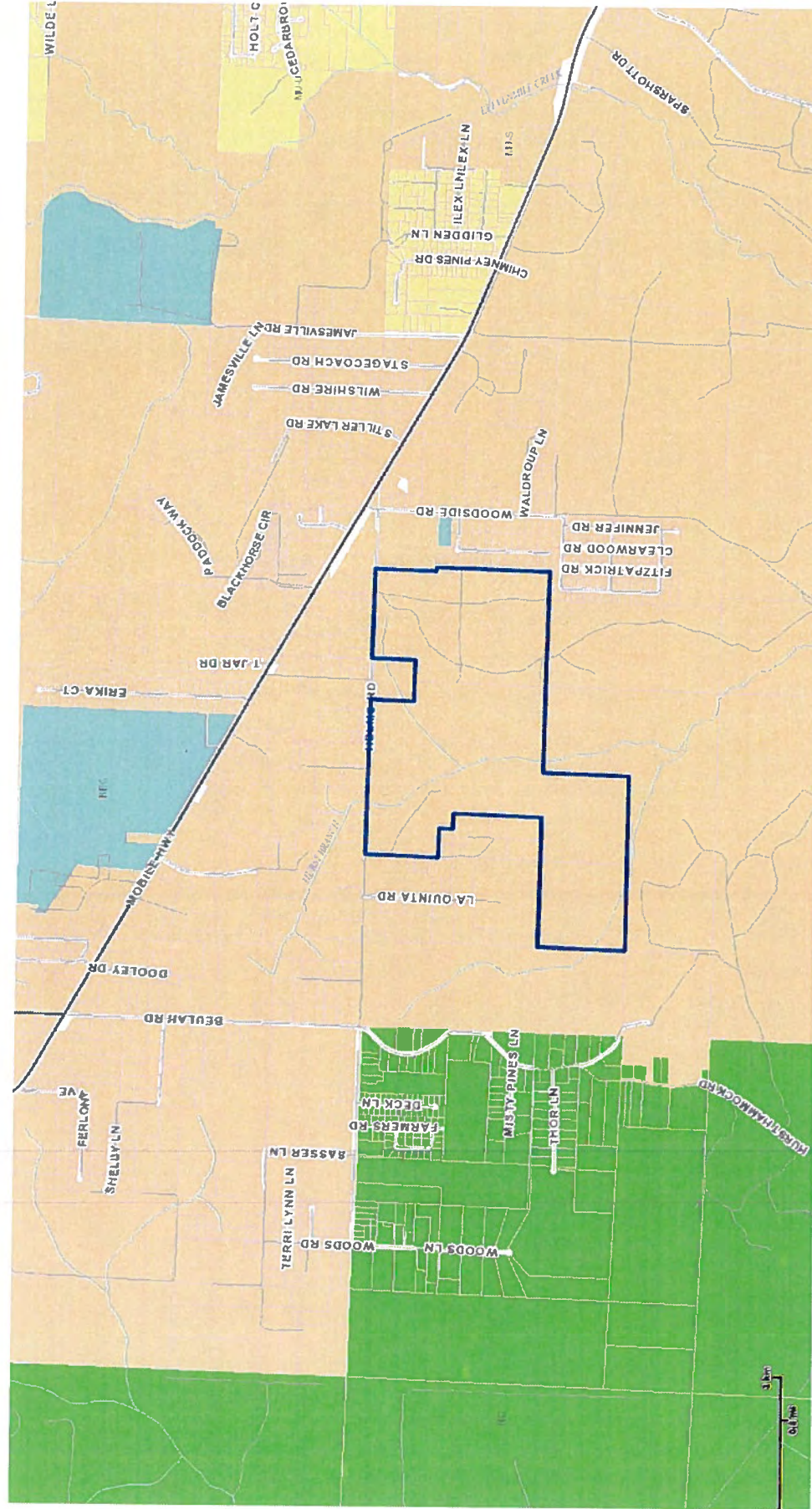
height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-1 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

- a. According to the Escambia County LDC, there are 23 permitted uses under the AG district and 7 permitted uses under the R-1 district. 5 of the 7 permitted in the R-1 district are permitted in the AG district. The only exceptions are 1. Marina (private) and 2. Residential dock or pier.

It is believed that the proposed zoning of R-1 is consistent with the Escambia County Land Development Code.

- C. **Compatible with surrounding uses:** According to Exhibit B attached hereto, the requested zoning of R-1 is compatible with the existing neighboring zonings. It is currently adjacent to R-2 lands to the North, R-1 and R-2 lands to the East, R-1 lands to the South, and AG lands to the West. **The requested zoning of the property to R-1 is compatible with the surrounding uses.**
- D. **Changed conditions:** There are no other changes to the subject property or surrounding parcels that are I am aware of. As mentioned in Item A, the proposed zoning is consistent with the comprehensive plan and in Item C, it is consistent with neighboring land uses. **There appear to be no additional changes that would impact the requested zoning change.**
- E. **Effect on natural environment:** According to the National Wetlands Inventory (NWI) from the [www.myescambia.com](http://www.myescambia.com) site there are minimal wetlands on the site. When applicable, further review during the site plan review process will be necessary to determine if there would be any impact on the natural environment. The rezoning will have minimal impact to the water resources. According the USGS topographic map, Exhibit C, a majority of the site is uplands. Any future development of the site would be regulated by the development standards that are in place at the time. Any applicable permits required would be obtained at that time. **The requested zoning would have little to no impact on the natural environment.**
- F. **Development Patterns:** The proposed zoning of R-1 and any subsequent development of the property in accordance with the R-1 zoning would be considered orderly and logical with the surrounding developments. The Woodside Estates S/D, Woodside Estates 1st Add., and Woodside Estates II Phase 1 are adjacent to the subject property. **The subject property would be the most logical parcel to be developed next and therefore would not contribute to any "sprawl".**





# Exhibit A-Future Land Use

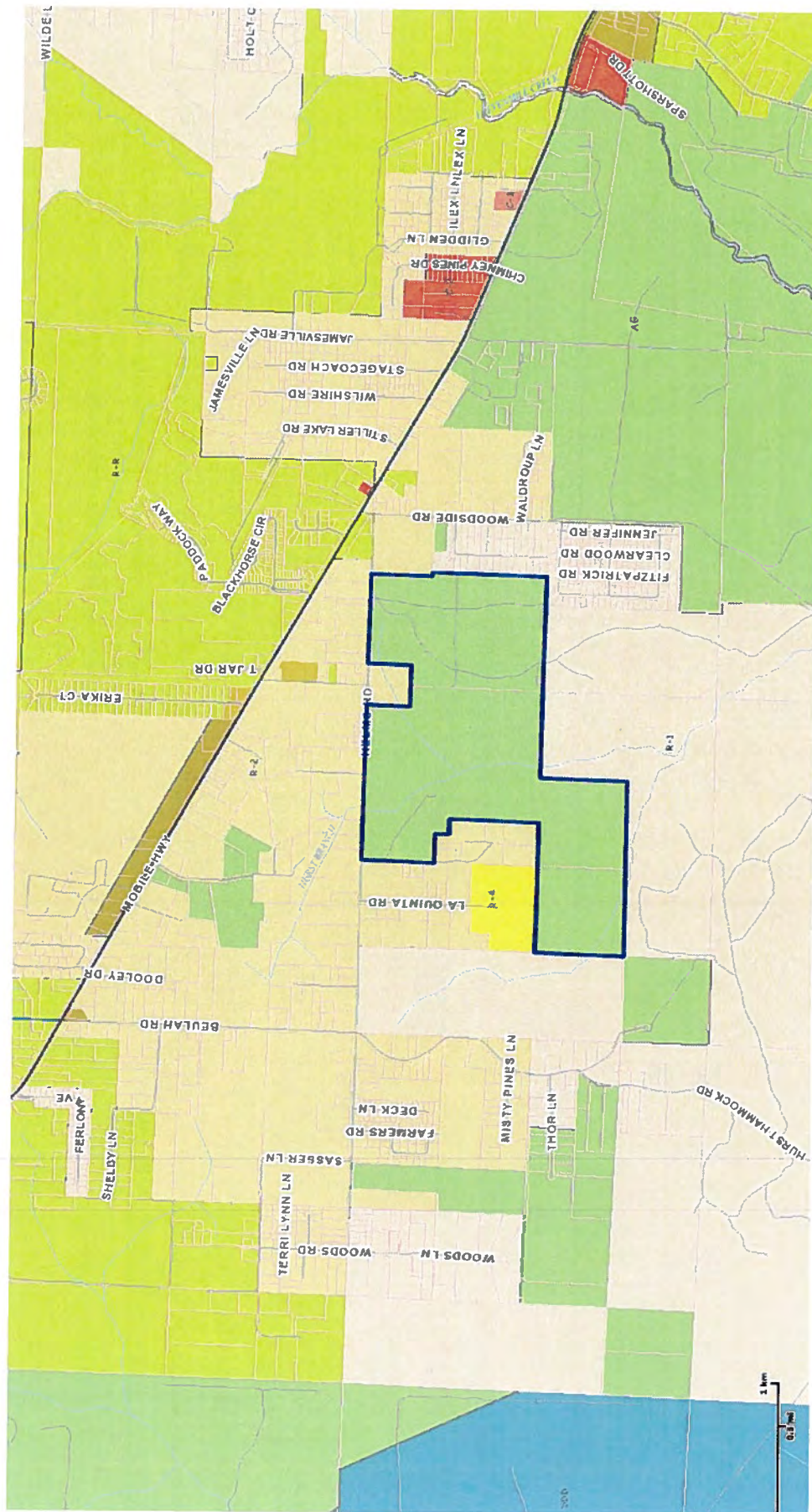
Printed: Jun 04, 2013





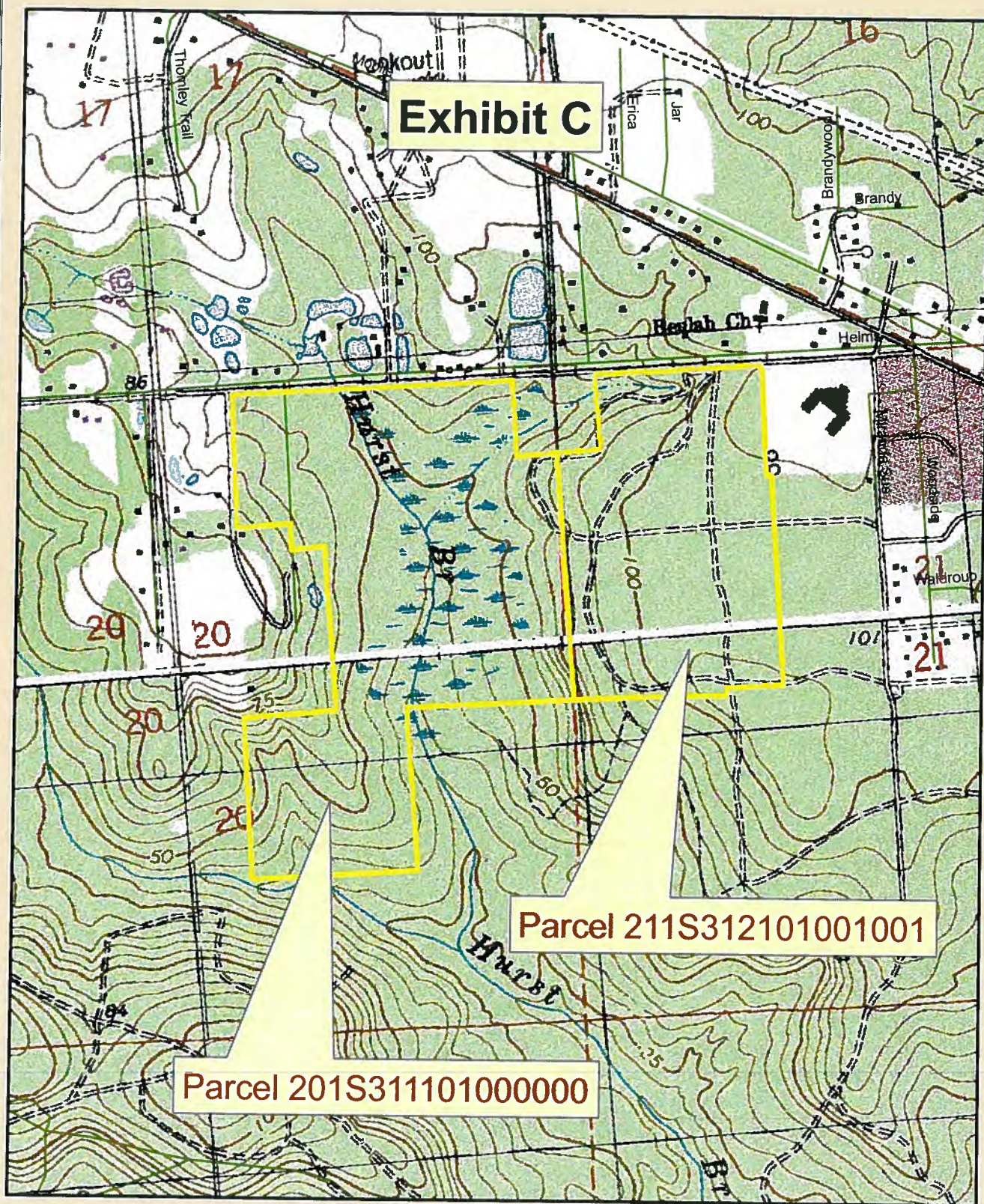
## Exhibit B-Zoning

Printed: Jun 04, 2013





# Exhibit C



Parcel 211S312101001001

Parcel 201S311101000000

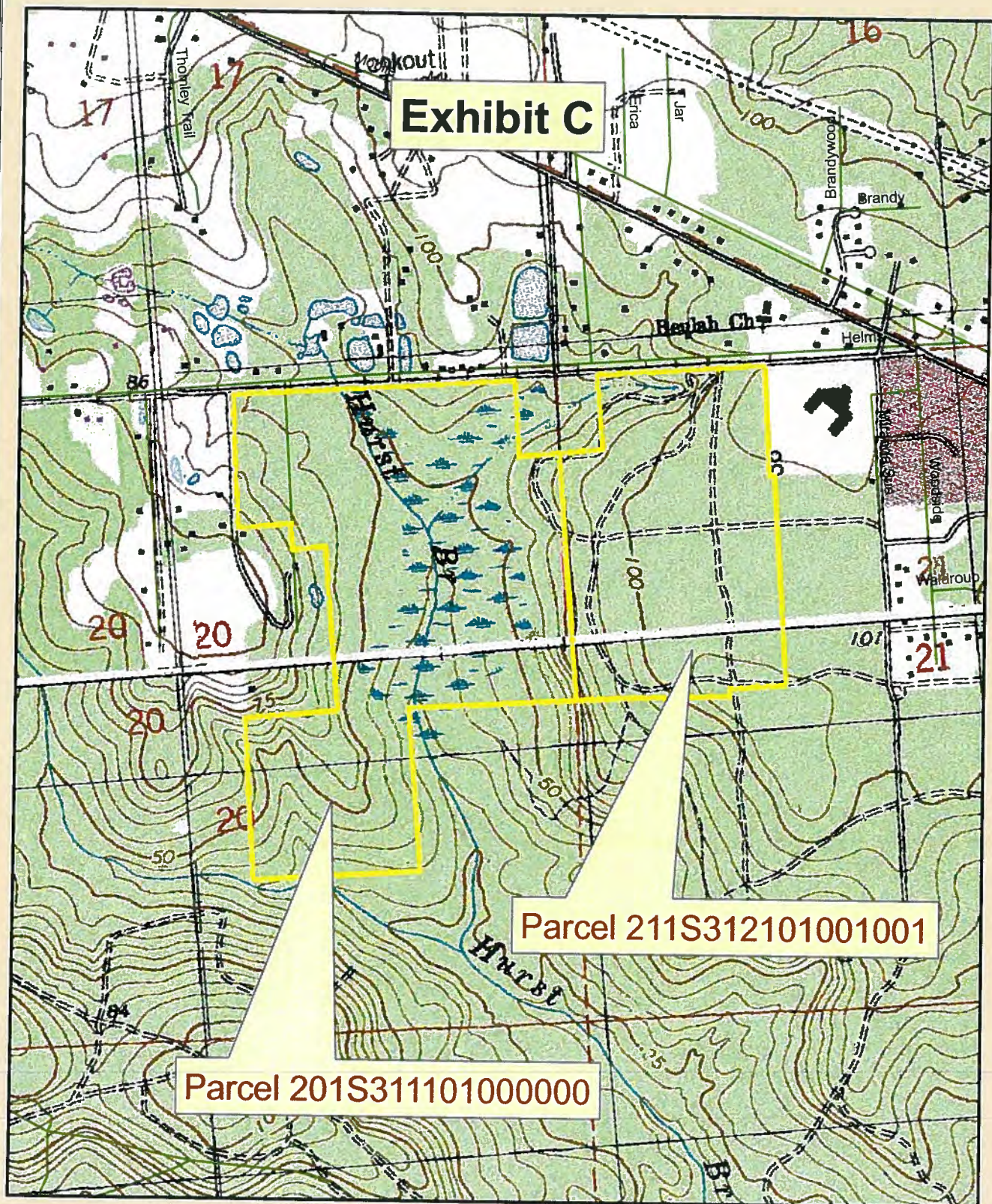
Beulah Tract  
USGS Topography

0 0.035 0.07 0.14 0.21 Miles





**Exhibit C**



**Parcel 201S312101001001**

**Parcel 201S311101000000**

**Beulah Tract  
USGS Topography**

0 0.038 0.07 0.14 0.21 Miles





This instrument prepared by:

Mark E. Power Jr., Esq.  
Power Law Firm PLLC  
7720 Old Canton Road  
Suite C  
Madison, MS 39110  
(601) 853-1983

When recorded return to:

First American Title Insurance Company  
National Commercial Services  
12751 New Brittany Blvd.  
Suite 401  
Fort Myers, FL 33907  
(800) 585-2906  
Attn: Kara Grassi, Esq.

### **SPECIAL WARRANTY DEED**

**INTERNATIONAL PAPER COMPANY**, a New York corporation, authorized to do business in the State of Florida, whose address and telephone number is 6400 Poplar Avenue, Tower I, 10<sup>th</sup> Floor, Memphis, Tennessee 38197, (901) 419-1855, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **FIGURE 8 (FLORIDA), LLC**, a Florida limited liability company, authorized to do business in the State of Florida, whose address and telephone number is 501 Riverside Avenue, Suite 902, (904) 393-9020, hereinafter called **GRANTEE**, does hereby GRANT, BARGAIN SELL AND CONVEY unto said Grantee all that real property in the County of Escambia, State of Florida, described on **Exhibit A** attached hereto and made a part hereof for all purposes and quitclaims unto Grantee, its successors and assigns, all of Grantor's interest in all minerals, including any sand, clay and gravel rights, which may be owned by Grantor, lying in, on or under the Property.

This conveyance is subject to the following:

- (1) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
- (2) The current year's and subsequent year's real property taxes and assessments, which taxes and assessments are not yet due and payable and rollback taxes, if any;

(3) Restrictions on the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

(4) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(5) All previous reservations, exceptions and conveyances (including but not limited to, leases) of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests; and

(6) All matters of record, including outstanding easements, servitudes, rights-of-way, restrictions, licenses, leases, reservations, agreements, contracts, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise.

TOGETHER WITH ALL AND SINGULAR the rights, easements, right of ways, improvements (to the extent owned by Grantor) and appurtenances to said Property being, belonging, or in any way appertaining thereto, all permits and approvals granted with respect to said Property and development rights and interests created from said Property, and the remainders, reversions, accretions, rents, issues and profit of such land, and every part thereof.

Grantor is selling the Property "AS IS, WHERE IS", subject to the warranties of title contained in this conveyance. Except for the warranties and representations of Grantor as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the location of the Property or any portion thereof within any flood plain, flood prone area, water shed or designation of any portion thereof as "wetlands"; (iii) the availability of water, sewer, electrical, gas or other utility services; (iv) the number of acres in the Property or square footage of any improvements; (v) the present or future physical condition or suitability of the Property for any purpose; (vi) the amount, type or volume of timber in and on the Property, if any; and (vii) any other matter or thing affecting or relating to the Property. **Grantee expressly acknowledges that (a) no such representations or warranties or promises**



have been made; (b) Grantee is not relying on any representations or warranties other than as specifically set forth herein and (c) Grantee is solely responsible to inspect the Property, or cause an inspection of the same to be made on Grantee's behalf in order to be thoroughly familiar and fully satisfied with the "AS IS" condition of the Property.

**TO HAVE AND TO HOLD** said Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.

The effective date of this conveyance shall be September 22, 2010.

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the 14<sup>th</sup> day of September, 2010 to be effective as of September 22, 2010.

Attest:

By: [Signature]

Name: Joseph R Saab

Title: Assistant Secretary

Grantor:

**INTERNATIONAL PAPER COMPANY**

a New York corporation

By: [Signature]

Name: E. Wayne Plummer

Title: Assistant Vice President

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print: Thomas Connor

[Signature]  
Print: Jessica D. Duncan

STATE OF TENNESSEE

COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2010, by E. Wayne Plummer, as Assistant Vice President of International Paper Company, a New York corporation, who is personally known to me or who has produced as identification.

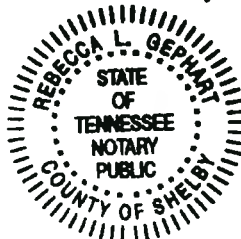
My Commission Expires:  
**MY COMMISSION EXPIRES:**  
August 02, 2014

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Tennessee

**Rebecca L. Gephart**

Printed Name of Notary Public





**EXHIBIT A: LEGAL DESCRIPTION**

---

See attached.

FL 15208

Escambia County, Florida

Township 1 North, Range 31 West

Section 11: Commence at the Point of Intersection of the South line and the easterly right-of-way line of the CSX Railroad; thence Easterly along the said south line of Section 11 for 500.00 feet; thence Northwesterly at an angle of 90 degrees to the left for 273.64 feet to the South right-of-way line of Becks Lake Road; thence Southwesterly along said right-of-way line of Becks Lake Road to the said easterly right-of-way line of the CSX Railroad; thence Southerly along said easterly right-of-way line of the CSX Railroad to the Point of Beginning.

Section 14: Commence at the Northeast corner; thence South 53 degrees 23 minutes 26 seconds West along the North line of said Section 14 for 1966.03 feet to the westerly right-of-way line of a road deeded to Escambia County by deed recorded in Official Records 2198 at Page 68 for the Point of Beginning; thence South 30 degrees 29 minutes 54 seconds East along said westerly right-of-way for 611.29 feet to the Point of Curve of a curve concave to the Northeast, having a radius of 333.00 feet; thence continue along said right-of-way being the arc of said curve for an arc distance of 245.58 feet to the corner of the parcel deeded to Project 1378, Inc. recorded in Official Records 2213 at Page 360; thence along the boundary of said parcel, being the arc of a curve concave to the Southwest, said curve having a radius of 35.00 feet, for an arc distance of 42.67 feet to the Point of Reverse Curve; thence continue along said boundary being the arc of a curve concave to the East and having a radius of 129.49 feet for an arc distance of 30.17 feet to the Point of Tangent; thence South 16 degrees 14 minutes 53 seconds East along said boundary for 346.16 feet; thence continue along said boundary being the arc of a curve concave to the North having a radius of 450.00 feet for an arc distance of 86.04 feet to the Point of Tangent; thence North 74 degrees 55 minutes 40 seconds West continuing along said boundary for 800.98 feet to the Point of Curve of a curve concave to the Northeast having a radius of 450.00 feet; thence continue along said boundary being the arc of said curve for an arc distance of 371.43 feet to the Point of Tangent on the easterly right-of-way line of CSX Railroad; thence North 27 degrees 38 minutes 07 seconds West along said easterly right-of-way line for 193.80 feet to the said North line of Section 14; thence North 53 degrees 23 minutes 25 seconds East along said North line also being the South line of Section 11 for 500.00 feet; thence North 36 degrees 36 minutes 35 seconds West for 273.64 feet to the southerly right-of-way line of Beck's Lake Road (66' R/W - O/R 1150, Pg 957); thence North 56 degrees 21 minutes 54 seconds East along said southerly right-of-way line of Beck's Lake Road for 281.54 feet to the said westerly right-of-way line of the road deeded to Escambia County; thence South 30 degrees 29 minutes 54 seconds East along said right-of-way line for 260.51 feet to the Point of Beginning.

Except that portion of the above described parcel deeded to Project 1378 as recorded in Official Records 2503 at Page 553.



FL 15213

Escambia County, Florida

Township 2 North, Range 31 West

Section 19:

That portion of the NW 1/4 lying North of the midline of Churchhouse Branch. Less and except the North 50 feet for right-of-way for State Road S-196 recorded in Deed Book 267 at Page 253.

FL 15218

Escambia County, Florida

Township 1 South, Range 31 West

Section 20:

The West 1/2 of the Northwest 1/4; the Northwest 1/4 of the Southwest 1/4; the Northeast 1/4 of the Southwest 1/4; the Northwest 1/4 of the Southeast 1/4; the Northeast 1/4.

Less and except: the West 1/2 of the Southwest 1/4 of the Northeast 1/4; the East 1/2 of the Northeast 1/4 of the Northeast 1/4; 2 acres as described in Deed Book 71 at Page 326; the East 10 feet of the North 1043.6 feet of the Northwest 1/4 of the Northwest 1/4 Quit Claimed to Howard and Adela Preston.

Section 21:

The Northwest 1/4.

Less and except: the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; the North 33 feet and the East 66 feet for County Road rights-of ways; the North 930.00 feet of the East 940.00 feet of the Northeast 1/4 of the Northwest 1/4 for the Beulah School Site as recorded in Official Records 1356 at Page 289; the West 500.00 feet of the East 533.00 feet of the South 200.00 feet of the North 1130.00 feet of the Northeast 1/4 of the Northwest 1/4 deeded to Escambia County and recorded in Official Records 3275 at Page 13; 30 acres deeded to Gary Holt Homes described as: Commence at the Southeast corner of the Northwest 1/4; thence North 87 degrees 01 minutes 47 seconds West along the South line of said Northwest 1/4 for 65.37 feet to the intersection with the West right-of-way line of Woodside Road and the Point of Beginning; thence continue North 87 degrees 01 minutes 47 seconds West along said line for 815.01 feet; thence North 03 degrees 16 minutes 58 seconds East for 1727.26 feet; thence South 87 degrees 06 minutes 12 seconds East for 315.92 feet; thence South 03 degrees 28 minutes 18 seconds West for 200.12 feet; thence South 87 degree 04 minutes 27 seconds East for 499.76 feet to the said West right-of-way line; thence South 03 degrees 16 minutes 58 seconds West along the said right-of-way line for 1527.89 feet to the Point of Beginning; also except 60.17 acres deeded to Gary Holt Homes described as: the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southeast 1/4 of the Southwest 1/4.



FL 15305

Escambia County, Florida

Township 2 North, Range 31 West

Section 19:

That portion of the Northwest  $\frac{1}{4}$  lying South of the midline of Churchhouse Branch.

Township 2 North, Range 32 West

Section 24:

The South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ , less and except right-of-way for State Road 97 recorded in Deed Book 496 at page 360.

That portion of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  lying east of the ROW for State Road 97 and north of the midline of Blance Lane. And less and except the parcel deeded to Lathram Chapel Church recorded in Official Records 169 at Page 236.

Containing 154.5 acres, more or less.

FL 15306

Escambia County, Florida

Township 2 North, Range 31 West

Section 19:

The North 1/2 of the SW 1/4.

Township 2 North, Range 32 West

Section 24:

The NE 1/4 of the SE 1/4, lying East of the State Rd 97 ROW less and except right-of-way for State Road 97 recorded in Deed Book 496 at Page 360 and South of the midline of Blance Lane. And less and except the parcel deeded to Lathram Chapel Church recorded in Official Records Book 169 at Page 236.

Together with Right, Privilege and Easement to use, for the purpose of Ingress and Egress the Easement and right of way contained in the revised easement and right of way recorded in Official Records Book 2474, Page 830, and Official Records Book 2527, Page 19.



FL 15307

ESCAMBIA COUNTY, FLORIDA

TOWNSHIP 2 NORTH, RANGE 31 WEST

SECTION 19:

THE SOUTH 1/2 OF THE SW 1/4 LYING EAST OF THE STATE ROAD 97 ROW AND WEST OF THE ROW FOR SCHIFKO ROAD.

TOWNSHIP 2 NORTH, RANGE 32 WEST

SECTION 24:

THE SE 1/4 OF THE SE 1/4, LYING EAST OF THE STATE ROAD 97 ROW LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 97, RECORDED IN DEED BOOK 496, AT PAGE 360.

FL 15242

Escambia County, Florida

Township 1 North, Range 31 West

Section 11:

The following Lot in LEONARD TRACT SUBDIVISION as recorded in Deed Book 100 at Page 171 in the Public Records of Escambia County, Florida:

Lot 58, less the Northerly 100 feet and the Southerly 600 feet thereof.

Situated, lying and being in Escambia County, Florida.



FL 15205

Escambia County, Florida

Township 1 North, Range 31 West Section 11: The Following Lots in Leonard Tract Subdivision as recorded in Deed Book 100 at Page 171 in the public records of Escambia County, Florida; Lots 1 through 12, Lots 19 through 24, Lots 28 through 30, Lots 32 through 42, Lot 55, and that portion of Lots 25 through 27, Lots 43 through 45 and Lots 51 through 53, Lying North and West of the right-of-way of Becks Lake Road. Less and Except: right-of-way deeded to Escambia County for Vincent Road recorded in Official Records 4941 at Page 1772.

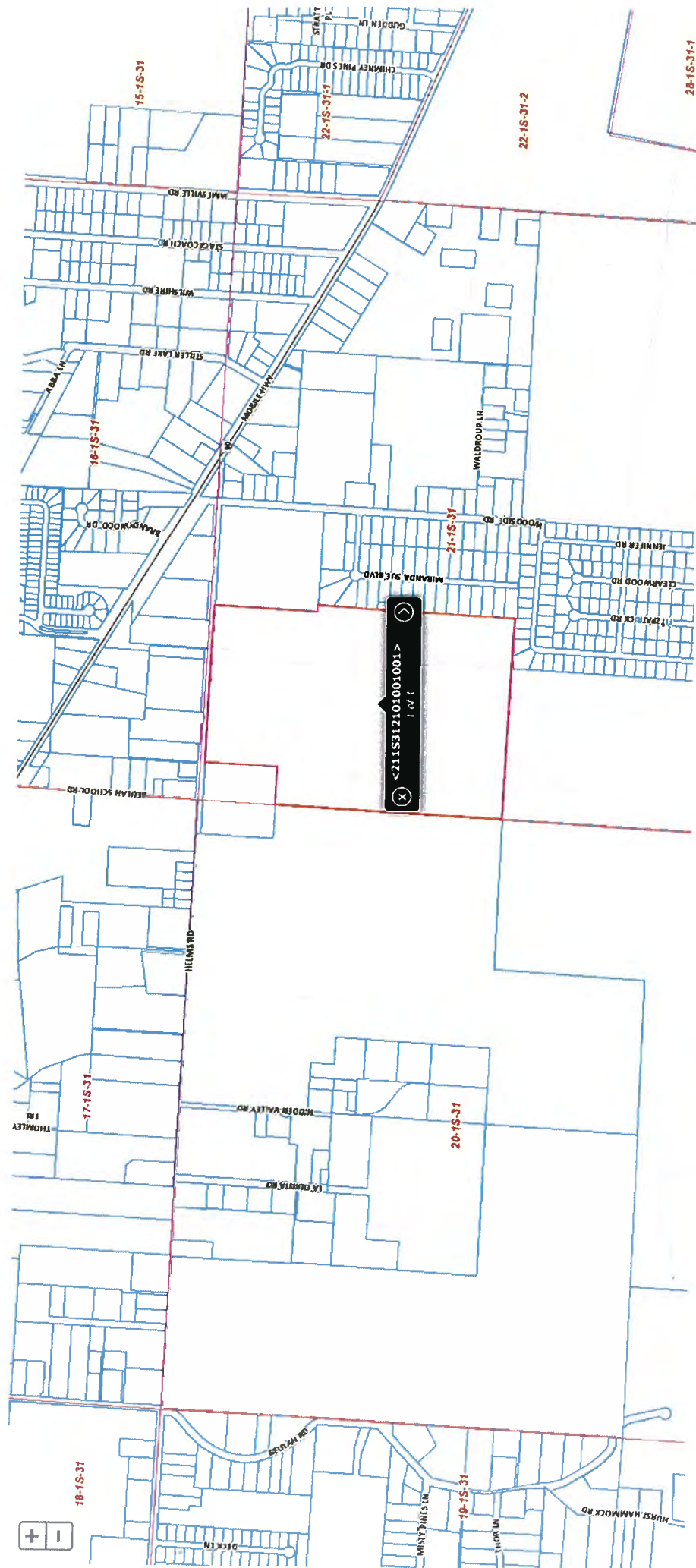
FL 15209

Escambia County, Florida

Township 1 North, Range 31 West

Section 11: The following Lots in LEONARD TRACT SUBDIVISION as recorded in Deed Book 100 at Page 171 in the Public Records of Escambia County, Florida: Lots 56 and 57, lying North and West of the right-of-way of Becks Lake Road, and Easterly of the Louisville and Nashville Railroad right-of-way. Situated, lying and being in Escambia County, Florida.





## Application Attachment Item

6



# Legal Description of Property

The Escambia County Property Appraiser's office identifies the 2 parcels as reference number:

201S31-1101-000-000 and  
211S31-2101-001-001

**Metes and Bounds legal from a registered land surveyor:**

**DESCRIPTION OF PARCEL "R":**

A Parcel of land situated in the Northeast 1/4 (NE 1/4) and Southeast 1/4 (SE 1/4) of Section 20 and in the Northwest 1/4 (NW 1/4) of Section 21, Township 1 South, Range 31 West; Escambia County, Florida; Said parcel being more particularly described as follows:

Commence at the Northwest corner of Section 21 and run S 87 deg 05 min 07 sec E, along the north line of said Section 21, a distance of 330.62 feet to the Northeast corner of the W 1/2 of NW 1/4 of NW 1/4 of NW 1/4 of Section 21; thence run S 03 deg 04 min 43 sec W, along the East line of the said lands, a distance of 33.0 feet to an Iron Rod on the southerly right of way line of Helm's Road (a 66.0' right of way) and the Point of Beginning, thence run S 87 deg 05 min 07 sec E, along said right of way line, 1374.18 feet to an Iron Rod at the Northwest corner of lands described in Official Records Book 1356, page 289 (Beulah Elementary School) of the public records of said county; thence run S 03 deg 16 min 46 sec W, along the west line of said lands, 987.02 feet to a concrete monument; thence run S 87 deg 05 min 07 sec E, along the south line of said lands, 59.0 feet to a concrete monument at the Northwest corner of "Woodside Estates - First Addition", as per plat thereof recorded in Plat Book 16, page 6 of said public records; thence run S 03 deg 16 min 46 sec W, along the west line as shown on said plat, 1727.08 feet to a concrete monument at the southwest corner of said plat and the south line of said NW 1/4; thence run N 87 deg 01 min 47 sec W, along said south line, 1753.27 feet to a concrete monument at the Southeast corner of the NE 1/4 of said Section 20; thence run N 87 deg 18 min 02 sec W, along the south line of said NE 1/4, a distance of 1326.61 feet to the northeast corner of the NW 1/4 of SE 1/4; thence run S 03 deg 02 min 56 sec W, along the east line of said lands 1329.55 feet to the southeast corner thereof; thence run N 87 deg 22 min 52" W, along the south line of said lands, 1326.44 feet to the southwest corner thereof; thence run N 03 deg 02 min 27 sec E, along the west line of said lands 1331.44 feet to the northwest corner thereof; thence run S 87 deg 18 min 02 sec E, along the north line of said lands, 663.30 feet to Iron Rod at the southeast corner of the W 1/2 of SW 1/4 of NE 1/4 of said Section 20; thence run N 03 deg 02 min 35 sec E, along the east line of said lands, 1330.50 feet to an Iron Rod at the northeast corner thereof; thence run N 87 deg 13 min 09 sec W along the north line of said lands, 237.35 feet to an Iron Rod; thence run N 03 deg 02 min 27 sec E, 214.0 feet to an Iron Rod; thence run N 87 deg 13 min 09 sec W, 426.0 feet to a Nail and Disk in Pavement on the west line of said NE 1/4; thence run N 03 deg 02 min 27 sec E, along said west line, 1084.33 feet to a Nail and Disk in pavement on said southerly right of way line of Helm's Road; thence run S 87 deg 08 min 16 sec E, along said right of way line, 2321.90 feet to an Iron Rod on the west line of the E 1/2 of NE 1/4 of NE 1/4 of NE 1/4 of said Section 20; thence run S 03 deg 02 min 56 sec W, along said west line, 631.07 feet to a concrete monument at the southwest corner of said lands; thence run S 87 deg 10 min 45 sec E, along the south line of said lands, 331.69 feet to a concrete monument at the southwest corner of said W 1/2 of NW 1/4 of NW 1/4 of NW 1/4 of said Section 21; thence run S 87 deg 04 min 17 sec E, along the south line of said lands, 330.28 feet to an Iron Rod at the southeast corner thereof;

thence run N 03 deg 04 min 43 sec E, along the east line of said lands, 630.92 feet to the Point of Beginning.

Said Parcel containing 273.23 acres more or less.

**SUBJECT TO:**

A Permanent Easement for Ingress, Egress and Utilities across a 8.50 ft. strip of land and across a portion of a 50.0 ft. Radius Cul-De-Sac known as Hidden Valley Road in the Northwest 1/4 of the Northeast 1/4 (NW 1/4 of NE 1/4) Of Section 20 and as described in Official Records Book 4279, page 1070 of the public records of said county.



KEY, CFC

2012 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-0880-000		See Below	06	201S31-1101-000-000

OFFICE  
(850) 438-6500

6700 HELMS RD BLK  
E1/2 OF NE1/4 LESS E 330 FT  
OF N 660 FT AND E1/2 OF  
SW1/4 OF NE1/4 AND NW1/4 OF  
See Tax Roll for extra legal.

68 - 00079 / 02298 1-554 37654002

FIGURE 8 FLORIDA LLC  
9995 GATE PKWY N STE 330  
JACKSONVILLE FL 32246-1897



TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	11,803		11,803	82.33
PUBLIC SCHOOLS					
By Local Board	2.2480	11,803		11,803	26.53
By State Law	5.5100	11,803		11,803	65.03
SHERIFF	0.6850	11,803		11,803	8.09
WATER MANAGEMENT	0.0400	11,803		11,803	0.47
TOTAL MILLAGE					182.45

RETAIN THIS  
PORTION  
FOR  
YOUR  
RECORDS

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

LEVYING AUTHORITY	NON-AD VALOREM ASSESSMENTS	RATE	AMOUNT
FIRE			16.28

PLEASE  
PAY ONLY  
ONE  
AMOUNT  
SHOWN IN  
YELLOW  
SHADED  
AREA

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

COMBINED TAXES AND ASSESSMENTS		NON-AD VALOREM ASSESSMENTS	
		PAY ONLY ONE AMOUNT	See reverse side for important information
Nov 30 2012	Dec 31 2012	Feb 28 2013	Mar 31 2013
\$ 190.78	\$ 192.77	\$ 196.74	\$ 198.73
			Apr 30 2013
			\$ 204.69

AMOUNT  
DUE  
IF PAID  
BY

ESCAMBIA COUNTY TAX COLLECTOR

2012 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-0915-150		See Below	06	211S31-2101-001-001

2012 Real Estate 0094286.0000

OFFICE  
(850) 438-6500

EX - 00081 / 02256 3-654 JMS4022  
FIGURE 8 FLORIDA LLC  
9995 GATE PKWY N STE 330  
JACKSONVILLE FL 32246-1897

NW1/4  
LESS W1/2 OF NW1/4 OF NW1/4 OF  
NW1/4 & LESS N 33 FT & E 66 FT  
FOR COUNTY RD RW & LESS N  
See Tax Roll for extra legal.

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	10,581		10,581	73.81
PUBLIC SCHOOLS					
By Local Board	2.2480	10,581		10,581	23.79
By State Law	5.5100	10,581		10,581	58.30
SHERIFF	0.6850	10,581		10,581	7.25
WATER MANAGEMENT	0.0400	10,581		10,581	0.42
TOTAL MILLAGE					163.57
AD VALOREM TAXES					163.57

RETAIN THIS  
PORTION  
FOR  
YOUR  
RECORDS

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

LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		
0.00		

PLEASE  
PAY ONLY  
ONE  
AMOUNT  
SHOWN IN  
YELLOW  
SHADED  
AREA

COMBINED TAXES AND ASSESSMENTS				NON-AD VALOREM ASSESSMENTS	
		163.57		0.00	
		See reverse side for important information			
Nov 30 2012	Dec 31 2012	Jan 31 2013	Feb 28 2013	Mar 31 2013	Apr 30 2013
\$ 157.03	\$ 158.66	\$ 160.30	\$ 161.93	\$ 163.57	\$ 168.48

AMOUNT  
DUE  
IF PAID  
BY





Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Amendment 1 Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

**Reference:** 201S311101000000  
**Account:** 090880000  
**Owners:** FIGURE 8 FLORIDA LLC  
**Mail:** 9995 GATE PKWY N STE 330  
JACKSONVILLE, FL 32246  
**Situs:** 6700 HELMS RD BLK 32526  
**Use Code:** TIMBER 2 [P](#)  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

2012 Certified Roll Assessment

**Improvements:** \$0  
**Land:** \$11,803  
**Total:** \$11,803  
[Save Our Homes:](#) \$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/14/2010	6643	468	\$1,006,600	WD	<a href="#">View Instr</a>
05/1985	2066	460	\$100	OT	<a href="#">View Instr</a>
05/1984	1917	467	\$100	OT	<a href="#">View Instr</a>

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

2012 Certified Roll Exemptions

None

Legal Description [P](#)

E1/2 OF NE1/4 LESS E 330 FT OF N 660 FT AND E1/2  
OF SW1/4 OF NE1/4 AND NW1/4 OF NE1/4 LESS S  
210 FT OF W...

Extra Features

None

Parcel  
Information

[Launch Interactive Map](#)

Section Map

**Id:**  
[20-1S-31](#)

**Approx.  
Acreage:**  
176.1700

**Zoned:** [P](#)  
AG

**Evacuation  
& Flood  
Information**  
[Open Report](#)

Buildings

Images

None

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

Last Updated:06/04/2013 (tc.1483)



# Chris Jones Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Amendment 1 Calculations

[Back](#)

Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

## General Information

**Reference:** 211S312101001001  
**Account:** 090915150  
**Owners:** FIGURE 8 FLORIDA LLC  
**Mail:** 9995 GATE PKWY N STE 330  
JACKSONVILLE, FL 32246  
**Situs:** 32526  
**Use Code:** TIMBER 2 [P](#)  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## 2012 Certified Roll Assessment

**Improvements:** \$0  
**Land:** \$10,581  
**Total:** \$10,581  
**Save Our Homes:** \$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/14/2010	6643	468	\$1,006,600	WD	<a href="#">View Instr</a>

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

## 2012 Certified Roll Exemptions

None

## Legal Description

NW1/4 LESS W1/2 OF NW1/4 OF NW1/4 OF NW1/4 &  
LESS N 33 FT & E 66 FT FOR COUNTY RD R/W & LESS  
N...

## Extra Features

None

## Parcel Information

[Launch Interactive Map](#)

## Section Map

**Id:**  
[21-1S-31](#)

**Approx. Acreage:**  
99.9700

**Zoned:** [P](#)  
AG

**Evacuation & Flood Information**  
[Open Report](#)

Buildings

Images

None

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

Last Updated:06/04/2013 (tc.1486)



# BOUNDARY SURVEY

OF LANDS IN  
SECTIONS 20 & 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST;  
ESCAMBIA COUNTY, FLORIDA

## DESCRIPTION OF LANDS SURVEYED:

### SECTION 20 - TOWNSHIP 1 SOUTH - RANGE 31 WEST:

The West 1/2 of the Northwest 1/4 (W 1/2 of NW 1/4); The Northwest 1/4 of the Southwest 1/4 (NW 1/4 of SW 1/4); The Northeast 1/4 of the Southwest 1/4 (NE 1/4 of SW 1/4) and The Northeast 1/4 (NE 1/4).

### LESS and EXCEPT:

- The West 1/2 of the Southwest 1/4 of the Northeast 1/4 (W 1/2 of SW 1/4 of NE 1/4);
- The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 (E 1/2 of NE 1/4 of NE 1/4 of NE 1/4);
- 2.0 Acres as described in Deed Book 71 at page 326; (Now currently in Official Records Book 6913, page 1594, Official Records Book 4769, page 19 and Official Records Book 4990, page 857).
- The East 10.0 ft. of the North 1043.60 ft. of the Northwest 1/4 of the Northwest 1/4 (NW 1/4 of NW 1/4)
- The North 33 feet for Right of Way of County Road.

### SUBJECT TO:

- A Permanent Easement for Ingress, Egress and Utilities across a 8.50 ft. strip of land and across a portion of a 50.0 ft. Radius Cul-De-Sac known as Hidden Valley Road in the Northwest 1/4 of the Northeast 1/4 (NW 1/4 of NE 1/4) as described in Official Records Book 4279, page 1070.
- A Drainage Easement situated in the Northwest 1/4 of the Southwest 1/4 (NW 1/4 of SW 1/4) as described in Official Records Book 4341, page 1256.
- A Utility and Access Easement situated in the Northwest 1/4 of the Southwest 1/4 (NW 1/4 of SW 1/4) as described in Official Records Book 4341, page 1272.

### SECTION 21 - TOWNSHIP 1 SOUTH - RANGE 31 WEST:

The Northwest 1/4 (NW 1/4)

### LESS and EXCEPT:

- The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the NW 1/4 (W 1/2 of NW 1/4 of NW 1/4 of NW 1/4).
- The North 33.0 feet (Helms Road) and the East 66 feet (Woodside Road) for County Right of Way.
- The North 930.0 feet of the East 940.0 feet of the Northwest 1/4 of the Northwest 1/4 (NE 1/4 of NW 1/4) for Beulah School Site as described in Official Records book 1356, page 289.
- The West 500.0 ft. of the East 533.0 ft. of the South 200.0 ft. of the North 1130.0 ft. of the Northeast 1/4 of Northwest 1/4 (NE 1/4 of NW 1/4) as described in Official Records Book 3275, page 13 (Senior Center).
- "Woodside Estates" according to plat thereof recorded in Plat Book 15, page 93 of the public records of Escambia County.
- "Woodside Estates First Addition", according to plat thereof recorded in Plat Book 16, page 6 of the public records of Escambia County.

### DESCRIPTION OF PARCEL "R":

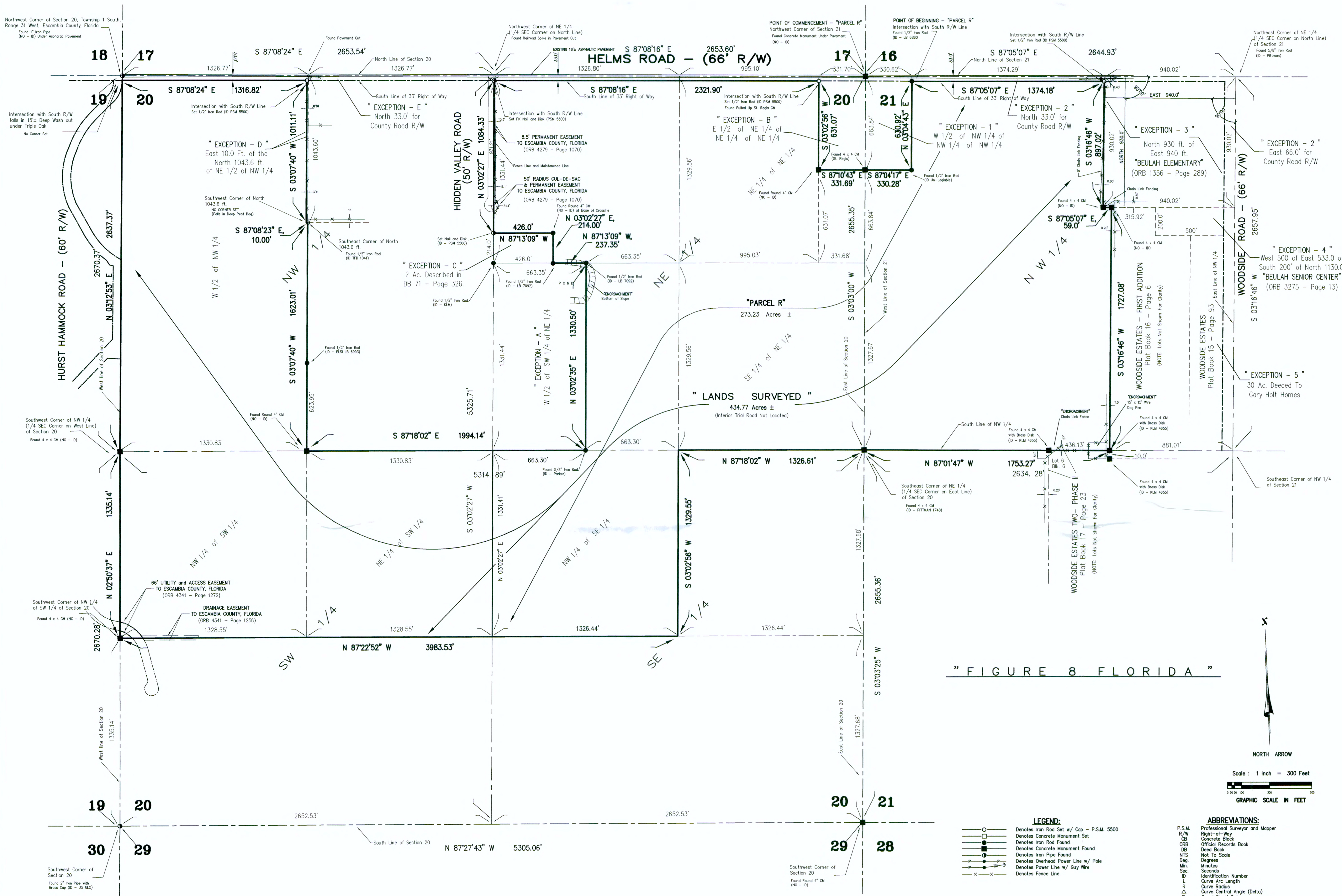
A Parcel of land situated in the Northeast 1/4 (NE 1/4) and Southeast 1/4 (SE 1/4) of Section 20 and in the Northwest 1/4 (NW 1/4) of Section 21, Township 1 South, Range 31 West, Escambia County, Florida; Said parcel being more particularly described as follows:

Commence at the Northwest corner of Section 21 and run S 87 deg 05 min 07 sec E, along the north line of said Section 21, a distance of 330.62 feet to the Northeast corner of the W 1/2 of NW 1/4 of NW 1/4 of NW 1/4 of Section 21; thence run S 03 deg 04 min 43 sec W, along the East line of the said lands, a distance of 33.0 feet to an Iron Rod on the southerly right of way line of Helms Road (a 66.0' right of way) and the Point of Beginning, thence run S 87 deg 05 min 07 sec E, along said right of way line, 1374.18 feet to an Iron Rod at the Northwest corner of lands described in Official Records Book 1356, page 289 (Beulah Elementary School) of the public records of said county; thence run S 03 deg 16 min 46 sec W, along the west line of said lands, 987.02 feet to a concrete monument; thence run S 87 deg 05 min 07 sec E, along the south line of said lands, 59.0 feet to a concrete monument at the Northwest corner of "Woodside Estates - First Addition", as per plat thereof recorded in Plat Book 16, page 6 of said public records; thence run S 03 deg 16 min 46 sec W, along the west line as shown on said plat, 1727.08 feet to a concrete monument at the southwest corner of said plot and the south line of said NW 1/4; thence run N 87 deg 01 min 47 sec W, along said south line, 1753.27 feet to a concrete monument at the Southeast corner of the NE 1/4 of said Section 20; thence run N 87 deg 18 min 02 sec W, along the south line of said NE 1/4, a distance of 1326.61 feet to the northeast corner of the NW 1/4 of SE 1/4; thence run S 03 deg 02 min 56 sec W, along the east line of said lands 1329.55 feet to the southeast corner thereof; thence run N 87 deg 22 min 52" W, along the south line of said lands, 1326.44 feet to the southwest corner thereof; thence run N 03 deg 02 min 27 sec E, along the west line of said lands 1331.44 feet to the northwest corner thereof; thence run S 87 deg 18 min 02 sec E, along the north line of said lands, 663.30 feet to Iron Rod at the southeast corner of the W 1/2 of SW 1/4 of NE 1/4 of said Section 20; thence run N 03 deg 02 min 35 sec E, along the east line of said lands, 1330.50 feet to an Iron Rod at the northeast corner thereof; thence run N 87 deg 13 min 09 sec W, along the north line of said lands, 237.35 feet to an Iron Rod; thence run N 03 deg 02 min 27 sec E, 214.0 feet to an Iron Rod; thence run N 87 deg 13 min 09 sec W, 426.0 feet to a Nail and Disk in Pavement on the west line of said NE 1/4; thence run N 03 deg 02 min 27 sec E, along said west line, 1084.33 feet to a Nail and Disk in pavement on said southerly right of way line of Helms Road; thence run S 87 deg 08 min 16 sec E, along said right of way line, 2321.90 feet to an Iron Rod on the west line of the E 1/2 of NE 1/4 of NE 1/4 of NE 1/4 of said Section 20; thence run S 03 deg 02 min 56 sec W, along said west line, 631.07 feet to a concrete monument at the southwest corner of said lands; thence run S 87 deg 10 min 45 sec E, along the south line of said lands, 331.69 feet to a concrete monument at the southwest corner of said W 1/2 of NW 1/4 of NW 1/4 of NW 1/4 of said Section 21; thence run S 87 deg 04 min 17 sec E, along the south line of said lands, 330.28 feet to an Iron Rod at the southeast corner thereof; thence run N 03 deg 04 min 43 sec E, along the east line of said lands, 630.92 feet to the Point of Beginning.

Said Parcel containing 273.23 acres more or less.

### SUBJECT TO:

A Permanent Easement for Ingress, Egress and Utilities across a 8.50 ft. strip of land and across a portion of a 50.0 ft. Radius Cul-De-Sac known as Hidden Valley Road in the Northwest 1/4 of the Northeast 1/4 (NW 1/4 of NE 1/4) Of Section 20 and as described in Official Records Book 4279, page 1070 of the public records of said county.



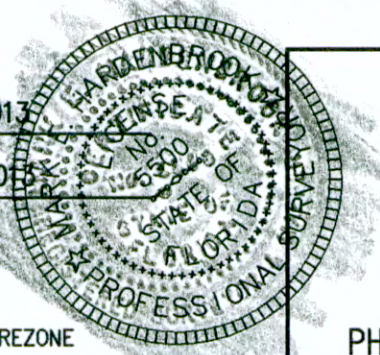
### SURVEYOR'S NOTES:

This survey NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon. Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey. Unless shown otherwise no Instruments of Record reflecting Easements, Right-of-Way and/or Ownerships were furnished to this Surveyor. This Survey, as shown hereon, is NOT covered by Professional Liability Insurance. Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise. Bearings refer to State Plane Coordinates as determined by Global Position System (GPS) for Florida North Zone from NAD83 Horizontal Datum

### SURVEYOR'S CERTIFICATION:

By: *Mark E. Hardenbrook*  
MARK E. HARDENBROOK  
Professional Surveyor and Mapper  
Florida Certification No. 5500

Date of Signature: June 2, 2013  
Date of Field Survey: May 30, 2013



MARK E. HARDENBROOK  
PROFESSIONAL SURVEYOR AND MAPPER  
Florida Certificate: L.S. 5500  
1656 NE 161st Street  
Starke, Florida 32091

Job No. H-13-062-REZONE

PHONE: (352)-473-8523 & (904)-964-5777





## Development Services Department

### Building Inspections Division

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

## RECEIPT

Receipt No. : **582137**

Date Issued. : 06/06/2013

Cashier ID : CASTILLS

Application No. : PRZ130600015

Project Name : Z-2013-15

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	1120	\$1,925.00	App ID : PRZ130600015
		<b>\$1,925.00</b>	Total Check

Received From : FIGURE 8 FLORIDA,LLC

Total Receipt Amount : **\$1,925.00**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ130600015	674614	1,925.00	\$0.00	

**Total Amount :** **1,925.00**

\$0.00 Balance Due on this/these  
Application(s) as of 6/17/2013