

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

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

Z-2013-20

Applicant: Bobby and Sally Reynolds, Owners

Address: 12511 Lillian Highway

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

To: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density (10 du/acre)

6. Adjournment.

Planning Board-Rezoning

5.

Meeting Date: 11/04/2013
CASE : Z-2013-20
APPLICANT: Bobby Gene and Sally Lynn Reynolds, Owners
ADDRESS: 12511 Lillian Hwy
PROPERTY REF. NO.: 02-2S-32-6000-005-002
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 12/05/2013

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density (10 du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

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

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

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

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

FINDINGS

The proposed amendment to R-6 **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1. This FLU category allows for a mix of residential and non-residential uses such as retail services and professional offices while promoting infill development. The proposed amendment will utilize the existing roads and infrastructure as stated in CPP FLU 1.5.3.

CRITERION (2)

Consistent with The Land Development Code.

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

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

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

6.05.13. R-6 Neighborhood Commercial and Residential District, (cumulative) High Density.

This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are uncertain and some redevelopment is probable.

FINDINGS

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

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

While this rezoning would create a somewhat isolated R-6 district, there are similar mixes of zonings along Lillian Highway from Dog Track Road to the Lillian Bridge. These nodes of R-6 provide a mixed-use zoning compatible with the existing land uses. In addition, this parcel is located along an arterial roadway within one-quarter mile of a collector/arterial intersection and does meet locational criteria.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **could be compatible** with surrounding existing uses in the area.

Within the 500' radius impact area, staff observed properties with zoning districts R-2 and R-4. In the area staff noted 24 single family residences, 9 vacant parcels, 1 vacant office and 3 mobile homes. The mixed residential and neighborhood commercial uses allowed by the proposed R-6 zoning could be compatible with these surrounding residential zonings and uses.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

Development patterns.

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

FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The

proposed rezoning from R-4 to R-6 would not be out of character given the six other nodes of R-6 zoning along Lillian Highway from Dog Track Road to the Lillian Bridge.

Attachments

Z-2013-20

Z-2013-20



PERDIDO BAY

R-2

R-2

LILLIAN HWY

R-4

R-4

R-4

BRONSON RD

JUAN RD

R-4

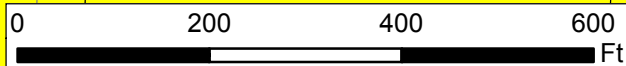
R-4



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-20 500' RADIUS ZONING



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



PERDIDO BAY

TRACY RD

HALCYON CIR

HARTUNG AVE

LILLIAN HWY

JUAN RD

JOAQUIN RD

BAUER RD

BRONSON RD

AILANTHUS DR

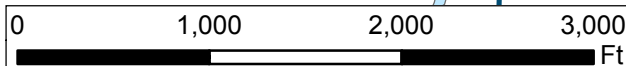
BAUER RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-20 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



PERDIDO BAY

MU-S

MU-S

LILLIAN HWY

MU-U

MU-U

BRONSON RD

JUAN RD

MU-S

MU-S



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

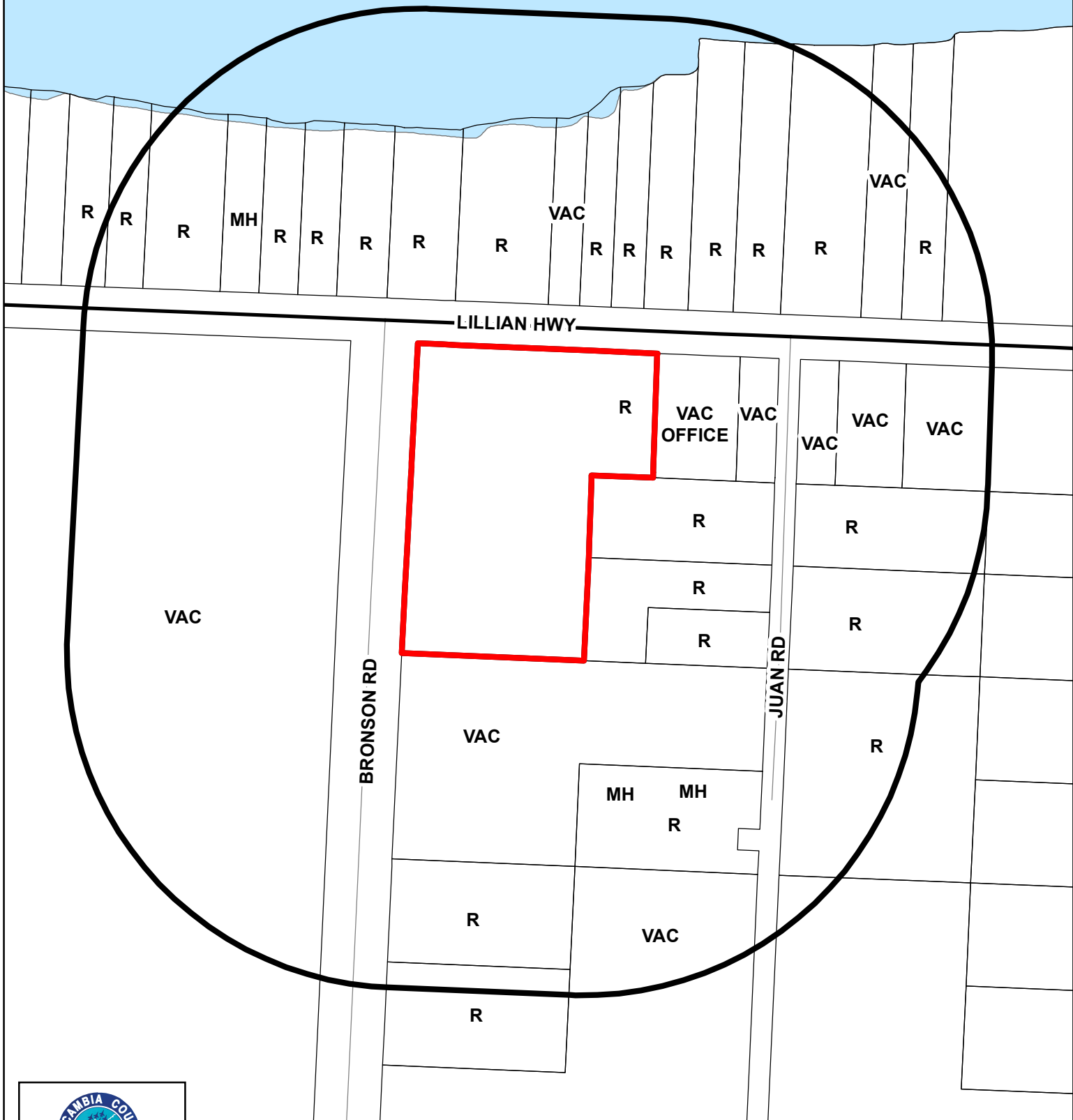
Andrew Holmer
Planning and Zoning Dept.

Z-2013-20 FUTURE LAND USE



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

PERDIDO BAY



LILLIAN HWY

BRONSON RD

JUAN RD

VAC

R

VAC OFFICE

VAC

VAC

VAC

VAC

R

R

R

R

R

VAC

R

MH

MH

R






R

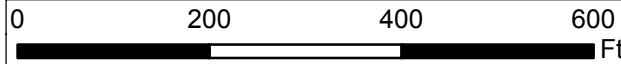
VAC

R

Z-2013-20

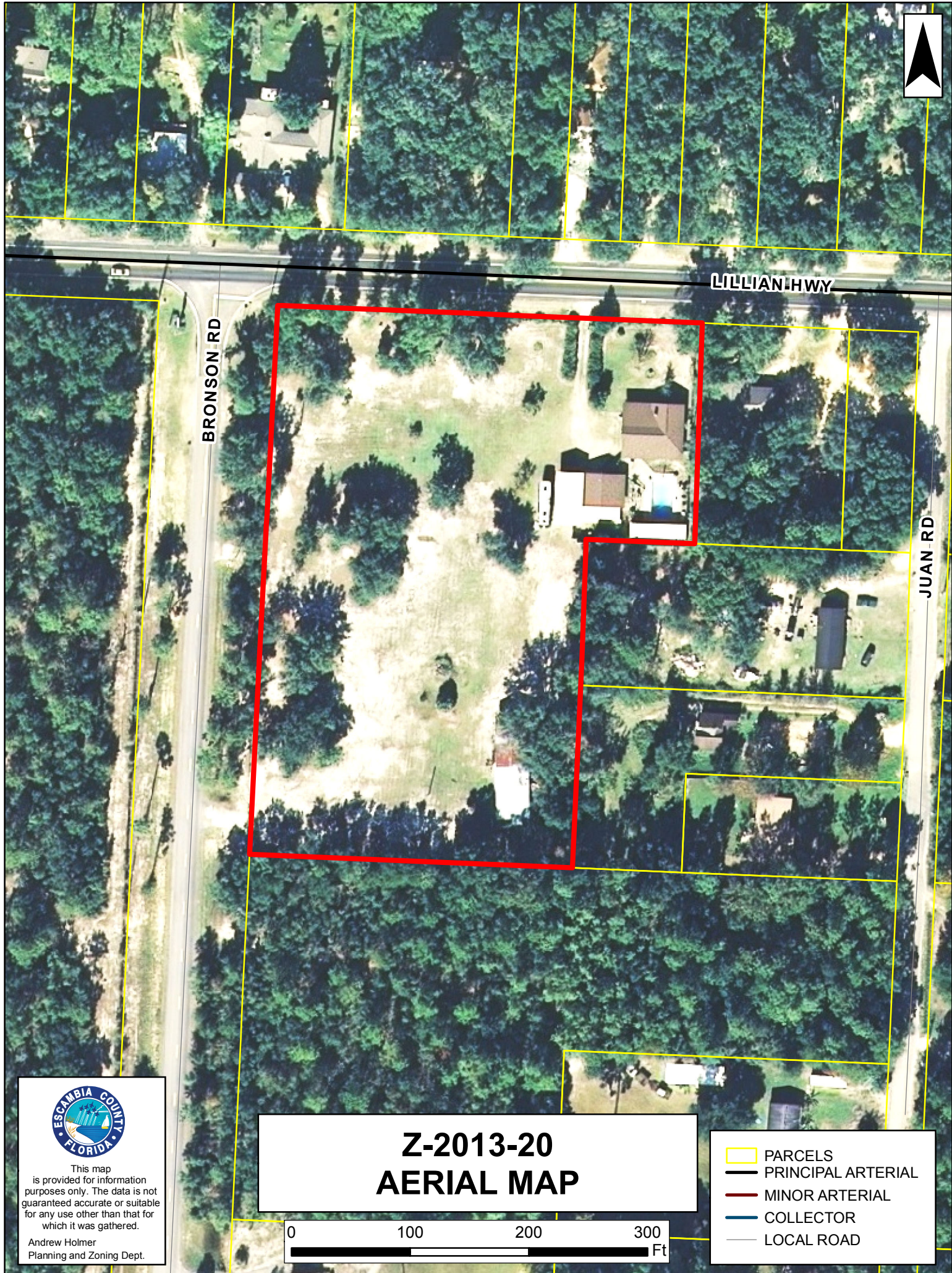
EXISTING LAND USE

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



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Andrew Holmer
Planning and Zoning Dept.



LILLIAN HWY

BRONSON RD

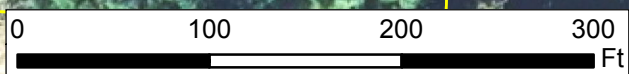
JUAN RD






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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-20 AERIAL MAP



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

Lillian
Bronson Rd 1000

RECREATION
AREA
SERVING THE MILITARY

BLUE ANGLER PARK
GATE CLOSED NIGHTLY
DANGER ZONE
PAINBALL
DISC GOLF
COURSES

ONIONS

**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO: **Z-2013-20**
CURRENT ZONING: **R-4** PROPOSED ZONING: **R-6**

PLANNING BOARD
DATE: **11-04-13** TIME: **8:30 AM**
LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
330 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS
DATE: **12-05-13** TIME: **5:45 PM**
LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
305 PALAFORCE PLACE
3RD FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 905-9475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



Looking East along Lillian



Looking North along Bronson



Looking Northeast

Hwy
12300

Rd
1000



FOR SALE
NEW HOME

35

Looking South along Bronson

FARM-FRESH
VEGETABLES
10 YEARS
ONIONS POTATOES
GREEN BEANS SQUASH
SMILEY CORN SAKA
HONOR SYSTEM
850-456-5595

ONIONS

BWARE
THE DOG

BUTTER
BEANS
PEAS

SQUASH

NOTICE OF
PUBLIC HEARING
REGARDING

CASE NO.	2023-11
CURRENT ZONING	AG-1
PROPOSED ZONING	AG-1

PLANNING BOARD

DATE	11/15/23	TIME	10:00 AM
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LOCATION OF HEARING
PLANNING BOARD, 1000 W. GULF BLVD., SUITE 100, TAMPA, FL 33606

BOARD OF COUNTY COMMISSIONERS

DATE	11/15/23	TIME	9:00 AM
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LOCATION OF HEARING
BOARD OF COUNTY COMMISSIONERS, 1000 W. GULF BLVD., SUITE 100, TAMPA, FL 33606

Looking Southeast



Looking Southwest



Looking West along Lillian

**Bobby G. Reynolds Sr.
Sally L. Reynolds
12511 Lillian Highway
Pensacola, Fl. 32506**

Allison Caine,

**I am asking to appear before the Zoning Board to change our zoning from R4 to R6.
Property Reference No.:02-2S-32-6000-005-002**

Any questions please call to (850) 456-5595.

Thank you for your time and consideration.

Very Truly Yours,

Bobby Gene Reynolds Sr. and Sally L. Reynolds



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R4 to: R6

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

Owner(s) Name: Bobby + Sally Reynolds Phone: 850 4565595

Address: 12511 Lillian Hwy Email: REYN2290@Bellsouth.net

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

Property Address: 02-25-32-6000-005-002

Property Reference Number(s)/Legal Description: 12511 LILLIAN HWY
PENSACOLA FL. 32506

By my signature, I hereby certify that:

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

Bobby Gene Reynolds
Signature of Owner/Agent

Bobby GENE REYNOLDS
Printed Name/Owner/Agent

09-12-13
Date

Sally Lynn Reynolds
Signature of Owner

SALLY LYNN REYNOLDS
Printed Name of Owner

09-12-13
Date

STATE OF FLORIDA

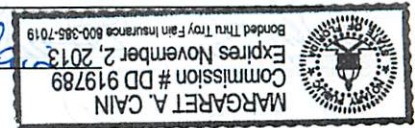
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of September 20 13,
by Bobby + Sally Reynolds.

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

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

Margaret A. Cain
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-20

Meeting Date(s): PB 11/4; BCC 12/2 Accepted/Verified by: A. Cain Date: 8/12/13

Fees Paid: \$ - Receipt #: _____ Permit #: PRZ130900020



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2013-26

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

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

Property Address: 12511 Lillian Hwy

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 12th DAY OF September, YEAR OF 2013.

Bobby Gene Reynolds
Signature of Property Owner

Bobby Gene Reynolds
Printed Name of Property Owner

09-12-13
Date

Sally Lynn Reynolds
Signature of Property Owner

SALLY LYNN REYNOLDS
Printed Name of Property Owner

09-12-13
Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

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

I hereby designate _____ for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: _____ Email: _____

Address: _____ Phone: _____

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____

COUNTY OF _____

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

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

Signature of Notary

Printed Name of Notary

(Notary Seal)



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

FEE WAIVER REQUEST FORM

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

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

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

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

Please list the address(es) and Property Reference Number(s) for the property(s):
12511 Lillian Hwy Pensacola, FL 32506
02-25-32-6000-005-002

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

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

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

FOR INTERNAL OFFICE USE ONLY

The applicant is a qualified applicant. YES NO

The applicant provided all required supporting documents. YES NO

Therefore; this fee waiver request for Rezoning
is hereby Approved on this 13th day of September, 2013.



Horace Jones
Interim Development Services Director

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

2012 Real Estate 0019222.0000

S - 016409 / 030353 1-54039 JMS33899
 REYNOLDS BOBBY GENE SR &
 SALLY LYNN
 12511 LILLIAN HWY
 PENSACOLA FL 32506-8416

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



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	82,818	50,000	32,818	228.92
PUBLIC SCHOOLS					
By Local Board	2.2480	82,818	25,000	57,818	129.97
By State Law	5.5100	82,818	25,000	57,818	318.58
SHERIFF	0.6850	82,818	50,000	32,818	22.48
WATER MANAGEMENT	0.0400	82,818	50,000	32,818	1.31
TOTAL MILLAGE					15.4585
AD VALOREM TAXES					701.26

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FIRE		85.00
NON-AD VALOREM ASSESSMENTS		85.00

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

COMBINED TAXES AND ASSESSMENTS

786.26

PAY ONLY ONE AMOUNT

See reverse side for important information

Nov 30 2012 \$ 754.81	Dec 31 2012 \$ 762.67	Jan 31 2013 \$ 770.53	Feb 28 2013 \$ 778.40	Mar 31 2013 \$ 786.26	Apr 30 2013 \$ 809.85
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JANET HOLLEY, CFC

ESCAMBIA COUNTY TAX COLLECTOR

2012 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

2012 Real Estate 0019222.0000

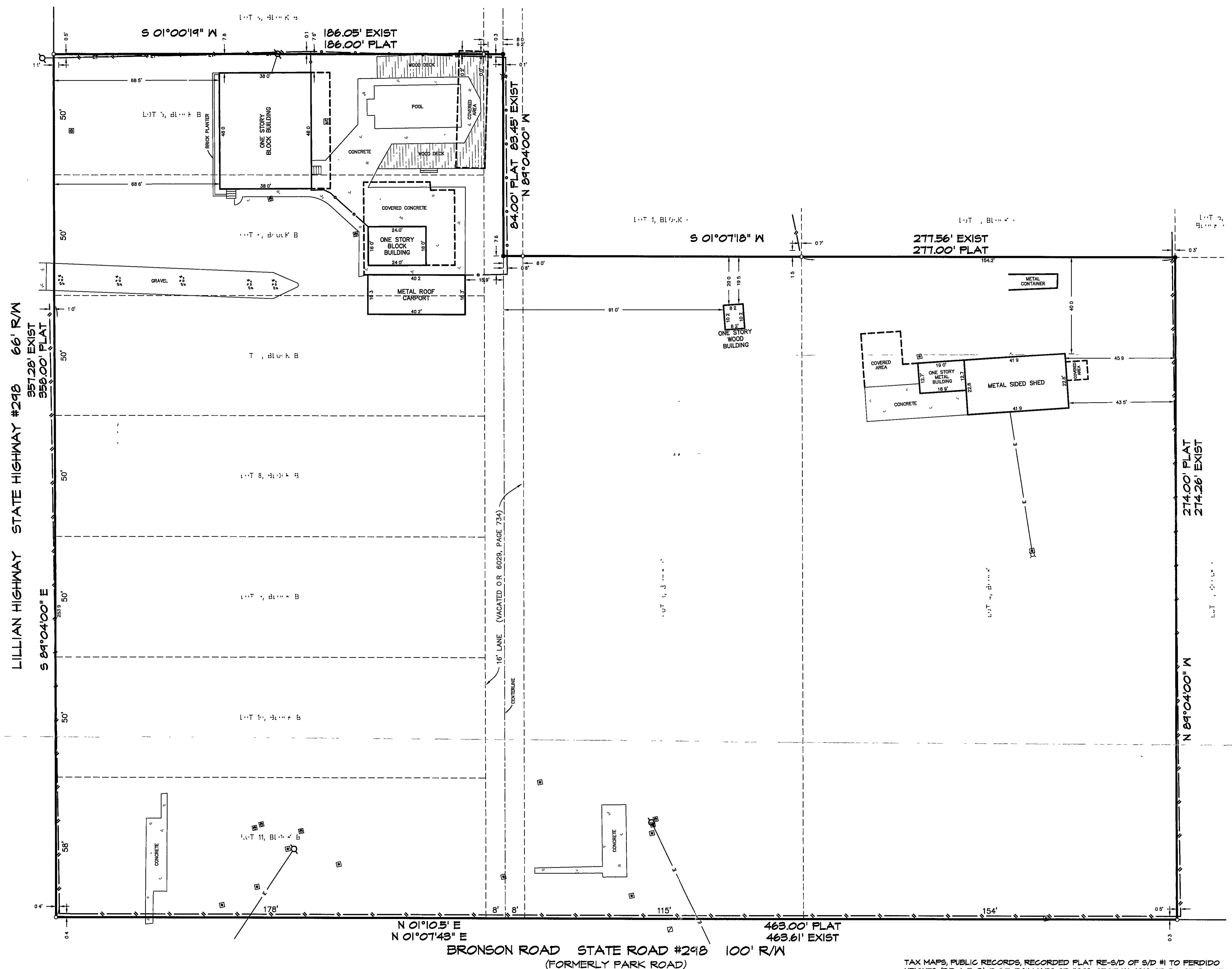
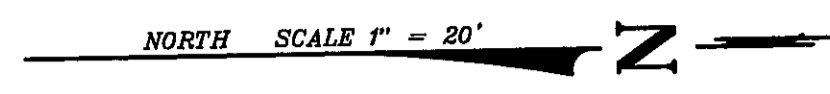
REYNOLDS BOBBY GENE SR &
 SALLY LYNN
 12511 LILLIAN HWY
 PENSACOLA FL 32506-8416

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

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

(850) 438-8500

Nov 30 2012 \$ 754.81	Dec 31 2012 \$ 762.67	Jan 31 2013 \$ 770.53	Feb 28 2013 \$ 778.40	Mar 31 2013 \$ 786.26	Apr 30 2013 \$ 809.85
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- LEGEND**
- R/W Right of way
 - 1/2" Capped iron rod set #107B
 - 1" Iron pipe found
 - Air conditioning unit
 - Concrete
 - Gravel
 - Light pole
 - Power pole
 - Sewer clean-out
 - Sprinkler control valve
 - Water faucet
 - Water meter
 - Wire fence
 - Wood fence
 - Electric line
 - Telephone line

SURVEYOR'S NOTES

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

STREET ADDRESS 12511 Lillian Highway

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

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

Measurements made in accordance with United States Standards

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

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

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32503
 Phone (850) 434-6666 Fax (850) 434-6661
 Email: pgasurvey@bellsouth.net

TAX MAPS, PUBLIC RECORDS, RECORDED PLAT RE-S/D OF S/D #1 TO PERDIDO HEIGHTS (PB 1, P 3), D.O.T. R/W MAPS SR #248, SECTION 4818 SR 30, SR 30, SECTION Source of information 48110-2506

I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 050, 5J-17 051 and 5J-17 052, pursuant to Section 472 027 Florida Statutes

David D. Glaze
 David D. Glaze
 PSM #5605

Walter J. Glaze
 Walter J. Glaze
 PSM #6190

SHEET	OF	Scale	1" = 20'
1	1	File No	C-6914
		Job No	35482-13
		Date of Plat	5-14-13
		Date of Survey	5-13-13
		FB 1443 PG	76-74
		FB 1532 PG	1
		FB PG	
		Drawn by	FMJ