

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
April 18, 2018–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of Resume Minutes.
 - A. Approval of Resume Meeting Minutes from the February 21, 2018 Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 - A. **Case No.: V-2018-02**

Address: 5811 St. Elmo St.
Request: Variance to reduce the required rear yard setback of 20 feet to 9.4 feet for the rear yard setback
Requested by: Ivo Alcala, Architect/Agent for Assembly of Christian Churches, Inc., Owner
 - B. **Case No.: CU 2081-04**

Address: 1608 N. Pace Blvd.
Request: Conditional use approval to construct a telecommunications tower in HC/LI zoning district that is within 500 feet of a residential use
Requested by: David D. Wilkins, Agent for Annie B Yates, Braxton H. Yates, III, Janette Armstrong, Branch Towers III, LLC, Owners

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, May 16, 2018 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

5. A.

Meeting Date: 04/18/2018

Attachments

Draft February 21, 2018 Board of Adjustment Meeting Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD February 21, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:16 A.M.)

Present: Auby Smith
Bill Stromquist
Judy Gund
Michael Godwin
Walker Wilson

Absent: Frederick J. Gant
Jennifer Rigby

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Caleb MacCartee, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kristin Hual, Assistant County Attorney

REGULAR BOA AGENDA

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to accept the February 21, 2018 BOA meeting packet.

Vote: 5 - 0 Approved

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

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

The Clerk provided proof of publication and motion was made to accept.

Vote: 5 - 0 Approved

5. Approval of Resume Minutes.

- A. Approval of Resume Meeting Minutes from the February 1, 2018, Board of Adjustment Meeting.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to approve the February 1, 2018 BOA Resume Meeting minutes.

Vote: 5 - 0 Approved

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

- A. **Case No.: CU-2018-02**

Address: 800 Michigan Avenue

Request: Conditional Use to allow the sale of alcohol within 1000' of a place of worship

Requested by: Ronald Denny, Agent for Timothy Vaughn, Owner

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

No BOA member acknowledged visiting the site.

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

Motion by Board Member Judy Gund, Seconded by Vice Chairman Bill Stromquist

Motion was made to accept Staff's Findings of Fact and to approve the Conditional Use granted that the case meets all conditions of the Site Plan Review Process. The Board accepted the applicant's testimony for Criteria A.

Vote: 5 - 0 Approved

B. Case No.: CU-2018-03

Address: 5970 W Nine Mile Road

Request: Conditional Use approval to allow for a place of worship in LDR zoning

Requested by: Christ Community Baptist Church, Mark Davis

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

No BOA member acknowledged visiting the site.

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

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to accept Staff's Findings of Fact and to approve the Conditional Use granted that the case meets all conditions of the Site Plan Review Process.

Vote: 5 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, March 21, 2018 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

6. A.

Meeting Date: 04/18/2018
CASE: V-2018-02
APPLICANT: Ivo Alcala, Architect/Agent for Assembly of Christian Churches, Inc., Owner
ADDRESS: 5811 St. Elmo St.
PROPERTY REFERENCE NO.: 35-1S-30-7301-001-001
ZONING DISTRICT: MDR, Medium Density Residential district
FUTURE LAND USE: MU-U, Mixed-Use Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is requesting a variance to reduce the required rear yard setback of 20 feet to 9.4 feet for the rear yard setback.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 3-2.7.(d) (7) Structure setbacks. For all principal structures, minimum setbacks are:
a. Front and rear. Twenty feet in the front and rear.

CRITERIA

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2-6.3**

CRITERION (1)

Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.

FINDINGS-OF-FACT

Based on the bench survey drawn by Empire Land Surveying Inc, review of the existing available aerial data and staff's visit to the site, the shape of the lot is no different from any other adjacent lots along St Elmo Street. The existing church on site built a new 1,550 square foot banquet hall addition in 2016, which lies in the rear setback 9.4 feet. The addition did not go through the Development Review Committee Process (DRC) at the time of building and it did not receive any Escambia County Building permits. The property is currently going through DRC with the project name Assembly of

Christian Churches, project number PSP170700106 and is currently on hold until the Board of Adjustments hearing has been completed.

CRITERION (2)

The special conditions and circumstances do not result from the actions of the applicant.

FINDINGS-OF-FACT

Based on the applicant's request letter submitted with the application, it appears that the special conditions and circumstances do result from actions by the applicant. The building addition was never submitted to Development Services Department (DSD).

CRITERION (3)

Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

FINDINGS-OF-FACT

Granting of the variance as requested will not confer on the applicant any special privileges that are not available to all property owners in the County.

CRITERION (4)

Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant..

FINDINGS-OF-FACT

The physical shape of the lot, the location and size of the existing structure within the parcel do not present any unnecessary or undue hardships.

CRITERION (5)

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

FINDINGS-OF-FACT

Based on the applicant's request, the variance requested is the minimum allowance to make possible the reasonable use of the existing building.

CRITERION (6)

The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.

FINDING OF FACT:

The granting of the variance **is not consistent** with the general intent and purpose of the Land Development Code and will not be detrimental to public welfare. The current structure was built without a Escambia County Development Order. The building addition has a rear setback of 20 feet. The current structure is 10.6 feet from the rear or Western property line according to the survey submitted by the applicant.

STAFF RECOMMENDATION:

Staff recommends denial of the variance as requested and to amend there site plan which they are obtaining an Development Order for PSP170700106.

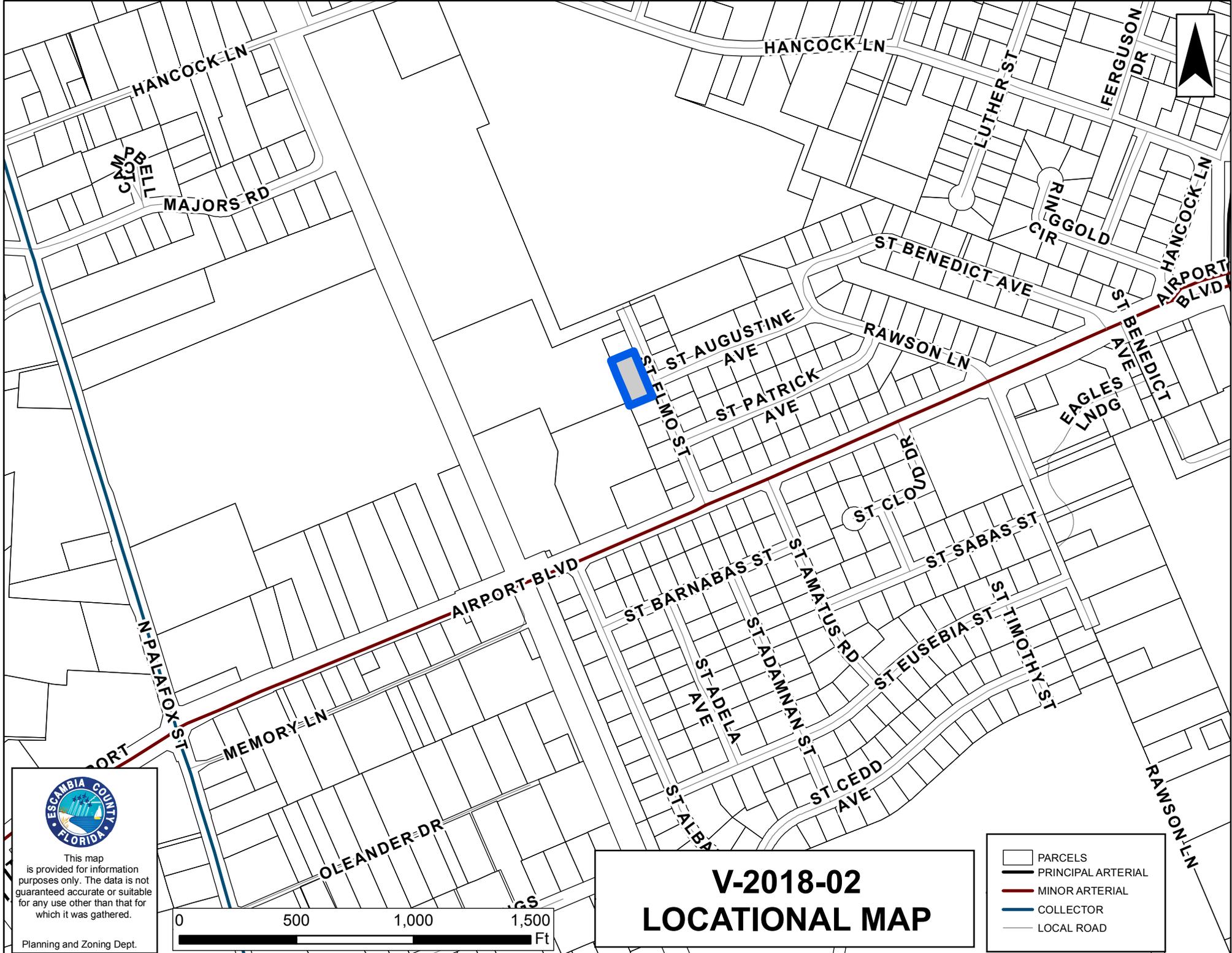
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS:

Attachments

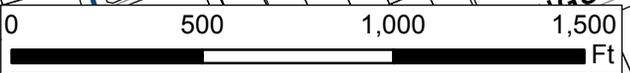
V-2018-02

V-2018-02

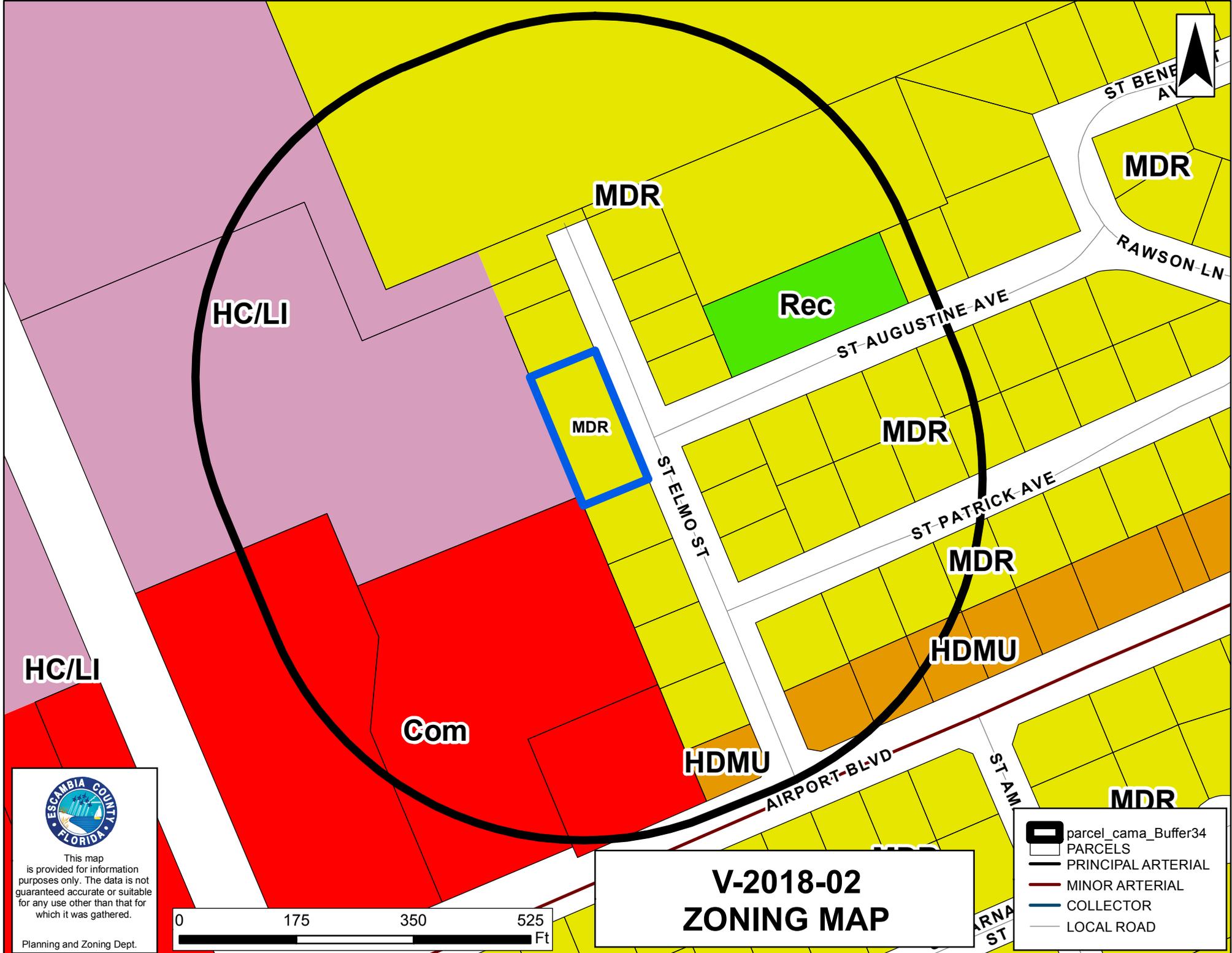


V-2018-02 LOCATIONAL MAP

-  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.
 Planning and Zoning Dept.



HC/LI

MDR

MDR

Rec

MDR

MDR

HC/LI

STEM ST

ST PATRICK AVE

MDR

Com

HDMU

HDMU

AIRPORT-BLVD

ST AM

MDR



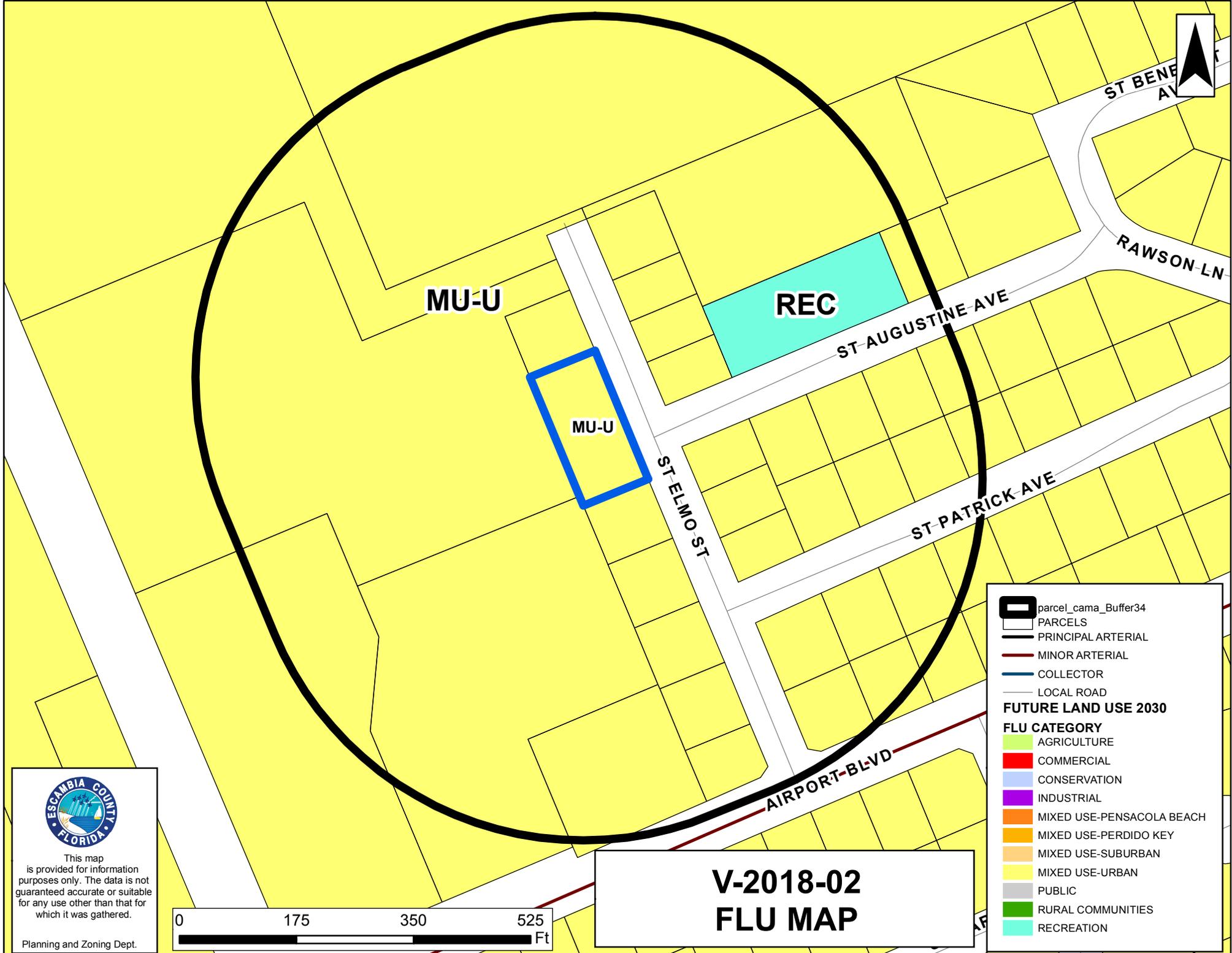
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Planning and Zoning Dept.



V-2018-02 ZONING MAP

- parcel_cama_Buffer34
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

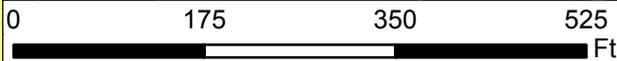


	parcel_cama_Buffer34
	PARCELS
	PRINCIPAL ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	LOCAL ROAD
FUTURE LAND USE 2030	
FLU CATEGORY	
	AGRICULTURE
	COMMERCIAL
	CONSERVATION
	INDUSTRIAL
	MIXED USE-PENSACOLA BEACH
	MIXED USE-PERDIDO KEY
	MIXED USE-SUBURBAN
	MIXED USE-URBAN
	PUBLIC
	RURAL COMMUNITIES
	RECREATION



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.

Planning and Zoning Dept.



**V-2018-02
FLU MAP**



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.

Planning and Zoning Dept.



V-2018-02 FLU MAP

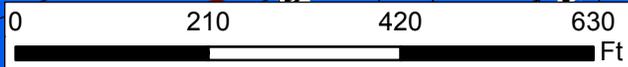
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

OAKFIELD



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.

Planning and Zoning Dept.



V-2018-02 CRA MAP

- parcel_cama_Buffer34
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



 **NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: VARIANCE

CASE NO: V-2018-02

DATE: 04/18/18 **TIME:** 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
BOARD MEETING ROOM

**FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 695-3475 OR VISIT
WWW.MYESCAMBIA.COM**

**PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY**





Looking at the North side of the Building



Looking at the North side of the Building



Looking at the South side of the Building



Looking West at the South side of the Building



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

1802504PBA

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: 2018 02 Accepted by: AH/KM BOA Meeting: 3/21/18

Condition Use Request for: Assembly of Christian Churches - Fellowship Hall

Variance Request for: Zero Rear Building Setback

1. Contact Information:

A. Property Owner/Applicant: Assembly of Christian Churches, Inc.

Mailing Address: 5811 ST ELMO ST. PENSACOLA, FL 32503

Business Phone: 850-293-6806 Cell: 850-293-6806

Email: pucholito2@hotmail.com

B. Authorized Agent (if applicable): Ivo Alcalá / Architect

Mailing Address: 301 W Cervantes St. Pensacola FL 32501

Business Phone: 805-886-1718 Cell: 805-886-1718

Email: ivo.alcala@gmail.com

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 5811 ST ELMO ST. PENSACOLA, FL 32503

Parcel ID (s): 351S307304001001 (0.5000 Acres)

351S307304002001 (0.2500 Acres)

B. Total acreage of the subject property: 0.75 Acres

C. Existing Zoning: MDR

FLU Category: MU-U

D. Is the subject property developed (if yes, explain): _____

2,800 SF Sanctuary and 2,300 SF Fellowship Hall (5,100 SF Total)

E. Sanitary Sewer: yes Septic: no

3. Amendment Request

- A.** Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

The 2,300 SF Fellowship Hall was constructed in 2016 and does not meet the building setback requirements. The building was erected directly on the property line where normally a 30' setback would be observed. From a construction standpoint, the building was erected using quality materials and competent workmanship. If a variance is granted, the Architect will work with the owner and contractor to ensure that the building meets all building, accessibility, and life safety code requirements.

- B. For Variance Request – Please address ALL the following approval conditions for your Variance request. (use supplement sheets as needed)**

- 1.** Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.

The building is adjacent to a 6.7 Acre site designated "waste land". A natural buffer of large oak trees exists at the property line which separates the two lots. An existing privacy fence also separates the church property from the adjacent waste land to the west. There are no buildings or structures on the adjacent property.

- 2.** The special conditions and circumstances do not result from the actions of the applicant.

Due to the fact that the adjoining property is designated as a "waste land", no future residential developments are expected to happen on the site. Unless the row of large oak trees is cut down, a natural buffer of 30'-50' will continue to isolate the two properties from each other. This site is located on a dead end street directly south of Brown Barge Middle School, so no impact is created to the north. To the south and east is zoned Medium Density Residential, mostly single family residences.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

The use of this property as a place of worship is directly compatible and has no negative impact to the surrounding neighborhood. The facility is open to the public and provides a variety of community services, such as charity events, youth activities, and community workshops. If granted this variance, the owner will not personally profit or enjoy any special privileges that don't benefit the surrounding community. The building is shut down after regular hours; so it poses no disturbance to the surrounding area.

4. Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant.

The site is narrow and the "buildable area" is confined due to the large building setback lines. Any future expansion of the church would be difficult and meeting the parking requirements would be almost impossible. Access to the new fellowship hall would require long corridors or external walkways. Locating the fellowship hall next to the existing sanctuary provides accessibility to all users without long travel distances or the use of exterior walkways.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The total impervious area of the site (including the new Fellowship Hall) is only around 24.5% of the site. This allows the owner to provide adequate parking with additional landscaping and new trees. This will help beautify the site and add value to the existing neighborhood. The fellowship hall is only visible from the waste land, therefore reducing the visual impact to the surrounding residential neighborhood.

6. The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.

The owner does not intend to further develop the site in the future, therefore a 75% impervious and landscaped site will help the overall image of the community and neighboring residences. The site is also located on a dead end street just south of Brown Barge Middle School, so no future impact is possible to the neighborhood.

- 3. **On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

- 4. **Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

- 5. **Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

- 6. **Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

7. **Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

The church has a small (non-illuminated) sign that stands approximately 5 ft above grade.

The sign is located at the northeast corner of the property

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 5811 ST ELMO ST.
PENSACOLA, Florida, property reference number(s) 351S307304001001 and
351S307304002001 I hereby designate Ivo Alcalá (Alcalá Architecture)
_____ 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. This Limited Power of Attorney is granted on this 11th day of _____
the year of, 2018, 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: Ivo Alcalá Email: ivo.alcala@gmail.com
Address: 301 W Cervantes St. Pensacola, FL 32501 Phone: 805-886-1718

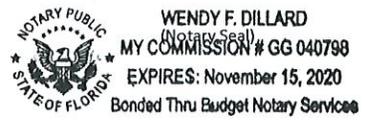
<u><i>Maria E. Soto</i></u> Signature of Property Owner	<u>MARIA E. Soto</u> Printed Name of Property Owner	<u>1/11/18</u> Date
_____ Signature of Property Owner	_____ Printed Name of Property Owner	_____ Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 11th day of January, 2018,
by Maria E Soto.

Personally Known OR Produced Identification . Type of Identification Produced: FLDL 5300545598050

<u><i>Wendy F. Dillard</i></u> Signature of Notary	<u>Wendy F Dillard</u> Printed Name of Notary
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5. Submittal Requirements

A. x Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. x Application Fees: To view fees visit the website: <http://myescambia.com/business/board-adjustment> or contact us at 595-3448

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. x Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. n/a Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. x Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

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.

Carlos Ivo Alcala
Signature of Owner/Agent

CARLOS IVO ALCALA
Printed Name Owner/Agent

1-11-18
Date

Maria E. Soto
Signature of Owner

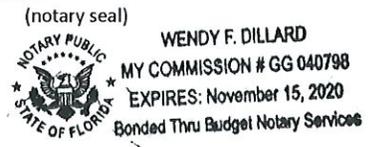
MARIA E. Soto
Printed Name of Owner

1/11/18
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 11th day of January 20 18, by Carlos Ivo Alcala Maria Soto
Personally Known OR Produced Identification . Type of Identification Produced: FLDL

Wendy F Dillard
Signature of Notary

Wendy F Dillard
Printed Name of Notary



Recorded in Public Records 03/26/2010 at 08:53 AM OR Book 6573 Page 888, Instrument #2010018921, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$875.00

This Instrument was Prepared By: RICHARD M. COLBERT, ESQUIRE Beach Title Services, LLC 4 Laguna St, Ste 101 Fort Walton Bch, FL 32548 File: 10-0039 PARCEL I.D.# 351S30-7304-002-001 & 351S30-7304-001-001

STATE OF FLORIDA COUNTY OF ESCAMBIA

WARRANTY DEED

THIS INDENTURE, made effective the 18th day of March, 2010, by Arnold E. Heningburg and Alicia L. Heningburg, husband and wife, whose address is 2501 Teak Ct., Kissimmee, FL 34743 (the "Grantor"), in favor of Assembly of Christian Churches, Inc., a District of Columbia, not for profit corporation, whose address is 722 Prospect Ave., Bronx, NY 10455(the "Grantee").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths 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 said Grantee, and Grantee's heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described as follows (the "Property"):

Commence at the intersection of the East right-of-way line of the C.S.X. Railroad (formerly the L&N Railroad; 100' R/W) and the North right-of-way line of Airport Boulevard (formerly Kilbee Lane; R/W varies); thence N89°19'41"E along the North right-of-way line of said Airport Boulevard for a distance of 758.00 feet to the intersection of the said North right-of-way line and the West right-of-way line of St. Elmo Street (66' R/W); thence N00°11'57"W along said West right-of-way line of St. Elmo Street (66' R/W) for a distance of 408.00 feet to the point of beginning; thence continue N00°11'57"W along said West right-of-way line for a distance of 302.00 feet; thence departing said West right-of-way line, S89°19'41"W for a distance of 107.00 feet; thence S00°11'57"E for a distance of 302.00 feet; thence N89°19'41"E for a distance of 107.00 feet to the aforementioned West right-of-way line of St. Elmo Street (66' R/W) and the point of beginning; containing 0.74 acres (more or less) and being a portion of Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions. The Property being conveyed hereby is not the constitutional homestead of Grantor.

SUBJECT TO taxes for the year 2010 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.

GRANTOR COVENANTS that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed as of the day and year first above written. WITNESSES:

Debbie Romano (Type or print name) Samantha Payano (Type or print name)

Arnold E. Heningburg Alicia L. Heningburg

STATE OF FLORIDA COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 18th day of March, 2010, by Arnold E. Heningburg and Alicia L. Heningburg, who () are personally known to me, or () have shown me Drivers License # as identification, and did not take an oath.

ANA ROMANO Commission DD 622517 Expires December 14, 2010 (NOTORIAL SEAL)

ANA ROMANO NOTARY PUBLIC

ANA ROMANO Commission DD 622517 Expires December 14, 2010

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

Name of Roadway: 5800 & 5811 St. Elmo Street, Pensacola, FL 32503

The County (X) Has Accepted () Has NOT Accepted the abutting roadway for maintenance.

This form completed by : Richard M. Colbert, PA
4 Laguna St., Suite 101
Fort Walton Beach, FL 32548

Buyer:

Assembly of Christian Churches, Inc.
a District of Columbia corporation

By: Bienvenido Morales
Bienvenido Morales, supervisor of
The southeastern district

Seller:

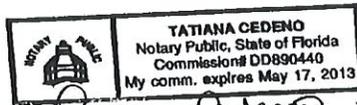
Arnold E. Heningburg

Alicia L. Heningburg

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of March, 2010, by Bienvenido Morales, supervisor of the southeastern district of the Assembly of Christian Churches, a District of Columbia, not for profit corporation, who () is personally known to me, or (X) has shown me as identification, and did *not* take an oath.

(NOTORIAL SEAL)



Tatiana Cedeno
NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 18 day of March 2010 by Bienvenido Morales who is personally known to me or has produced Florida Drive License as identification. 3642060490910

The foregoing instrument was acknowledged before me this 18th day of March, 2010, by Arnold E. Heningburg and Alicia L. Heningburg, who () are personally known to me, or () have shown me as identification, and did *not* take an oath.

(NOTORIAL SEAL)

NOTARY PUBLIC

DISTRITO SUR ESTE

Asamblea de Iglesias Cristianas Inc.



Rev. Ángel Muñiz
Supervisor

Rev. Daniel Soto
Asistente Supervisor

Rev. Ramiro Membreño
Secretario

Rev. Franklin Román
Sub Secretario

Rev. Edwin Avilés
Tesorero

Rev. Isai Cruz
Sub Tesorero

Rev. Jonathan Vásquez
Director Asociaciones

Rev. Jorge L. Soto
Director Dpto. Misiones

Rev. Vidal Ortiz
Tesorero Dpto. Misiones

Rvda. Santa Rosario
Directora de Educación

Comité Ministerial:
Rev. Mario O. Vélez
Rev. Miguel Martínez

Presbíteros:
Rvda. Loida Muñiz-CSB
Rvda. Ana M. Torres-CSO
Rev. Samuel Ramos-CFC
Rev. Wilfredo Escobar -CNE

January 23, 2018

From: Assembly of Christian Churches Inc., Southeastern District.

To: Whom it may concern,

This correspondence is to certify that Dr. Rev. Maria Soto is the minister that represent our Council, Assembly of Christian Churches Inc., South East District, in the areas of Pensacola, Florida and Foley, Alabama. At the present time, she is the pastor of the church, Latinos Unidos en Cristo, located at 5811 Saint Elmo Street, Pensacola FL 32505.

Also, Dra. Rev. María Soto, (with our knowledge) has assigned Mr. Ivo Alcala, to do any arrangements to acquire all necessary permits at City Hall.

For any further information, please call me at (786) 318-8588.

Sincerely:

Rev. Ramiro Membreño
Executive Secretary, AIC Inc. DSE

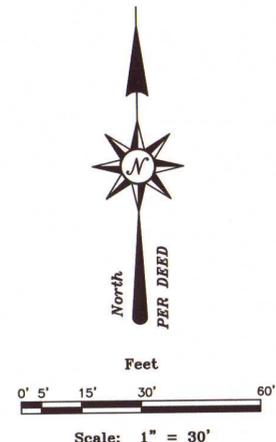
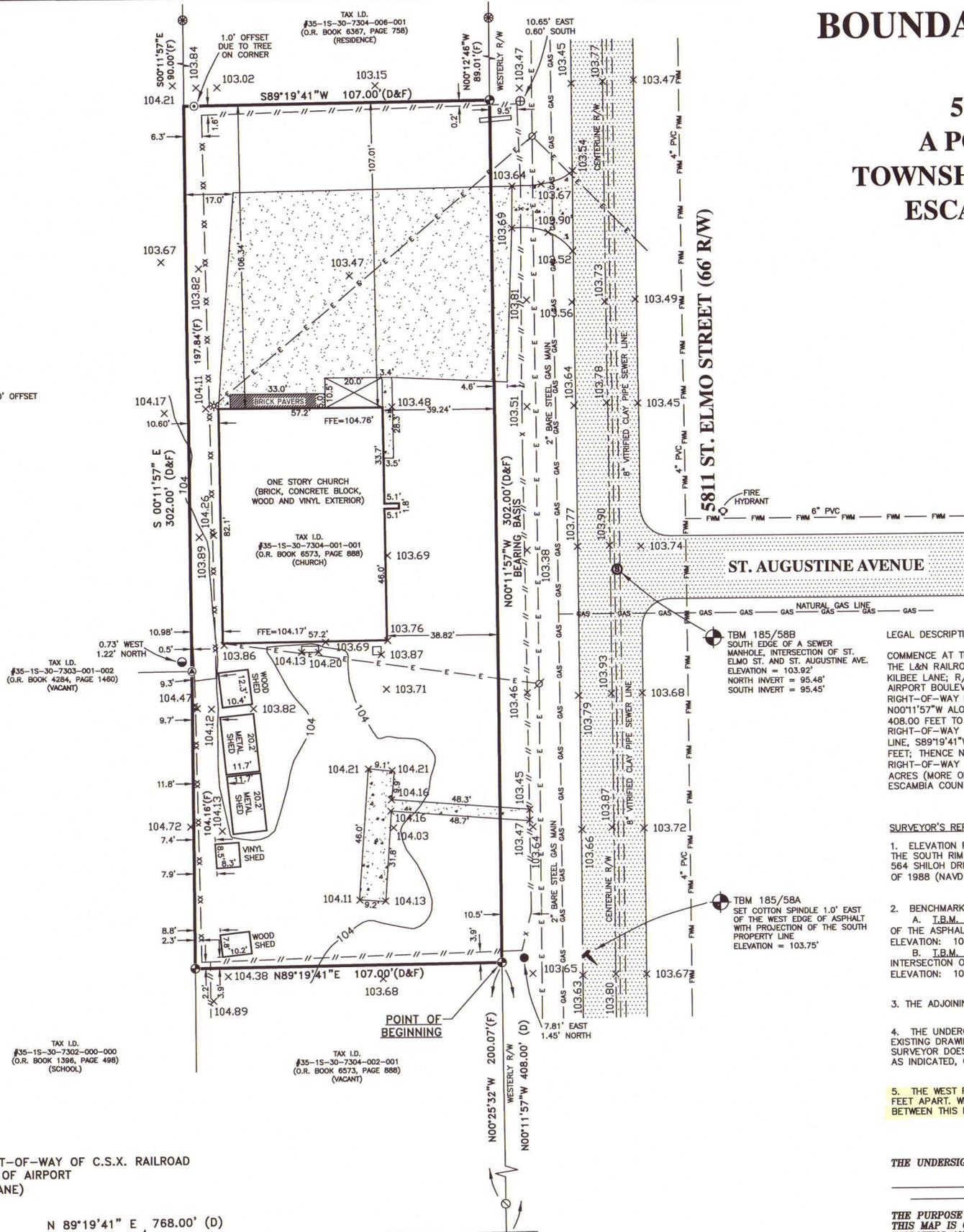
BOUNDARY AND TOPOGRAPHIC SURVEY

5811 ST. ELMO STREET

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

LEGEND

- FOUND 1" IRON ROD
- ⊙ FOUND 3/4" IRON PIPE
- ⊕ FOUND 5/8" CAPPED IRON ROD - LB #6164
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
- ⊙ SET 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- ⊕ FOUND 1/2" CAPPED IRON ROD - CORP #4882
- ⊙ FOUND 1/2" CAPPED IRON ROD - L.B. #2499
- ⊙ FOUND 1/2" CAPPED IRON ROD - L.B. #7277
- ⊙ SET 1/2" RED CAPPED IRON ROD - ELSI L.B. #6993 (1.0' OFFSET DUE TO TREE ON CORNER)
- ⊕ FOUND 1/2" CAPPED IRON ROD - L.B. #7073
- ★ LIGHT POLE
- ⊙ POWER POLE
- FFE FINISHED FLOOR ELEVATION
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- L.B. LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- E — AERIAL UTILITY WIRES
- // — 4' CHAIN LINK FENCE
- XX — 6' CHAIN LINK FENCE
- X — METAL GATE
- ▨ COVERED (ROOFED) AREA
- ▨ CONCRETE
- ▨ GRAVEL
- ▨ ASPHALT
- ⊙ 6" HIGH WOOD/BRICK SIGN
- ⊙ SET TEMPORARY BENCHMARK
- ⊙ GROUND SHOT
- ⊙ COTTON SPINDLE
- ⊙ SANITARY SEWER MANHOLE
- GAS — 2" BARE STEEL GAS MAIN
- FWM — PVC WATER MAIN
- ⊙ FIRE HYDRANT



LEGAL DESCRIPTION: (O.R. BOOK 6573, PAGE 888)

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (FORMERLY THE L&N RAILROAD; 100' R/W) AND THE NORTH RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD (FORMERLY KILBEE LANE; R/W VARIES); THENCE N89°19'41"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD FOR A DISTANCE OF 768.00 FEET TO THE INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF ST. ELMO STREET (66' R/W); THENCE N00°11'57"W ALONG SAID WEST RIGHT-OF-WAY LINE OF ST. ELMO STREET (66' R/W) FOR A DISTANCE OF 408.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°11'57"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 302.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, S89°19'41"W FOR A DISTANCE OF 107.00 FEET; THENCE S00°11'57"E FOR A DISTANCE OF 302.00 FEET; THENCE N89°19'41"E FOR A DISTANCE OF 107.00 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF ST. ELMO STREET (66' R/W) AND THE POINT OF BEGINNING; CONTAINING 0.74 ACRES (MORE OR LESS) AND BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

- SURVEYOR'S REPORT:**
- ELEVATION FOR TEMPORARY BENCHMARKS AND TOPOGRAPHIC SURVEY REFERENCED TO TBM 149/68, THE SOUTH RIM OF A STORM MANHOLE COVER LOCATED AT THE SOUTHWEST PROPERTY CORNER OF 564 SHILOH DRIVE, PENSACOLA, FLORIDA. ELEVATION = 78.22 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - BENCHMARKS (B.M.):
 - T.B.M. 185/58A IS A SET COTTON SPINDLE AND WASHER, 1.0 FOOT EAST OF THE WEST EDGE OF THE ASPHALT (ST. ELMO STREET) ON THE PROJECTION OF THE SOUTH PROPERTY LINE. ELEVATION: 103.75' (NAVD 88)
 - T.B.M. 185/58B IS ON THE SOUTH EDGE OF A SEWER MANHOLE, LOCATED AT THE CENTERLINE INTERSECTION OF ST. ELMO STREET AND ST. AUGUSTINE AVENUE. ELEVATION: 103.92' (NAVD '88)
 - THE ADJOINING MANHOLES COULD NOT BE FOUND.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED, OR THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES.
 - THE WEST RIGHT OF WAY LINE OF ST. ELMO STREET HAS DUPLICATE MONUMENTATION ABOUT 9 TO 10 FEET APART. WE HAVE MOVED THE ENTIRE BOUNDARY TO THE WEST WHICH NOW ELIMINATES A HIATUS BETWEEN THIS PARCEL AND THE ADJACENT PARCEL TO THE WEST.

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

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

ASSEMBLY OF CHRISTIAN CHURCHES, INC.

C.S.X. RAILROAD (100' R/W)
(FORMERLY L&N RAILROAD)

POINT OF COMMENCEMENT
INTERSECTION OF THE EAST RIGHT-OF-WAY OF C.S.X. RAILROAD
AND THE NORTH RIGHT-OF-WAY OF AIRPORT
BOULEVARD (FORMERLY KILBEE LANE)
(NOT FOUND)

AIRPORT BOULEVARD (R/W VARIES)
(FORMERLY KILBEE LANE)

CLIENT ASSEMBLY OF CHRISTIAN CHURCHES, INC.

BEARING BASIS N00°11'57"W WESTERLY R/W (PER DEED)

TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

GENERAL NOTES:

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

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
1) TOPOGRAPHICAL SURVEY	185/59	10/11/17
2) BOUNDARY	190/43	3/20/18

POSSIBLE ENCROACHMENTS: AS SHOWN

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

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MARCH 20, 2018 LELAND M. EMPIE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA DATE

SCALE: 1" = 30'

FIELD DATE: 6/16/18

ORDER NO: 135-16-2

FIELD BOOK: 174/37



Architectural Narrative

Date: June 30, 2017

To: DRC Coordinator
Escambia County Building Inspections

Project Name: Assembly of Christian Churches

Location: 5811 ST ELMO ST.
PENSACOLA, FL 32503

Reference: 351S307304001001

Property Description:

The property is a half-acre site that is relatively flat and lies adjacent (west side) to a 6.7 Acre site designated "waste land". The parking lot is pervious. The total impervious area of the site is approximately 5,340 S.F., or about 24.5% of the total site area. This calculation includes the proposed structure which is partially constructed.

Building Description:

The building being proposed is a 2,300 S.F. timber-framed structure, erected in 2016, which is adjacent to the existing brick-veneer church (built in 1975). The new structure will be used for youth meetings, bible readings, band practices, and small gatherings.

Zoning:

MDR (Medium Density Residential).
Building Use: Church.
Wind zone: 140mph.
Future Land Use: Residential
Flood zone: X

Water & Sewer:

The existing church building contains 2 toilets and is hooked up to the County sewer system. The proposed addition intends to add a single linear basin sink with 3 faucets.

Stormwater:

The site does not have a storm water retention pond, as natural soils appear to percolate an adequate rate.

Project Description:

Alcala Architecture understands that the owner did not acquire professional design services prior to the construction of the structure and as such did not receive a building permit. The client has approached the architect to represent them in an effort to establish accurate as-built drawings of the proposed structure, as well as arrange engineering inspections for wall, roof, and foundation



components. The architect is working jointly with a licensed General Contractor, Pars Co., LLC, to remediate and complete the work.

Project Description (cont.):

A visual observation of the construction was performed by the Architect in June of 2017, and it showed a good level of craftsmanship and use of materials. Further analysis, code research, drawings, and calculations will be necessary prior to a final recommendation and request for building permit.

Variance Request (the caveat):

Empire Land Surveying, Inc. has determined that the proposed structure has been constructed directly on, but not exceeding, the west binding property line adjacent to the waste land. CHADBOURNE E M INDUSTRIES LLC, who owns the adjacent property has expressed no concern for the building's lack of a setback, and has allegedly stated that they would be willing to provide a letter to the County not disputing the encroachment.

Thank you for your time and the opportunity to discuss this project with your team.

Sincerely,

A handwritten signature in black ink that reads "Carlos Ivo Alcala". The signature is written in a cursive style.

Ivo Alcala, Architect

End

DEVELOPMENT REVIEW APPLICATION

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 3363 West Park Place, Pensacola, FL 32505 850-595-3472
www.myescambia.com

Project Name Assembly of Christian Churches

Project Address: 5811 St. Elmo St.

Choose either BOX 1 or BOX 2, mark ONLY ONE (1) application type. In BOX 3, mark only one type of proposed land use.

BOX 1: Major Development Application Type 1) <input type="checkbox"/> Site Plan 2) <input type="checkbox"/> Preliminary Plat 3) <input type="checkbox"/> Construction Plans 3) <input type="checkbox"/> Master Plan 4) <input type="checkbox"/> Minor Subdivision 5) <input type="checkbox"/> Final Plat 6) <input type="checkbox"/> Artificial Lake 7) <input type="checkbox"/> Artificial Pond	BOX 2: Minor Development Application Type 1) <input checked="" type="checkbox"/> Site Plan Minor (See form on web site titled "Minor Development Site Plan Submittal")
BOX 3: Type of Proposed Land Use <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Both	

List the Property Reference Number(s) for all parcels involved:

Parcel	Sec #	Twp #	Rge #	Sub #	Lot #	Blk #	Parcel	Sec #	Twp #	Rge #	Sub #	Lot #	Blk #
1	35	1S	30	7304	001	001	4						
2	35	1S	30	7304	002	001	5						
3							6						

Project Narrative: Describe the proposed development project including: 1) all existing property uses, conditions and improvements, 2) all proposed uses, 3) height of each building/ structure in stories and feet, 4) federal and state regulatory permits required, 5) density transfer calculations if density transfer is proposed. *(A separate written narrative may be submitted with the application instead of using the space provided below).*

A 4,696 SF church building exists on site. A new 1,550 SF banquet hall was partially built when it was found that there was not a site plan approval or a building permit. The banquet hall was built on the rear property line so a variance will be required. The building is single story with a peak height of 18'.

Stormwater runoff will be 100% retained from the banquet hall and the existing roof that comingles with it, as well as the pond and handicap parking area.

Property Owners: Name: Assembly of Christian Churches

Street address: 5811 St. Elmo St. City: Pensacola State: FL

Zip Code: 32503 Phone: Work () Cell (850) 293-6806 Fax ()

E-mail address: Pucholito2@hotmail.com

Developer: Name: Same as Above

Street address: City: State:

Zip Code: Phone: Work () Cell () Fax ()

E-mail address:

Agent / Engineer: Name: Kenneth Horne and Associates, Inc.

Street address: 7201 North 9th Ave. Suite 6 City: Pensacola State: FL

Zip Code: 32504 Phone: Work (850) 471-9005 Cell () Fax (850) 471-0093

E-mail address: charlie@kh-a.com

Provide the requested information in the space provided:

Future Land Use Category(ies): MU-U Zoning District(s): MDR

Has any part of the project site been previously involved in a Future Land Use Map Amendment, Application for Rezoning, Application for Conditional Use, Application for Variance, Application for Vested Rights, Appeal of Administrative Decision, other county review?
No Yes If YES, which type: , Date / / , Case #

Does the proposed project require a Variance, Conditional Use Approval, Rezoning, or a Future Land Use Change?
No Yes If YES, which: Variance - Zero Lot Line If YES, attach written explanation.

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact (850) 595-3472.**

Provide the requested information in the space provided:

Water Provider: ECUA Septic Sewer Provider: ECUA

Are there existing building(s) on site? No Yes

Describe last use of building(s): Church with attached banquet hall

SQ. FT. of Building Footprint: 4696

SQ. FT. of Impervious Surface (Including Bldg Footprint): 7188

Total Site Acreage: 0.74 Total Acreage to be disturbed: 0.14

Total Acres of Wetlands: 0 Total Acres of Wetlands to be disturbed: n/a

Number of Trees on site: 0 Number of Trees to be removed: 0

If you have any question or comments regarding this application, please contact us at (850) 595-3472.

We appreciate suggestions of how to improve our services.

**DEVELOPMENT REVIEW APPLICATION
CERTIFICATION FORM**

I affirm and certify that I am duly qualified as authorized agent to make such application; that I understand the questions asked in the application; that all information and statements submitted in any documents or plans concerning this application are accurate to the best of my knowledge and belief; that I understand the application, attachments, and fees become part of the Official Records of Escambia County and not returnable or refundable; that this application is of my own choosing and staff has explained all procedures relating to this request; that there are no guarantees as to the outcome of this request; that the application is being accepted subject to verification of information; that any false information knowingly given by me may result in denial of the application, and that additional information may be required by Escambia County in order to make a determination.

Assembly of Christian Churches
Name of Proposed Development

Robert C. Krasnosky
Authorized Agent's Signature

11/7/17
Date

Agents Name (print): Robert Krasnosky

Company Name: Kenneth Horne & Associates, Inc.

Street address: 7201 North 9th Ave Suite 6 City: Pensacola State: FL

Zip Code: 32504 Phone: Work (850) 471-9005 Fax: (850) 471-0093

STATE of Florida

COUNTY of Escambia

The forgoing instrument was acknowledged before me this 7th day of November,
year of 2017 by Robert C. Krasnosky who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current
_____ as identification.

Belinda G. Rowell 11/7/17
Signature of Notary Public Date

Belinda G. Rowell
Printed Name of Notary

11/7/2020
My Commission Expires

GG 24815
Commission No. (Notary seal must be affixed)

BELINDA G. ROWELL
NOTARY PUBLIC, STATE OF FLORIDA
Commission No. GG 24815
My Commission Expires Nov. 7, 2020

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 5811 St. Elmo St., Pensacola, Florida, property reference number(s) 35-1S-30-7304-001-001, I hereby designate Robert Krasnosky for the sole purpose of completing this Development Review Application and to act on my behalf during the county's processing of the Development Review Application on the above referenced property.

This Limited Power of Attorney is granted on this 7 day of November the year of 2017 and is effective until the County 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 Department of Growth Management.

Maria E. Soto 11/7/17 MARIA E. SOTO
Signature of Property Owner Date Printed Name of Owner

STATE of Florida
COUNTY of Escambia

The forgoing instrument was acknowledged before me this 7 day of November, year of 2017 by Maria E. Soto who () did () did not take an oath.

He/she is () personally known to me, (X) produced current Florida/Other driver's license, and/or () produced current S300-54559 805-0 as identification.

Patricia Van Horn 11/7/2017
Signature of Notary Public Date

Patricia Van Horn
Printed Name of Notary

5/12/2019
My Commission Expires

 **PATRICIA VAN HORN**
MY COMMISSION # FF 220701
EXPIRES: May 12, 2019
Bonded Thru Budget Notary Services
Commission No. (Notary seal must be affixed)

Plan Reviewer Evaluation Comments

Site Plan Reviewer Comments

DRC Meeting Date: November 15, 2017
Project #: PSP170700106
Project Name: **Assembly of Christian Churches**
Project Address: 5811 St Elmo St *

Please Address the Following Comments

Addressing

Reviewer: Shannon Pugh @ 850-595-3034
Shannon_Pugh@co.escambia.fl.us

1. Address approved – 5811 St Elmo Street

Access Management

Reviewer: Jason Walters @ 850-595-3422
Jason_Walters@co.escambia.fl.us

- 1) No comment, ready for final comparison.

Stormwater

Reviewer: Roza I. Sestnov @ 850-595-3411
Roza_Sestnov@co.escambia.fl.us

1. Please clarify why CN numbers, Pre- and Post, used in stormwater calculations, are the same. It appears that additional impervious is proposed to the site.
2. Please indicate clearly on Sheet 3 what portion of the building is proposed. Though the building has been already installed, it is our understanding that this submittal is to permit installation of the building addition.
3. Provide a copy of a Maintenance Plan to both the County and the entity/owner responsible for maintenance which includes a listing setting forth scheduled maintenance needs and operation/maintenance instructions for the stormwater facilities and erosion repairs.
4. FYI: It is Engineer/Developer's responsibility to obtain all state required permits, if applicable.
5. Drainage fees shall be paid at the time of the final comparison submittal. Drainage fees will be determined at the time of route sheet sign off.

Planning

Reviewer: John Fisher @ 850-595-4651
John_Fisher@myescambia.com

A zero lot line Variance will be needed from The Board of Adjustments before any other construction or plans can be approved.

All building permits not pulled and inspected must be obtained and inspected.

(3) Supporting information. The effective documentation of existing conditions and proposed changes typically requires other supporting site information, along with a supporting checklist

Please provide the list below

- On the plan **provide the property reference numbers** of the development **site and adjoining parcels**. Show any intersection of adjoining parcel boundaries with the development site parcel.
- On the plan provide the zoning district(s), future land use category (FLU), and existing uses of the development site and adjoining parcel(s)
- Show setbacks and size dimensions of parking spaces, buildings, lot width, dock out from water, and other spaces as needed please be detailed as possible.
- Provide a scaled drawing of exterior building elevations and a generalized floor plan identifying uses and areas (sq.ft.) within the proposed buildings

4. DSM Article 3 – Parking 3-1 Parking and Loading

3-1.1 Stall and aisle design (a) Stall Dimensions Standard parking stalls shall be 9 feet wide by 18 feet long for all but parallel parking. Parallel stalls shall be 9 feet wide by 23 feet long.

Plan Reviewer Evaluation Comments

(g) Delineation and traffic control All paved parking spaces shall be striped in white and all driving aisles clearly delineated. Spaces for motorcycles, bicycles and handicap parking shall be clearly marked. Parking lot traffic control signage and marking shall conform to the latest editions of the *Manual on Uniform Traffic Control Devices*, U.S. Department of Transportation, and the *Florida Accessibility Code for Building Construction*. Please so parking layout and some sort of wheel stop for encroachment.

(a) General design. Interior portions of vehicular use areas not specifically designed for vehicle parking or maneuvering shall not be paved, but maintained as landscape area.

(b) Boundary separation. Vehicular use areas shall be separated from the parcel boundary by a landscape strips no less than five feet wide. Driveways or sidewalks may cross such strips to provide approved site access

Article 9 Sec 5-9.2(e) Solid waste. Refuse and waste removal areas shall be buffered and/or screened from adjacent properties and public ways by appropriate fences, wall or hedges. In cases where dumpsters must be located in areas highly visible from any public right-of-way, the Planning Official shall be authorized to require appropriate vegetative or structural screen to shield an unsightly condition.

DSM 2-2 Landscape areas and quantities.

2-2.1 Parcel total. No parcel shall provide less than 15 percent landscape area, regardless of the minimum pervious lot coverage required by the applicable zoning district. On-site permeable retention/detention ponds and permeable swales qualify as landscape area if their maximum depths are no more than three feet and their side slopes are no steeper than 2:1 (horizontal to vertical).

2-2.3 Buffers. Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:

(a) Required by use. The character of adjoining land uses primarily determines the type of buffering required.

1. **Residential and non-residential.** All residential uses shall be buffered from all non-residential uses, other than passive recreation, conservation, or agricultural uses, according to the buffer types established in this section and following non-residential categories:

2. **Residential.** All multi-family uses exceeding 10 dwelling units per acre (MDR district max. density) shall provide a Type-A buffer supplemented with an opaque fence or wall for all adjoining single-family and two-family residential uses.

3. **Non-residential.** Heavy commercial and industrial uses shall provide a Type-B buffer for all adjoining general commercial, neighborhood commercial and other non-residential uses less intensive than heavy commercial or industrial.

4. **Condition of approval.** All uses whose conditions of approval include buffering shall provide the buffering according to those conditions.

5. **No existing use.** For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid development application to the county, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.

(b) Location. Where a use is required to provide buffering for adjoining uses, the buffering shall be along all side and rear lot lines where the use abuts the other uses. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage and other conditions as prescribed in Chapter 4.

(c) Composition. 1. **Types.** Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer width	Canopy trees	Understory trees	Shrubs
A	12 feet	2.0	1.0	10
B	16 feet	2.5	2.0	20

Plan Reviewer Evaluation Comments

C 20 feet 3.0 3.0 30

2. **Plants.** The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants, and buffer maintenance, shall be according to the provisions of this article.

Health Dept

Contact reviewer for comments

Steven Metzler @ 850-595-6700

ECUA

No Comments

Andre Calaminus 850-969-3310

andre.calaminus@ecua.fl.gov

ECAT

No comments.

Ted Woolcock 850-595-3228 ext 225

ted_woolcock@co.escambia.fl.us

Environmental Permitting

No comment; ready for final comparison.

Reviewer: Brad Bane @ 850-595-4572

Bradley_Bane@co.escambia.fl.us

Floodplain Management

Ready for final.

11-9-17

Reviewer: Juan Lemos @ 850-595-3467

Juan_Lemos@co.escambia.fl.us

At the time of construction the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area. Contact Escambia County Floodplain Manager/Building Inspections: **Harry T. Gibson, (850)-554-2826**

****FYI, FEMA has just released the preliminary flood maps for Escambia County. You can review the current and proposed flood zone changes for any parcel in Escambia County here:***

<http://portal.nfwmdfloodmaps.com/map.aspx?cty=escambia>

Fire Safety

Reviewer: Joe Quinn @ 850-595-1814

JeQuinn@Myescambia.com

1. **18.3.1*** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. **A hydrant must be located within 500ft of the furthest point of the building. Provide location of hydrant(s). Provide current hydrant flow test data.**
- 2) **18.4.5.2** Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2. The table has been attached.
- 3) Provide elevation and floor plans for the addition.
- 4) Additional comments may be forthcoming when the building plans are submitted for review.

Handicap Access

No Comments

Reviewer: Charles Wiley @ 850-595-3573

Charles_Wiley@co.escambia.fl.us

Please contact each reviewer to schedule an appointment.

19.1.6.2 The AHJ shall be responsible for designating the areas that require hazardous location electrical classifications and shall classify the areas in accordance with the classification system set forth in NFPA 70.

19.1.7 No Smoking.

19.1.7.1 No smoking or open flame shall be permitted in any area where combustible fibers are handled or stored or within 50 ft (15 m) of any uncovered pile of such fibers.

19.1.7.2 "No Smoking" signs shall be posted.

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

19.1.8 Vehicles or Conveyances Used to Transport Combustible Waste or Refuse.

19.1.8.1 Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo space covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

19.1.8.2 Transporting burning waste or refuse shall be prohibited.

19.1.8.3 Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type*

Designations, Areas of Use, Conversions, Maintenance, and Operations, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

19.2 Combustible Waste and Refuse.

19.2.1 Rubbish Containers.

19.2.1.1 General. Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft³ (1.15 m³) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5½ ft³ [40 gal (0.15 m³)] shall be provided with lids.

Board of Adjustment

6. B.

Meeting Date: 04/18/2018
CASE: CU 2018-04
APPLICANT: David D. Wilkins, Agent for Annie B Yates, Braxton H. Yates, III, Janette Armstrong, Branch Towers III, LLC, Owners
ADDRESS: 1608 N. Pace Blvd
PROPERTY REFERENCE NO.: 30-2S-30-1001-100-033
ZONING DISTRICT: HC/LI, Heavy Commercial & Light Industrial district
FUTURE LAND USE: C, Commercial
OVERLAY DISTRICT: Brownsville Redevelopment Area

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

The applicant is seeking a conditional use approval to construct a telecommunications tower within 500 feet of a residential use.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:4-7.12(a)(3)

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4(c)(3)

CRITERION (a)

General compatibility. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

FINDINGS-OF-FACT

The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. The majority of parcels along Pace Blvd are zoned HC/LI and to the immediate east are the Pensacola City Limits. The City has also reviewed the request and has no objections to the cell tower. See email in the backup .

CRITERION (b)

Facilities and services. Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

FINDINGS-OF-FACT

Applicant states power is the only service that will be required. The project will be further reviewed at the Site Plan Review Process.

CRITERION (c)

On-site circulation. Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

FINDINGS-OF-FACT

The proposed use will have access from Pace Blvd and Moreno St. All ingress/egress requirements will be reviewed at the Site Plan Review Process.

CRITERION (d)

Nuisances and hazards. The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

FINDINGS-OF-FACT

Staff found no nuisances or hazards to the adjoining properties and other properties in the immediate area. The applicant has provided a letter from the Federal Aviation Administration that the tower would not produce a hazard to air navigation.

CRITERION (e)

Solid waste. All on site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

FINDINGS-OF-FACT

No solid waste containers are proposed for this site and will be reviewed during the Site Plan Review Process.

CRITERION (f)

Screening and buffering. Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

FINDINGS OF FACT:

All screening and buffering will be addressed at the Site Plan Review Process.

CRITERION (g)

Signs and lighting. All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

FINDINGS OF FACT:

The applicant states no signs will be on the project site and any lighting will not create any glare or traffic concerns.

CRITERION (h)

Site characteristics. The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations .

FINDINGS OF FACT:

The characteristics of the lot appear to be adequate in size, shape, setbacks to accommodate the telecommunications tower. The parcel has access from Pace Blvd.

CRITERION (i)

Use requirements. The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

FINDINGS OF FACT:

Staff finds the proposes use will comply with all conditional use requirements of the zoning district and use.

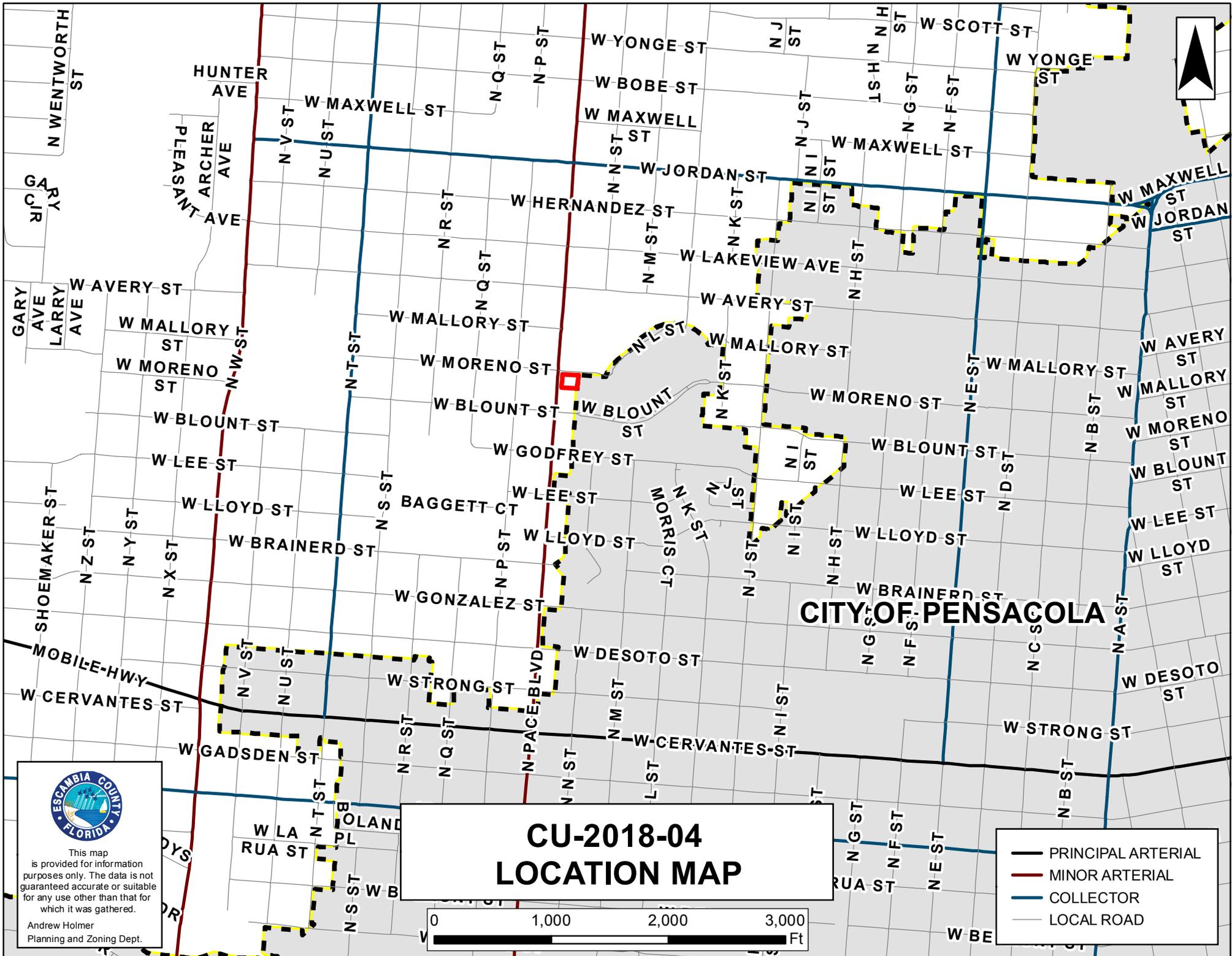
STAFF FINDINGS

Staff recommends approval of this conditional use application.

Attachments

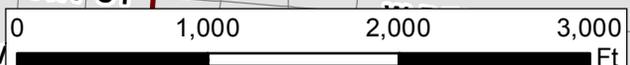
CU-2018-04

CU-2018-04



CITY OF PENSACOLA

**CU-2018-04
LOCATION MAP**

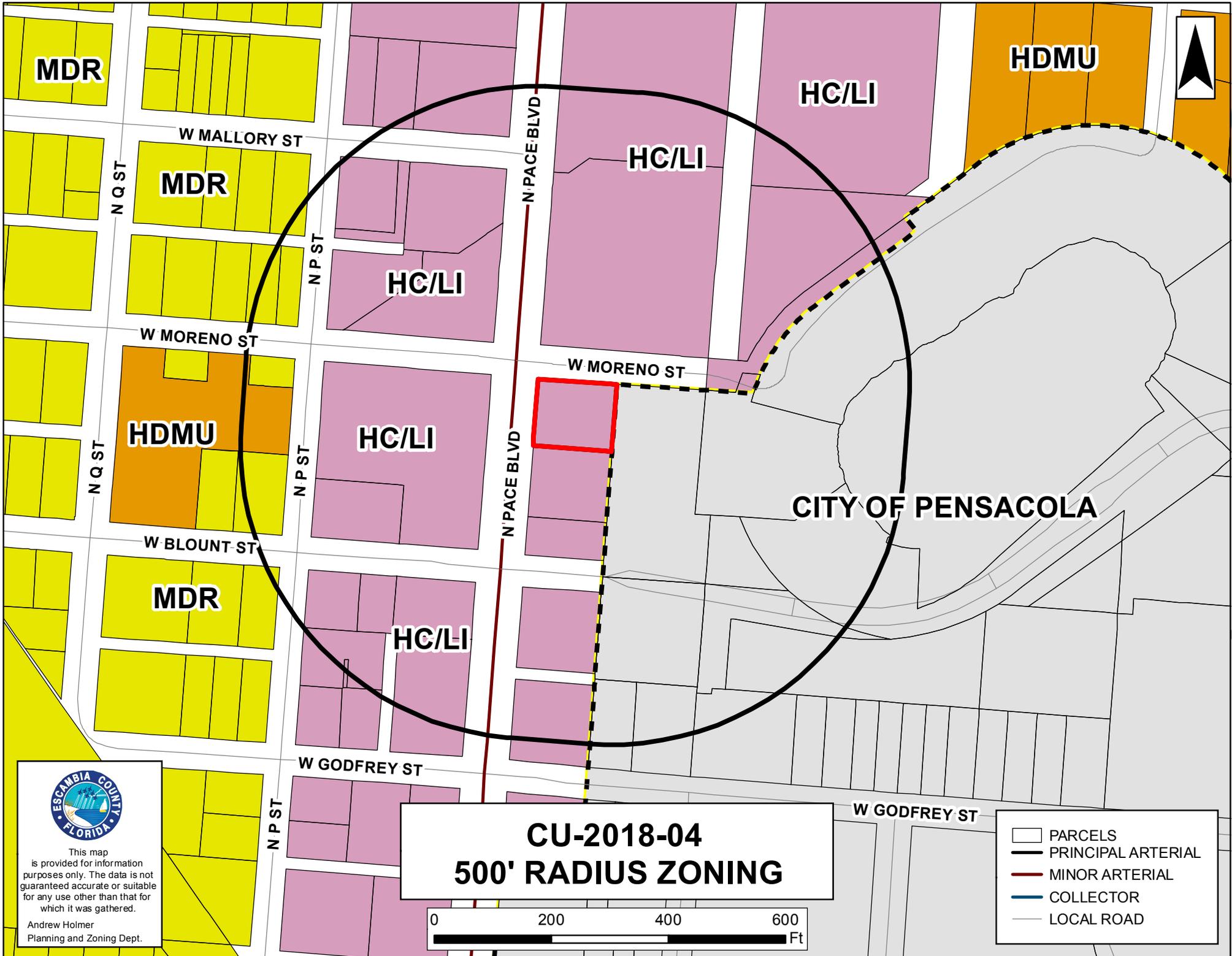


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



MDR

HDMU

HC/LI

W MALLORY ST

HC/LI

MDR

N PACE BLVD

HC/LI

W MORENO ST

W MORENO ST

HDMU

HC/LI

CITY OF PENSACOLA

W BLOUNT ST

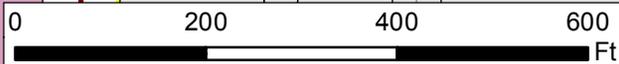
MDR

HC/LI

W GODFREY ST

W GODFREY ST

**CU-2018-04
500' RADIUS ZONING**

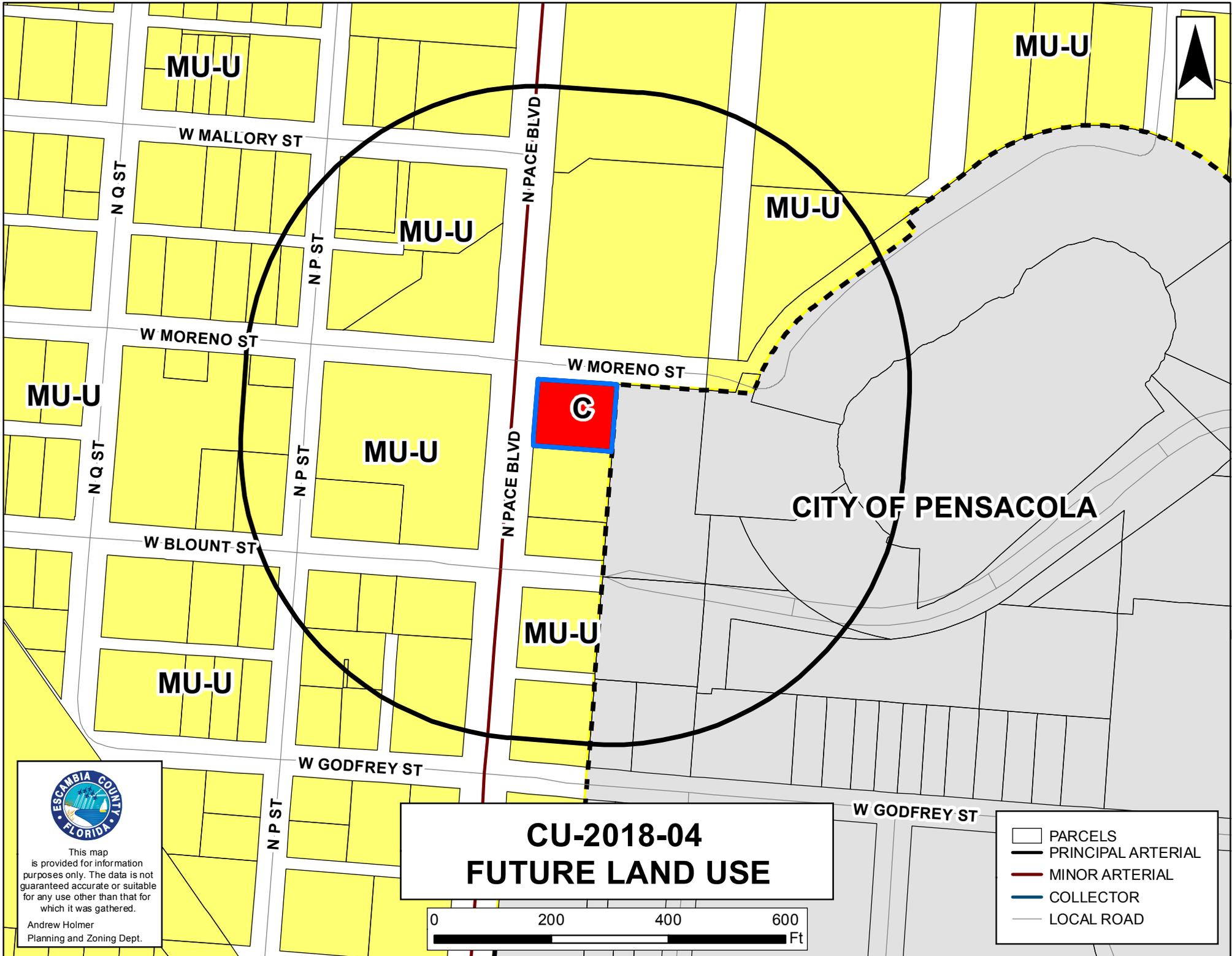


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.



MU-U

MU-U

W MALLORY ST

N Q ST

N PACE BLVD

MU-U

MU-U

N P ST

W MORENO ST

W MORENO ST

MU-U

MU-U

C

CITY OF PENSACOLA

N Q ST

N P ST

N PACE BLVD

MU-U

W BLOUNT ST

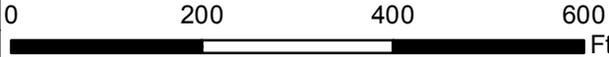
MU-U

W GODFREY ST

W GODFREY ST

N P ST

**CU-2018-04
FUTURE LAND USE**



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



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Andrew Holmer
Planning and Zoning Dept.

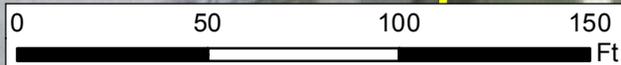


W MORENO ST

N PACE BLVD

CITY OF PENSACOLA

CU-2018-04 AERIAL MAP

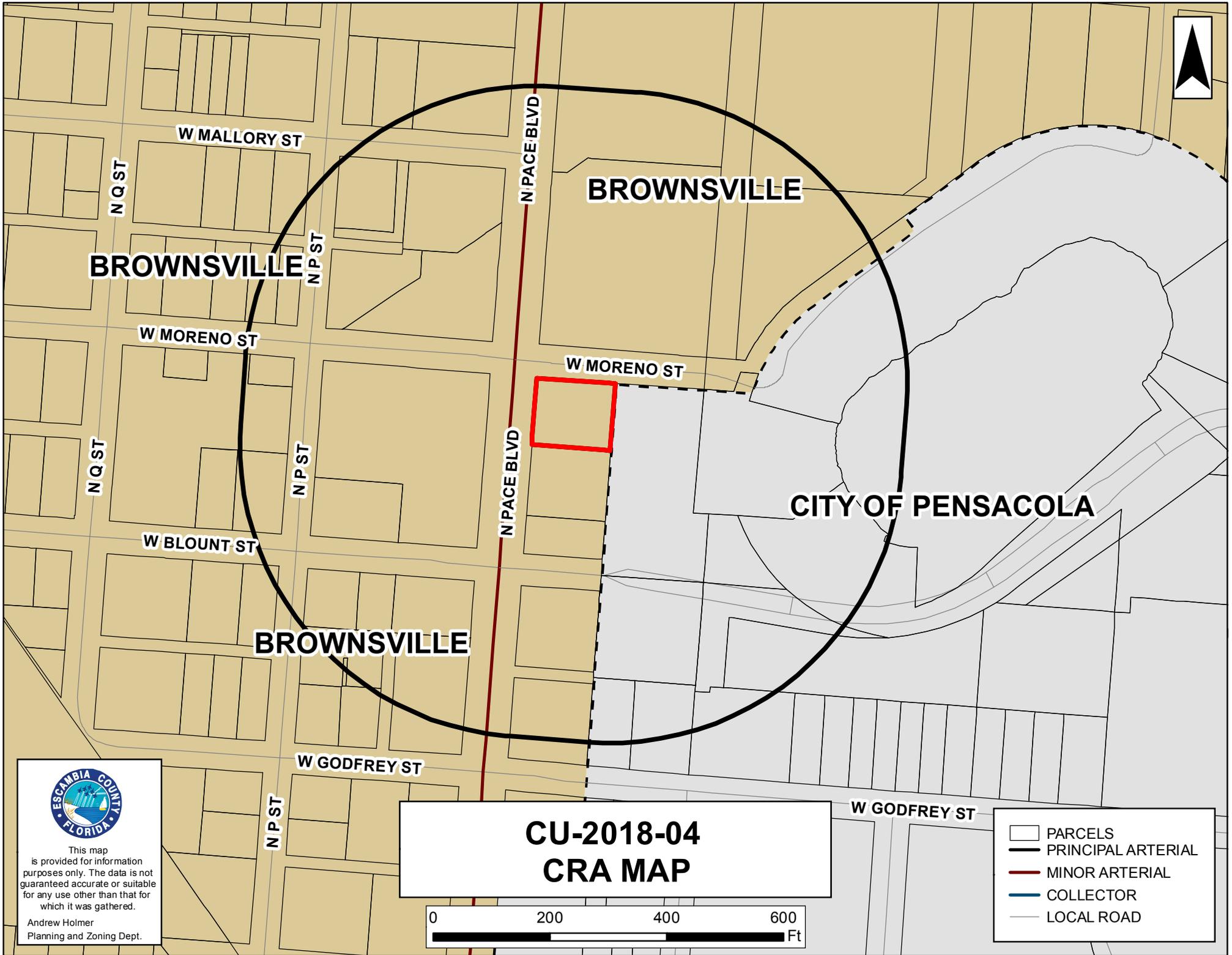


-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.



W MALLORY ST

NQ ST

N PACE BLVD

BROWNSVILLE

BROWNSVILLE

NP ST

W MORENO ST

W MORENO ST

NQ ST

NP ST

CITY OF PENSACOLA

W BLOUNT ST

N PACE BLVD

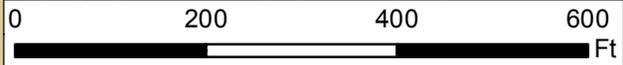
BROWNSVILLE

W GODFREY ST

NP ST

W GODFREY ST

**CU-2018-04
CRA MAP**



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



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Andrew Holmer
Planning and Zoning Dept.



Public Hearing sign



Front view of subject property



Side view of subject property



view of subject property across
Moreno St



Back of subject property



Looking west from subject
property



Looking south from subject property



Looking east at subject property
across Pace Blvd



Another view of subject property



Looking north from subject property along Pace Blvd



Looking across Moreno St from subject property

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
<http://myescambia.com/business/ds>

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU-2018-04 Accepted by: CM/KM BOA Meeting: 4/18/18

Conditional Use Request for: 150' monopole with 5' lightning rod within 500' of a residential use

Variance Request for: _____

1. Contact Information:

A. Property Owner/Applicant: Annie B. Yates, Janette L. Armstrong and Braxton H. Yates III / Branch Towers III, LLC

Mailing Address: 8021 Quiet Drive, Pensacola, FL 32526

Business Phone: _____ Cell: Braxton 850-485-2159

Email: none

B. Authorized Agent (if applicable): David D. Wilkins

Mailing Address: P.O. Box 1038, Gulf Shores, AL 36547

Business Phone: 251-968-6882 Cell: _____

Email: wilkoil@aol.com

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 1608 N. Pace Blvd, Pensacola, FL 32501

Parcel ID (s): 30-2S-30-1001-100-033

B. Total acreage of the subject property: 0.23

C. Existing Zoning: HC/LI

FLU Category: C

D. Is the subject property developed (if yes, explain): yes, vacant commercial building

E. Sanitary Sewer: X **Septic:** _____

3. Amendment Request

- A.** Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

The conditional use request is necessary because the location of the proposed monopole is within _____
500' of a residential use. The request is appropriate because the proposed site is zoned HC/LI and _____
all of the surrounding properties north, south and west of the proposed site are commercial uses _____
also zoned HC/LI and the property to the east has a stormwater detention pond and rehabilitation office. _____

- B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)**

- 1.** Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.

- 2.** The special conditions and circumstances do not result from the actions of the applicant.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

4. Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

6. The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.

C. For Conditional Use Request – Please address ALL the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

- 1. General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

The proposed monopole would be compatible. The adjacent property south of site is a car lot and the adjacent property east of the site is a detention pond and a rehab office. The property west across N. Pace Blvd is a radio station and to the north across W. Moreno Street is a shopping center with a supermarket and other retail businesses. All of the properties along N. Pace Blvd in the area are zoned Heavy Commercial / Light Industrial and are mostly commercial uses.

- 2. Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

The proposed use only requires telephone and power, which are available at the property

- 3. **On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

Ingress to and egress from the site is sufficient as there is road frontage on N. Pace Blvd and W. Moreno Street. During construction there will be some activity on the property but after construction there will be very little traffic or parking

- 4. **Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

This is an unmanned facility that will not generate any noise, glare, dust, smoke, odor, vibration or other nuisances or hazards for adjoining or nearby properties

- 5. **Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

N/A, there will be no solid waste containers on the site

- 6. **Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

All screening and buffering required by the LDC or deemed appropriate by the Board and/or staff will be provided

- 7. Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

There will be no signs except small FCC ID and emergency contact numbers attached to the compound gate or fence. There will be no lighting that would create any glare or traffic safety issues.

- 8. Site characteristics.** The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

THE PROPOSED USE REQUIRES SMALL AMOUNT OF GROUND SPACE WITH NECESSARY HEIGHT. THE SITE SIZE, SHAPE, LOCATION AND TOPO ALL APPEAR ADEQUATE -

- 9. Use requirements.** The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

THE PROPOSED USE COMPLIES WITH ADDITIONAL LDC PROVISIONS -

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 1608 N. PACE BLVD
PENSACOLA, Florida, property reference number(s) 30-25-30-1001-100-033

I hereby designate DAVID D. WILKINS for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 22 day of FEB the year of, 2018, and is effective until 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 Department.

Agent Name: DAVID D. WILKINS, AGENT FOR BRANCH TOWERS III, LLC AND T-MOBILE Email: WILKOIL@901.COM

Address: PO BOX 1038, GULF SHORES, AL 36547 Phone: 251-968-6882

Annie B. Yates . ANNIE B. YATES 2/22/18
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 22nd day of Feb 20 18
by ANNIE B. YATES

Personally Known OR Produced Identification Type of Identification Produced: FLIC Y320 042415530

Donna Mair
Signature of Notary

Printed Name of Notary

Donna Mair
Notary Public - State of FL
Comm. Exp. August 10, 2020
Comm. No. GG6381 (Notary Seal)

4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY (if applicable)

As owner of the property located at 1608 N. PACE BLVD PENSACOLA, Florida, property reference number(s) 30-25-30-1001-100-033

I hereby designate DAVID D. WILKINS for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 22 day of FEB the year of, 2018, and is effective until 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 Department.

Agent Name: DAVID D. WILKINS, AGENT FOR BRANCH TOWERS III, LLC AND T-MOBILE Email: wilkoil@qol.com

Address: PO Box 1038, GULF SHORES, AL 36547 Phone: 251-968-6882

Signature of Property Owner: [Handwritten Signature] Printed Name of Property Owner: JANETTE L. ARMSTRONG Date: 2/21/18

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 22nd day of Feb 2018 by JANETTE L. ARMSTRONG

Personally Known OR Produced Identification. Type of Identification Produced: File A052432698460

Signature of Notary: [Handwritten Signature]

Printed Name of Notary

(Notary Seal) Donna Mair Notary Public - State of FL Comm. Exp. August 10, 2020 Comm. No. GG6381

4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY (if applicable)

As owner of the property located at 1608 N. PACE BLVD PENSACOLA, Florida, property reference number(s) 30-25-30-1001-100-033

I hereby designate DAVID D. WILKINS for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 22 day of FEB the year of, 2018, and is effective until 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 Department.

Agent Name: DAVID D. WILKINS, AGENT FOR BRANCH TOWERS III, LLC AND T-MOBILE Email: wilkoil@qoi.com

Address: PO Box 1038, GULF SHORES, AL 36547 Phone: 251-968-6882

Signature of Property Owner

BRAXTON H. YATES, III 2/22/18 Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 22nd day of Feb 20 18, by BRAXTON H. YATES, III

Personally Known OR Produced Identification. Type of Identification Produced: FID 4320008623780

Signature of Notary

Printed Name of Notary

Donna Mair Notary Public - State of FL Comm. Exp. August 10, 2020 Comm. No. GG6381

(Notary Seal)

5. Submittal Requirements

- A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. X Application Fees: To view fees visit the website: \$1,275.50
<http://myescambia.com/business/board-adjustment> or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

- C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. X Signed and Notarized Affidavit of Owner/Limited Power of Attorney **AND** ~~Concurrence Determination Acknowledgement (pages 4 and 5):~~

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 place a public notice sign(s) on the property referenced herein.; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

David D Wilkins
Signature of Owner/Agent

DAVID D. WILKINS
Printed Name of Owner/Agent

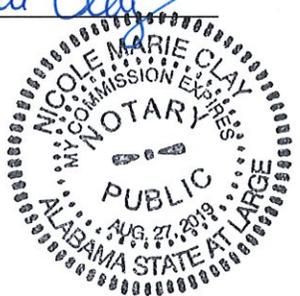
STATE OF ALABAMA COUNTY OF BALDWIN The foregoing instrument was acknowledged before me this 27 day FEB of

2018, by DAVID D. WILKINS

Personally Known OR Produced Identification Type of Identification Produced: AL DL 3715855

Nicole Marie Clay
Signature of Notary

Nicole Marie Clay
Printed Name of Notary



(Notary Seal)

<p>General Information</p> <p>Reference: 302S301001100033</p> <p>Account: 063105000</p> <p>Owners: YATES ANNIE B ARMSTRONG JANETTE L YATES BRAXTON H III</p> <p>Mail: 8021 QUIET DR PENSACOLA, FL 32526</p> <p>Situs: 1608 N PACE BLVD 32501</p> <p>Use Code: STORE, 1 STORY</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Schools (Elem/Int/High): WEIS/WARRINGTON/PENSACOLA</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$40,969</td> <td>\$33,694</td> <td>\$74,663</td> <td>\$74,663</td> </tr> <tr> <td>2016</td> <td>\$40,969</td> <td>\$34,057</td> <td>\$75,026</td> <td>\$75,026</td> </tr> <tr> <td>2015</td> <td>\$40,969</td> <td>\$33,398</td> <td>\$74,367</td> <td>\$74,367</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2017	\$40,969	\$33,694	\$74,663	\$74,663	2016	\$40,969	\$34,057	\$75,026	\$75,026	2015	\$40,969	\$33,398	\$74,367	\$74,367
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<p>Sales Data</p> <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>04/14/2016</td> <td>7507</td> <td>614</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>06/23/2010</td> <td>6606</td> <td>1101</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>03/2000</td> <td>4530</td> <td>1647</td> <td>\$68,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>543</td> <td>944</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1967</td> <td>359</td> <td>322</td> <td>\$24,000</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/14/2016	7507	614	\$100	QC	View Instr	06/23/2010	6606	1101	\$100	QC	View Instr	03/2000	4530	1647	\$68,000	WD	View Instr	01/1971	543	944	\$100	WD	View Instr	01/1967	359	322	\$24,000	QC	View Instr	<p>2017 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>N 15 FT OF LT 10 ALL LTS 11 12 BLK 33 KUPFRIAN PARK PLAT DB 62 P 245 AND ADJ 1/2 OF VACATED ALLEY OR 508 P 254 OR...</p> <hr/> <p>Extra Features</p> <p>ASPHALT PAVEMENT</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
04/14/2016	7507	614	\$100	QC	View Instr																																
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01/1967	359	322	\$24,000	QC	View Instr																																

<p>Parcel Information</p> <p>Section Map Id: CA113</p> <p>Approx. Acreage: 0.3300</p> <p>Zoned: HC/LI</p> <p>Evacuation & Flood Information Open Report</p>	<p style="text-align: right;">Launch Interactive Map</p> <div style="border: 1px solid gray; height: 200px; width: 100%;"></div> <p style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data</p>
--	---

Buildings

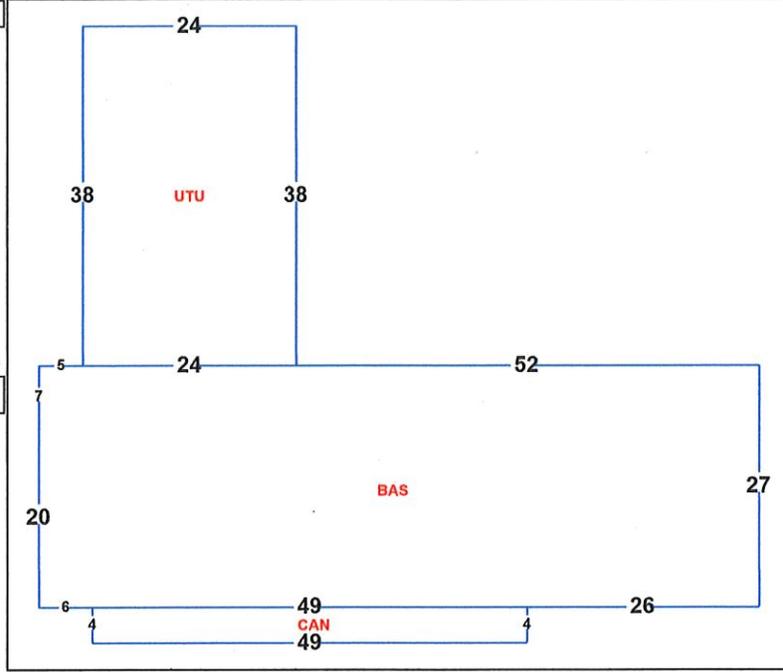
Address: 1608 N PACE BLVD, Year Built: 1954, Effective Year: 1954

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT /AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-2
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-GABLE
STORY HEIGHT-18
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 3295 Total SF

BASE AREA - 2187
CANOPY - 196
UTILITY UNF - 912



Images



7/5/16

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.

Prepared by:
Mary Ann Patti, LLC
2005 W. Garden Street
Pensacola, Florida 32502
**WITHOUT BENEFIT OF TITLE SEARCH
AND AT THE REQUEST OF AND INFORMATION
PROVIDED BY THE PARTIES HERETO**

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14 day of April, 2016, by **ANNIE B. YATES**, a single woman, whose address is 8021 Quiet Drive, Pensacola, Florida 32526, hereinafter referred to as "First Party" to **ANNIE B. YATES**, a single woman, whose address is 8021 Quiet Drive, Pensacola, Florida 32526, **JANETTE L. ARMSTRONG**, a single woman, whose address is 1012 Revere Drive, Pensacola, Florida 32505, and **BRAXTON H. YATES, III**, a single man, whose address is 8021 Quiet Drive, Pensacola, Florida 32526, hereinafter referred to as "Second Party".

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-Claim unto the Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT A.

Address: 1608 North Pace Blvd, Pensacola, Florida

Parcel Identification Number: 302S30-1001-100-033

Subject to Easements, Restictions and Reservations of Record if any.

The first party, **ANNIE B. YATES**, reserves no rights or exceptions unto herself and conveys a fee simple estate to the second party, **ANNIE B. YATES, JANETTE L. ARMSTRONG, and BRAXTON H. YATES, III** in the above described property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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

Signed, sealed and delivered in the presence of:

1. Holly Tate
Witness Print Name: Holly Tate
2. Ashley Ludwig
Witness Print Name: Ashley Ludwig

Annie B. Yates
ANNIE B. YATES

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 14th day of April, 2016, by **ANNIE B. YATES**, who is personally known to me and who did take an oath.



Mary Ann Patti
Notary Public
Print
Name: Mary Ann Patti
My Commission Expires: 6-22-2019

Lots 11 and 12 and the North 15.00 feet of Lot 10, Block 33, Kupfrian Park, and the West 1/2 of the alley adjacent to said Lots 11 and 12 and the North 15.00 feet of Lot 10, as vacated per resolution by the Board of County Commissioners of Escambia, Florida, as recorded in Official Record Book 508 at Page 254, of the public records of Escambia County, Florida, all lying and being in Block 33, Kupfrian Park, being a portion of Sections 29 and 30, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Deed Book 62, Page 245, of the public records of said County, and also described in Official Records Book 543 at Page 944.

EXHIBIT A

From: [Brandi Deese](#)
To: [Allyson Cain](#)
Cc: [Andrew D. Holmer](#)
Subject: RE: Conditional Use Case
Date: Tuesday, April 10, 2018 11:30:40 AM

Good Morning Allyson –

The City has reviewed the proposed request for Conditional Use Permit to erect a Communications Tower at 1608 N. Pace Boulevard and does not object to this request. In reviewing this request we analyzed it based on the City's Land Development Code. If this property were located where it exists and was in the City limits of Pensacola as well, this proposed use would be permitted by Conditional Use Permit only as well. It does meet all distance requirements required by the City's Land Development Code and does not exceed the height permitted. The City's Land Development code closely mirrors the County's requirements for Communication Towers for siting alternatives, setbacks from residential zoning and screening/landscaping. The City's Land Development Code grants the Planning Department the authority to impose additional requirements for stealth technology. We would recommend that the applicant consider utilizing stealth technology in the construction of this proposed communication tower. Thank you for allowing the City to comment on this Conditional Use Permit.

Brandi C. Deese, AICP

Planning Services Division

City of Pensacola

PO Box 12910

Pensacola, FL 32521

Office – 850.435.1697

Fax – 850.595.1143

From: Allyson Cain [mailto:MACAIN@myescambia.com]
Sent: Thursday, April 05, 2018 4:10 PM
To: Brandi Deese <bdeese@cityofpensacola.com>
Cc: Andrew D. Holmer <ADHOLMER@myescambia.com>
Subject: Conditional Use Case

Brandi,

I am an Urban Planner with Development Services. We have a conditional use case for a telecommunications tower that is within 500' of a residential area, located at 1608 N Pace Blvd. It is right in front of the city boundary. I am forwarding you the case file and if you have any comments or concerns, please send them to me and I will include in my findings. At this time, we do not have any objections to this conditional use request.

Have a great evening,

Allyson Cain, Urban Planner II
Development Services
Planning & Zoning
850-595-3547

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



OWNER: Branch Towers, LLC

FCC Registration Number (FRN): 0021439203

ATTN: Jessica Norrid Branch Towers, LLC 1516 S Boston Ave, Ste 215 Tulsa, OK 74119	Antenna Structure Registration Number 1305150
	Issue Date 02-05-2018
Location of Antenna Structure About 45 yds W of N Pace Blvd & 30 yds S of W Moreno St Pensacola, FL 32501 County: ESCAMBIA	Ground Elevation (AMSL) 20.4 meters
	Overall Height Above Ground (AGL) 48.7 meters
Latitude Longitude 30- 25- 43.9 N 087- 14- 25.0 W NAD83	Overall Height Above Mean Sea Level (AMSL) 69.1 meters
Center of Array Coordinates N/A	Type of Structure MTOWER Monopole
FAA Chapters NONE	

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT**, please file FCC Form 854. To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

FCC 854R
June 2012

You must comply with all applicable FCC obstruction marking and lighting requirements, as set forth in Part 17 of the Commission's Rules (47 C.F.R. Part 17). These rules include, but are not limited to:

- **Posting the Registration Number:** The Antenna Structure Registration Number must be displayed in a conspicuous place so that it is readily visible near the base of the antenna structure. Materials used to display the Registration Number must be weather-resistant and of sufficient size to be easily seen at the base of the antenna structure. Exceptions exist for certain historic structures. See 47 C.F.R. 17.4(g)-(h).
- **Inspecting lights and equipment:** The obstruction lighting must be observed at least every 24 hours in order to detect any outages or malfunctions. Lighting equipment, indicators, and associated devices must be inspected at least once every three months.
- **Reporting outages and malfunctions:** When any top steady-burning light or a flashing light (in any position) burns out or malfunctions, the outage must be reported to the nearest FAA Flight Service Station, unless corrected within 30 minutes. The FAA must again be notified when the light is restored. The owner must also maintain a log of these outages and malfunctions.
- **Maintaining assigned painting:** The antenna structure must be repainted as often as necessary to maintain good visibility.
- **Complying with environmental rules:** If you certified that grant of this registration would not have a significant environmental impact, you must nevertheless maintain all pertinent records and be ready to provide documentation supporting this certification and compliance with the rules, in the event that such information is requested by the Commission pursuant to 47 C.F.R. 1.1307(d).
- **Updating information:** The owner must notify the FCC of proposed modifications to this structure; of any change in ownership; or, within 30 days of dismantlement of the structure.

Copies of the Code of Federal Regulations (which contain the FCC's antenna structure registration rules, 47 C.F.R. Part 17) are available from the Government Printing Office (GPO). To purchase CFR volumes, call (202) 512-1800. For GPO Customer Service, call (202) 512-1803. For additional FCC information, consult the Antenna Homepage on the internet at <http://wireless.fcc.gov/antenna> or call (877) 480-3201 (TTY 717-338-2824).

Copy



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 03/14/2018
Reference Number: 981614

Andrew Holmer
Escambia County FL Planning Department
3363 West Park Place
Pensacola, FL 32505

The following new Section 106 filing has been submitted:

FILE NUMBER: 0008124766
TCNS Number: 166066
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 03/08/2018
Applicant: Branch Towers, LLC
Consultant: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 6118000314)
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Yates / FL-0010
Site Address: 1608 N. Pace Blvd
Detailed Description of Project: Proposed construction of a new telecommunications monopole and compound resulting in ground disturbance (6118000314)
Site Coordinates: 30-25-43.9 N, 087-14-25.1 W
City: Pensacola
County: ESCAMBIA
State: FL
Lead SHPO/THPO: Florida Division of Historical Resources

Consultant Contact Information:

Name: Makenzie Bandstra
Title: Architectural Historian
PO Box:
Address: 6876 Susquehanna Trail South
City: York
State: PA
Zip: 17403
Phone: (617) 715-1817
Fax:
Email: agreen@ebiconsulting.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ASO-25575-OE

Issued Date: 01/03/2018

Jessica Norrid
Branch Communications
1516 S Boston Ave Ste 215
Tulsa, OK 74119

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Yates FL-0010
Location: Pensacola, FL
Latitude: 30-25-43.94N NAD 83
Longitude: 87-14-25.09W
Heights: 67 feet site elevation (SE)
160 feet above ground level (AGL)
227 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 07/03/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ASO-25575-OE.

Signature Control No: 351308566-352230356

(DNE)

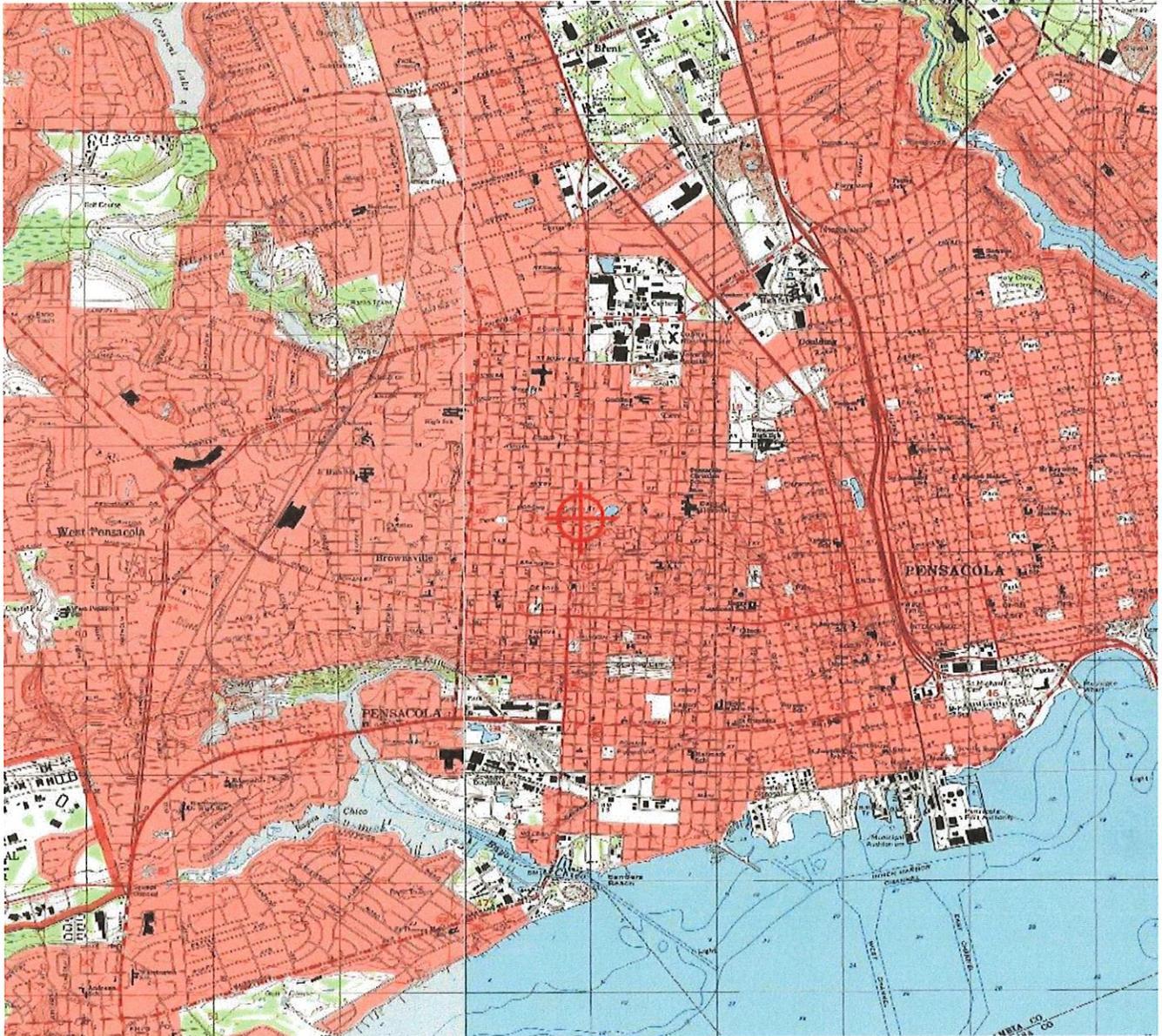
Michael Blaich
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2017-ASO-25575-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W





Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department

January 30, 2018

David Wilkins
Branch Towers III, LLC
1516 S. Boston, Ave, Suite 215
Tulsa, OK 74119

Mr. Wilkins,

The Escambia County Department of Public Safety (Emergency Management) has no objection to the proposed tower in reference to Section 4-7.12(14), Escambia County Land Development Code at the proposed Lat/Long of 30.428871936, -87.240303419.

Sincerely,

Andrew Hamilton 
Emergency Communications Chief

6575 North W Street • Pensacola, Florida 32505-1714
Telephone (850) 471-6400 • Fax (850) 471-6455
www.myescambia.com



From: Jones, Greg <Greg.Jones@dot.state.fl.us>
To: David Wilkins <wilkoil@aol.com>; ADHOLMER <ADHOLMER@myescambia.com>
Cc: HLJONES <HLJONES@myescambia.com>; Walters, Scott <Scott.Walters@dot.state.fl.us>
Subject: RE: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033
Date: Wed, Jan 31, 2018 4:24 pm

Let me know if there are any questions? I am the one to ask.

Greg Jones
Airspace and Land Use Manager
Aviation and Spaceports Office
Florida Department of Transportation
605 Suwannee Street, MS 46
Tallahassee, FL 32399-0450
Office 850-414-4502
Fax 850-414-4508
Greg.Jones@dot.state.fl.us
<http://www.fdot.gov/aviation>

AIRPORT ZONING REGULATION INFORMATION AND DOCUMENTS are found at the FDOT Aviation and Spaceports Office website above.

From: David Wilkins [<mailto:wilkoil@aol.com>]
Sent: Wednesday, January 31, 2018 4:45 PM
To: ADHOLMER@myescambia.com
Cc: HLJONES@myescambia.com; Jones, Greg <Greg.Jones@dot.state.fl.us>
Subject: Re: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033

Mr. Holmer:

I have received the letter of no objection from Escambia Emergency Management. Also, I contacted Scott Walters at FDOT and he put me in touch with Greg Jones at FDOT.

Mr. Jones told me that he would need the County to email him a copy of the application and he would respond (hopefully with no objection) within a couple of days. He gave me a reference in the code, Chapter 333.025(4). His email is cc'd above and his number is 850-414-4502.

Thank you.

David Wilkins
Agent for T-Mobile
251-968-6882

-----Original Message-----

From: Andrew D. Holmer <ADHOLMER@myescambia.com>

To: David Wilkins <wilkoil@aol.com>
Cc: Horace L Jones <HLJONES@myescambia.com>
Sent: Fri, Jan 19, 2018 11:33 am
Subject: RE: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033

Mr. Wilkins,

I believe the contact with FDOT would be Mr. Scott Walters in the FDOT Regional Office at (850) 330-1553. Mr. Walters will coordinate with the Central FDOT Office.

For the county I'd reach out to our Emergency Communications folks at 850-471-6400 or email: communications@myescambia.com

From: David Wilkins [<mailto:wilkoil@aol.com>]
Sent: Thursday, January 11, 2018 1:44 PM
To: Andrew D. Holmer <ADHOLMER@myescambia.com>
Cc: Horace L Jones <HLJONES@myescambia.com>
Subject: Re: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033

Mr. Holmer:

I am working on the application for this site and need to get letters indicating no objection to the tower from the Florida Department of Transportation and Escambia County Emergency Management. Can you tell me who I need to contact for these?

Thank you.

**David Wilkins
Agent for T-Mobile
251-968-6882**

-----Original Message-----

From: Andrew D. Holmer <ADHOLMER@myescambia.com>
To: David Wilkins <wilkoil@aol.com>
Cc: Horace L Jones <HLJONES@myescambia.com>
Sent: Tue, Sep 26, 2017 3:08 pm
Subject: RE: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033

Mr. Wilkins,

The parcel will require a Conditional Use as it is within 500' feet of residential uses in the County's jurisdiction. While the city is outside of our review, there are residential uses on their side as well. I'll ask for review from my city counterpart as well as our county Community Redevelopment Agency as this is in the Brownsville redevelopment area.

The Conditional Use application and associated BOA information can be found at:

<https://myescambia.com/our-services/development-services/planning-zoning/board-of-adjustment>

Thanks,

Andrew D. Holmer
Development Services Manager
Escambia County
(850) 595-3466
adholmer@myescambia.com

From: David Wilkins [<mailto:wilkoil@aol.com>]
Sent: Tuesday, September 26, 2017 1:01 PM
To: Horace L Jones <HLJONES@myescambia.com>
Cc: Andrew D. Holmer <ADHOLMER@myescambia.com>; jared.ledet@branchcomm.net;
david.wells@branchcomm.net; holly.s@branchcomm.net; shelton.todd@T-Mobile.com; kelly.morgan34@t-mobile.com
Subject: Re: T-Mobile proposed site 9MT0238F, parcel ref 302S301001100033

Mr. Jones:

The question is would the tower be a permitted use on this HC/LI parcel, or would we need conditional use approval, variance approval?

Thanks

David Wilkins

-----Original Message-----

From: Horace L Jones <HLJONES@myescambia.com>
To: 'wilkoil@aol.com' <wilkoil@aol.com>
Cc: Andrew D. Holmer <ADHOLMER@myescambia.com>
Sent: Tue, Sep 26, 2017 12:49 pm
Subject: FW: T-Mobile proposed site, parcel ref 302S301001100033

Mr. Wilkins,

We are in receipt of your e-mail with the attachments. Mr. Andrew Holmer, Division Manager for the Development Services Department of Escambia County, will review, research, and provide a response. We will respond as quick as we can. Please note this may require a legal review from our legal counsel as well.

Could you please state your question(s); so that, he can respond accordingly.

*Horace Jones
Department Director
Development Services Department
33363 West Park Place, Pensacola, FL
850-595-3625 or 554-8210*

From: David Wilkins [<mailto:wilkoil@aol.com>]
Sent: Tuesday, September 26, 2017 9:43 AM
To: Horace L Jones <HLJONES@myescambia.com>
Subject: T-Mobile proposed site, parcel ref 302S301001100033

Mr. Jones:

Attached is a sketch of the proposed site, a City of Pensacola zoning map, excerpts from the County LDC, and an aerial of the site and surrounding property. The proposed site parcel and parcels N, S & W are zoned HC/LI. The parcel on the E side is zoned R-2, Residential/Office, and FLU is O, Office.

Thank you.

David Wilkins
Agent for T-Mobile
251-968-6882

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

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1516 S Boston Ave, Suite 215 Tulsa, OK 74119-4013
86 West Street, Chagrin Falls, OH 44022

Date: February 12, 2018

Mr. Horace L. Jones
Director
Escambia County

Development Services Dept.
3363 West Park Place
Pensacola, FL 32502
RE: Proposed Telecommunication Facility
1608 N. Place Blvd., Pensacola, FL 32501

Dear Mr. Jones:

Please be informed that the above-referenced facility will be design and constructed pursuant to the following Escambia County Development Services Department's requirements:

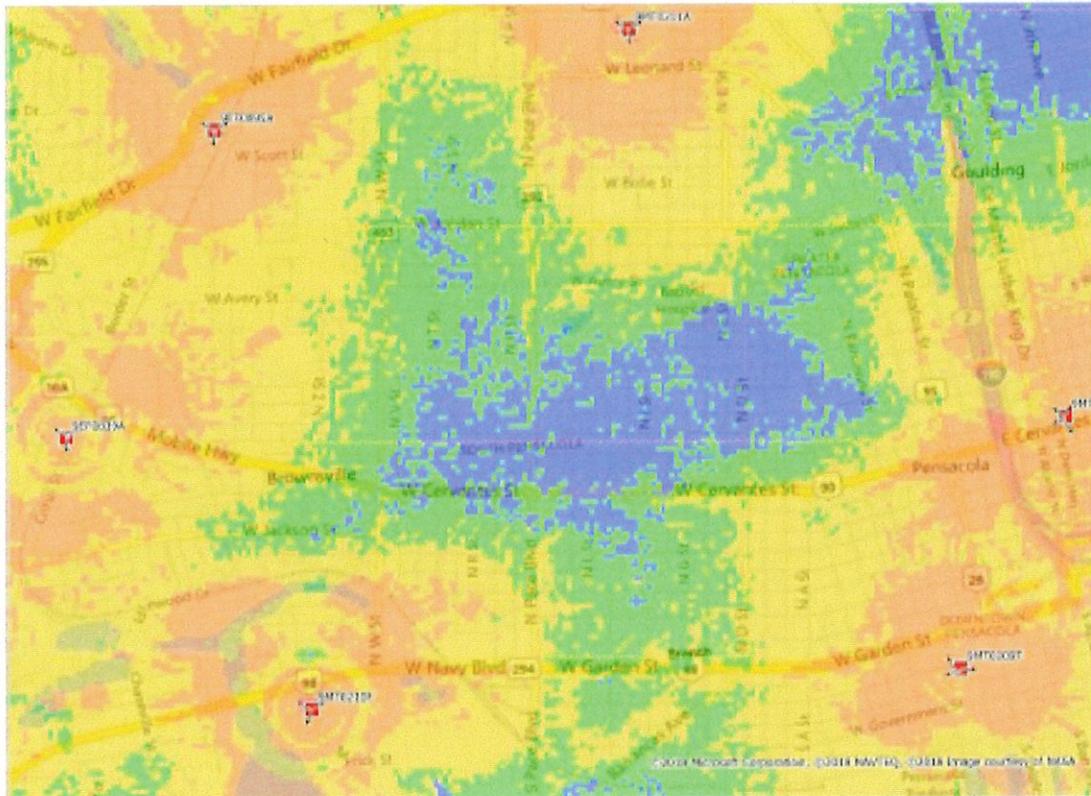
- Collocation shall be provided for two or more additional providers (in addition to T-Mobile);
- Ground or security lighting for commercial communication towers shall be shielded to prevent direct visibility from nearby residences;
- Commercial communication towers not requiring FAA marking otherwise shall have either a galvanized finish or be painted gray or black; and
- Commercial communication towers shall be designed and constructed in compliance with the latest revision of the telecommunication and electronic industries standards (TIA/EIA 222) representing the accepted industry practices in the design of antenna supporting structures.



PE #49140 EXP 2/28/2019

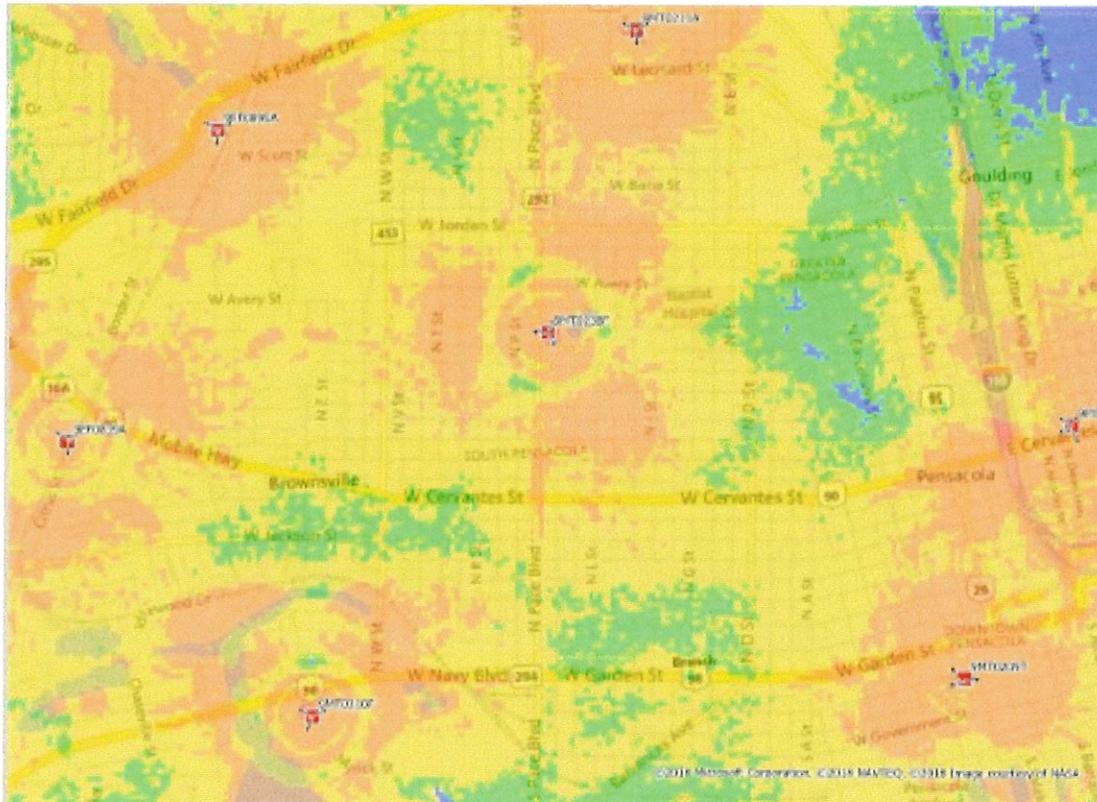
Sincerely,

Michael T. De Boer P.E.



T-Mobile

RSRP without 9MT0238F



[x] LTE: Nth Best RSRP - PCC_GIS_LTE, Dued

- 0 ≤ x < -125 dBm
- 125 ≤ x < -115 dBm
- 115 ≤ x < -100 dBm
- 100 ≤ x < -95 dBm
- 95 ≤ x < -85 dBm
- 85 ≤ x < -70 dBm
- 70 ≤ x < 0 dBm

T-Mobile

RSRP with 9MT0238F

DAVID D. WILKINS
P.O. BOX 1038
GULF SHORES, ALABAMA 36547

STREET ADDRESS:
4170 SPINNAKER DRIVE #1027-D
GULF SHORES, AL 36542

TEL: (251)968-6882
EMAIL: wilkoil@aol.com

February 26, 2018

Mr. Andrew D. Holmer
Escambia County Development Services Dept.
3363 West Park Place
Pensacola, FL 32505

RE: T-Mobile site 9MT0238G
collocation information

Mr. Holmer:

Attached is an aerial showing T-Mobile's search area for the referenced site. We looked for tall buildings, water tanks and existing towers in the search area that would be suitable for collocation.

The tallest rooftops are the Westminster Village Buildings that are approximately 45' AGL and not tall enough.

There is one water tank in the search area located at North I Street and West Gonzalez. The owner, Emerald Coast Utilities Authority, said that they would not lease their water towers for antenna sites.

There is an AM radio broadcast tower located at 1601 N. Pace Blvd. T-Mobile acquired a lease option and had Hardy Engineering, Inc. do a structural analysis to determine if the tower could be used, or modified to be used, for T-Mobile's site. The analysis determined that it was not useable.

If you have any questions or comments, please advise.

Yours truly,



David D. Wilkins
Agent for T-Mobile

Attachment

Phase:

Search Ring Form



Search Ring ID:

Ring Release Date:

Search Ring Name:

RF Engineer:

BTA:

Lat: (Ex N34 34 34) Long: (Ex W82 45 45)

Gnd Elevation (ft - AMSL): Antenna Height (ft):

RF Comments / Objective::

Capacity offload for 9MT209_C, 9MT0211_C, 9EF0839_A, 9MT0210_A

T-Mobile

3757 HALLS MILL ROAD MOBILE, AL 36693

T-MOBILE SITE NUMBER: **9MT0238F**
 T-MOBILE SITE NAME: **YATES**
 BRANCH TOWERS III SITE NUMBER: **FL-0010**
 BRANCH TOWERS III SITE NAME: **YATES**
 FCC NUMBER: **1305150**
 SITE ADDRESS: **1608 N PLACE BLVD**

1608 N PLACE BLVD
PENSACOLA FL 32501
ESCAMBIA COUNTY / BROWNSVILLE
PROPOSED 150' MONOPOLE

JURISDICTION:
 NEW EQUIPMENT AND ANTENNAS ON:

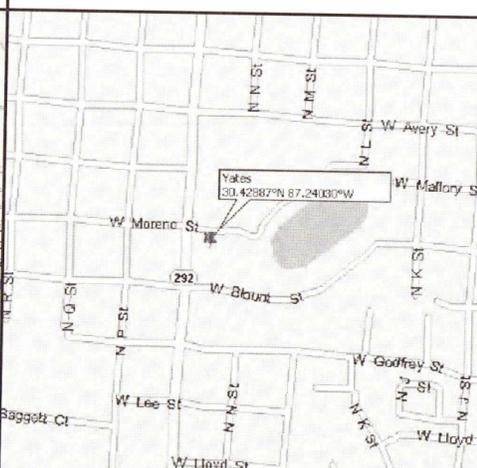
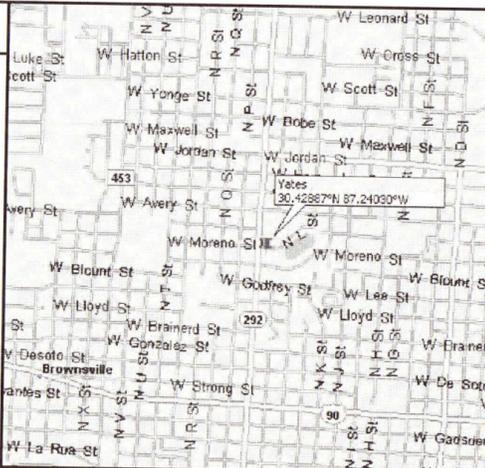


PROJECT DESCRIPTION

CONSTRUCTION NEW TELECOMMUNICATION FACILITY WITH 2505.8 SQ FEET AREA AND PROPOSED 150' MONOPOLE TOWER. INSTALL T-MOBILE EQUIPMENT CABINETS ON NEW PLATFORM AT GRADE AND NEW ROUND PLATFORM TO PROPOSED 150' MONOPOLE TOWER. NO NEW WATER OR SEWER IS REQUIRED AT FACILITY WHICH IS UNMANNED.

SITE INFORMATION

SITE TYPE: 150' MONOPOLE
 SITE NAME: YATES
 SITE NUMBER: FL-0010
 SITE ADDRESS: 1608 N PLACE BLVD
 PENSACOLA, FL 32501
 SITE COORDINATES (NAD 83):
 LATITUDE: N. 30° 25' 43.94"
 LONGITUDE: W. -87° 14' 25.09"
 GROUND ELEVATION: 67' (NGE)
 COUNTY: ESCAMBIA
 JURISDICTION: ESCAMBIA COUNTY / BROWNSVILLE
 ASSESSOR'S PARCEL NUMBER: 667310
 ZONING: HC/LI
 OCCUPANCY TYPE: UNMANNED
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE CODES.
 APPLICANT: T-MOBILE
 3757 HALLS MILL ROAD
 MOBILE, AL 36693
 tbd
 tbd
 FUTURE PROPERTY OWNER:
 BRANCH TOWERS III, LLC
 TOWER OWNER:
 BRANCH TOWERS III
 1516 SOUTH BOSTON AVE. STE 215
 TULSA, OK. 74119
 210-509-8500
 SITE NAME: YATES
 SITE NUMBER: FL-0010
 DESIGNER/SITE ACQUISITION:
 BRANCH COMMUNICATIONS, LLC
 1516 SOUTH BOSTON AVE. STE 215
 TULSA, OK. 74119
 CONTACT: JAMES W MCCOY
 PHONE: (918) 261-1875
 ARCHITECT/ENGINEER:
 MICHAEL T. DE BOER
 965 WYNSTONE DRIVE
 JEFFERSON, SD 57038
 CONTACT: MICHAEL T. DE BOER
 PHONE: (605) 422-1548
 TELEPHONE COMPANY: POWER COMPANY:
 TBD TBD



VICINITY MAP N.T.S.

LOCATION MAP N.T.S.

DRIVING DIRECTIONS

PROCEED EAST ON HALLS MILL RD. TO MCWAY DR. TURN RIGHT ON MCWAY TO DAUPHIN ISLAND PARKWAY AND GET ON I-10 EAST. TAKE I-10 E ~52 MI TO I-110. TAKE EXIT 12 ONTO I-110 S AND TRAVEL 2.8 MILES. TAKE EXIT 4 AND PROCEED WEST ON FL 295/ US 29/ FAIRFIELD DR. FOR 1.2 MILES. TURN LEFT ONTO PACE BLVD. AND PROCEED 1.2 MILES TO SITE ON LEFT.

A&E DRAWING REVIEW

TITLE:	SIGNATURE:	DATE:
LANDLORD:		
T-MOBILE CONSTRUCTION MGR:		
A&E MGR:		
RF ENGINEER:		
DEVELOP. MGR:		
OPERATIONS MGR:		
UTILITIES:		
CITY APPROVAL:		

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2012
 PLUMBING CODE: IPC 2012
 MECHANICAL CODE: IMC 2012
 ELECTRIC CODE: NEC 2011
 FIRE/LIFE SAFETY CODE: IBC 2012, IFC 2012, NFQA 101
 STRUCTURAL CODE: IBC 2012
 ENERGY CONSERVATION CODE: 2009

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES
SV-1	SURVEY
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT PLATFORM PLAN
C4	ANTENNA ORIENTATION, MOUNT, AND SCHEDULE
C5	WAVEGUIDE AND EQUIPMENT DETAILS
C6	COMPOUND DETAILS
C7	CIVIL DETAILS
C8	SITE SIGNAGE
C9	EQUIPMENT SPECIFICATIONS
C10	SIGNAGE DETAILS
C11	GRADING PLAN
E1	UTILITY ROUTING PLANS
E2	ELECTRICAL DETAILS
E3	UTILITY RACK DETAILS
E4	AAV CONDUIT DIAGRAM DETAIL
E5	ALARM CABLING WIRE AND PROGRAM GUIDE
G1	COMPOUND GROUNDING PLANS
G2	GROUNDING DETAILS
G3	GROUNDING DETAILS
G4	GROUNDING DETAILS
RF1	RFDS DATA

ONE CALL NUMBER:



PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
 965 WYNSTONE DRIVE
 JEFFERSON, SD 57038
 605-422-1548

PRODUCED BY:



SITE NAME:

YATES

T-MOBILE NUMBER:
9MT0238F

SITE ADDRESS:
 1608 N PLACE BLVD
 PENSACOLA FL 32501

PROJECT NUMBER:
FL-0010

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	01/23/18	PRELIM ISSUE	PBJ
0	2/26/18	CONST ISSUE	JWM

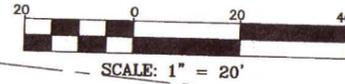
SHEET TITLE:

TITLE SHEET

SHEET #:	PROJECT #:	REV:
T1	FL-0010	0
	BY: CKD:	
	PBJ	JWM

LEGEND

- R/W RIGHT-OF-WAY
- (REC) RECORD
- (ACT) ACTUAL
- FORESHORTENED LINE
- X- FENCE LINE
- RIGHT-OF-WAY-LINE
- CENTERLINE
- PP POWER POLE



NOTES:

- 1.) Basis of Bearing: Referenced to Florida State Plane Coordinate System North Zone (903) NAD 83(96) established by RTK GPS utilizing FDOT Net as a continuously operating reference station.
- 2.) Type of Survey: Boundary.
- 3.) Field Date(s): November 09, 2017.
- 4.) Elevations on this plat are referenced to NAVD 88, established by RTK GPS utilizing FDOT Net as a continuously operating reference station.
- 5.) Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- 6.) All corners are as noted.
- 7.) Property Address: 1608 N Pace Boulevard
Pensacola, FL 32501
- 8.) Zoning Data: HC/LI
- 9.) The surveyor has reviewed Fidelity National Insurance Company Commitment For Title, being Agents File BRN-707351-C, dated 2006 and found no plottable easements under Schedule B, Section II of such commitment.
- 10.) Building Setbacks:
 - Front=15'
 - Rear=15'
 - Side=10'
 - Street=15'

The Front of the Lot is determined by the street address of the property according to a zoning official of Escambia County, Florida.

LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF ESCAMBIA)

All of that portion of Lots 11 and 12 and the North 15.00 feet of Lot 10, Block 33, Kupfrian Park, and the West 1/4 of the alley adjacent to the said Lots, as vacated per resolution by the Board of County Commissioners of Escambia County, Florida, as recorded in the Official Record Book 508, Page 254, of the Public Records of Escambia County, Florida, all lying and being in Block 33 Kupfrian Park, being a portion of Section 29 and 30, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Deed Book 62, Page 245, of the Public Records of said County, and also described in Official Records Book 543, Page 944 laying East of North Pace Boulevard(80' right-of-way).

INGRESS, EGRESS AND UTILITY EASEMENT

Commencing at the Southeast corner of North Pace Boulevard (80 foot right-of-way) and West Moreno Street (55 foot right-of-way), run South 84°-41'-01" East and along said South right-of-way line of West Moreno Street, 119.90 feet to the Point of Beginning of the following described ingress, egress and utility easement; thence South 00°-57'-55" West on a projection of the East face of building, and along said building face 50.75 feet to a corner of said building; thence North 87°-59'-21" West and along the face of building, 3.8 feet; thence South 04°-22'-51" West, 54.23 feet; thence North 84°-56'-16" West, 119.07 feet to a point on the East right-of-way line of said North Pace Boulevard; thence South 04°-22'-51" West and along said right-of-way line, 10.0 feet to a recovered open top pipe; thence North 84°-41'-01" East and along the South line of the North 15.0 feet of Lot 10, Block 33, Kupfrian Park as recorded in Deed Book 62, Page 245, Public Records, Escambia County, Florida, 134.10 feet to the centerline of an alley vacated by resolution recorded in Official Record Book 508, Page 254, Escambia County, Florida; thence North 04°-22'-51" East, along said centerline, 115.00 feet to the South right-of-way line of said West Moreno Street; thence North 84°-41'-01" West, and along said right-of-way line, 14.2 feet to the Point of Beginning.

The undersigned surveyor and mapper states that a survey of the above described property was made under my direction and meets the Standards Of Practice as per Chapter 5J-17.052(2) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I further state that except as shown the buildings now erected on said lot are within the boundaries of the same; that except as shown there are no encroachments by buildings of adjoining property; that except as shown there are no rights-of-way, easements or joint driveways over or across said land visible on the surface; that except as shown there are no visible above ground electrical or telephone wires (excluding wires which serve the premises only) or structures or supports thereon, including poles, anchors and guy wires, on or over said premises.

Donald W. Rowe
Donald W. Rowe, PSM
Professional Surveyor & Mapper
Florida Registration No. 4373

Prints not valid unless they bear an original seal

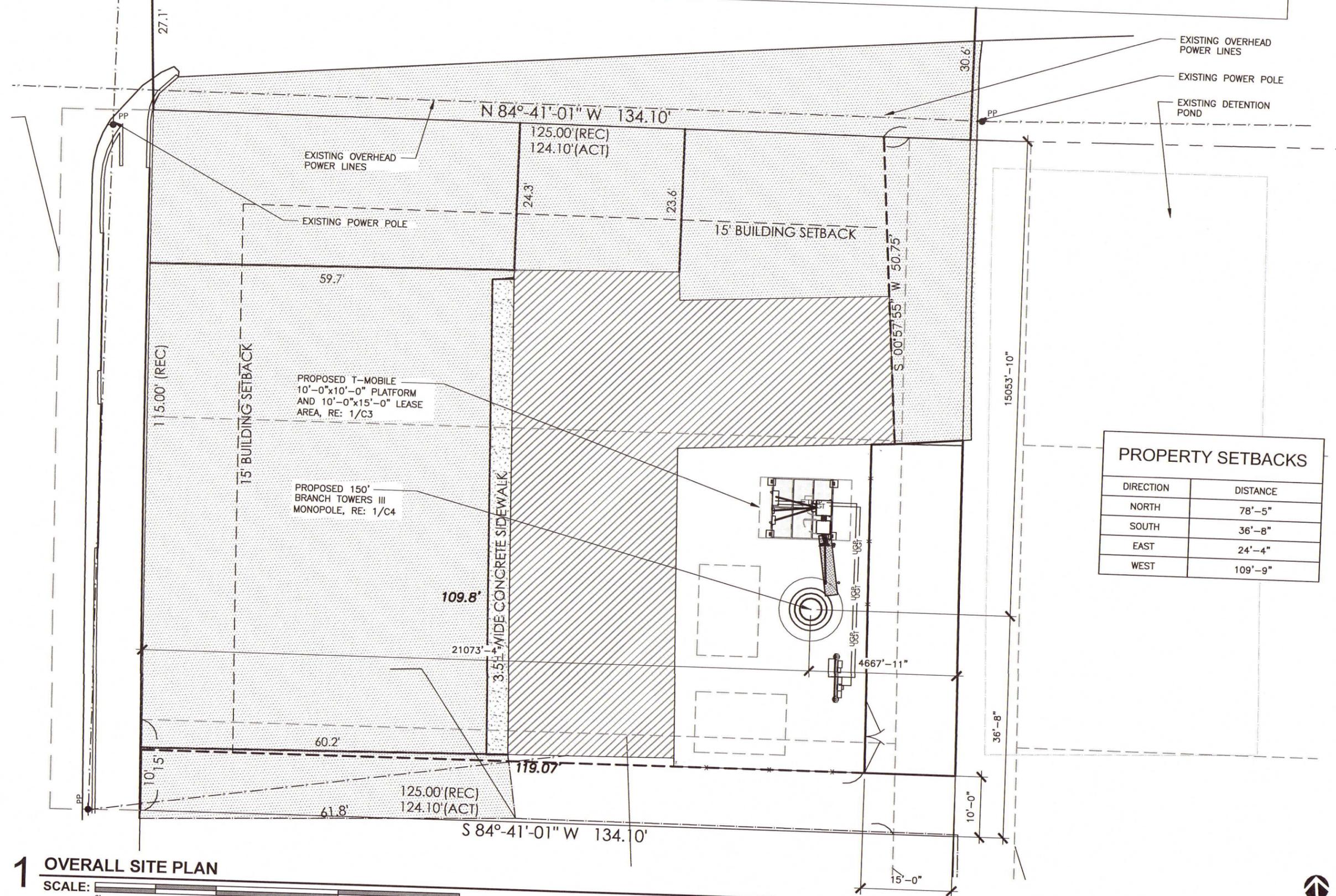
REVISIONS:	SITE 9MT0238F(YATES) BOUNDARY SURVEY		
2-2-18 #9			
	ROWE ENGINEERING & SURVEYING, INC. A HIGHLAND TECHNICAL SERVICES COMPANY CONSULTING ENGINEERS ALABAMA CA-1064-LS FLORIDA LB-8101-PS MISSISSIPPI CA-26105-LS 3502 LAUGHLIN DRIVE SUITE B MOBILE, AL 36693 PHONE 251-666-2766 FAX 251-660-1040		
ACAD: 50107.dwg	JOB: 50107	PLAT DATE: November 17, 2017	CHECKED BY: DWR
DRAWN BY: BWZ	FB: 1972 / 3-4	SCALE: 1" = 20'	



© COPYRIGHT 2017
ALL RIGHTS RESERVED
ROWE ENGINEERING & SURVEYING, INC.

SITE NOTES:

1. GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-COM PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER
2. GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE GPR LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.



PROPERTY SETBACKS

DIRECTION	DISTANCE
NORTH	78'-5"
SOUTH	36'-8"
EAST	24'-4"
WEST	109'-9"

VENDOR:

T-Mobile

3757 HALLS MILL ROAD
MOBILE, AL 36693

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

PRODUCED BY:

Branch COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

SITE NAME:

YATES

T-MOBILE NUMBER:
9MT0238F

SITE ADDRESS:
1608 N PLACE BLVD
PENSACOLA FL 32501

PROJECT NUMBER:
FL-0010

ENGINEER:

MICHAEL T. DE BOER
LICENSE
No 49140
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
26/18
PE #49140 EXP 2/28/2019

NO	DATE	DESCRIPTION	BY
A	01/23/18	PRELIM ISSUE	PBJ
O	2/26/18	CONST ISSUE	JWM

SHEET TITLE:
OVERALL SITE PLAN/

SHEET #: **C1** PROJECT #: **FL-0010** REV: **0**
BY: **CKD**

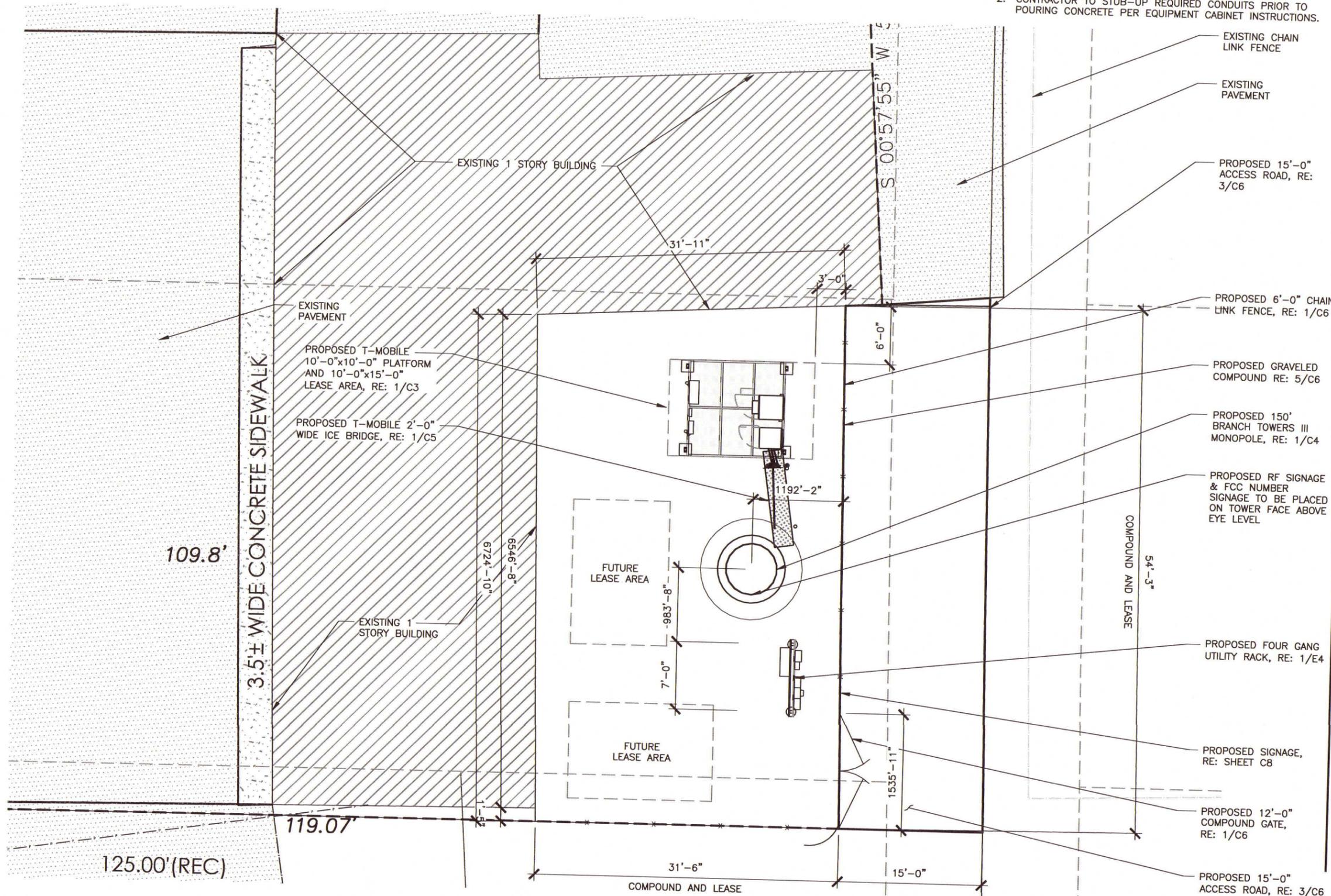
FL-0010 YATES Final CD 02/14/18.dwg - Sheet: C1 - User: JMcCoy - Feb 26, 2018 - 9:42am

1 OVERALL SITE PLAN



NOTES:

1. GENERAL CONTRACTOR TO PROVIDE CABLE TRAY, ICE BRIDGE, LIGHTS, CANOPY, ALL POSTS, GROUNDING, CONDUITS, J-BOXES, UNISTRUT, WIRING, ECT.
2. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.



VENDOR:

T-Mobile

3757 HALLS MILL ROAD
MOBILE, AL 36693

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
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Branch COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
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SITE NAME:

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SITE ADDRESS:
1608 N PLACE BLVD
PENSACOLA FL 32501

PROJECT NUMBER:
FL-0010

ENGINEER:

MICHAEL T. DE BOER
LICENSE
No 49140
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
26/18
PE #49140 EXP 2/28/2019

NO	DATE	DESCRIPTION	BY
A	01/23/18	PRELIM ISSUE	PBJ
O	2/26/18	CONST ISSUE	JWM

SHEET TITLE:

SITE PLAN

SHEET #: **C2**

PROJECT #: FL-0010

BY: PBJ CKD: JWM

REV: **0**

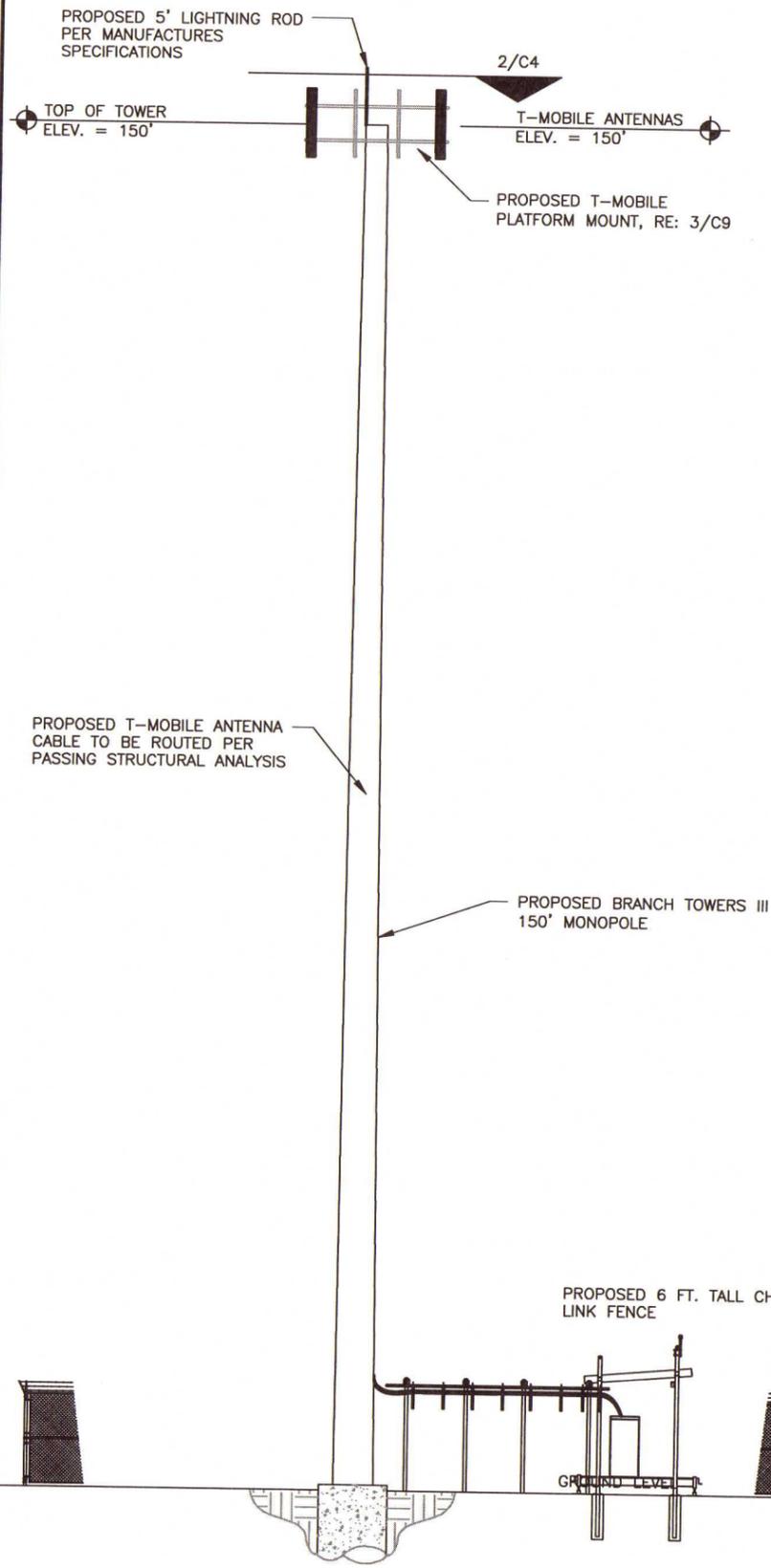
FL-0010.YATES.Final.CDs.0214.18.dwg - Sheet: C2 - User: JMcCoy - Feb 26, 2018 - 9:42am

1 SITE PLAN

SCALE:

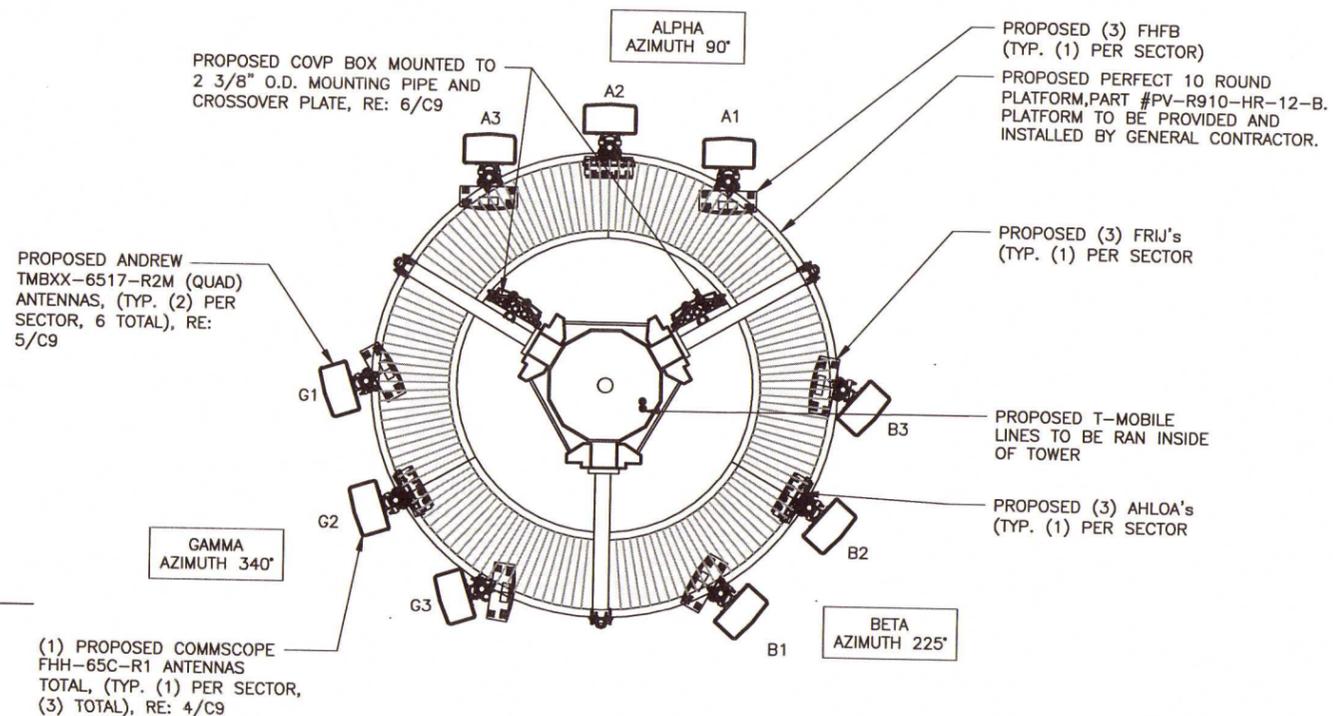
CIVIL DETAILS SEE SHEET C7





THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS FROM T-MOBILE PRIOR TO CONSTRUCTION FOR ALL PROPOSED EQUIPMENT, ORIENTATION, AND ELEVATIONS. ELECTRICAL TILT ON GSM AND LTE ANTENNAS ON ALL THREE SECTORS. REFER TO SHEET RF1 FOR LATEST RFDS AT TIME OF CONSTRUCTION DRAWINGS COMPLETION.



1 PROPOSED TOWER ELEVATION
SCALE: N.T.S.

2 ANTENNA AZIMUTH PLAN
SCALE: N.T.S.



FL-0010 YATES Final Cds 021418.dwg -- User: JMcCoy -- Feb 26, 2018 -- 9:42am

VENDOR:

T-Mobile

3757 HALLS MILL ROAD
MOBILE, AL 36693

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

PRODUCED BY:

Branch COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

SITE NAME:
YATES

T-MOBILE NUMBER:
9MT0238F

SITE ADDRESS:
1608 N PLACE BLVD
PENSACOLA FL 32501

PROJECT NUMBER:
FL-0010

ENGINEER:

MICHAEL T. DE BOER
LICENSE No 49140
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/26/18
PE #49140 EXP 2/28/2019

NO	DATE	DESCRIPTION	BY
A	01/23/18	PRELIM ISSUE	PBJ
0	2/26/18	CONST ISSUE	JWM

SHEET TITLE:
ANTENNA ORIENTATION, MOUNT, AND SCHEDULE

SHEET #: **C4** PROJECT #: FL-0010 REV: **0**

BY: PBJ CKD: JWM