

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
May 15, 2019–8:30 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 April 17, 2019 Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 - A. **Case No.:V-2019-03**
Address: 150 Loblolly Ln
Request Request an additional 15' to the maximum sign height of 20'
Requested by: Raj Patel, Owner
 - B. **Case No.: CU-2019-04**
Address: 4300 BLK Molino Road
Request: Conditional Use request to allow for a telecommunication tower greater than 150 feet in height in the Rural Residential (RR) zoning district
Requested by: Staci Matz with Integrisite, Agent for Tony Lathan, Owner
 - C. **Case No.: CU-2019-07**
Address: 8925 Gulf Beach Hwy

Request: Conditional use to allow for a salvage yard.

Requested by: Catalina Filip, Owner

D. **Case No.: CU-2019-08**

Address: 398 W. Bogia Road

Request: The request for the conditional use permit is to develop a solar power generation facility.

Requested by: Allara Mills Gutcher, Agent for Gulf Power

E. **Case No.: CU-2019-09**

Address: 3980 Hwy 97

Request: Conditional Use request to install a new telecommunication tower at the proposed height of 315' and associated ground equipment in the Agricultural (AGR) zoning district.

Requested by: Staci Matz, Agent for Eli & Sarah Miller c/o New Cingular Wireless PCS, LLC

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, June 19, 2019 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: 05/15/2019

Attachments

Draft April 17, 2019 Board of Adjustment Meeting Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD April 17, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:59 A.M.)

Present: Auby Smith
Bill Stromquist
Jennifer Rigby
Michael Godwin
Willie Kirkland, Jr.
Walker Wilson

Absent: Judy Gund

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Kim Wilson, Urban Planner I
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 Walker Wilson, Seconded by Board Member Michael Godwin

Motion was made to accept the April 17, 2019 BOA meeting packet.
Vote: 6 - 0 Approved
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Michael Godwin

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

Vote: 6 - 0 Approved

5. Approval of Resume Minutes.

A. Approval of Resume Meeting Minutes from the March 20, 2019 Board of Adjustment Meeting.

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Willie Kirkland, Jr.

Motion was made to approve the March 20, 2019 BOA Resume Meeting Minutes.

Vote: 6 - 0 Approved

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

A. **Case No.: CU-2019-05**

Address: 8210 Lillian Highway and 8200 BLK Lillian Highway

Request: Conditional use for proposed retail building in excess of 6,000 sq. feet. Proposed retail building will be approximately 9,100 sq. ft. when complete

Requested by: Cole Bracey, Teramore Development, LLC, Agent for Joseph and Cindy Sclease, Owners

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 Walker Wilson, Seconded by Board Member Auby Smith

Motion was made to adopt Staff's Findings Fact and approve of the Conditional Use.

Vote: 6 - 0 Approved

B. **Case No.: CU-2019-06**

Address: 2800 Wilde Lake Blvd

Request: Conditional use which would allow an existing building to be utilized as a childcare/ pre-k program as an extension of services provided by Pine Forest United Methodist Church

Requested Marcia Nowlin, Agent for John McBride, Owner
by:

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 Walker Wilson, Seconded by Board Member Willie Kirkland, Jr.

Motion was made to adopt Staff's Findings of Fact and approve the Conditional Use.

Vote: 6 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, May 15, 2019 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: 05/15/2019
CASE: V-2019-03
APPLICANT: Raj Patel, Owner
ADDRESS: 150 Loblolly Lane
PROPERTY REFERENCE NO.: 13-1S-31-1100-004-014
ZONING DISTRICT: HC/LI, Heavy Commercial and light industrial district
FUTURE LAND USE: Com, Commercial

SUBMISSION DATA:**REQUESTED VARIANCE:**

Request an additional 15' to the maximum sign height of 20'

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section:5-8.8(d)(2)

Sec. 5-8.8

2. Area and height. A maximum 1.00 square foot of freestanding sign area is allowed per lineal foot of parcel street frontage, and a minimum total of 50 square feet is allowed for any development parcel regardless of street frontage. If the on-premises freestanding signage for an entire parcel is limited to one sign structure, the total sign area from all parcel street frontage is available to that structure, subject to area limits applicable to its location. Regardless of street frontage or number of sign structures, the maximum sign area and height for all individual freestanding signs is additionally limited by the size of the parcel and the classification of the street to which the sign structure is closest according to the following:

Sign Location	Maximum Sign Height
Local street	20 ft
Arterial or 4-lane street	35 ft
Collector street not 4-lane	25 ft

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

The new sign is limited by being on a local street which restricts it to 20 feet in height, which is lower than the competitors existing signage of 35 feet.

CRITERION (2)

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

FINDINGS-OF-FACT

The special conditions are not a result of any actions on the part of the applicant. The parcel is utilizing a local roadway and in doing so, the sign height is less than the other businesses who signage calculations use the arterial roadway which allows for a taller sign. The current height requirement of 20 feet would limit visibility of the sign and not be comparable with the other existing signs in the area.

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 this variance would not confer any special privilege that is denied by the code to other lands, buildings or structures in the same zoning district.

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 location of the County drainage pond prevents this site from having access off of Loblolly, in the same manner as nearby establishments and forces them to access off of Interstate Circle, hence requiring additional height. Strict application of the code would severely limit the visibility and functional use of the sign, which creates an undue hardship on this property.

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

Given the unique hardship of the location of this property, the requested variance is the minimum to grant the signage height associated with businesses of this type.

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:

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

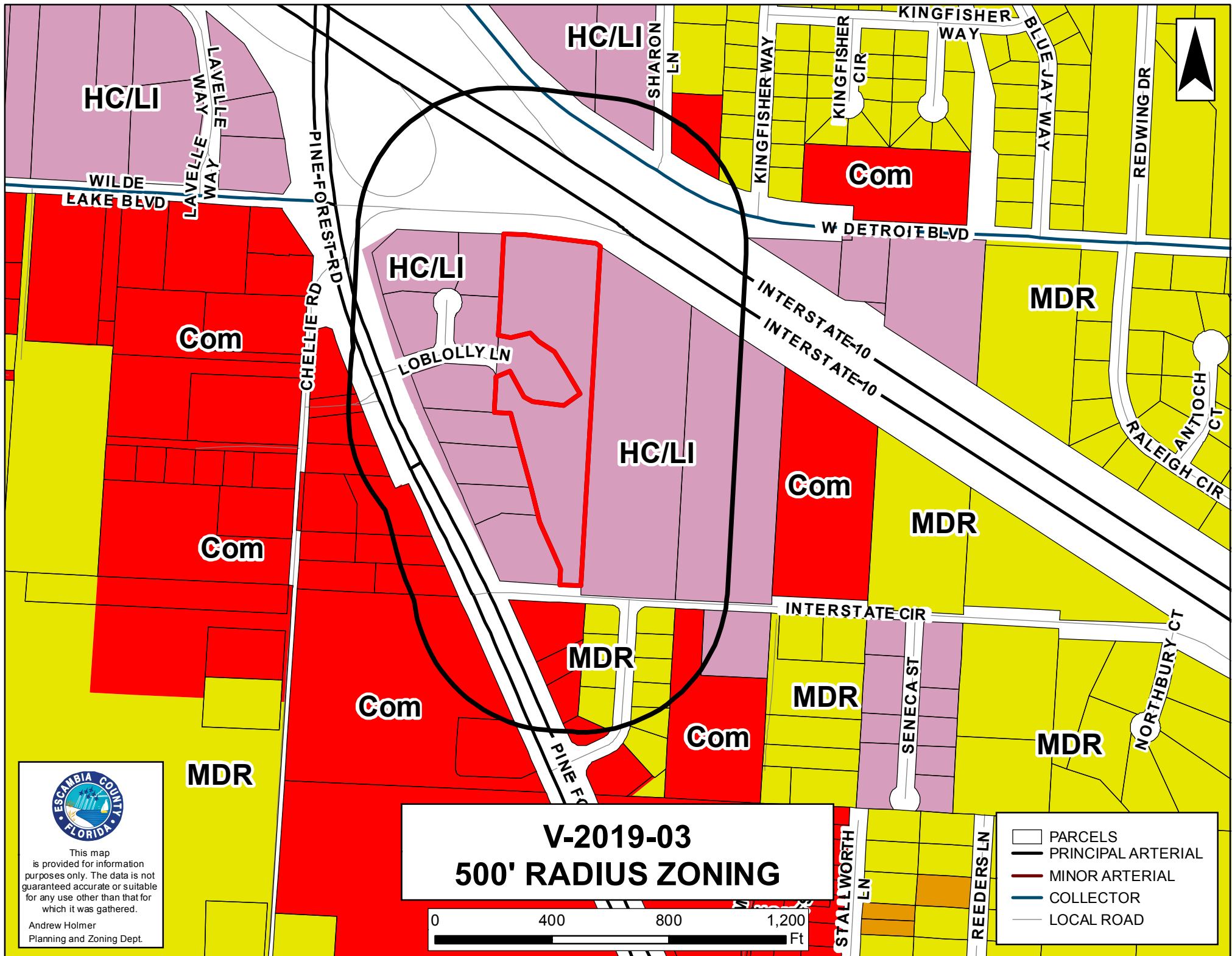
STAFF RECOMMENDATION:

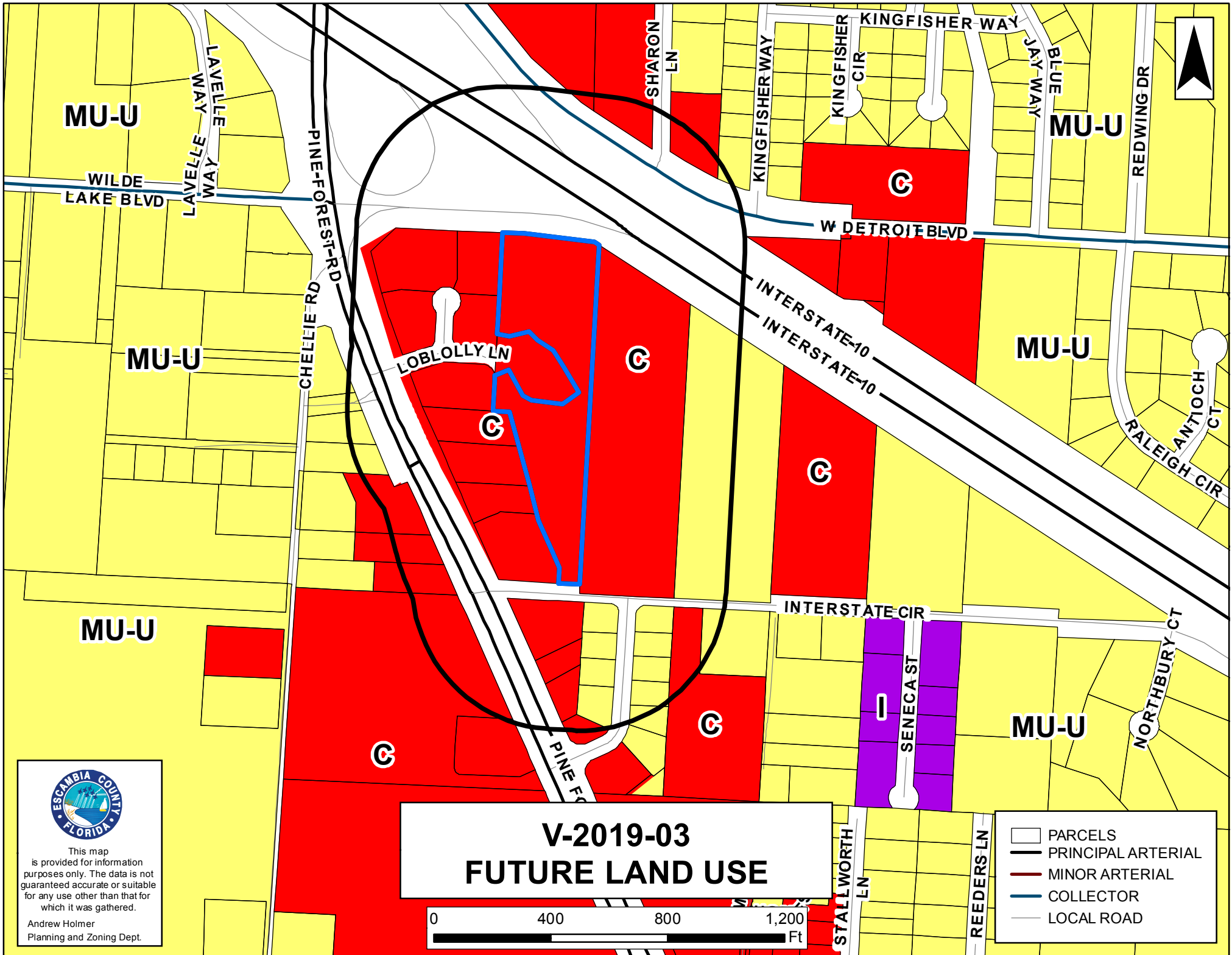
Staff finds that the application meets all of the required criteria for granting of a variance and recommends approval of the request as submitted.

Attachments

Working Case File

V-2019-03







INTERSTATE 10 RAMP

CHELLIE RD

INTERSTATE 10 RAMP

W DETROIT BL

INTERSTATE 10

INTERSTATE 10

LOBLOLLY LN

LOBLOLLY LN

LOBLOLLY LN

PINE FOREST RD

INTERSTATE CIR

V-2019-03 AERIAL 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.

Andrew Holmer
Planning and Zoning Dept.



**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: VARIANCE

CASE NO: V-2019-03

DATE: 05/15/19 **TIME:** 8:30 AM

LOCATION OF HEARING

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

**FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 585-8475 OR VISIT
WWW.MYESCAMBIA.COM**

Public Hearing Sign

**SIGN
PROPERTY OF ESCAMBIA COUNTY**



Looking onto subject parcel



**Looking east along Interstate
Circle from subject property**



Looking west along Interstate
Circle toward Pine Forest Rd



**Looking south across Interstate Circle
from subject property**



**Another view across Interstate Circle
from subject property**



March 14th, 2019

Escambia County Board Of Adjustment

Variance request for an additional 15 Ft. in height for a freestanding sign.

Dear Board Members,

Loblolly Lane is an access road for vehicular entry from Pine Forest Road onto the hotel premises. The property being addressed on Loblolly Lane falls under the category of "Local Street" within the Escambia County sign ordinance (LDC 5:50), which mandates the maximum height for a freestanding sign to be 20'-0" or less. If the property had been addressed on Pine Forest Road, which is designated as "Arterial / 4 - Lane, the sign could be allowed and permitted at a maximum height of 35'-0". As property owners and owner of the new hotel, our objective is for the sign to be noticeable from the traffic on Pine Forest Road and to serve as a visual confirmation of the hotel's premises. The obvious hardship is at 20'-0" tall, the sign would lack the necessary height required to compete with other taller signs along Pine Forest Road. The additional 15'-0" in height for the sign is needed for better visibility from motorists on Pine Forest Road and to compete with the other existing taller signs in the area. The variance process exists to provide a remedy for these types of geographical and competitive hardships to commercial businesses.

I thank the BOA board members for their time and consideration of this variance request.

Respectfully yours,

Raj Patel
Deesha Hospitality LLC

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: V-2019-03 Accepted by: Adams BOA Meeting: 5/15/19

Conditional Use Request for: _____

Variance Request for: 15'-0" additional height for the sign.

1. Contact Information:

A. Property Owner/Applicant: Raj Patel, Deesha Hospitality LLC

Mailing Address: 130 Loblolly Ln. Pensacola, FL 32526

Business Phone: 850-944-8942 Cell: 850-549-7965

Email: rajpatel.fl@gmail.com

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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: 150 Loblolly Lane - Pensacola, 32526

Parcel ID (s): 131S311100004014

B. Total acreage of the subject property: 5.95 Acres

C. Existing Zoning: HC/LI

FLU Category: Commercial

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

New hotel construction.

E. Sanitary Sewer: _____ Septic: _____

3. Amendment Request

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

Increasing the height of the sign from 20' to 35' height is needed for increased visibility from motorists on Pine Forest Road and to compete with the other existing taller signs in the immediate vicinity along Pine Forest Road. At 20' height, our sign would be at a competitive disadvantage with the taller existing business signs.

- 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.

(1) Impairment: The effectiveness of signage that complies with the standards of this article is materially impaired and cannot be sufficiently corrected with reasonable and complying changes in sign luminance, brightness, contrast, placement or orientation.

(2) Legibility: The sign letter weight is adequate in height to stroke ratio - no more than 5:1 and the message is limited to a reasonable number of elements to comprehend; nevertheless, signage that complies with the standard of this article cannot provide its primary audience (i.e., passing vehicles) with 30 feet or less of viewing distance per inch of letter height (legibility index of 30 ft./inch or less).

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

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.

Loblolly Lane and its adjacent properties being categorized as "local street" is somewhat unique in other geographical ways than other similar properties in the same zoning district. We are only looking to compete for exposure with the existing taller signs in the immediate vicinity along Pine Forest Road.

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.

Yes. We believe that to be the case here.

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

Yes. We believe that the additional 15' in height granted for the sign would be required for the visibility and exposure we seek from motorists and potential customers traveling on Pine Forest Road.

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.

In no way, shape or form would allowing the sign to be installed at 35' height be injurious to the area nor 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.*

- 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.

- 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.

5. Submittal Requirements

A. _____ 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. _____ Application Fees: To view fees visit the website:
<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. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. _____ 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 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.


Signature of Owner/Agent


Printed Name of Owner/Agent

STATE OF FL COUNTY OF Escambia The foregoing instrument was acknowledged before me this 17 day March of

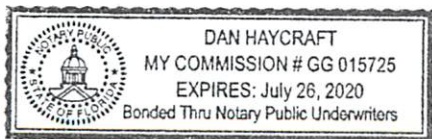
20 19, by Rajiv Patel.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL DL


Signature of Notary

Dan Haycraft
Printed Name of Notary

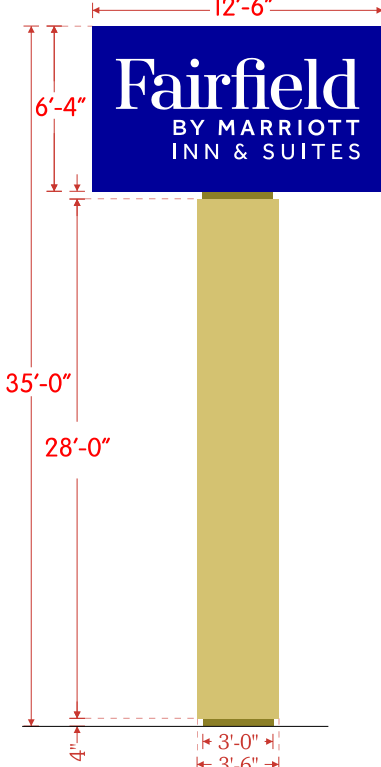
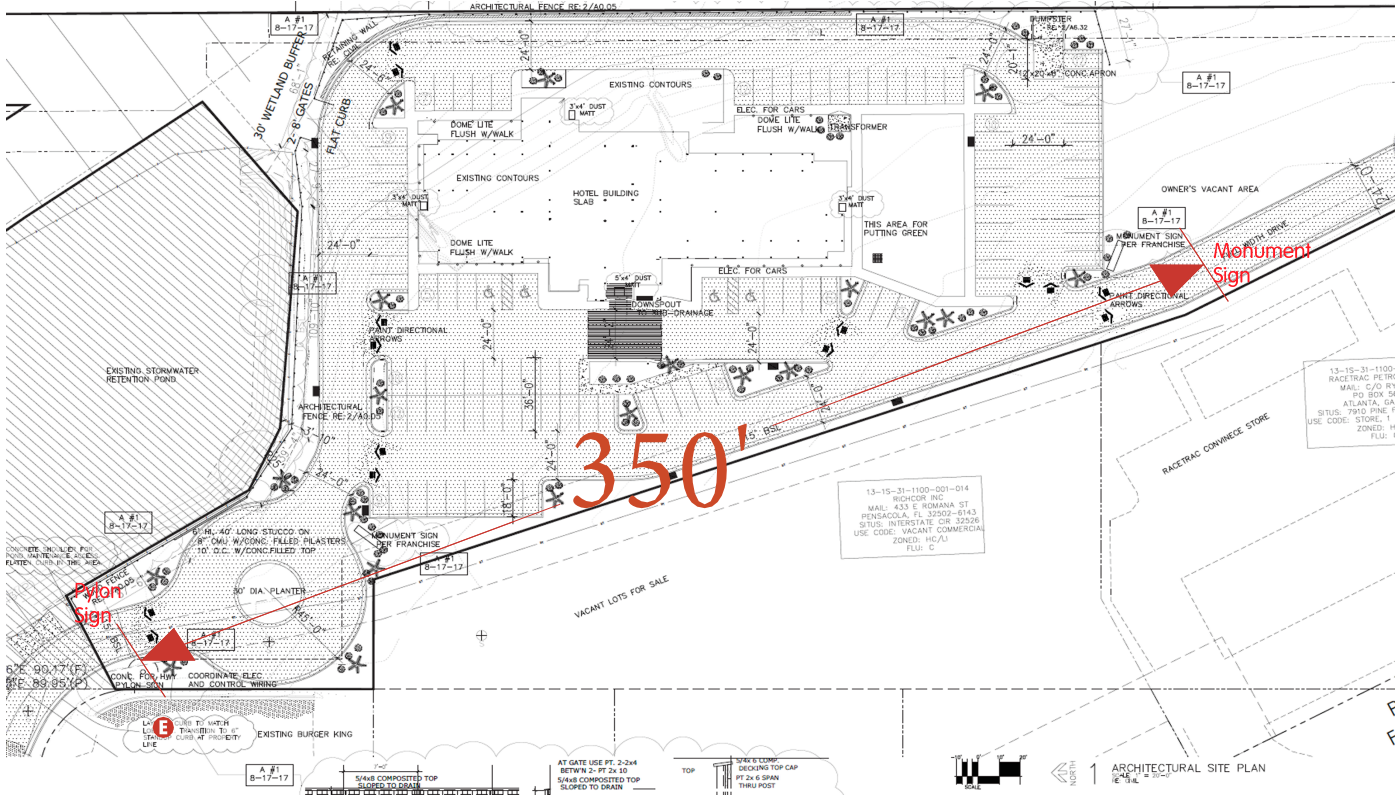
(Notary Seal)



SITE PLAN

PRODUCT LIST	
QTY	ITEM
EXTERIOR BUILDING SIGNS	

E	1	PYLON
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E

P90 Pylon
35' height

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: _____

FAIRFIELD INN & SUITES
150 LOBLOLLY LN
PENSACOLA, FL

RENDERING FOR PRESENTATION PURPOSES
NOT FOR
MANUFACTURING

DRAWING NO:
D-ORDER# 093596.01

ARTIST: AAAJ DATE: 04-07-18

SHEET: 1 OF 4

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND
CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

GDEN UT 84201-0038

016653.794272.93434.19347 1 AB 0.412 536
|||

DEESHA HOSPITALITY LLC
FAIRFIELD INN AND SUITES
% RAJIV PATEL MBR
130 LOBLOLLY LN
PENSACOLA FL 32526-8427

CUT OUT AND RETURN THE VOUCHER AT THE BOTTOM OF THIS PAGE IF YOU ARE MAKING A PAYMENT,
EVEN IF YOU ALSO HAVE AN INQUIRY.

the IRS address must appear in the window.

0444506084

BODCD-SB

Use for payments

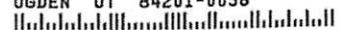
Letter Number: LTR0168C
Letter Date : 2019-03-1
Tax Period : 201712



814230386

INTERNAL REVENUE SERVICE

GDEN UT 84201-0038



DEESHA HOSPITALITY LLC
FAIRFIELD INN AND SUITES
% RAJIV PATEL MBR
130 LOBLOLLY LN
PENSACOLA FL 32526-8427

14230386 DL DEES DB 2 201712 670 0000000000

FAIRFIELD INN

LOBLOLLY LANE
PENSACOLA, FL 32526

PROPERTY I.D.# 13-1S-31-1100-004-014

PROPERTY OWNER:
DESHA HOSPITALITY INC
139 LOBLOLLY LANE
PENSACOLA, FL 32526

DEVELOPER:
SAME

ZONED: HC/LI
FUTURE LAND USE: C

LEGAL DESCRIPTION:

LOT 5, AS SHOWN ON RICHARDSON UNRECORDED COMMERCIAL SUBDIVISION, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA.

Flood zone(s)	Community number	Map number	Panel number(s)	Suffix	Map Revision Date
X	120080	12033C	0295	G	9/29/2006

FLOOD ZONE "X" (Minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. No BFE's or base flood depths are shown within these zones).

NOTE: NON-HANDICAP PARKING SPACES LINES ARE TO BE WHITE.

PARKING CALCULATION:
(HOTEL)
REQUIRED: 1space per bed room
+ 15 per 2000sf for restaurant
CALCULATION: 91bedrooms =91 spaces
1000sf restaurant =7.5 spaces
TOTAL REQUIRED: = [99 SPACES]
PROVIDED: 96 REGULAR SPACES & 4 H.C. SPACES

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

NOTE: REGULAR PARKING SPACES ARE 9' X 18'. HANDICAPPED PARKING SPACES ARE 12' X 18' WITH A 5' AISLE.

(SITE DATA)

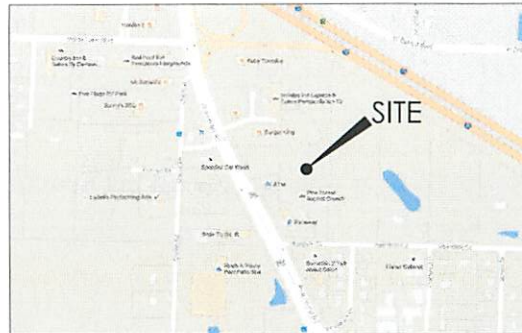
TOTAL SITE ACREAGE:		5.97± ACRES - 260,171 SQ FT		
LIMITS OF CONSTRUCTION ACREAGE:		SAME		
IMPERVIOUS and PERVIOUS AREA				
	PRE-DEVELOPMENT	NET CHANGE	POST-DEVELOPMENT	% OF SITE
BUILDING	0 sqft	+11579 sqft	11579 sqft	-
CONCRETE	0 sqft	+8357 sqft	8357 sqft	-
ASPHALT	0 sqft	+59344 sqft	59344 sqft	-
MISC	0 sqft	0 sqft	0 sqft	-
TOTAL IMPERVIOUS AREA	0 sqft	+79280 sqft	79280 sqft	-
GRAVEL	0 sqft	0 sqft	0 sqft	-
TOTAL PERVIOUS AREA	260171 sqft	-79280 sqft	180891 sqft	-

engineer of record:



GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
6010 JAMESON CIRCLE PACE, FL 32571
PHONE: (850) 712-7618 FAX: (866) 631-9483
E-MAIL: grybshop@yahoo.com

revised: 1/16/2017



VICINITY MAP

SCHEDULE OF DRAWINGS

- C0.1 ~ TITLE PAGE
- C1.0 ~ EXISTING CONDITIONS/DEMO
- C2.0 ~ DIMENSION NOTES
- C2.1 ~ DIMENSION PLAN
- C3.0 ~ GRADING NOTES
- C3.1 ~ GRADING PLAN
- C4.0 ~ LANDSCAPE PLAN
- C5.0 ~ UTILITY PLAN

LOCATIONAL CRITERIA:

THIS PROJECT MEETS THE LOCATIONAL CRITERIA BECAUSE IT IS LOCATED ALONG AN ARTERIAL STREET (PINE FOREST ROAD) AND WITHIN 1/4 MILE OF AN INTERSECTION WITH AN ARTERIAL STREET (INTERSTATE-10)

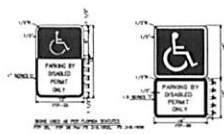
CONSTRUCTION NOTES:

1. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE GOVERNING AUTHORITY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. PONDS AND SWALES TOPS AND SIDES SHALL BE SLOPED.
4. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE GOVERNING AUTHORITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. 1-800-432-4770.
6. THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
7. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL SIGN OFF FROM THE GOVERNING AUTHORITY.

UTILITY CONTACTS

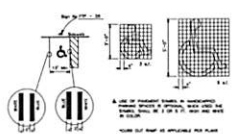
GULF POWER 500 BAYFRONT PARKWAY PENSACOLA, FL 32520-0316	PHONE: (850) 444-6555 FAX: (850) 444-6432
MEDACOM 4349 AVALON BLVD. PACE, FL 32571	PHONE: (800) 479-2082
PACE WATER SYSTEM INC. 4401 WOODBINE ROAD PACE, FL 32571	PHONE: (850) 994-5129 FAX: (850) 994-6920
EMERALD COAST UTILITIES AUTHORITY 9500 STURDEVANT STREET 2ND FLOOR PENSACOLA, FL 32514	PHONE: (850) 969-3310
BELLSOUTH 605 W GARDEN ST. PENSACOLA, FL 32501	PHONE: (850) 436-1662
SPRINT	PHONE: (850) 599-1582
MC	PHONE: 1-800-624-9675
AT&T	PHONE: 1-800-252-1133
SUNSHINE UTILITIES (ONE CALL)	PHONE: 1-800-432-4770





DETAIL BEFORE BACKLAP SIGN
NOT TO SCALE

HANDICAPPED PARKING SIGN
DETAIL

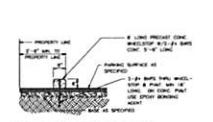


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NOT TO SCALE

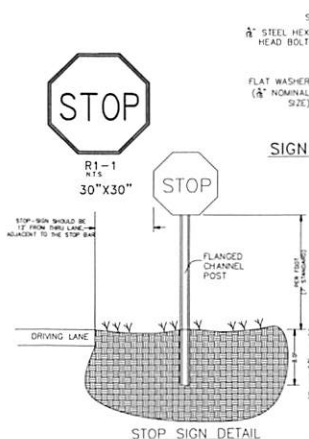
HANDICAPPED PARKING &
PAVEMENT DETAIL



PLAN VIEW OF HANDICAP SPACE
WITH SLOPES & STRIPING

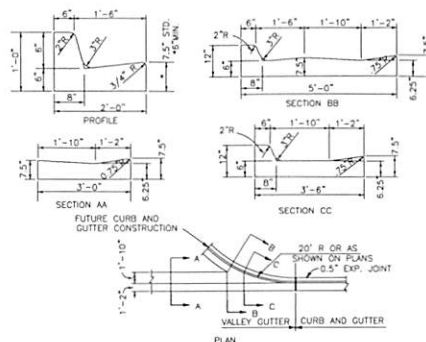


CONCRETE WHEELSTOP/
BUMPER BLOCK DETAIL

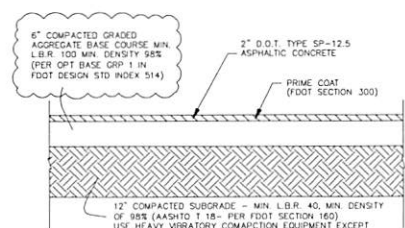


SIGN MOUNTING DETAIL

STOP SIGN DETAIL



CURB DETAILS
N.T.S.



ESC. CO. ROADWAY DETAIL
N.T.S.

CONSTRUCTION NOTES:

1. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE GOVERNING AUTHORITY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEGMENT CONTROL MEASURES AS REQUIRED TO RETAIN SEGMENTS ON THE SITE. IMPROPER SEGMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR 500 POUNDS AND CHALKED TOPS AND SIDES SHALL BE SLOPED.
4. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE GOVERNING AUTHORITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. 1-800-432-4770.
6. THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
7. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL SIGN OFF FROM THE GOVERNING AUTHORITY.

SIGN CALCULATION:

NEW COMMERCIAL BUILDINGS: TOTAL ALLOWABLE SQUARE FOOTAGE OF SIGNAGE PER ZONE LOT: 15 SQUARE FEET OF SIGNAGE (WALL AND FREESTANDING) PER LINEAL FOOT OF ADDRESS STREET FRONTAGE. MINIMUM ALLOWABLE SIGN AREA PER ZONE LOT IS 100 SQUARE FEET. FOR THOSE SIGNS PLACED ON A CORNER, THE SIDE SETBACK WILL BE DETERMINED BY MEASURING 35 FT ALONG THE INTERSECTIONS OF THE TWO PUBLIC RIGHTS-OF-WAY. A MASTER SIGN PLAN MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW COMMITTEE AS PART OF THE OVERALL APPROVAL PROCESS.

EXTERIOR LIGHTING:

EXTERIOR LIGHTING IN AND AROUND BUILDINGS AND IN PARKING LOTS IS PERMITTED IN ALL DISTRICTS. LIGHTING IS TO BE LOCATED FOR SAFETY AND VISUAL EFFECT. WITH THE EXCEPTION OF STREET LIGHTS, IT SHALL BE INSTALLED SO AS TO NOT SHINE DIRECTLY ON ADJACENT PROPERTY. LIGHTING SHALL AVOID ANNOYANCE FROM BRIGHTNESS AND GLARE.

ILLUMINATIONS IN THE CASE OF EXTERNAL LIGHTING SUCH AS FLOODLIGHTS, THIN LINE AND GOSSE NECK REFLECTORS, THESE ARE PERMITTED, PROVIDED THAT THE LIGHT SOURCE IS DIRECTED ON THE FACE OF THE SIGN AND IS EFFECTIVELY SHIELDED SO AS TO PREVENT BEAMS OR RAYS OF LIGHT FROM BEING DIRECTED ONTO ANY PORTION OF ANY RIGHT-OF-WAY. INTERNALLY LIT SIGNS ARE PERMITTED. ALL SIGNS SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST BE LISTED AND INSTALLED IN CONFORMANCE WITH THAT LISTING.

FIRE SAFETY:

1. FIRE APPARATUS ACCESS: PLANS FOR FIRE APPARATUS ACCESS ROADS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FT (15 M) OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING.
3. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT (6.1 M).
4. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN (4.1 M).
5. SURFACE: FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE, MINIMUM OF 40 TONS.
6. TURNS IN FIRE DEPARTMENT ACCESS ROADS SHALL MAINTAIN THE MINIMUM ROAD WIDTH.
7. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES.
8. 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. PROVIDE LOCATION OF NEAREST FIRE HYDRANT. INDICATE THE LOCATION ON THE SITE PLAN. FIRE HYDRANT MUST BE WITHIN 500 FT OF THE FURTHEST POINT OF THE STRUCTURE. PROVIDE CURRENT FLOW TEST DATA FOR THE CLOSEST HYDRANT. THE HYDRANT MUST BE CAPABLE OF SUPPLY MINIMUM FLOW REQUIRED. PLEASE SEE THE COMMENT BELOW ALONG WITH THIS TABLE.
9. 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.

NO.	DATE	REVISIONS	COMMENTS
1	1/16/2017		
2			
3			

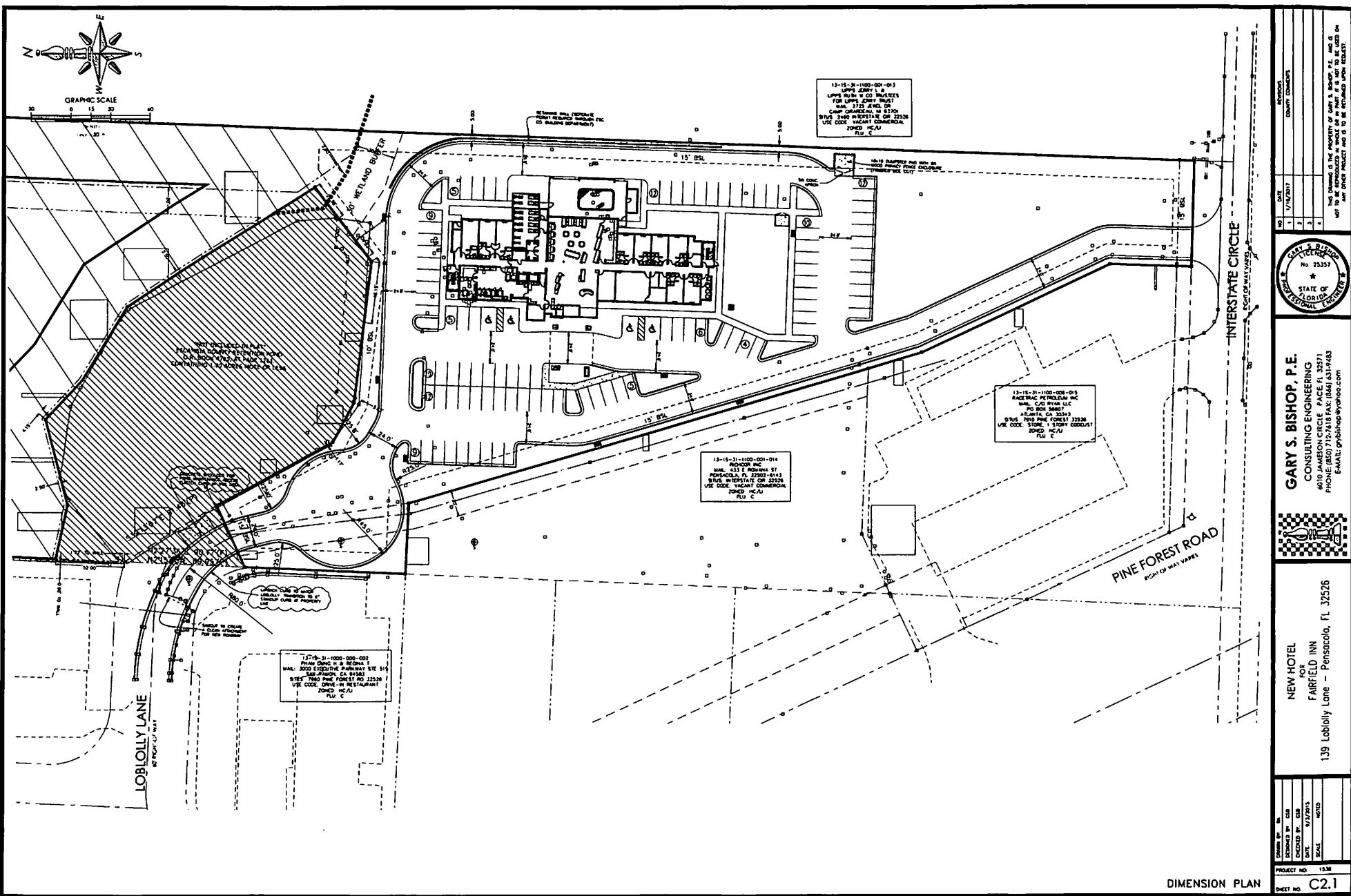


GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
139 Loblolly Lane - Pensacola, FL 32506
PHONE: (850) 715-7418 FAX: (850) 431-9483
EMAIL: gsb@gsb-engineering.com



NEW HOTEL FOR FAIRFIELD INN
139 Loblolly Lane - Pensacola, FL 32506

DRAWN BY: JN	SCALE: 1"=20'
CHECKED BY: GSB	
DESIGNED BY: WJZ	



PROJECT NO. 1538
SHEET NO. C2.1

BOOKED BY	CLB
BOOKED BY	CLB
DATE	9/2/2013
SCALE	MOTD

NEW HOTEL
FOR
FAIRFIELD INN
139 Loblolly Lane - Pensacola, FL 32526

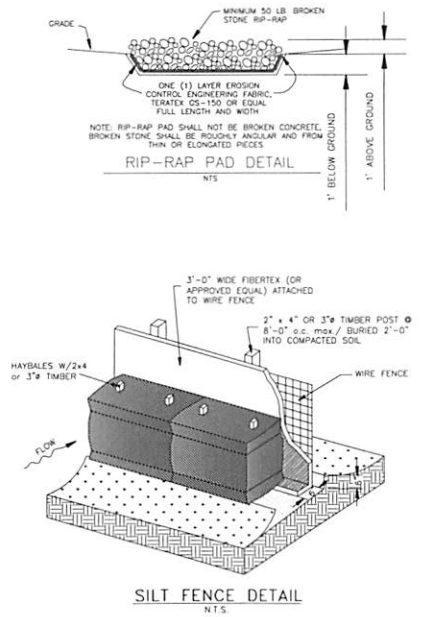
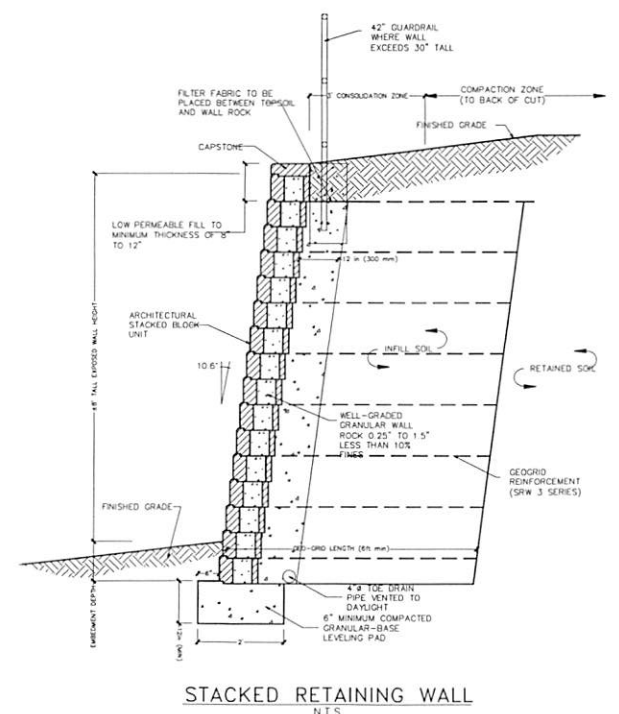
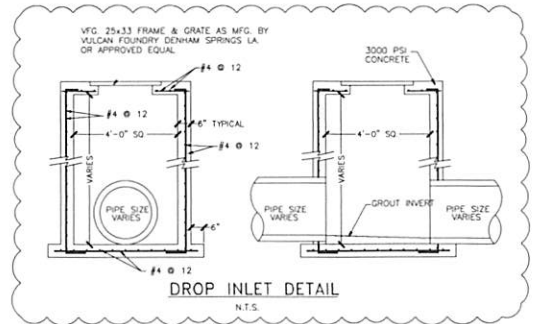
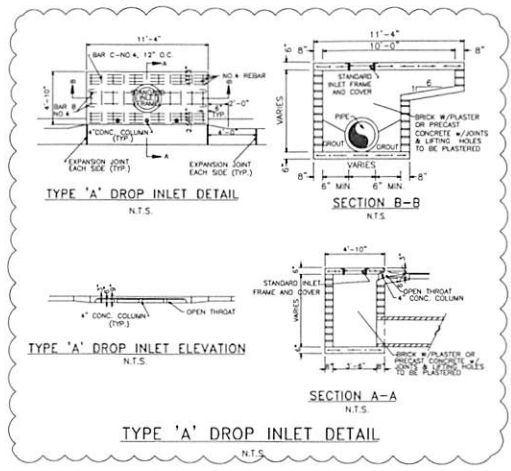
GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
4010 JAMESON CIRCLE PACE, FL 32571
PHONE: (850) 712-7618 FAX: (866) 631-9483



NO	DATE	INVOICES
1	1/16/2017	COUNTY COMMENTS
2		
3		
4		

THIS DRAWING IS THE PROPERTY OF GARY L. BUCHER.
 IT IS TO BE RETURNED TO HIM IMMEDIATELY UPON COMPLETION OF THE PROJECT.

THIS DRAWING IS THE PROPERTY OF GARY L. BISHOP, P.E. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART IF IT IS NOT TO BE USED ON



- GRADING NOTES:**
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT THE DESIGN ENGINEER'S PRIOR APPROVAL FROM THE ESCAMBA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
 - THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN SEDIMENTS ON THE SITE. EROSION SHALL BE CONTROLLED BY THE USE OF A HAY BALE BARRIER AND/OR SILT FENCE AS SHOWN ON PLANS AND SHALL BE SET UP PRIOR TO COMMENCING CONSTRUCTION. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
 - ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOO. PONDS AND SWALES TOPS AND SIDES SHALL BE SOODED.
 - ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
 - DEVELOPER/CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT, AND STABILIZE ANY RETENTION/DETENTION AREA AFFECTED BY THIS CONSTRUCTION ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP OF POND, OUTLET STRUCTURES, DIMENSIONS, ETC. THESE RECORD DRAWINGS ARE TO BE PROVIDED TO THE PROJECT DESIGNER PRIOR TO REQUESTING FINAL INSPECTION.
 - THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY ENGINEER AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION.
 - FINISHED FLOOR ELEVATION FOR FUTURE BUILDINGS ON LOTS (EXCLUDING BASEMENTS) SHALL BE A MIN. OF 8" (SOODED AROUND BUILDING) OR 10" (UNSOODED) ABOVE FINISHED GRADE OF LOTS, UNLESS OTHERWISE DICTATED BY FLOOD ZONE OR SPECIFIC SITE CONDITIONS. FINISHED GRADES SHALL SLOPE FROM FOUNDATION 2 1/2" WITHIN 10 FEET (2% GRADE) OR LESS, EXCLUDING PATIOS, SIDEWALKS, AND DRIVEWAYS THEN SLOPED AT A MIN. OF 1/16" PER FOOT (0.5% GRADE) TO A POSITIVE OUTFALL.
 - THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION OR "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
 - CONTRACTOR SHALL NOTIFY SUNSHINE ONE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. 1-800-432-4770.
 - ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE CONSIDERED PRIOR TO DESIGNING A FINAL PROJECT.
 - RIGHT-OF-WAY SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
 - RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORM WATER DURING CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLUNTING DUE TO SEDIMENTS.
 - THE DEVELOPER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR REQUEST FOR FINAL INSPECTION/APPROVAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES WITHIN THE COUNTY'S RIGHT OF WAY.
 - THE CONTRACTOR IS TO PROVIDE IRRIGATION FOR ALL LANDSCAPE AREAS, INCLUDING PARKING ISLANDS AND LANDSCAPE BUFFERS.
 - NO POLE LIGHTING IS TO BE INSTALLED WITHOUT REVIEW BY THE PLANNING AND ZONING DEPARTMENT.
 - THIS PLAN DOES NOT INCLUDE ANY FREESTANDING SITE LIGHTING. IF POLE LIGHTS ARE PLANNED, THEY MUST BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT UNDER A SEPARATE PERMIT. A LIGHTING PLAN WITH FIXTURE CUT SHEETS AND PHOTOMETRIC PLAN WILL BE REQUIRED. LIGHTING SHALL BE INSTALLED AS NOT TO SHINE DIRECTLY ON ADJACENT PROPERTY, OR ON TO RIGHT-OF-WAY. LIGHTING SHALL AVOID ANNOYANCE FROM BRIGHTNESS AND GLARE. ELECTRICAL AND INSTALLATION PERMITS MUST BE ACQUIRED FROM THE COUNTY BEFORE CONSTRUCTION OF ANY EXTERIOR LIGHTS.
 - CONTRACTOR MUST PROVIDE AN APPROVED IRRIGATION SYSTEM TO WATER TO ALL LANDSCAPE MATERIALS THAT ARE INSTALLED.
 - A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE.
 - ALL NEW BUILDING ROOF DRAINS, GUTTER & DOWN SPOUTS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE PROPOSED DRAINAGE SYSTEM.

NOTE: NO PROTECTED TREES WILL BE DISTURBED

NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON THE SITE.

STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.

WHERE ROOTS MUST BE REMOVED, CONTRACTOR TO CUT WITH APPROPRIATE EQUIPMENT. EQUIPMENT THAT PULLS AND SHATTERS ROOTS CANNOT BE USED (E.G. BACKHOE.)

TREE PROTECTION BARRICADE SHOULD BE PLACED AROUND THE DRIPLINE OF PROTECTED TREES PRIOR TO ANY LAND DISTURBANCE.

THIS PROJECT MEETS THE REQUIREMENTS FOR THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT GENERAL PERMIT. NO NOTICE IS REQUIRED.

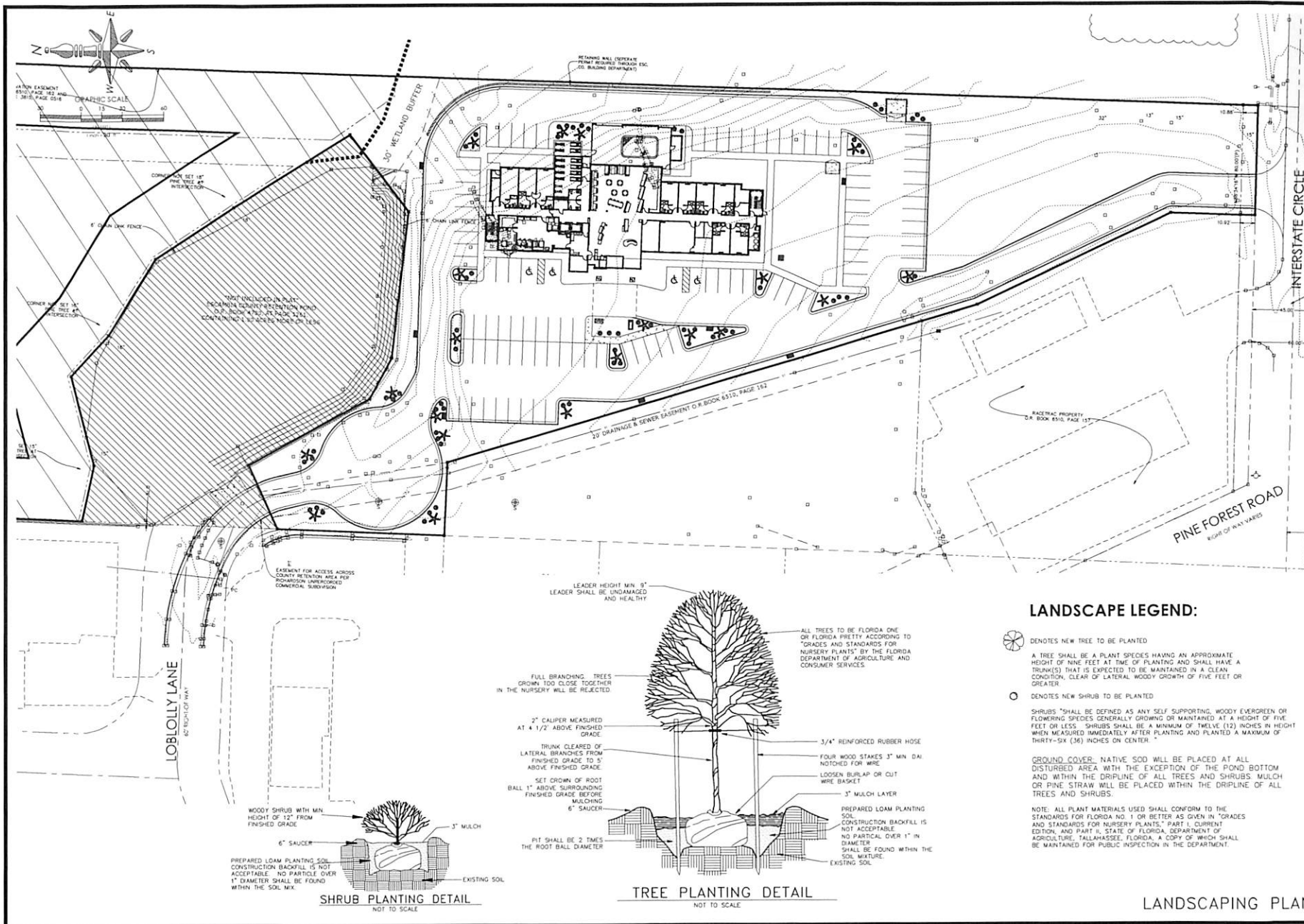
GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
800 AMERICAN BLVD. SUITE 100
PENSACOLA, FL 32501
PHONE: 904.437.1100 FAX: 904.437.1103
EMAIL: gsbishop@psbco.com

NEW HOTEL FOR FAIRFIELD INN
139 Lobby Lane - Pensacola, FL 32526

DESIGNED BY: GSB
CHECKED BY: GSB
DATE: 07/20/13
SCALE: 1"=20'

PROJECT NO: 1536
SHEET NO: C3.0

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



NO.	DATE	COUNTY COMMENTS
1	1/18/2017	
2		
3		
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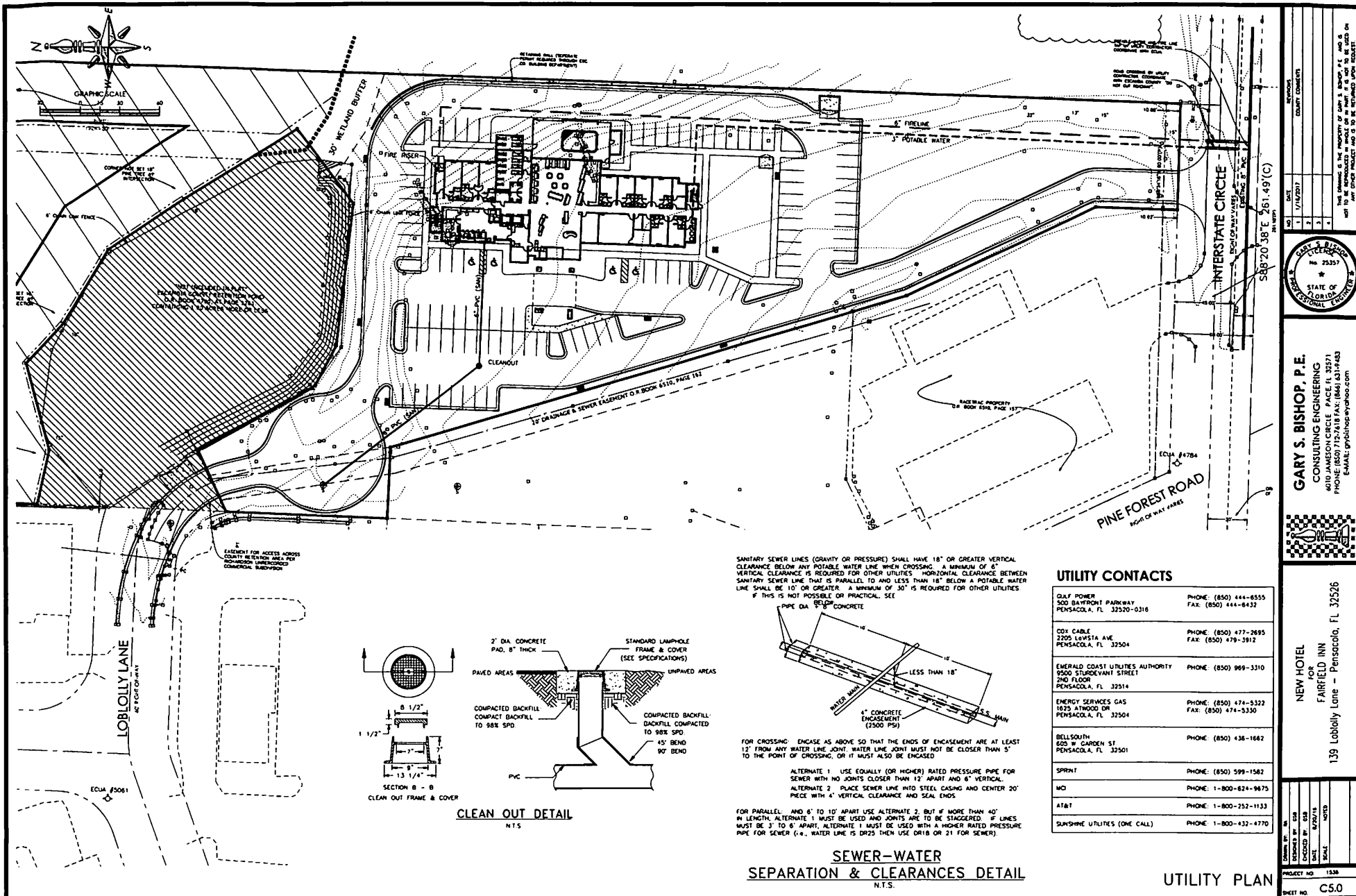
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EMAIL: gsb@gsb-engineering.com

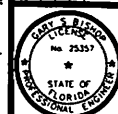
NEW HOTEL FOR FAIRFIELD INN
139 Loblolly Lane - Pensacola, FL 32526

DESIGNED BY:	IN:
DESIGNED BY: GSB	
CHECKED BY: GSB	
DATE: 8/27/16	
SCALE:	
NOTES:	

PROJECT NO: 1538
SHEET NO: C4.0



DATE	REVISIONS	COUNTY COMMENTS
1/17/2017	1	
2		
3		



GARY S. BISHOP, P.E.
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139 LOBLOLLY LANE, SUITE 101
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PHONE: (850) 473-2418 FAX: (850) 473-2433
EMAIL: gsbishop@yanos.com



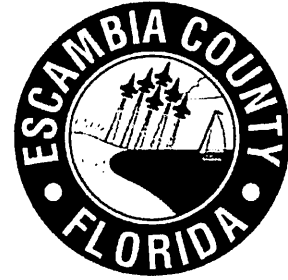
NEW HOTEL FOR FAIRFIELD INN
139 Loblolly Lane - Pensacola, FL 32526

DATE	REVISIONS	COUNTY COMMENTS
1/17/2017	1	
2		
3		

PROJECT NO. 1539
SHEET NO. C5.0

Escambia County, Florida - Permit Invoice

3363 West Park Place
Pensacola, FL 32505
(850) 595-0149



Thursday, April 11, 2019

Invoice for Permit Number 19041222PBA
HOSPITALITY INC - RAJ PATEL
130 LOBLOLLY LN
PENSACOLA FL 32526

2 Convenient Payment Options Available

Pay Online with your Visa, Mastercard or via ACH (Direct Debit from Checking Account) through the MyGovernmentOnline.org portal:

Go to www.mygovernmentonline.org and login with your user account. Click on the "Account" button at the top right section of the page. Scroll down to the "My Permits" section. Locate the permit number you wish to pay and click on "View Permit". Click on the "Payments" tab. Click on the "Pay Online" button near the bottom of the page to pay the balance with your Visa or MasterCard. Once you have completed processing your payment please allow the permit review staff sufficient time to review your project and follow-up with you.

Pay In-Person (Cash or Check):

Escambia County, Florida
3363 West Park Place
Pensacola, FL 32505

Fee Type	Amount Due	Amount Paid
BOA Variance	\$423.50	\$0.00
DSD Construction Technology Fee	\$5.00	\$0.00
	\$428.50	\$0.00

Balance to Pay: 428.50

**Escambia County
Planning and Zoning Payment Receipt**

4/11/2019

19041222PBA

Ref: 3882355

130 LOBLOLLY LN
PENSACOLA FL 32526

Paid By:
HOSPITALITY INC
RAJ PATEL

, FL

Payment Description:
C&S SIGNS

Payments

Payment ID	Received Date	Payment Type	Reference Num	Fee	Amount
2683057	4/11/2019	Check	24416	BOA Variance	\$423.50
				DSD Construction Technology Fee	\$5.00
					\$428.50
Total					\$428.50

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

Board of Adjustment**6. B.**

Meeting Date: 05/15/2019
CASE: CU-2019-04
APPLICANT: Staci Matz with Integrisite, Agent for Tony Lathan, Owner
ADDRESS: 4300 BLK Molino Road
PROPERTY REFERENCE NO.: 01-2N-32-1320-000-004
ZONING DISTRICT: RR, Rural Residential district
FUTURE LAND USE: RC, Rural Community
OVERLAY DISTRICT: N/A

SUBMISSION DATA:**REQUESTED CONDITIONAL USE:**

Conditional Use request to allow for a telecommunication tower greater than 150 feet in height in the Rural Residential (RR) zoning district.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.3(c)(3)e.

(c) Conditional Use

e. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4, Section 4-7.12 Telecommunications towers.

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 tower, as described in the application documents, will be 265' in height. The structure will be located in a 0.90 (+/-) acres section of a 12.61 (+/-) acre parent parcel and will be accessed via Molino Road. There are several residential structures that will be located within the 500' distance of the proposed structure. Most properties within the 500' buffer of the property are used as single-family residences or agricultural land. One single family dwelling is located on the parcel and is located less than 500' feet from the tower. It appears that the use could be compatible with adjacent uses and

operate in a manner that would not impact properties in the immediate area.

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

Public facilities and services were not addressed by the applicant. The availability of facilities and services will be evaluated during 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

According to the application, ingress to and egress from the site is proposed via connection to Molino Road. Further compliance with on-site circulation will be evaluated during 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

The applicant has provided documentation for the FCC application, coverage maps for the tower, and collocation information. Also, letters stating no objection to the tower from the FCC, FAA, FDOT and Escambia County Emergency Management have been submitted with the application. There appears to be no nuisances and hazards for adjoining properties in the immediate area.

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

The applicant states that no solid waste will be associated with this site.

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

The applicant states that screening and buffering will be provided as needed. Compliance with the LDC screening and buffering requirements will be evaluated during 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 that all signs and lighting will be compatible with adjoining properties in the immediate area. Signs and lighting compatibility will be evaluated further during the site plan review process.

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 proposed development site does not appear to accommodate the proposed use. This parcel cannot be verified as a lot of record or a physically conforming lot as the parent parcel has been split several times in the past. See attached Lot of Record Map. The parcel does not meet the minimum lot width requirement (100 feet) of the RR zoning district. According to the survey submitted by the applicant, the lot width at the street right of way is 79.88 feet.

Lot of record. A lot that is part of a subdivision that has been recorded in the official records of Escambia County, or a lot or parcel described by metes and bounds, and the description of which has been so recorded or accepted on or before February 8, 1996. A lot of record does not include contiguous multiple lots under single ownership.

Sec. 3-2.3 Rural Residential district (RR).

(d) Site and building requirements. The following site and building requirements apply to uses within the RR district:

(5) Lot width. A minimum lot width of 40 feet at the street right-of-way for cul-de-sac lots and 100 feet at the street right-of-way for all other lots.

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

Application requirements. Application for LDC compliance review of proposed telecommunication towers shall include the following completed documents for use in evaluating compliance, but applications for conditional use approval need not include the geotechnical report or environmental compliance checklist.

a. A geotechnical exploration report. Applicant states this will be provided during the site plan review process.

b. An FCC/NEPA environmental compliance checklist. Applicant states this will be provided during the site plan review process.

c. Letters indicating no objection to the tower from the Federal Communications Commission, Federal Aviation Administration, Florida Department of Transportation, and Escambia County Emergency Management.

Federal Communications Commission-Received and provided as part of the application.

Federal Aviation Administration- Received and provided as part of the application.

Florida Department of Transportation-Received provided as part of the application.

Escambia County Emergency Management-Received and provided as part of the application.

d. Coverage maps for this tower-Received and provided as part of the application

e. Collocation information-Received and part of the application.

STAFF FINDINGS

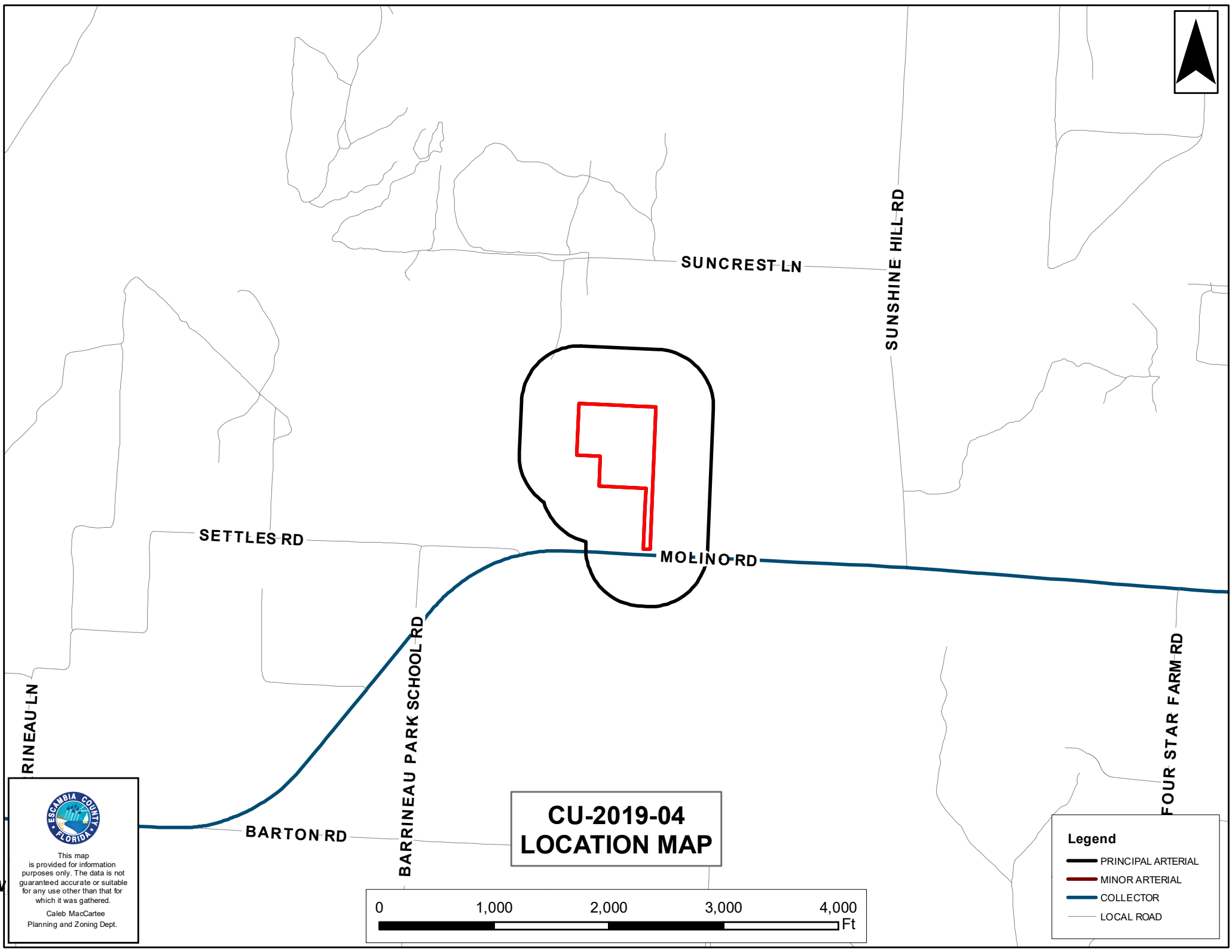
Staff finds that the proposed use does not meet criterion (H) for Conditional Use approval and recommends denial. The parcel does not meet the lot width requirements of the RR zoning district and cannot be confirmed as a physically conforming lot. The parcel does not meet the minimum lot width requirement (100 feet) of the RR zoning district. According to the survey submitted by the applicant, the lot width at the street right of way is 79.88 feet.

BOA DECISION

Attachments

Working Case File


CU-2019-04

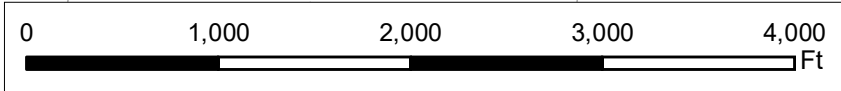


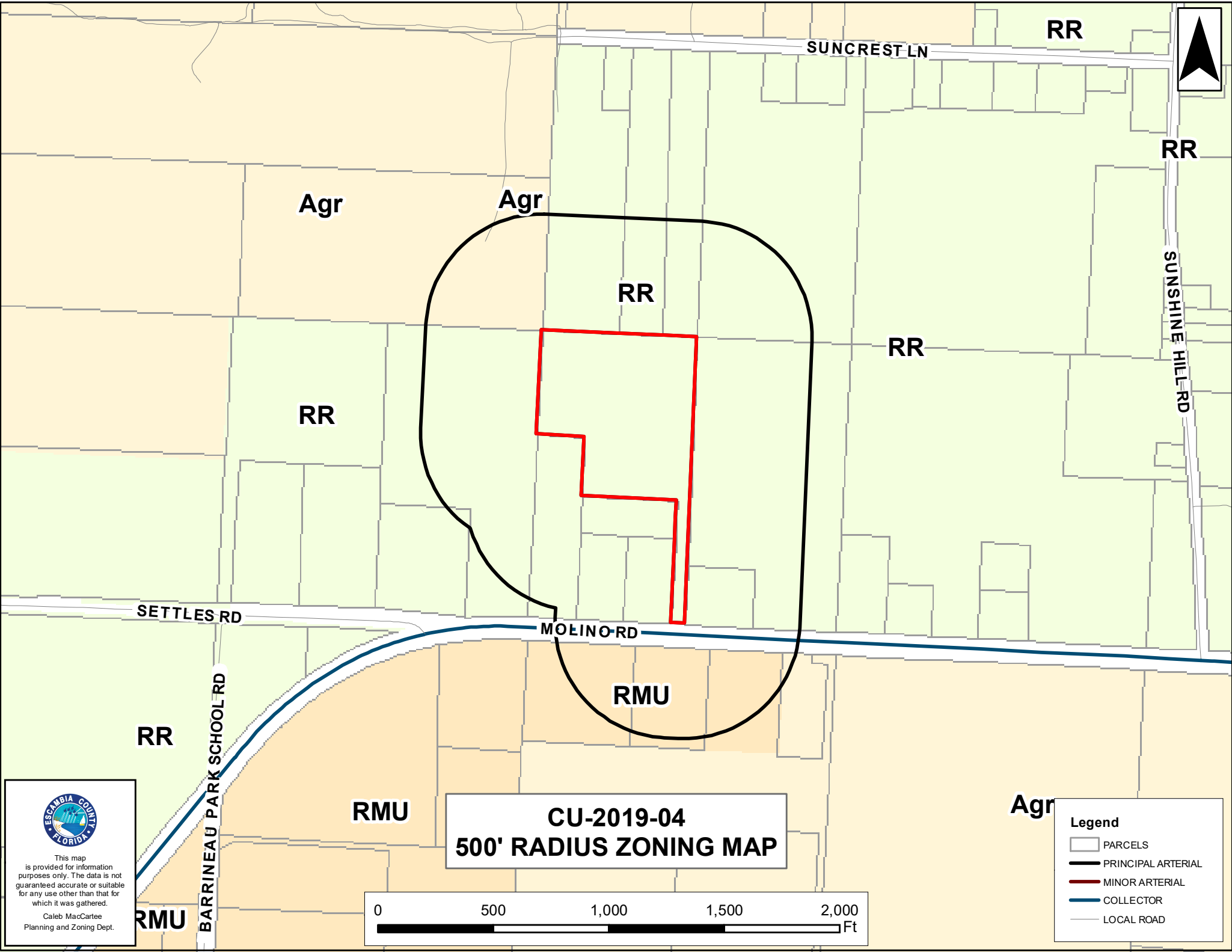
**CU-2019-04
LOCATION MAP**


Legend

- 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.
Caleb MacCartee
Planning and Zoning Dept.



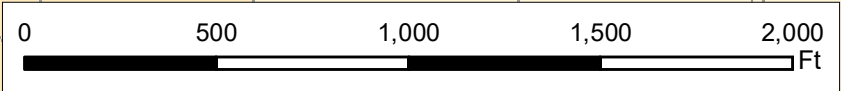




This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

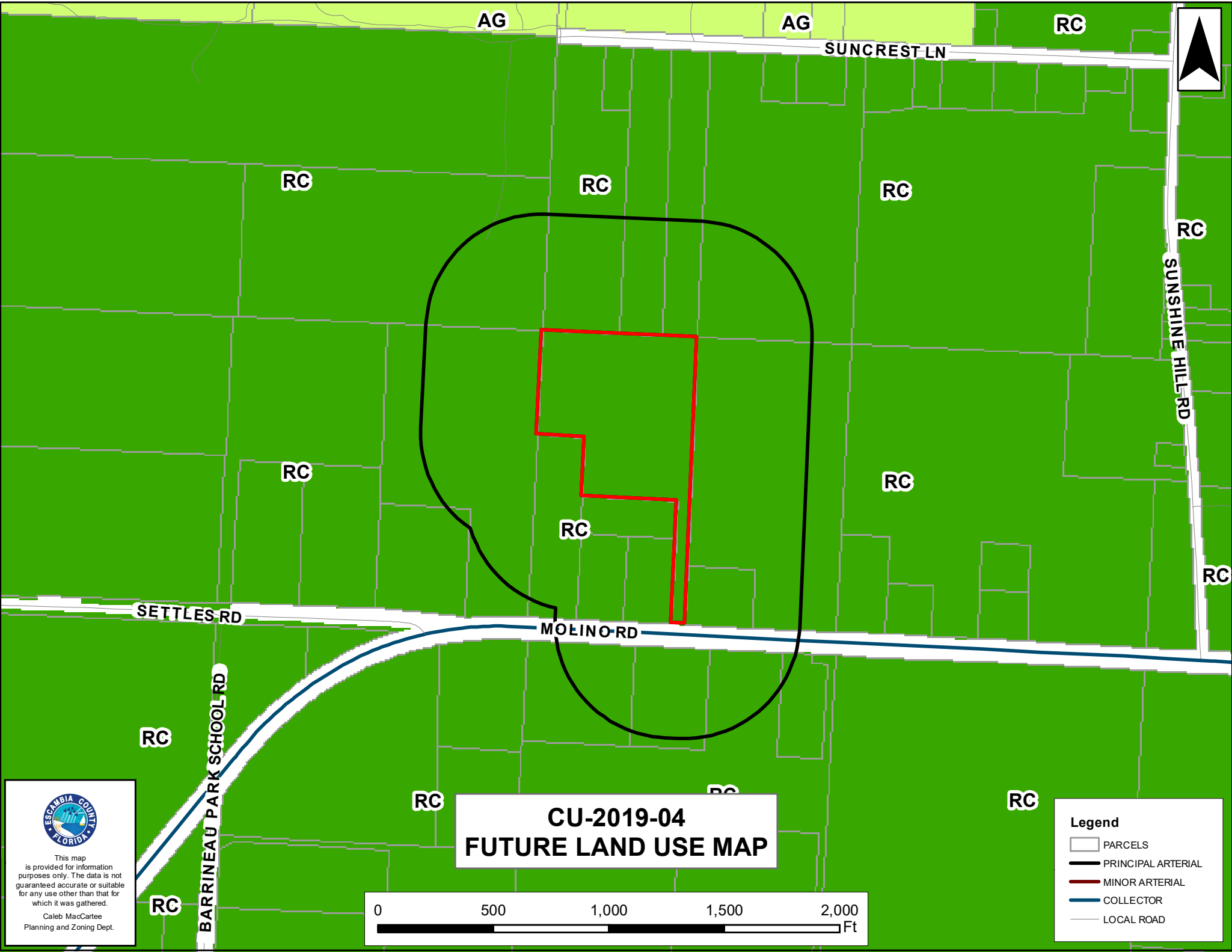
Caleb MacCartee
Planning and Zoning Dept.

CU-2019-04
500' RADIUS ZONING MAP



Legend

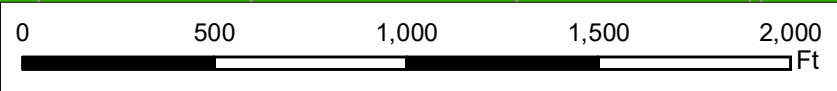

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



**CU-2019-04
FUTURE LAND USE MAP**

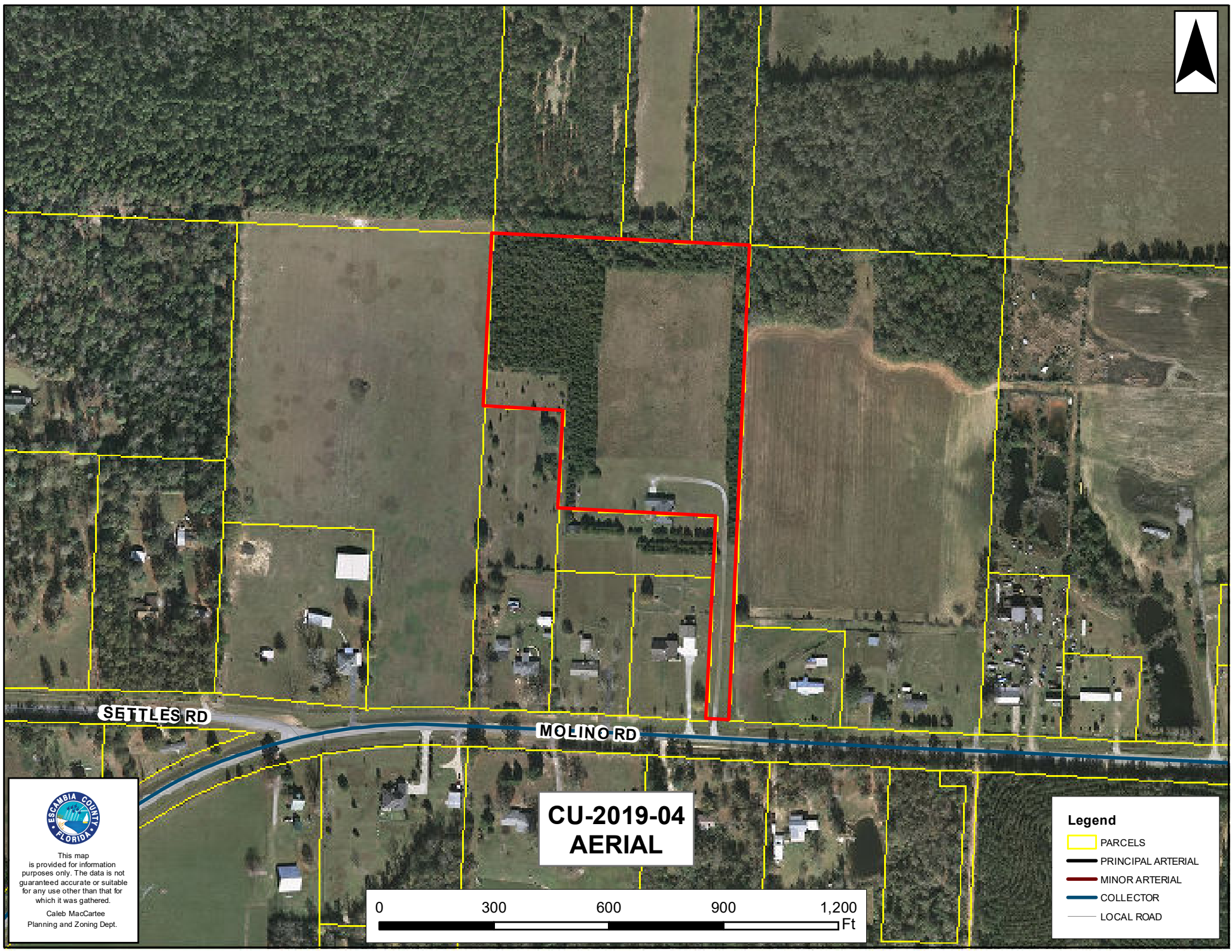
Legend

- 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.

Caleb MacCartee
Planning and Zoning Dept.

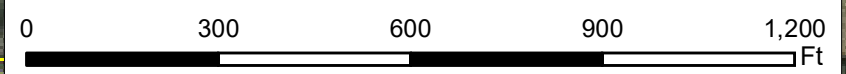


SETTLES RD

MOLINO RD

CU-2019-04
AERIAL

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



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Caleb MacCartee
Planning and Zoning Dept.

1996 Section Map

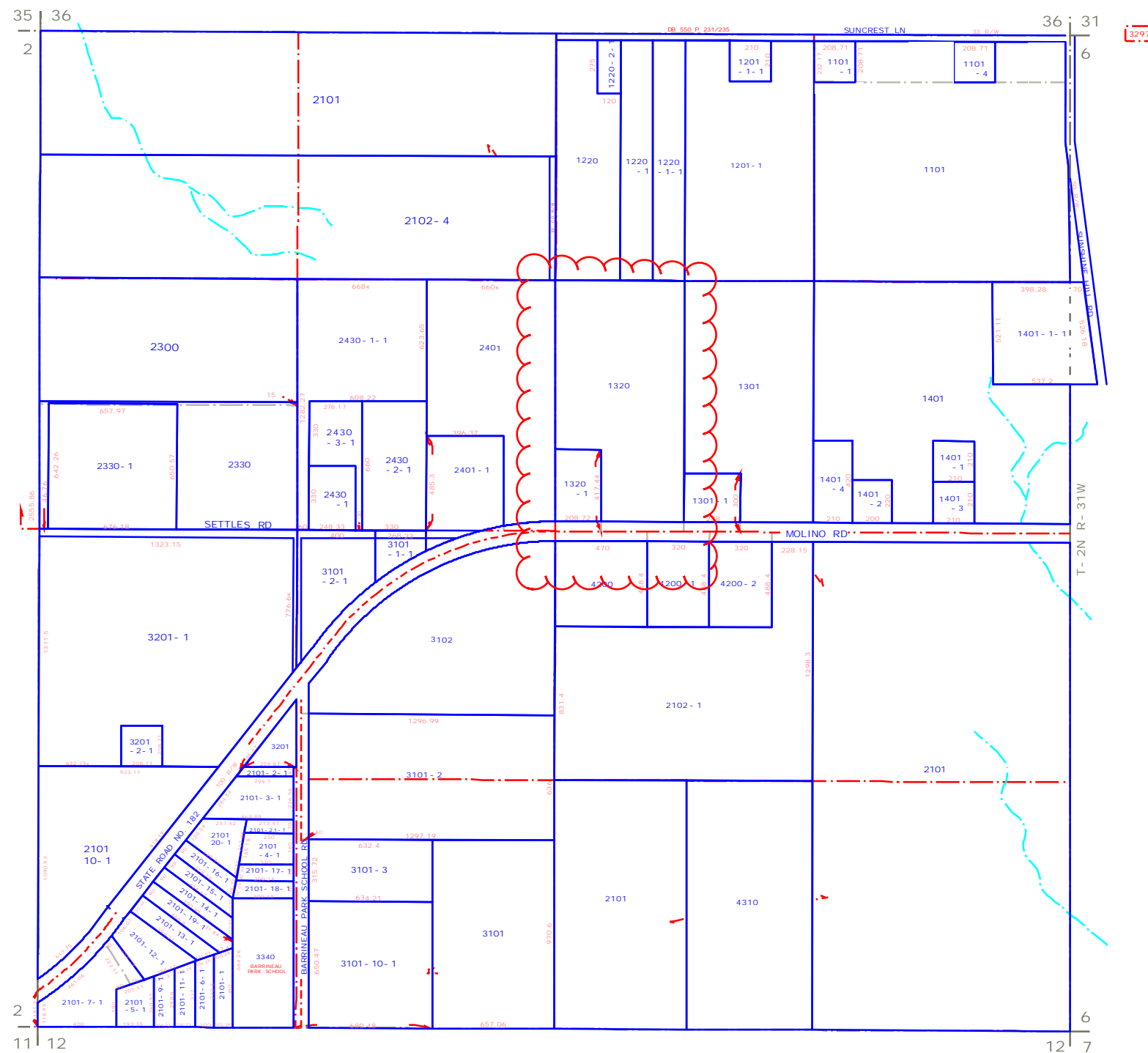
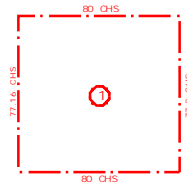
This map is a graphical representation provided for information purposes only. It has been compiled from the Escambia County Property Appraiser's 1996 microfiche maps. This map does not confer or guarantee any rights and the burden of proof regarding a Lot of Record is upon the owner of the lot. This map is not guaranteed accurate or suitable for any use other than that for which it was designed.

DSB&LRPIADH2009

NOTES:

THIS MAP WAS COMPILED FOR ESCAMBIA COUNTY
PROPERTY APPRAISAL PURPOSES ONLY.
CONTENTS OF THIS MAP SHOULD BE CONSIDERED
AS APPROXIMATE... UNLESS VERIFIED BY SURVEY
OR OTHER MEANS

AERIAL PHOTO NO. 81 (2- 44)



538

SECTION 1
T- 2N R- 32W

300

ZONING MAP

Agr

Agr

RR

RR

RR

RR

RR

RR

RR

RR

RR

01-2N-32-1320-000-004
4300 BLK MOLINO RD
11.11
LATHAN TONY D

RR

01-2N-32-1320-001-004
4290 MOLINO RD
1.5
AMY DENISE

RR

01-2N-32-1320-000-002
4300 MOLINO RD
1.76
PERRY DAVID & BELINDA

RR

01-2N-32-1320-000-000
4320 MOLINO RD
1.68
MANNING NEWTON ANDREW 2/60 INT

RR

RMU

RMU

RMU

Agr

Agr

Agr



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.

Caleb MacCartee
Planning and Zoning Dept.

Date: 3/12/2019

1 inch = 300 feet





**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: CONDITIONAL USE

CASE NO: CU-2019-04

DATE: 05/15/19 **TIME:** 8:30 am

LOCATION OF HEARING

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

**FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM**

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

PUBLIC HEARING SIGN



LOOKING NORTH ONTO PROPERTY



LOOKING WEST ALONG MOLINO RD



LOOKING SOUTH FROM SUBJECT PROPERTY



LOOKING EAST ALONG MOLINO RD

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-2019-04 Accepted by A. Lindsey BOA Meeting: 3/20/19

Conditional Use Request for: New Telecommunication Tower

Variance Request for: NA

1. Contact Information:

A. Property Owner/Applicant: Tony Lathan c/o New Cingular Wireless PCS, LLC

Mailing Address: 8640 Sunset View Lane, Molino, FL 32577

Business Phone: 318-324-9394 Cell: 615-830-1016

Email: smatz@integrbsite.net

B. Authorized Agent (if applicable): Integrbsite (Staci Matz)

Mailing Address: 214 Expo Circle Suite 4, West Monroe, LA 71292

Business Phone: _____ Cell: 615-830-1016

Email: smatz@integrbsite.net

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: 4300 BLK, Molino, FL 32577 Latitude 30.721377 Longitude 87.399296

Parcel ID (s): 012N321320000004

B. Total acreage of the subject property: 11.11

C. Existing Zoning: RR

FLU Category: RR

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

E. Sanitary Sewer: N/A **Septic:** N/A

3. Amendment Request

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

Request to install a new telecommunication tower and associated ground equipment
to provide the surrounding community with better telecommunication services.

- 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.**

N/A

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

N/A

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.

N/A

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.

N/A

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

N/A

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.

N/A

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.*

This telecommunication tower will follow all FAA and FCC regulations. The tower
will also meet all necessary setbacks and public safety requirements.

- 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.

Tower will provide service to the surrounding area to improve communication services.

- 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.

The ingress to and egress from the site will be part of the proposed property parcel.

There will be sufficient parking for service vehicles and emergency vehicle access as needed.

- 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.

No noise, glare, dust, smoke, odor vibrations, electrical interference or other hazards will be associated with this site.

- 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.

No solid waste will be associated with this 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 will be provided as needed. The base of the tower will be fenced by 6' chainlink fence and 1 additional foot of barbed wire fencing at the top.

- 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.

All signs will be mounted to the chainlink fence surrounding the base of the tower.

All lighting will be compatible with adjoining properties in the immediate area. This site will not effect the local traffic safety.

- 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 size, shape, location and topography of this site are adequate to accommodate the proposed use and setbacks of this tower site.

- 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.

Yes, we will comply with all applicable zoning and LDC requirements.

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 4300 BLK Molino Road, Molino, FL 3257, Florida, property reference number(s) 012N321320000004 I hereby designate Integrisite, Inc 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 12 th day of February the year of, 2019, 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: Integrisite, Inc. (Agents: Wayne Barnett, Staci Matz, Jason Lillo)

Email: staci.matz@integrisite, jason.lillo@integrisite.net

Address: 214 Expo Circle, Suite 4, West Monroe, LA 71292 Phone: 318-324-9394

[Signature]
Signature of Property Owner

Tony Lathan
Printed Name of Property Owner

2/12/19
Date

STATE OF FLORIDA COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 12th day of February 2019,
by Tony Lathan

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

[Signature]
Signature of Notary

Connie A. Fresn
Printed Name of Notary



5. Submittal Requirements

A. ✓ 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. ✓ Application Fees: To view fees visit the website:
<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. ✓ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND

D. ✓ A Certified Boundary Survey (Include Corporation/LLC documentation if applicable.) Included in Site Plans

E. ✓ 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 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.

Staci Matz
Signature of Owner/Agent

Staci Matz
Printed Name of Owner/Agent

STATE OF FLORIDA COUNTY OF ORANGE The foregoing instrument
was acknowledged before me this 14th day of FEBRUARY of

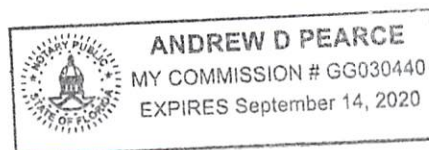
20 19, by STACI MATZ

Personally Known ☐ OR Produced Identification ☐ Type of Identification Produced: FDL 875-0

Andrew D Pearce
Signature of Notary

A. Pearce
Printed Name of Notary

(Notary Seal)





February 14, 2019

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505

RE: Conditional Use Application for New Telecommunications Tower
Site Name: Barinneau Park

To Whom It May Concern,

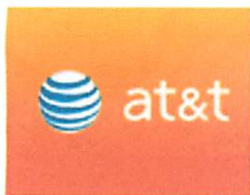
Please find the enclosed Conditional Use Application package for a new telecommunications tower location at 4300 BLK, Molino, FL 32577. Within this package we have included the following documents:

- Conditional Use Permit Application
- Check for Conditional Use Permit Application \$1,275.00 Check #021059
- Owners Affidavit dates 2/12/19
- No Objection Letters from the FCC, FAA, FDOT, and Escambia County Emergency Department
- Coverage Map
- Collocation Information
- Deed
- NEPA
- Certificate of Insurance
- Site Survey
- Site Plans

If you have any questions or concerns regarding this package, please feel free to contact us at (615) 830-1016.

Sincerely,

Staci Matz
Zoning Manager
Integrisite, Inc.



iComply
C&E Mobility Compliance

Site Information

FA Code:	14509562	Street Address:	4300 BLK
USID:	204812	City:	MOLINO
Market:	MOBILE	County:	ESCAMBIA
Latitude D-M-S:	30-43-17.0	State:	FL
Longitude D-M-S:	87-23-57.5	Zip:	32577
Pace Job #:	MRALM026413	Submitter:	KENNETH ZENGOTITA

Construction Notice to Proceed (CNTP)

Guardian Filling(s) Approved Date - CNTP: 02/05/2019

From Guardian(optional):

Unique Structure ID : 269355
Latitude : 30-43-17.0
Longitude : 87-23-57.5
ASR : 1309078
County : Escambia
State : FLORIDA
Site Name : Barrineau Park
Job Id : 1153285
Region : SOUTHEAST
Structure Marking and Lighting :Dual-Red and Medium Intensity
FAA Study Number : Structure : 2018-ASO-20281-OE ,
FAA Issue Date : 01/19/2019 ,
Is Notice to FAA of Construction Status (7460-2 Part I) Required? : No ,
FAA NOTAM Required within Days (Part I): ,
Notification to Airport Manager within (Part I) : ,

Is Notice to FAA of Construction Status (7460-2 Part II)

Required? : Yes ,

FAA NOTAM Required within Days (Part II) : 5 ,

Notification to Airport Manager within (Part II) : ,

Required FAA Notification Completed on Time : No ,

Preconstruction Approved Height for the Structure : 265

Approved Temporary Construction Height :

Preconstruction Expiration Date : 07/19/2020

FCC File No :

Regulatory Group Comments : Approved - Please submit post,
all heights are due within 3 days of completion of construction -
7460-2 is required at post.

CNTP1 - CNTP Approval: 15.00 Normal 0 false false false EN-US

X-NONE X-NONE

This serves as your

Construction Notice to Proceed (Greensheet) for the referenced project. Please note approved Overall
Height (do not exceed), Approved Crane Height (if requested), and Preconstruction Expiration Date (if app
licable).

If Scope of Work changes at any time between now and the time of construction complete, please email
your Network Compliance Manager for further compliance review.

If this modification includes the removal of any top mounted equipment that will affect the overall height,
a tape drop with overall height and any required antenna heights must be provided once construction is com
plete.

Overall Height (AGL-ft): 265

Frequency Bands: 700 MHz

Height Verification Form Requirements: All Heights

Additional Comments:

NSB w/ LTE 1C - 2C

CNTP Approved By: kz9108/KENNETH ZENGOTITA Date: 02/06/2019

CNTP Acknowledged By: ar7408/ANGELIQUE RIVERA

Date: 02/06/2019



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

Issued Date: 01/19/2019

Robert P Walters
AT&T Mobility (JO)
208 S Akard St.
1014.08
Dallas, TX 75202

**** 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 Barrineau Park (269355)
Location:	MOLINO, FL
Latitude:	30-43-16.95N NAD 83
Longitude:	87-23-57.46W
Heights:	181 feet site elevation (SE) 265 feet above ground level (AGL) 446 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:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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)

This determination expires on 07/19/2020 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.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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 2018-ASO-20281-OE.

Signature Control No: 385126931-394169369

(DNE)

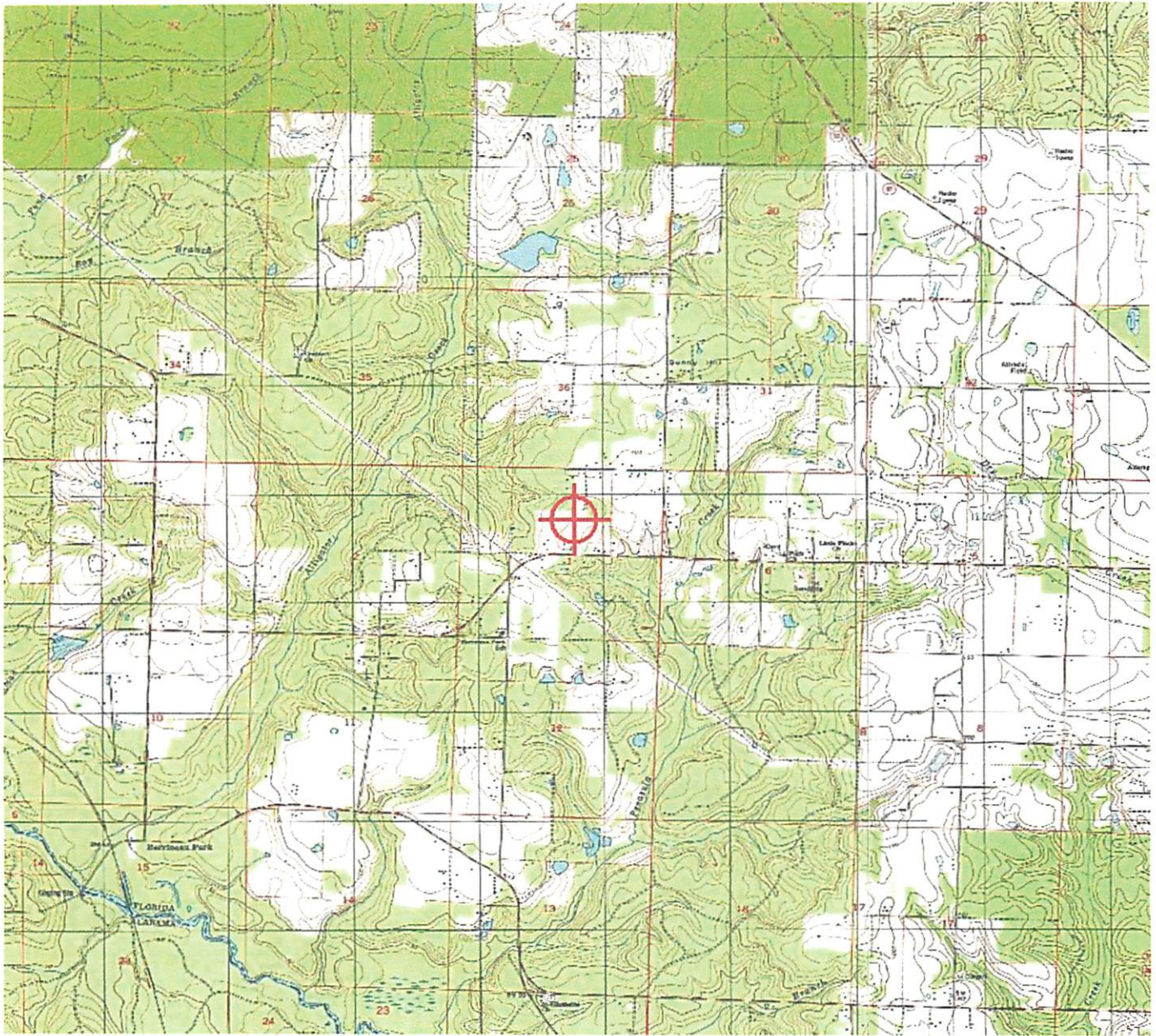
Michael Blaich
Supervisor

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-ASO-20281-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





Florida Department of Transportation

RICK SCOTT
GOVERNOR

6025 Old Bagdad Highway
Milton, Florida 32583

MIKE DEW
SECRETARY

September 4, 2018

Ms. Staci Matz
Integrisite, Inc.
214 Expo Circle
West Monroe, LA 71292

RE: Letter of No Objection
Site Name: Barrineau Park
Site Address: 4300 BLK Molino Road, Molino, FL 32577
County: Escambia

Dear Ms. Matz,

For the Barrineau Park location, the address given is on a county road. The Department has no interest in this location and does not object to the new telecommunication tower.

Sincerely,

**Lindon E
Benson** Digitally signed by
Lindon E Benson
Date: 2018.09.04
08:55:00 -05'00'

Lindon E. Benson, P.E.
Resident Engineer

LEB/leb



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department

September 4, 2018

Staci Matz
Integrisite
West Monroe, LA 71291

Ms. Matz,

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 30.721377, -87.399296.

Sincerely,

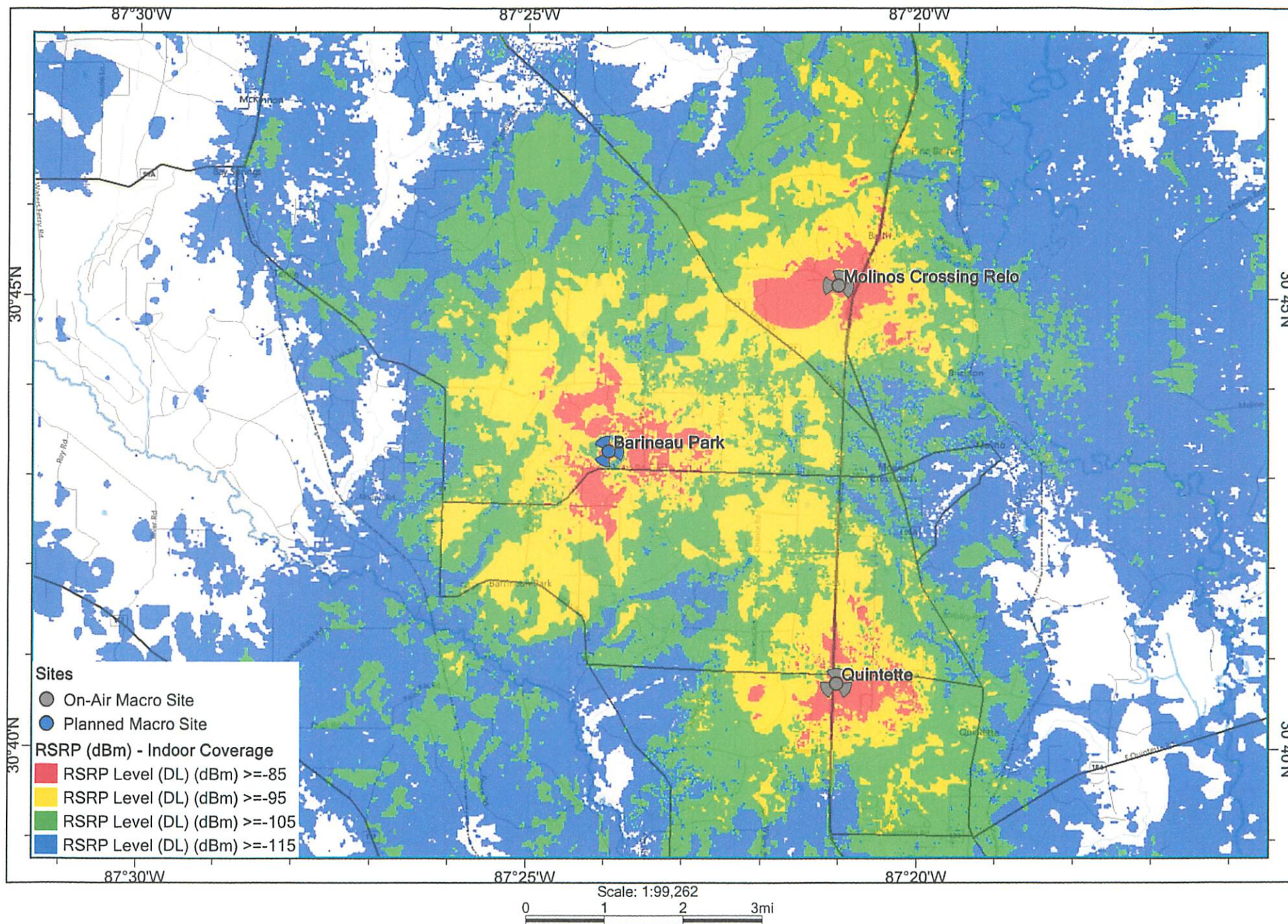
Andrew Hamilton
Emergency Communications Chief

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

my escambia

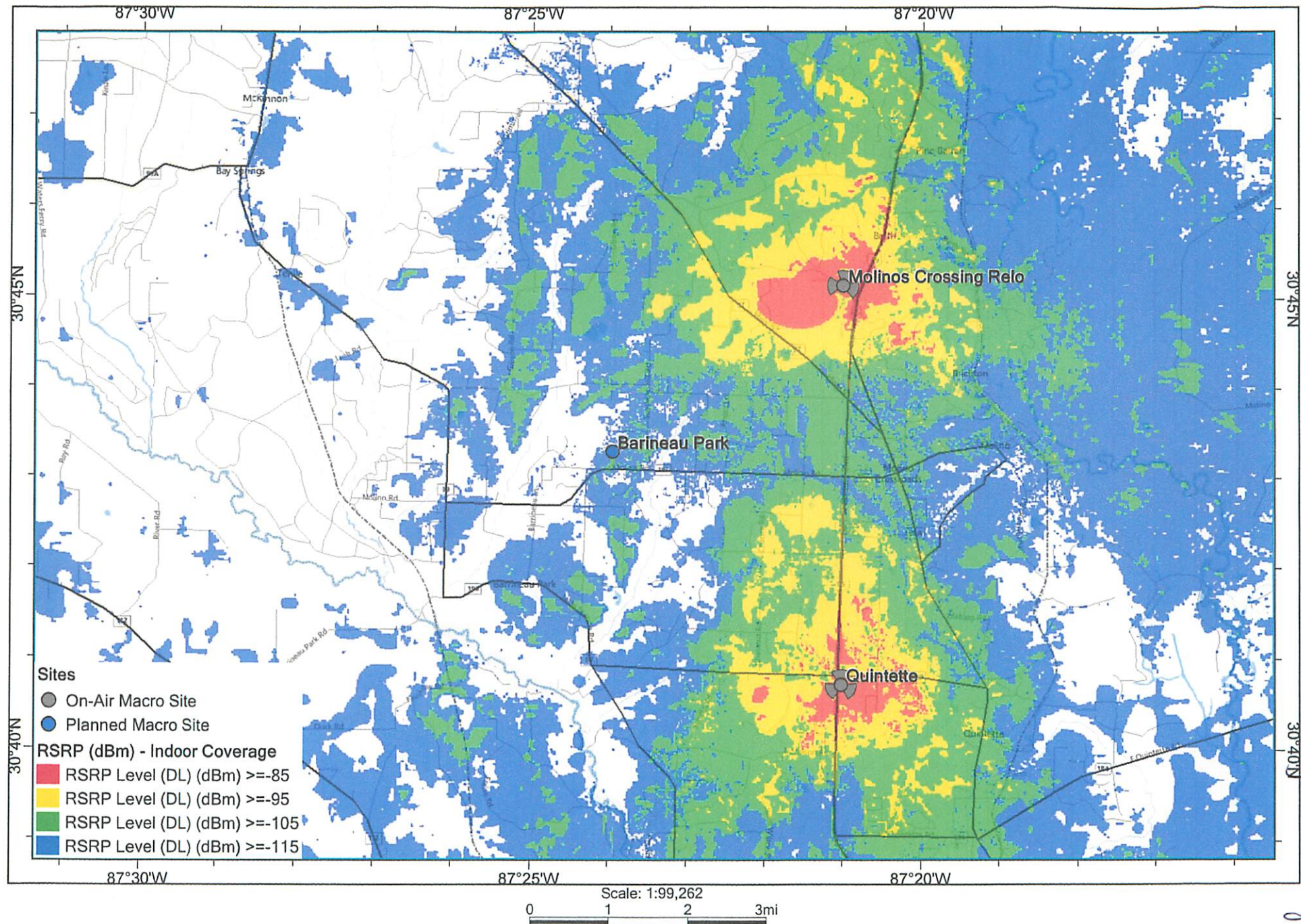


AT&T Barineau Park Proposed 700 MHz Indoor Macro Coverage





AT&T Barineau Park Existing 700 MHz Indoor Macro Coverage



Existing Coverage



William Hilyer
Area Manager-Network Eng
ATO-Const & Engineering

AT&T Mobility Services LLC
1876 Data Dr
Hoover, AL 35244

T: 205-527-8095
wh3168@att.com
www.att.com

Escambia County

Re: Zoning Application for FA 14509562 (Barineau Park)

Dear Sir/Madam:

I am writing this letter in support of AT&T's Zoning application for wireless communication facilities located in Escambia County. AT&T currently requires all its wireless towers to be constructed with the purpose of housing multiple wireless providers. Colocations on our facilities are available to any wireless provider and pricing is offered at commercially reasonable rates based on the equipment to be placed on the facility, provided the facilities are structurally and technically able to accommodate the providers request.

Sincerely,

A handwritten signature in black ink, appearing to read "William Hilyer", with a long horizontal flourish extending to the right.

William Hilyer
Area Manager Network Engineering
AT&T Alabama

Deed

45.00
385.00

OR BK 4952 P80708
Escambia County, Florida
INSTRUMENT 2002-994109

DEED REC STAMPS PB # EBC CD \$ 385.00
08/09/02 ERIC LEE NEMER, CLERK
By: *[Signature]*

THIS INSTRUMENT PREPARED BY AND RETURN TO:
STONEWALL TITLE GROUP LLC
STONEWALL TITLE GROUP LLC
1306B EAST CERVANTES STREET
PENSACOLA, FLORIDA 32501

Property Appraisers Parcel Identification (Folio) Numbers:
01-2N-32-1320-000-000
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8th day of August, A.D. 2002 by **HOUSTON L. SMITH a/k/a HOUSTON LEANDER SMITH AND ANNIE LAURA SMITH, HUSBAND AND WIFE**, herein called the grantors, to **TONY DEWAYNE LATHAN, a married man** whose post office address is **8640 SUNSET VIEW LANE, MOLINO, FLORIDA 32577**, hereinafter called the Grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS PROPERTY IS VACANT LAND AND IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTEE, WHO RESIDES AT 8640 SUNSET VIEW LANE, MOLINO, FLORIDA 32577.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

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

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

Thomas M. Smith

Witness #1 Printed Name

[Signature]

Witness #2 Signature

S. Avery Smith

Witness #2 Printed Name

[Signature]
HOUSTON L. SMITH
4320 MOLINO ROAD, MOLINO, FLORIDA 32577

[Signature]
ANNIE LAURA SMITH
4320 MOLINO ROAD, MOLINO, FLORIDA 32577

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of August, 2002 by **HOUSTON L. SMITH and ANNIE LAURA SMITH** who are personally known to me or have produced Diversified as identification.

SEAL

My Commission Expires:



[Signature]
Notary Signature
S. Avery Smith
Printed Notary Signature

Exhibit A

COMMENCING AT THE S.W. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1,
T-2-N, R-32-W, ESCAMBIA COUNTY, FLORIDA; THENCE N 00°36'15" W ALONG
THE WEST LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 FOR 834.84' AND POINT OF
BEGINNING; THENCE CONTINUE N 00°36'15" W ALONG SAME COURSE FOR 497.41'
TO THE N.W. CORNER OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE N 89°20'22" E
ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 FOR 668.07';
THENCE S 00°36'39" E FOR 1379.20' TO THE NORTH R/W LINE OF STATE
ROAD NO. 182 (100' R/W); THENCE S 89°29'47" W ALONG SAID NORTH
R/W LINE FOR 79.88'; THENCE N 00°32'05" W FOR 17.54'; THENCE
N 44°16'58" E FOR 39.41'; THENCE N 00°37'40" W FOR 417.5'; THENCE
S 89°27'35" W FOR 407.27'; THENCE N 00°36'15" W FOR 417.40';
THENCE S 89°27'31" W FOR 208.74' TO THE P.O.B.
CONTAINING 12.61 ACRES MORE OR LESS.

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

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

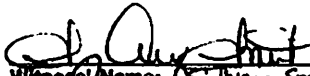
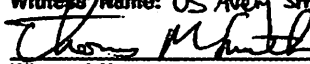
Name of Roadway: 4320 MOLINO ROAD


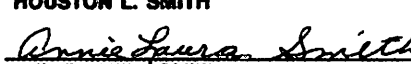
Legal Address of Property: 4320 MOLINO ROAD, MOLINO, FLORIDA 32577

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


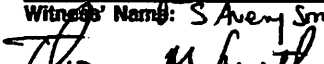
This form completed by: Stonewall Title Group, L.L.C.
1306 E. Cervantes Street, Suite B
Pensacola, Florida 32501

AS TO SELLER(S):


Witness Name: OS Avery Smith

Witness Name: Thomas M. Smith


HOUSTON L. SMITH

ANNIE LAURA SMITH

AS TO BUYER(S):


Witness Name: S Avery Smith

Witness Name: Thomas M. Smith


TONY DEWAYNE LATHAN

Witness Name: _____

Witness Name: _____

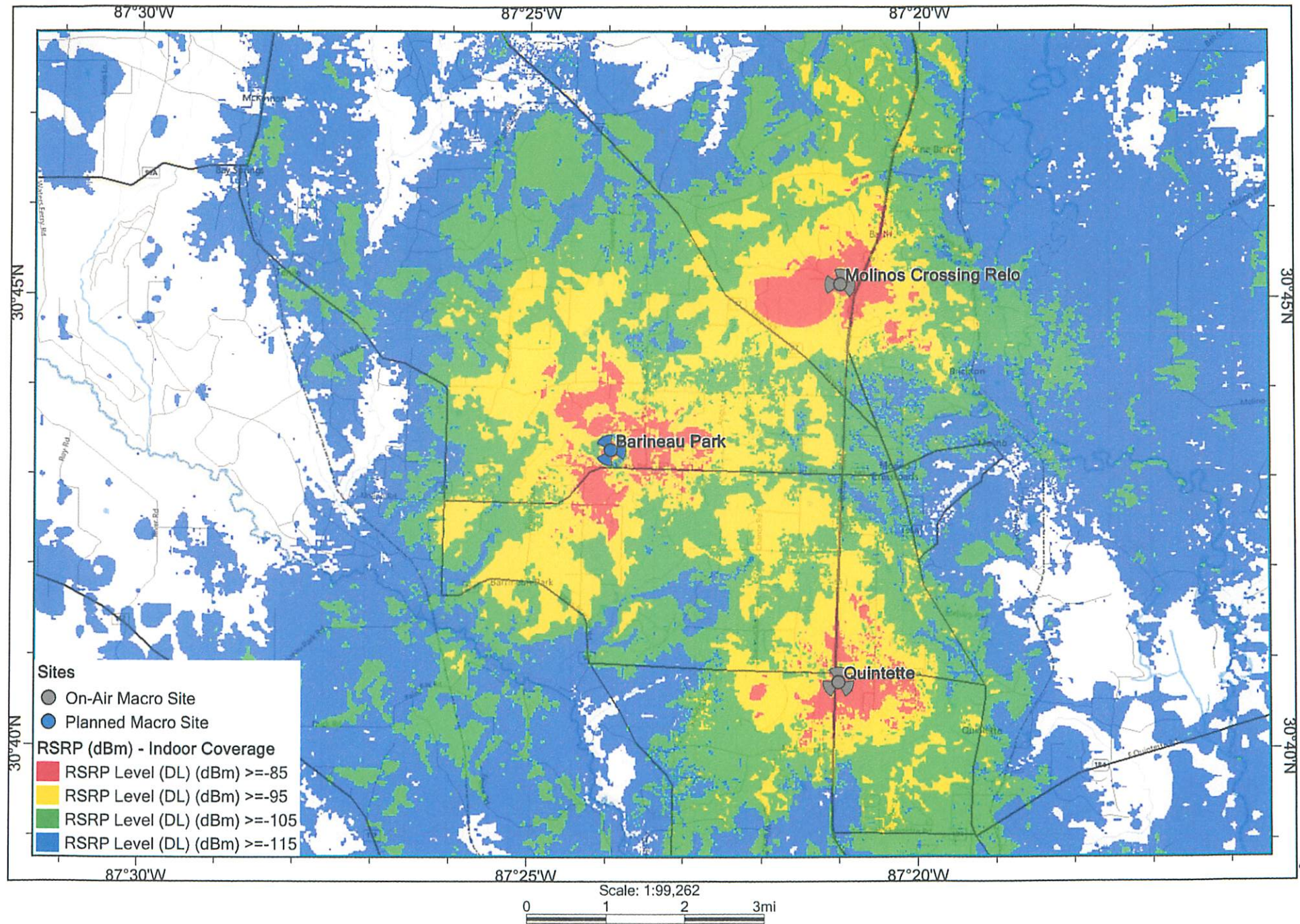
THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
Effective 4/15/95

RCD Aug 09, 2002 09:30 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2002-994109

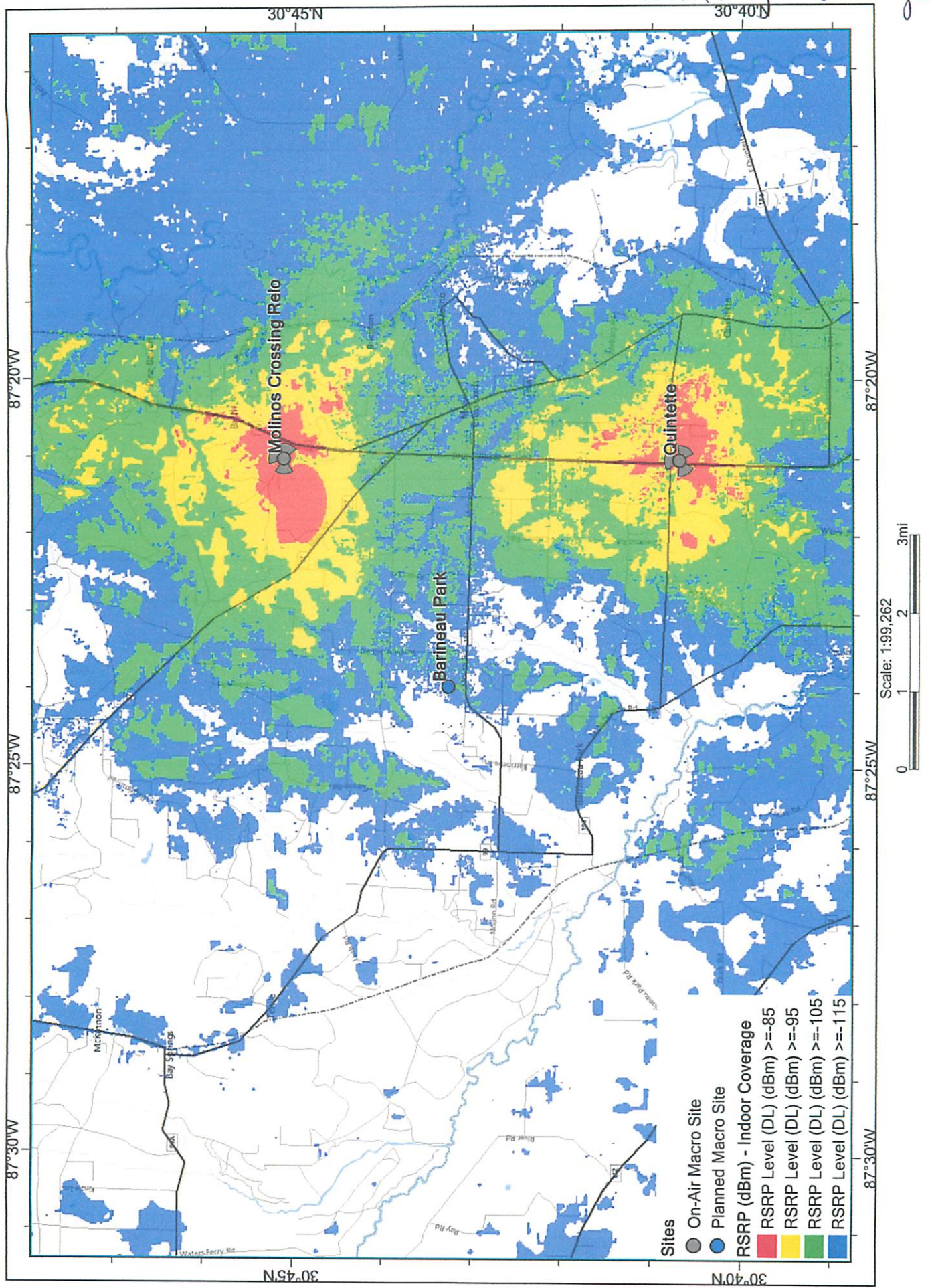


AT&T Barineau Park Proposed 700 MHz Indoor Macro Coverage





AT&T Barineau Park Existing 700 MHz Indoor Macro Coverage





William Hilyer
Area Manager-Network Eng
ATO-Const & Engineering

AT&T Mobility Services LLC
1876 Data Dr
Hoover, AL 35244

T: 205-527-8095
wh3168@att.com
www.att.com

Escambia County

Re: Zoning Application for FA 14509562 (Barneau Park)

Dear Sir/Madam:

I am writing this letter in support of AT&T's Zoning application for wireless communication facilities located in Escambia County. AT&T currently requires all its wireless towers to be constructed with the purpose of housing multiple wireless providers. Colocations on our facilities are available to any wireless provider and pricing is offered at commercially reasonable rates based on the equipment to be placed on the facility, provided the facilities are structurally and technically able to accommodate the providers request.

Sincerely,

A handwritten signature in black ink, appearing to read "William Hilyer", written over a horizontal line.

William Hilyer
Area Manager Network Engineering
AT&T Alabama



iComply
C&E Mobility Compliance

Site Information

FA Code:	14509562	Street Address:	4300 BLK
USID:	204812	City:	MOLINO
Market:	MOBILE	County:	ESCAMBIA
		State:	FL
		Zip:	32577
Pace Job #:	MRALM026413	Submitter:	JOEL PADILLA

NEPA RF Exposure Verification

NEPA RF Exposure Status: Approved

CSSng LCL Designation:	None
CCSng LCL Category:	None
Will this PACE Job set or impact the LCL Designation or Category?	No
Has all required documentation been uploaded to CCN?	Yes

Required Certification by Market RF Safety Engineer or Network Deployment Manager

This

site will be constructed/modified in compliance with FCC RF exposure regulations applicable to the general public. Specifically, this site will either qualify for a categorical exclusion from routine evaluation and/or will be constructed to comply with the FCC's maximum permissible exposure rules. Documentation supporting this certification will be created, maintained, and available upon request.

RFSAP Required:	Not Required	Antenna Bottom Tip Height (AGL-ft):	251
RF Safety Mitigation:	No	Method of Evaluation:	Categorical Exclusion

Comments: **proposed Self Support Structure**

Certified By: **jp182b / JOEL PADILLA**

Date: **09/12/2018**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh USA, Inc.
Two Alliance Center
3560 Lenox Road, Suite 2400
Atlanta, GA 30326
Attn: Atlanta.CertRequest@marsh.com / Fax: 212-948-4321
CN102902330-MasTe-GAWXP-18- NETSO

CONTACT

NAME:
PHONE
(A/C, No, Ext): **FAX**
(A/C, No):
E-MAIL
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : ACE American Insurance Company

22667

INSURER B : Indemnity Ins Co Of North America

43575

INSURER C : Commerce And Industry Ins Co

19410

INSURER D : ACE Fire Underwriters Insurance Company

20702

INSURER E :

INSURER F :

INSURED
MasTec North America, Inc.
MasTec Network Solutions, LLC
3445 N. Causeway Blvd., Suite 300
Metairie, LA 70002

COVERAGES**CERTIFICATE NUMBER:**

ATL-004851215-03

REVISION NUMBER: 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		XSL G71096890	09/15/2018	09/15/2019	EACH OCCURRENCE \$ 2,750,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ SELF INSURED PERSONAL & ADV INJURY \$ 2,750,000 GENERAL AGGREGATE \$ 20,000,000 PRODUCTS - COM/PROP AGG \$ 6,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		ISA H25159779	09/15/2018	09/15/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$		0130441332	09/15/2018	09/15/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WLR C65225311 (AOS) WLR C65225359 (AZ, CA, MA) WCU C65225475 (FL, GA, NC, TX) SIR: \$1.5M for FL, NC, TX / \$1M for GA	09/15/2018 09/15/2018 09/15/2018	09/15/2019 09/15/2019 09/15/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
D	Workers Compensation		SCF C65225438 (WI)	09/15/2018	09/15/2019	\$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: AT&T site name: Barinneau Park Site #: 14509562 Address: 4300 Bk Molino Road, Molino, FL 32577

Escambia County is included as Additional Insured with respect to the General and Auto Liability policies where required by written contract or agreement. Waiver of Subrogation is applicable where required by written contract or agreement.

CERTIFICATE HOLDER

Escambia County
Attn: Insurance Certificates
3363 West Park Place
Pensacola, FL 32505

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA Inc.

Manashi Mukherjee

Manashi Mukherjee

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ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Marsh USA, Inc.		NAMED INSURED MasTec North America, Inc. MasTec Network Solutions, LLC 3445 N. Causeway Blvd., Suite 300 Metairie, LA 70002	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Professional Liability:

Carrier: Berkley Assurance Company
Policy Number: PCAB-5004828-0718
Effective Date: 07/02/2018
Expiration Date: 07/02/2019
Limit: \$2,000,000



Legal Description
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

RE: Site Name: Barrineau Park

Site Number: 14509562

Ground Elevation: 180.2'

City Name: Molino

County: Escambia

State: Florida

I certify that the Latitude of 30 Degrees 43 Min. 16.957 Sec. North and the Longitude of 87 Degrees 23 Min. 57.464 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

30.721377 Latitude
87.399296 Longitude

PARENT TRACT (BOOK 4952, PAGE 708)

Commencing at the S.W. corner of the S.W. 1/4 of the N.E. 1/4 of Section 1, T-2-N, R-32-W, Escambia County, Florida, Thence N 00°36'15" W along the West line of said S.W. 1/4 of the N.E. 1/4 for 834.84' and point of beginning; Thence continue, N 00°36'15" W along same course for 497.41' to the N.W. corner of said S.W. 1/4 of the N.E. 1/4; thence N 89°20'22" E along the North line of said S.W. 1/4 of the N.E. 1/4 for 668.07'; Thence S 00°36'39" E for 1379.20 to the North R/W line of State Road No. 182 (100' R/W); thence S 89°29'47" W along said North R/W line for 79.88'; thence N 00°32'05" W for 17.54'; Thence N 44°16'58" E for 39.41'; thence N 00°37'40" W for 417.5'; thence S 89°27'35" W for 407.27'; thence N 00°36'15" W for 417.40'; thence S 89°27'31" W for 208.74' to the P.O.B. containing 12.61 acres more or less.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Tony D Lathan tract described in Book 4952, Page 708 as recorded in the Clerk of the Circuit Court Office in Escambia County, Florida, being in the Northeast 1/4 of Section 1, Township 2 North, Range 32 West in said County and being more particularly described as follows;

COMMENCING at a Capped rebar (SBS 3578) found marking the Southeast corner of said Tony D Lathan tract and on the Northerly right-of-way line of Molino Road/County Road 182; Thence along the Easterly line of said tract, N 02°39'30" E a distance of 1155.52 feet to a point; Thence leaving said Easterly line, N 87°20'30" W a distance of 254.32 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 02°39'30" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 87°20'30" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 02°39'30" E a distance of 100.00 feet to a set 5/8" rebar;



SMW Engineering Group, Inc.

158 Business Center Drive
Birmingham, Alabama 35244

Telephone: (205) 252-6985

Facsimile: (205) 320-1504

Thence S 87°20'30" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Tony D Lathan tract described in Book 4952, Page 708 as recorded in the Clerk of the Circuit Court Office in Escambia County, Florida, being in the Northeast 1/4 of Section 1, Township 2 North, Range 32 West in said County and being more particularly described as follows;

COMMENCING at a Capped rebar (SBS 3578) found marking the Southeast corner of said Tony D Lathan tract and on the Northerly right-of-way line of Molino Road/County Road 182; Thence along the Easterly line of said tract, N 02°39'30" E a distance of 1155.52 feet to a point; Thence leaving said Easterly line, N 87°20'30" W a distance of 254.32 feet to a set 5/8" rebar; Thence S 02°39'30" W a distance of 50.00 feet to the POINT OF BEGINNING of an easement being 30 feet wide and lying 15 feet on each side of the following described centerline; Thence S 87°20'00" E a distance of 200.30 feet to a point; Thence S 01°17'51" W a distance of 496.50 feet to a point; Thence S 07°18'45" E a distance of 48.72 feet to a point; Thence S 02°55'38" W a distance of 561.08 feet more or less, to a point on the Northerly right-of-way line of Malino Road/County Road 182 (public right-of-way) and the POINT OF ENDING. Containing 39,198.24 square feet (0.90 acres) of land more or less.

SURVEYOR'S NOTES

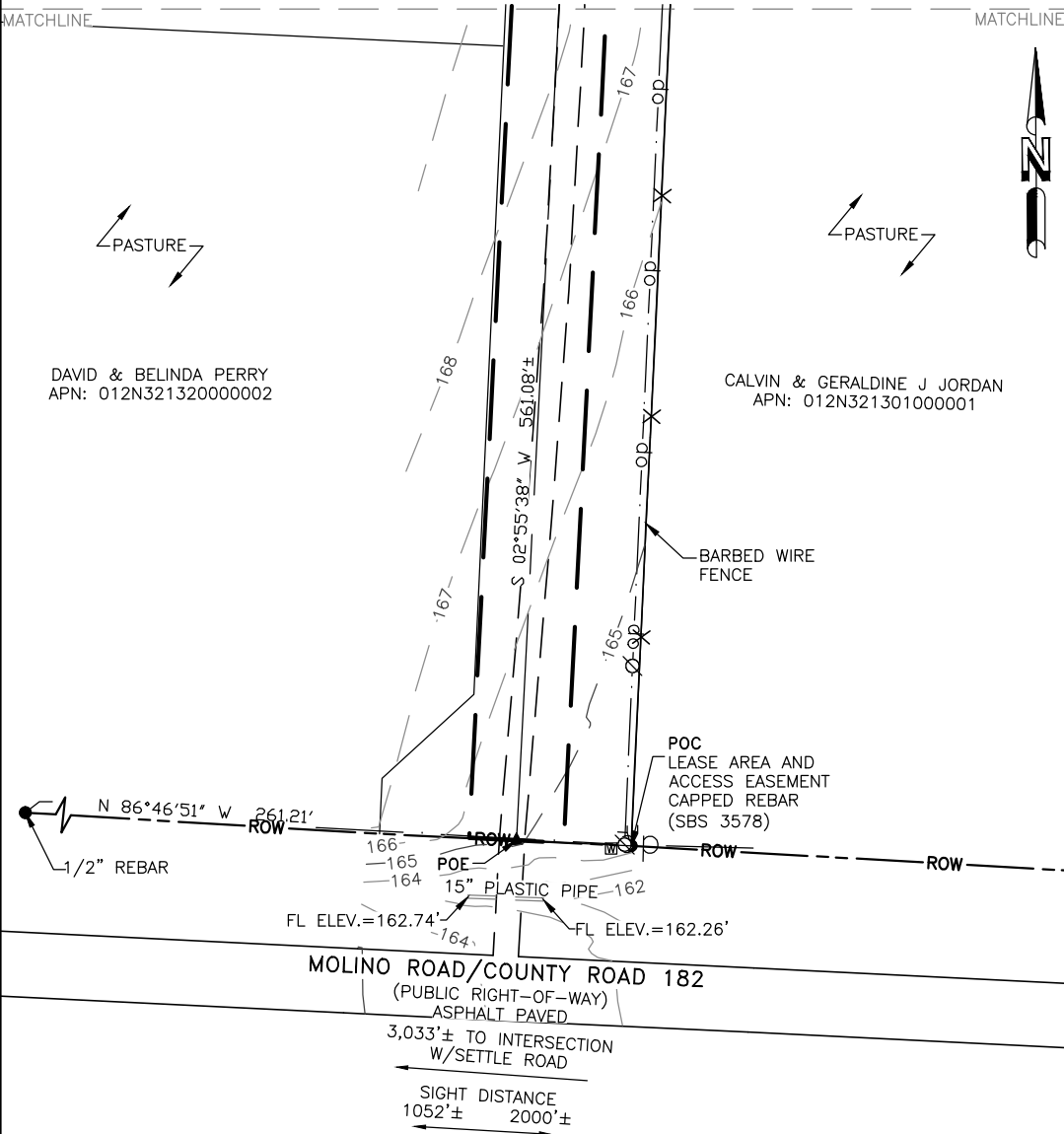
1. This is an Rawland Tower Survey, made on the ground under the supervision of an Florida Registered Land Surveyor. Date of field survey is April 18, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida North State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM2660. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. There were no buildings within the area of the site at the time of survey.
15. Zoning: (as supplied by client)
Zoning Jurisdiction: Escambia County
Zoning District: RR
Surrounding Zoning: North-RR, South-RR, East-RR, West-RR
Setbacks: Tower Height

0 100' 200'

SCALE: 1" = 100' (11x17 PRINT)
SCALE: 1" = 50' (24x36 PRINT)

DETAIL OVERVIEW

SCALE: 1" = 60'



LINE	BEARING	DISTANCE
L1	S 02°39'30" W	100.00'
L2	N 87°20'30" W	100.00'
L3	N 02°39'30" E	100.00'
L4	S 87°20'30" E	100.00'
L5	S 02°39'30" W	50.00'
L6	S 07°18'45" E	48.72'

PARENT PARCEL
TONY DEWAYNE LATHAN
APN: 012N321320000004
BOOK 4952, PAGE 708
12.61 ACRES(R)

WILLIAM E HOLLAND LIFE EST
APN: 012N321320000001

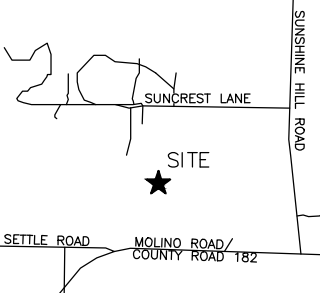
JEFFERY W & AMY DENISE LATHAN
APN: 012N321320001004

TOWER INFO

LATITUDE: 30°43'16.957" NORTH
LONGITUDE: 87°23'57.464" WEST
(NAD 83)
GROUND ELEVATION: 180.2'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

NOT TO SCALE



FLORIDA NORTH

GRID NORTH
GRID TO TRUE NORTH
CONVERGENCE
-1'27"
TRUE NORTH TO MAGNETIC
DECLINATION
2°44' W
COMBINED SCALE FACTOR
0.999995054

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊗ = POWER POLE
- W = WATER METER
- T = TELEPHONE PEDESTAL
- ⊙ = TEMP. BENCHMARK
(SET 5/8" REBAR)
ELEV.=181.61'

- ~~~~~ = TREELINE
- = RIGHT-OF-WAY
- op- = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 12033C0210G, which bears an effective date of September 29, 2006 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

BARRINEAU PARK
14509562
NE 1/4, SEC. 01, T-02-N, R-32-W
ESCAMBIA COUNTY, FLORIDA

RAWLAND TOWER SURVEY

HIGH PERFORMANCE SERVICES

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

ENGINEERING GROUP, INC.

PARENT TRACT (TITLE)

A portion of the following land:
Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 1, Township 2 North, Range 32 West, Escambia County, Florida; thence N 00°36'15" W along the West line of said SW 1/4 of the NE 1/4 for 834.84 feet and the Point of Beginning; thence continue N 00°36'15" W along same course for 497.41 feet to the NW corner of said SW 1/4 of the NE 1/4; thence N 89°20'22" E along the North line of said SW 1/4 of the NE 1/4 for 668.07 feet; thence S 00°36'39" E for 1379.20 feet to the North R/W line of State Road No. 182 (100 foot R/W) thence S 89°29'47" W along said North R/W line for 79.88 feet; thence N 00°32'05" W for 17.54 feet; thence N 44°16'58" E for 39.41 feet; thence N 00°37'40" W for 417.5 feet; thence S 89°27'35" W for 407.27 feet; thence N 00°36'15" W for 417.40 feet; thence S 89°27'35" W for 207.74 feet to the Point of Beginning. Less and except the land conveyed in Official Records Book 5144, Page 930, of the Public Records of Escambia County, Florida.

100' x 100' LEASE AREA (AS--SURVEYED)

A portion of the Tony Dewayne Lathan tract described in Book 4952, Page 708 as recorded in the Clerk of the Circuit Court Office in Escambia County, Florida, being in the Northeast 1/4 of Section 1, Township 2 North, Range 32 West in said County and being more particularly described as follows;
COMMENCING at a Capped rebar (SBS 3578) found marking the Southeast corner of said Tony Dewayne Lathan tract and on the Northerly right-of-way line of Molino Road/County Road 182; Thence along the Easterly line of said tract, N 02°39'30" E a distance of 1155.52 feet to a point; Thence leaving said Easterly line, N 87°20'30" W a distance of 254.32 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 02°39'30" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 87°20'30" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 02°39'30" E a distance of 100.00 feet to a set 5/8" rebar; Thence S 87°20'30" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS--SURVEYED)

A portion of the Tony Dewayne Lathan tract described in Book 4952, Page 708 as recorded in the Clerk of the Circuit Court Office in Escambia County, Florida, being in the Northeast 1/4 of Section 1, Township 2 North, Range 32 West in said County and being more particularly described as follows;
COMMENCING at a Capped rebar (SBS 3578) found marking the Southeast corner of said Tony Dewayne Lathan tract and on the Northerly right-of-way line of Molino Road/County Road 182; Thence along the Easterly line of said tract, N 02°39'30" E a distance of 1155.52 feet to a point; Thence leaving said Easterly line, N 87°20'30" W a distance of 254.32 feet to a set 5/8" rebar; Thence S 02°39'30" W a distance of 50.00 feet to the POINT OF BEGINNING of an easement being 30 feet wide and lying 15 feet on each side of the following described centerline; Thence S 87°20'00" E a distance of 200.30 feet to a point; Thence S 01°17'51" W a distance of 496.50 feet to a point; Thence S 07°18'45" E a distance of 48.72 feet to a point; Thence S 02°55'38" W a distance of 561.08 feet more or less, to a point on the Northerly right-of-way line of Malino Road/County Road 182 (public right-of-way) and the POINT OF ENDING. Containing 39,198.24 square feet (0.90 acres) of land more or less.

PLOTTABLE EXCEPTIONS

Chicago Title insurance Company,
Commitment for Title Insurance Commitment No. 32080
Date May 7, 2018 @ 5:00 p.m.
Schedule B, Section II

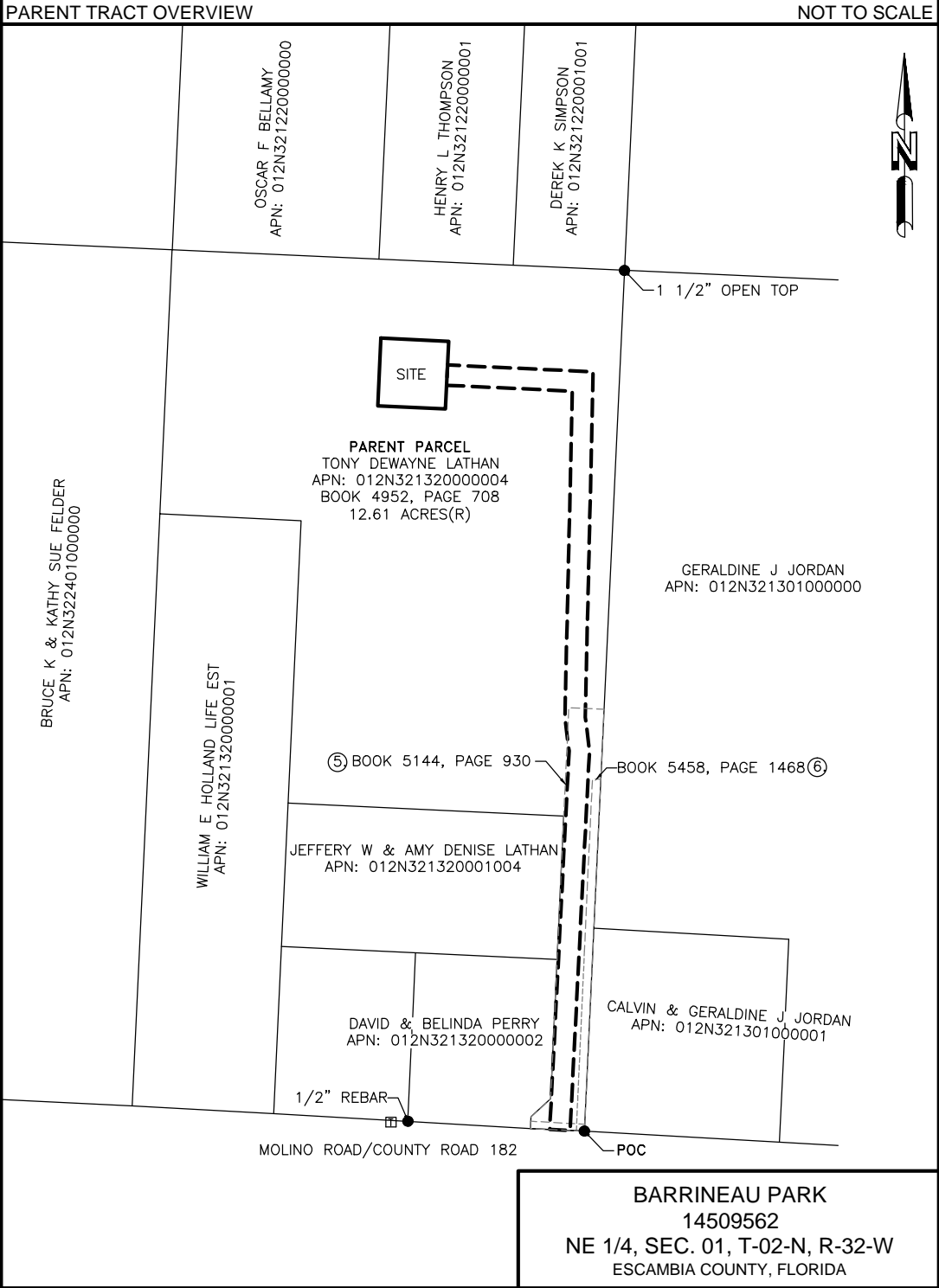
Exception No.	Instrument	Comment
1 - 4	N/A	Standard exceptions. Contains no surveying matters.
5	Book 5144, Page 930	Does affect subject access easement as shown hereon.
6	Book 5458, Page 1468	Does affect subject access easement as shown hereon.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

William H. Sommerville, III
Florida License No. 0006141



NO.	REVISION	DATE	BY
1.	ADDRESSED TITLE	10/5/18	JR
PROJECT NO. 18-1060		DRAWN BY: JR	
		CHECKED BY: AAK	
		FIELD CREW: BB	
		APPROVED BY: WHS	
		DATE: 04/24/18	
		SCALE: AS SHOWN	
		SHEET 2 OF 2	
FOR: RAWLAND TOWER SURVEY		HIGH PERFORMANCE SERVICES	
		111 EAST SAINT PETER STREET	
		CARENCO, LA 70520	
		SMW Engineering Group, Inc.	
		158 Business Center Drive	
		Birmingham, Alabama 35244	
		Ph: 205-252-6985	
		www.smweng.com	

Board of Adjustment**6. C.**

Meeting Date: 05/15/2019
CASE: CU-2019-07
APPLICANT: Catalina Filip, Owner
ADDRESS: 8925 Gulf Beach Hwy
PROPERTY REFERENCE NO.: 33-2S-31-2000-120-001
ZONING DISTRICT: HC/LI, Heavy Commercial Light Industrial
FUTURE LAND USE: MU-U, Mixed-Use Urban
OVERLAY DISTRICT: N/A

SUBMISSION DATA:**REQUESTED CONDITIONAL USE:**

Conditional use request to allow for a salvage yard in HC/LI zoning and Conditional use request to allow a salvage yard within an Airfield Influence Planning District 1 (AIPD-1).

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
Section:3-2.11(c)(5).c

c. Salvage yards not otherwise requiring approval as solid waste processing facilities

and Sec. 4-4.5 (b)(5).f.3

(5) AIPD-1 requirements

f. Conditional uses. The following uses require conditional use approval by the Board of Adjustment (BOA), regardless of whether they are permitted within the applicable zoning district:

1. Borrow pits and borrow pit reclamation.
2. Solid waste collection points, transfer stations, or processing facilities.
3. Salvage yards.

CRITERIA:

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

Sale of Alcohol, Section 4-7.5(e)

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 full range of uses allowed by the LDC definition of a salvage yard includes the disassembly, shredding, compaction, bailing, or other handling of scrap or discarded

material or equipment for salvage, including metals, paper, rags, tires, bottles and cans, motor vehicles, machinery, appliances, and structural steel.

Given the mixed use nature of the surrounding properties and the close proximity to environmentally sensitive lands along Bayou Grande, the proposed use is not compatible with the surrounding area.

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

The applicant has stated that water, electric and sewer facilities are presently being used on site. All the following facilities and services are existing would still need to be reviewed through 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

There is an existing driveway onto Gulf Beach Highway that is being used by the owner for the current used car business. A site plan was has been submitted during the site plan pre-application process. The county would relying on Florida Department of Transportation for comments since Gulf Beach Hwy is a State roadway for ingress and egress access. There are no measurements at this time particularly regarding vehicle and pedestrian safety and convenience efficient traffic flow and control, on-site parking and loading, and emergency vehicle access, these will be reviewed during 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

The proposed use could generate unreasonable noise, dust, odor, vibration, or other nuisances or hazards for adjoining properties and other properties in the immediate area. The nature of salvaging automobiles has the potential to accumulate flammable materials onsite which would create a nuisance within the Accident Potential Zone.

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

The applicant states solid waste service is currently being used for the subject property, This will be further evaluated 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:

The project will need to be approved through the Site Plan Review Process and meet the following Design Manual (DSM) criteria.

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:

a. Heavy commercial and industrial. Heavy commercial and industrial uses consistent with the Heavy Commercial and Light Industrial (HC/LI) and Industrial (Ind) zoning districts shall provide a Type-C buffer supplemented with an opaque fence or wall.

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 already has a sign for there used car lot. The salvage operation is an

extension of the used car lot. However, during the Site Plan review process both the sign and exterior lights will be address.

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:

Based on the applicant's submitted plan for Development Review pre-application the size, shape and location of the parcel **will not accommodate the proposed use.** This site is very constrained to be part of any type of salvage yard. The aesthetic of of a salvage yard do not provide the same land use intensity as the surrounding properties. Most properties within a 500 ft radius are vacant or single family. There is only two commercial business within the area all other lots are single family or vacant.

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:

There are no other specific Conditional Use requirements for this use beyond those of the zoning and airfield districts.

STAFF FINDINGS

Given the specific location of this proposed use relative to surrounding residential uses, natural areas, and the limitations of the APZ, staff recommends denial of the request.

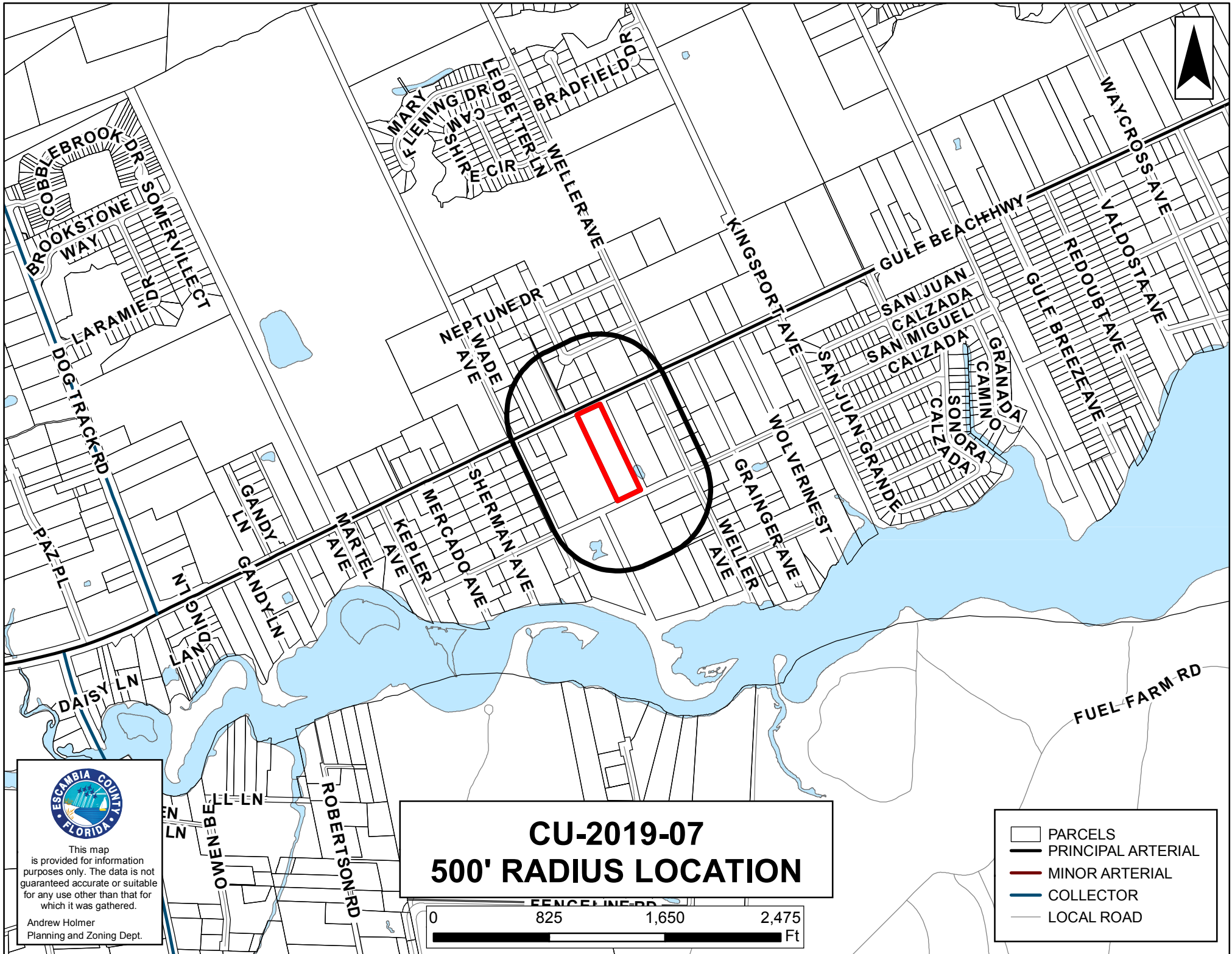
BOA DECISION

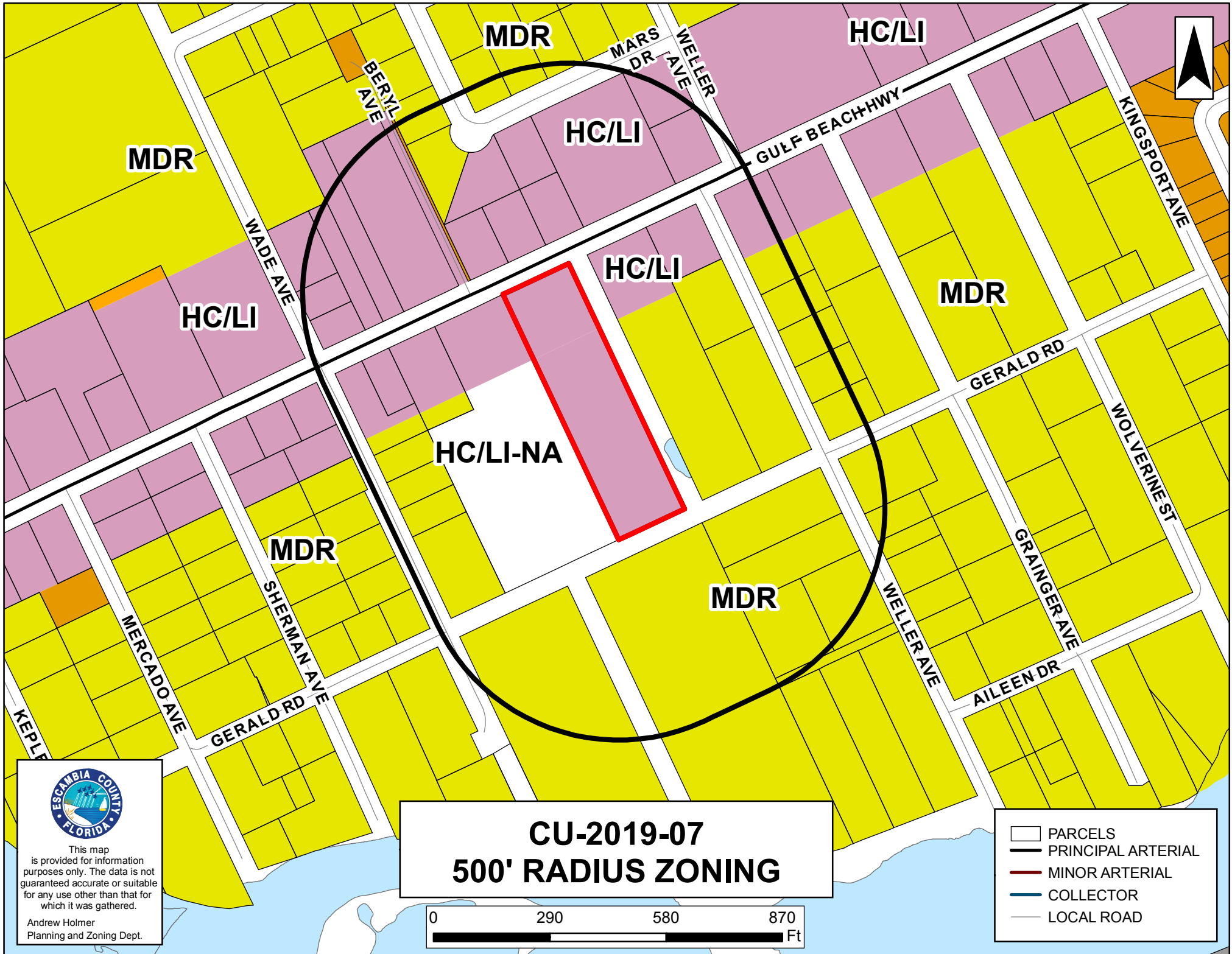
BOARD OF ADJUSTMENT FINDINGS

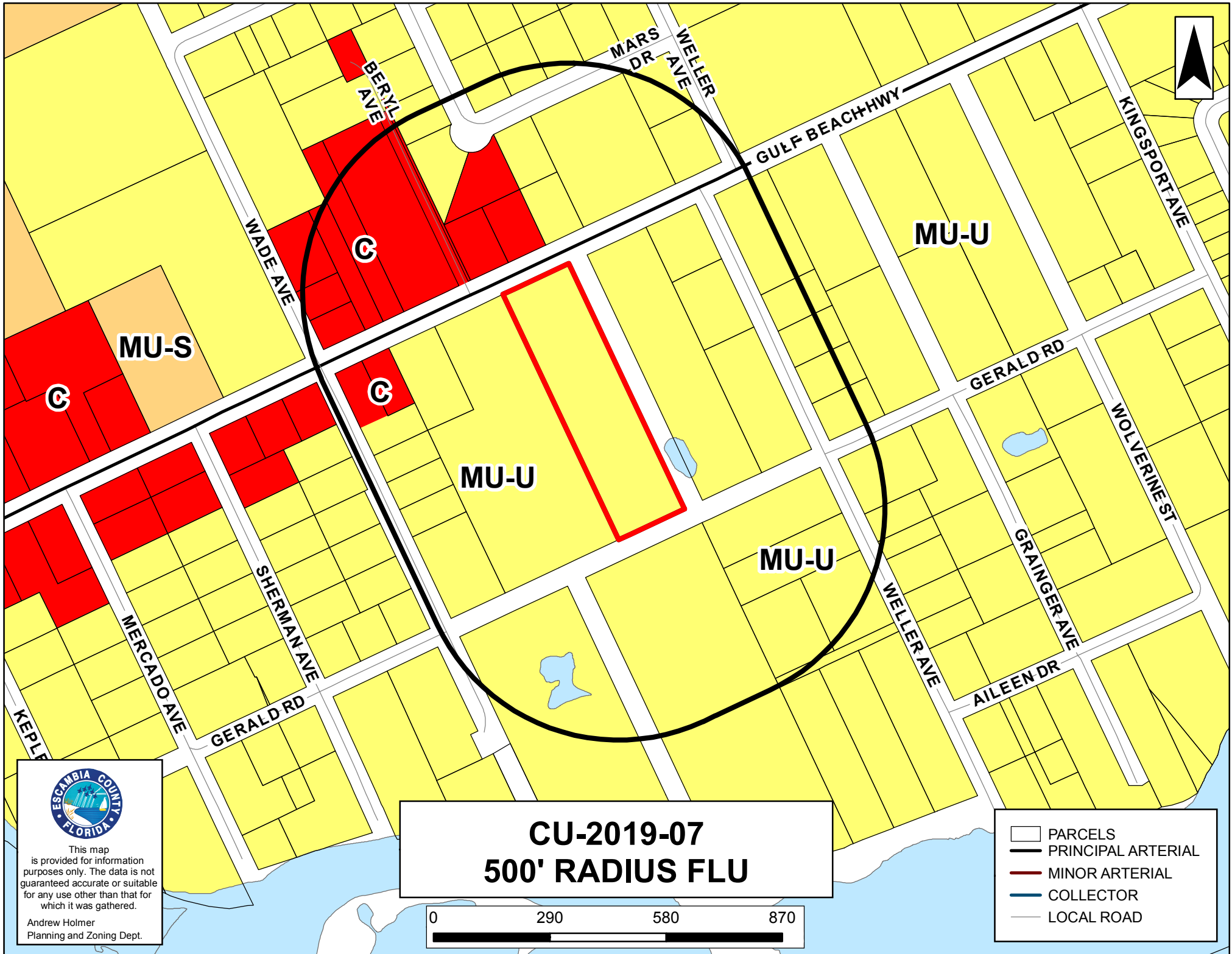
Attachments

Working Case File

CU-2019-07









GULF BEACH HWY

BERYL AVE

WADE AVE

GERALD RD

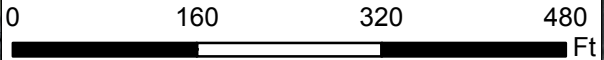
WELLER AVE



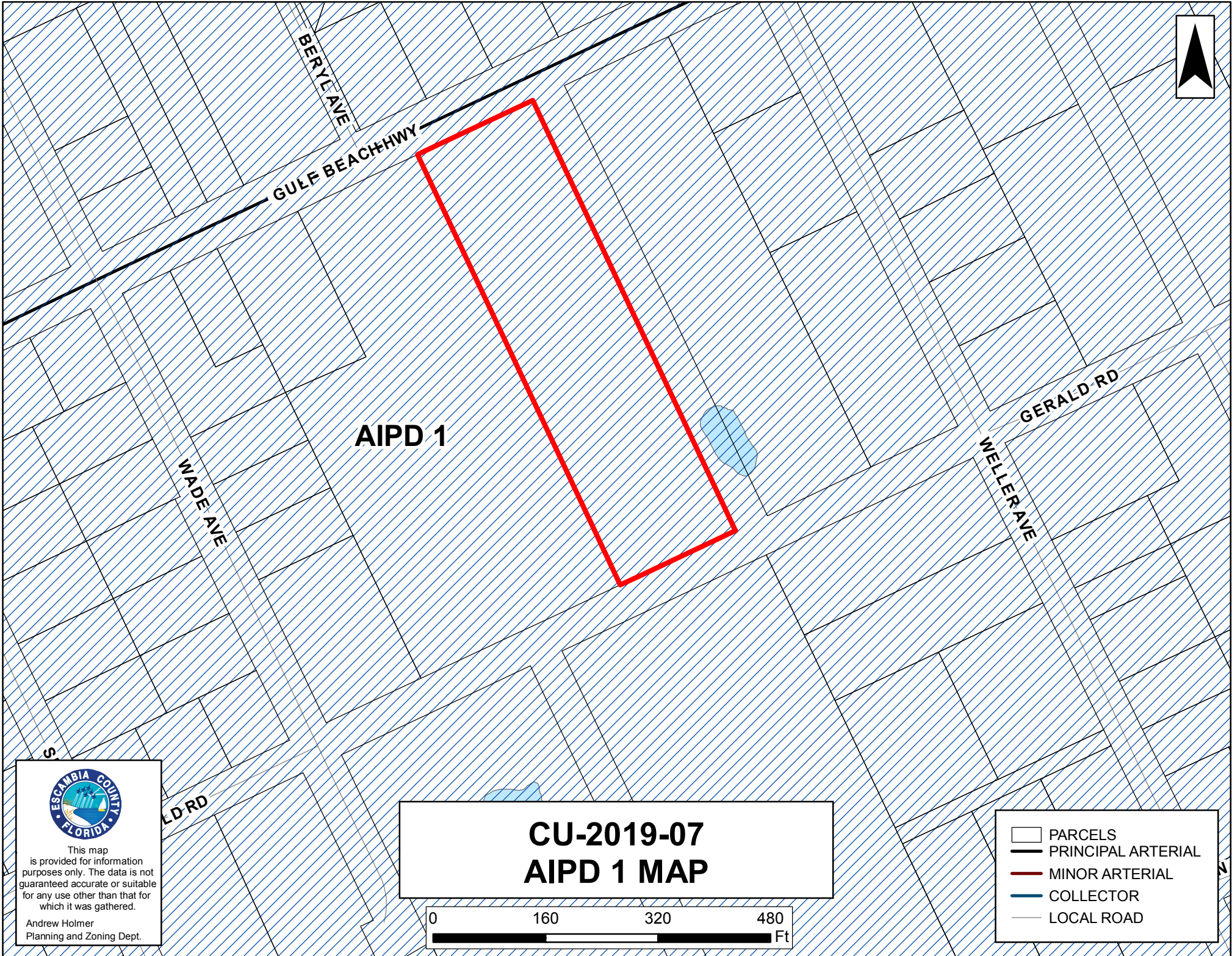
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.


CU-2019-07 AERIAL MAP



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



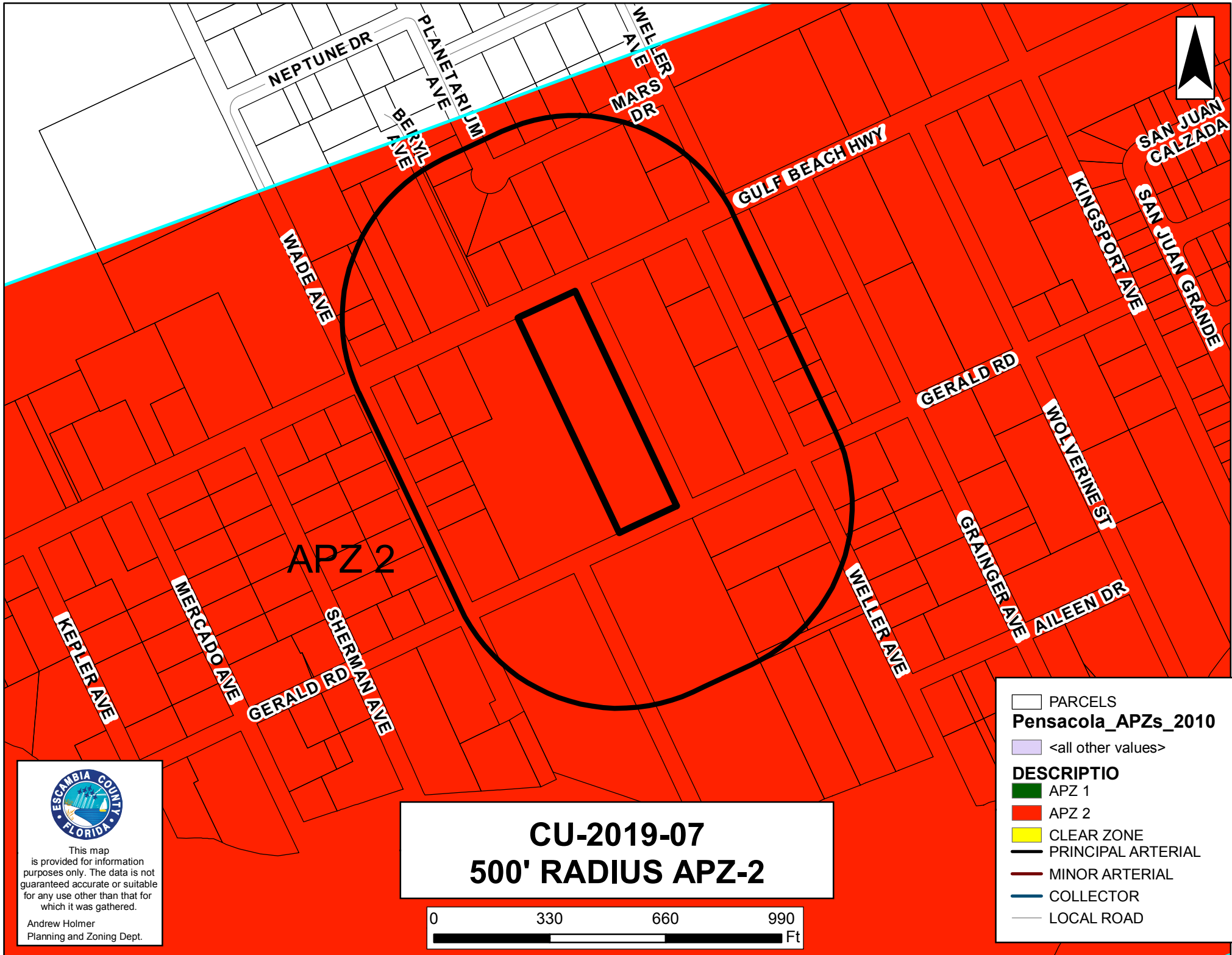
AIPD 1


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

CU-2019-07
AIPD 1 MAP

0 160 320 480
Ft

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



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

Andrew Holmer
Planning and Zoning Dept.

 **NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: CONDITIONAL
USE

CASE NO: CU-2019-07

DATE: 05/15/19 TIME: 8:30 AM

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 505-8476 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN



 **NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: REZONING
AND

CASE NO.: CU-2019-02

DATE: 08/20/19 TIME: 2:30 PM

LOCATION OF HEARING
ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
300 WEST PARK PLACE
ADJUDICATING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 904-387-0100 OR VISIT
WWW.ESCAMBIAFLA.COM

PLEASE DO NOT

PUBLIC HEARING SIGN LOOKING EAST ALONG GULF BEACH HWY



USED CARS

USED

WE
F
MOTOR

SUBJECT PROPERTY



SUBJECT PROPERTY LOOKING SOUTHWEST



LOOKING WEST ALONG GULF BEACH HWY



LOOKING NORTHEAST ACROSS SUBJECT PROPERTY

FIL'S GROUP LLC

8925 GULF BEACH HWY ,PENSACOLA FL 32507

PH: 850 466-3001 , Cell :850-291-5445 ,

email:filsgroupauto@gmail.com

Date :4/11/2019

Department of Growth Management

3363 West Park Avenue ,

Pensacola , Florida 32505

Re: Conditional Use for Salvage Yard

Parcel : Portion of 33-2S31-2000-120-001

Owners : FIL'S GROUP LLC

Address : 8925 Gulf Beach Hwy , Pensacola FL 32507 .

FIL'S GROUP LLC is a local used auto dealer company owned and operated by Catalina & Serghei Filip a state Certified Independent and Salvage Dealer (VI10913672).

The conditional use requested for salvage yard will allow us to extend our operation and be in compliance with Florida Development Code . The purpose use of the rear portion of the property will be for storage the Inoperable Inventory .

**Thank you ,
Catalina Filip**

If you have any questions , please call Catalina Filip @ 850-291-5445

A handwritten signature in black ink, appearing to be 'Catalina Filip', written in a cursive style.

19-041236PBA

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: U-2019-07 Accepted by: _____ BOA Meeting: 5/15/19

Conditional Use Request for: Conditional use to allow for a salvage yard .

Variance Request for: _____

1. Contact Information:

A. Property Owner/Applicant: Catalina Filip

Mailing Address: 8925 Gulf Beach hwy , Pensacola FL ,32507

Business Phone: 850-466-3001 Cell: 850-291-5445

Email: filsgroup2012@yahoo.com

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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: 8925 Gulf Beach hwy , Pensacola FL ,32507

Parcel ID (s): 33-2S-31-2000-120-001

B. Total acreage of the subject property: 2.7938 acre

C. Existing Zoning: HC/LI, Heavy Commercial Light Industrial

FLU Category: MU-U

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

Active Auto Dealership Operation

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

3. Amendment Request

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

The front 400+ feet of the above property is used for auto sales operation, and the rear portion of the property will be used for salvage yard use. The requested salvage yard use will allow us to store the inoperable vehicles that we used for a future operation of the business. The current zoning allows for the proposed salvage yard as a conditional use

- 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 use can be conducted and operated in a manner that is compatible with the adjacent properties and the surrounding area. The property is surrounded on the west side by a commercial use which will contain a large number of mini storage units and has had the engineering plans already reviewed by D.R.C. On the east side of the property, is a vacant commercial that was used as a plumbing yard for over 30 years. The area on the south of the proposed use is an undeveloped property. The property is surrounded by two 50 feet unopened right of the ways on the south by Gerald Avenue and on the east side by 5th avenue. This unopened right of the ways on the south and east side will serve as a natural buffer.

The proposed use does not constitute a negative neighborhood impact.

- 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.

Existing Public Facilities and Service in the immediate surrounding area to the proposed development are capable of providing the services necessary to support the proposed use.

The proposed use will be addressed on an arterial road in development, Gulf beach Hwy, with adequate capacity to serve the salvage yard use.

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. The property site currently has an asphalt driveway connecting directly to Gulf Beach Hwy. The front side of the proposed use has an existing gravel paving for parking and turns. The rear proposed area for salvage yard will be also covered with gravel. The design of this proposed cover will be detailed during the Site Plan Review process. The proposed use will not impede on-site circulation
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. The proposed use will not create unreasonable noise, smoke, odor, waste or other harmful effects on any surrounding area and will not exceed allowable uses under the current zoning designation. The property is partially fenced with an 8 feet wood fence. Surrounding properties are either commercial with similar expected nuisances and/or vacant 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. Solid waste service is available for the subject property. The existing containers are located on site with appropriate access and minimal odor.
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. The property has existing buffer vegetation. If any additional buffer vegetations are required, they will be detailed during the Site Plan Review Process.

- 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 property has an existing sign and no new signage or lighting is
being proposed at this time.

- 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 property is 2.79 acre and we plan to use only 1,5 acre
for the proposed salvage yard use and this size will accommodate the proposed
use .The property allow abundant open space for landscaping or for required
setbacks and buffers.

- 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 property is zoned HC/LI which allow salvage yard conditional use,
"Salvage yards not otherwise requiring approval as solid waste processing facilities"
Base on existing use and meeting with DRC Pre-Application review for this
proposed use, we believe the conditional use is consistent with all other
relevant provisions of this LDC.

This Document Prepared By and Return to:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017047192 6/21/2017 3:27 PM
OFF REC BK: 7732 PG: 1162 Doc Type: WD
Recording \$10.00 Deed Stamps \$1,190.00

Parcel ID Number: 332S31-2000-120-001

Warranty Deed

This Indenture, Made this 16th day of June, 2017 A.D., Between
Steven B. Bobe and Tony M. Bobe

of the County of Baldwin, State of Alabama, grantors, and
Fil's Group, LLC, a Florida limited liability company
8925 Gulf Beach Highway SB
whose address is: ~~3229 N. G Street~~, Pensacola, FL ~~32505~~ 32507 TMB

of the County of Escambia, State of Florida, grantee.
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

The East 30 feet of the West 150 feet of Lot 75, Bayreuth
Subdivision, according to the Plat recorded in Deed Book 74, Page
100, of the Public Records of Escambia County, Florida, and Lots 12
and 13, Block A, Gulf Beach Manor, a subdivision according to the
Plat recorded in Plat Book 1, Page 16, of the Public Records of said
County.

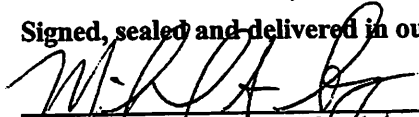
The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor.

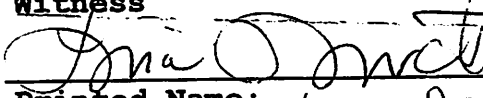
Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2016.

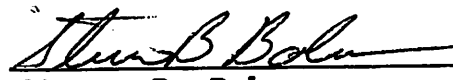
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

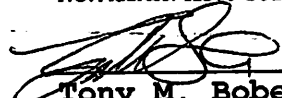
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Michael A. Shorey
Witness


Printed Name: Lisa Novatka
Witness


Steven B. Bobe (Seal)
P.O. Address: 11570 Country Road 87, Elberta, AL 36530


Tony M. Bobe (Seal)
P.O. Address: 11570 Country Road 87, Elberta, AL 36530

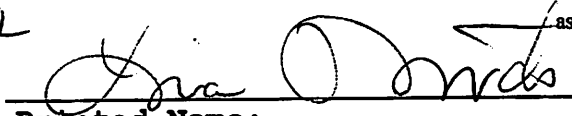
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this
Steven B. Bobe and Tony M. Bobe

16th day of June, 2017 by

who are personally known to me or who have produced their
identification.

AL DL


Printed Name: LISA NOVATKA
Notary Public
My Commission Expires:



MY COMMISSION # FF 946403
EXPIRES: January 4, 2020
Bonded Thru Budget Notary Services



Chris Jones - Escambia County Property Appraiser



[View Account Detail Page](#) [View MLS Page](#)

Selection Results (49 parcels) [Clear Selected Row](#)

Account	Refno	OName1	MailingAddr	Situs	LastSale	LastSalePr	DORCd	acreage	BldCnt	TotHe
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LICENSE CERTIFICATE

STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND
MOTOR VEHICLES
DIVISION OF MOTORIST SERVICES

FIL'S GROUP LLC
8925 GULF BEACH HWY
PENSACOLA, FL 32507-2537

License

FOR A DEALER OF SALVAGED OR
WRECKED MOTOR VEHICLES

EFFECTIVE DATE

05/15/2018

LICENSE NUMBER

SD/1091357/2

PRIMARY LOT

EXPIRATION DATE

04/30/2020

THIS CERTIFIES, THAT

FIL'S GROUP LLC

AT 8925 GULF BEACH HWY
PENSACOLA, FL 32507-2537

IS HEREBY LICENSED UNDER THE PROVISIONS OF SECTION

320.27, FLORIDA STATUTES TO CONDUCT AND CARRY ON BUSINESS AS
A DEALER IN SALVAGED OR WRECKED MOTOR VEHICLES AT THE ABOVE
DESCRIBED LOCATION

GIVEN UNDER MY HAND AND SEAL THE ABOVE DATE WRITTEN.

Julie W. Gentry

BUREAU CHIEF



Robert R. Kynard

DIRECTOR

HSMV 84103 (REV. 2/11)S

STATE OF FLORIDA

VOID
IF
ALTERED

VOID
IF
ALTERED



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1074 Highway 90
Chipley, FL 32428

MIKE DEW
SECRETARY

January 22, 2018

RE: S.R. 292 Project Development & Environment (PD&E) Study, Escambia County
Financial Project Numbers: 218493-3-22-01 and 218493-2-22-01,
S.R. 292 from S.R. 173/Blue Angel Pkwy. to S.R. 295/Navy Blvd.

To Whom It May Concern:

The Florida Department of Transportation (FDOT) has retained services of Metric Engineering, Inc. to perform the PD&E Study for the above referenced projects. The Study evaluates capacity improvements along S.R. 292 from S.R. 173/Blue Angel Parkway to S.R. 295/Navy Boulevard.

You are receiving this letter as a notification of current field activities that include surveying, environmental assessment, and soil investigations. These activities are necessary for FDOT to obtain data required for the PD&E assessment and to develop the design for this project. It is possible that these activities may require project personnel to enter your property. It is anticipated that while performing these services, minor land disturbance and cutting or removal of vegetation may be required. Additionally, workers may be required to flag wetlands and place survey reference points in the ground. This work will be conducted in accordance with Florida Statute 471.027 that grants permission to engineers to "go on, over, and upon the lands of others when necessary to make engineering surveys and, in so doing, to carry with them their agents and employee's necessary for that purpose." Be assured that in accordance with the statute, those entering your property will not "destroy, injure, damage, or move anything on lands of another without written permission of the landowner."

Under Metric Engineering's contract, Southeastern Surveying and Mapping Corp. (SSMC) will perform surveying efforts, Tierra, Inc. will perform geotechnical investigation, Southeastern Archaeological Research, Inc. (SEARCH) will provide archaeological investigation, Environmental Transportation Planning, Inc. will perform noise analysis, and CH2M and Metric Engineering will be providing environmental field work. These firms will be acting as agents for the FDOT.

We appreciate your cooperation in this effort. Should you have any questions regarding this project or the work to be performed by field personnel, please contact FDOT General Consultant Project Manager, William Sloup, at (407) 644-1898 or via e-mail at william.sloup@metriceng.com. You may also contact me toll-free at (888) 638-0250, extension 1510 or via e-mail at sherry.alaghemand@dot.state.fl.us.

Sincerely,

Sherry Alaghemand, P.E.
Project Manager



State Road (S.R.) 292 (Sorrento Road/Gulf Beach Highway) from S.R. 173 (Blue Angel Parkway) to S.R. 295 (Navy Boulevard) Project Development and Environment Study

NOVEMBER 2018
PROJECT NEWSLETTER, ISSUE #1

Financial Project
Identification
Numbers:
218493-3-22-01
218493-2-22-01

SPECIAL POINTS OF INTEREST:

- **Feasibility Study was completed October 2018.**
- **Alternatives public meeting anticipated in June of 2019.**

As the study develops, information will be added to the project website located at:
www.nwflroads.com/futureprojects.shtm



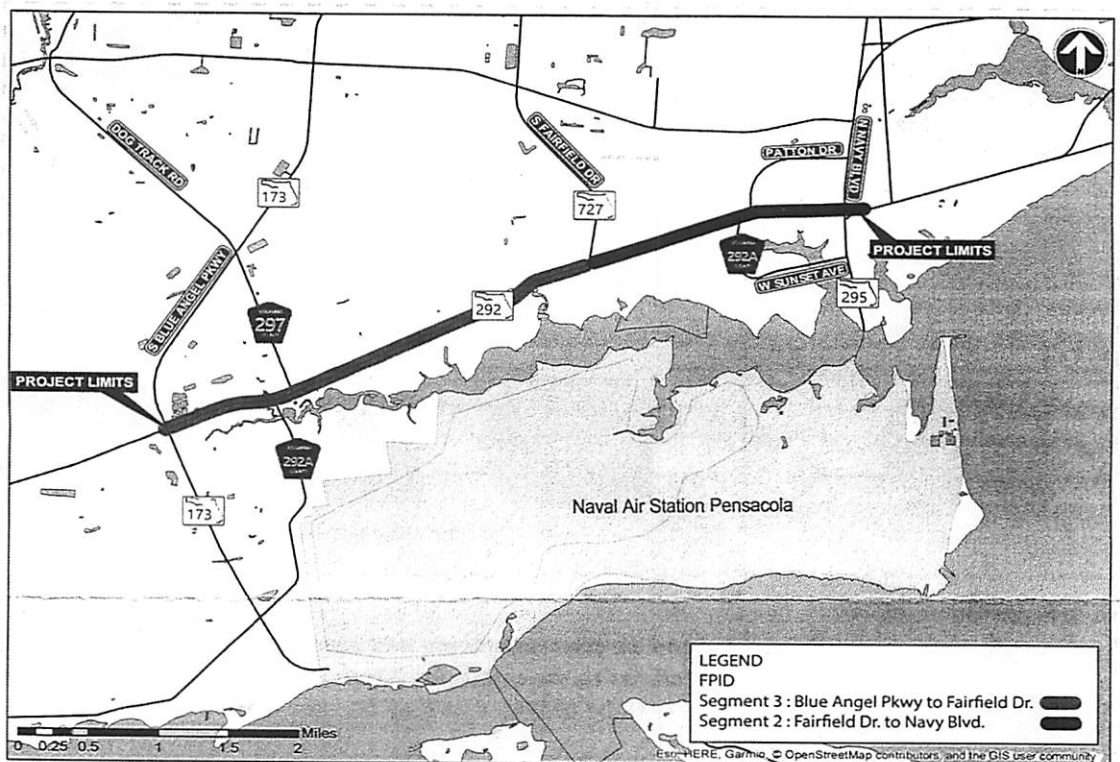
Follow us on Twitter
@MyFDOT_NWFL

Or like us on Facebook
at www.facebook.com/MyFDOTNWFL



Study Underway

The Florida Department of Transportation (FDOT) is conducting a two stage Planning Study to evaluate the potential for improving capacity along the existing State Road (S.R.) 292 (Sorrento Road/Gulf Beach Highway) corridor in Escambia County, Florida. The project is approximately five miles in length and is broken into two segments: S.R. 173/Blue Angel Parkway to S.R. 727/Fairfield Drive (FPID #218493-3, Segment 3) and S.R. 727/Fairfield Drive to S.R. 295/Navy Boulevard (FPID #218493-2, Segment 2). A Feasibility Study (Stage 1) was conducted to document the need for improvements, fatal flaws, logical termini, and preliminary analysis to develop and update the purpose and need for the project. This study was completed in October 2018, and results indicated that the project should advance to Project Development and Environment (PD&E) Study Phase (Stage 2). The PD&E study will analyze specific alternatives and how they address the purpose and need of the project. Please see the project location map below.



Why is the Project Needed?

The Sorrento Road/Gulf Beach Highway corridor, from Blue Angel Parkway to Navy Boulevard, is currently experiencing traffic congestion and is expected to have a failing level of service by 2024 for the entire project limits. In addition, the lack of both capacity and effective bicycle/pedestrian features has led this roadway to have more crashes than other similar roadways within the state of Florida.

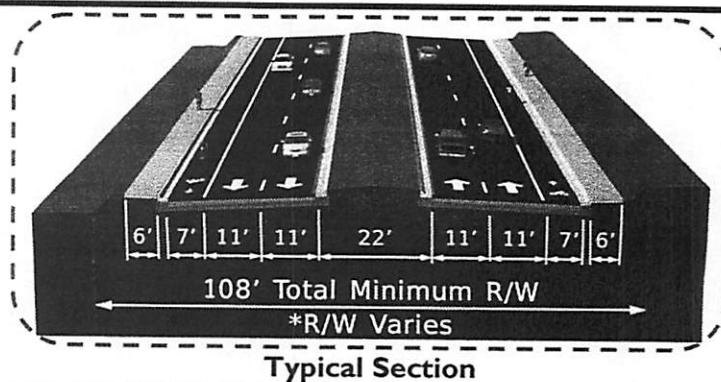
The study will investigate the following:

- Widening the existing corridor from two (2) lanes to four (4) lanes.
- Enhancing multi-modal features such as bicycle lanes, sidewalks, and transit features.
- Increasing roadway safety.
- Minimizing environmental and social impacts due to the above improvements.

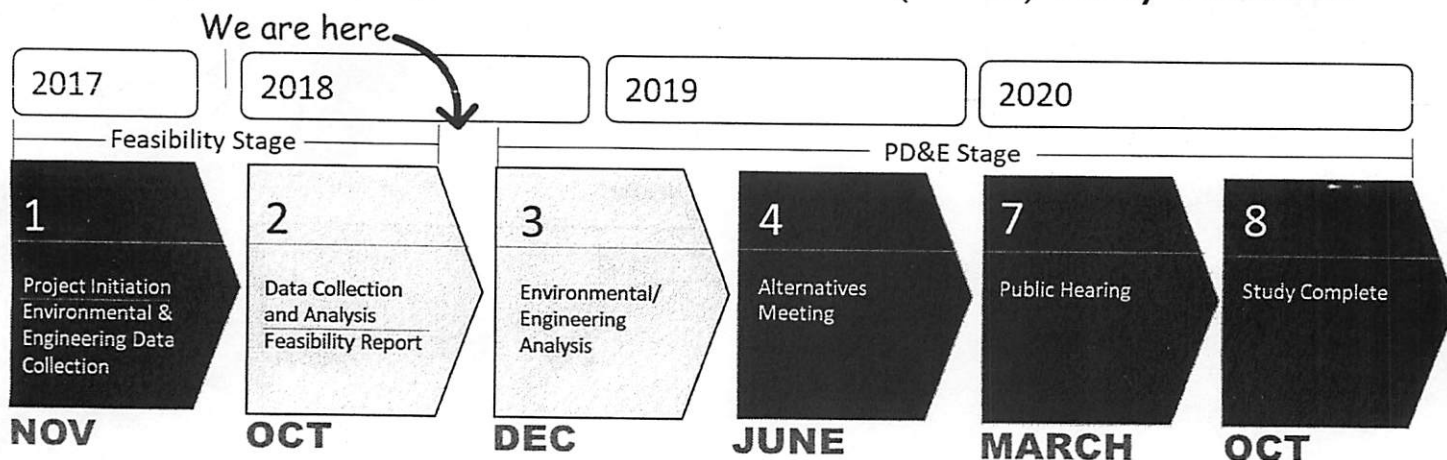
Let's Talk About The Typical

The type of roadway which will be considered during the PD&E phase is a four-lane curbed roadway, with a raised grassed median, buffered bicycle lanes, and a six-foot wide sidewalk.

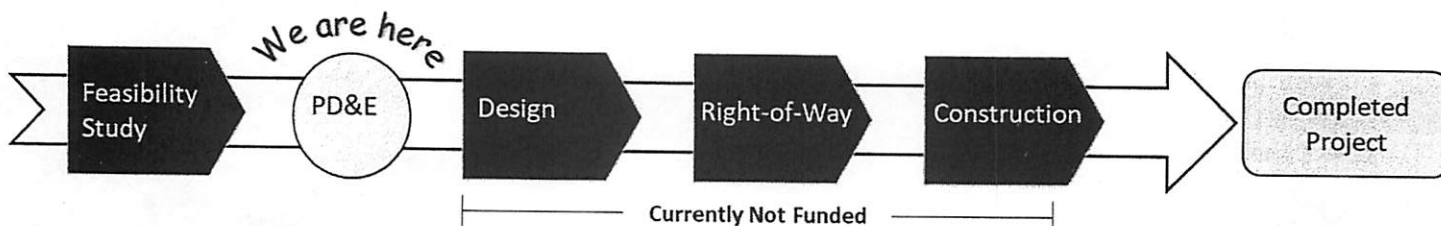
Refinements to this typical section will occur during the PD&E phase in response to public comments and potential impacts.



Project Development and Environment (PD&E) Study Schedule



Transportation Development Process



Get Involved Today

We invite you to get involved. Send us your comments and ideas regarding the proposed improvements. There are multiple ways to get involved – call, write, or email. An Alternatives public meeting is anticipated to be held in the Summer of 2019. Additional details will be provided as they become available.

Sherry Alaghemand, P.E.

FDOT D3 Project Manager
1074 US 90, Chipley, FL 32428
Sherry.Alaghemand@dot.state.fl.us
(888) 638-0250 ext. 1510

Ian Satter

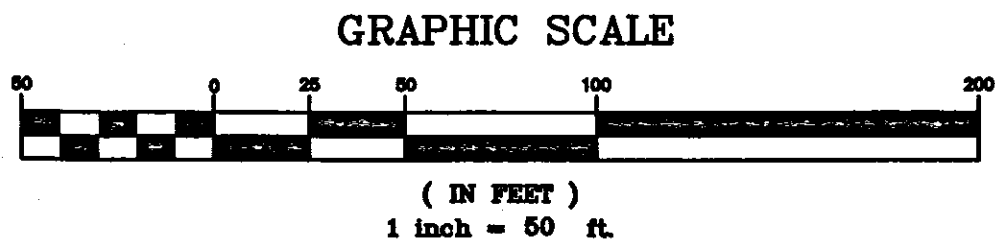
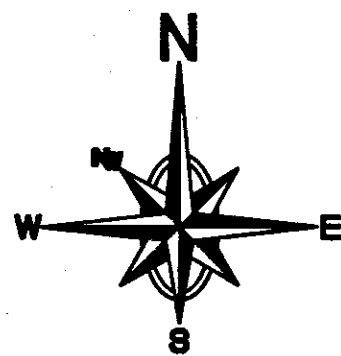
FDOT D3 Public Information Director
1074 US 90, Chipley, FL 32428
Ian.Satter@dot.state.fl.us
(888) 638-0250 ext. 1205

For more information visit the Florida Department of Transportation District Three on the web at www.nwflroads.com, follow us on Twitter @MyFDOT_NWFL, or like us on Facebook at www.facebook.com/MyFDOTNWFL

The Florida Department of Transportation does not discriminate on the basis of race, color, national origin, age, sex, religion, disability, or family status. For questions or concerns, contact Alicia Brininger, District Three Title VI Coordinator, 1074 Highway 90, Chipley, Florida 32428, toll-free at (888) 638-0250, extension 1502, or via email at alicia.brininger@dot.state.fl.us.

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 14, 2016 and executed by the Federal Highway Administration and FDOT.

BOUNDARY SURVEY WITH IMPROVEMENTS
OF A PORTION OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA



DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK, T732, PAGE, 1162)

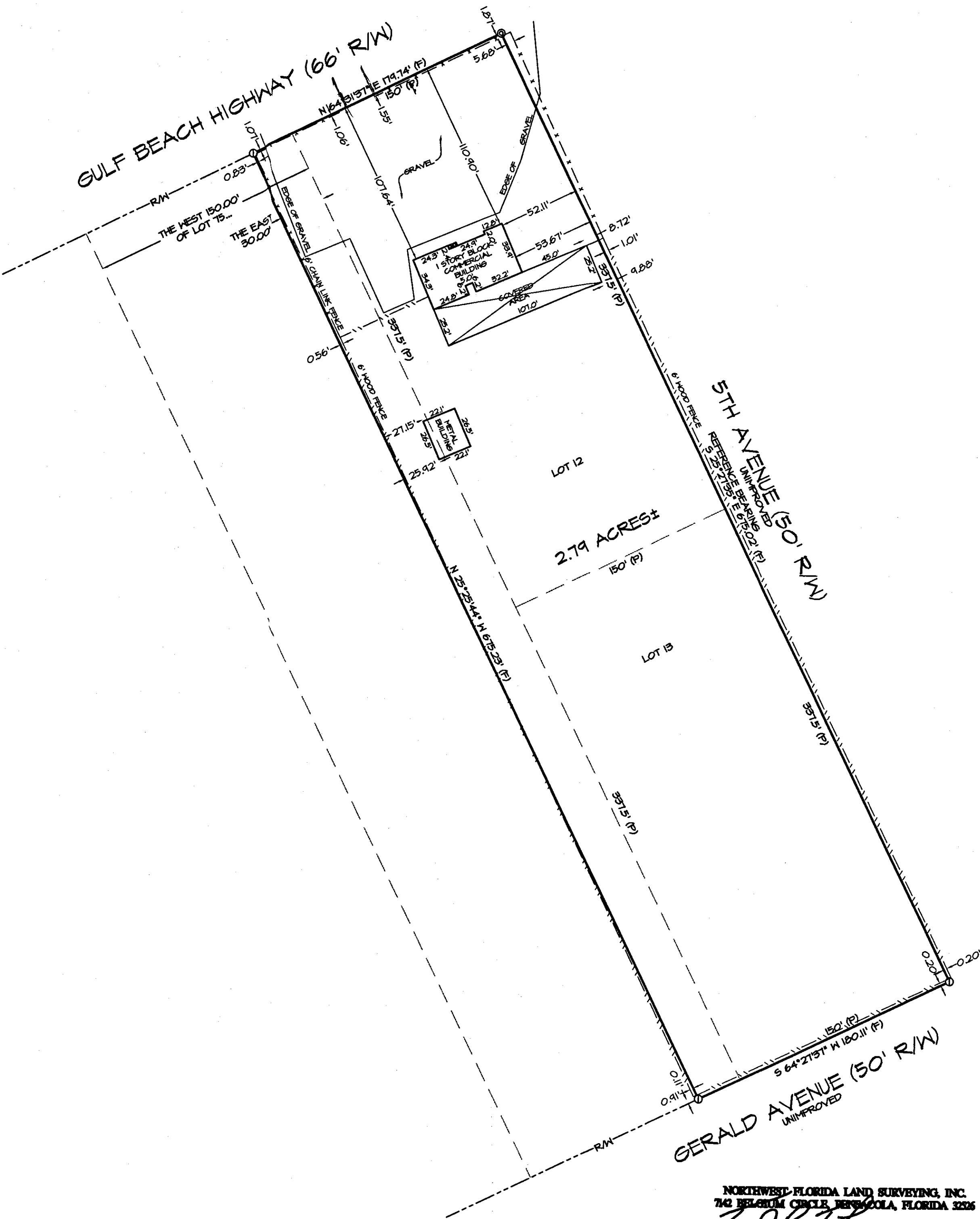
THE EAST 30 FEET OF THE WEST 150 FEET OF LOT 75, BAYREUTH SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 74, PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND LOTS 12 AND 13, BLOCK A, GULF BEACH MANOR, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF SAID COUNTY.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 25 DEGREES 27 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033G 0521 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.13052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ① ~ 1/2" CAPPED IRON ROD, NUMBERED 1042 (FOUND)
- ② ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- ~ BUSINESS SIGN



NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGUM CIRCLE, BENTONVILLE, FLORIDA 32526
Fred R. Thompson 7/24/18
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

8925 GULF BEACH HIGHWAY		NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR	
BOUNDARY SURVEY WITH IMPROVEMENTS OF A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA		NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 742 BELGUM CIRCLE, BENTONVILLE, FLORIDA 32526 (800) 488-1088	
PREPARED FOR: FILS GROUP, INC. REQUESTED BY: CATALIN FILIPS/FILS GROUP, INC.		DATE: 7/24/18	
PROJECT NO. 22390		SCALE 1"=50'	
INDEX 10		SHEETS 1 of 1	

**Escambia County
Planning and Zoning Payment Receipt**

4/11/2019

19041236PBA

Ref: 3883471

8925 GULF BEACH HWY
PENSACOLA FL 32507

Paid By:
CATALINA FILIP
8925 GULF BEACH HWY
PENSACOLA, FL 32507

Payment Description:

Payments

Payment ID	Received Date	Payment Type	Reference Num	Fee	Amount
2682502	4/11/2019	Check	1304	BOA Conditional Use	\$1,270.50
				DSD Construction Technology Fee	\$5.00
					\$1,275.50
Total					\$1,275.50

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

Board of Adjustment**6. D.**

Meeting Date: 05/15/2019
CASE: CU-2019-08
APPLICANT: Allara Mills Gutcher, Agent for Gulf Power
ADDRESS: Multiple addresses
PROPERTY REFERENCE NO.: Portions of 21-4N-31-1101-0000-00;
16-4N-31-1000-000-001;
22-4N-31-1000-000-000; and
15-4N-31-1101-000-000
ZONING DISTRICT: Agricultural district (Agr)
FUTURE LAND USE: Agriculture (AG) and Rural Community
(RC)
OVERLAY DISTRICT: NA

SUBMISSION DATA:**REQUESTED CONDITIONAL USE:**

The request for the conditional use permit is to develop a solar power generation facility.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
Section:3-2.2 Agricultural district (Agr)., (c) Conditional uses, (5) Industrial and
related, b. Power plants.**

CRITERIA:

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
Section 2-6.4
Sale of Alcohol, Section 4-7.5(e)**

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

Based on the applicant's description of the proposed use and staff's review of the adjacent and surrounding properties, the proposed solar power generation facility can operate in manner that is compatible with the surrounding zoning permitted uses and intensities. Using the site survey signed and sealed by Robert A. Bannerman, PSM, dated 11-10-2017, submitted by the applicant, the proposed site will be 639.07 acres; as proposed, no infrastructure will be necessary to serve this development. There will be no habitable space constructed as part of this development. The Facility will be monitored remotely and will not require onsite personnel for day-to-day operation. Personnel will occasionally visit the site to conduct required maintenance

activities. If the conditional use is approved, the applicant must submit the project to the Development Review Committee for review, approval and to obtain a Development Order.

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

Based on the applicant's description of the proposed project, no public facilities are needed to serve the development. There will be no demand for mass transit, school facilities, potable water, sanitary sewer, solid waste or parks.

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

Based on the applicants description, ingress and egress to and from the site will be from W. Bogia Road. No other access points are planned. The ingress/egress point will be utilized by employees to construct, maintain, and operate the facility. Following construction, the site will be monitored remotely and will not require onsite personnel for day to day operation. No increase in traffic will be generated by the project on a typical day. This site will not be open to the general public. No pedestrian activity outside of employee activity will occur on-site. Once a formal project application is submitted, all of the requirements for new development will be reviewed and implemented during 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

Based on the application language, no noise, glare, dust, smoke, odor, vibration, electrical interference or other nuisances will be generated as a result of this development. The photovoltaic solar panels proposed for installation at the site are designed with anti-reflective coating and are designed to absorb light rather than reflect it. This site will be a passive generation facility. No effects on the surrounding properties are anticipated. All of the development standards in the LDC will be reviewed during the Site Plan Review process.

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

Based on the application and the type of development, as proposed, there will be no solid waste located on-site. During the Site Plan Review process the plan will be review against current regulations and comments to address solid waste will be provided , if nrequired by the current regulations.

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:

The parcel's size and the location of the proposed development will serve as natural screening and buffering for surrounding properties; those specific standards will be reviewed for and applied during 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:

Based on the application, exterior lighting will be restricted to the solar collector yard area and used only during maintenance operations at night. Although the applicant did not address signs, any proposed signs will be reviewed during the Site Plan Review process.

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:

Based on the applicant's analysis of the land surface requirement to build a facility as proposed, it appears that the area identified by the survey provided, will accommodate the proposed use. Although there are large portions of the parcel identified as wetlands and FEMA's Special Flood Hazard Area (SFHA), the applicant is actively working with County staff to minimize and mitigate any potential environmental impacts; the nature of the proposed project will continue to provide the open space protection and reinforce the area's habitat biodiversity and ecology.

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:

There are no additional conditional use requirements of the applicable zoning for the proposed use.

STAFF FINDINGS

Staff recommends approval of the Conditional Use request, pending receipt of a Development Order from the Development Review Committee.

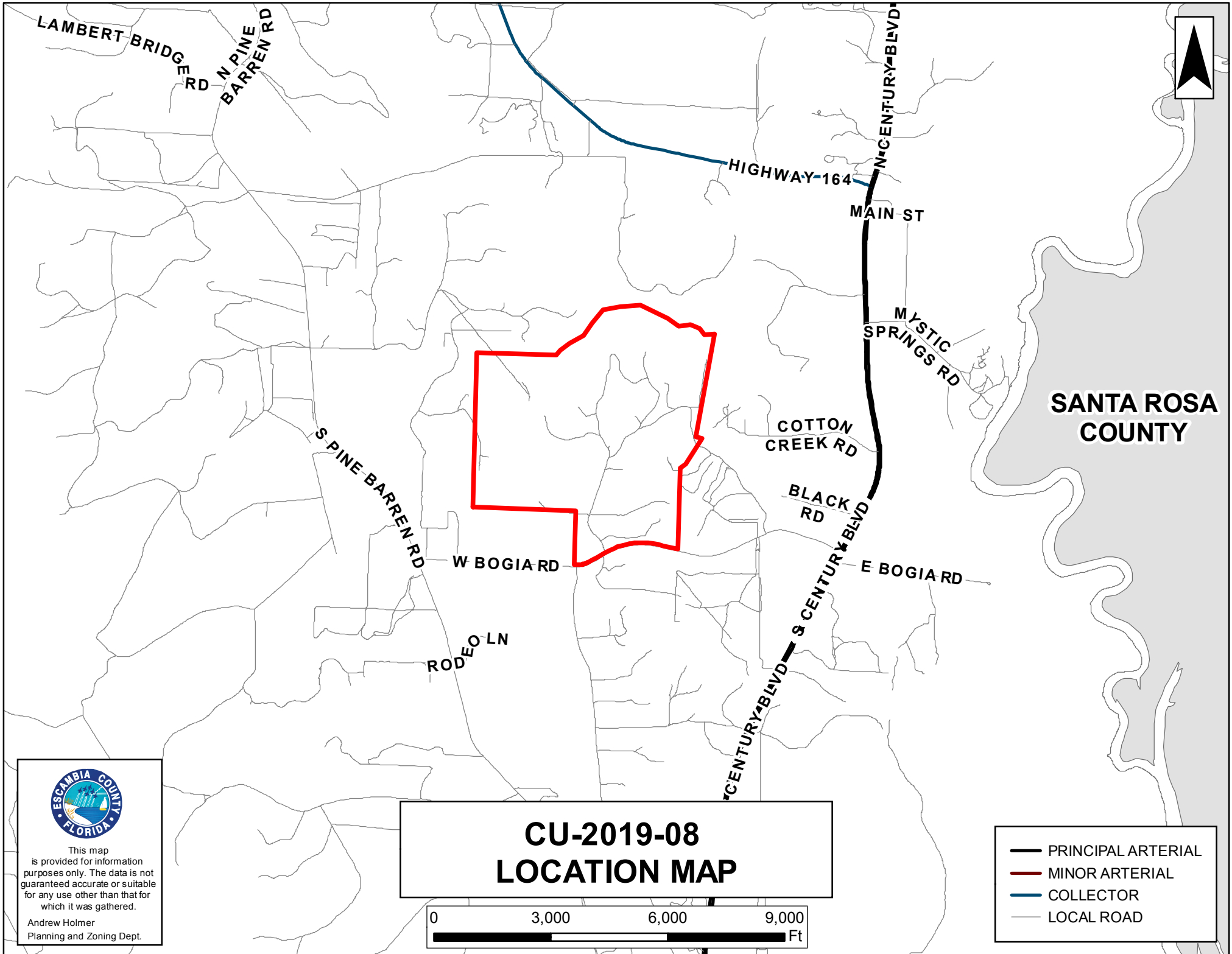
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case File

CU-2019-08



**CU-2019-08
LOCATION MAP**

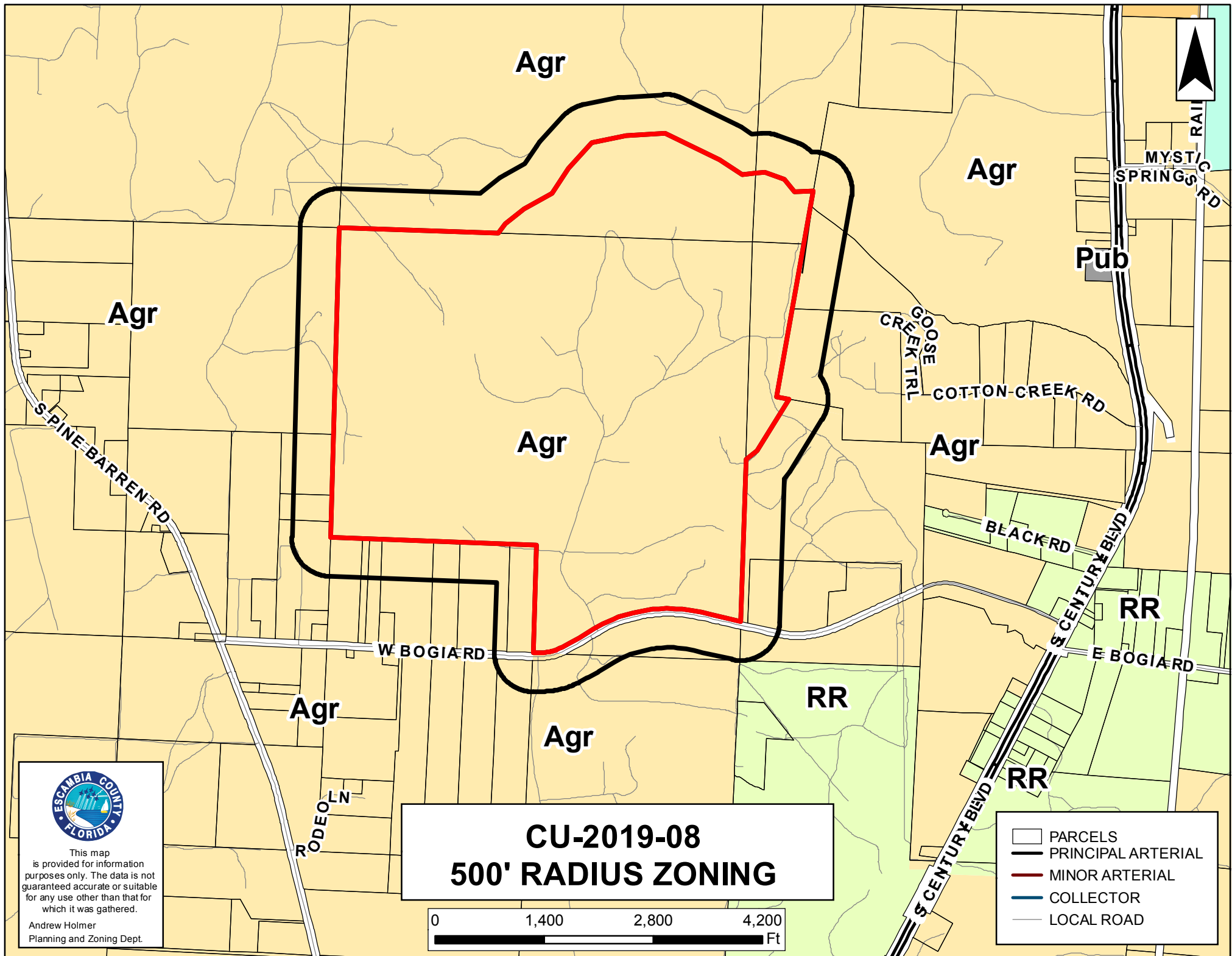
0 3,000 6,000 9,000
Ft



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.

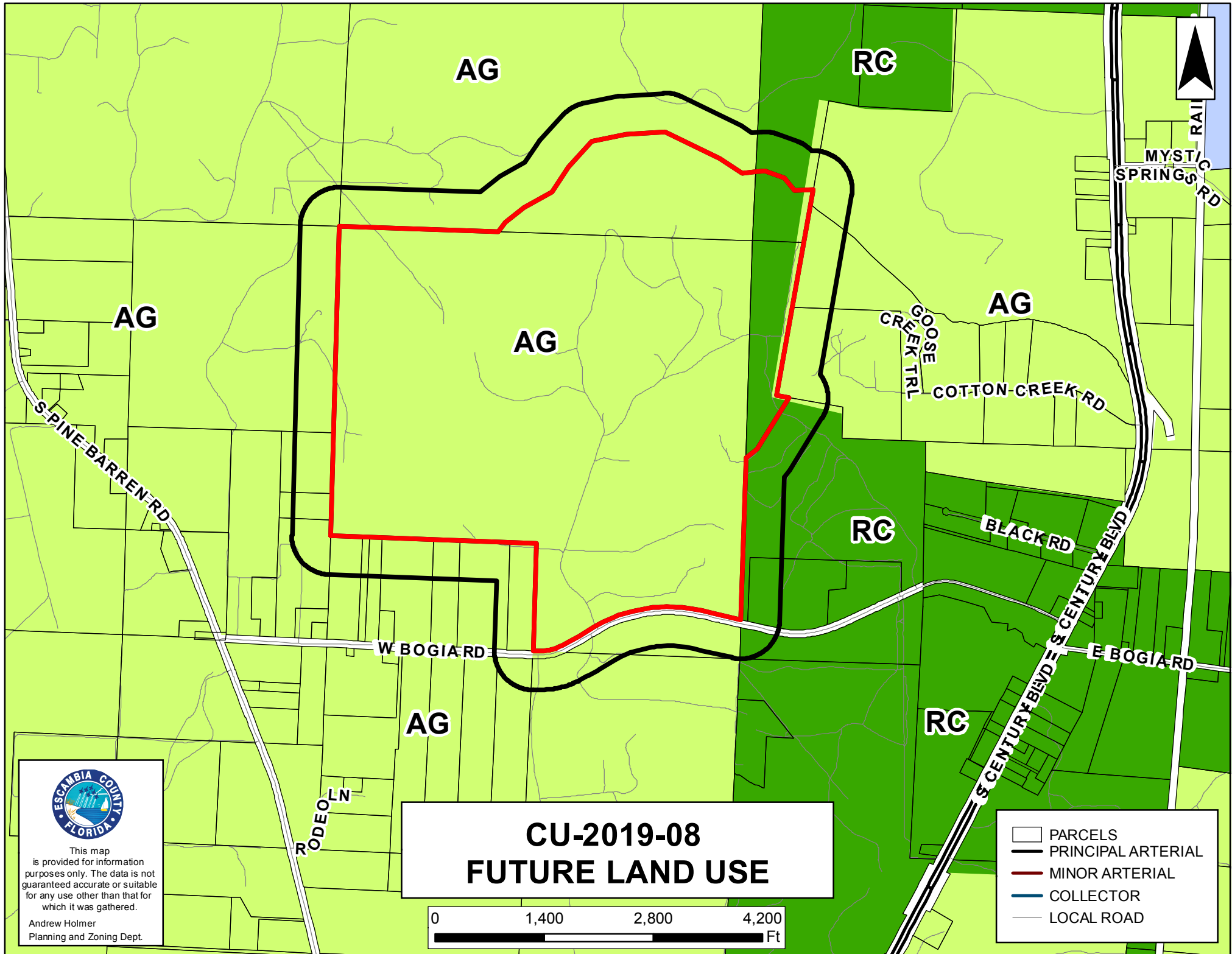
Andrew Holmer
Planning and Zoning Dept.


- 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.

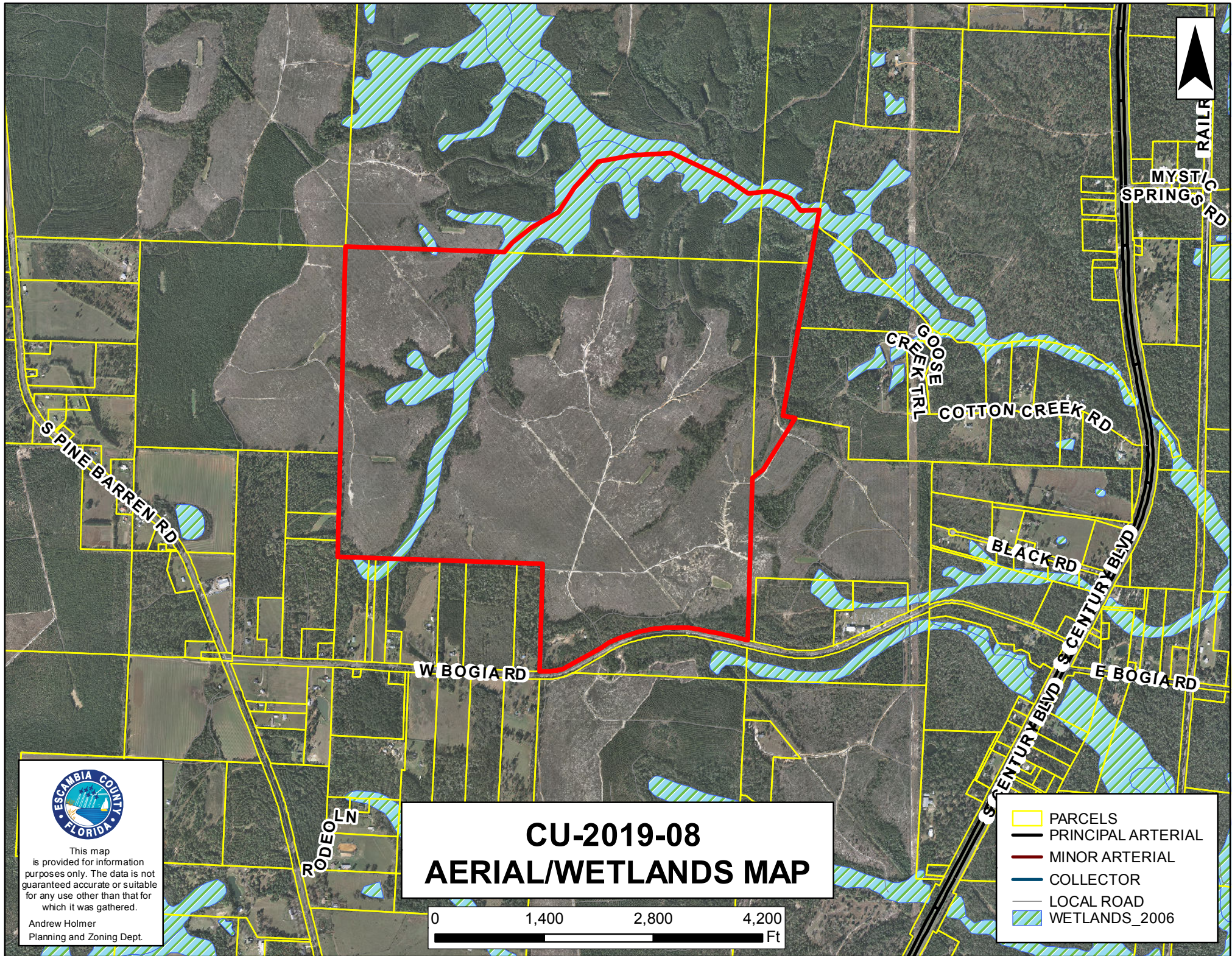



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

**CU-2019-08
FUTURE LAND USE**



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



MYST/ SPRINGS RD
RAILR

GOOSE CREEK TRAIL
COTTON CREEK RD

S PINE BARREN RD

BLACK RD

W BOGIARD RD

E BOGIARD RD

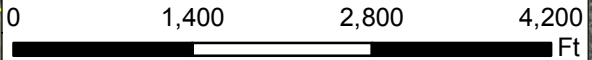
RODEO LN

S CENTURY BLVD
CENTURY BLVD



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

CU-2019-08 AERIAL/WETLANDS MAP



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

Notice of Public
Hearing Sign



Looking East
onto Bogia



Looking
Northwest
from Bogia
Road onto
property



Looking
Southeast
across Bogia
Road





the planning collaborative

Letter of Transmittal

Date: April 12, 2019

To: Allyson Lindsay
Escambia County
Planning and Zoning Division
3363 W. Park Place
Pensacola, FL 32505

From: Allara Mills Gutcher, AICP
Managing Principal
the planning collaborative
2311 Lee Street
Lynn Haven, FL 32444

Project Name: Cotton Creek Solar Energy Center

Purpose: Conditional Use Permit Application

Materials Submitted:

- 1) Letter of Transmittal (this document)
- 2) Conditional Use Permit application
- 3) Compatibility Analysis
- 4) Check for \$1,275.50
- 5) Tax notices for each respective parcel (to show ownership)
- 6) SEC filing document to show Dennis Dubose is a managing member of the company.

All materials are also submitted via electronic transfer to
malindsay@myescambia.com

Please accept this submittal package for the scheduling of a hearing before the Board of Adjustment on May 15, 2019.

**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>

19041276PBA

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU-2019-08 Accepted by: ALindsay BOA Meeting: 5/15/19

Conditional Use Request for: Development of a Solar Power Generation Facility

Variance Request for: Not Applicable

1. Contact Information:

A. Property Owner/Applicant: Gulf Power, as applicant

Mailing Address: One Energy Place, Pensacola, FL 32520

Business Phone: _____ Cell: _____

Email: _____

B. Authorized Agent (if applicable): Allara Mills Gutcher, AICP

Mailing Address: 2311 Lee Street, Lynn Haven, FL 32444

Business Phone: 850.319.9180 Cell: 850.319.9180

Email: allara@theplanningcollaborative.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: 398 W. Bogia Road. The site is approximately one mile west of the intersection of S. Century Blvd (SR 95 S./US 29) and W. Bogia Road and is on the north side of W. Bogia Road (Exhibit A).

Parcel ID (s): portions of 21-4N-31-1101-0000-00; 16-4N-31-1000-0000-01; 22-4N-31-1000-0000-00; and 15-4N-31-1101-0000-00.

B. Total acreage of the subject property: +/- 639

C. Existing Zoning: Agriculture (See Exhibit B)

FLU Category: Agriculture and Rural Community (See Exhibit C)

D. Is the subject property developed (if yes, explain): The property is not currently developed and has been disturbed with Silvicultural/timber production uses.

E. Sanitary Sewer: _____ Septic: _____ (neither)

3. **Amendment Request**

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

The request for the conditional use permit is to develop a solar power generation facility in the vicinity of McDavid in northern Escambia County, on approximately 639 acres of vacant land addressed as 398 W. Bogia Road.

Gulf Power Company ("Gulf Power") seeks to construct a 74.5 megawatt (MW) photovoltaic (PV) solar energy center ("Facility") capable of producing emissions-free electricity for approximately 15,000 homes annually, which is equivalent to removing approximately 12,000 cars from the road each year. The Facility will generate clean, renewable energy by converting sunlight via photovoltaic solar panels into direct current (DC) electricity. The direct current flows from the panels through inverters and is converted into alternating current (AC) used by local electric utilities. Finally, the electricity travels through transformers, and the voltage is boosted for delivery onto the transmission lines so the local electric utility can distribute the zero-emissions electricity to homes and businesses.

The project site is currently disturbed silviculture (timber harvesting) land in northern Escambia County. The property is primarily designated as Agriculture on the Future Land Use Map, with a portion of the site in the northwest quadrant designated as Rural Community. The entire site is designated as Agriculture on the Zoning Map. Both the Agriculture and Rural Community FLU categories allow for "public and civic" land uses, among other types of uses.

The Agriculture zoning district permits "public and civic uses" to include "public utility structures 150 feet or less in height" (Section 3-2.2(b)(4), Escambia County Land Development Code (LDC) dated 8/2/2018). However, "power plants" are considered a conditional use by Section 3-2.2(c)(5).

The Escambia County LDC defines 'power plant' as follows (in part):

"An electrical power generation facility operated by a public utility or independent power producer that converts one or more energy sources to provide electricity to the electrical transmission grid and distribution system."

The proposed facility will meet the definition of "power plant" as adopted by the Escambia County LDC.

No water or sewer infrastructure will be necessary to serve this development. There will be no habitable space constructed as part of this development. The Facility will be monitored remotely and will not require onsite personnel for day-to-day operation. Personnel will occasionally visit the site to conduct required maintenance activities.

Minimal wetland impacts are anticipated. A culverted crossing will be created to allow for vehicular access to the western portion of the site. The total anticipated wetland impact is expected to be less than 0.5 acres. Impervious surface on this site will be approximately 2.07% and is primarily composed of the gravel pathways throughout the site and the solar collection yard. Gulf Power will permit the wetland impacts and stormwater management system through an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection (FDEP). Gulf Power will also secure the appropriate permit with the U.S. Army Corps of Engineers (USACE).

The construction of residential dwellings are not part of this development plan, and therefore density calculations are not applicable.

The primary ingress and egress to the site will be from an existing pathway connecting to W. Bogia Road. The improvement of this pathway will be only that which is required to sustain light vehicular traffic for occasional employee access. The site will not be accessible to the public.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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.** *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.*

There is no sale of alcohol associated with this use. Please see accompanying Compatibility Analysis (Exhibit D).

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.

No public facilities are needed to serve the development. There will be no demand for mass transit, school facilities, potable water, sanitary sewer, solid waste or parks.

- 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 and Egress to and from the site will be from W. Bogia Road. No other access points are planned. This ingress/egress point will be utilized by employees to construct, maintain, and operate the facility. Following construction, the site will be monitored remotely and will not require onsite personnel for day to day operation. No increase in traffic will be generated by the project on a typical day. This site will not be open to the general public.

No pedestrian activity outside of employee activity will occur on-site.

- 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.

No noise, glare, dust, smoke, odor, vibration, electrical interference or other nuisances will be generated as a result of this development. The photovoltaic solar panels proposed for installation at the site are designed with anti-reflective coating and are designed to absorb light rather than reflect it. This site will be a passive generation facility. No effects on the surrounding properties are anticipated.

- 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.

No solid waste containers will be located on site after construction is complete.

- 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.

Gulf Power intends to retain most existing vegetation at the perimeter of the project site within the associated buffer area to satisfy the screening and buffering requirements.

- 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.

Exterior structure lighting will be restricted to the solar collector yard area and is only used when performing nighttime maintenance activities. No lighting fixture will emit glare or spill lighting onto any parcel outside of the project boundary.

- 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.

Gulf Power has conducted extensive analysis to determine that this site meets the needs of the facility. A typical 74.5 MW photovoltaic solar facility requires approximately 450 acres of cleared, flat land on which to construct the solar energy center. This site provides adequate acreage to develop the facility.

- 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.

Pursuant to Section 3-2.2(c)(5) of the Escambia County LDC, "power plants" (listed in part (b) are allowed as a conditional use. Section 3-2.2(e) of the LDC provides location criteria for conditional uses in the Agriculture zoning district. These include 1) prime farmland; and 2) non-residential uses.

One of the location criteria for prime farmland states that all new uses must be located so that farmland is not lost. This site has been used for Silvicultural activities, which according to the LDC, is defined as "the management of forest establishment, growth, composition, health, and quality to product lumber, pulp wood, or other forest products". This site has not been used for the production of food or other products generally associated with farmland and agriculture uses. Therefore, this criterion is met as no farming activities exist on this site.

The second location criterion that non-residential uses must be located to avoid nuisances and hazards is also met. For the same reasons mentioned in this application and the accompanying Land Use Compatibility Analysis, an emission-free, low-intensity use will not create any hazard or nuisance to surrounding uses.

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 398 W. Bogia Road, McDavid, Florida, property reference number(s) portions of 21-4N-31-1101-0000-00; 16-4N-31-1000-0000-01; 22-4N-31-1000-0000-00; and 15-4N-31-1101-0000-00. I hereby designate 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 5th day of April the year of 2019, 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: Allara Mills-Gutcher

Email: allara@theplanningcollaborative.com

Address: 2311 Lee Street, Lynn Haven, FL 32444

Phone: 850.319.9180

Dennis DuBose
Signature of Property Owner

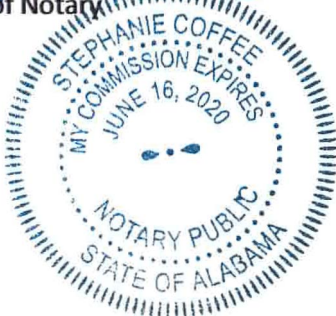
Dennis DuBose 4-5-19
Printed Name of Property Owner Date

STATE OF Alabama COUNTY OF Shelby
The foregoing instrument was acknowledged before me this 5 day of April 2019,
by Dennis DuBose

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

[Signature]
Signature of Notary

Stephanie Coffee
Printed Name of Notary



(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:
<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**

D. X A Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

E. X Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND

X 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 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.

Allara Mills-Gutcher

Signature of Owner/Agent

Allara Mills-Gutcher, AICP

Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Bay The foregoing instrument
was acknowledged before me this 4th day April of

2019, by Allara Mills-Gutcher.

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

Teri Blackman

Signature of Notary

(Notary Seal)



TERI BLACKMAN
MY COMMISSION # FF 227560
EXPIRES: August 3, 2019
Bonded Thru Budget Notary Services

Teri Blackman

Printed Name of Notary



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2018

REAL ESTATE

TAXES



SCAN TO PAY ONLINE

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
12-1220-000	06	742	154N311101000000

RMS TIMBERLANDS LLC
5605 WOODBINE RD
PACE, FL 32571

PROPERTY ADDRESS:
HIGHWAY 164 (OFF)

EXEMPTIONS:

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	6,602	0	6,602	43.68
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	6,602	0	6,602	14.03
BY STATE LAW	4.2000	6,602	0	6,602	27.73
WATER MANAGEMENT	0.0338	6,602	0	6,602	0.22
SHERIFF	0.6850	6,602	0	6,602	4.52
M.S.T.U. LIBRARY	0.3590	6,602	0	6,602	2.37

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$92.55

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
ALL FRAC LESS NW1/4 OF NW1/4 TO MCCAWLEY OR 6055 P 752/785 LESS MINERAL RIGHTS	FP FIRE PROTECTION		18.87
NON-AD VALOREM ASSESSMENTS			\$18.87

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$111.42

If Paid By Please Pay	Nov 30, 2018 \$0.00				
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RETAIN FOR YOUR RECORDS

2018 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018 0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

12-1220-000

PROPERTY ADDRESS

HIGHWAY 164 (OFF)

RMS TIMBERLANDS LLC
5605 WOODBINE RD
PACE, FL 32571

Paid 11/27/2018 Receipt # EEX-18-00335124 \$106.96

Paid By RESOURCE MANAGEMENT

JOB NUMBER	M17-065729
DRAWN BY	A. MATHIS
COUNTY/STATE	ESCAMBIA/FLORIDA
SCALE	1"=400'
DATE	11-01-17

REVISIONS



“OLDEST SURVEYING FIRM IN JACKSON COUNTY, FLORIDA”

BANNERMAN SURVEYORS, INC.

4397 HIGHWAY 90 • MARIANNA, FLORIDA 32448

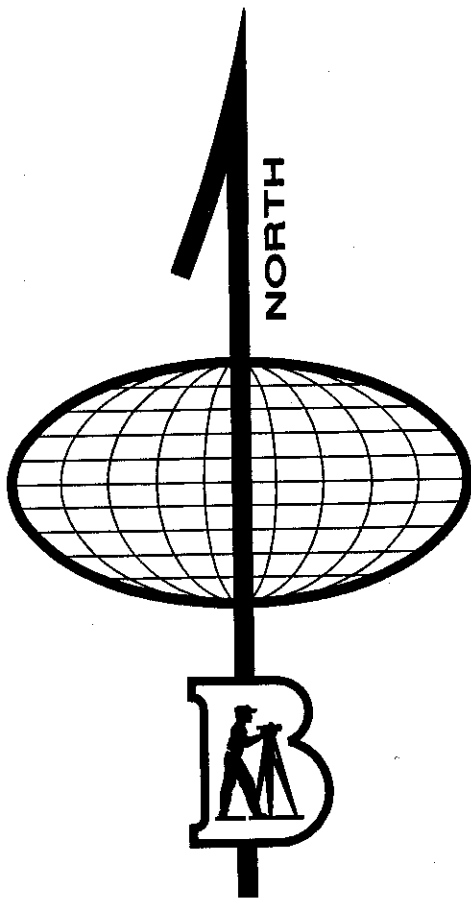
PHONE (850) 526-4460 • FAX (850) 526-4462 • Email: bsj52012@yahoo.com • www.bannermansurveyorsinc.com

Licensed in:
FLORIDA
AND
COLORADO

PROJECT	CLIENT	SHEET TITLE	SHEET
S3 LAND INVESTMENTS, LLC	% BRAD FULLER	BOUNDARY SURVEY	2
			OF 2

SCHEDULE BII

ABBREVIATION	
SEC.	SECTION
T.	TOWNSHIP/TANGENT
R.	RANGE/RADIUS
R/W	RIGHT OF WAY
ST	STREET
D.O.T.	DEPT. OF TRANSPORTATION
FL	FLORIDA
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE
MON.	MONUMENT
ALUM.	ALUMINUM
REF.	REFERENCE
LS	LICENSED SURVEYOR
S	CENTERLINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.S.	NOT TO SCALE
LINE	LINE NOT TO SCALE
STA.	STATION
C.R.	COUNTY ROAD
CB	CHORD BEARING
CHORD	CHORD
Δ	DELTA ANGLE
L	ARC LENGTH
US GLO	UNIT STATES GOVERNMENT LAND OFFICE
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS

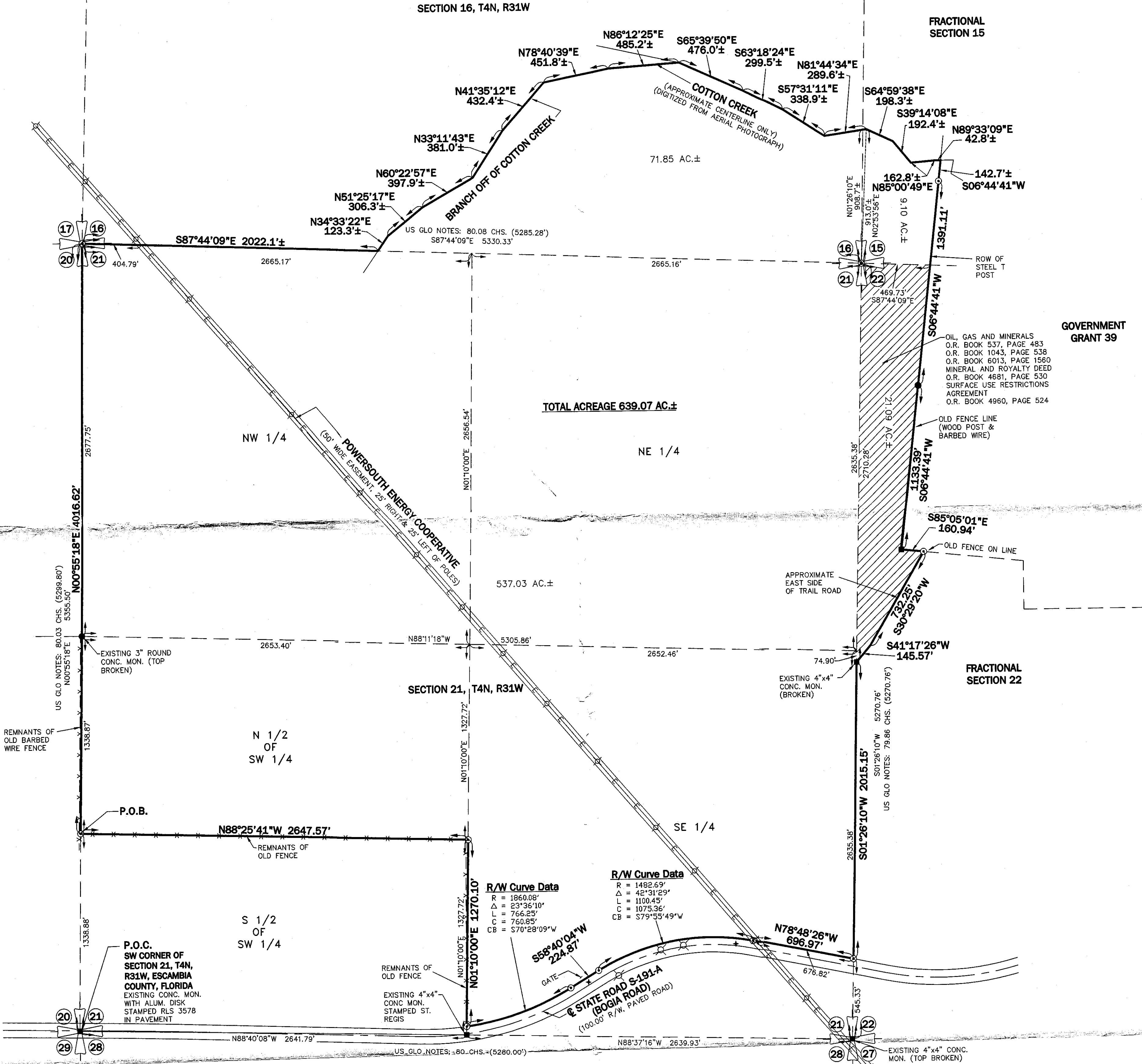


GRAPHIC SCALE

400 0 200 400 800

(IN FEET)

1 inch = 400 ft.



NOTE CORRESPONDING TO SCHEDULE B SECTION II

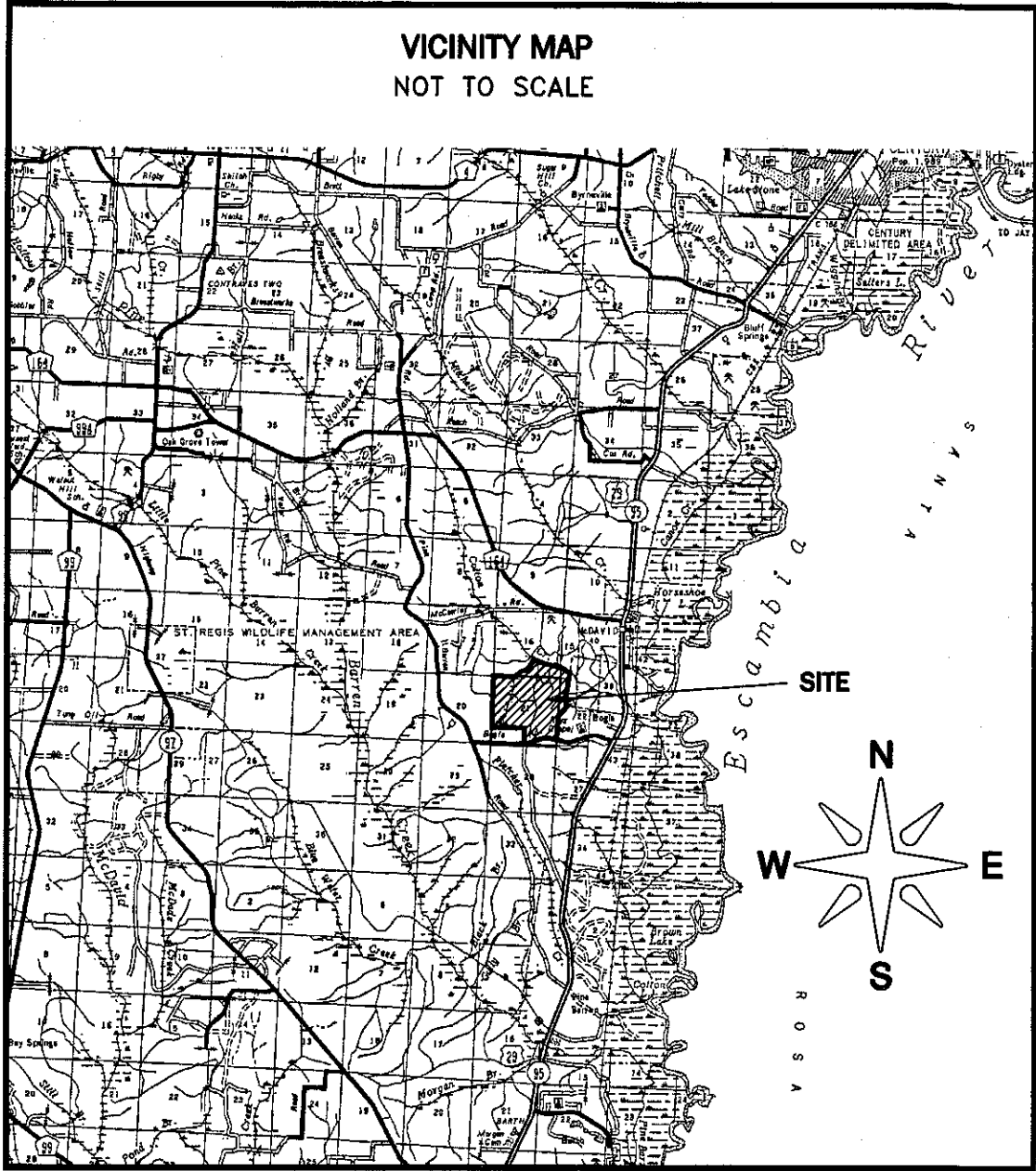
- Oil, gas and mineral rights conveyed to Humble Oil & Refining Company by Special Warranty Deed, dated April 1, 1971, in Official Records Book 537, Page 483, as affected by Notice of Claim, issued by Exxon Corporation, to St. Regis Paper Company, dated October 13, 1976, recorded October 13, 1976 in Official Records Book 1043, Page 538, and by Notice of Claim issued by Exxon Mobil Corporation, dated October 4, 2006, recorded October 17, 2006, in Official Records Book 6013, Page 1560, of the Public Records of Escambia County, Florida. See Section 22 containing 21.09 AC.±.
- Easement and Agreement for Light Guide Fiber Optic Cable granted by Champion International Corporation, a New York corporation, to American Telephone and Telegraph Company Co., a New York corporation, dated August 6, 1987, recorded September 21, 1987, in Official Records Book 2456, Page 727, of the Public Records of Escambia County, Florida. Does not encumber.
- Road Easement granted by Champion International Corporation, a New York corporation, to American Telephone and Telegraph Company Co., a New York corporation, dated July 13, 1994, recorded September 21, 1994, in Official Records Book 3621, Page 584, of the Public Records of Escambia County, Florida. Does not encumber.
- Mineral and Royalty Deed effective as of October 1, 2000 made by International Paper Company, a New York corporation, Champion Realty Corporation, a Delaware corporation, et al. (Grantors), to Pure Resources, L.L.C., a Delaware limited liability company, et al. (Grantees), dated November 3, 2000, recorded August 23, 2002, in Official Records Book 6055, Page 782, and in Quitclaim Deed, dated November 3, 2006, in Official Records Book 6055, Page 782, and in Quitclaim Deed, dated November 3, 2006, in Official Records Book 6055, Page 782, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Oil, gas and Mineral Interests/Rights as reserved in Special Warranty Deed by International Paper Company, a New York corporation, to RMS Timberlands LLC, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 782, and in Quitclaim Deed, dated November 3, 2006, in Official Records Book 6055, Page 782, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Covenants, Conditions and Restrictions contained in Special Warranty Deed by International Paper Company, a New York corporation, to RMS Timberlands LLC, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 782, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Surface Use Agreement among RMS Timberlands LLC, a Delaware limited liability company, and International Paper Company, a New York corporation, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 782, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Memorandum of Pulwood Agreement by and between International Paper Company, a New York corporation, Red Mountain Timberlands LLC, a Delaware limited liability company, and RMS Timberlands LLC, a Delaware limited liability company, dated October 31, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 855, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Memorandum of Log Agreement by and between International Paper Company, a New York corporation, Red Mountain Timberlands LLC, a Delaware limited liability company, and RMS Timberlands LLC, a Delaware limited liability company, dated October 31, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 888, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Recognition Agreement by and among Red Mountain Timberlands LLC, a Delaware limited liability company, RMS Timberlands LLC, a Delaware limited liability company, and Red Mountain Timber Co. IV LLC, a Delaware limited liability company, et al., dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 943, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.
- Terms and Conditions of that certain Renewable Energy Option and Lease dated May 15, 2017, by and between RMS Timberlands LLC, a Delaware limited liability company, and S3 Land Investments, LLC, a Delaware limited liability company, as evidenced by Memorandum of Renewable Energy Option and Lease dated May 15, 2017, recorded June 5, 2017, in Official Records Book 7722, Page 1776, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±.

JOB NUMBER	M17-065729	REVISIONS
DRAWN BY	A. MATIHS	
COUNTRY/STATE	ESCAMBIA/FLORIDA	
SCALE	1"=400'	
DATE	11-01-17	



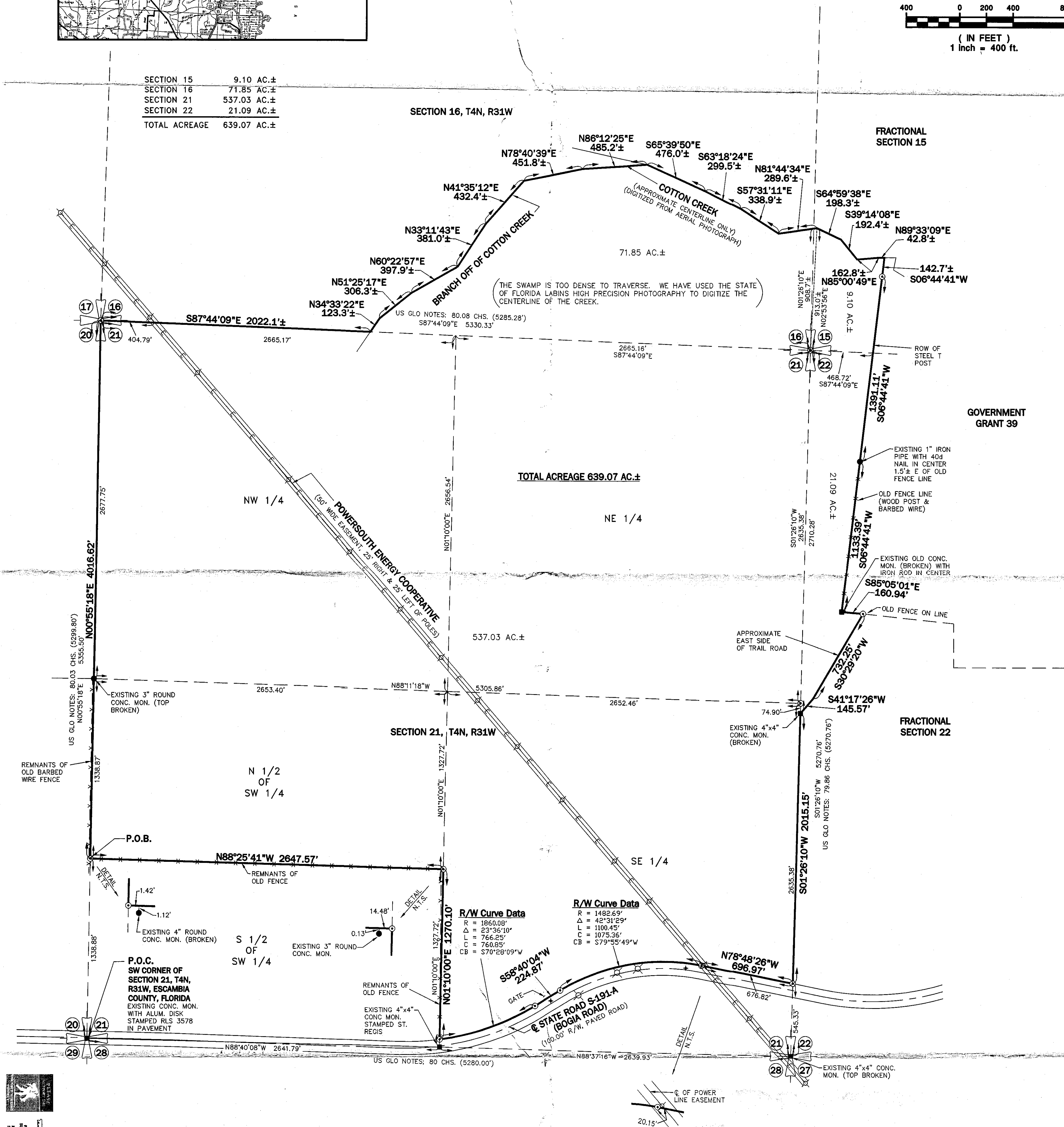
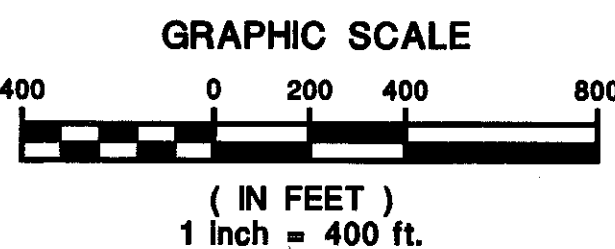
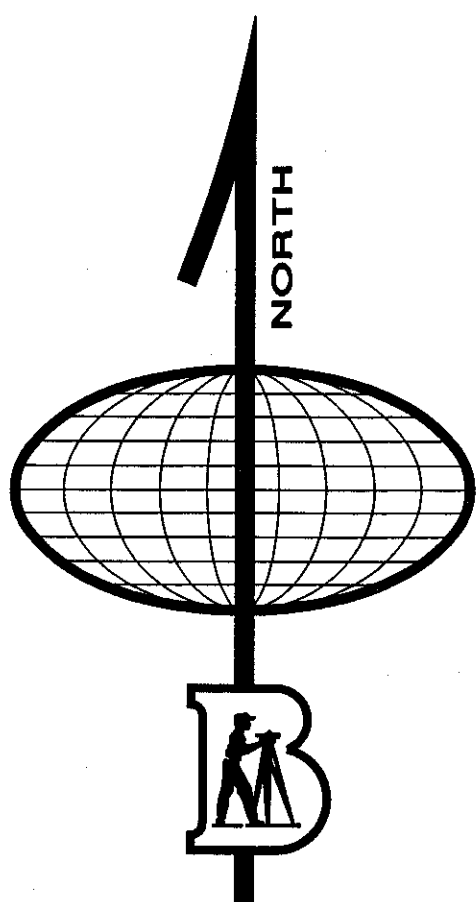
BANNERMAN SURVEYORS, INC.
4997 HIGHWAY 90 • MARIANNA, FLORIDA 32448
PHONE (850) 526-4460 • FAX (850) 526-4462 • E-mail: bsj952012@yahoo.com • www.bannermansurveyorsinc.com

PROJECT	CLIENT	SHEET TITLE	SHEET
	S3 LAND INVESTMENTS, LLC %O BRAD FULLER	BOUNDARY SURVEY	1
			2



MAP OF BOUNDARY SURVEY

- | LEGEND: | |
|---------|--|
| ○ | 5/8" IRON ROD SET DURING SURVEY WITH ALUM. CAP STAMPED BANNERMAN SURVEYORS, INC. LB 5106. |
| □ | 4"x4" CONC. MON. SET DURING SURVEY WITH ALUM. CAP STAMPED BANNERMAN SURVEYORS, INC. LB 5106. |
| △ | CONTROL OR TRAVERSE STATION. 1/2" IRON ROD WITH PLASTIC CAP STAMPED LB5106 - UNLESS OTHERWISE NOTED. |
| ● | EXISTING IRON PIPE FOUND DURING SURVEY - UNLESS OTHERWISE NOTED. |
| ■ | EXISTING CONC. MON. FOUND DURING SURVEY - UNLESS OTHERWISE NOTED. |
| ⊗ | POWER POLE WITH OVERHEAD POWER LINE |
| + | FIRE HYDRANT |
- | | |
|------------|--|
| CONC. MON. | - CONCRETE MONUMENT |
| ALUM. REF. | - ALUMINUM REFERENCE |
| LS | - LICENSED SURVEYOR |
| ○ | - CENTERLINE |
| P.C. | - POINT OF CURVATURE |
| P.T. | - POINT OF TANGENCY |
| N.T.S. | - NOT TO SCALE |
| --- | - LINE NOT TO SCALE |
| STA. | - STATION |
| C.R. | - COUNTY ROAD |
| CB | - CHORD BEARING |
| ○ | - CHORD |
| △ | - DELTA ANGLE |
| L | - ARC LENGTH |
| US GLO | - UNITED STATES GOVERNMENT LAND OFFICE |
| PSM | - PROFESSIONAL SURVEYOR & MAPPER |
| LB | - LICENSED BUSINESS |



LEGAL DESCRIPTION:
A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 6055, PAGE 752

[illegible]

SURVEYOR'S NOTES

- (1) This survey is certified to 53 Land Investments, LLC, RMS Timberlands, LLC, First American Title Insurance Company and Chicago Title Insurance Agency, Inc.
- (1) This is a boundary survey. Existing monumentation was used for the boundary where located. The centerline of Boggs Road was used per 100' Right of Way Map Section 48502-2801 and the Surveying line of Record. The easterly line of Section 21 was calculated per US GLO Notes.
- (2) The bearings are based on the centerline of State Road S-191-A from P.T. Sta. 546+15.33 to P.T. Sta. 556+04.62 using N68°04'04"E.
- (3) The last day of field work was November 01, 2017
- (3) Elevations are not applicable for this project.
- (3) No underground installations or improvements or above ground improvements have been located other than those shown.
- (3) Coordinates are based on NTR based off of Florida High Precision Network, side shots are not used.
- (3) By or by redundant measurements using a one-second Topcon total station.
- (7) I have released the First American Title Insurance Company and Chicago Title Insurance Agency, Inc. the insurance commitment numbered 40450, with an effective date of June 6, 2017 at 6:00 AM and all encumbrances, except those, identified in Schedule B, Section II of the said insurance commitment have been shown or noted on the survey.
- (7) Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.
- (7) I hereby certify that the survey shown hereon was made in accordance to the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 55-17 F.A.C. pursuant to Section 472.022, Florida Statutes.

Robert A. Bonnerman
BANNERMAN SURVEYORS, INC.
FL Cert. No. LB5106
Robert A. Bonnerman, PSM
FL Cert. No. 3214

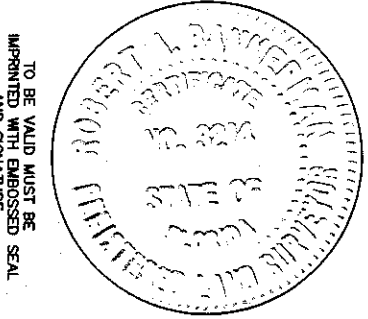
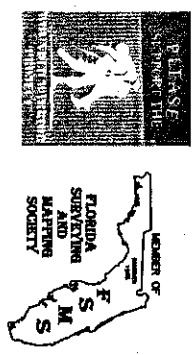


EXHIBIT 2 - Site Plan

GULF POWER COTTON CREEK SOLAR ENERGY CENTER
398 W BOGIA RD., McDAVID, FLORIDA 32568

OWNER
GULF POWER COMPANY

PROJECT
GULF POWER COTTON CREEK SOLAR ENERGY CENTER
LOCATION: 398 W BOGIA RD., McDAVID, FLORIDA 32568

SITE COVERAGE

SITE COVERAGE TABLE			
DESCRIPTION	SQ. FT.	ACREAGE	% OF SITE
PROPOSED ACCESS PATHS	486,117	11.16	1.75
COLLECTOR YARD	83,499	1.92	0.30
INVERTER PADS	6,317	0.15	0.02
TOTAL IMPERVIOUS	575,933	13.22	2.07
TOTAL PERVIOUS	27,262,054	625.85	97.93
PROJECT AREA (FENCED)	15,384,537	353.18	55.26
TOTAL AREA	27,837,987	639.07	100

SURFACING

ACCESS PATHS: BASE MATERIAL
INVERTER PADS: STABILIZED AGGREGATE BASE
COLLECTOR YARD: AGGREGATE SURFACE
OPEN SPACE: GRASSED AREA

NOTE: ALL DISTURBED AREAS SHALL BE SEEDED UNLESS SPECIFIED OTHERWISE.

ZONING

SITE ZONING SETBACKS	
FRONT	40'
SIDE	15'
REAR	40'

STRUCTURE DISTANCE TO PROPERTY BOUNDARY

SOLAR PANELS ARE MINIMUM 40' FRONT AND REAR
AND 15' SIDES FROM PROPERTY BOUNDARY

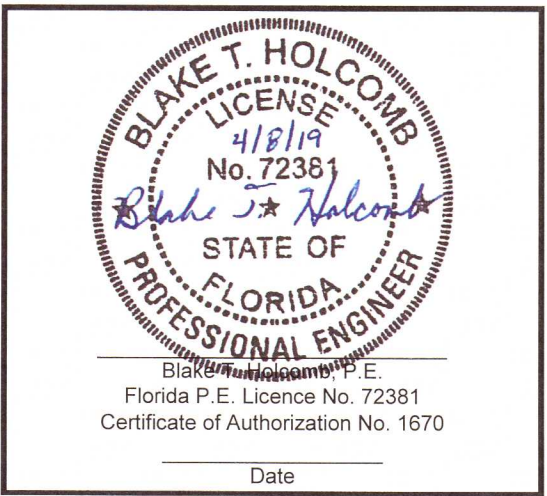
100-YEAR FLOODPLAIN

THE FACILITY LIES WITHIN FLOOD ZONE X AND FLOOD ZONE A (AREA OF MINIMAL
FLOOD HAZARD) AS IDENTIFIED ON FEMA PANEL No.12033C0155G, EFFECTIVE DATE:
09/28/2006.

SECURITY FENCING

COLLECTOR YARD FENCE SHALL BE 7'-0" CHAINLINK WITH 6 STRANDS OF BARBED
WIRE ON "V" EXTENSION ARMS TO MAKE AN OVERALL HEIGHT OF 8'-0".

PERIMETER FENCE SHALL BE 6'-0" CHAINLINK WITH 3 STRANDS OF BARBED WIRE TO
MAKE AN OVERALL HEIGHT OF 7'-0"



SECURITY
FENCE (TYP.)

PROPERTY
BOUNDARY (TYP.)

INVERTER
SKID/PAD (TYP.)

SECURITY GATES

20' WIDE ACCESS PATH
TO COLLECTOR YARD

COLLECTOR YARD
ENTRANCE GATES

COLLECTOR YARDS
229'x236.5' & 163'x180'

EXISTING OVER
HEAD POWER LINE

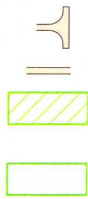
20' WIDE ACCESS PATH
TO COLLECTOR YARD

SITE ENTRANCE AND
GATE

PERMIT DRAWINGS

LEGEND

- PROPERTY BOUNDARY
- 40-FT FRONT AND REAR
AND 15-FT SIDES PROPERTY SETBACK
- FENCE LINE
- INVERTER SKID
- PV MODULE
- 30-FT WETLAND SETBACK



- TURN-AROUND
- SERVICE PATHS
- WETLAND BOUNDARY
- FEMA FLOOD ZONE X AND FLOOD ZONE A (PANEL
No.12033C0155G, EFFECTIVE DATE: 09/28/2006).

CLIENT
GULF POWER COMPANY

CONSULTANT



YYYY-MM-DD 2019-01-24
DESIGNED HH/BTH
PREPARED BCL
REVIEWED
APPROVED

PROJECT
GULF POWER COTTON CREEK SOLAR ENERGY CENTER
398 W BOGIA RD., McDAVID, FLORIDA 32568

TITLE
SITE PLAN

PROJECT NO. 19-115704
Control No. 19115704-A002c

REV.

SHEET

2

CALL before you dig.
811 or 1-800-432-4770
or visit
www.callsunshine.com



File Name: 19115704-A002c.dwg

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

Escambia County Board of Adjustment Application – Conditional Use Request

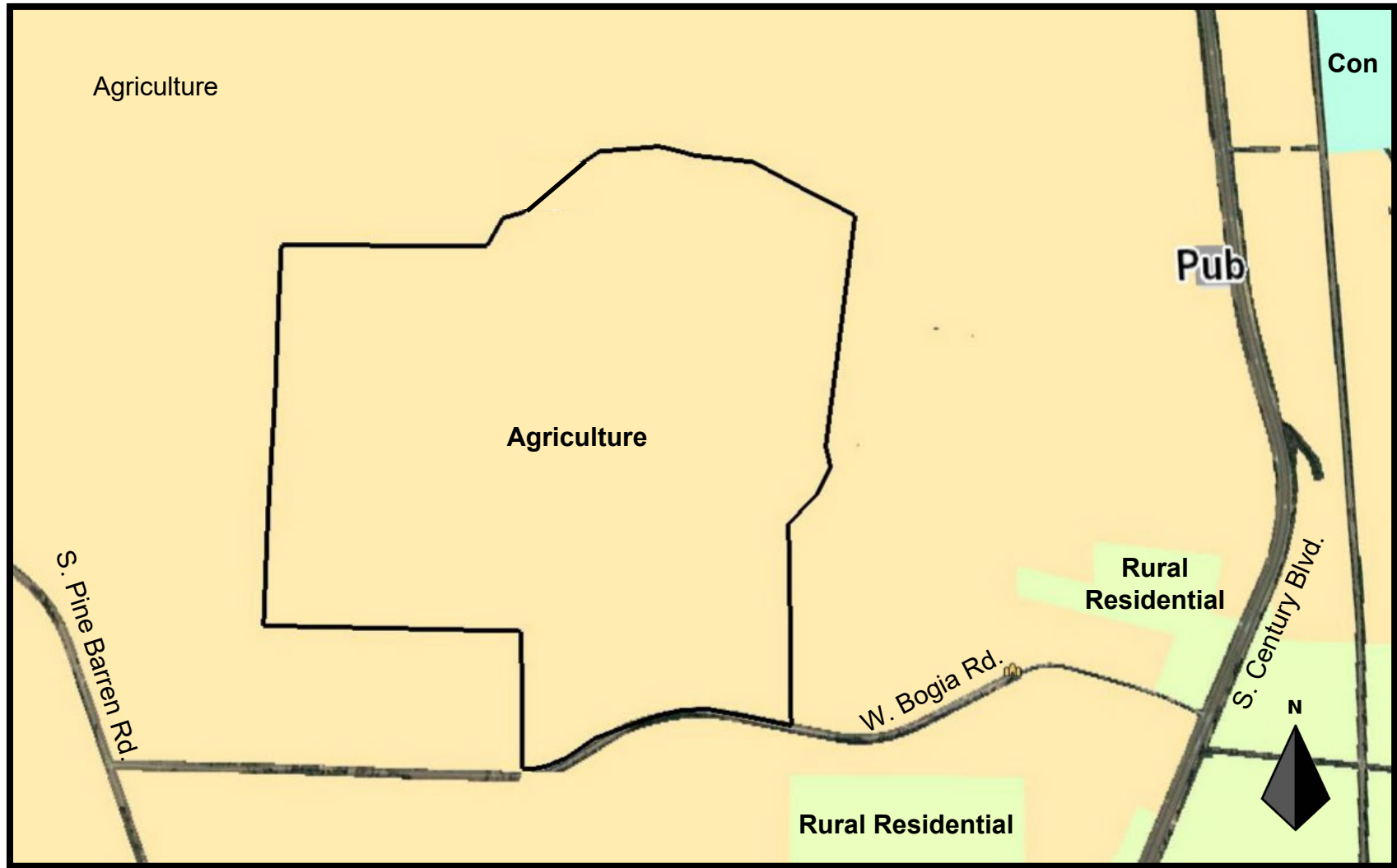
EXHIBIT A – Site Location



 Project Boundary

Escambia County Board of Adjustment Application – Conditional Use Request

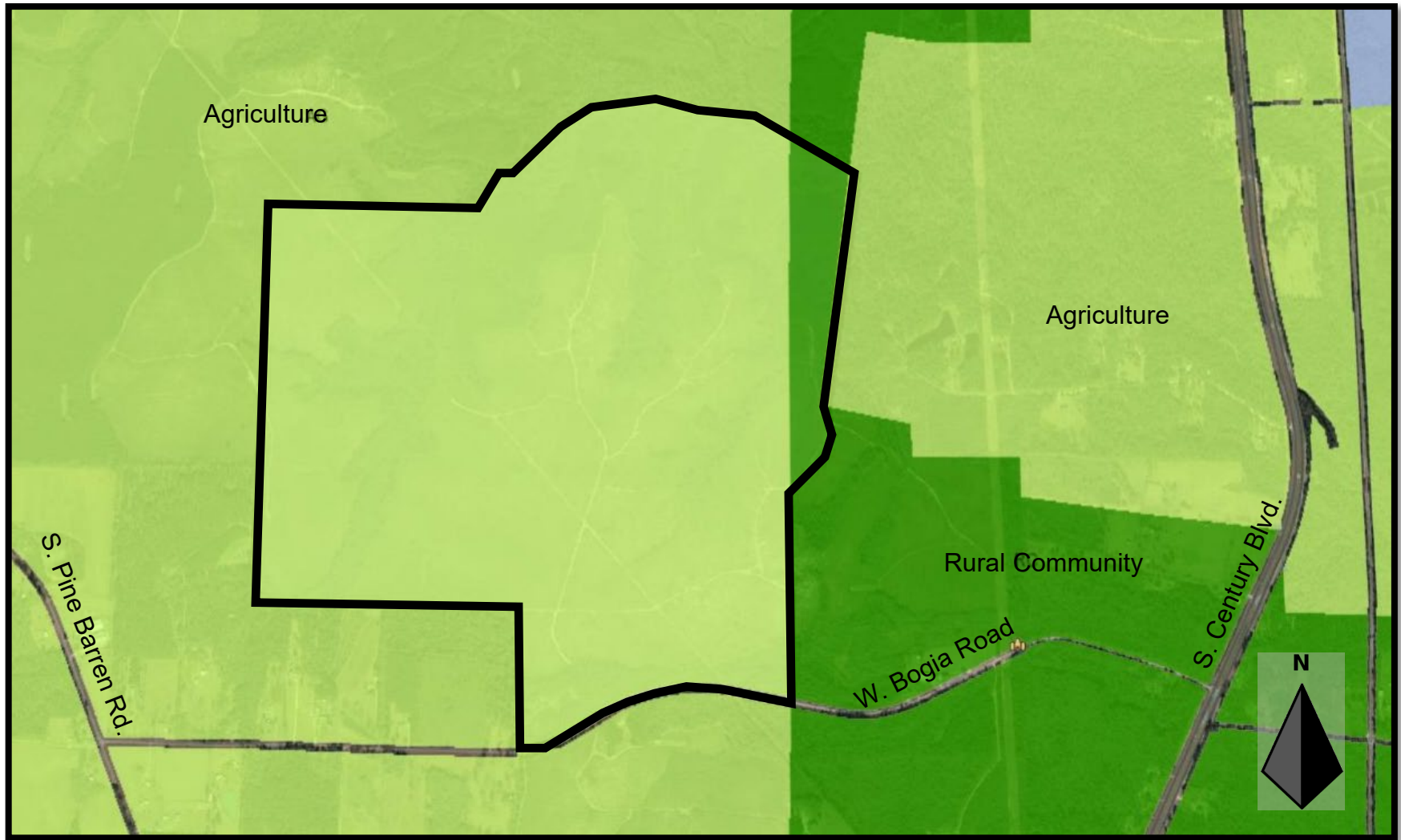
EXHIBIT B – Zoning Map



 Project Boundary

Escambia County Board of Adjustment Application – Conditional Use Request

EXHIBIT C – Future Land Use Map



 Project Boundary

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Chicago Title Insurance Agency, Inc.
3067 East Commercial Boulevard
Fort Lauderdale, Florida 33308

Parcel I.D. No.: 03-4N-31-11010-00000; 16-4N-31-10000-00000; and
22-4N-31-10000-00000

(Space Reserved for Clerk of Court)

MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE

THIS MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE
("Memorandum") is executed dated this 16 day of May, 2017 ("Effective Date"), by and between
RMS TIMBERLANDS, LLC, a Delaware limited liability company, with a business address of 31
Inverness Center Parkway, Suite 360, Birmingham AL 35242 ("**Landlord**") and **S3 LAND**
INVESTMENTS, LLC, a Delaware limited liability company having an office and mailing address of
c/o Chicago Title Insurance Agency, Inc., 3067 East Commercial Boulevard, Fort Lauderdale Florida
33308 ("**Tenant**").

RECITALS

WHEREAS, Landlord and Tenant are the parties in and to a Renewable Energy Option and Lease
dated as of the Effective Date ("**Agreement**"), by which Landlord granted to Tenant an exclusive option
("**Option**") to lease that certain parcel of real property located in Escambia County, Florida more
particularly described on Exhibit A attached hereto and made a part hereof ("**Property**"); and

WHEREAS, Landlord and Tenant desire to execute, deliver and record this Memorandum for the
purpose of putting all persons on notice of Tenant's right, title and interest in the Property.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, Landlord and Tenant hereby give record notice of the following:

- 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
- 2. Notice of Option.** The period during which the Option may be exercised shall begin on the date
when both Landlord and Tenant have executed the Agreement, and shall continue for a period of up to
two (2) years after such date ("**Option Term**"). Tenant may exercise the Option by giving written
notice to Landlord ("**Option Notice**") at any time during the Option Term. Upon the exercise of the
Option, the Agreement shall constitute a binding lease.
- 3. Purpose.** The purpose of this Memorandum is to give notice of the existence of the Option, and it is
understood that this Memorandum shall not modify or amend the Agreement in any respect. All of
the terms, covenants and conditions contained in the Agreement and this Memorandum shall be
deemed covenants running with the land for all purposes.

[Signatures and Acknowledgements Appear on Following Pages]

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[Signatures and Acknowledgements Appear on Following Pages]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum on the date hereinabove written.

RMS TIMBERLANDS, LLC

By: Charlie Cornish
Name: Charlie Cornish
Its: EVP

ACKNOWLEDGEMENT

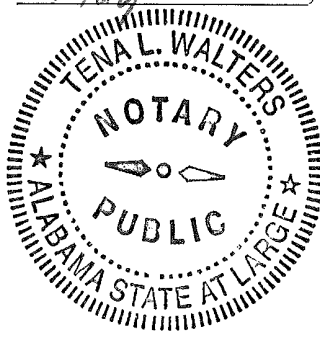
STATE OF ALABAMA)
)ss:
COUNTY OF Shelby)

Personally appeared before me, the undersigned authority in and for the said county and state on this the 25 day of May, 2017, within my jurisdiction, the within named Charlie Cornish, who acknowledged that he is the Ex VP of RMS TIMBERLANDS, LLC, a limited liability company, and that for and on behalf of the company, and as its act and deed, he signed, executed and delivered the above and foregoing **MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE** after first having been duly authorized by the company to do so.

Given under my hand and seal this 5 day of May, 2017.

Tena L. Walters
Notary Public

My Commission Expires: 4/12/20



S3 LAND INVESTMENTS, LLC

By: Barbara Morris

Name: Barbara Morris

Its: President

ACKNOWLEDGEMENT

STATE OF DELAWARE)
)ss:
COUNTY OF NEW CASTLE)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 2017, within my jurisdiction, the within named Barbara Morris, who acknowledged that she is the President of **S3 LAND INVESTMENTS, LLC**, a Delaware limited liability company, and that for and on behalf of the company, and as its act and deed, she signed, executed and delivered the above and foregoing **MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE** after first having been duly authorized by the company to do so.

Given under my hand and official seal, this the 12th day of May, 2017.

[Signature]
Notary Public

My Commission Expires: 1/18/21

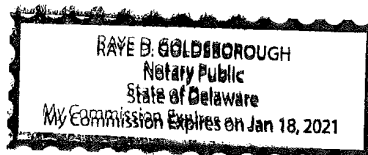


EXHIBIT "A"
To Memorandum of Option
 Legal Description of Owners Property

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4N	31W	21	21-4N-31-1101-000-000	121241000
4N	31W	22	22-4N-31-1000-000-000	121245000

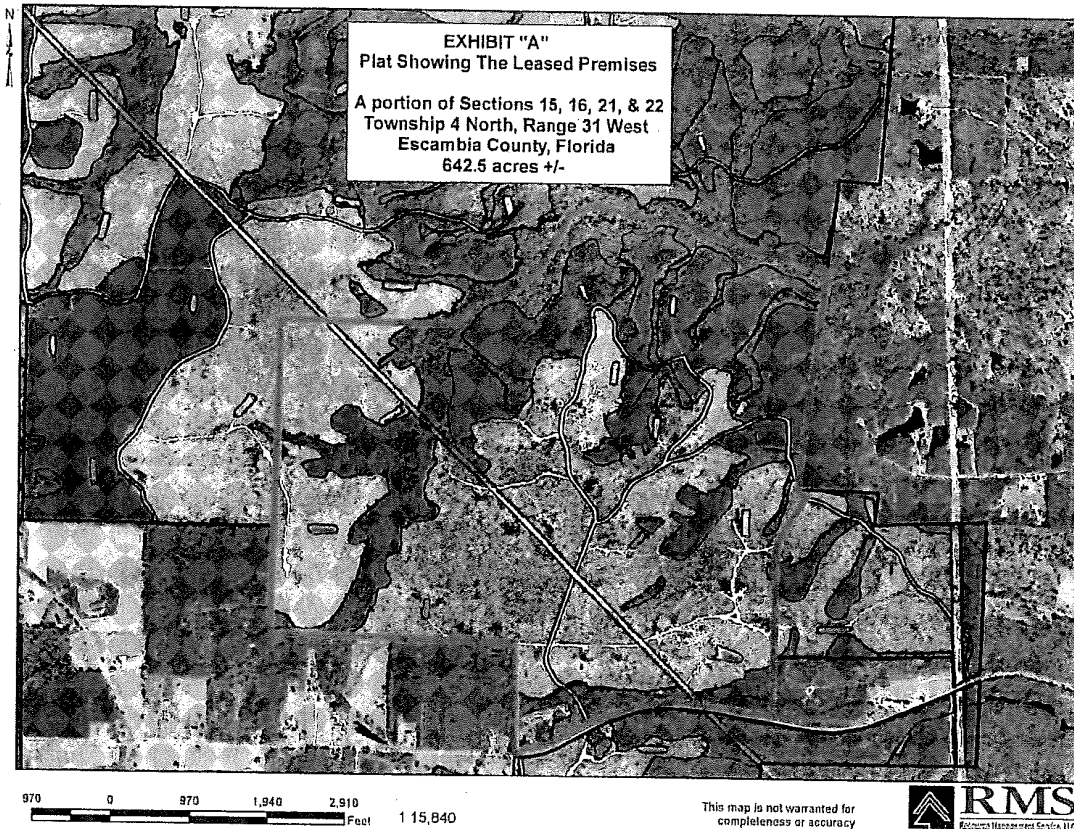
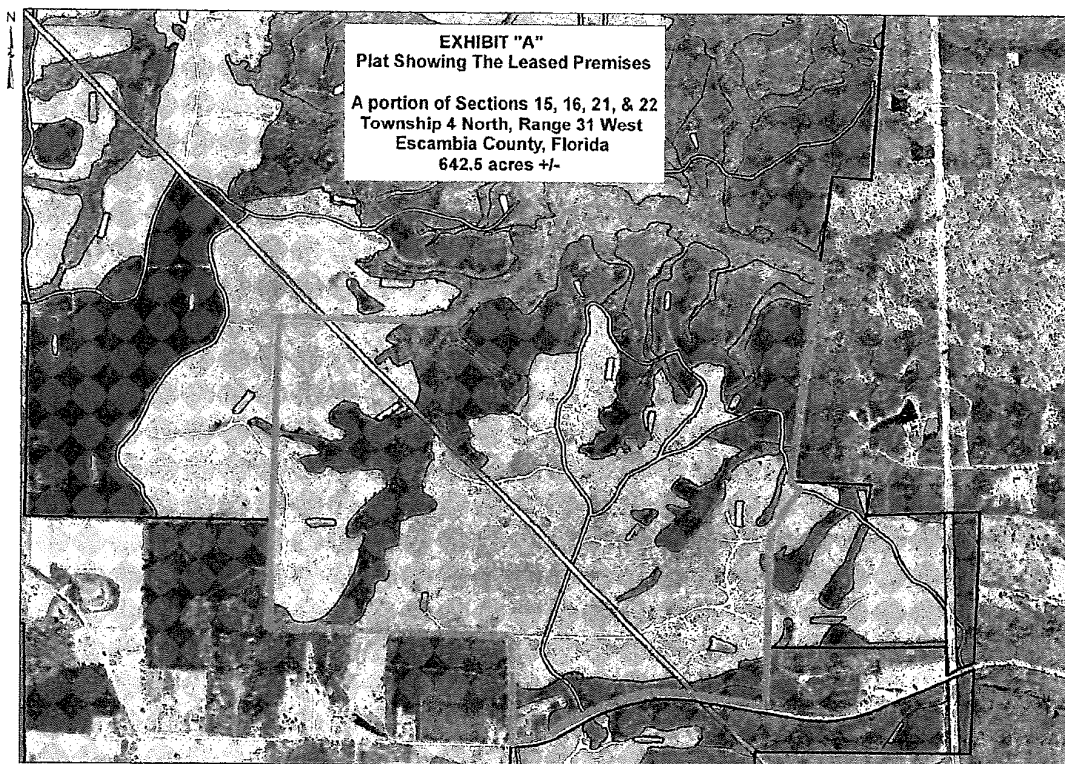


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4N	31W	22	22-4N-31-1000-000-000	121245000



970 0 970 1,940 2,910
Feet 1:15,840

This map is not warranted for
completeness or accuracy



Bm

ASSIGNMENT OF RENEWABLE ENERGY OPTION AND LEASE

THIS ASSIGNMENT OF RENEWABLE ENERGY OPTION AND LEASE ("Assignment") is hereby made as of this 1 day of April, 2019, by and between Boulevard Associates, LLC, a Delaware limited liability company ("**Assignor**") (as successor-by-merger to S3 Land Investments, LLC, a Delaware limited liability company) and Gulf Power Company, a Florida corporation ("**Assignee**").

WITNESSETH

WHEREAS, RMS Timberlands, LLC, a Delaware limited liability company ("**Seller**") and Assignor entered into that certain Renewable Energy Option Lease dated May 15, 2017 ("**Agreement**"), relating to the lease of that certain real property located in Escambia County, Florida more particularly described in the Agreement ("**Property**"); and

WHEREAS, Assignor desires to assign to Assignee and Assignee desires to assume all of Assignor's right, title and interest in and to the Agreement, including the option payments(s) paid under the Agreement.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Assignee to Assignor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that the mutual covenants flowing between the undersigned parties, the parties hereby agree as follows:

1. Assignor does hereby assign, grant, bargain and convey to Assignee all of its right, title and interest in and to the Agreement, including without limitation, the option payment(s) made thereunder.
2. Assignee agrees to be bound by the terms and conditions of the Agreement as if Assignee were the original signatory thereto, and hereby assumes all of Assignor's obligations under the Agreement.
3. From and after the acceptance of this Assignment, any and all notices to Assignee, as the purchaser under the Agreement, shall be sent to the following address:

Assignee: Gulf Power Company
One Energy Place
Pensacola, Florida 32520-0100
Attn: Corporate Real Estate Department

4. This Assignment may be executed in any number of counterparts, each of which shall be deemed and original, but all of which together shall constitute but one instrument. For purposes of this Assignment, a PDF or other electronic signature shall be deemed to be an original.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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RMS TIMBERLANDS, LLC

By: Charlie Cornish
Name: Charlie Cornish
Its: EVP

ACKNOWLEDGEMENT

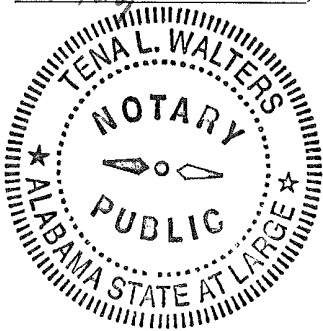
STATE OF ALABAMA)
)ss:
COUNTY OF Shelby)

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Given under my hand and seal this 5 day of May, 2017.

Tena L. Walters
Notary Public

My Commission Expires: 4/12/20



S3 LAND INVESTMENTS, LLC

By: Barbara Morris

Name: Barbara Morris

Its: President

ACKNOWLEDGEMENT

STATE OF DELAWARE)
)ss:
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Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 2017, within my jurisdiction, the within named Barbara Morris, who acknowledged that she is the President of **S3 LAND INVESTMENTS, LLC**, a Delaware limited liability company, and that for and on behalf of the company, and as its act and deed, she signed, executed and delivered the above and foregoing **MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE** after first having been duly authorized by the company to do so.

Given under my hand and official seal, this the 12th day of May, 2017.

[Signature]
Notary Public

My Commission Expires: 1/18/21

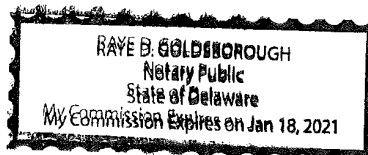


EXHIBIT "A"
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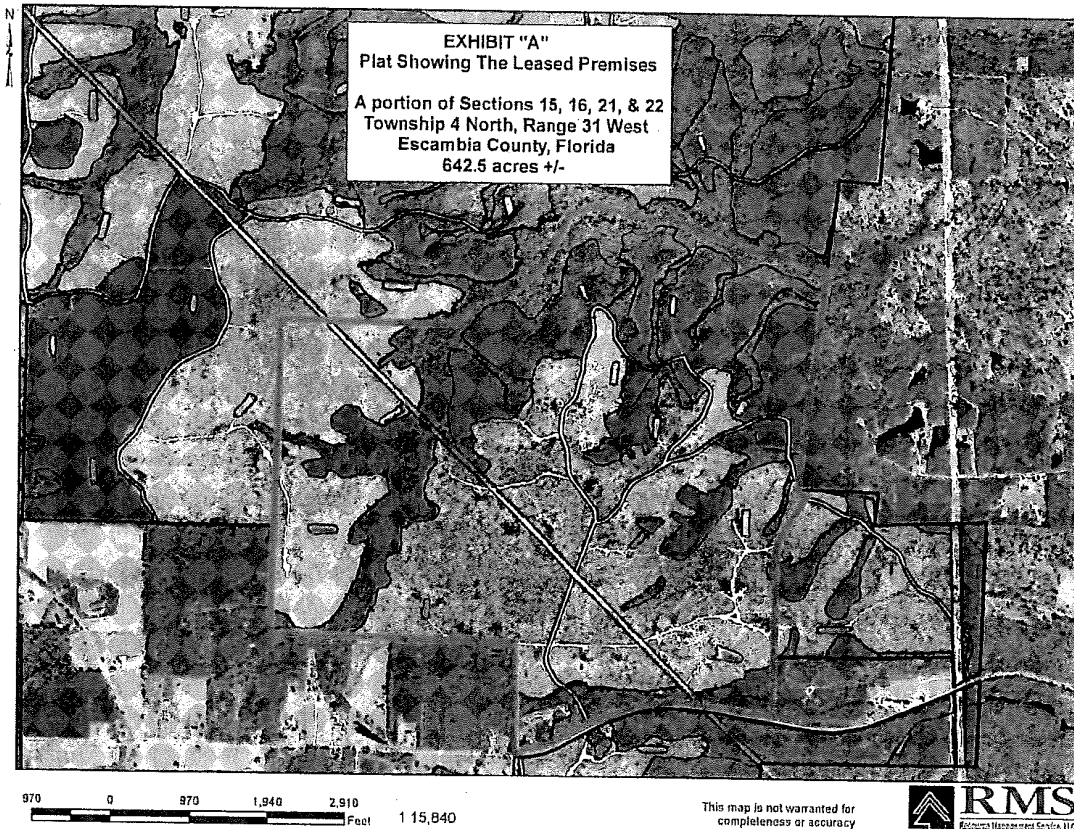
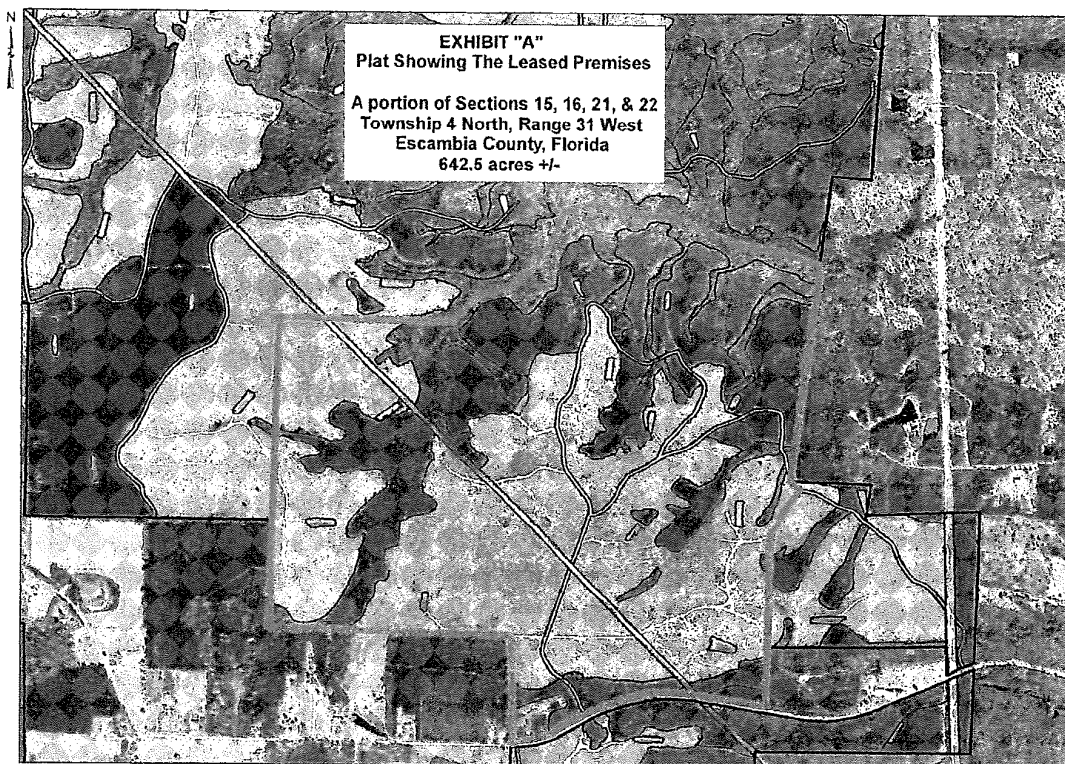


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MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE

THIS MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE
("Memorandum") is executed dated this 16 day of May, 2017 ("Effective Date"), by and between
RMS TIMBERLANDS, LLC, a Delaware limited liability company, with a business address of 31
Inverness Center Parkway, Suite 360, Birmingham AL 35242 ("**Landlord**") and **S3 LAND**
INVESTMENTS, LLC, a Delaware limited liability company having an office and mailing address of
c/o Chicago Title Insurance Agency, Inc., 3067 East Commercial Boulevard, Fort Lauderdale Florida
33308 ("**Tenant**").

RECITALS

WHEREAS, Landlord and Tenant are the parties in and to a Renewable Energy Option and Lease
dated as of the Effective Date ("**Agreement**"), by which Landlord granted to Tenant an exclusive option
("**Option**") to lease that certain parcel of real property located in Escambia County, Florida more
particularly described on Exhibit A attached hereto and made a part hereof ("**Property**"); and

WHEREAS, Landlord and Tenant desire to execute, deliver and record this Memorandum for the
purpose of putting all persons on notice of Tenant's right, title and interest in the Property.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, Landlord and Tenant hereby give record notice of the following:

- 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
- 2. Notice of Option.** The period during which the Option may be exercised shall begin on the date
when both Landlord and Tenant have executed the Agreement, and shall continue for a period of up to
two (2) years after such date ("**Option Term**"). Tenant may exercise the Option by giving written
notice to Landlord ("**Option Notice**") at any time during the Option Term. Upon the exercise of the
Option, the Agreement shall constitute a binding lease.
- 3. Purpose.** The purpose of this Memorandum is to give notice of the existence of the Option, and it is
understood that this Memorandum shall not modify or amend the Agreement in any respect. All of
the terms, covenants and conditions contained in the Agreement and this Memorandum shall be
deemed covenants running with the land for all purposes.

[Signatures and Acknowledgements Appear on Following Pages]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum on the date hereinabove written.

RMS TIMBERLANDS, LLC

By: Charlie Cornish
Name: Charlie Cornish
Its: EVP

ACKNOWLEDGEMENT

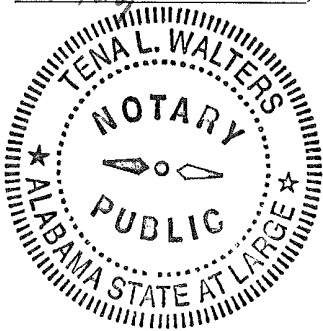
STATE OF ALABAMA)
)ss:
COUNTY OF Shelby)

Personally appeared before me, the undersigned authority in and for the said county and state on this the 25 day of May, 2017, within my jurisdiction, the within named Charlie Cornish, who acknowledged that he is the Ex VP of RMS TIMBERLANDS, LLC, a limited liability company, and that for and on behalf of the company, and as its act and deed, he signed, executed and delivered the above and foregoing **MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE** after first having been duly authorized by the company to do so.

Given under my hand and seal this 5 day of May, 2017.

Tena L. Walters
Notary Public

My Commission Expires: 4/12/20



S3 LAND INVESTMENTS, LLC

By: Barbara Morris

Name: Barbara Morris

Its: President

ACKNOWLEDGEMENT

STATE OF DELAWARE)
)ss:
COUNTY OF NEW CASTLE)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 2017, within my jurisdiction, the within named Barbara Morris, who acknowledged that she is the President of **S3 LAND INVESTMENTS, LLC**, a Delaware limited liability company, and that for and on behalf of the company, and as its act and deed, she signed, executed and delivered the above and foregoing **MEMORANDUM OF RENEWABLE ENERGY OPTION AND LEASE** after first having been duly authorized by the company to do so.

Given under my hand and official seal, this the 12th day of May, 2017.

[Signature]
Notary Public

My Commission Expires: 1/18/21

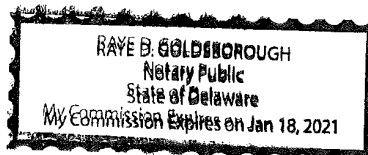


EXHIBIT "A"
To Memorandum of Option
 Legal Description of Owners Property

Tw	Ran	Sec	Parcel I.D. #	Account #
4N	31W	15	15-4N-31-1101-000-000	121220000
4N	31W	16	16-4N-31-1000-000-001	121222100
4N	31W	21	21-4N-31-1101-000-000	121241000
4N	31W	22	22-4N-31-1000-000-000	121245000

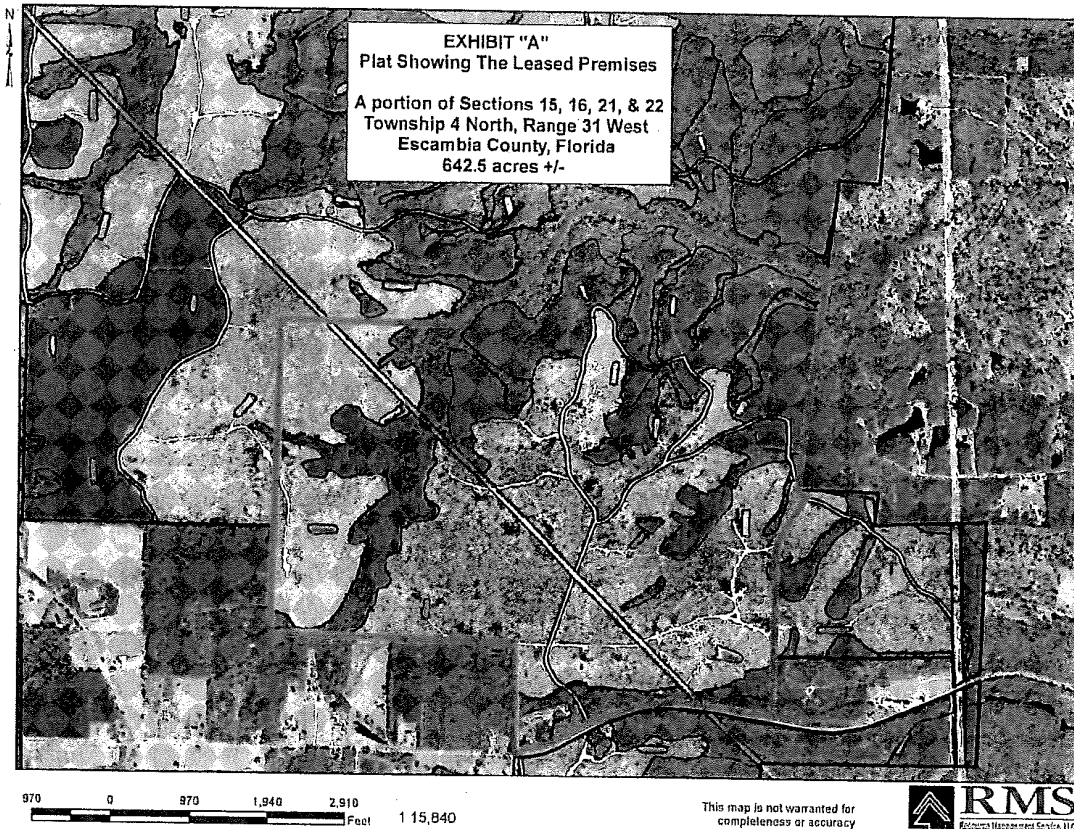
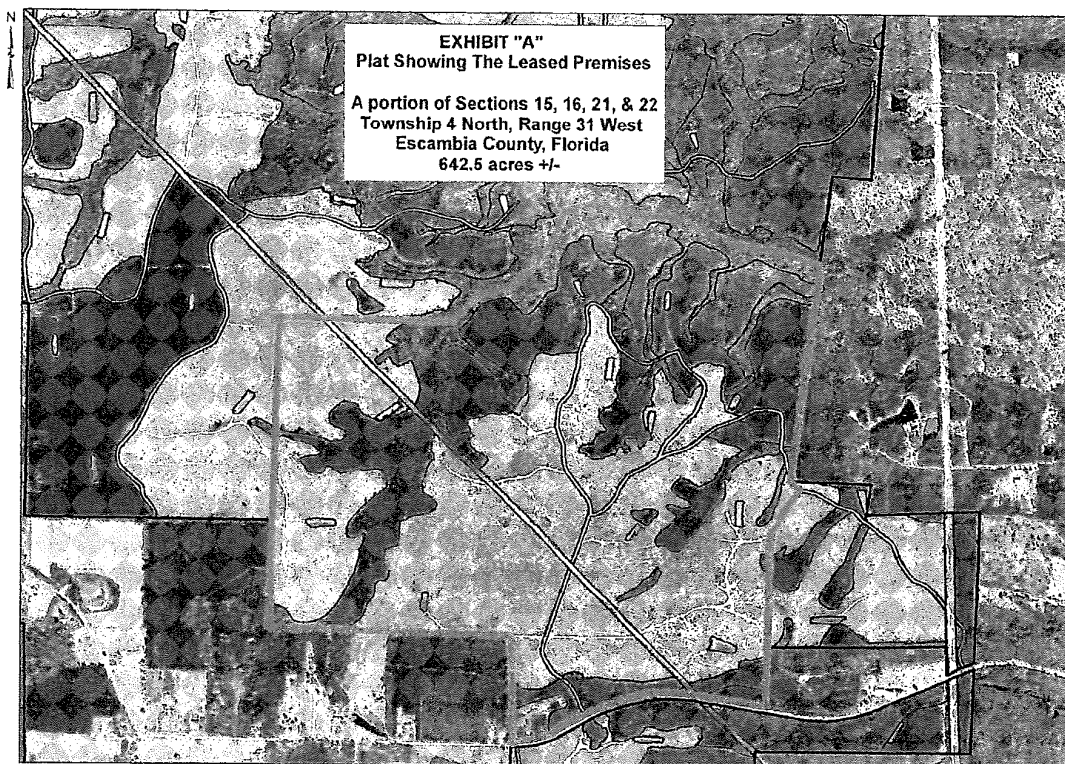


EXHIBIT "A"
To Memorandum of Option
Legal Description of Owners Property

Tw	Ran	Sec	Parcel I.D. #	Account #
4N	31W	15	15-4N-31-1101-000-000	121220000
4N	31W	16	16-4N-31-1000-000-001	121222100
4N	31W	21	21-4N-31-1101-000-000	121241000
4N	31W	22	22-4N-31-1000-000-000	121245000



970 0 970 1,940 2,910
Feet 1:15,840

This map is not warranted for
completeness or accuracy



Bm

ASSIGNMENT OF RENEWABLE ENERGY OPTION AND LEASE

THIS ASSIGNMENT OF RENEWABLE ENERGY OPTION AND LEASE ("Assignment") is hereby made as of this 1 day of April, 2019, by and between Boulevard Associates, LLC, a Delaware limited liability company ("**Assignor**") (as successor-by-merger to S3 Land Investments, LLC, a Delaware limited liability company) and Gulf Power Company, a Florida corporation ("**Assignee**").

WITNESSETH

WHEREAS, RMS Timberlands, LLC, a Delaware limited liability company ("**Seller**") and Assignor entered into that certain Renewable Energy Option Lease dated May 15, 2017 ("**Agreement**"), relating to the lease of that certain real property located in Escambia County, Florida more particularly described in the Agreement ("**Property**"); and

WHEREAS, Assignor desires to assign to Assignee and Assignee desires to assume all of Assignor's right, title and interest in and to the Agreement, including the option payments(s) paid under the Agreement.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Assignee to Assignor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that the mutual covenants flowing between the undersigned parties, the parties hereby agree as follows:

1. Assignor does hereby assign, grant, bargain and convey to Assignee all of its right, title and interest in and to the Agreement, including without limitation, the option payment(s) made thereunder.
2. Assignee agrees to be bound by the terms and conditions of the Agreement as if Assignee were the original signatory thereto, and hereby assumes all of Assignor's obligations under the Agreement.
3. From and after the acceptance of this Assignment, any and all notices to Assignee, as the purchaser under the Agreement, shall be sent to the following address:

Assignee: Gulf Power Company
One Energy Place
Pensacola, Florida 32520-0100
Attn: Corporate Real Estate Department

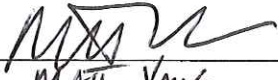
4. This Assignment may be executed in any number of counterparts, each of which shall be deemed and original, but all of which together shall constitute but one instrument. For purposes of this Assignment, a PDF or other electronic signature shall be deemed to be an original.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.


ASSIGNOR:

Boulevard Associates, LLC,
a Delaware limited liability company,
as successor-by-merger to
S3 Land Investments, LLC,
a Delaware limited liability company

By: 
Name: MATT Vanc
Title: VP Development

ASSIGNEE:

Gulf Power Company,
a Florida corporation

By: 
Name: Mitchell Gunder
Title: VP Finance

Land Use Compatibility Analysis

For a Solar Power Generation Facility to be located on W. Bogia Road, east of Century Blvd.

In Escambia County, Florida

known as Gulf Power Cotton Creek Solar Energy Center

Conducted for:

Gulf Power



Prepared for:

Escambia County Planning and Zoning Division

Ph: 850.554.8210

3363 West Park Place

Pensacola, FL 32505

Prepared by:

The Planning Collaborative

Allara Mills Gutcher, AICP

Ph: 850.319.9180

allara@theplanningcollaborative.com



the planning collaborative

April 10, 2019

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EXHIBIT 1 – Certified Boundary Survey prepared by Bannerman Surveyors, Inc.	
EXHIBIT 2 – Site Plan prepared by Golder, dated January 24, 2019.	
EXHIBIT 3 – Escambia County Future Land Use Map.	
EXHIBIT 4 – Escambia County Zoning Map.	

PURPOSE AND INTRODUCTION

This report analyzes the compatibility of a solar power generation facility proposed to be located on a portion of four adjacent parcels located approximately one mile west of Century Blvd. on the north side of W. Bogia Road near the community of McDavid, Florida. As set forth below, the proposed facility will not, over time, adversely or negatively impact the surrounding existing uses. The proposed facility will provide clean, emissions-free, renewable energy

In the development of this report, the following definition of compatibility set forth in §163.3164(9), *Florida Statutes*, was utilized:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

The Escambia County Comprehensive Plan also provides a definition of “Incompatible/compatible development” in Chapter 3 Definitions. Section 3.04 Definitions states as follows:

“Incompatible development is new development proposed to be constructed next to existing development wherein the proximity of the two kinds of development would each diminish the usefulness of the other or would be detrimental to existing operations. The incompatibility can arise from either land use or structure size and design. Compatible development is new development proposed to be constructed next to existing development in which the proximity of the two kinds of development would each complement or enhance the usefulness of the other.”

Finally, the County’s Land Development Regulations Chapter 6, Definitions, Section 6-0.3 Terms Defined provides the following definition for “compatible:

“*Compatible*. A condition in which land uses, activities or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use, activity, or condition is unduly negatively impacted directly or indirectly by another use, activity, or condition.”

As a note, the definition of “compatible” in Section 6-0.3 of the County’s Land Development Regulations is nearly identical to the definition of “compatibility” set forth in §163.3164(9), *Florida Statutes*.

This analysis has considered the type of development proposed in comparison to the existing built environment as directed by Florida Statutes and the Escambia County Comprehensive Plan. Such factors of study included the surrounding uses, building setbacks, building height, and impact of the new use to the existing uses.

The consultant, Allara Mills Gutcher, completed the following research in preparation of this report:

- Review of the Escambia County Property Appraiser website data and maps.
- Review of the Escambia County Comprehensive Plan, 2030 (dated 6/2018).
- Review of the Escambia County Land Development Regulations dated August 2, 2018.
- Review of the Escambia County Future Land Use Map and Zoning Map as shown on Escambia County's web mapping service web page.¹
- A visit to the site on October 23, 2018.
- A pre-application meeting with Andrew Holmer on November 16, 2018.
- Consultation with Gulf Power.

PROJECT DESCRIPTION

The applicant, Gulf Power Company ("Gulf Power") proposes construction of a commercial photovoltaic solar power generation facility on approximately 639 acres of disturbed land which has previously been utilized for Silvicultural activities (See Figure 1). The site is accessible via S. Century Blvd. (US HWY 29/SR 95), a rural developed principal arterial roadway², and is addressed as 398 W. Bogia Road. The site will be designed to preserve on-site wetlands, and will otherwise have minimal development impact to the site which will include approximately 300,000 solar panels mounted on galvanized steel racks, gravel pathways, and a collector yard. All efforts will be made to preserve existing vegetation at the perimeter of the site that is needed to satisfy the buffering requirements of the Escambia County Land Development Code.

The scale of the project will be that of a typical 74.5 megawatt facility. The solar panels will be constructed to align with the greatest angle for energy absorption from the sun.

There will be no noise, smoke, glare, emissions, dust, vibration, or odors emitted from this use. Lighting will be restricted to the solar collector yard area and is only used when performing nighttime maintenance activities. The collector yard lighting be placed to avoid unnecessary light impacts to adjacent parcels. All interior pathways will be intended only for staff and service vehicles to maintain the activities of the facility.

¹ http://maps2.roktech.net/escambia_gomaps4/?mapName=General

² Florida-Alabama Transportation Planning Organization Congestion Management Process Plan, June 2017, Appendix A Level of Service Tables, pg. 20.

Figure 1. Project Location Aerial Photograph



Source: Google Earth, October 2018.

GENERAL PROJECT LOCATION AND SETTING

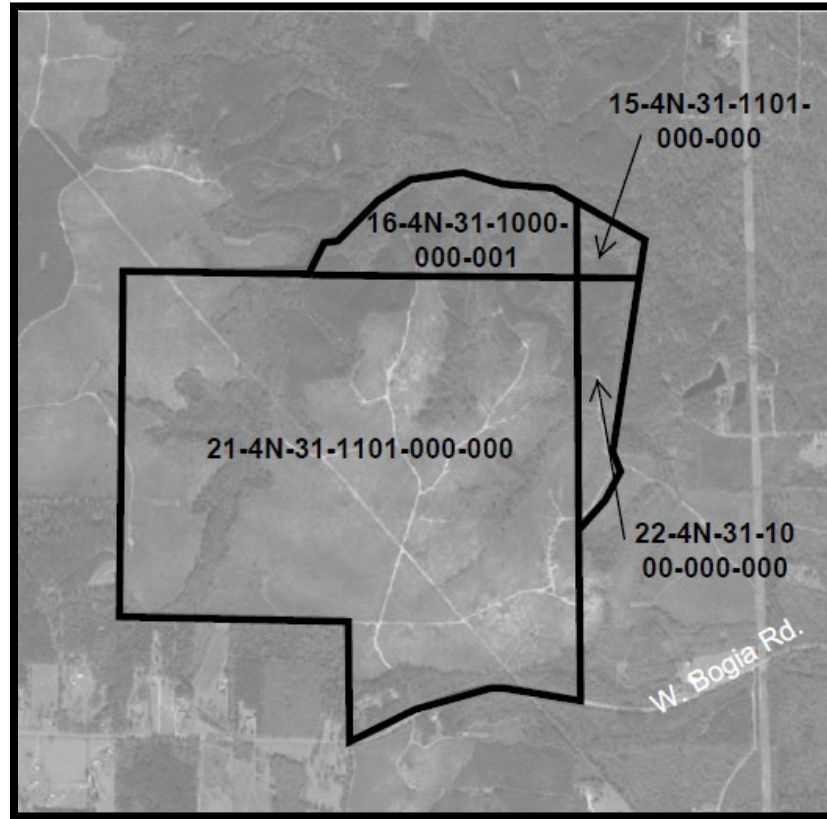
The site will be a portion of four parent parcels located on the north side of W. Bogia Road west of Century Blvd. (US 29) in unincorporated Escambia County, 32568 (See Figure 2). The subject parcel is approximately 639 acres, and is located within Sections 15, 16, 21, and 22 of Township 4N, Range 31W. The Escambia County Property Appraiser's Reference Numbers are 21-4N-31-1101-000-000, 22-4N-31-1000-000-000, 15-4N-31-1101-000-000, and 16-4N-31-1000-000-001³ for the parent parcels. A portion of each of the aforementioned parcel numbers are part of the development. The properties are currently disturbed parcels, which have been used for Silvicultural activities. A site-specific survey indicates that there are some wetlands on the subject parcel which will be protected from development (See Exhibit 2).⁴ The existing use of the parcels are classified as "Improved Agriculture-Misc. Imprv.", and "Timber 2."⁵

³ Escambia County Property Appraiser website, October 28, 2018.

⁴ Site Plan, Golder, January 24, 2019.

⁵ Escambia County Property Appraiser assigned Department of Revenue Tax Code, referenced October 29, 2018.

Figure 2. Parcel ID Map



The Escambia County geographic systems website does not locate this site within any AICUZ zone, an Airfield Installation Planning District, the Pensacola Regional Airport Overlay, or any Community Redevelopment Area or Scenic Highway Overlay.⁶

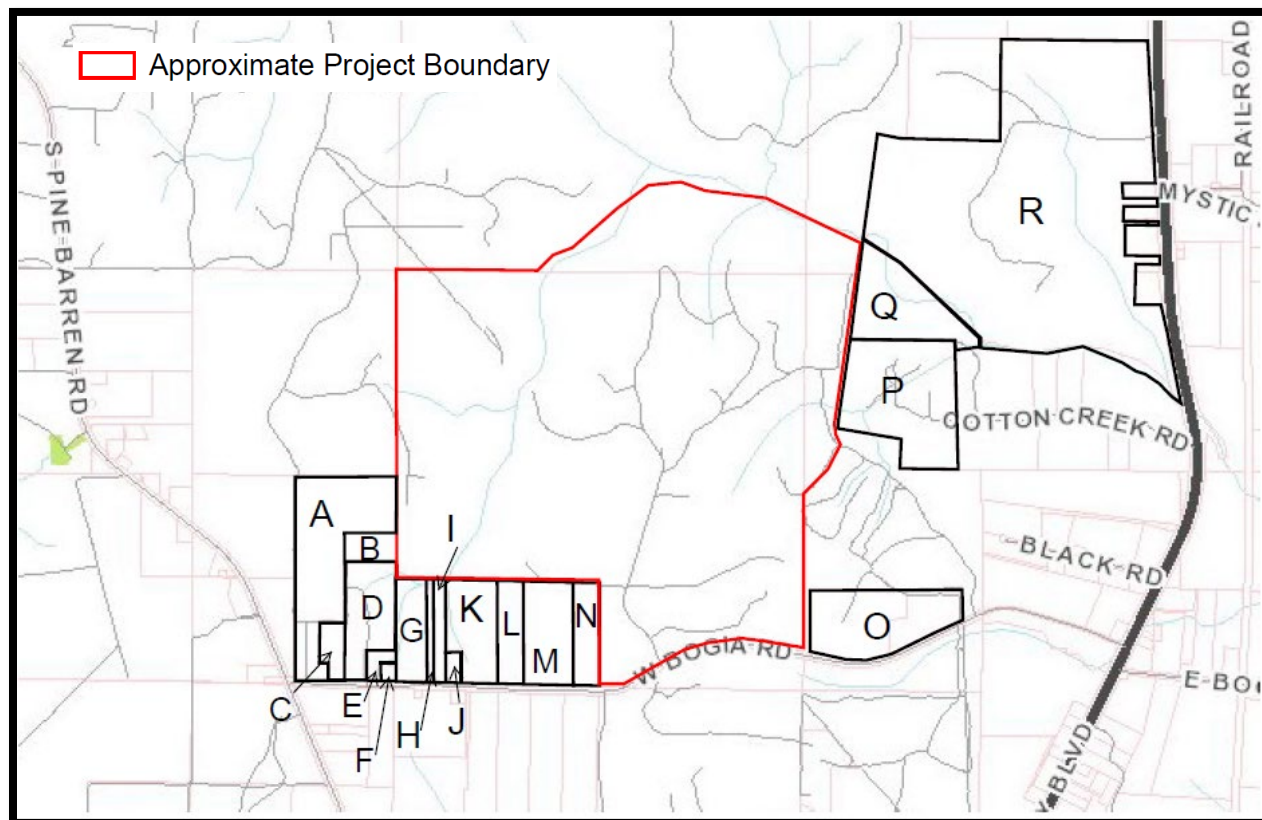
Immediately surrounding the parcel are a variety of agricultural and residential uses. Immediately east and adjacent to the subject parcel on W. Bogia Road are two parcels owned by Rays Chapel Baptist Church. The abutting parcel has a tax classification of “Non-Ag Acreage”. The second parcel immediately to the east of that has a tax classification of “Church”. The remaining parcels to the east, north, and west are owned by RMS Timberlands and are classified as “Timber 2”. Other lands to the northeast, west and south not owned by RMS Timberlands are primarily larger lot residential (See Figure 3 and Table 1). There are no platted subdivisions within a mile of any boundary of the subject project.⁷ The closest platted subdivision is in the McDavid community, and is approximately 1.2 miles northeast of the project boundary, and is referred to as “Campground Tract”.

⁶ http://maps2.roktech.net/escambia_gomaps4/?mapName=General

⁷ Ibid.

Figure 3 below graphically represents those parcels immediately adjacent to the subject parcel which are not owned by RMS Timberland. Table 1 describes each parcel's existing use, and assigned zoning and Future Land Use categories.

Figure 3. Location of Adjacent Parcels Not Owned by RMS Timberlands, LLC.



Source: Escambia County Property Appraiser and Escambia County GIS
http://maps2.roktech.net/escambia_gomaps4/?mapName=General, October 2018

Table 1. Adjacent Parcels Not Owned by RMS Timberland and Their Classifications

Map Identifier	Site Address	Existing Land Use	Zoning District	Future Land Use	Acres +/-
A	890 W. Bogia Road	Improv. Agriculture Residential	Agriculture	Agriculture	46.5
B	800 W. Bogia Road	Vacant Residential	Agriculture	Agriculture	5
C	860 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	4.98

Map Identifier	Site Address	Existing Land Use	Zoning District	Future Land Use	Acres +/-
D	840 W. Bogia Road	Non-Ag Acreage	Agriculture	Agriculture	20
E	(part of) 890 W. Bogia Road	Improv. Agriculture Residential	Agriculture	Agriculture	2.75
F	800 W. Bogia Road	Mobile Home	Agriculture	Agriculture	0.96
G	770 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	12.29
H	740 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	2.91
I	700 blk. W. Bogia Road	Vacant Residential	Agriculture	Agriculture	4.77
J	730 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	1.85
K	720 W. Bogia Road	Improv. Agricultural-Residential	Agriculture	Agriculture	17.42
L	670 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	9.54
M	(none)	Non-Ag-Acreage	Agriculture	Agriculture	19.4
N	560 W. Bogia Road	Single Family Residential	Agriculture	Agriculture	10
O	140 W. Bogia Road	Non-Ag Acreage and Church	Agriculture	Rural Community	22.5 and 8.4 (2 parcels)
P	350 Cotton Creek Road	Improv. Agricultural-Residential	Agriculture	Agriculture	50
Q	17256 Goose Creek Trail	Improv. Agricultural-Residential	Agriculture	Agriculture	31.85
R	HWY 29	Timber 2	Agriculture	Agriculture	285.37

Source: Escambia County Property Appraiser and Escambia County GIS (<https://myescambia.com/our-services/development-services/gis>), October 2018

Figure 4 below consists of photographs of the site from within the project boundary that were taken in October 2018. The existing use shows disturbed lands and planted pines. Additionally, there is an existing transmission line that runs northwest/southeast and bisects the project boundary.

Figure 4. Internal Views of Site.



APPLICABLE POLICIES AND REGULATIONS

The project boundary is currently designated with two Future Land Use categories of Agriculture and Rural Community. The portion of Rural Community lies in the northeast quadrant, and is approximately 30 acres (See Exhibit 3).

The zoning district assigned to all parcels within the boundary of the project is Agriculture (See Exhibit 4). Consequently, no Future Land Use Map amendment or zoning change is required to allow the proposed development. Descriptions of the Future Land Use categories and zoning district are provided here:

Future Land Use Category: Agriculture (AG)⁸

General Description of the AG Future Land Use category: “Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents.”

Industrial Range of Allowable Uses: The Comprehensive Plan describes the allowable uses as a range. These include: “Light to intensive industrial, ancillary retail and office. No new residential development is allowed.” The maximum intensity for this category is a floor area ratio of 1.0. No residential development is allowed within this category.

Future Land Use Category: Rural Community (RC)⁹

General Description of the RC Future Land Use category: “Intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County.”

The range of uses allowable in the Rural Community category include “agriculture, residential, recreational facilities, public and civic, compact traditional neighborhood supportive commercial.”

Zoning Designation: Agriculture¹⁰

The Agriculture zoning district is established to designate “appropriate areas for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture.” Two of the primary intents of this district are to avoid the division of these lands into smaller parcels, and to retain sufficient amount of land for farming. This category supports residential, limited retail sales and services (as related to agriculture production activities), certain public and civic uses, and agriculture uses. Conditional uses within this district include group homes, medical clinics, and specifically power plants.¹¹

The development standards for a parcel zoned Agriculture are shown in Table 2.

⁸ Escambia County Comprehensive Plan 2030 dated August 2018, Policy FLU 1.3.1.

⁹ Escambia County Comprehensive Plan 2030 dated August 2018, Policy 1.3.1

¹⁰ Escambia County Land Development Code Section 3-2.2

¹¹ Escambia County Land Development Code Section 3-2.2(c)(3)

Table 2. Zoning District Regulations Assigned to Subject Parcel and Parcels Contiguous to the Site¹²

Criteria	Zoning Designation
	Agriculture
Location	Subject Parcel, and all adjacent parcels
Max Density	Maximum 1 dwelling unit per 20 acres
FAR	Maximum 0.25 for all uses
Height	No maximum
Lot Area	No minimum
Lot Width	Minimum of 100 feet at the street ROW
Lot Coverage	Minimum pervious of 30 percent
Structure Setbacks	
Front and Rear	40 feet
Sides	5 feet or 10% of the lot width at the street ROW, whichever is greater, but not required to exceed 15 feet.
Corner Lots	As determined by a front and side setback requirement.

ANALYSIS

As depicted in Table 3 below, the standards of the Agriculture zoning district are far greater in intensity than the actual plan for development. There are no structures to account for a floor area ratio ("FAR"). The maximum amount allowed is 0.25 FAR in the Agriculture zoning district. Additionally, there will not be any habitable buildings to account for a height comparison. The solar panel structures will have a height of approximately eight (8) feet.

¹² Escambia County Land Development Code Section 3-2.2(d)

Table 3. Agriculture Development Standards Comparison to Development Plan

Standard	LDC Requirement	Development Plan
Density	1 d/u per 20 acres	None
Floor Area Ratio (FAR)	Max 0.25	None
Structure Height	Max 150 feet above grade	7 - 9 feet for the solar panels
Lot Area	No minimum	+/- 639 acres
Lot Width	Minimum of 100 feet	Approximately 2,800 feet at W. Bogia Road
Lot Coverage	Minimum pervious 30% (70% max semi-impervious and impervious) for all uses	Pervious surface will be approximately 97%. Impervious/semi-impervious surface will be approximately 3%.
Structure Setbacks	Front and Rear: 40 feet min.	There will be no habitable structures on site. All solar panel arrays will be setback as required.
	Side: 15 feet minimum	There will be no habitable structures on site. All solar arrays will be setback as required.

The County's Land Development Regulations offer guidance when analyzing compatibility when a new use is introduced. Chapter 3, Zoning Regulations, Section 3-1.6 "Compatibility," contains criteria which describe a way in which Escambia County may consider whether or not a use is a suitable location in relation to existing and established uses. Section 3-1.6(b) introduces criteria to allow for residential and non-residential uses to be located in close proximity to each other.

Section 3-1.6(b) mentions location criteria may that be considered within some zoning districts to promote compatibility between uses, and can include distances of some uses to intersections, and consideration of the classification of the roadway. More specifically:

Part 1) speaks to an intersection distance requirement for a rezoning application. This criterion **does not apply** to this request as there is no rezoning sought.

Part 2) is directed at the consideration of a local street as a designated collector roadway. The applicant is not seeking the designation of a local street as a collector, so this criterion **is also met**.

Section 3-1.6(c) of the County's Land Development Regulations states that other compatibility measures may be required such as landscaping, buffering, and screening to protect lower intensity uses from non-residential uses. Since the solar power generation facility will be a passive use, with no outward appearance or any standard nuisance factors, this criterion is met through Escambia County regulatory standards such as buffers which will be incorporated into the development plan.

The compatibility measurement is furthered by Escambia County specific to the zoning district. Those criteria are found within each Section of the LDC that addresses each specific district. For the Agriculture zoning district, Section 3-2.2(e) of the LDC includes location criteria for new non-residential uses within the Agriculture zoning district. These include:

1. The requirement to limit new uses that will not contribute to the loss of prime farmland. This criterion **is met** as the use of the property is a low-impact development that will not remove the land from future farming activities. Solar panel arrays can be easily removed at the end of the project lifecycle and the land can be returned to previous condition and use.
2. The requirement that all non-residential uses are to be located to avoid nuisance potential to surrounding residential uses. Due to the fact that solar generation facilities do not create noise, smoke, dust, odor, vibration, electrical interference, glare, additional traffic, or other nuisances, this criterion **is met**. As mentioned, solar power generation facilities are passive in nature, absorbing the sun's rays to create electrical energy and have no to very low impact to surrounding uses.

Additionally, Section 2-2.3 of Chapter 2, Article 2 of the Design Standards Manual incorporated in the County's Land Development Regulations states "the buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses." All established vegetation that is within the required buffer area will remain to retain existing vegetation and satisfy the vegetative buffer requirements. Any required newly installed buffers will provide a natural barrier between uses and will be installed as required by the County's adopted regulations.

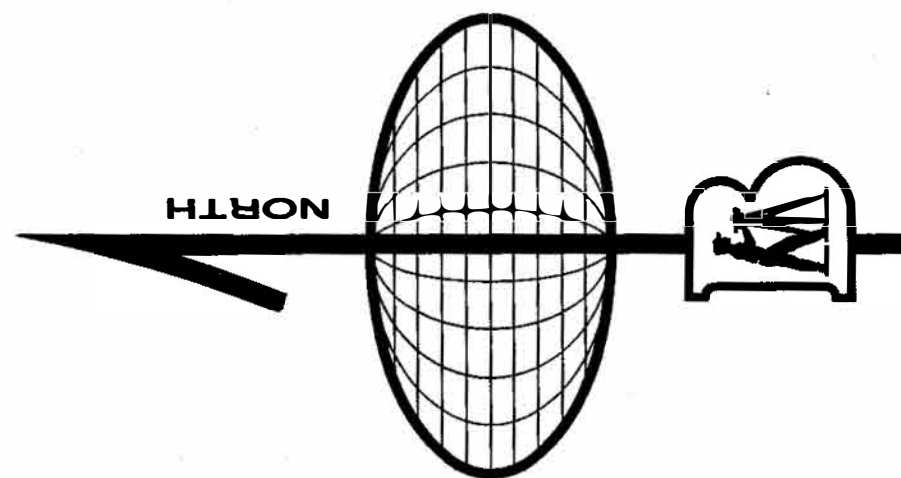
FINDINGS AND CONCLUSIONS

The proposed development of a +/- 639 acre solar power generation facility located at 398 W. Bogia Rod in unincorporated Escambia County will be compatible with the existing surrounding development. The proposed facility will not result in any land use conflicts with the adjacent uses, but rather exist in close proximity with no adverse impact. No impacts will be generated such as noise, smoke, exhaust, emissions, dust, adverse lighting, vibrations, traffic generation, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of residents in the vicinity.

The proposed setbacks will meet the minimum requirements of the AG zoning district and are incorporated into the plan for development. The proposed facility is a low-intensity development, is passive in nature, and will not conflict with existing uses. The height of the arrays will be between seven and nine feet, and will be slightly visible from the County right-of-way on W. Bogia Road. All location requirements are met that are particular to the Agriculture zoning district and no variance will be sought.

The proposed solar power generation facility is consistent with the Goals, Objectives, and Policies of the Escambia County Comprehensive Plan and complies with the adopted requirements of the County's Land Development Code. The development of this facility will not create a condition that will negatively or adversely impact surrounding uses over time.

SCHEDULE BII



GRAPHIC SCALE

(IN FEET)

1 inch = 400 ft.

ABBREVIATION
SEC.
TOWNSHIP/TANGENT
R
S.W.
D.O.T.
FL
P.O.C.
MON.
REF.
LS
P.C.
P.T.
N.T.S.
STA.
C.R.
CB
L
PS
LB

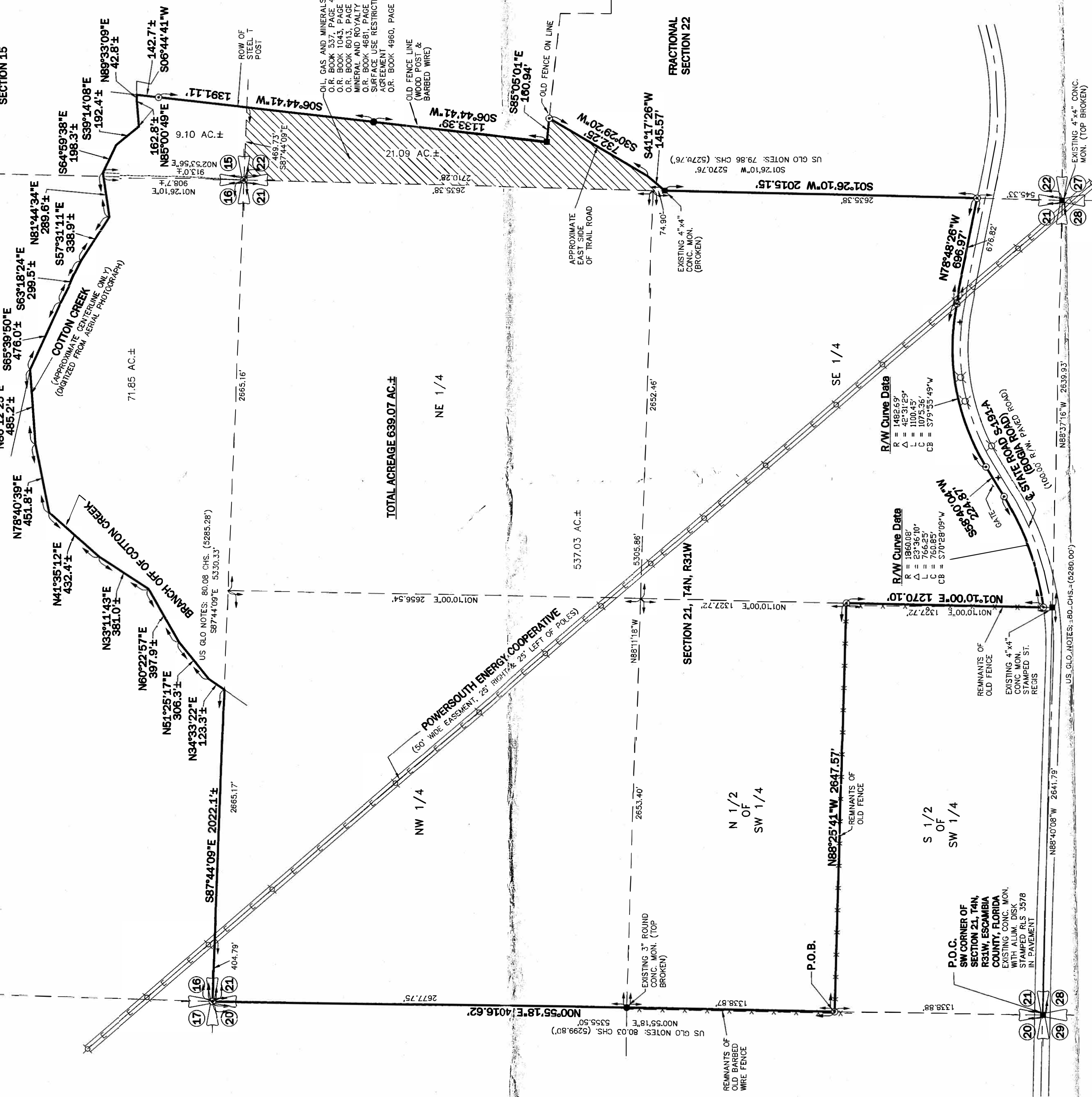
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P.T.
N.T.S.
STA.
C.R.
CB
L
PS
LB

RIGHT-OF-WAY
DEPT. OF TRANSPORTATION
FLORIDA
POINT OF BEGINNING
POINT OF COMMENCEMENT
CONCRETE
MONUMENT
REFERENCE
LICENSED SURVEYOR
CENTER OF CURVATURE
POINT OF TANGENCY
NOT TO SCALE
STATION
COUNTY ROAD
CHORD BEARING
DELTA ANGLE
ARC LENGTH
GOVERNMENT LAND OFFICE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

LEGEND
5/8" IRON ROD SET DURING SURVEY WITH ALUM. CAP
STAMPED BANNERMAN SURVEYORS, INC. LB 5106
4"x4" CONC. MON. SET DURING SURVEY WITH ALUM. CAP
STAMPED BANNERMAN SURVEYORS, INC. LB 5106
CONTROL OR TRVERSE STATION. 1/2" IRON ROD WITH
PLASTIC CAP STAMPED LB5106 - UNLESS OTHERWISE NOTED.
EXISTING IRON PIPE FOUND DURING SURVEY - UNLESS
OTHERWISE NOTED.
EXISTING CONC. MON. FOUND DURING SURVEY - UNLESS
OTHERWISE NOTED.
POWER POLE WITH OVERHEAD POWER LINE
FIRE HYDRANT

SECTION 16, T4N, R31W

FRACTIONAL
SECTION 15



NOTE CORRESPONDING TO SCHEDULE B SECTION II

- Oil, gas and mineral rights conveyed to Humble Oil & Refining Company by Special Warranty Deed from Florida Oil and Gas Company, a Florida corporation, dated April 1, 1971, recorded April 1, 1971, in Official Records Book 537, Page 483, as affected by Notice of Claim issued by Exxon Corporation, to St. Regis Paper Company, dated October 13, 1976, recorded October 13, 1976 in Official Records Book 1043, Page 538, and by Notice of Claim issued by Exxon Mobil Corporation, dated October 4, 2006, recorded October 17, 2006, in Official Records Book 6013, Page 1560, all of the Public Records of Escambia County, Florida. See Section 22 containing 21.09 AC.±
- Easement and Agreement for Light Guide Fiber Optic Cable granted by Champion International Corporation, a New York corporation, to American Telephone and Telegraph Company Co., a New York corporation, dated August 6, 1987, recorded September 21, 1987, in Official Records Book 2456, Page 727, of the Public Records of Escambia County, Florida. Does not encumber.
- Road Easement granted by Champion International Corporation, a New York corporation, to Allen Jones and Angela Jones, husband and wife, dated July 13, 1994, recorded August 1, 1994, in Official Records Book 3621, Page 584, of the Public Records of Escambia County, Florida. Does not encumber.
- Mineral and Royalty Deed effective as of October 1, 2000 made by International Paper Company, a New York corporation, Champion Realty Corporation, a Delaware corporation, et al. ("Grantors"), to Pure Resources L.P., a Texas limited partnership, as ("Grantee"), and SP Forests, L.L.C., a Delaware limited liability company, ("Additional Surface Owner") dated January 30, 2001, recorded March 29, 2001, in Official Records Book 4681, Page 530, of the Public Records of Escambia County, Florida. See Section 22 containing 21.09 AC.±
- Surface Use Restrictions Agreement effective as of October 1, 2000, made by International Paper Company, a New York corporation, Champion Realty Corporation, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 752, of the Public Records of Escambia County, Florida. See Section 22 containing 21.09 AC.±
- Covenants, Conditions and Restrictions contained in Special Warranty Deed by International Paper Company, a New York corporation, to RMS Timberlands LLC, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 752, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Oil, gas and Mineral Interests/rights as reserved in Special Warranty Deed by International Paper Company, a New York corporation, to RMS Timberlands LLC, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 752, and in Quit Claim Deed by International Paper Company, a New York corporation, to RMS Timberlands LLC, a Delaware limited liability company, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 785, both of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Surface Use Agreement among RMS Timberlands LLC, a Delaware limited liability company, and International Paper Company, a New York corporation, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 815, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Memorandum of Pulpwood Agreement by and between International Paper Company, a New York corporation, Red Mountain Timberlands LLC, a Delaware limited liability company, and RMS Timberlands LLC, a Delaware limited liability company, dated October 31, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 855, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Memorandum of Log Agreement by and between International Paper Company, a New York corporation, Red Mountain Timberlands LLC, a Delaware limited liability company, and RMS Timberlands LLC, a Delaware limited liability company, dated October 31, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 888, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Recognition Agreement by and among Red Mountain Timberlands LLC, a Delaware limited liability company, RMS Timberlands LLC, a Delaware limited liability company, and Red Mountain Timber Co IV LLC, a Delaware limited liability company, et al, dated November 3, 2006, recorded December 22, 2006, in Official Records Book 6055, Page 943, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±
- Terms and Conditions of that certain Renewable Energy Option and Lease dated May 15, 2017, by and between RMS Timberlands LLC, a Delaware limited liability company, and S3 Land Investments, LLC, a Delaware limited liability company, as evidenced by Memorandum of Renewable Energy Option and Lease dated May 15, 2017, recorded June 5, 2017, in Official Records Book 7722, Page 1776, of the Public Records of Escambia County, Florida. All 4 Sections containing 639.07 AC.±

JOB NUMBER	M17-065729	REVISIONS
DRAWN BY	A. MATHIS	
COUNTY/STATE	ESCAMBIA/FLORIDA	
SCALE	1"=400'	
DATE	11-01-17	



"OLDEST SURVEYING FIRM IN JACKSON COUNTY, FLORIDA"

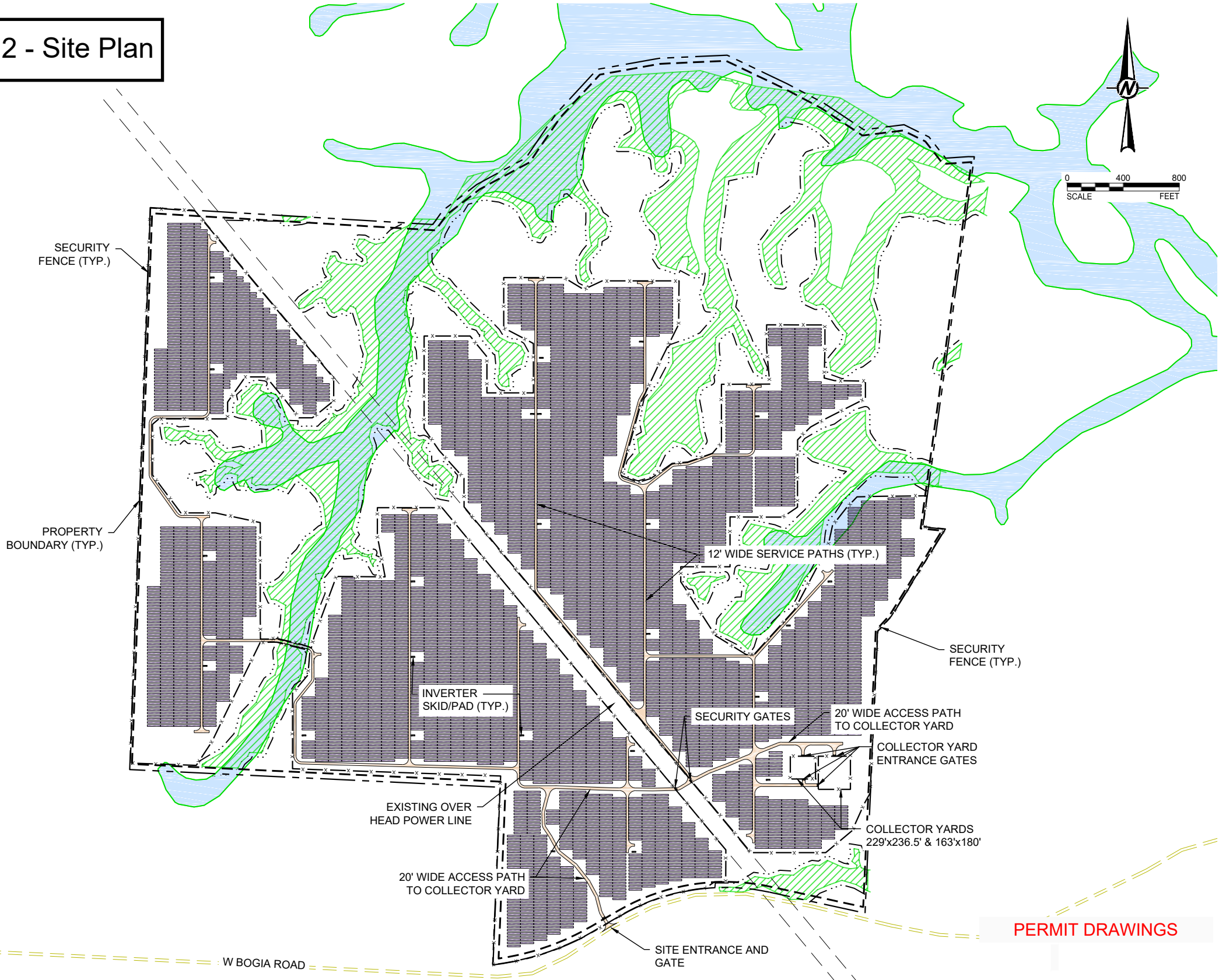
BANNERMAN SURVEYORS, INC.

4997 HIGHWAY 90 • MARIANNA, FLORIDA- 32448
PHONE (850) 526-4460 • FAX (850) 526-4462 • E-mail: bsi952012@yahoo.com • www.bannermansurveyorsinc.com

Licensed in:
FLORIDA
AND
COLORADO

PROJECT	CLIENT	SHEET TITLE	SHEET
	S3 LAND INVESTMENTS, LLC %O BRAD FULLER	BOUNDARY SURVEY	2
			OF 2

EXHIBIT 2 - Site Plan



GULF POWER COTTON CREEK SOLAR ENERGY CENTER
398 W BOGIA RD., McDAVID, FLORIDA 32568

OWNER
GULF POWER COMPANY

PROJECT
GULF POWER COTTON CREEK SOLAR ENERGY CENTER
LOCATION: 398 W BOGIA RD., McDAVID, FLORIDA 32568

SITE COVERAGE

SITE COVERAGE TABLE			
DESCRIPTION	SQ. FT.	ACREAGE	% OF SITE
PROPOSED ACCESS PATHS	486,117	11.16	1.75
COLLECTOR YARD	83,499	1.92	0.30
INVERTER PADS	6,317	0.15	0.02
TOTAL IMPERVIOUS	575,933	13.22	2.07
TOTAL PERVIOUS	27,262,054	625.85	97.93
PROJECT AREA (FENCED)	15,384,537	353.18	55.26
TOTAL AREA	27,837,987	639.07	100

SURFACING
ACCESS PATHS: BASE MATERIAL
INVERTER PADS: STABILIZED AGGREGATE BASE
COLLECTOR YARD: AGGREGATE SURFACE
OPEN SPACE: GRASSED AREA
NOTE: ALL DISTURBED AREAS SHALL BE SEEDED UNLESS SPECIFIED OTHERWISE.

SITE ZONING SETBACKS	
FRONT	40'
SIDE	15'
REAR	40'

STRUCTURE DISTANCE TO PROPERTY BOUNDARY
SOLAR PANELS ARE MINIMUM 40' FRONT AND REAR
AND 15' SIDES FROM PROPERTY BOUNDARY

100-YEAR FLOODPLAIN
THE FACILITY LIES WITHIN FLOOD ZONE X AND FLOOD ZONE A (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FEMA PANEL No.12033C0155G, EFFECTIVE DATE: 09/28/2006.

SECURITY FENCING
COLLECTOR YARD FENCE SHALL BE 7'-0" CHAINLINK WITH 6 STRANDS OF BARBED WIRE ON "V" EXTENSION ARMS TO MAKE AN OVERALL HEIGHT OF 8'-0".
PERIMETER FENCE SHALL BE 6'-0" CHAINLINK WITH 3 STRANDS OF BARBED WIRE TO MAKE AN OVERALL HEIGHT OF 7'-0"



LEGEND	
	PROPERTY BOUNDARY
	40-FT FRONT AND REAR AND 15-FT SIDES PROPERTY SETBACK
	FENCE LINE
	INVERTER SKID
	PV MODULE
	30-FT WETLAND SETBACK
	TURN-AROUND
	SERVICE PATHS
	WETLAND BOUNDARY
	FEMA FLOOD ZONE X AND FLOOD ZONE A (PANEL No.12033C0155G, EFFECTIVE DATE: 09/28/2006).

CLIENT
GULF POWER COMPANY

CONSULTANT



YYYY-MM-DD	2019-01-24
DESIGNED	HH/BTH
PREPARED	BCL
REVIEWED	-
APPROVED	-

PROJECT
GULF POWER COTTON CREEK SOLAR ENERGY CENTER
398 W BOGIA RD., McDAVID, FLORIDA 32568

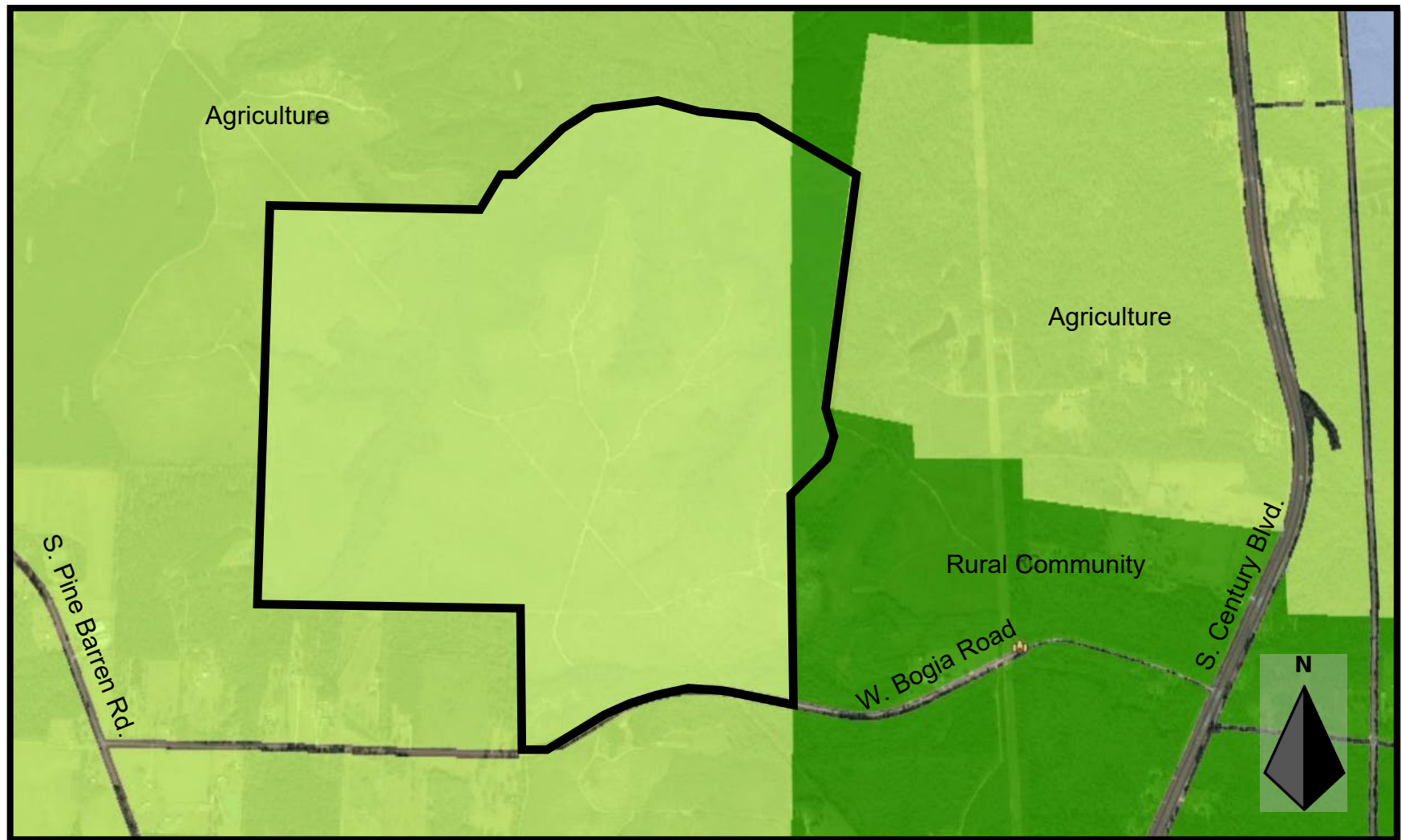
TITLE
SITE PLAN

PROJECT NO. 19-115704	Control No. 19115704-A002c	REV.	SHEET 2
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Land Use Compatibility Analysis

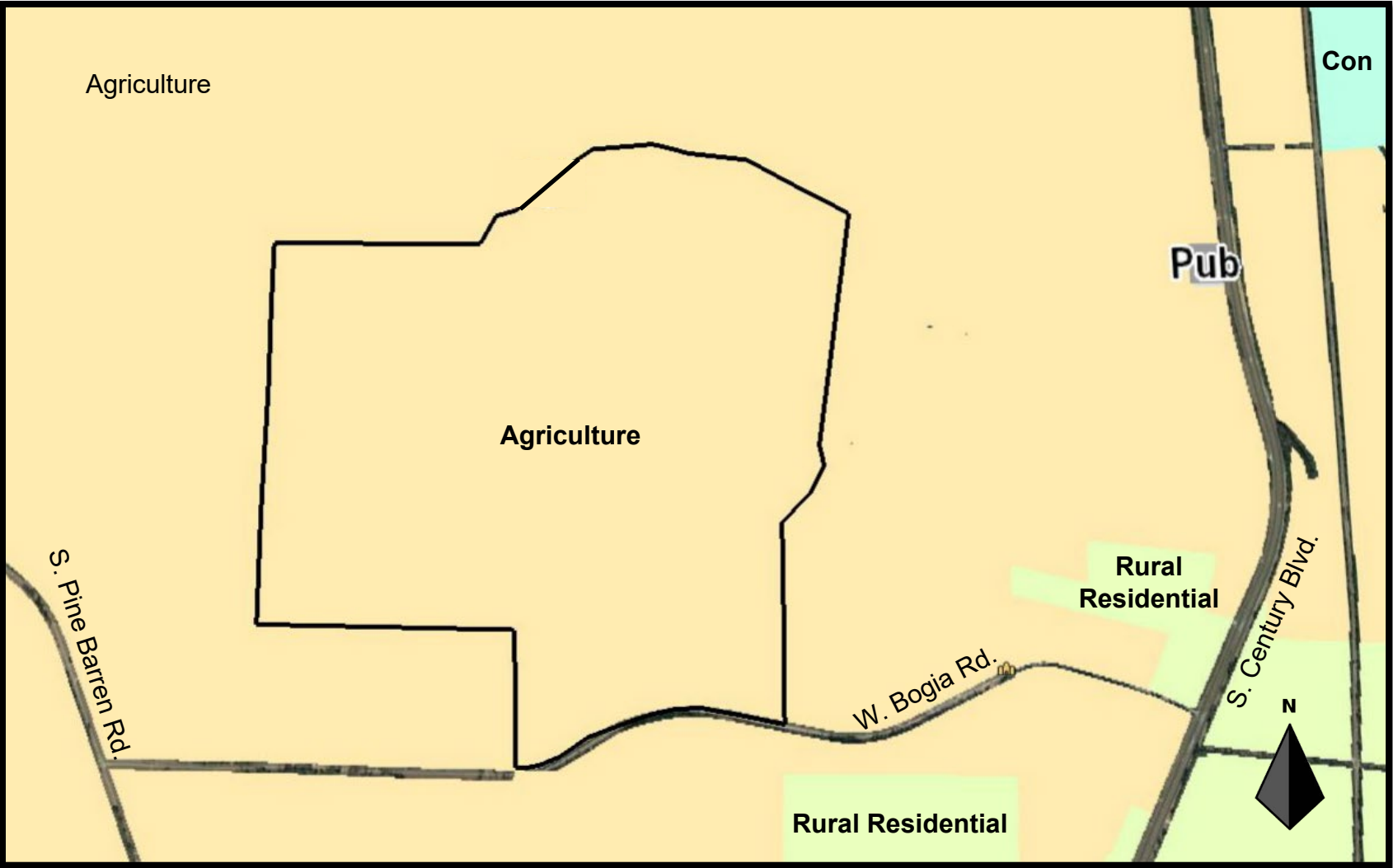
EXHIBIT 3 – Future Land Use Map



 Project Boundary

Land Use Compatibility Analysis

EXHIBIT 4 – Zoning Map



 Project Boundary

Board of Adjustment**6. E.**

Meeting Date: 05/15/2019
CASE: CU-2019-09
APPLICANT: Staci Matz, Agent for Eli & Sarah Miller c/o New Cingular Wireless PCS, LLC
ADDRESS: 3980 Hwy 97
PROPERTY REFERENCE NO.: 34-4N-32-1000-000-010
ZONING DISTRICT: AGR, Agricultural
FUTURE LAND USE: AG
OVERLAY DISTRICT: N/A

SUBMISSION DATA:**REQUESTED CONDITIONAL USE:**

Conditional Use request to install a new telecommunication tower at the proposed height of 315' and associated ground equipment in the Agricultural (AGR) zoning district.

RELEVANT AUTHORITY:

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

Section:3-2.2**(c) Conditional Use**

e. Public utility structures greater than 150 feet in height, including telecommunications towers, but excluding any industrial uses.

CRITERIA:

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

Sale of Alcohol, Section 4-7.5(e)

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.

If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain 1- 5 below:

- 1.The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business.
- 2.The 1000-foot minimum distance is not achieved.
- 3.The conflicting uses are visible to each other.
4. Any on-premises consumption is outdoors.
5. Any conditions or circumstances mitigate any incompatibility.

FINDINGS-OF-FACT The proposed tower, as described in the application documents, will be 315' in height. The structure will be located in a 0.30 (+/-) acres section of a 20.00 (+/-) acre parent parcel and will be accessed via Highway 97. There are residential structures located within the 500' distance of the proposed structure. Most properties within the 500' buffer of the property are used as single-family residences or agricultural land. The proposed structure could be compatible with adjacent uses and operate in a manner that would not impact properties in the immediate area.

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

Public facilities and services were not addressed by the applicant. The availability of facilities and services will be evaluated during 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

According to the application, ingress to and egress from the site is proposed via connection to Highway 97. Further compliance with on-site circulation and emergency vehicle access will be evaluated during 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 The applicant has provided documentation for the FCC application, coverage maps for the tower, and collocation information. Also, letters stating no objection to the tower from the Federal Communications Commission, Federal Aviation Administration, Florida Department of Transportation and Escambia County Emergency Management have been submitted with the application.

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

The applicant states that no solid waste will be associated with this site. Solid waste requirements will be evaluated 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: The applicant states that screening and buffering will be provided as needed. Compliance with the LDC screening and buffering requirements will be evaluated during 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 that all signs and lighting will be compatible with Federal Aviation Administration requirements and adjoining properties in the immediate area. Signs and lighting compatibility will be evaluated further during the Site Plan Review process.

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: Based on the submitted survey showing the proposed location, the structure, size, shape, location and topography site could accommodate the proposed use. This parcel can be verified as the first split of lot of record and, it also meets the minimum lot width requirement (100 feet) of the AGR zoning district. If the Conditional Use is approved, a formal project submittal thru the Site Plan Review process must be made. All of the LDC standards and requirements will apply.

Sec. 3-2.2 Agricultural district (Agr).

(d) Site and building requirements. The following site and building requirements apply to uses within the Agricultural district:

(5) Lot width. A minimum lot width of 100 feet at the street right-of-way for all lots.

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: Application requirements. Application for LDC compliance review of proposed telecommunication towers shall include the following completed documents for use in evaluating compliance, but applications for conditional use approval need not include the geotechnical report or environmental compliance checklist.

a. A geotechnical exploration report.

- b. An FCC/NEPA environmental compliance checklist.
- c. Letters indicating no objection to the tower from the Federal Communications Commission, Federal Aviation Administration, Florida Department of Transportation, and Escambia County Emergency Management. Federal Communications Commission-Received and provided as part of the application.
Federal Aviation Administration- Received and provided as part of the application.
Florida Department of Transportation-Received provided as part of the application.
Escambia County Emergency Management-Received and provided as part of the application.
- d. Coverage maps for this tower-Received and provided as part of the application
- e. Collocation information-Received and part of the application.

STAFF FINDINGS

Staff recommends approval of the Conditional Use as the applicant has addressed all Conditional Use criteria for a telecommunications tower, as described in the LDC. The applicant must submit a formal application for the project to the Development Review Committee and receive a Development Order prior to any site disturbance.

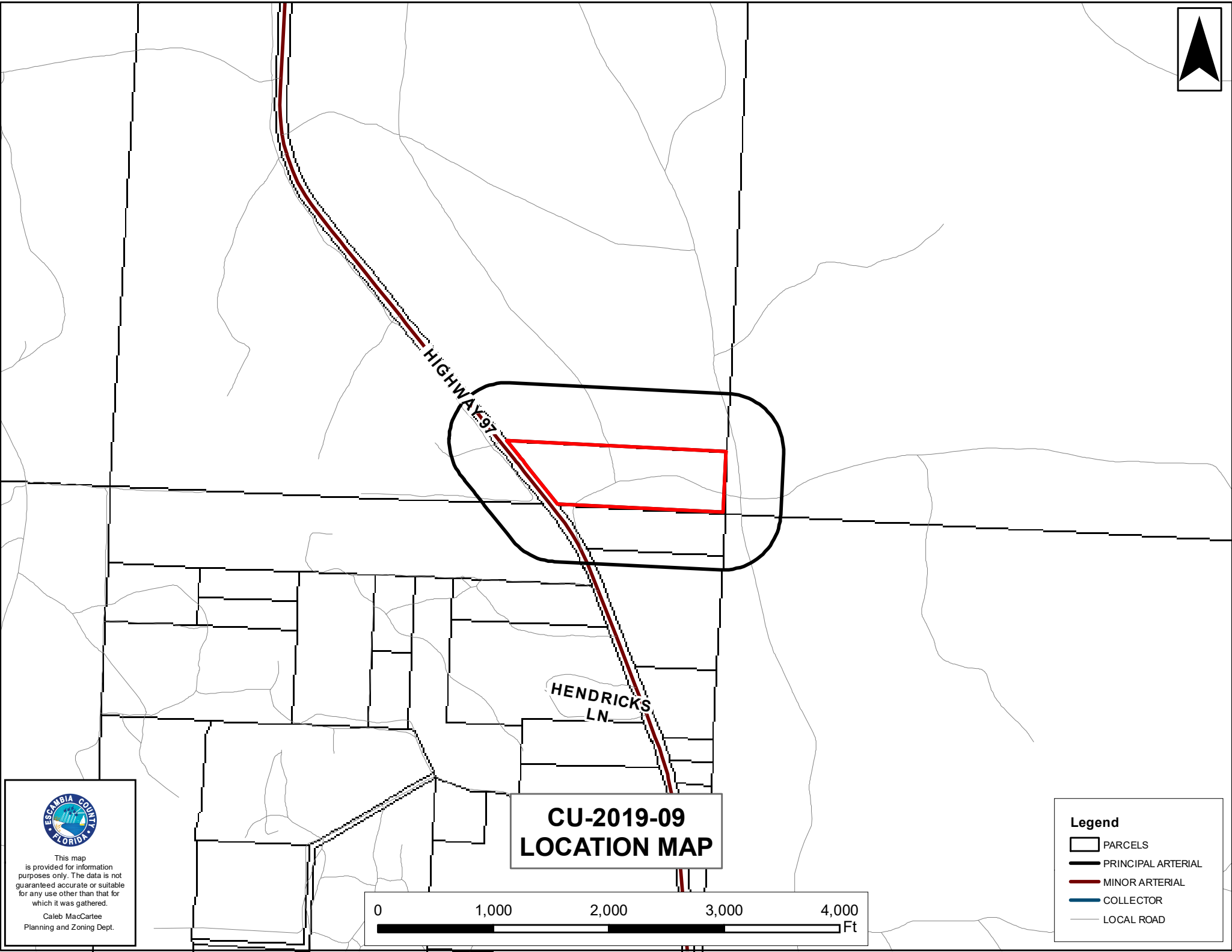
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS


Attachments

[Working Case File](#)

CU-2019-09

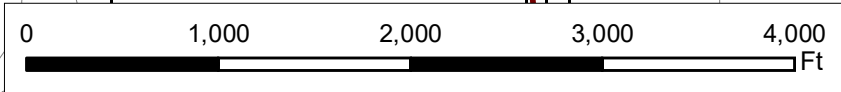


**CU-2019-09
LOCATION MAP**



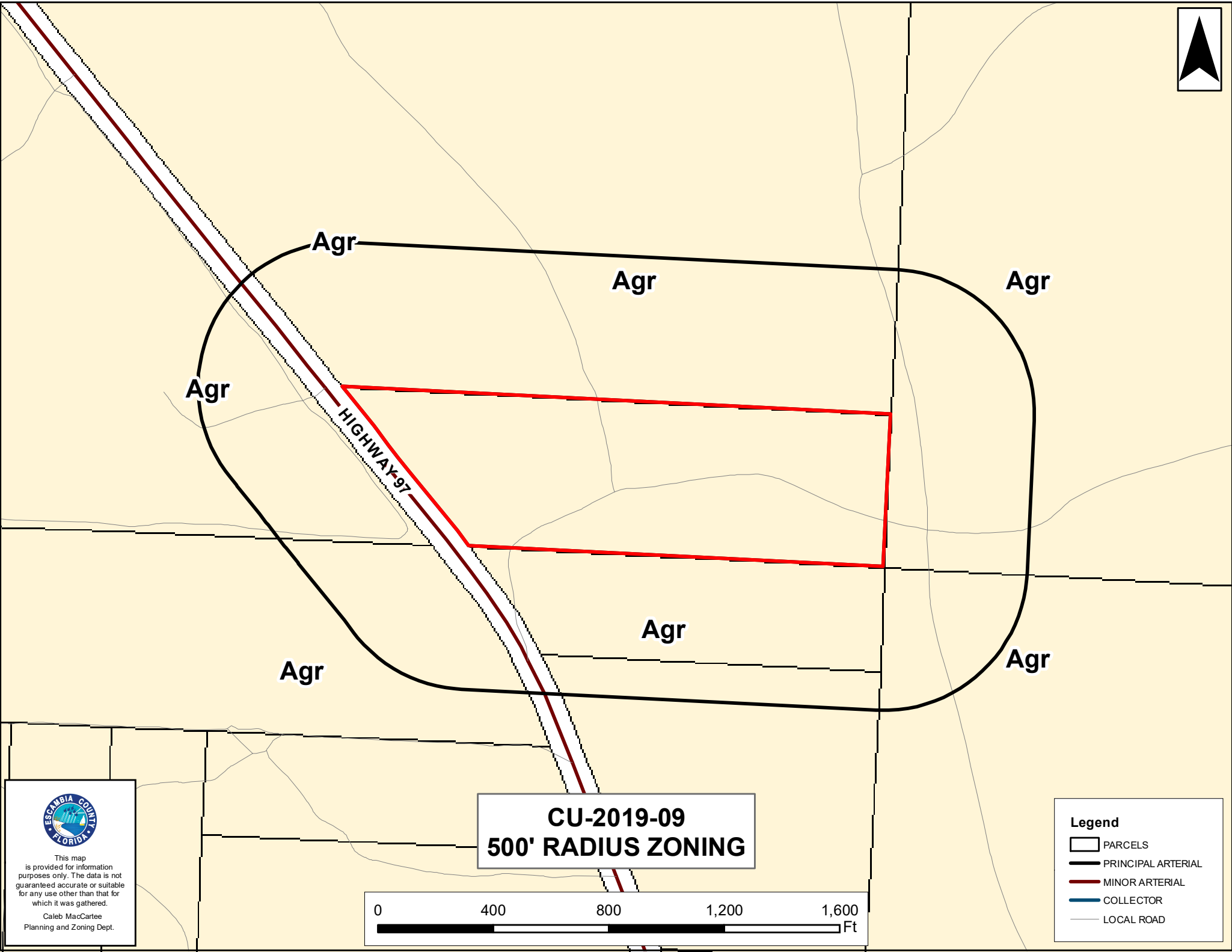
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Caleb MacCartee
Planning and Zoning Dept.



Legend

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





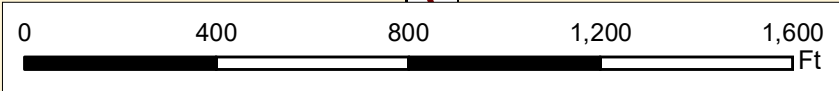
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Caleb MacCartee
Planning and Zoning Dept.

CU-2019-09
500' RADIUS ZONING

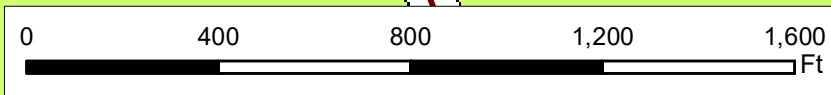
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- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





**CU-2019-09
FUTURE LAND USE MAP**



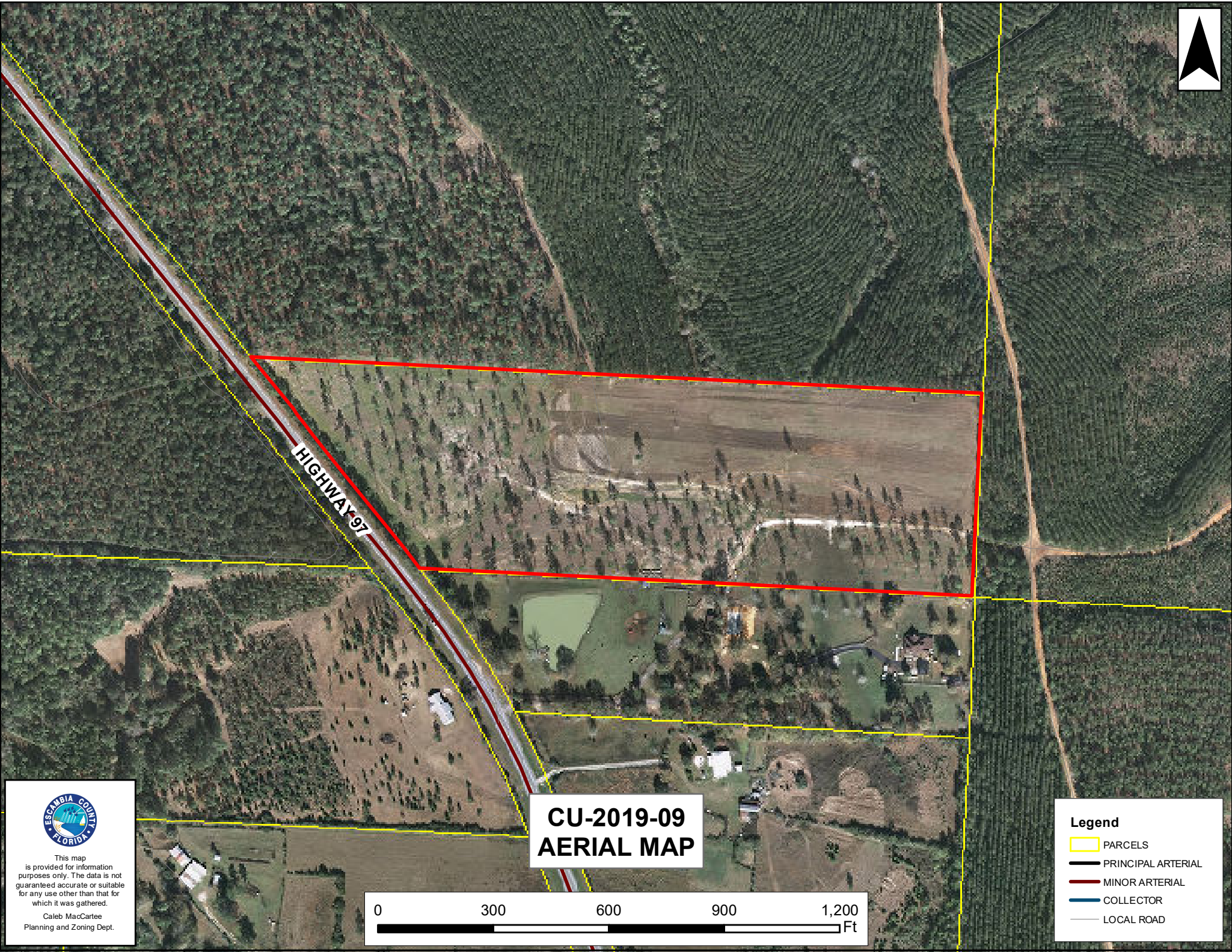
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- PARCELS
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- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



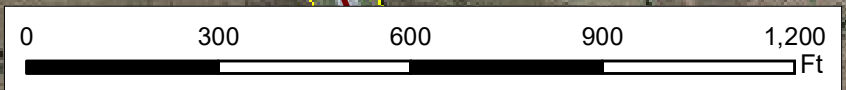
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Caleb MacCartee
Planning and Zoning Dept.




HIGHWAY 97

**CU-2019-09
AERIAL MAP**



Legend

- 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.

Caleb MacCartee
Planning and Zoning Dept.



Public Hearing Sign



Looking East



Looking West



Looking North



Looking South

**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: _____ Accepted by: _____ BOA Meeting: _____

Conditional Use Request for: New Telecommunication Tower

Variance Request for: NA

1. Contact Information:

A. Property Owner/Applicant: Eli & Sarah Miller c/o New Cingular Wireless PCS, LLC

Mailing Address: 3980 Hwy 97, Molino, FL 32577

Business Phone: 318-324-9394 Cell: 615-830-1016

Email: smatz@integrisite.net

B. Authorized Agent (if applicable): Integrisite (Staci Matz)

Mailing Address: 214 Expo Circle Suite 4, West Monroe, LA 71292

Business Phone: _____ Cell: 615-830-1016

Email: smatz@integrisite.net

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: 3980 Hwy 97, Molino, FL 32577 Latitude 30°48'52.80"N
Longitude 87°25'43.44"W
Parcel ID (s): 344N321000000010

B. Total acreage of the subject property: 0.3 Acres

C. Existing Zoning: AG

FLU Category: AG

D. Is the subject property developed (if yes, explain): No minimal agricultural

E. Sanitary Sewer: N/A **Septic:** N/A

3. Amendment Request

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

Request to install a new telecommunication tower and associated ground equipment
to provide the surrounding community with better telecommunication services.

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.

N/A

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

N/A

- 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.**

N/A

- 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.**

N/A

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

N/A

- 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.**

N/A

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.*

This telecommunication tower will follow all FAA and FCC regulations. The tower will also meet all necessary setbacks and public safety requirements.

- 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.

Tower will provide service to the surrounding area to improve communication services.

- 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.

The ingress to and egress from the site will be part of the proposed property parcel.

There will be sufficient parking for service vehicles and emergency vehicle access as needed.

- 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.

No noise, glare, dust, smoke, odor vibrations, electrical interference or other hazards will be associated with this site.

- 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.

No solid waste will be associated with this 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 will be provided as needed. The base of the tower will be fenced by 6' chainlink fence and 1 additional foot of barbed wire fencing at the top.

- 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.

All signs will be mounted to the chainlink fence surrounding the base of the tower.

All lighting will be compatible with adjoining properties in the immediate area. This site will not effect the local traffic safety.

- 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 size, shape, location and topography of this site are adequate to accommodate the proposed use and setbacks of this tower site.

- 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.

Yes, we will comply with all applicable zoning and LDC requirements.

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 3980 Hwy 97, Molino, FL 3257, Florida, property reference number(s) 344N321000000010 I hereby designate Integrisite, Inc 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 1th day of April the year of, 2019, 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: Integrisite, Inc. (Agents: Wayne Barnett, Staci Matz, Jason Lillo)
Email: staci.matz@integrisite, jason.lillo@integrisite.net

Address: 214 Expo Circle, Suite 4, West Monroe, LA 71292 Phone: 318-324-9394

5M Farms, LLC, a Florida limited liability company Eli H. Miller, its Manager

Signature of Property Owner

Printed Name of Property Owner

Date

By Eli H. Miller
Eli H. Miller

4/9/19

STATE OF **FLORIDA**

COUNTY OF

ESCAMBIA

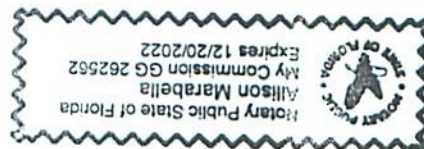
The foregoing instrument was acknowledged before me this 9th day of April 2019,
by Eli H Miller

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

Allison Marabella
Signature of Notary

ALLISON MARABELLA
Printed Name of Notary

(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:
<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**

D. X A Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

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 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.

Staci Matz
Signature of Owner/Agent

Staci Matz
Printed Name of Owner/Agent

STATE OF Louisiana ^{Panish} COUNTY OF Orachite The foregoing instrument
was acknowledged before me this 11 day April of

20 19, by Staci Matz

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

Staci Matz

Signature of Notary

(Notary Seal)

Steven L. Turner # 43154
Steven L. Turner

Printed Name of Notary



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



OWNER: New Cingular Wireless PCS, LLC

FCC Registration Number (FRN): 0003291192

ATTN: FCC Group New Cingular Wireless PCS, LLC 208 S. Akard St Room 1015 Dallas, TX 75202	Antenna Structure Registration Number 1309776
Location of Antenna Structure HWY 97 Molino, FL 32568 County: ESCAMBIA	Issue Date 03/29/2019 Ground Elevation (AMSL) 65.8 meters Overall Height Above Ground (AGL) 96.0 meters
Latitude 30- 48- 52.9 N Longitude 087- 25- 42.8 W NAD83	Overall Height Above Mean Sea Level (AMSL) 161.8 meters
Center of Array Coordinates N/A	Type of Structure LTOWER Lattice Tower
Painting and Lighting Requirements: FAA Chapters 4, 8, 12 Paint and Light in Accordance with FAA Circular Number 70/7460-1L Conditions:	

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.

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.

You can find additional information at [\[insert link\]](#) or by calling (877) 480-3201 (TTY 717-338-2824).



UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION



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FCC Registration Number (FRN): 0003291192

ATTN: FCC Group New Cingular Wireless PCS, LLC 208 S. Akard St Room 1015 Dallas, TX 75202			Antenna Structure Registration Number 1309776	
			Issue Date 03/29/2019	
Location of Antenna Structure HWY 97 Molino, FL 32568 County: ESCAMBIA			Ground Elevation (AMSL) 65.8 meters	
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Latitude 30- 48- 52.9 N	Longitude 087- 25- 42.8 W	NAD83	Overall Height Above Mean Sea Level (AMSL) 161.8 meters	
Center of Array Coordinates N/A			Type of Structure LTOWER Lattice Tower	
Painting and Lighting Requirements: FAA Chapters 4, 8, 12 Paint and Light in Accordance with FAA Circular Number 70/7460-1L Conditions:				

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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.

You can find additional information at [\[insert link\]](#) or by calling (877) 480-3201 (TTY 717-338-2824).



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

Aeronautical Study No.
2018-ASO-20372-OE

Issued Date: 01/19/2019

Robert Walters
ATT Mobility (SW)
208 S Akard
Rm 1016
Dallas, TX 75202

**** 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 McKinnon
Location:	Molino, FL
Latitude:	30-48-52.90N NAD 83
Longitude:	87-25-42.80W
Heights:	216 feet site elevation (SE) 315 feet above ground level (AGL) 531 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:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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)

This determination expires on 07/19/2020 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.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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 2018-ASO-20372-OE.

Signature Control No: 385260856-394169386
Michael Blaich
Supervisor

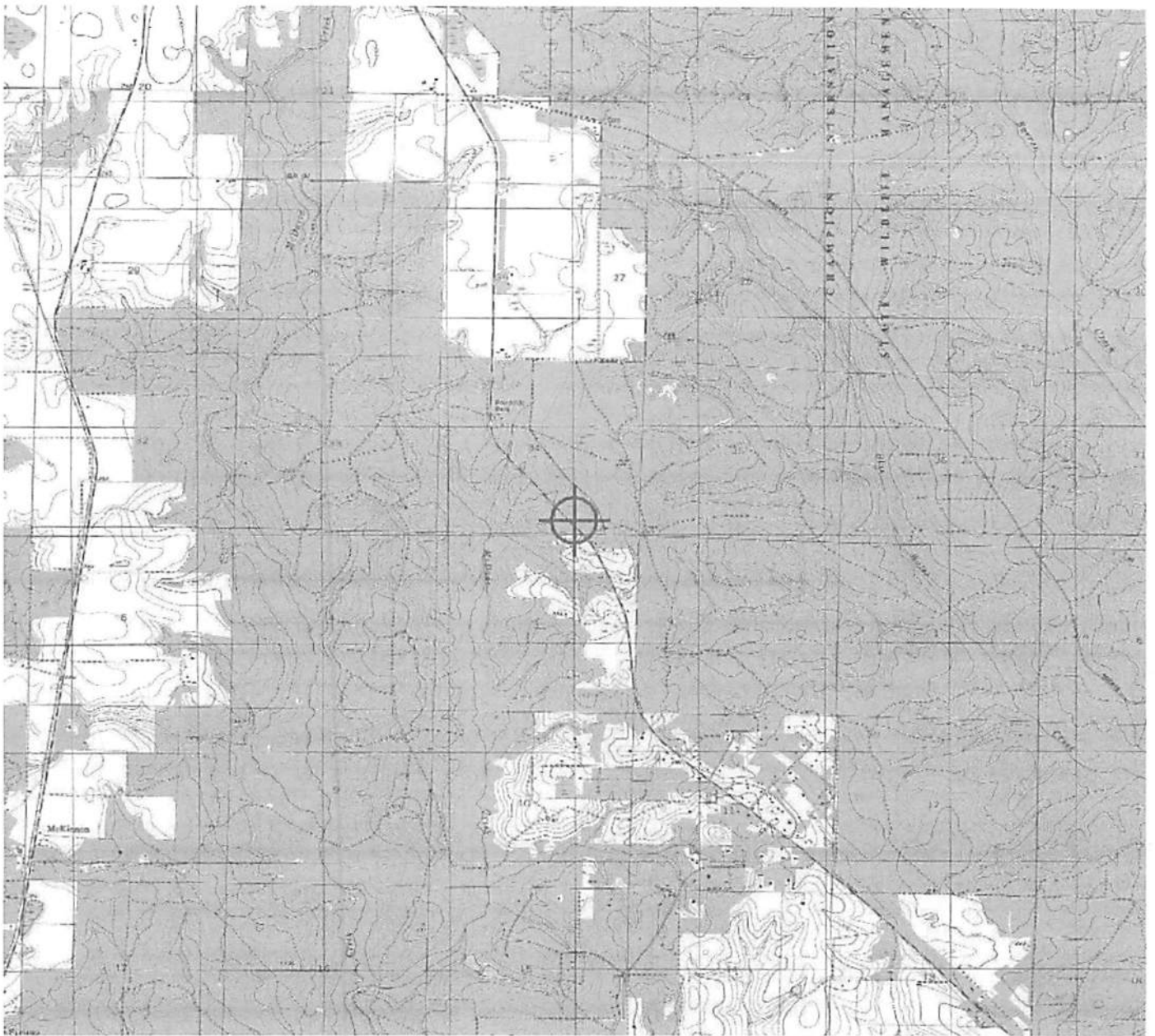
(DNE)

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-ASO-20372-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





Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

6025 Old Bagdad Highway
Milton, Florida 32583

**MIKE DEW
SECRETARY**

September 4, 2018

Ms. Staci Matz
Integrisite, Inc.
214 Expo Circle
West Monroe, LA 71292

RE: Letter of No Objection
Site Name: McKinnon
Site Address: 3980 Hwy. 97, Molino, FL 32577
County: Escambia

Dear Ms. Matz,

The McKinnon site is located on SR 97 which is a state maintained facility and the Department of Transportation has an interest in this location. We do not object to the new telecommunication tower, but understand that connection of this site to the Department's right-of-way may require permitting through our local Maintenance office.

Sincerely,

**Lindon E.
Benson** Digitally signed by
Lindon E Benson
Date: 2018.09.04
08:54:32 -05'00'

Lindon E. Benson, P.E.
Resident Engineer

LEB/leb



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department


September 4, 2018

Staci Matz
Integrisite
West Monroe, LA 71291

Ms. Matz,

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 30.721377, -87.399296.

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

my escambia



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department

September 4, 2018

Staci Matz
Integrisite
West Monroe, LA 71291

Ms. Matz,

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 30.814505, -87.428124.

Sincerely,

Andrew Hamilton
Emergency Communications Chief

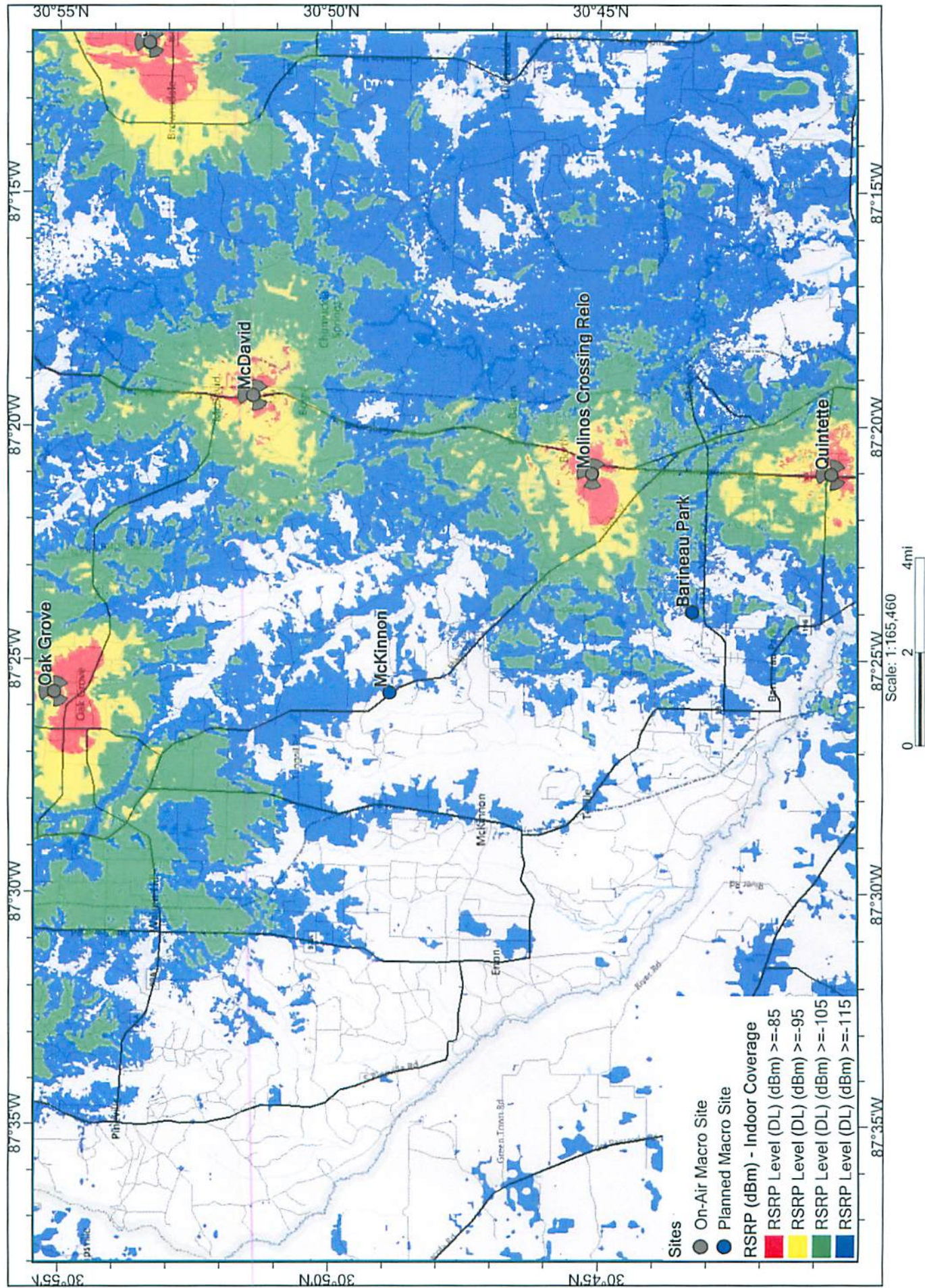
A handwritten signature in black ink, appearing to read "AH", is written over the printed name and title of Andrew Hamilton.

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

my escambia



AT&T McKinnon/Barineau Park Existing 700 MHz Indoor Macro Coverage





William Hilyer
Area Manager-Network Eng
ATO-Const & Engineering

AT&T Mobility Services LLC
1876 Data Dr
Hoover, AL 35244

T: 205-527-8095
wh3168@att.com
www.att.com

Escambia County

Re: Zoning Application for FA 14509559 (McKinnon)

Dear Sir/Madam:

I am writing this letter in support of AT&T's Zoning application for wireless communication facilities located in Escambia County. AT&T currently requires all its wireless towers to be constructed with the purpose of housing multiple wireless providers. Colocations on our facilities are available to any wireless provider and pricing is offered at commercially reasonable rates based on the equipment to be placed on the facility, provided the facilities are structurally and technically able to accommodate the providers request.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Hilyer", with a long horizontal flourish extending to the right.

William Hilyer
Area Manager Network Engineering
AT&T Alabama

Recorded in Public Records 10/23/2014 at 10:22 AM OR Book 7246 Page 1970.
Instrument #2014078641, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 Deed Stamps \$504.00

REC
DOCS 504.00

Purchase Price: 72000.00

14-081907

This Instrument Prepared By:
Susan Bird
Sutherland Asbill & Brennan LLP
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone (404) 853-8000

When recorded return to:
Karen McClammy
Citizens Title Group, Inc.
7139 - B North 9th Avenue
Pensacola, FL 32504

____ Recording Fee
____ Stamps
____ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

Od THIS SPECIAL WARRANTY DEED, made on the 22nd day of
_____, 2014, between RMS TIMBERLANDS LLC, a Delaware limited liability
company duly authorized to transact business in the State of Florida, whose address is c/o Resource
Management Service, LLC, 31 Inverness Center Parkway, Suite 360, Birmingham, Alabama 35242
("Grantor"), and ELI H. MILLER and SARAH E. MILLER, husband and wife, as joint tenants
with full rights of survivorship, whose address is 3980 Highway 97, Molino, Florida 32577
(collectively, "Grantee")

Site Name: McKinnon

Site Number: 14509559

PARENT TRACT (BOOK 7246, PAGE 1970)

THE SOUTH 528.00 FEET OF THAT PART OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA LYING EAST OF STATE HIGHWAY 97, ATMORE HIGHWAY, (100' R/W), MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE & BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 22 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1419.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE SAID ATMORE HIGHWAY (100' R/W);
THENCE RUN NORTH 41 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 701.45 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO NORTH 89 DEGREES 22 MINUTES 23 SECONDS EAST A DISTANCE OF 1881.61 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34;
THENCE GO SOUTH 00 DEGREES 33 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 528.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 20.00, ACRES MORE OR LESS.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Eli H. & Sarah E. Miller tract described in Book 7246, Page 1970 as recorded in the Office of County Clerk for Escambia County, Florida, being in the SE 1/4 of the SE 1/4 of Section 34, Township 4 North, Range 32 West, Escambia County, Florida, and being more particularly described as follows;

Commencing at a 1/2" rebar found marking the intersection of the northeasterly right-of-way line of State Highway 97 and south line of said Section 34; thence run N 37°59'12" W along said the northerly right-of-way line for a distance of 534.91 feet to a point; thence departing said northerly right-of-way line, run S 86°35'09" E for a distance of 145.40 feet to a point; thence run N 03°24'51" E for a distance of 50.00 feet to a 5/8" rebar set and the Point of Beginning; thence run S 86°35'09" E for a distance of 100.00 feet to a 5/8" rebar set; thence run S 03°24'51" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 86°35'09" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 03°24'51" E for a distance of 100.00 feet to the Point of Beginning. Said Lease area contains 0.23 acres.

30' ACCESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Eli H. & Sarah E. Miller tract described in Book 7246, Page 1970 as recorded in the Office of County Clerk for Escambia County, Florida, being in the SE 1/4 of the SE 1/4 of Section 34, Township 4 North, Range 32 West, Escambia County, Florida, and being more particularly described as follows;

Commencing at a 1/2" rebar found marking the intersection of the northeasterly right-of-way line of State Highway 97 and south line of said Section 34; thence run N 37°59'12" W along said the northerly right-of-way line for a distance of 534.91 feet to the Point of Beginning of an Access & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence departing said northerly right-of-way line, run S 86°35'09" E for a distance of 145.40 feet to the Point of Ending. Said easement contains (4,224.20 square feet) 0.096 acres, more or less.



TOGETHER PLANNING A BETTER TOMORROW

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

TOWER INFO
 LATITUDE: 30°48'52.217" NORTH
 LONGITUDE: 87°25'41.245" WEST
 (NAD 83)
 GROUND ELEVATION: 217.1'
 ABOVE MEAN SEA LEVEL (NAVD85)

VICINITY MAP



FLORIDA NORTH
 GRID NORTH
 GRID TO TRUE NORTH
 CONVERGENCE
 0'20"
 TRUE NORTH TO MAGNETIC
 DECLINATION
 2°44' W
 COMBINED SCALE FACTOR
 1.000006200

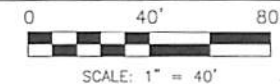
LEGEND
 ○ = 5/8" REBAR SET
 ● = FOUND PROPERTY MARKER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POE = POINT OF ENDING
 ▲ = CALCULATED POINT
 (R) = REFERENCED INFORMATION
 (M) = MEASURED
 ⚡ = POWER POLE
 ☎ = TELEPHONE PEDESTAL

--- RIGHT-OF-WAY
 --- OVERHEAD POWER

FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 12033C0135G, which bears an effective date of September 29, 2006 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

MCKINNON
 14509559
 SE 1/4, SEC. 34, T-4-N, R-32-W
 ESCAMBA COUNTY, FLORIDA

RMS TIMBERLANDS LLC,
 PARCEL NO. 344N321000000000
 BOOK 6055, PAGES 752 & 785



BY	DATE	REVISION	NO.	PROJECT NO.
05/17/18 RJB	05/09/18 RJB	1	18-1308	
05/09/18 RJB	05/09/18 RJB	2		
05/09/18 RJB	05/09/18 RJB	3		
05/09/18 RJB	05/09/18 RJB	4		
05/09/18 RJB	05/09/18 RJB	5		
05/09/18 RJB	05/09/18 RJB	6		
05/09/18 RJB	05/09/18 RJB	7		
05/09/18 RJB	05/09/18 RJB	8		
05/09/18 RJB	05/09/18 RJB	9		
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05/09/18 RJB	05/09/18 RJB	63		
05/09/18 RJB	05/09/18 RJB	64		
05/09/18 RJB	05/09/18 RJB	65		
05/09/18 RJB	05/09/18 RJB	66		
05/09/18 RJB	05/09/18 RJB	67		
05/09/18 RJB	05/09/18 RJB	68		
05/09/18 RJB	05/09/18 RJB	69		
05/09/18 RJB	05/09/18 RJB	70		
05/09/18 RJB	05/09/18 RJB	71		
05/09/18 RJB	05/09/18 RJB	72		
05/09/18 RJB	05/09/18 RJB	73		
05/09/18 RJB	05/09/18 RJB	74		
05/09/18 RJB	05/09/18 RJB	75		
05/09/18 RJB	05/09/18 RJB	76		
05/09/18 RJB	05/09/18 RJB	77		
05/09/18 RJB	05/09/18 RJB	78		
05/09/18 RJB	05/09/18 RJB	79		
05/09/18 RJB	05/09/18 RJB	80		
05/09/18 RJB	05/09/18 RJB	81		
05/09/18 RJB	05/09/18 RJB	82		
05/09/18 RJB	05/09/18 RJB	83		
05/09/18 RJB	05/09/18 RJB	84		
05/09/18 RJB	05/09/18 RJB	85		
05/09/18 RJB	05/09/18 RJB	86		
05/09/18 RJB	05/09/18 RJB	87		
05/09/18 RJB	05/09/18 RJB	88		
05/09/18 RJB	05/09/18 RJB	89		
05/09/18 RJB	05/09/18 RJB	90		
05/09/18 RJB	05/09/18 RJB	91		
05/09/18 RJB	05/09/18 RJB	92		
05/09/18 RJB	05/09/18 RJB	93		
05/09/18 RJB	05/09/18 RJB	94		
05/09/18 RJB	05/09/18 RJB	95		
05/09/18 RJB	05/09/18 RJB	96		
05/09/18 RJB	05/09/18 RJB	97		
05/09/18 RJB	05/09/18 RJB	98		
05/09/18 RJB	05/09/18 RJB	99		
05/09/18 RJB	05/09/18 RJB	100		

PARENT TRACT
 ELLIOTT & SARAH E. MILLER
 PARCEL NO. 344N321000000010
 BOOK 7246, PAGE 1970
 (20,000 PER TAX RECORD)

RAWLAND TOWER SURVEY
 HIGH PERFORMANCE SERVICES
 111 GOLF COURSE DRIVE
 CAROLINA, LA 70033

SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

SURVEYOR'S NOTES

1. This is a Rowland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is May 8, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida North State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM3973. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 83.
6. This survey was conducted for the purpose of a Rowland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. No buildings near area of site.
15. Per supplied Zoning Information subject parcel is Zoned "ARG" (Agricultural). Property Line Setbacks - Front: 75', Side: 75', Rear: 75'

Residential Setbacks - No commercial communication tower shall be located closer than the height of the tower to a residential zoning district line. Additionally, in districts where commercial communication towers are allowed, all such towers that will exceed 150 feet in height and/or are located within 500 feet of a residential use require conditional use approval by the BOA.

PARENT TRACT (BOOK 7246, PAGE 1970)

THE SOUTH 528.00 FEET OF THAT PART OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBA COUNTY, FLORIDA, LYING EAST OF STATE HIGHWAY 97, ATMORE HIGHWAY, (100' R/W), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBA COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 22 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR 1419.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE SAID ATMORE HIGHWAY (100' R/W); THENCE RUN NORTH 41 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 701.45 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO NORTH 89 DEGREES 22 MINUTES 23 SECONDS EAST A DISTANCE OF 1881.61 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34; THENCE GO SOUTH 00 DEGREES 33 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 528.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Eli H. & Sarah E. Miller tract described in Book 7246, Page 1970 as recorded in the Office of County Clerk for Escambia County, Florida, being in the SE 1/4 of the SE 1/4 of Section 34, Township 4 North, Range 32 West, Escambia County, Florida, and being more particularly described as follows:

Commencing at a 1/2" rebar found marking the intersection of the northeasterly right-of-way line of State Highway 97 and south line of said Section 34; thence run N 37°59'12" W along said the northerly right-of-way line for a distance of 534.91 feet to a point; thence departing said northerly right-of-way line, run S 86°35'09" E for a distance of 145.40 feet to a point; thence run N 03°24'51" E for a distance of 50.00 feet to a 5/8" rebar set and the Point of Beginning; thence run S 86°35'09" E for a distance of 100.00 feet to a 5/8" rebar set; thence run S 03°24'51" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 86°35'09" W for a distance of 100.00 feet to a 5/8" rebar set; thence run N 03°24'51" E for a distance of 100.00 feet to the Point of Beginning. Said Lease area contains 0.23 acres.

30' ACCESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Eli H. & Sarah E. Miller tract described in Book 7246, Page 1970 as recorded in the Office of County Clerk for Escambia County, Florida, being in the SE 1/4 of the SE 1/4 of Section 34, Township 4 North, Range 32 West, Escambia County, Florida, and being more particularly described as follows:

Commencing at a 1/2" rebar found marking the intersection of the northeasterly right-of-way line of State Highway 97 and south line of said Section 34; thence run N 37°59'12" W along said the northerly right-of-way line for a distance of 534.91 feet to the Point of Beginning of an Access & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence departing said northerly right-of-way line, run S 86°35'09" E for a distance of 145.40 feet to the Point of Ending. Said easement contains (4,224.20 square feet) 0.096 acres, more or less.

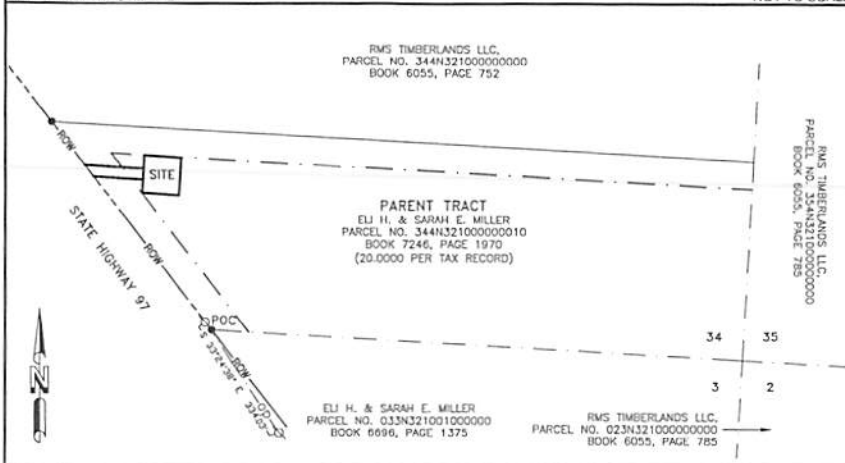
SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW



PLOTTABLE EXCEPTIONS
Chicago Title Insurance Company
Commitment for Title Insurance Order No. 6978825
Commitment Date: May 7, 2018 @ 5:00 pm
Schedule B, Section II

Exception No.	Instrument	Comment
1-4		Standard exceptions. Contain no survey matters.
5	Book 4681, Page 530 Book 5452, Page 906 Book 5452, Page 938 Book 6627, Page 1034 Book 6627, Page 1117 Book 6055, Page 785 Book 6556, Page 1016 Book 7046, Page 762	Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature. Unable to determine effects, supportive documents lack sufficient data to locate on survey.
6	Book 7059, Page 1558	Does affect subject lease area and easement, blanket in nature.
7	Book 4960, Page 524 Book 6055, Page 815	Does affect subject lease area and easement, blanket in nature. Does affect subject lease area and easement, blanket in nature.

DATE	5/17/18
REVISION	5/22/18 R6
NO.	1
PROJECT NO.	18-1308
DRWN BY: JMB	SCALE: NO. 1
CHECKED BY: AKK	SCALE: NO. 2
FIELD CREW: BBS	
DATE: 05/14/18	
SHEET 2 OF 2	

RAWLAND AND TOWER SURVEY

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ENGINEERING GROUP, INC.

MCKINNON
14509559
SE 1/4, SEC. 34, T-4-N, R-32-W
ESCAMBA COUNTY, FLORIDA