

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
November 5, 2019–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. **A. RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the September 3, 2019 Rezoning and Regular Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for October 2019 .
 - C. Planning Board 6-Month Outlook for November 2019.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2019-18
Applicant: Wiley C. "Buddy" Page, Agent for Knop Family Trust
Address: 5524 Tamarack St & 5504 Bellamy Ave
Property Size: 1.23 (+/-) acres and 3.96 (+/-) acres totaling 5.19 (+/-) acres
From: Com, Commercial (25 du/acre)

To: HC/LI-NA, Heavy Commercial and Light Industrial, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses (25 du/acre)

8. Discussion: Tree Ordinance Update.

9. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning
Meeting Date: 11/05/2019

4. A.

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the September 3, 2019 Rezoning and Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for October 2019 .

C. Planning Board 6-Month Outlook for November 2019.

Attachments

Draft September 3, 2019 Rezoning Meeting Minutes

Draft September 3, 2019 Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING September 3, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 11:50 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Eric Fears
Stephen Opalenik

Absent: Alan Gray
William Clay

Staff Present: Allyson Lindsay, Urban Planner II
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kia Johnson, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

4. Approval of Minutes.
 - A. Approval of Minutes

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the August 6, 2019 Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to approve the Rezoning Planning Board meeting minutes from August 6, 2019.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Jay Ingwell

Motion was made to accept the Rezoning Planning Board meeting packet for September 3, 2019.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2019-13
Applicant: Wiley C. "Buddy" Page, Agent
for Dorothy Thompson
Address: 2071 Atwood Dr
Property Size: 3.5 (+/-) acres
From: (Com) Commercial district
To: HC/LI-NA, Heavy Commercial
and Light Industrial district,
prohibiting the subsequent
establishment of any
microbreweries,
microdistilleries,
microwineries, bars,
nightclubs, or adult
entertainment uses (25
du/acre)

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to drop the rezoning case.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

- B. Case #: Z-2019-14
Applicant: Wiley C. "Buddy" Page,
Agent for Jennifer Reese,
Owner
Address: 9500 Hillview Drive
Property Size: .34 (+/-) acres
From: MDR, Medium Density
Residential district (10
du/acre)
To: Com, Commercial district
(25 du/acre)

Motion by Timothy Pyle, Seconded by Jay Ingwell

Motion was made to recommend denial.

Vote: 4 - 1 Approved

Voted No: Eric Fears

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

- C. Case #: Z-2019-15
Applicant: Allara Mills-Gutcher, Agent,
Gulf Power Company, Owner
Address: 11999 N. Pate Street
Property Size: 36.1 (+/-) acres
From: HC/LI, Heavy Commercial
and Light Industrial district
(25 du/acre)
To: Ind, Industrial district (du
density limited to vested
residential development)

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to recommend approval.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

8. Adjournment.

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD September 3, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(10:30 A.M. –)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Eric Fears
Stephen Opalenik

Absent: Alan Gray
William Clay

Staff Present: Allyson Lindsay, Urban Planner II
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kia Johnson, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)
William Clay (ABSENT)

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 6, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for August 2019

C. Planning Board 6-Month Outlook for September 2019

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to approve the Regular Planning Board Meeting Minutes from August 6, 2019.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)

William Clay (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcels, requesting to change the existing FLUM designation from Mixed-Use Urban (MU-U) to Industrial (I) of 36.1 (+/-) acres.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to recommend approval.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)

William Clay (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map, SSA-2019-02

That the Board review and recommend to the Board of County Commissioners (BCC) for action, an ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2019-02.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to recommend approval.

Vote: 5 - 0 Approved

Other: Alan Gray (ABSENT)

William Clay (ABSENT)

7. Action/Discussion/Info Items.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, October 1, 2019 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: October 2019
RE: Monthly Action Follow-Up Report for October 2019

The following is a status report of Planning Board (PB) agenda items for the prior month of October. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**
- **Map Amendments:**

SSA-2019-02 – FLU change from C to MU-U

09-03-19 PB recommended approval
10-03-19 BCC approved

LSA-2019-01 - FLU change from P to MU-U

7-06-19 PB recommended approval
07-15-19 BCC approved transmittal to DEO
10-03-19 BCC approved

LSA-2019-02 FLU change from MU-U to I

09-03-19 PB meeting
10-03-19 BCC approved transmittal to DEO

LAND DEVELOPMENT CODE ORDINANCES

REZONING CASES

1. Rezoning Case Z-2019-13
09-03-19 Case dropped at PB meeting

2. Rezoning Case Z-2019-14
09-03-19 PB recommended denial
10-03-19 BCC meeting – applicant pulled case the morning of BCC meeting

3. Rezoning Case Z-2019-08
08-06-19 PB recommended approval
10-03-19 BCC approved

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR NOVEMBER 2019

(Revised 10/25/19)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, November 5, 2019			<ul style="list-style-type: none"> • Z-2019-18 	<ul style="list-style-type: none"> • Tree Ordinance Update
Tuesday, December 3, 2019		<ul style="list-style-type: none"> • SSA-2019-03 • LSA-2019-05 		
Tuesday, January 7, 2020				
Tuesday, February 4, 2020				
Tuesday, March 3, 2020				
Tuesday, April 7, 2020				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.

Planning Board-Rezoning

7. A.

Meeting Date: 11/05/2019

CASE : Z-2019-18

APPLICANT: Wiley C. "Buddy" Page, Agent for Knop Family Trust, Owner

ADDRESS: 5524 Taramack St; 5404 Bellamy Ave

PROPERTY REF. NO.: 35-1S-30-3101-000-001; 35-1S-30-3101-000-000

FUTURE LAND USE: MU-U, Mixed-Use Urban

DISTRICT: 4

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 12/05/2019

SUBMISSION DATA:

The applicant initially requested rezoning for both 5524 Tamarack Street and 5404 Bellamy Avenue, However, the applicant has elected to remove the Tamarack property from the rezoning consideration by the Planning Board. Therefore, the following staff analysis applies exclusively to the property located at 5404 Bellamy Avenue .

REQUESTED REZONING:

FROM: Com, Commercial (25 du/acre)

TO: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses (25 du/acre)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with

the proposed FLU and conditional to its adoption.

CPP FLU 1.3.1 Future Land Use Categories.

The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to HC-LI/NA **is consistent** with the intent and purpose of Future Land Use category MU-U, as stated in CPP FLU 1.3.1, because it allows a mix of residential and non-residential uses while promoting compatible infill development.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

FINDINGS

The proposed amendment **is not** consistent with the intent and purpose of the Land Development Code. The parcel does not meet the Locational Criteria as stated in LDC 3-2.11(e). The applicant did not provide a compatibility analysis at the time of submittal. The parcel is located on a local road which is not suitable for delivery trucks and other bulk deliveries that are better served by accessing arterial roadways. The current roadway serves as access to existing residential land uses. The ingress/egress would be from the County maintained road of Briskey located at the southeast corner of the parcel.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The proposed amendment is **not** compatible with surrounding existing uses in the area. Within the 500 radius impact area, staff observed properties with zoning district of Commercial, however the majority of the properties are residential use with a large commercial use to the south. The subject parcel should utilize Duval Street which connects to Davis Hwy, an arterial roadway which is also an access for Home Depot.

Criterion d., LDC Sec. 2-7.2(b)(4)

Appropriate if spot zoning

Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or “spot” zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

FINDINGS

The proposed amendment **would** create spot zoning based on the definition in the LDC. If approved, the HC/LI-NA zoning will be isolated and would allow for higher density or intensity than the surrounding properties in the area.

Criterion e., LDC Sec. 2-7.2(b)(4)

Appropriate with changed or changing conditions

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

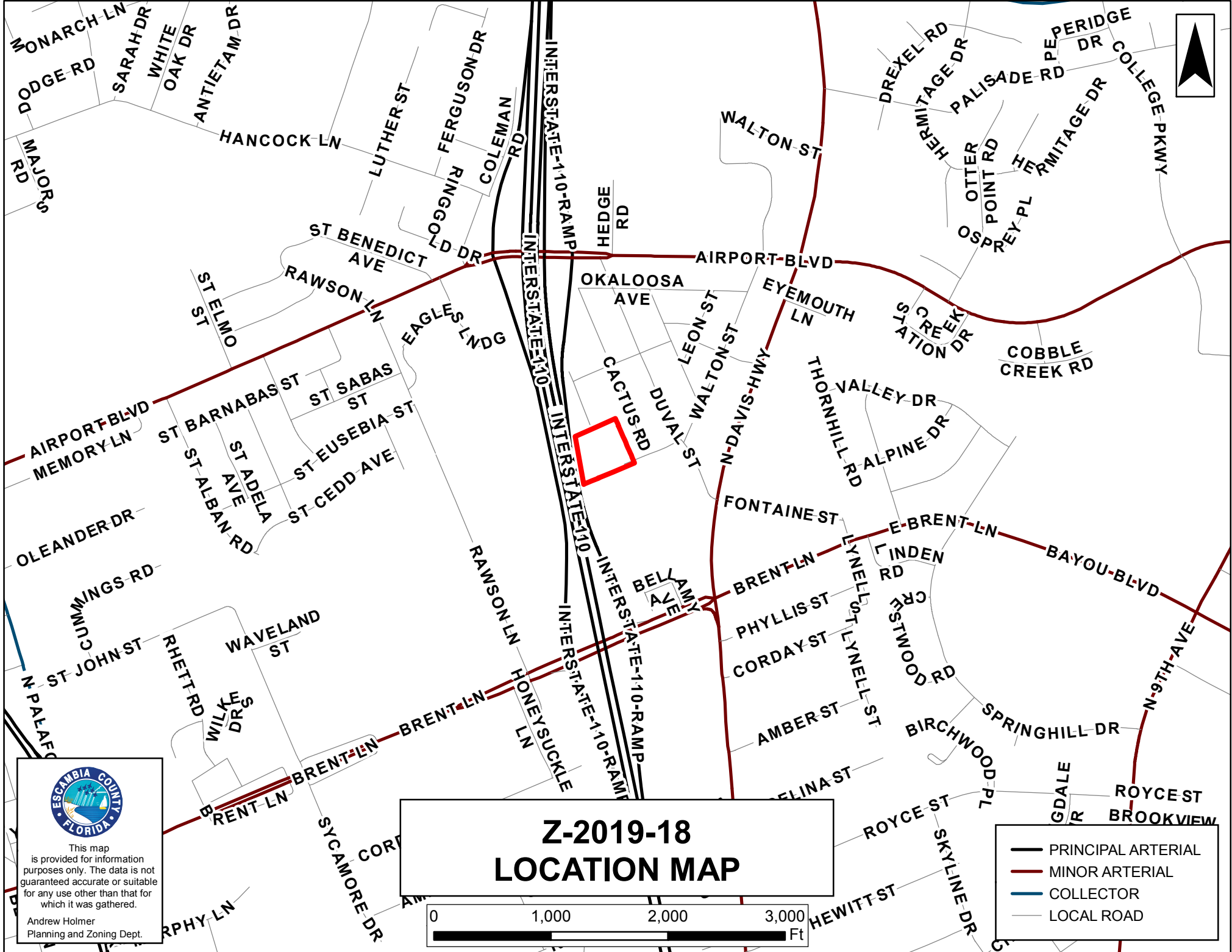
FINDINGS

There are no changed conditions in the area. The primary intent of the requested HC/LI-NA district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than those allowed under the existing Commercial district.

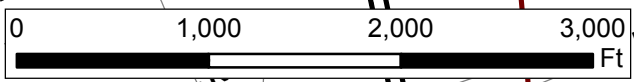
In order to access the nearest arterial roadway, Davis Highway, traffic must utilize Duval and Briskey(Bellamy), which are local streets leading into a neighborhood.

Attachments


Z-2019-18



Z-2019-18 LOCATION MAP

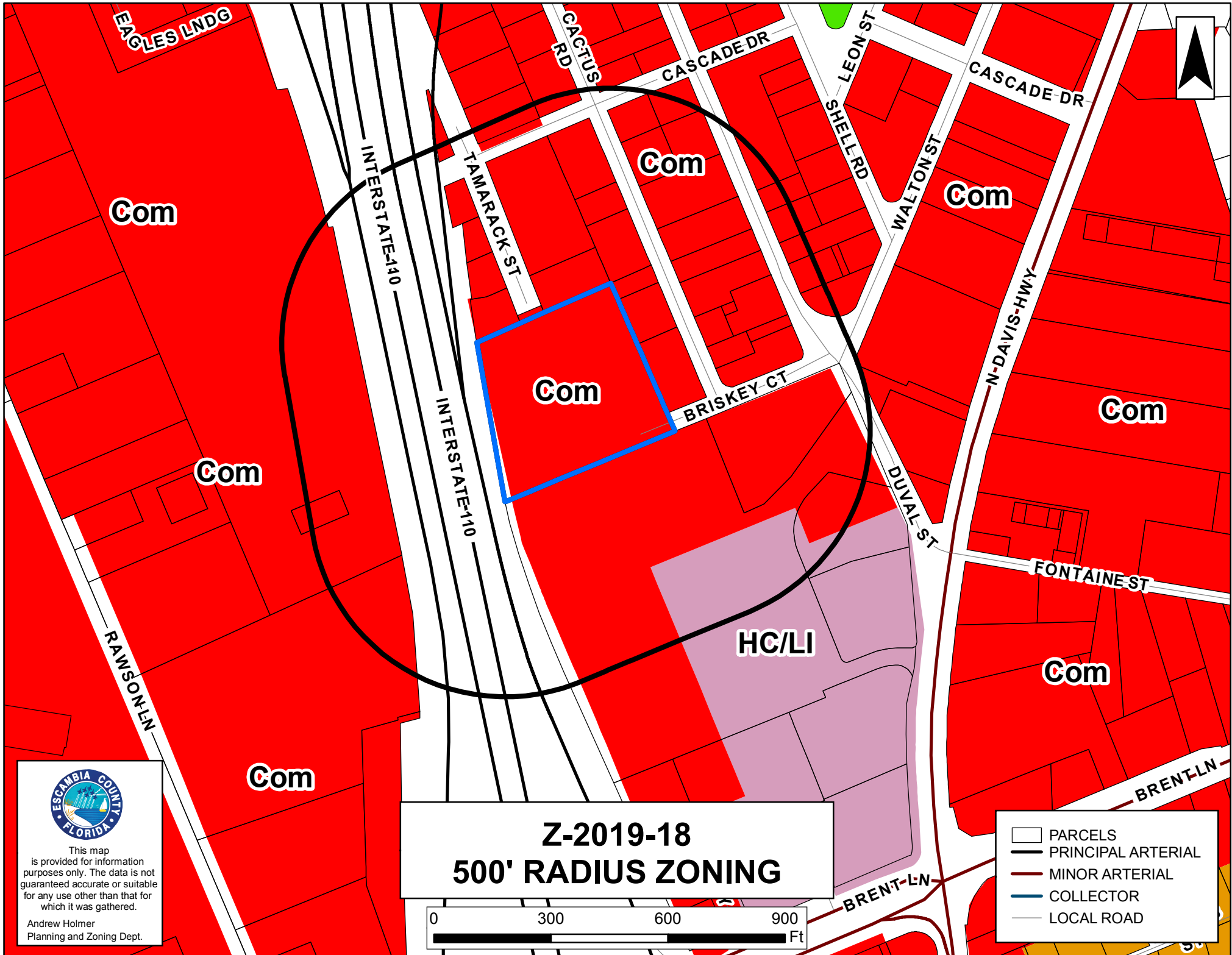


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



Com

Com

Com

Com

Com

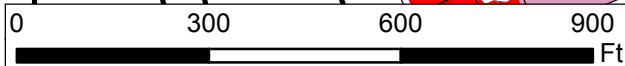
HC/LI

Com

Com

Com

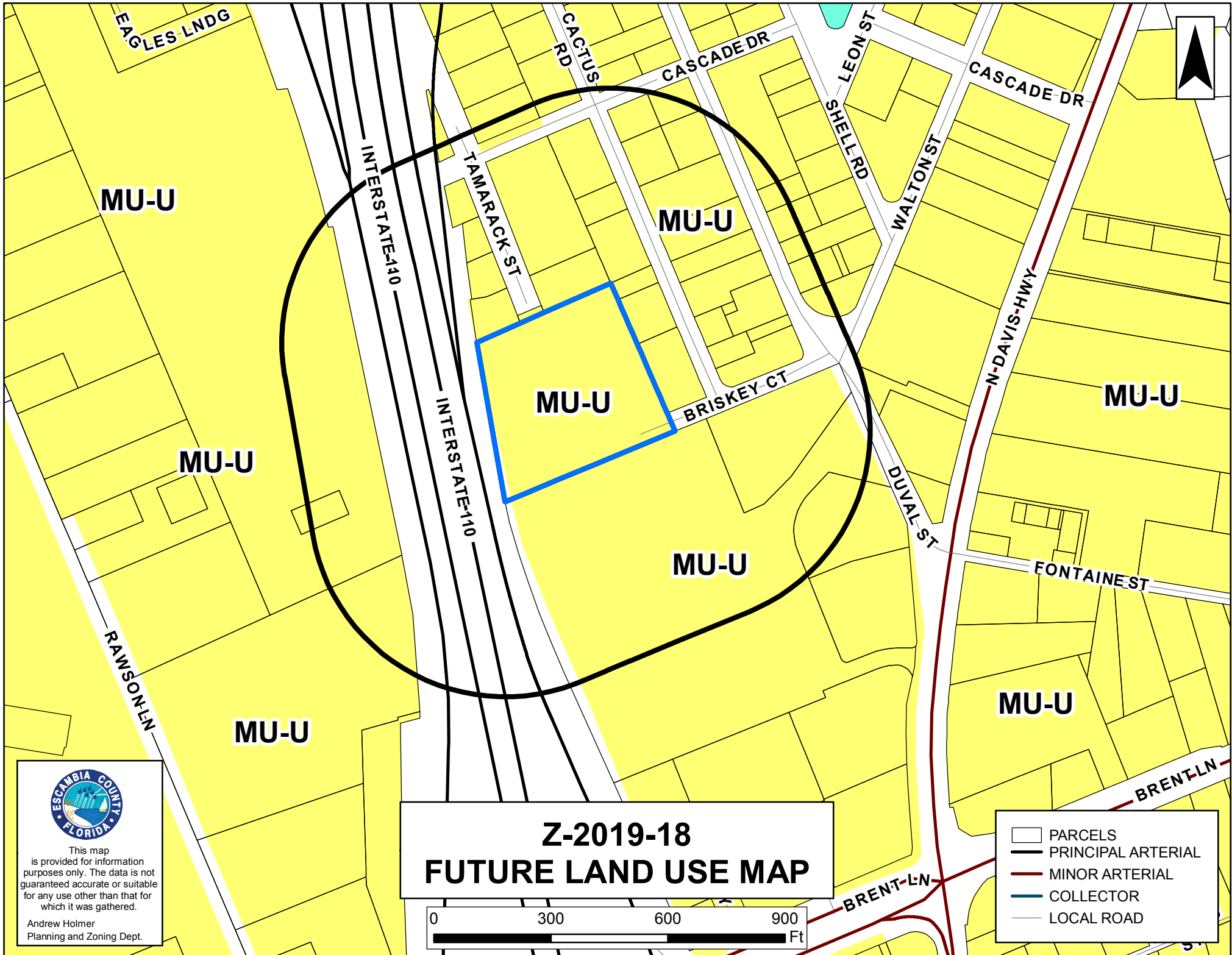
**Z-2019-18
500' RADIUS ZONING**



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Andrew Holmer
Planning and Zoning Dept.

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



MU-U

MU-U

MU-U

MU-U

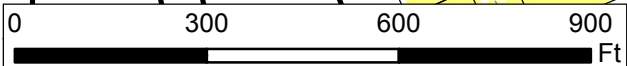
MU-U

MU-U


MU-U

MU-U

**Z-2019-18
FUTURE LAND USE MAP**

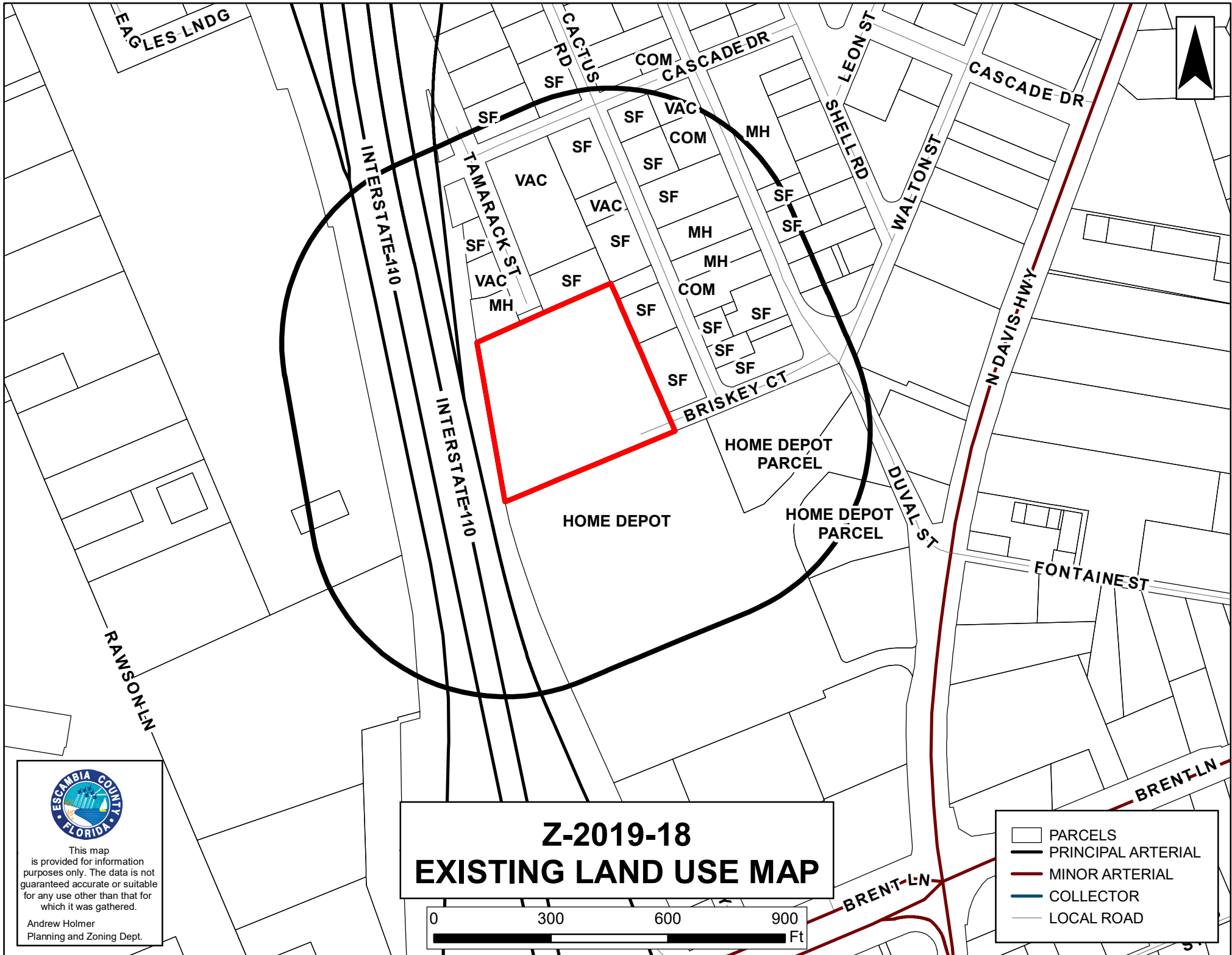


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



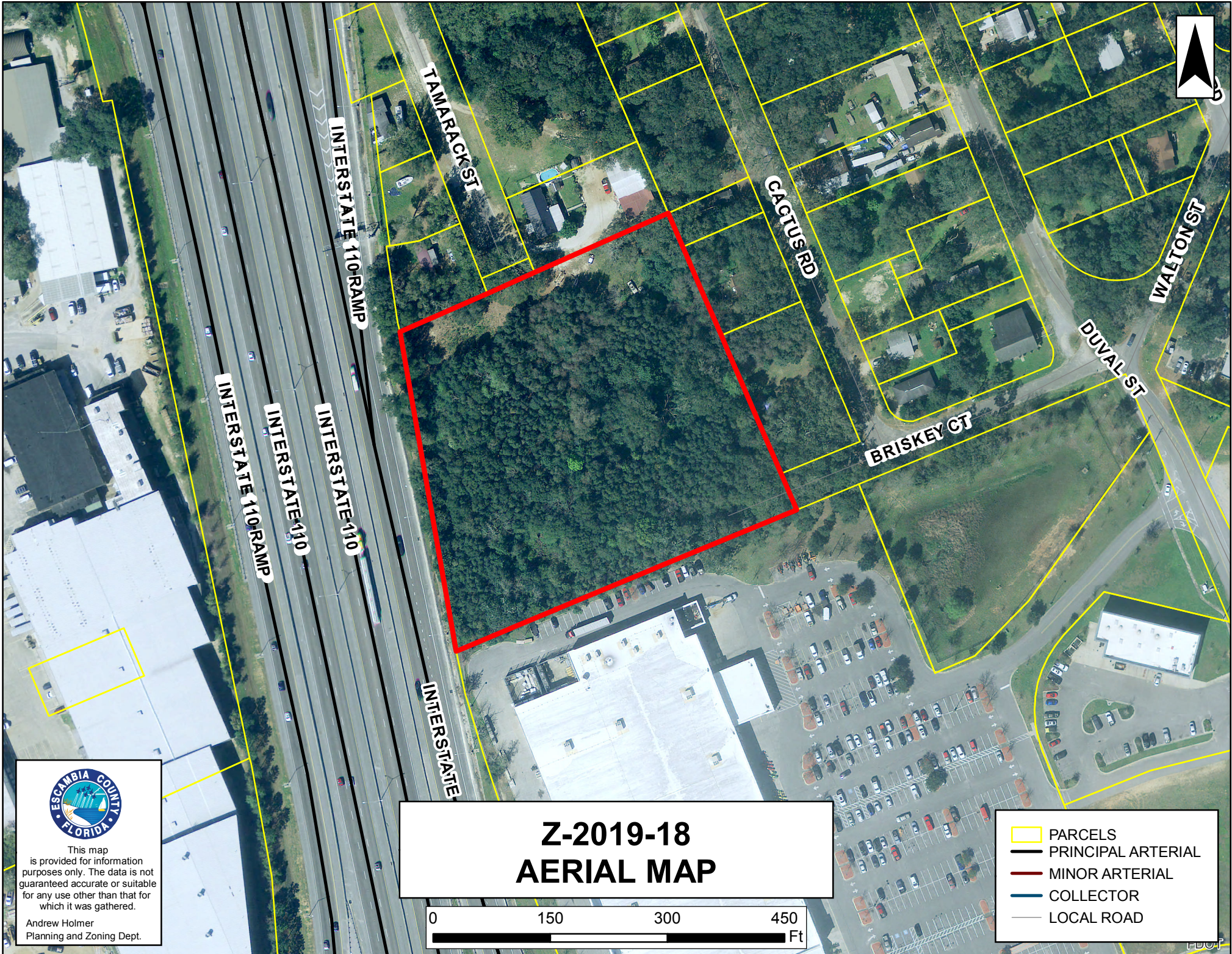
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Andrew Holmer
Planning and Zoning Dept.

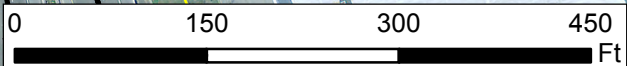


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Andrew Holmer
Planning and Zoning Dept.



Z-2019-18 AERIAL MAP



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2019-18

CURRENT ZONING: COM PROPOSED ZONING: HC/LI-NA

PLANNING BOARD

DATE: 11/05/19 TIME: 8:30 a.m.

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 12/05/19 TIME: 5:45 p.m.

LOCATION OF HEARING

ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR 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
on Bellamy(Briske)



Looking into the southern portion of the south parcel; next to Home Depot



Looking north along
Cactus



Looking west along
Bellamy (Briske)
toward Duval St.

Corner of Duval
and Bellamy(Briske)





Looking southwest toward
one parcel; Intersection of
Bellamy (Briske), Duval &
Walton St;
Home Depot on left

**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM



**TO: Andrew Holmer, Division Manager
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner
Transportation & Traffic Operations Division**

**THRU: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: October 25, 2019

RE: Transportation & Traffic Operations (TTO) Comments – Z-2019-18

TTO Staff has reviewed the Rezoning Case Z-2019-18 agenda item for the Planning Board meeting scheduled for November 5, 2019 regarding the subject property at 5404 Bellamy Avenue (Com to HC/LI-NA). Please see the below comments.

Bellamy Avenue is a two-lane facility with an approximate roadway width of 20 feet and right-of-way width of 50 feet.

Escambia County does not have any capital improvement projects scheduled for either roadway within its Capital Improvements Program. In addition, the Florida Department of Transportation does not show any projects on either Tamarack Street and Bellamy Avenue in planning, design or construction within its 5 Yr. Work Program.

Bellamy Avenue is classified as a local street and assumed to be functioning within its' allowable capacity for traffic volumes.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any future TTO comments during the Development Review process.

**cc: Horace Jones, Development Services Department Director
Joy Jones, P.E., Engineering Department Director
Allyson Lindsay, Development Services Department**

From: [Buddy Page](#)
To: [Allyson Lindsay](#); [Andrew D. Holmer](#)
Cc: [Horace L Jones](#); rfaqqioni@realtor.com
Subject: Application modification to delete parcel 35-1S-30-3101-000-001
Date: Friday, October 25, 2019 11:30:11 AM

Please allow this email to serve as actual notice to you requesting modification to our application designated as Z-2019-018. While the application originally submitted contained two separate parcels of property, this request is to separate out and delete parcel number **35-1S-30-3101-000-001**. Please contact me if you have any questions or need anything further.

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
Land Use Zoning Litigation Support Due Diligence
5337 Hamilton Lane - Pace, Florida 32571
Cell 850.232.9853 - budpage1@att.net

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpagel@att.net

Sept. 9, 2019
VIA HAND DELIVERY

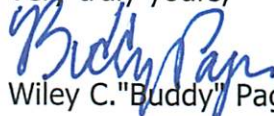
Mr. Horace Jones, Director
Department of Growth Management
3363 West Park Avenue
Pensacola, Florida 32505

RE: Rezoning request: Com. to HC/LI-NA
Parcels: 35-1S-30-3101-000-001 (Parcel "A") &
35-1S-30-3101-000-000 (Parcel "B")
Owner: Knop Family Trust, Billings, Montana
Address: 5404 Bellamy Ave Pensacola, 32514
5524 Tamarack St. Pensacola, 32514

Dear Mr. Jones:

The attached application requests Planning Board consideration to change the existing **Commercial** parcels to **HC/LI-NA** zoning. Both parcels are adjacent to existing commercially zoned parcels which includes Home Depot to the south.

The application contains the required filing fee together with additional information regarding location, proof of ownership and referenced materials. Please contact me if you have any questions or require anything further. Thank you.

Very truly yours,

Wiley C. "Buddy" Page

copy: Knop Trust



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>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: 22019-18 Accepted by: A. Lindsay PB Meeting: 11/5/19

1. Contact Information:

A. **Property Owner/Applicant:** Knop Family Trust

Mailing Address: 8365 Loftin Drive Pensacola, Florida 32514

Business Phone: _____ Cell: _____

Email: _____

B. **Authorized Agent (if applicable):** Wiley C. "Buddy" Page

Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

Business Phone: _____ Cell: 850 232-9853

Email: budpage1@att.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: 5524 TAMARACK ST +
5404 Bellamy Avenue Pensacola, FL 32503

Parcel ID (s): _____
35-1S-30-3101-000-000 +
35-1S-30-3101-000-000

B. Total acreage of the subject property: 3.94
3.30 ac + 1.23 ac = 5.19 ac

C. Existing Zoning: Com

Proposed Zoning: HC/LI-NA; explain why necessary and/or appropriate

Proposed use not listed as allowed use under existing Commercial zoning category.

FLU Category: MU-U

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

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. Consistent with Comprehensive Plan. The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

As shown at LDC Sec. 3-1.3(h) the requested HC/LI zoning category is consistent with the Mixed Use-Urban Future Land Use category.

b. Consistent with zoning district provisions. The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

LDC Sec. 3-2.11(f)(1) states "The district is appropriate to provide transitions between areas zoned or used for commercial and areas zoned or used for industrial." The site is surrounded by Commercially zoned parcels including Home Depot located south and adjacent to the subject site. Much of the Home Depot site is zoned HC/LI and Commercially zoned portions adjacent to the subject are being utilized for outside rentals, outside storage and deliveries which are allowed only under the HC/LI classification(see photos attached)

- c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

LDC Ch.6 defines compatibility as " 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." This immediate area has several examples where existing Commercial and HC/LI zoned properties are adjacent to one another even though many of the sites have owner and absentee owner residential uses.

- d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development

The requested HC/LI zoning uses are not unlike those uses allowed under the adjacent Commercially zoned properties. The adjacent Home Depot site has split zoning including HC/LI and Commercial. While adjacent Home Depot is zoned Commercial in the vicinity of the subject site, its actual uses are only permitted under the HC/LI category. The requested zoning will be compatible with surrounding uses.

- e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

This area continues to experience development interests. The southeast corner of the Home Depot retail area has a major commercial retail project currently construction. Across Interstate 110 to the west, the Pensacola Christian College has recently completed a multistory student housing facility. North of the site a large retirement community complex was recently opened on Airport Boulevard. The proposed rezoning, then, is appropriate and timely for the area.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 35-1S-30-3101-000-001 # 35-1S-30-3101-000-000
5524 TAMARACK ST, PENSACOLA, FL 32503 #
Property Address: 5504 BELLAMY AVE, PENSACOLA, FL 32503

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

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

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- a. The necessary facilities or services are in place at the time a development permit is issued.
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- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 14th DAY OF AUGUST, YEAR OF 2019



Mark W. Chapman
Signature of Property Owner

MARK CHAPMAN
Printed Name of Property Owner

8/14/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 14th DAY OF AUGUST, YEAR OF 2019



Mark W. Chapman
Signature of Property Owner

MARK CHAPMAN, AS POA FOR
DAVID CHAPMAN
Printed Name of Property Owner

8/14/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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CONCURRENCY DETERMINATION ACKNOWLEDGMENT

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I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 14th DAY OF JULY, YEAR OF 2019



Mark W. Chapman
Signature of Property Owner

MARK CHAPMAN, AS POA FOR
JEFFREY CHAPMAN
Printed Name of Property Owner

8/14/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

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I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 14th DAY OF AUGUST, YEAR OF 2019



Mark W. Chapman
Signature of Property Owner

MARK CHAPMAN, AS POA FOR
ELIZABETH CHAPMAN
Printed Name of Property Owner

8/14/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 14th DAY OF AUGUST, YEAR OF 2019


Signature of Property Owner

MARK CHAPMAN, AS POA FOR
DEBORAH + KENNETH KNOP
Printed Name of Property Owner

8/14/19
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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

As owner of the property located at 5504 BELLAMY AVE, PENSACOLA, FL 32503, #
5524 Tamarack Street Pensacola, FL 32503
_____, Florida, property reference number(s) 35-1s-30-3101-000-001
& 35-1S-30-3101-000-000 I hereby designate Wiley C. "Buddy" Page

_____ for the sole purpose of completing this application and making a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property. This Limited Power of Attorney is granted on this 14th day of AUGUST the year of, 2019, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage1@att.net
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

→ Mark W. Chapman MARK CHAPMAN 8/14/19
Signature of Property Owner Printed Name of Property Owner Date

Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14th day of August 20 19,
by Mark W. Chapman.

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

Kimberly D. Attaway Kimberly D. Attaway
Signature of Notary Printed Name of Notary



(Notary Seal)

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at 5504 BELLAMY AVE, PENSACOLA, FL 32503, ♀
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Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

➔ Mark W. Chapman MARK CHAPMAN, AS POA FOR
DAVID CHAPMAN 8/14/19
Signature of Property Owner Printed Name of Property Owner Date

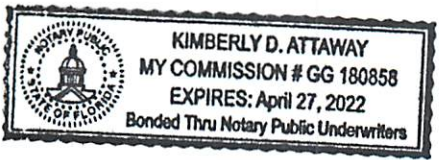
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Kimberly D. Attaway Kimberly D. Attaway
Signature of Notary Printed Name of Notary



(Notary Seal)

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(if applicable)

As owner of the property located at 5504 BELLAMY AVE, PENSACOLA, FL 32503, &
5524 Tamarack Street Pensacola, FL 32503
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& 35-1S-30-3101-000-000 I hereby designate Wiley C. "Buddy" Page

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Agent Name: Wiley C. "Buddy" Page Email: budpage1@att.net
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

→ Mark W. Chapman MARK CHAPMAN, ASPOA FOR
JEFFREY CHAPMAN
Signature of Property Owner Printed Name of Property Owner Date

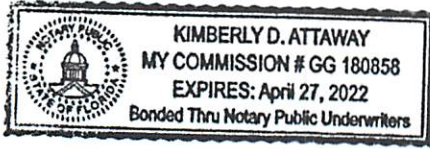
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia

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by Mark W. Chapman.

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

Kimberly D. Attaway Kimberly D. Attaway
Signature of Notary Printed Name of Notary



(Notary Seal)

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

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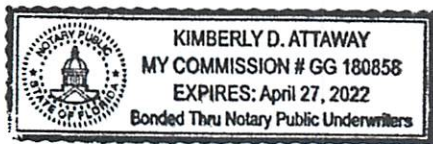
Agent Name: Wiley C. "Buddy" Page Email: budpage1@att.net
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

→ Mark W Chapman MARK CHAPMAN, AS POA FOR
Signature of Property Owner Printed Name of Property Owner Date 8/14/19

Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
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Kimberly D. Attaway Kimberly D. Attaway
Signature of Notary Printed Name of Notary



(Notary Seal)

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

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DEBORAH KENNETH KNOP 8/14/19
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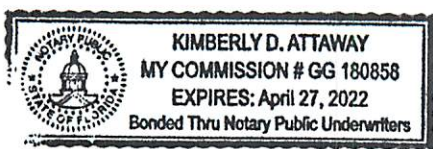
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Kimberly D. Attaway Kimberly D. Attaway
Signature of Notary Printed Name of Notary



(Notary Seal)

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/ds/planning-board> or contact us at 595-3547

Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).
- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Mark W. Chapman
Signature of Owner/Agent

MARK CHAPMAN
Printed Name Owner/Agent

8/14/19
Date

➔ _____
Signature of Owner

Printed Name of Owner

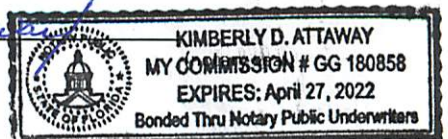
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- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

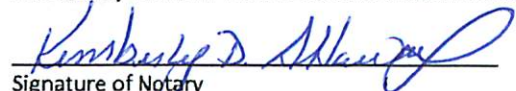
By my signature, I hereby certify that:


- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.


MARK CHAPMAN, AS POA FOR
DAVID CHAPMAN
8/14/19
 Signature of Owner/Agent Printed Name Owner/Agent Date

 Signature of Owner Printed Name of Owner Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 14th day of August 20 19, by Mark W. Chapman.
 Personally Known OR Produced Identification Type of Identification Produced: Florida Drivers License


Kimberly D. Attaway
 Signature of Notary Printed Name of Notary




KIMBERLY D. ATTAWAY
 MY COMMISSION # GG 180858
 EXPIRES: April 27, 2022
 Bonded Thru Notary Public Underwriters

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/ds/planning-board> or contact us at 595-3547
- Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).**
- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
 - D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
 - E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

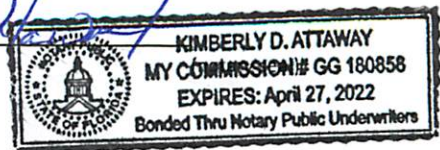

MARK CHAPMAN, AS POA FOR
JEFFREY CHAPMAN

Signature of Owner/Agent	Printed Name Owner/Agent	Date
_____	_____	_____
Signature of Owner	Printed Name of Owner	Date
_____	_____	_____

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 14th day of August 20 19, by Mark W. Chapman.
 Personally Known || OR Produced Identification. Type of Identification Produced: Florida Drivers License


Kimberly D. Attaway

Signature of Notary	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/ds/planning-board> or contact us at 595-3547
- Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).**
- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
 - D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
 - E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

MARK CHAPMAN, AS POA FOR

DEBORAH + KENNETH KNOP

8/14/19

Signature of Owner/Agent

Printed Name Owner/Agent

Date



Signature of Owner

Printed Name of Owner

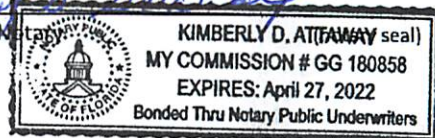
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 14th day of August 20 19, by Mark W. Chapman

Personally Known || OR Produced Identification: Type of Identification Produced: Florida Drivers License

Signature of Notary

Printed Name of Notary





Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information

Reference: 351S303101000001 A

Account: 040130000

Owners: CHAPMAN MARK 1/5 INT & KNOP KENNETH R & KNOP DEBORAH A TRUSTEES FOR KNOP FAMILY TRUST 1/5 INT &...

Mail: 8365 LOFTON DR
PENSACOLA, FL 32514

Situs: 5524 TAMARACK ST 32503

Use Code: VACANT RESIDENTIAL

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$30,164	\$0	\$30,164	\$28,767
2018	\$30,164	\$0	\$30,164	\$26,152
2017	\$30,164	\$0	\$30,164	\$23,775

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/09/2012	6888	1473	\$100	QC	View Instr
12/1998	4344	2005	\$100	OT	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG 1986 FT W AND 1345 FT N OF SE COR OF CLOPTONS 60A TRACT N 61 DEG E 5 92/100 CHNS N 29 DEG W 25 5/10 CHNS...

Extra Features

None

Parcel Information [Launch Interactive Map](#)

Section Map Id: 35-1S-30-4

Approx. Acreage: 1.3000

Zoned: Com

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Images

None

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



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information

Reference: 351S303101000000 **B**

Account: 040129000

Owners: CHAPMAN MARK 1/5 INT & KNOP KENNETH R & KNOP DEBORAH A TRUSTEES FOR KNOP FAMILY TRUST 1/5 INT &...

Mail: 8365 LOFTON DR
PENSACOLA, FL 32514

Situs: 5404 BELLAMY AVE 32503

Use Code: VACANT COMMERCIAL

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$31,350	\$0	\$31,350	\$31,350
2018	\$31,350	\$0	\$31,350	\$31,350
2017	\$31,350	\$0	\$31,350	\$31,350

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/09/2012	6888	1474	\$100	QC	View Instr
12/1998	4344	2007	\$100	OT	View Instr

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

2019 Certified Roll Exemptions
None

Legal Description

BEG AT INTER OF CLOPTONS 60A TRACT & E R/W LI OF I-110 N 61 DEG E ALG N LI 449 91/100 FT TO W LI OF CRESTVIEW S/D N...

Extra Features
None

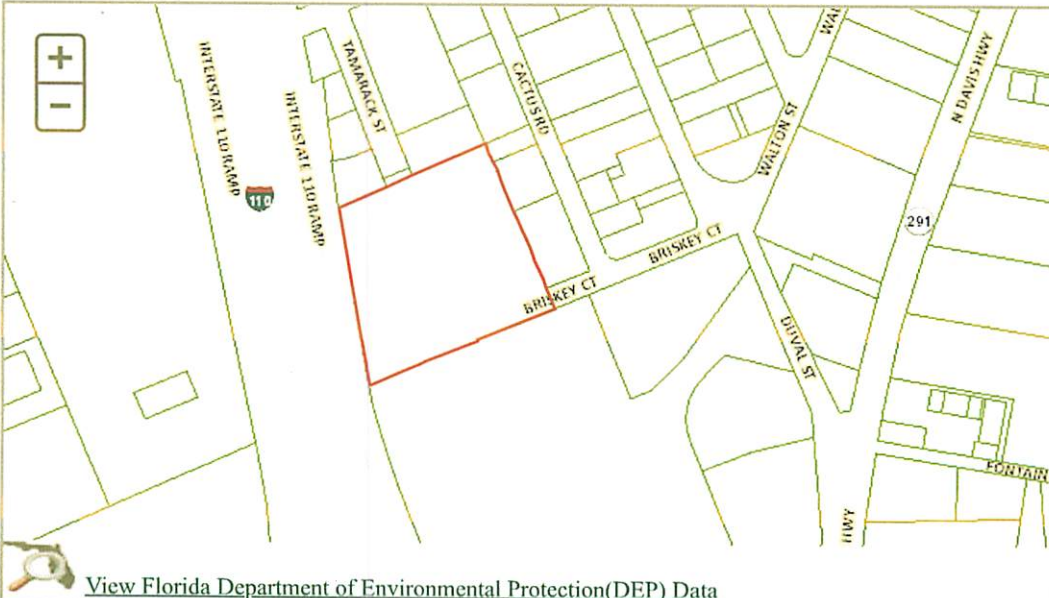
Parcel Information [Launch Interactive Map](#)

Section Map Id: 35-1S-30-4

Approx. Acreage: 3.3000

Zoned: Com

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings
Images

LIMITED POWER OF ATTORNEY

I, Jeffrey M. Chapman residing at 603 Panama Drive, Crestview, Florida 32536, hereby appoint Mark W. Chapman of 8365 Lofton Drive, Pensacola, Florida 32514, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below. This Power of Attorney is revoked and shall not be effective if I am incapacitated. My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate located at 5404 Bellamy Avenue, Pensacola, Florida 32503 and legally described on the attached Exhibit A.
Sell or convey any interest of mine in real estate located at 5524 Tamarack Street, Pensacola, Florida 32503 and legally described on the attached Exhibit B.

This power shall include the power to:

- (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above,
- (ii) sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship), and
- (iii) collect and receive the proceeds from any such sale.

I hereby grant to my Agent, Mark W. Chapman, the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

The foregoing power of attorney was, on the date written above, published and declared by Jeffrey M. Chapman in our presence to be his power of attorney. We, in his presence and at his request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.

STATE OF FLORIDA,
COUNTY OF Okaloosa ss:

The foregoing instrument was acknowledged before me this 6th day of June, 2013 by Jeffrey M. Chapman, who is personally known to me or who has produced FL Drivers License as identification.

Kacie H. Pursley
Notary Public State of Florida

KACIE H. PURSLEY
Notary Public - State of Florida
My Commission Expires Jan. 27, 2014
Commission No. DD958244

Witness Signature: [Signature]
Name: Amy Murrell
Address: 1328 N. Ferdon Blvd
Crestview, FL 32536

Witness Signature: [Signature]
Name: _____
Address: 1328 N. Ferdon Blvd
Crestview, FL 32536

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing,

- (i) my income to be taxable to my Agent,
- (ii) my assets to be subject to a general power of appointment by my Agent, or
- (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent.

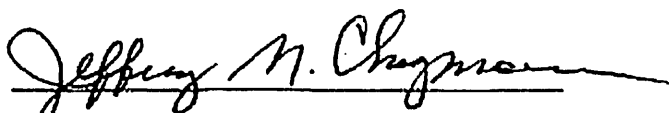
My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue to be effective until my death or until sale of propertie(s) is/are finalized.

This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated JUNE 6TH, 2013, at CRESTVIEW, Florida.



Jeffrey M. Chapman

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original.

You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:


You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the Power of Attorney, you may be

1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation or dissolution of the marriage.
8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: 4/4/2014

A handwritten signature in black ink that reads "Mark W. Chapman". The signature is written in a cursive style and is positioned above a solid horizontal line.

Mark W. Chapman

LIMITED POWER OF ATTORNEY

I, David L. Chapman residing at 1614 Overlake Avenue, Orlando, Florida 32806, hereby appoint Mark W. Chapman of 8365 Lofton Drive, Pensacola, Florida 32514, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below. This Power of Attorney is revoked and shall not be effective if I am incapacitated. My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate located at 5404 Bellamy Avenue, Pensacola, Florida 32503 and legally described on the attached Exhibit A.
Sell or convey any interest of mine in real estate located at 5524 Tamarack Street, Pensacola, Florida 32503 and legally described on the attached Exhibit B.

This power shall include the power to:

- (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above,
- (ii) sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship), and
- (iii) collect and receive the proceeds from any such sale.

I hereby grant to my Agent, Mark W. Chapman, the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing,

- (i) my income to be taxable to my Agent,
- (ii) my assets to be subject to a general power of appointment by my Agent, or
- (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent.

My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue to be effective until my death or until sale of propertie(s) is/are finalized.

This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated 2/5/2013, _____, at Orlando, Florida.

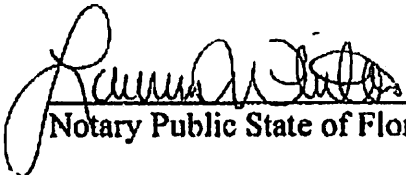
David L. Chapman
David L. Chapman

The foregoing power of attorney was, on the date written above, published and declared by David L. Chapman in our presence to be his power of attorney. We, in his presence and at his request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.

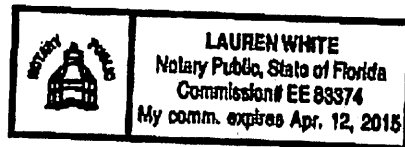
STATE OF FLORIDA,

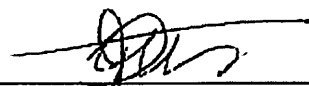
COUNTY OF Orange ss:

The foregoing instrument was acknowledged before me this 5th day of Feb, 2013 by David L. Chapman, who is personally known to me or who has produced FL Driver License as identification.



Notary Public State of Florida



Witness Signature: 

Name: Jose Diaz
Address: 800 N John Young Pkwy
Orlando FL 32804

Witness Signature: 

Name: Bresmith
Address: 800 N John Young Pkwy
Orlando, FL 32804

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original.

You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:

You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the Power of Attorney, you may be

1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation or dissolution of the marriage.
8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: 4/4/2014


Mark W. Chapman

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing,

- my income to be taxable to my Agent,
- my assets to be subject to a general power of appointment by my Agent, or
- my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent.

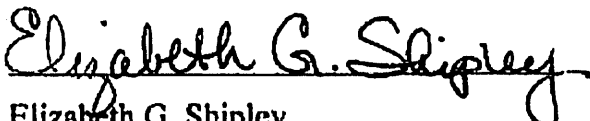
My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue to be effective until my death or until sale of propertie(s) is/are finalized.

This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated April 19th 2013, at Milton, Florida.


Elizabeth G. Shipley

LIMITED POWER OF ATTORNEY

I, Deborah A. Knop residing at 2030 Avenue B, Billings, Montana 59102, hereby appoint Mark W. Chapman of 8365 Lofton Drive, Pensacola, Florida 32514, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below. This Power of Attorney is revoked and shall not be effective if I am incapacitated. My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

- Sell or convey any interest of mine in real estate located at 5404 Bellamy Avenue, Pensacola, Florida 32503 and legally described on the attached Exhibit A.
- Sell or convey any interest of mine in real estate located at 5524 Tamarack Street, Pensacola, Florida 32503 and legally described on the attached Exhibit B.

This power shall include the power to:

- sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above,
- sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship), and
- collect and receive the proceeds from any such sale.

I hereby grant to my Agent, Mark W. Chapman, the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing,

- my income to be taxable to my Agent,
- my assets to be subject to a general power of appointment by my Agent, or
- my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent.

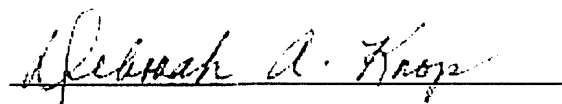
My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue to be effective until my death or until sale of propertie(s) is/are finalized.

This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated February 8, 2013, at Billings, Montana.



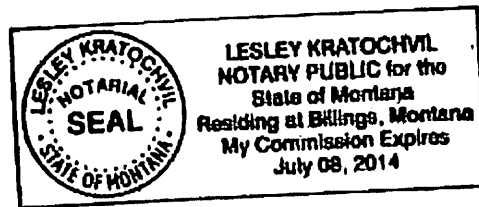
Deborah A. Knop

The foregoing power of attorney was, on the date written above, published and declared by Deborah A. Knop in our presence to be her power of attorney. We, in her presence and at her request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.

STATE OF MONTANA,
COUNTY OF YELLOWSTONE ss:

The foregoing instrument was acknowledged before me this 8th day of February, 2013 by Deborah A Knop, who is personally known to me or who has produced _____ as identification.

Lesley Kratochvil
Notary Public State of Montana



Witness Signature: Teri Reitz
Name: Teri Reitz
Address: 3015 30th Street West
Billings, MT 59102

Witness Signature: Lois L. Lencir
Name: Lois L. Lencir
Address: 331 Phyllis Cir E
Billings MT 59102

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original.

You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:

You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the Power of Attorney, you may be

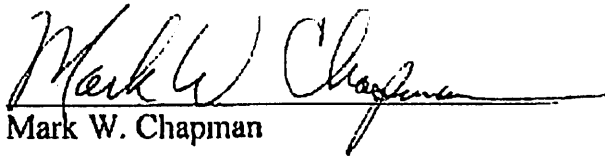
1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation or dissolution of the marriage.

8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: 4/4/2014


Mark W. Chapman

LIMITED POWER OF ATTORNEY

I, Elizabeth G. Shipley, residing at 5932 Stephanie Drive, Milton, Florida 32570, hereby appoint Mark W. Chapman of 8365 Lofton Drive, Pensacola, Florida 32514, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below. This Power of Attorney is revoked and shall not be effective if I am incapacitated. My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

- Sell or convey any interest of mine in real estate located at 5404 Bellamy Avenue, Pensacola, Florida 32503 and legally described on the attached Exhibit A.
- Sell or convey any interest of mine in real estate located at 5524 Tamarack Street, Pensacola, Florida 32503 and legally described on the attached Exhibit B.

This power shall include the power to:

- sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above,
- sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship), and
- collect and receive the proceeds from any such sale.

I hereby grant to my Agent, Mark W. Chapman, the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing,

- my income to be taxable to my Agent,
- my assets to be subject to a general power of appointment by my Agent, or
- my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent.

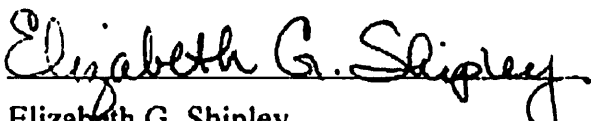
My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue to be effective until my death or until sale of propertie(s) is/are finalized.

This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated April 19th 2013, at Milton, Florida.


Elizabeth G. Shipley

The foregoing power of attorney was, on the date written above, published and declared by Elizabeth G. Shipley in our presence to be her power of attorney. We, in her presence and at her request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.


STATE OF FLORIDA,


COUNTY OF SANTA ROSA COUNTY, ss:

The foregoing instrument was acknowledged before me this 19th day of April, 2013 by Elizabeth G. Shipley, who is personally known to me or who has produced Personally known as identification.


Notary Public State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Donna E. Flournoy
Commission # EE010337
Expires: AUG. 16, 2014
BONDED THROUGH ATLANTIC BONDING CO., INC.

Witness Signature: 
Name: Joseph S. Bastien
Milton, Florida 32570

Witness Signature: 
Lisa A. Bastien
Milton, Florida 32570

Notice to Person Executing Power of Attorney:

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original.

You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:


You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the Power of Attorney, you may be

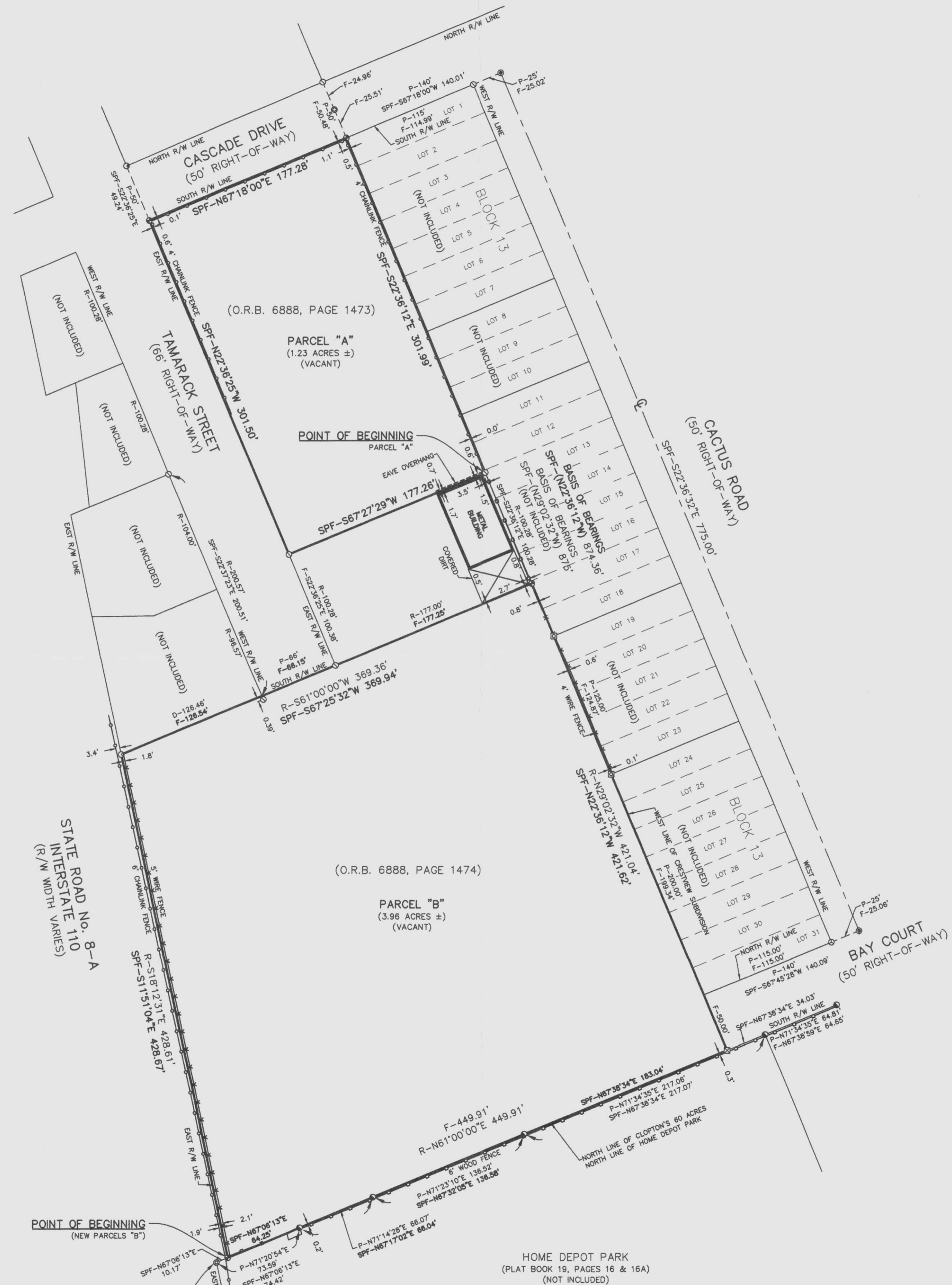
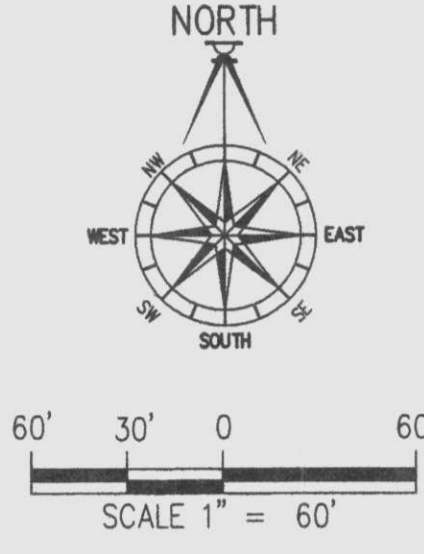
1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation or dissolution of the marriage.
8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: 4/4/2014


Mark W. Chapman



PARENT TRACT DESCRIPTION: (OFFICIAL RECORDS BOOK 6888, PAGE 1474)
 BEGIN AT AN EXISTING IRON PIPE MARKING THE INTERSECTION OF THE NORTH LINE OF CLOPTON'S 60 ACRES WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 8-A (INTERSTATE No. 110, 300' R/W);
 THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 449.91 FEET TO THE WEST LINE OF CRESTVIEW A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;
 THENCE NORTH 29 DEGREES 02 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 421.04 FEET;
 THENCE SOUTH 61 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 369.36 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF STATE ROAD No. 8-A;
 THENCE SOUTH 18 DEGREES 12 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 428.61 FEET TO THE POINT OF BEGINNING
 CONTAINING 3.96 ACRES, MORE OR LESS, AND ALL LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

ALONG AND TOGETHER WITH: (OFFICIAL RECORDS BOOK 6888, PAGE 1473)
 BEGINNING 1986 FEET WEST AND 1345 FEET NORTH OF SOUTHEAST CORNER OF CLOPTON'S 60 ACRE TRACT NORTH 61 DEGREES EAST 5 92/100 CHAINS NORTH 29 DEGREES WEST 25 5/10 CHAINS NORTH 61 DEGREES EAST 17 06/100 CHAINS SOUTH 29 DEGREES EAST 210 FEET FOR POINT OF BEGINNING CONTINUE SAME COURSE 1050 FEET SOUTH 61 DEGREES WEST 420 FEET NORTH 29 DEGREES WEST 1050 FEET NORTH 61 DEGREES EAST 420 FEET TO POINT OF BEGINNING DTD BOOK 402 PAGE 105 LESS DEED BOOK 782 PAGE 764-SALTER LESS DEED BOOK 448 P 684 ROAD RIGHT-OF-WAY LESS OFFICIAL RECORD 2 PAGE 378 STATE OF FLORIDA LESS OFFICIAL RECORD 25 PAGE 690-COX LESS OFFICIAL RECORD 2021 PAGE 644-CHAVIS LESS DEED BOOK 520 PAGE 483-MAVAUGHN LESS DEED BOOK 562 PAGE 420 STATE OF FLORIDA LESS DEED BOOK 559 PAGE 700 STATE OF FLORIDA LESS OFFICIAL RECORDS 1578 PAGE 728 McVAUGHN LESS OFFICIAL RECORDS 1921 PAGE 338 FLOYD LESS OFFICIAL RECORD 31 PAGE 139-ORFFIN LESS OFFICIAL RECORD 1952 PAGE 589-MITCHELL LESS OFFICIAL RECORD 1929 PAGE 141-SALLY LESS OFFICIAL RECORD 348 PAGE 445-BULLARD LESS OFFICIAL RECORD 352 PAGE 416-BULLARD LESS RIGHT-OF-WAY FOR STATE RD. 8-A SECTION 35/48 TOWNSHIP 1 SOUTH RANGE 30 WEST.

NEW PARCEL "A" DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 6888, PAGE 1473 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 COMMENCE AT AN EXISTING 4" DIAMETER CONCRETE MONUMENT, L.S. #6241 MARKING THE INTERSECTION OF THE NORTH LINE OF CLOPTON'S 60 ACRES (HEREINAFTER TO BE KNOWN AS THE NORTH LINE OF HOME DEPOT PARK), WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD No. 8-A (INTERSTATE No. 110, 300' R/W), SAID POINT ALSO BEING THE NORTHWEST CORNER OF HOME DEPOT PARK, BEING A COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGES 16 & 16A OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE RUN NORTH 67 DEGREES 06 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID HOME DEPOT PARK A DISTANCE OF 74.42 FEET;
 THENCE RUN NORTH 67 DEGREES 17 MINUTES 02 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 66.04 FEET;
 THENCE RUN NORTH 67 DEGREES 32 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 136.58 FEET;
 THENCE RUN NORTH 67 DEGREES 38 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 183.04 FEET TO THE INTERSECTION OF SAID NORTH LINE OF HOME DEPOT PARK AND THE WEST LINE OF CRESTVIEW BEING A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE DEPARTING SAID NORTH LINE RUN NORTH 22 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID CRESTVIEW A DISTANCE OF 521.90 FEET TO THE POINT OF BEGINNING;
 THENCE DEPARTING SAID WEST LINE RUN SOUTH 67 DEGREES 27 MINUTES 29 SECONDS WEST A DISTANCE OF 177.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAMARACK STREET (66' R/W);
 THENCE RUN NORTH 22 DEGREES 36 MINUTES 25 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 301.50 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF CASCADE DRIVE (50' R/W);
 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 67 DEGREES 18 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CASCADE DRIVE A DISTANCE OF 177.26 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID CRESTVIEW;
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 22 DEGREES 36 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID CRESTVIEW A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING;
 THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.23 ACRES, MORE OR LESS.

NEW PARCEL "B" DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 6888, PAGE 1474 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 COMMENCE AT AN EXISTING 4" DIAMETER CONCRETE MONUMENT, L.S. #6241 MARKING THE INTERSECTION OF THE NORTH LINE OF CLOPTON'S 60 ACRES (HEREINAFTER TO BE KNOWN AS THE NORTH LINE OF HOME DEPOT PARK), WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD No. 8-A (INTERSTATE No. 110, 300' R/W), SAID POINT ALSO BEING THE NORTHWEST CORNER OF HOME DEPOT PARK, BEING A COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGES 16 & 16A OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE RUN NORTH 67 DEGREES 06 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID HOME DEPOT PARK AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 101.7 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 67 DEGREES 06 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE OF HOME DEPOT PARK A DISTANCE OF 64.25 FEET;
 THENCE RUN NORTH 67 DEGREES 17 MINUTES 02 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 66.04 FEET;
 THENCE RUN NORTH 67 DEGREES 32 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 136.58 FEET;
 THENCE RUN NORTH 67 DEGREES 38 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 183.04 FEET TO THE INTERSECTION OF SAID NORTH LINE OF HOME DEPOT PARK AND THE WEST LINE OF CRESTVIEW BEING A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE DEPARTING SAID NORTH LINE RUN NORTH 22 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID CRESTVIEW A DISTANCE OF 421.62 FEET TO THE INTERSECTION OF SAID WEST LINE RUN SOUTH 67 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 177.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAMARACK STREET (66' R/W);
 THENCE CONTINUE SOUTH 67 DEGREES 25 MINUTES 32 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARACK STREET A DISTANCE OF 86.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMARACK STREET;
 THENCE CONTINUE SOUTH 67 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 126.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD No. 8-A;
 THENCE RUN SOUTH 11 DEGREES 51 MINUTES 04 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 428.67 FEET TO THE POINT OF BEGINNING;
 THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 3.96 ACRES, MORE OR LESS.

SURVEYORS NOTES:
 -THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY FOR WHICH PURPOSE IS TO DEFINE THE NEW PARCEL BOUNDARY ON THE GROUND BY SETTING OF THE RECORD PARCELS AND/OR RECOVERY, AND/OR PLACEMENT OF MONUMENTATION OF SAID NEW PARCEL BOUNDARIES PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
 -BASIS OF BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N232°12'W ALONG THE WEST LINE OF CRESTVIEW SUBDIVISION AS MONUMENTED. THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).
 -BASIS OF BEARINGS: NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE RECORD BEARING OF N203°32'W ALONG THE WEST LINE OF CRESTVIEW SUBDIVISION AS MONUMENTED.
 -THE BEARING EQUATION DIFFERENCE BETWEEN STATE PLANE GRID AND RECORD OF THE MAP OF SURVEY AS SHOWN HEREON IS 06°28'20". AS BOTH CANNOT RETAIN THEIR INTEGRITY BY ROTATION OF ONE INTO THE OTHER.
 -ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
 -NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WAS KJM LAND PLANNING, LLC PROVIDED WITH SAME.
 -NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR ENCROACHMENTS WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.
 -NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS ACRES.
 -THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
 -THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
 -REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION, COPY OF ESCAMBIA COUNTY PROPERTY APPRAISERS MAP OF SECTION 35, COPY OF PLAT OF HOME DEPOT PARK, PLAT BOOK 16, PAGES 16 & 16A, COPY OF PLAT OF CRESTVIEW SUBDIVISION.
 -ENCROACHMENTS ARE AS SHOWN.
 -THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
 -THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS LB. 7919.
 -THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTERS 54-17.050, 54-17.051 AND 54-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 -IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:
 FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:
 NFIP COMMUNITY NAME: ESCAMBIA COUNTY UNINCORPORATED AREAS
 ZONE: X
 ELEVATION: N/A
 NFIP COMMUNITY NUMBER: 120080
 PANEL NUMBER: 12033C 03060
 AS DATED: 09/29/2008

ADDRESS: 5404 BELLAMY AVENUE / 5524 TAMARACK STREET
 REQUESTED BY: RONNIE FASCONI
 TYPE: BOUNDARY SURVEY

SECTION	TOWNSHIP	RANGE	WEST	ESCAMBIA COUNTY, FLORIDA
35	1	30	33	

SCALE	1" = 60'	FIELD BOOK	PAGE	CHEW	FIELD DATE	DRAWN BY	CHECKED BY
07/18/19		673	32-33	DB	05/20/19	JSP	MLL

NO.	DATE	REVISIONS	APPROVED BY

MICHAEL WATTS AUSTIN, PSM #5458
 CORPORATE NO. LB 0007919
 STATE OF FLORIDA

05/02/19

1618 W. HWY 30
 PENSACOLA, FL 32501
 (904) 856-4800
 (7) 856-438-1307

KJM
 Land Planning, LLC.

- LEGEND:
 [Symbol] - FOUND 4"x4" CONCRETE MONUMENT #4882
 [Symbol] - FOUND 4" DIAMETER CONCRETE MONUMENT L.S. #6241
 [Symbol] - FOUND PLAIN 4"x4" CONCRETE MONUMENT
 [Symbol] - FOUND 5/8" CAPPED IRON ROD L.S. #6241
 [Symbol] - FOUND 5/8" CAPPED IRON ROD #1748
 [Symbol] - FOUND 1/2" CAPPED IRON ROD #4882
 [Symbol] - FOUND ILLIBLE 1/2" CAPPED IRON ROD
 [Symbol] - FOUND PLAIN 3/4" IRON ROD
 [Symbol] - FOUND PLAIN 1" CRIMPED IRON PIPE
 [Symbol] - FOUND PLAIN 3/4" IRON PIPE
 [Symbol] - FOUND PLAIN PK NAIL
 [Symbol] - SET 1/2" CAPPED IRON ROD L.B. #7919
- ABBREVIATIONS:
 L.S. - LICENSED SURVEYOR
 L.B. - LICENSED BUSINESS
 R/W - RIGHT-OF-WAY
 NFIP - NATIONAL FLOOD INSURANCE PROGRAM
 N/A - NOT APPLICABLE
 P - RECORD
 PLAT - PLAT
 SPF - STATE PLANE FIELD
 O.R.B. - OFFICIAL RECORDS BOOK

POINT OF BEGINNING (NEW PARCELS "A" & "B")
 (O.R.B. 6888, PAGE 1474)
 INTERSECTION OF THE NORTH LINE OF CLOPTON'S 60 ACRES WITH THE EAST R/W LINE OF STATE ROAD No. 8-A (INTERSTATE No. 110), ALSO BEING THE NORTHWEST CORNER OF HOME DEPOT PARK

HOME DEPOT PARK (PLAT BOOK 19, PAGES 16 & 16A) (NOT INCLUDED)