

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
December 2, 2013–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

A. Z-2013-21

Applicant: Gary R. Sapp, Owner
Address: 6806 and 6800 Pine Forest Rd
From: C-1 Retail Commercial District, (cumulative) (25 du/acre)
To: C-2NA General Commercial and Light Manufacturing District
(cumulative)(25 du/acre)

B. Z-2013-22

Applicant: Sean and Elizabeth Vinaja, Owners
Address: 2842 Nowak Dairy Rd
From: VAG-2, Villages Agriculture Districts, Gross Density (one du/five acres)
To: VR-1, Villages Rural Residential Districts, Gross Density (one du/four acres)

C. Z-2013-23

Applicant: Wiley "Buddy" Page, Agent for Smart Living LLC, Owner
Address: Airway Dr and Nine Mile Rd
From: S-1, Outdoor Recreational District (noncumulative)

To: R-5, Urban Residential/Limited Office District, (cumulative) High Density

D. Z-2013-25

Applicant: James D. Kemp, Owner

Address: 5580 Pensacola Blvd

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

To: C-2NA, C-2 General Commercial and Light Manufacturing District (cumulative)(25 du/acre)

E. Z-2013-26

Applicant: Steven D. White, Agent for James and Lianna Nash, Owners

Address: Mobile Hwy

From: C-1, Retail Commercial District (cumulative) and R-2, Single-Family District (cumulative), Low-Medium Density

To: R-3 One-Family and Two-Family District, (cumulative) Medium Density

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 12/02/2013
CASE : Z-2013-21
APPLICANT: Gary R. Sapp, Owner
ADDRESS: 6806 and 6800 Pine Forest Rd
PROPERTY REF. NO.: 25-1S-31-4301-000-001, 25-1S-31-4301-000-000
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 01/02/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: C-2NA General Commercial and Light Manufacturing District (cumulative)(25 du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

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

FINDINGS

The proposed amendment to **C-2N/A is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. MU-U is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development. The existing commercial use on this and surrounding sites are focused toward the arterial road and away from low intensity residential uses. This orientation allows for a mix of uses while shielding those of lower intensity.

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.

FINDINGS

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy FLU 1.3.1 of the Comprehensive Plan.

6.05.16. C-2 General Commercial and Light Manufacturing District (cumulative). This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.).

C-2NA zoning designation. If a parcel is designated as C-2NA, then notwithstanding any other provision of this section, bars, nightclubs, and adult entertainment uses shall be prohibited uses for that parcel. Any applicant for a rezoning to the C-2 zoning district may request a C-2NA zoning designation. Such request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved, in conformance with Section 2.08.00 of this land development code, a property owner must apply for a rezoning to C-2 in order to remove the designation. The C-2NA zoning designation shall apply to all subsequent owners unless and until the parcel is rezoned to the C-2 zoning district without the C-2NA zoning designation.

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. While rezoning to C-2N/A would increase the range of allowable uses, the location, FLU and surrounding zoning would mitigate the change in allowable intensity.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-2, C-1 and R-5. There were four residences, three vehicle repair shops, two vacant properties, one church, one office, one ECUA garage facility and one shopping center under construction.

CRITERION (4)

Changed conditions.

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

FINDINGS

While there have been no rezonings or conditional uses in the impact area, there is a shopping center under construction to the west across Pine Forest Rd.

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. While this site is .3 miles from an arterial/arterial intersection, it is surrounded by commercial zoning and meets the locational requirements of **7.20.06.B**.

7.20.06. General commercial and light manufacturing locational criteria (C-2).

A. General commercial land uses shall be located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection.

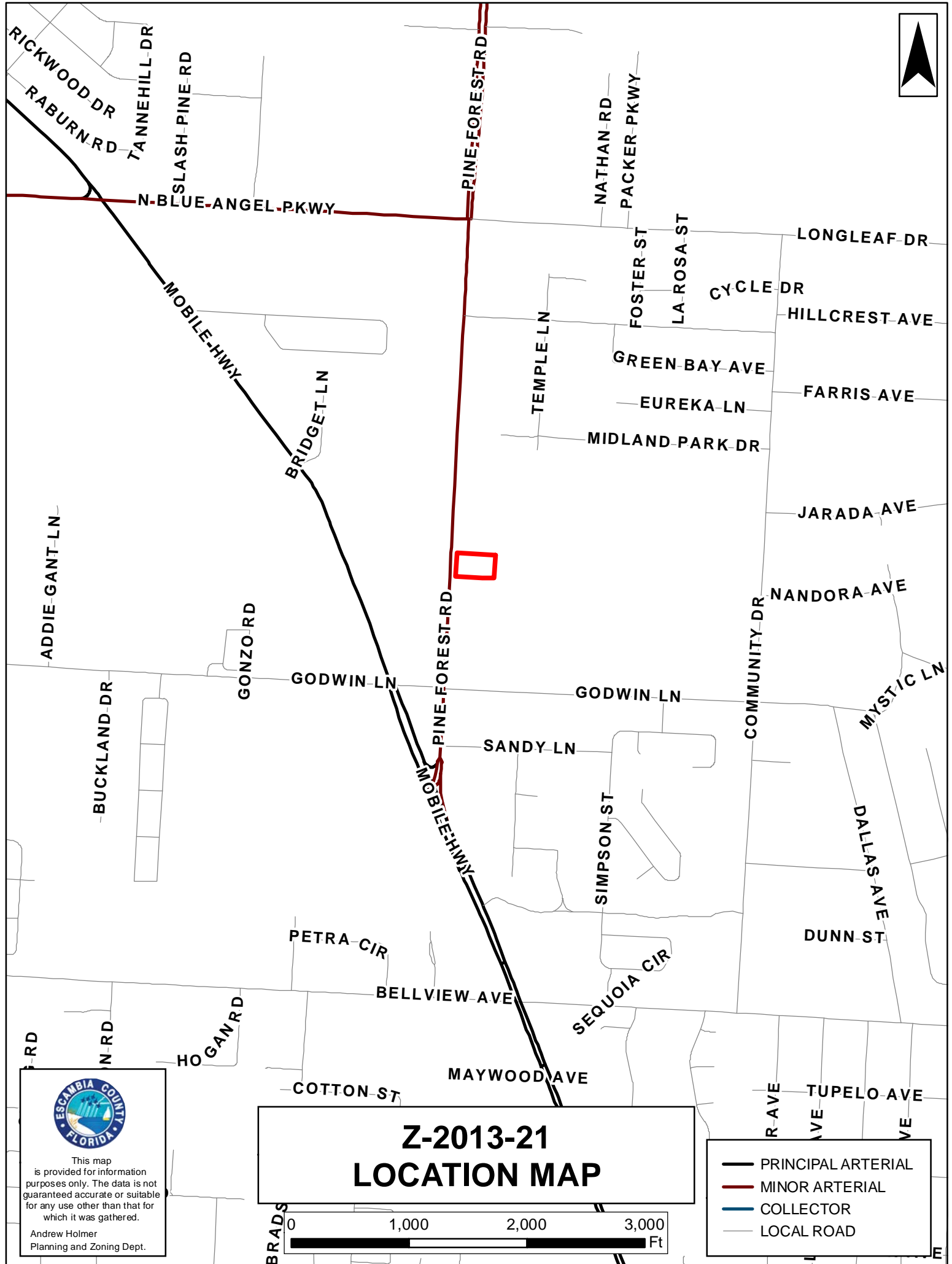
B. They may be located along an arterial roadway up to one-half mile from the intersection provided that all of the following criteria are met:


1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);
2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and Article 7;
3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision;
5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics;
6. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

Attachments

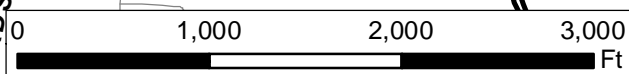
Z-2013-21

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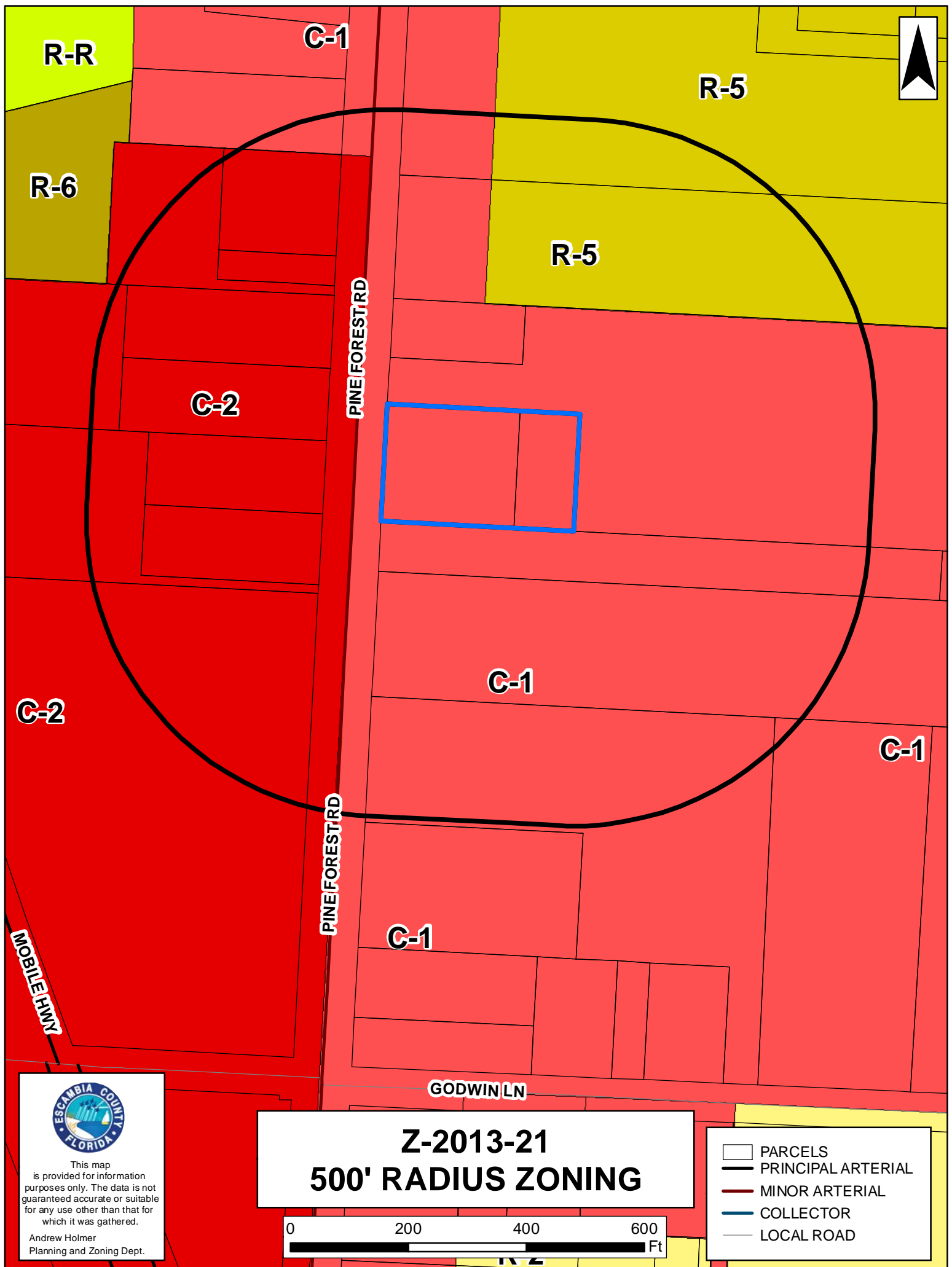


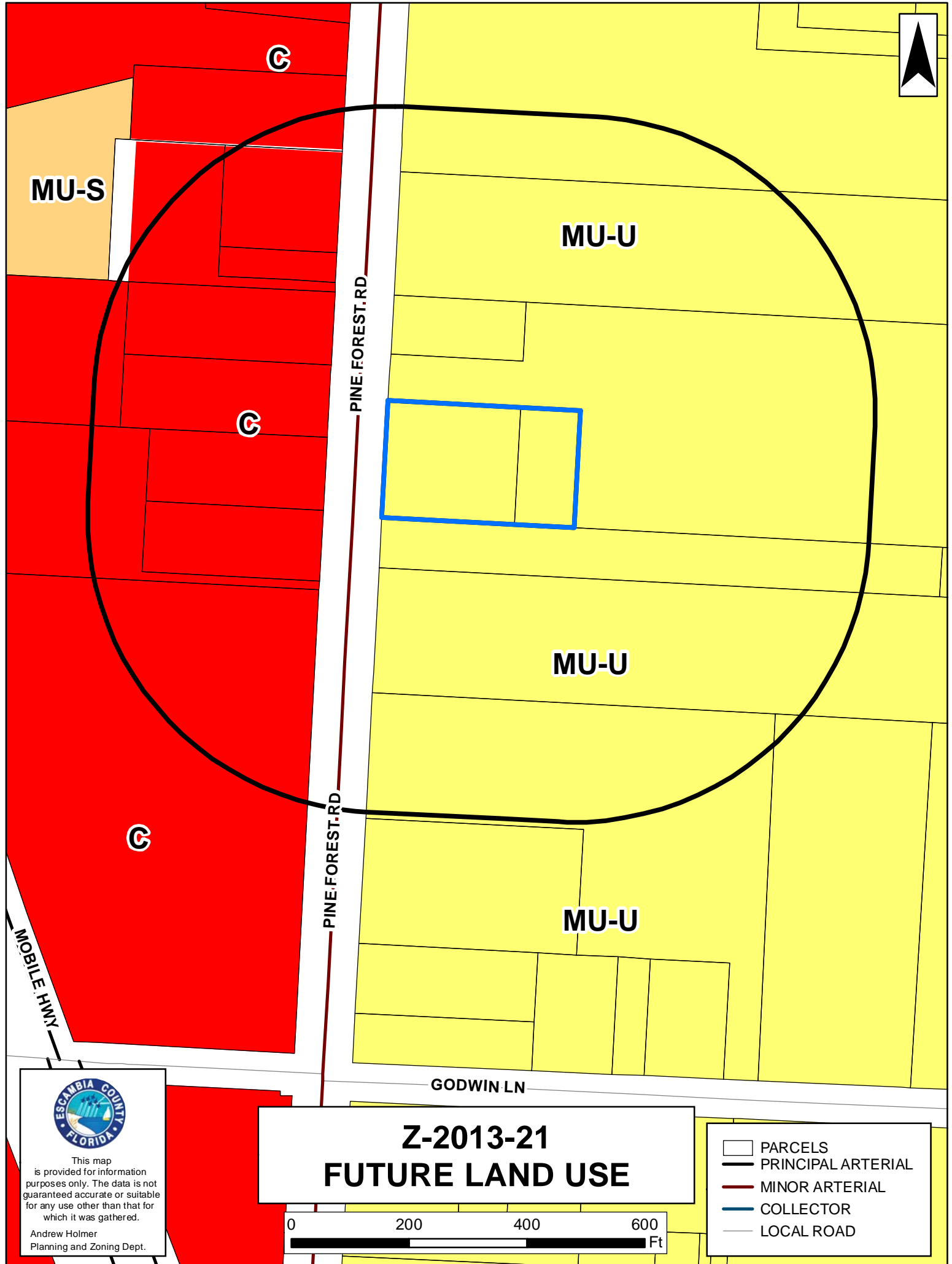

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

**Z-2013-21
LOCATION MAP**



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





MU-S

MU-U

MU-U

MU-U

PINE FOREST RD

PINE FOREST RD

GODWIN LN

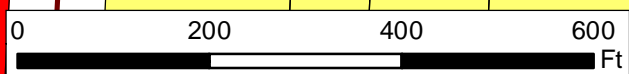
MOBILE HWY



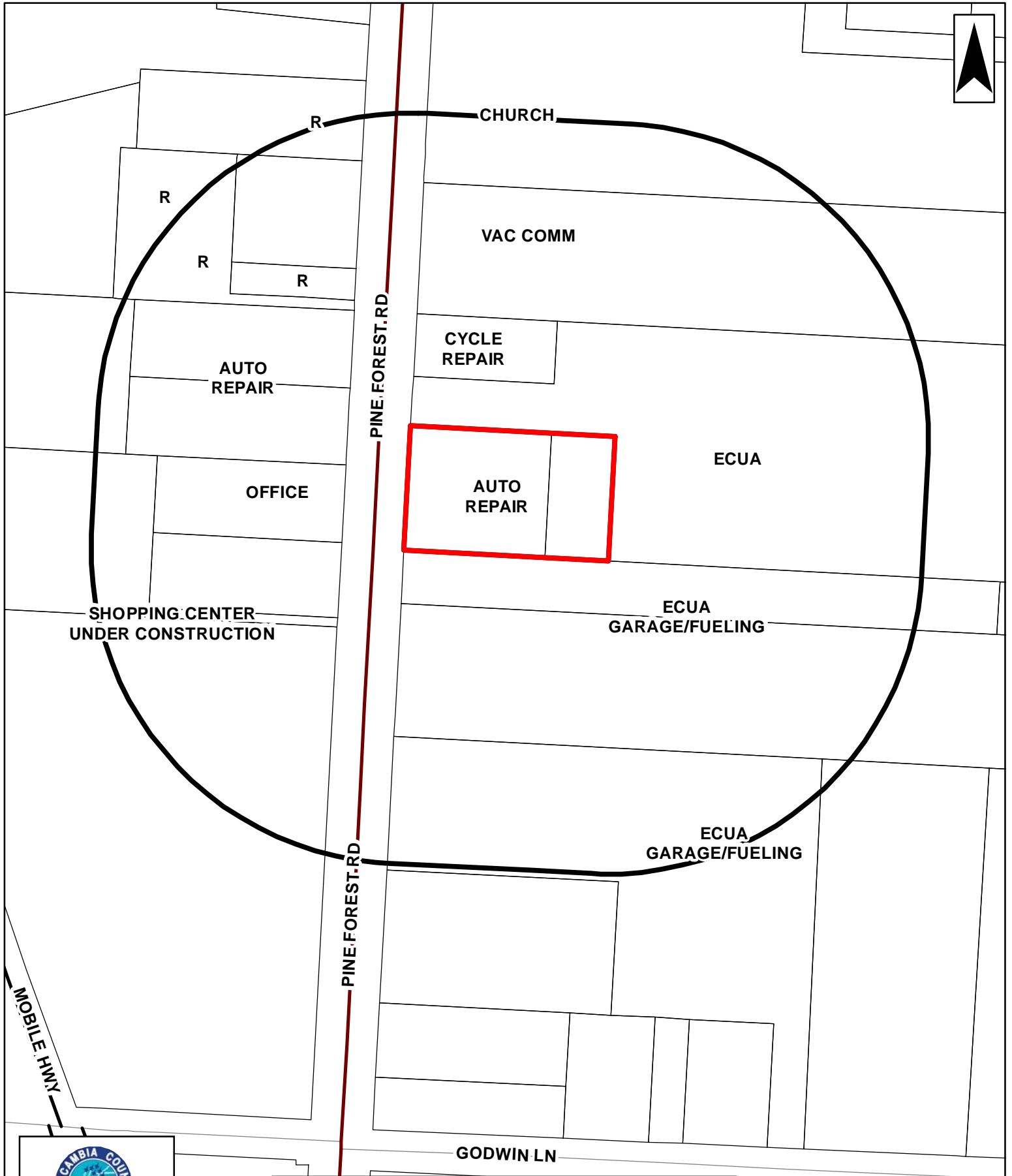
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Andrew Holmer
Planning and Zoning Dept.

Z-2013-21 FUTURE LAND USE



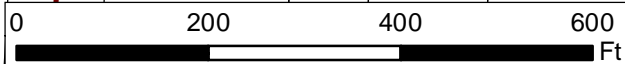
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.

Z-2013-21 EXISTING LAND USE



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



PINE-FOREST-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-2013-21 AERIAL MAP

0 75 150 225
Ft

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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.:

Z-2013-21

CURRENT
ZONING:

C-1

PROPOSED
ZONING:

C-2NA

PLANNING BOARD

DATE: **12-02-13** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01-02-14** TIME: **5:45 p.m.**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PUBLIC HEARING SIGN



Looking East towards property from Pine Forest Rd



Looking North along Pine Forest



Looking Northwest from the property



Looking South along Pine Forest



Looking West across from site

GARY SAPP'S

AUTOMOTIVE & TRUCK SERVICE CENTER

To Whom it May Concern:

Re: Rezoning Request

Enclosed please find the documents necessary to request rezoning of parcel #s 25-1S-31-4301-000-001 and 25-1S-31-4301-000-000 located at 6806 Pine Forest Road from C-1 Retail Commercial District to C-2 General Commercial District.

The proposed amendment is consistent with the Comprehensive Plan and does not conflict with the county's Land Development Code.

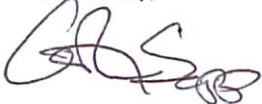
The current automobile service center use of the property is compatible with existing and proposed uses in the area of the subject property as the parcels are surrounded on all adjacent sides by commercial uses zoned C-1 and all parcels located across Pine Forest Road from the subject property are zoned C-2.

Additionally, there would be no adverse impact on the natural environment resulting from the proposed amendment from C-1 to C-2 zoning.

My proposed amendment is consistent with the development patterns in the area as the majority of the surrounding parcels are zoned commercial.

Thank you for your consideration of this matter.

Sincerely,



Gary R. Sapp
Owner/President





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: C-1 to: C2NA

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

Owner(s) Name: Gary R. Sapp Phone: 850-554-6060

Address: 20022 Emerald RD W, Summer AC 36574 Email: GSAPP10080@AOL.COM

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

Property Address: 6806 PINE PALM RD PENSACOLA FL 32526

Property Reference Number(s)/Legal Description: 25-13-31-4301-000-001 AND 25-13-31-4301-000-000

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.

Gary R. Sapp
Signature of Owner/Agent

Gary R. Sapp
Printed Name Owner/Agent

10-17-13
Date

Signature of Owner

Printed Name of Owner

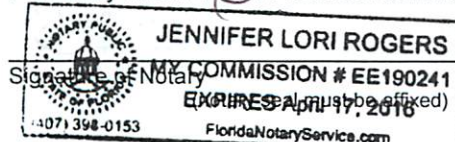
Date

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: _____



Jennifer Lori Rogers
Printed Name of Notary
Jennifer Lori Rogers

FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-21

Meeting Date(s): PB 12/2/13, BCC 1/2/14 Accepted/Verified by: A Cam Date: 11/17/13

Fees Paid: \$ 1,270.50 Receipt #: 592329 Permit #: PRZ 131000021



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-21

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 25-18-31-4301-000-001 } 25-18-31-4301-000-000
Property Address: 6800 + 6806 PIPE LANE RD - PENSACOLA FL 32526

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 17 DAY OF October, YEAR OF 2013.


Signature of Property Owner

Garry R. Sapp
Printed Name of Property Owner

10-17-13
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE: _____

CASE #: _____

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)



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

APPLICATION ATTACHMENTS CHECKLIST

- N/A 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- _____ 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- _____ 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- _____ 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- _____ 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- _____ 6. Legal Description of Property Street Address / Property Reference Number
- _____ 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. ~~BOA: Site Plan drawn to scale.~~
- _____ 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- N/A 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- _____ 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after **3:00pm**.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for ~~pre-application meeting~~: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____

This Instrument Prepared By:
James S. Campbell
Beggs and Lane
Post Office Box 12950
501 Commendencia St.
Pensacola, Florida 32591-2950
(850) 432-2451
Florida Bar No.: 623539

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Steve E. Barnhill and Brenda F. Barnhill, husband and wife** (collectively herein "Grantor"), whose address is 690 Newt Hood Road, Columbia, TN 38401, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Gary Sapp Automotive, Inc., a Florida corporation**, (herein "Grantee"), whose address is 6215 Mobile Highway, Pensacola, Florida 32526, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

IT IS UNDERSTOOD AND AGREED THAT GRANTOR DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY AND THE IMPROVEMENTS LOCATED THEREON, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE AS SET FORTH IN THIS DEED). GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS HEREBY SELLING AND CONVEYING THE PROPERTY AND IMPROVEMENTS TO GRANTEE AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY TO GRANTEE BY GRANTOR OR ANY THIRD PARTY. THE TERMS AND CONDITIONS OF THIS PARAGRAPH SHALL EXPRESSLY SURVIVE CLOSING OF THIS TRANSACTION AND THE RECORDATION OF THIS WARRANTY DEED.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of December, 2010.

Signed, sealed and delivered
in the presence of:

Taylor Stone
Name: Taylor Stone

Amy L Manning
Name: Amy L Manning

Steve E. Barnhill
Steve E. Barnhill

Brenda F. Barnhill Steve E. Barnhill
Brenda F. Barnhill, by Steve E.
Barnhill as attorney-in-fact

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 15th day of December, 2010, by Steve E. Barnhill, individually and as attorney-in-fact for Brenda F. Barnhill, who did take an oath and who:

✓ is/are personally known to me.
✓ produced current IN (state) driver's license as identification.
 produced _____ as identification.



Amy L Manning
Notary Public
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

Commencing at the intersection of the East right of way line of Pine Forest Road and the South line of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence North 01 degrees 42'40" East along said right of way line for a distance of 1141.00 feet; thence South 88 degrees 36'50" East for a distance of 225.00 feet for the Point of Beginning; thence continue South 88 degrees 36'50" East for a distance of 100.00 feet; thence South 01 degrees 42'40" West for a distance of 199.00 feet; thence North 88 degrees 36'50" West for a distance of 100.00 feet; thence North 01 degrees 42'40" East for a distance of 199.00 feet to the Point of Beginning. All lying and being in Section 25, Township 1 South, Range 31 West, Escambia County, Florida. Containing 0.45 acres more or less.

Parcel B:

Commencing at the intersection of the East right of way line of Pine Forest Road and the South line of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence North 01 degrees 42'40" East along said right of way line for a distance of 942.00 feet for the Point of Beginning; thence continue North 01 degrees 42'40" East along said right of way line for a distance of 199.00 feet; thence South 88 degrees 36'50" East for a distance of 225.00 feet; thence South 01 degrees 42'40" West for a distance of 199.00 feet; thence North 88 degrees 36'50" West for a distance of 225.00 feet to the Point of Beginning. All lying and being in Section 25, Township 1 South, Range 31 West, Escambia County, Florida. Containing 1.03 acres, more or less.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Property taxes for the year 2011, which are not yet due and payable.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: 6806 Pine Forest Road

Legal Address of Property: 6806 Pine Forest Road, Pensacola, FL

The State (X) has accepted (____) has not accepted

the abutting roadway for maintenance.

This form completed by:
Beggs & Lane
501 Commendencia Street
Pensacola, FL 32502

AS TO SELLER(S):

Steve E. Barnhill
Steve E. Barnhill

Brenda F. Barnhill By Steve E. Barnhill
Brenda F. Barnhill, by Steve E.
Barnhill, as attorney-in-fact

AS TO BUYER(S):

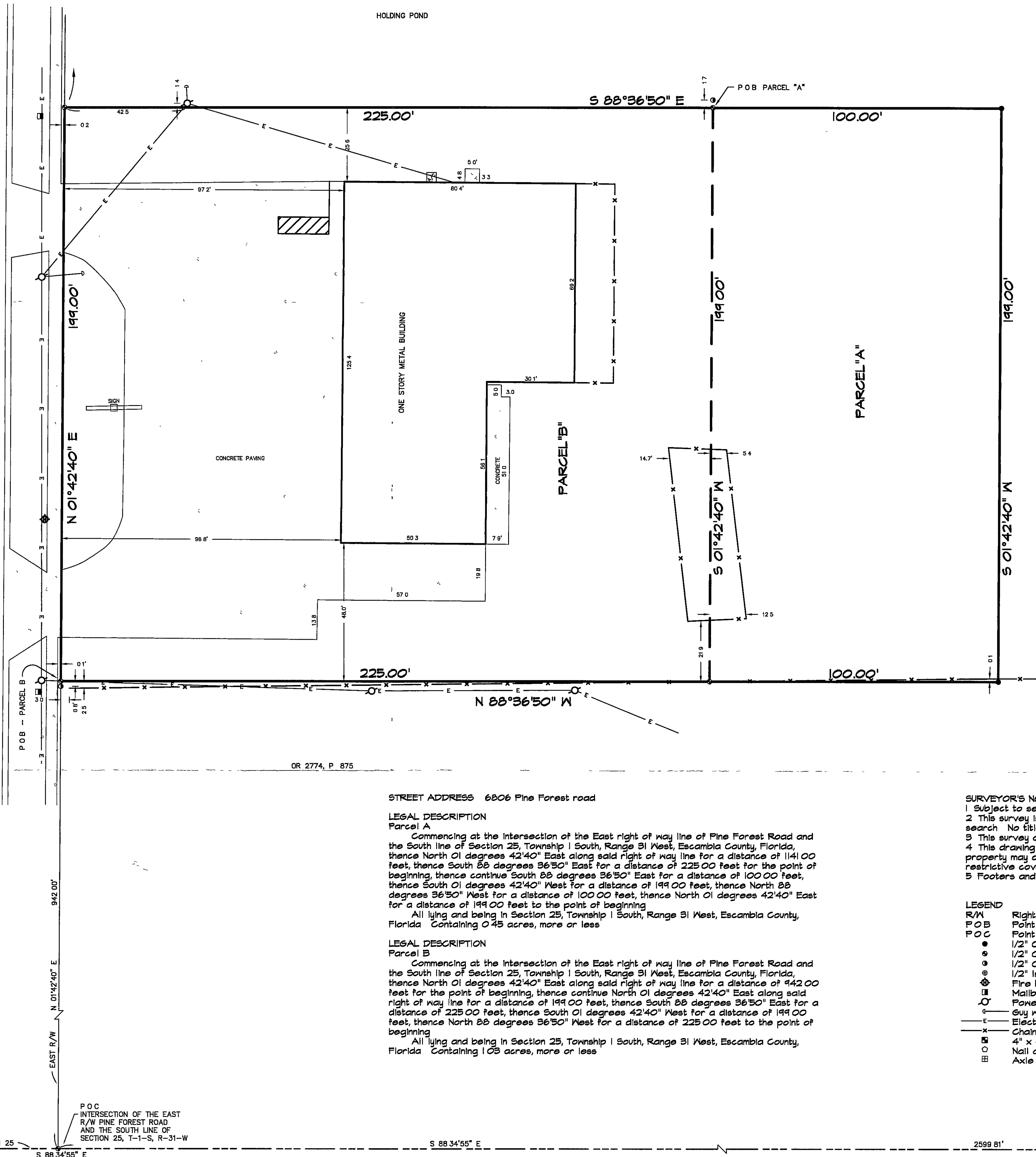
Gary Sapp Automotive, Inc.
a Florida corporation

By: Gary Robert Sapp
Gary Robert Sapp, President

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



PINE FOREST ROAD STATE ROAD #5-247 100' R/W



STREET ADDRESS 6806 Pine Forest road

LEGAL DESCRIPTION
Parcel A

Commencing at the Intersection of the East right of way line of Pine Forest Road and the South line of Section 25, Township 1 South, Range 31 West, Escambia County, Florida, thence North 01 degrees 42'40" East along said right of way line for a distance of 1141.00 feet, thence South 88 degrees 36'50" East for a distance of 225.00 feet to the point of beginning, thence continue South 88 degrees 36'50" East for a distance of 100.00 feet, thence South 01 degrees 42'40" West for a distance of 199.00 feet, thence North 88 degrees 36'50" West for a distance of 100.00 feet, thence North 01 degrees 42'40" East for a distance of 199.00 feet to the point of beginning.

All lying and being in Section 25, Township 1 South, Range 31 West, Escambia County, Florida. Containing 0.45 acres, more or less.

LEGAL DESCRIPTION
Parcel B

Commencing at the Intersection of the East right of way line of Pine Forest Road and the South line of Section 25, Township 1 South, Range 31 West, Escambia County, Florida, thence North 01 degrees 42'40" East along said right of way line for a distance of 942.00 feet to the point of beginning, thence continue North 01 degrees 42'40" East along said right of way line for a distance of 199.00 feet, thence South 88 degrees 36'50" East for a distance of 225.00 feet, thence South 01 degrees 42'40" West for a distance of 199.00 feet, thence North 88 degrees 36'50" West for a distance of 225.00 feet to the point of beginning.

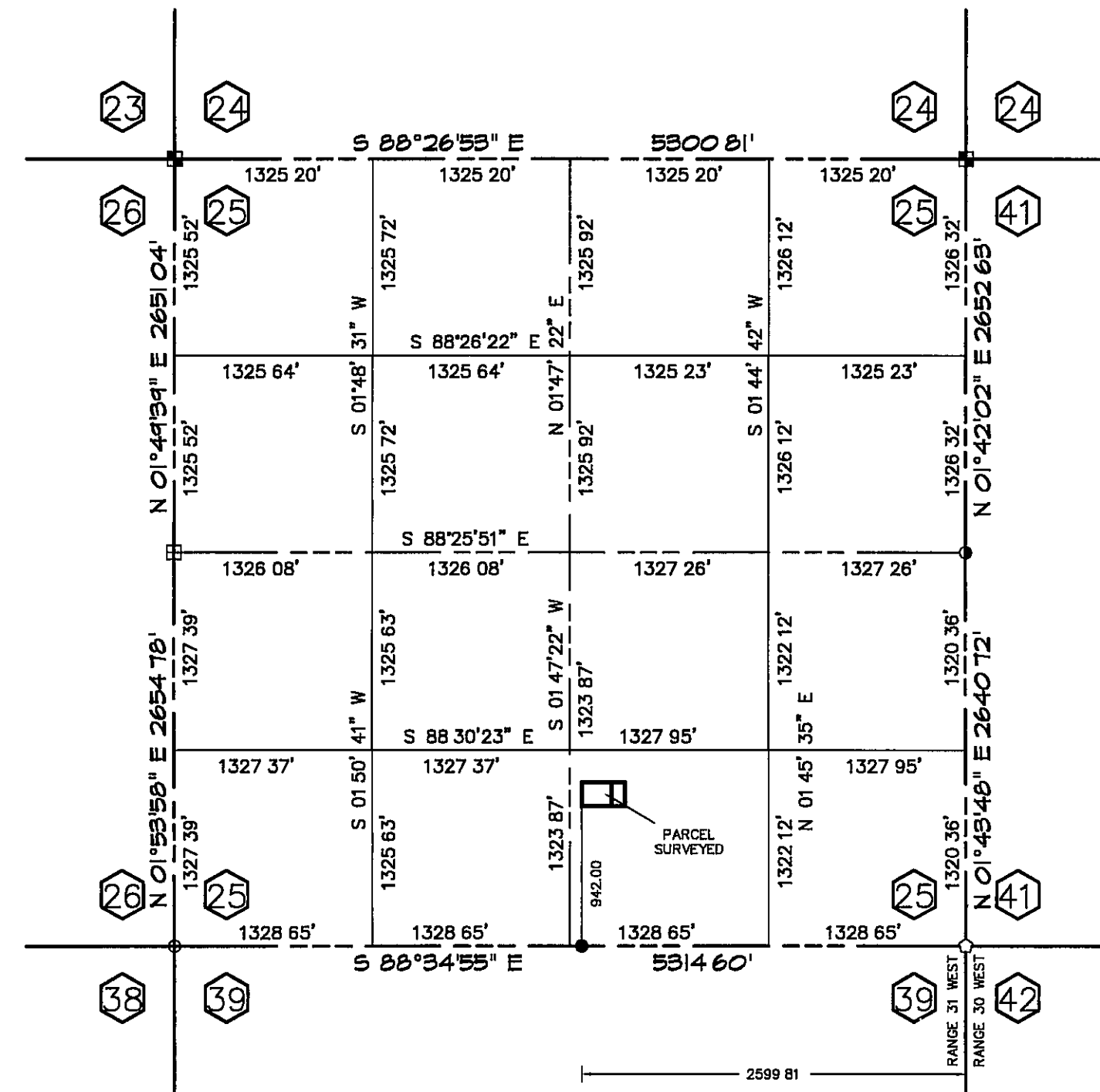
All lying and being in Section 25, Township 1 South, Range 31 West, Escambia County, Florida. Containing 1.05 acres, more or less.

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.

LEGEND

- R/W Right of way
- P.O.B. Point of beginning
- P.O.C. Point of commencement
- 1/2" Capped iron rod set #1073
- 1/2" Capped iron rod found #2449
- 1/2" Capped iron rod found #illegible
- 1/2" Iron rod found
- Fire hydrant
- Mailbox
- Power pole
- Guy wire
- Electric line
- Chain link fence
- 4" x 4" Concrete monument found no #
- Nail and disk found
- Axis found



SECTIONAL BREAKDOWN SECTION 25, T-1-S, R-31-W
SCALE 1" = 1000'

CERTIFIED TO MEET MINIMUM TECHNICAL STANDARDS TO
Gary Sapp Automotive, Inc.
Steve E. & Brenda F. Barnhill
Beck Property Company, Inc.
Chicago Title Insurance Company
Beggs & Lane, LLP

Measurements made in accordance with United States Standards

Bearing Reference: NORTH BASED ON THE SOUTH LINE OF SECTION 25
AS S 88°34'55" E
Elevation Reference
Ordered By: TAYLOR STONE
ENCLOSURES: FENCE, POWER POLE, AERIAL UTILITY LINE
Source of Information: TAX MAPS, PUBLIC RECORDS, OR 1426, P. 546, OR 1064, P. 521,
OR 2714, P. 815, OR 3001, P. 44, OR 3015, P. 155, OR 256, P. 51, SURVEYS BY NICHOL,
BUTLER, JUSTICE, OVERMAN AND THIS FIRM, CERTIFIED CORNER RECORDED, DOT R/W
MAP STATE ROAD #247, SECTION 48140-2501, 6 SHEETS



PILLIMAN, WILAZE
PG&A ASSOCIATES, INC.
LAND SURVEYORS
700 NORTH NINTH AVENUE
PENSACOLA, FL 32501
Phone (850) 434-6666 Fax (850) 434-6661
Email pgsurvey@bellsouth.net

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.

Walter J. Glaze
David D. Glaze
PSM #5605

SHEET 1 OF 1
UNLESS INDICATED OTHERWISE, THIS SURVEY IS NOT VALID FOR RECORDING PURPOSES.
Scale: 1" = 20'
File No: C-6431
Job No: 34390-10
Date of Plat: 11-30-10
Date of Survey: 11-24-10
FB: 1446 PG: 54-62
FB: PG
FB: PG
Drawn by: PMJ



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **592329**

Date Issued. : 10/17/2013

Cashier ID : LALOWE

Application No. : PRZ131000021

Project Name : Z -2013-21

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	7547	\$1,270.50	App ID : PRZ131000021
		\$1,270.50	Total Check

Received From : GARY SAPP

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ131000021	684460	1,270.50	\$0.00	6806 PINE FOREST RD, PENSACOLA, FL, 32526

Total Amount : **1,270.50**

\$0.00 Balance Due on this/these
Application(s) as of 10/17/2013

GARY SAPP AUTOMOTIVE INC
6806 PINE FOREST RD
PENSACOLA, FL 32526

EARLEY JOHN JR
6823 PINE FOREST RD
PENSACOLA, FL 32526

CALVARY BAPTIST CHURCH OF
PENSACOLA INC
6824 PINE FOREST RD
PENSACOLA, FL 32526

BRUSTER REGINALD &
734 FORGOTTON CREEK LN
PENSACOLA, FL 32514

THOR INVESTMENTS LLC
6809 PINE FOREST RD
PENSACOLA, FL 32526

ANDREWS F M & GLYNDA K
7515 NOKOMIS ST
PENSACOLA, FL 32526

WOLF DANIEL O
PO BOX 731
CRESTVIEW, FL 32536

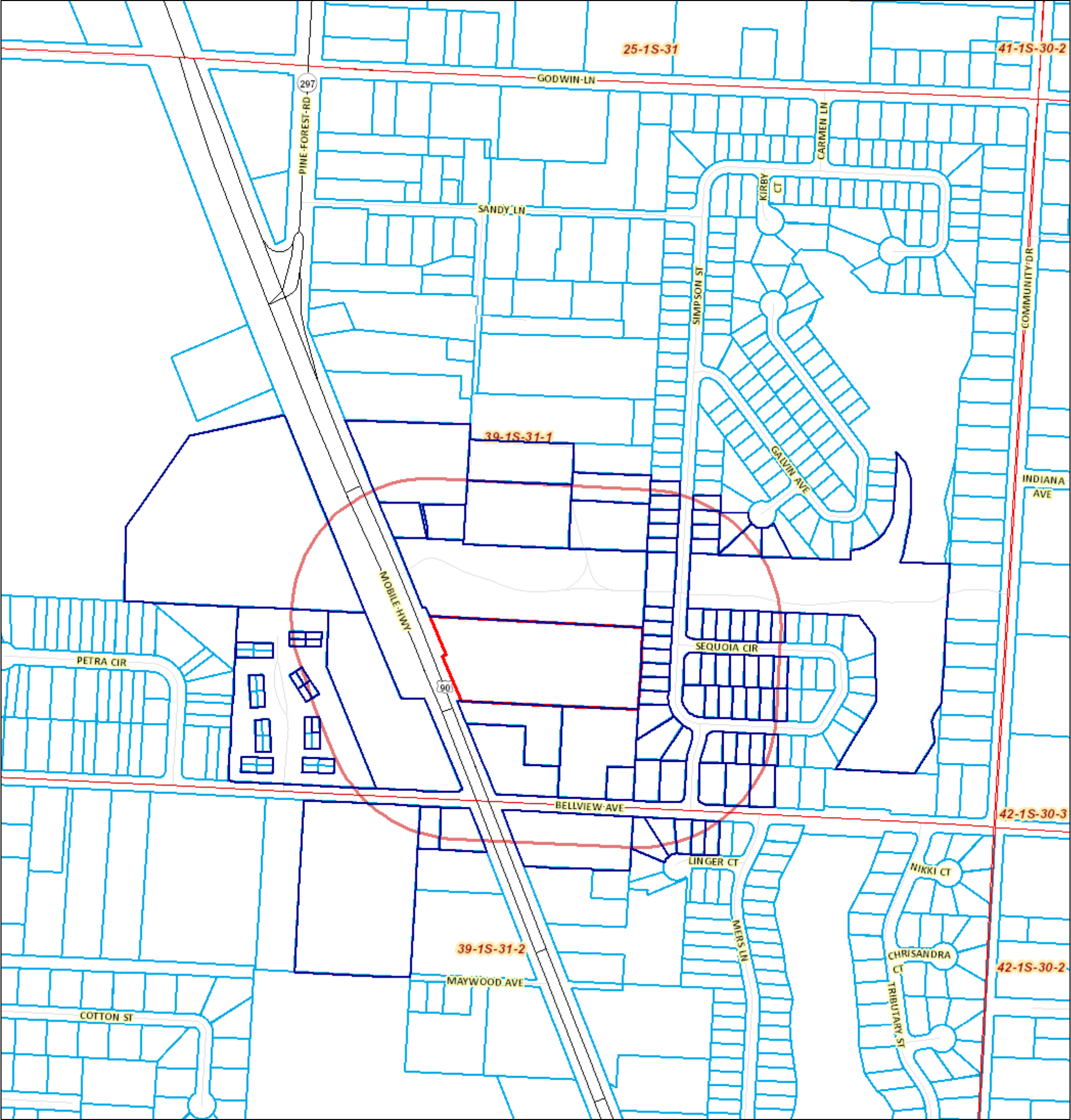
EMERALD COAST UTILITIES
AUTHORITY
PO BOX 15311
PENSACOLA, FL 32514

MOULTON PROPERTIES INC
PO BOX 12524
PENSACOLA, FL 325912524

PINE FOREST CYCLES INC
6808 PINE FOREST RD
PENSACOLA, FL 32526

KIMMONS THOMAS R & JAN E
2560 GULF BREEZE AVE
PENSACOLA, FL 32507

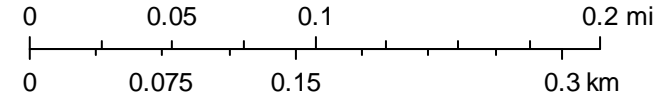
Chris Jones Escambia County Property Appraiser



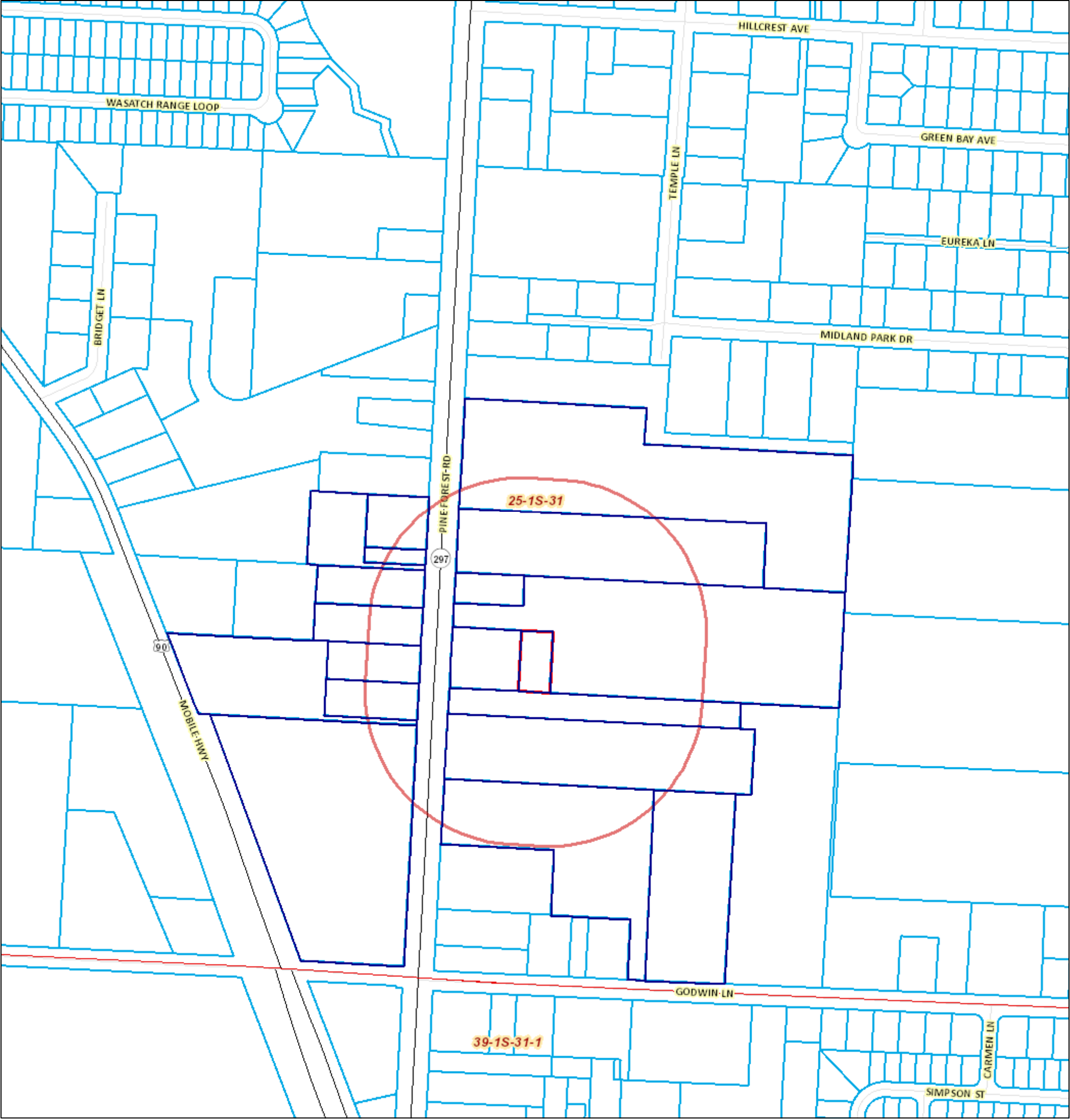
November 19, 2013

1:4,261

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



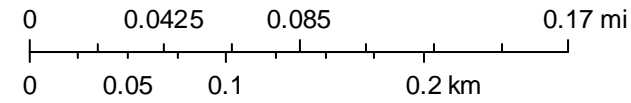
Chris Jones Escambia County Property Appraiser



November 19, 2013

1:3,837

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



Planning Board-Rezoning

5. B.

Meeting Date: 12/02/2013
CASE : Z-2013-22
APPLICANT: Sean and Elizabeth Vinaja, Owners
ADDRESS: 2842 Nowak Dairy Rd
PROPERTY REF. NO.: 36-1N-31-2000-000-000
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: NA
BCC MEETING DATE: 01/02/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-2, Villages Agriculture Districts, Gross Density (one du/five acres)

TO: VR-1, Villages Rural Residential Districts, Gross Density (one du/four acres)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

CPP FLU 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 VR-1 **is consistent** with the intent and purpose of Future Land Use category MU-S, as stated in CPP FLU 1.3.1, as the parcel is currently compatible with the allowable densities and uses within the FLU category. The proposal is also consistent with CPP FLU 1.5.3, as the parcel is accessed using the existing public roads and if development occurs, the applicant may expand the use of utilities and service infrastructure.

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.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The requested VR-1 densities will reflect the large lot rural land development patterns, compatible with the existing conditions of the surrounding zoning districts. Furthermore, the amendment would provide for comparable land uses reflecting the low density residential development characteristics of the district.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts VAG-2, V-1, R-2 and VR-1. Two agricultural parcels, one residential agricultural parcel, five vacant residential parcels and 13 single-family residences.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. However, the applicant stated that an environmental study was completed and the wetlands were delineated by Wetland Sciences personnel. 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. Based on the existing land uses staff observed during the site visit, the proposed amendment would be compatible with the surrounding conditions and intensities allowed by the zoning category. Likewise, the amendment would create an orderly development pattern by maintaining the large lot, low density rural characteristics of the area.

Attachments

Z-2013-22

Z-2013-22



SMITHFIELD LN

ANDREA LN

FOX QUARRY RD

MEANDER LN

LAKE SUZANNE DR

HAMPSHIRE RD

VISTA LN

TROUBLE LN

HADLEY LN

WENSEL DR

ARGLE RD

ASHLEY RD

CARMODY HILL RD

PINEBROOK CIR

S-HIGHWAY-97

SHERRILANE DR

SANDICREST DR

SANDICREST DR

SUNDANCE LN

BYRON PL

MOUNTBATTEN DR

Z-2013-22

LOCATION MAP

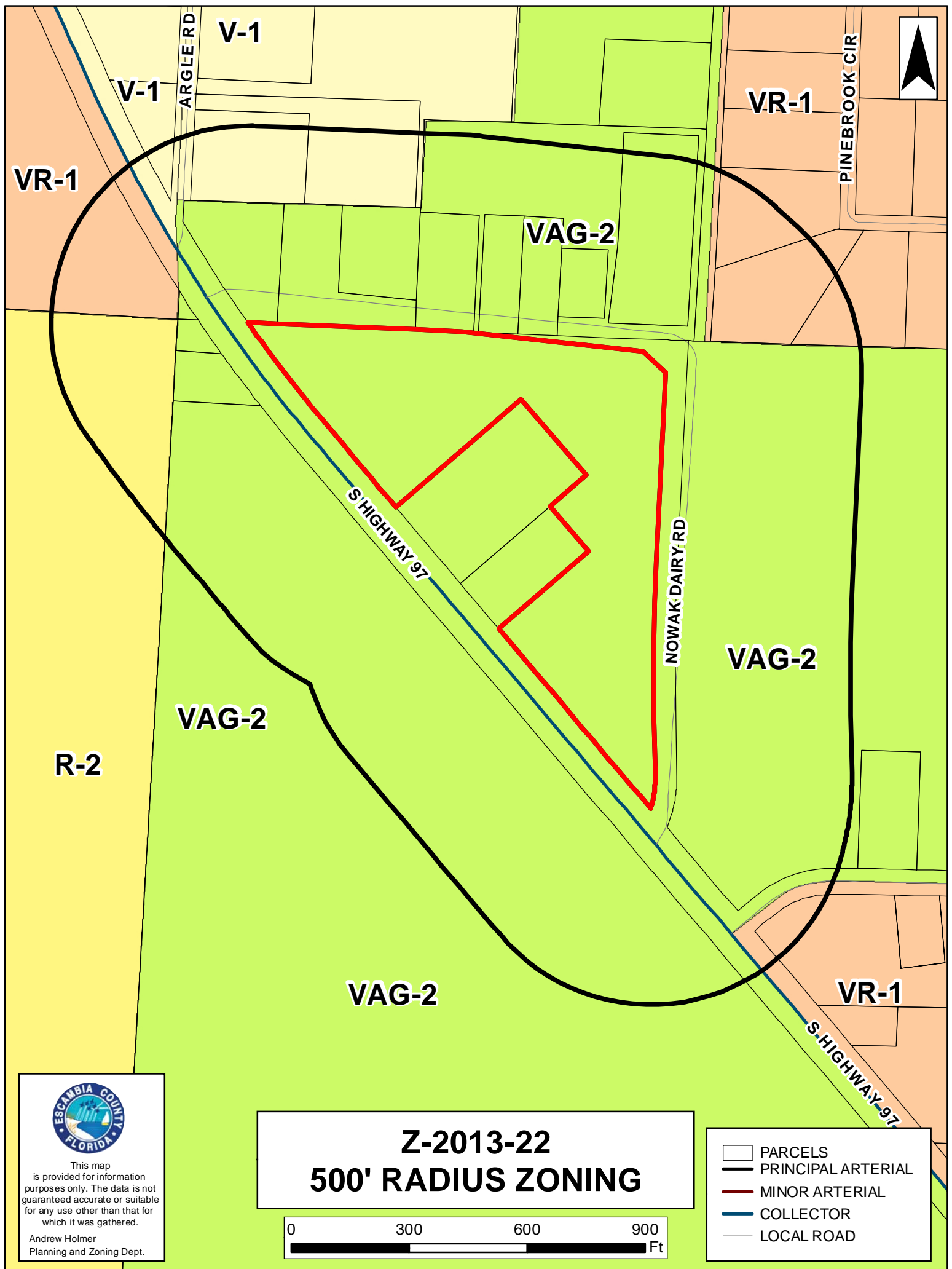


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

0 1,000 2,000 3,000
Ft

— PRINCIPAL ARTERIAL
— MINOR ARTERIAL
— COLLECTOR
— LOCAL ROAD





ARGLE RD

PINEBROOK CIR

MU-S

MU-S

MU-S

MU-S

MU-S

S HIGHWAY 97

NOWAK DAIRY RD

S HIGHWAY 97



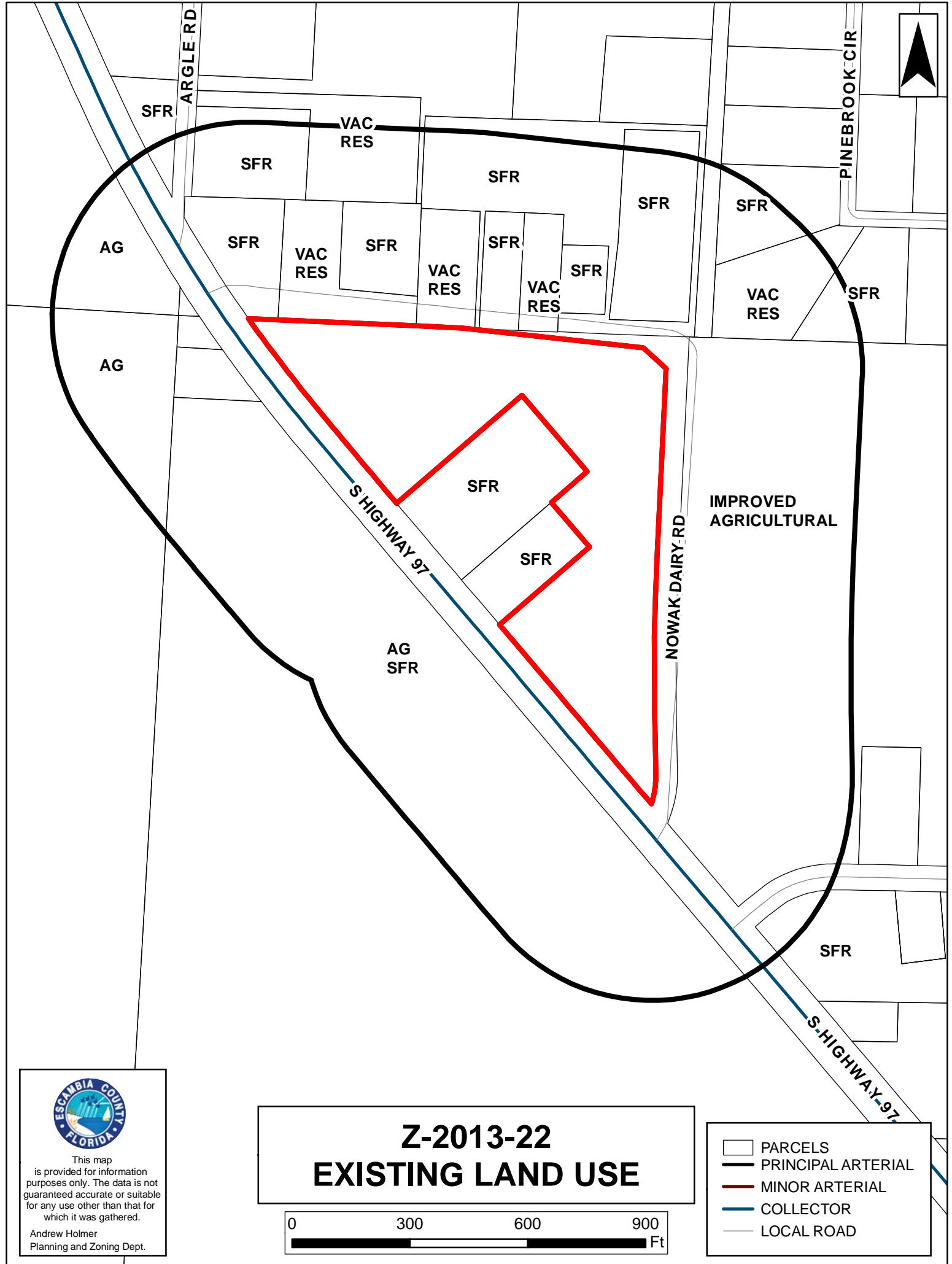
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-22 FUTURE LAND USE



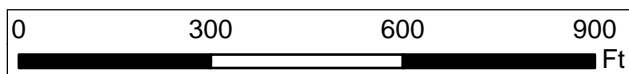
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



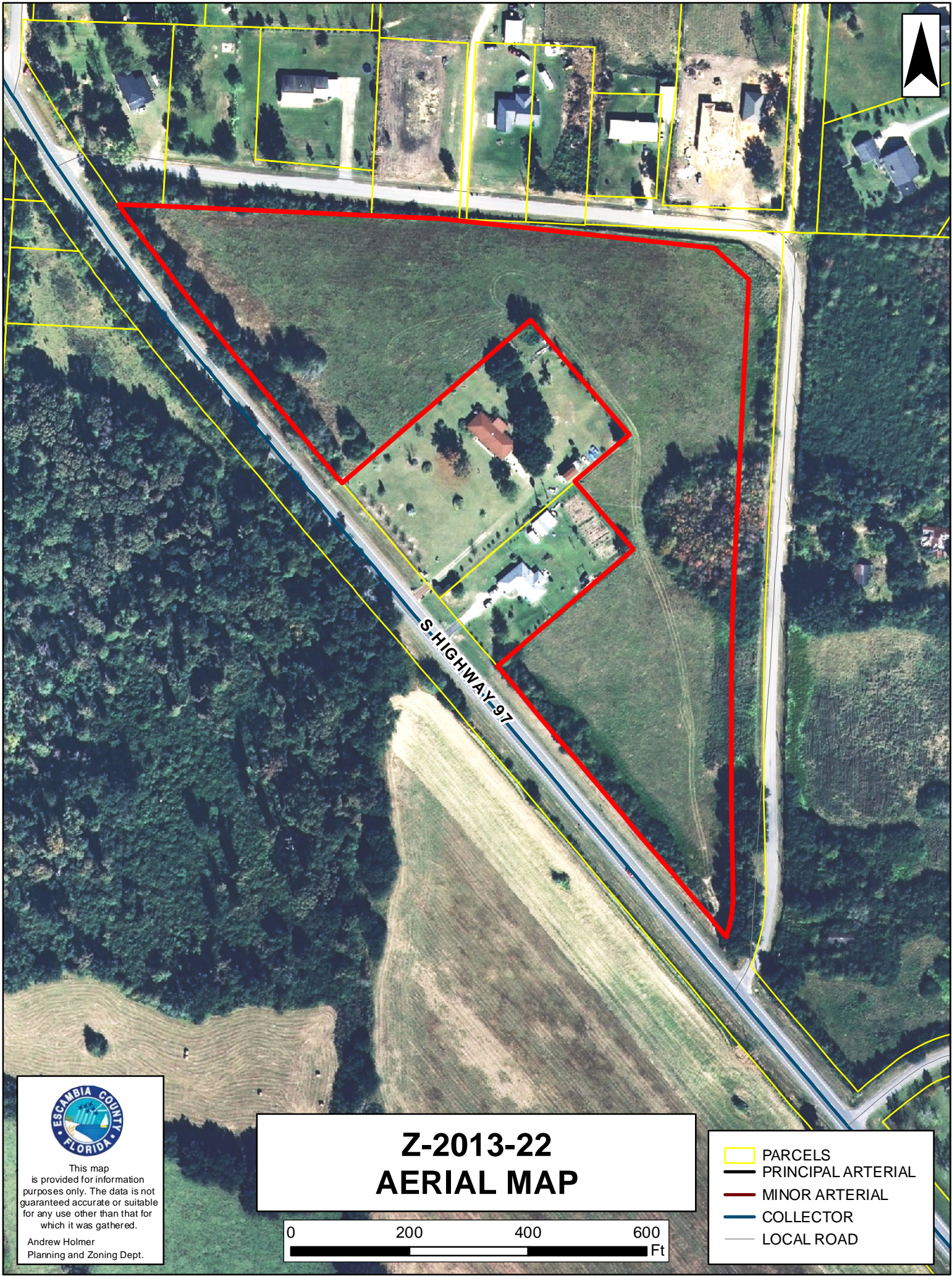
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-22 EXISTING LAND USE



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



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-22 AERIAL MAP

0 200 400 600
Ft

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



LOOKING NORTHEAST ACROSS FROM SITE



LOOKING NORTHWEST ONTO SITE



LOOKING SOUTHEAST ON NOWACK DAIRY



LOOKING SOUTHWEST FROM SITE ACROSS NOWACK DAIRY



NOTICE OF PUBLIC HEARING REZONING

2642
Newark Dairy Rd

CASE NO.: **Z-2013-22**
CURRENT ZONING: **VAG-2** PROPOSED ZONING: **VR-1**

PLANNING BOARD

DATE: **12-02-13** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01-02-14** TIME: **5:45 p.m.**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

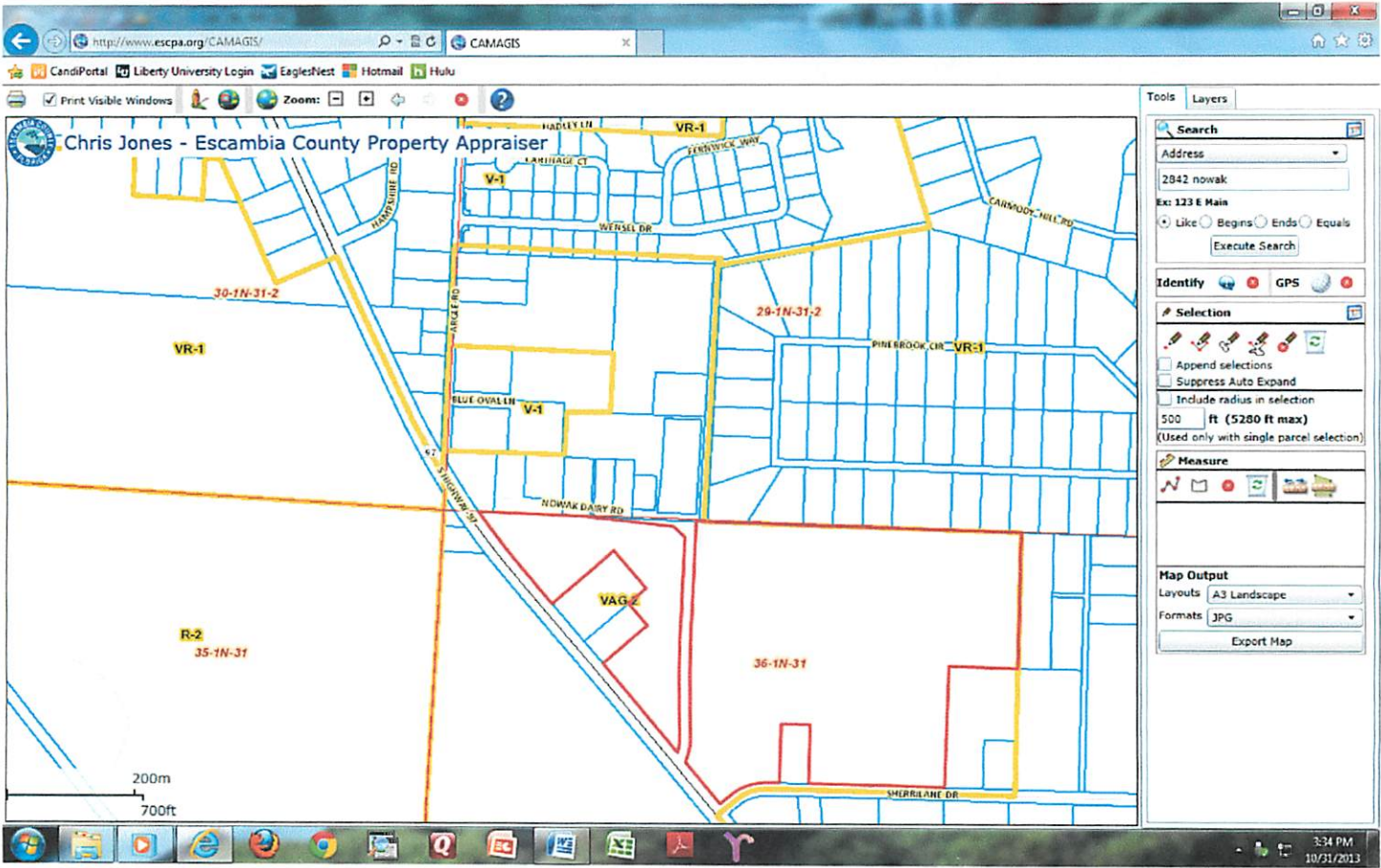
PLEASE DO NOT REMOVE THIS SIGN

PUBLIC HEARING SIGN

Proposed Rezoning of
2842 Nowak Dairy Road
Cantonment, FL 32533

- a. *Consistency with the Comprehensive Plan:* The proposed rezoning involves changing the zoning from VAG-2 to VR-1 so that we can subdivide the current 12.3-acre parcel into three 4-acre parcels for single-family residences. This request is consistent with the Comprehensive Plan.
- b. *Consistency with this Code:* Though the 12.3-acre parcel is not directly adjacent to other VR-1 lots, there are several other lots that are zoned VR-1 in the area (see attached sheet). As required by the LDC, this is not a case of spot zoning. This request is consistent with this Code.
- c. *Compatibility with surrounding uses:* The proposed rezoning is compatible with surrounding uses because, as is shown on the attached sheet, the surrounding residential lots are zoned as either VR-1 or V-1 with single-family residences.
- d. *Changed conditions:* The property due east (approximately 48 acres) has been brought to the Board for rezoning also. Otherwise, there are no changed conditions that impact the property.
- e. *Effect on natural environment:* There is a wetland area on the property. An environmental study was completed by Mr. Jason Taylor of Wetland Sciences, and he found that there were no threatened or endangered species in the wetland area. Also, he has delineated the wetland boundary, and the required 30-foot vegetative buffer exists around the wetland area. Further, the owners will work with Wetland Sciences to develop the wetland area by removing invasive vegetation (popcorn trees and privet) and replacing the invasive species with native wetland grasses and trees (cedar). Given the size of the lots, buildings will be constructed ≥ 100 feet from the wetland. Also, a 4-foot chain link fence will be placed around the parcel side of the wetland area.
- f. *Development patterns:* The proposed development involves subdividing the 12.3-acre lot into three 4-acre lots (see attached survey). This subdividing is consistent with surround lots and maintains a logical and orderly pattern.

County Zoning of surrounding lots



[illegible]



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: VAG-2 to: VR-1

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

Owner(s) Name: SEAN AND ELIZABETH VINAJA Phone: 850-485-4038

Address: 2067 JOSHUA DRIVE, CANTONMENT FL 32533 Email: vinaja@juno.com

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

Property Address: 2842 NOWAK ROAD, CANTONMENT, FL 32533

Property Reference Number(s)/Legal Description: 36-1N-312 000 000 000

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.

Sean S. Vinaja
Signature of Owner/Agent

SEAN S. VINAJA
Printed Name Owner/Agent

5/16/2013
Date

Elizabeth A. Vinaja
Signature of Owner

Elizabeth A. Vinaja
Printed Name of Owner

11/5/2013
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 5th day of November 20 13
by Sean and Elizabeth Vinaja.

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

Jessica D. Tucker
Signature of Notary
(notary seal must be affixed)

Jessica Tucker
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: _____

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

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



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 36-1W-312 000 000 000

Property Address: 2842 Newak Road, Cantonment, FL - 32533

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 05 DAY OF NOVEMBER, YEAR OF 2013.

Sean S. Vinaja
Signature of Property Owner
Elizabeth A. Vinaja
Signature of Property Owner

SEAN S. VINAJA
Printed Name of Property Owner
Elizabeth A. Vinaja
Printed Name of Property Owner

11/05/2013
Date
11/05/2013
Date



Development Services Department

Escambia County, Florida

FOR OFFICE USE: _____

CASE #: _____

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)



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

APPLICATION ATTACHMENTS CHECKLIST

- N/A 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- Y 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- Y 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- N/A 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- Y 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- Y 6. Legal Description of Property Street Address / Property Reference Number
- Y 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. ~~BOA: Site Plan drawn to scale.~~
- N/A 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- N/A 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- ____ 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: June 26, 2013

Appointment to turn in application: Nov 5, 2013

Appointment to receive findings-of-fact: _____

27-
840-

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number: 361N312000000000
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19th day of June, 2013 by Ethel P. Nowak, single, whose post office address is 3160 Sandicrest Drive, Cantonment, FL 32533 herein called the grantor, to Sean Stephen Vinaja and Elizabeth Ann Vinaja, Husband and Wife, whose post office address is 2067 Joshua Street, Cantonment, FL, 32533 hereinafter called the Grantees:

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

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

PARCEL "A"

COMMENCE AT A 4"X 4" CONCRETE MONUMENT NO. LB 6112 BEING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 56 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 178.16 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97 (100 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3769.83 FEET AND A CENTRAL ANGLE OF 05 DEGREES 09 MINUTES 53 SECONDS; THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHEASTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 339.82 FEET (CHORD DISTANCE = 339.70 FEET, CHORD BEARING = SOUTH 41 DEGREES 37 MINUTES 57 SECONDS EAST) TO A 6"x 6" CONCRETE MONUMENT (S.R.D.) BEING A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.49 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 45 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 416.65 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 255.00 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 45 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 116.65 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 9112; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 150.00 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112; THENCE SOUTH 45 DEGREES 47 MINUTES 40 SECONDS WEST A DISTANCE OF 300.00 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112 BEING ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 633.89 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF NOWAK DAIRY ROAD (RIGHT OF WAY VARIES) AS RECORDED IN OFFICIAL RECORDS BOOK 5143 AT PAGE 599, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 16 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD FOR A DISTANCE OF 27.97 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 254.79 FEET AND A CENTRAL ANGLE OF 20 DEGREES 28 MINUTES 43 SECONDS; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 91.07 FEET (CHORD DISTANCE = 90.58 FEET CHORD BEARING = NORTH 05 DEGREES 57 MINUTES 32 SECONDS EAST) TO A 1/2 INCH CAPPED-IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04 DEGREES 16 MINUTES 49 SECONDS WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 146.32 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5819.54 FEET AND A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 19 SECONDS; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 401.74 FEET (CHORD DISTANCE = 401.65 FEET, CHORD BEARING = NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST) TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 478.36 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112; THENCE NORTH 52 DEGREES 31 MINUTES 50 SECONDS WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 79.01 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112; THENCE NORTH 87 DEGREES 55 MINUTES 44 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 442.77 FEET TO A 1/2 INCH CAPPED IRON ROD NO. LB 6112, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD AND THE NORTH LINE OF SECTION 36; THENCE SOUTH 87 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 613.58 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

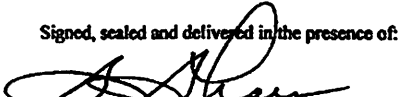
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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


Signed, sealed and delivered in the presence of:


Witness #1 Signature

S. SHARP
Witness #1 Printed Name


Witness #2 Signature

W. D. G. G. G.
Witness #2 Printed Name


Ethel P. Nowak

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of June, 2013 by Ethel P. Nowak, Single, who is personally known to me or has produced a current driver license as identification.


Notary Public

Printed Notary Name

My Commission Expires:

SEAL



S. SHARP
MY COMMISSION # EE 222243
EXPIRES: August 7, 2016
Qualified thru Notary History Database

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of roadway: Nowak Dairy Road

Legal Address of Property: Hwy 97 Nowak Dairy Road, Cantonment, FL 32533

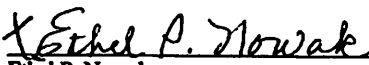
The County (☒) has accepted () has not accepted the abutting roadway for maintenance.

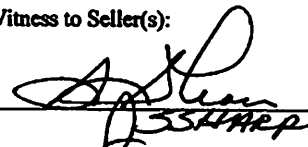
This form completed by:

Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534

AS TO SELLER (S):

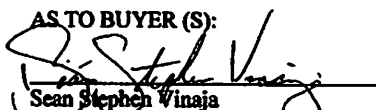
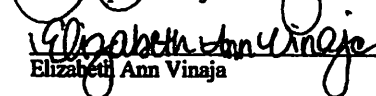
Witness to Seller(s):

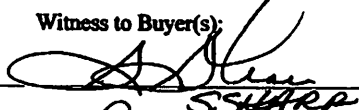

Ethel P. Nowak


DANIEL G

AS TO BUYER (S):

Witness to Buyer(s):


Sean Stephen Vinaja

Elizabeth Ann Vinaja


DANIEL G

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

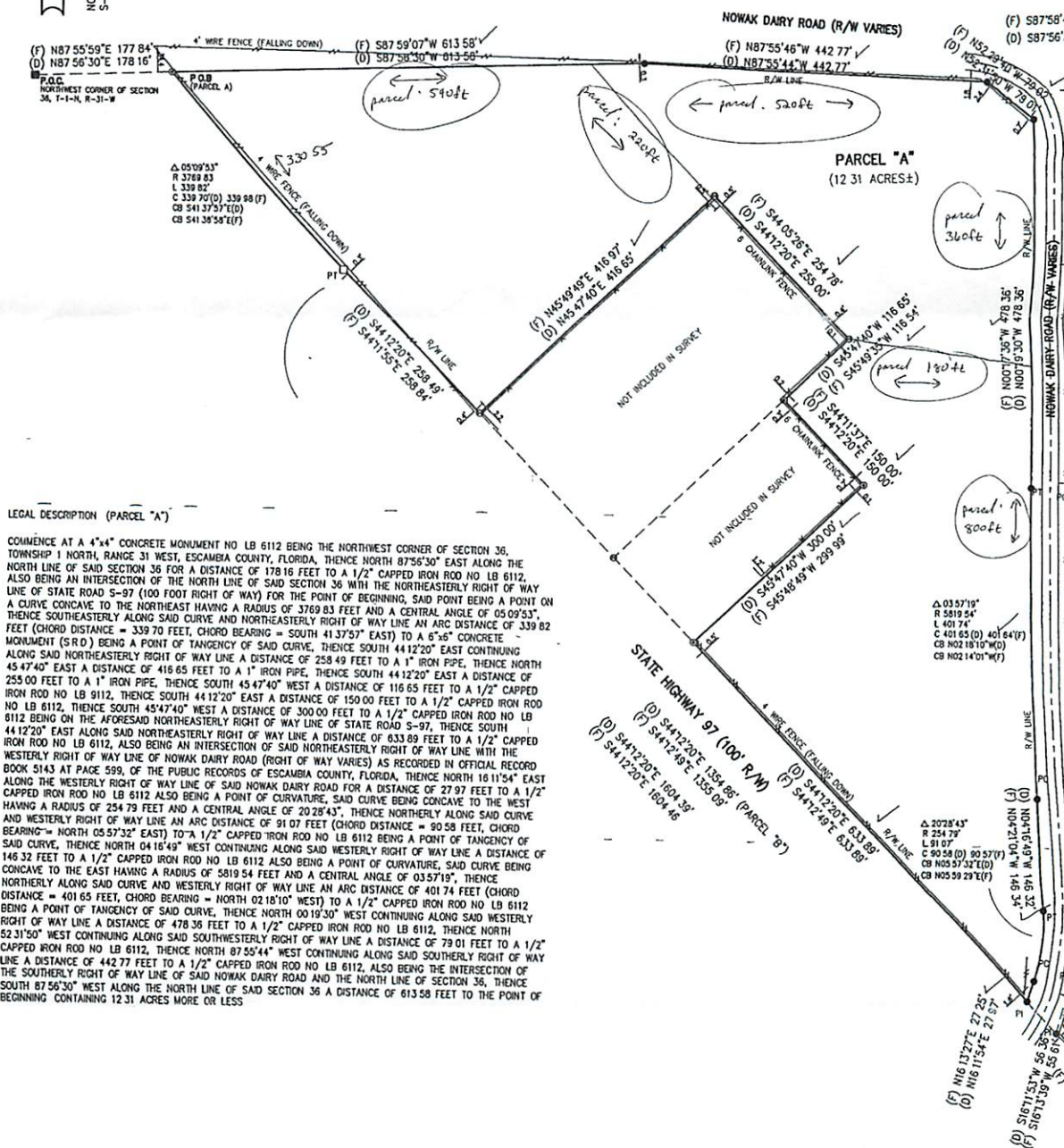


Complete - Meeting Held

REC'D JUN 21 2013

06-21-13 10 22 RCVD

36-1W-312 000 000 000



LEGAL DESCRIPTION (PARCEL "A")

COMMENCE AT A 4"x4" CONCRETE MONUMENT NO. LB 6112 BEING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA, THENCE NORTH 87°56'30" EAST ALONG THE NORTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 178.16 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97 (100 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3769.83 FEET AND A CENTRAL ANGLE OF 05°09'53" (CHORD DISTANCE = 339.70 FEET, CHORD BEARING = SOUTH 41°37'57" EAST) TO A 6"x6" CONCRETE MONUMENT (S.R.D.) BEING A POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 44°12'20" EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.49 FEET TO A 1" IRON PIPE, THENCE NORTH 45°47'40" EAST A DISTANCE OF 116.65 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, THENCE SOUTH 45°47'40" WEST A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112 BEING ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97, THENCE SOUTH 44°12'20" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 633.89 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF NOWAK DAIRY ROAD (RIGHT OF WAY VARIES) AS RECORDED IN OFFICIAL RECORD BOOK 5143 AT PAGE 599, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, THENCE NORTH 16°11'54" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD FOR A DISTANCE OF 27.97 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 254.79 FEET AND A CENTRAL ANGLE OF 20°28'43", THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 91.07 FEET (CHORD DISTANCE = 90.58 FEET, CHORD BEARING = NORTH 05°57'32" EAST) TO A 1/2" CAPPED IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 04°16'49" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 146.32 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5819.54 FEET AND A CENTRAL ANGLE OF 03°57'19", THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 401.74 FEET (CHORD DISTANCE = 401.65 FEET, CHORD BEARING = NORTH 02°18'10" WEST) TO A 1/2" CAPPED IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 00°19'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 478.36 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, THENCE NORTH 52°31'50" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 79.01 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, THENCE NORTH 87°55'44" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 442.77 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD AND THE NORTH LINE OF SECTION 36, THENCE SOUTH 87°56'30" WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 613.58 FEET TO THE POINT OF BEGINNING CONTAINING 12.31 ACRES MORE OR LESS.

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT OF WAY, RECORDED OR UNRECORDED, BY THIS FIRM. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM WITH UNITED STATES STANDARDS. PROPERTY IS SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD. THIS DRAWING ONLY REFLECTS SETBACK LINES WHICH APPEAR ON THE RECORDED PLAT. PROTECT THIS SURVEY AND/OR SKETCH FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS SURVEY.

REVISIONS	FIELD BOOK	DATE



Butler & Associates of Pensacola, Inc.
Professional Surveyors and Mappers

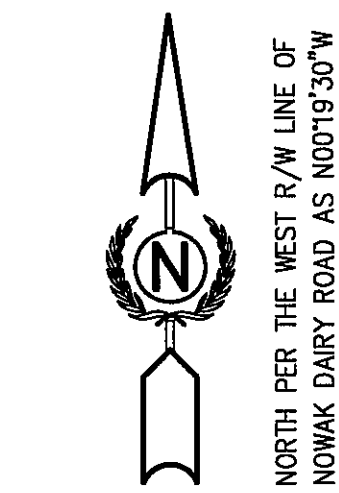
COMMERCIAL RESIDENTIAL BOUNDARY TOPOGRAPHIC MORTGAGE SURVEYS

2420 EAST OLIVE ROAD, SUITE 'A'
PENSACOLA, FLORIDA 32514
TELE (850)-476-4768
FAX (850)-476-4945

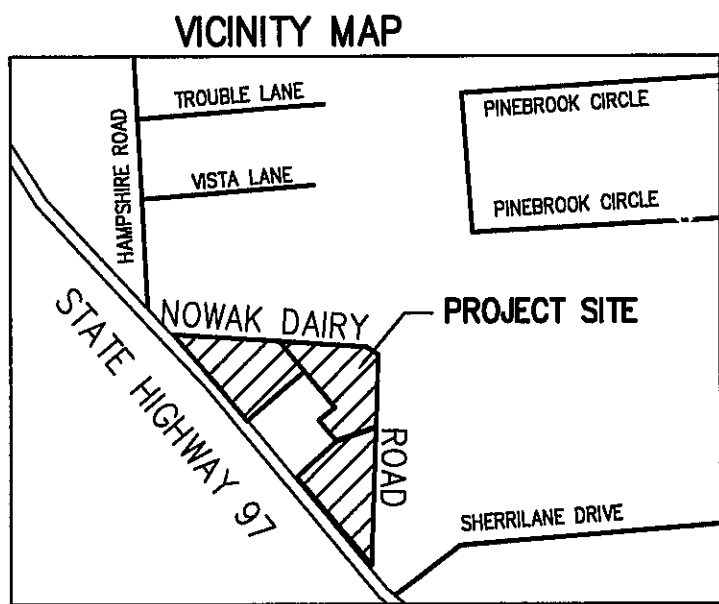
TYPE SURVEY
BOI
CLIENT

LEGAL DESCRIPTION: (PARCEL "A")

COMMENCE AT A 4"x4" CONCRETE MONUMENT NO. LB 6112 BEING THE NORTHWEST CORNER OF LOT 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 87°56'30" WEST A DISTANCE OF 178.16 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; NORTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 178.16 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE NORTHWESTLY RIGHT OF WAY LINE OF STATE ROAD S-97 (100 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3769.83 FEET AND A CHORD BEARING OF 05°09'53"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHEASTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 339.82 FEET (CHORD DISTANCE = 339.70 FEET, CHORD BEARING = SOUTH 41°37'57" EAST) TO A 6"x6" CORNER MONUMENT (S.R.D.) BEING A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°12'20" EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.49 FEET TO A 1" IRON PIPE; THENCE NORTH 45°47'40" EAST A DISTANCE OF 416.65 FEET TO A 1" IRON PIPE; THENCE SOUTH 44°12'20" EAST A DISTANCE OF 45°47'40" EAST A DISTANCE OF 416.65 FEET TO A 1" IRON PIPE; THENCE SOUTH 45°47'40" WEST A DISTANCE OF 116.65 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; THENCE SOUTH 44°12'20" EAST A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; THENCE SOUTH 45°47'40" WEST A DISTANCE OF 300.00 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; THENCE SOUTH 45°47'40" WEST A DISTANCE OF 300.00 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING AN INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE 44°12'20" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 655.89 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; ALSO BEING AN INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF NOWAK DAIRY ROAD (RIGHT OF WAY VARIES) AS RECORDED IN OFFICIAL RECORD BOOK 5143 AT PAGE 599, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 16°11'54" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD FOR A DISTANCE OF 27.97 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 254.79 FEET AND A CENTRAL ANGLE OF 20°28'43"; THENCE NORTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 91.07 FEET (CHORD DISTANCE = 90.58 FEET, CHORD BEARING = NORTH 05°57'32" EAST) TO A 1/2" CAPPED IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°16'49" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 146.32 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5819.54 FEET AND A CENTRAL ANGLE OF 03°57'19"; THENCE NORTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 401.74 FEET (CHORD DISTANCE = 401.65 FEET, CHORD BEARING = NORTH 02°18'10" WEST) TO A 1/2" CAPPED IRON ROD NO. LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°19'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 478.36 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; THENCE NORTH 52°31'50" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 79.01 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112; THENCE NORTH 87°55'44" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 442.77 FEET TO A 1/2" CAPPED IRON ROD NO. LB 6112, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD AND THE NORTH LINE OF SECTION 36; THENCE SOUTH 87°56'30" WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 613.58 FEET TO THE POINT OF BEGINNING, CONTAINING 12.31 ACRES MORE OR LESS.



SCALE 1"=100'



FLOOD ZONE DESIGNATION

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONES	NTP COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER	MAP SUFFIX	MAP REVISION DATE
X	120080	12033	0280	G	9-29-2006
X	120080	12033	0290	G	9-29-2006

*CURVE AND LINE TABLE ESCAMBIA COUNTY RIGHT OF WAY ACQUISITION (OR BK 5143, PG 0593 AND OR BK 5143, PG 0599)

CURVE "A"	CURVE "B"	CURVE "C"	CURVE "D"	CURVE "E"	CURVE "F"
RADIUS 3769.83'	RADIUS 3769.83'	RADIUS 5769.54'	RADIUS 304.79'	RADIUS 254.79'	RADIUS 5819.54'
ARC 57.78'	ARC 65.01'	ARC 398.29'	ARC 108.93'	ARC 91.06'	ARC 401.74'
CHORD 57.78'	CHORD 69.01'	CHORD 398.21'	CHORD 108.36'	CHORD 90.58'	CHORD 401.66'
DELTA 00°52'41"	DELTA 00°59'17"	DELTA 03°57'19"	DELTA 20°28'41"	DELTA 03°57'19"	DELTA 03°57'19"
CB N34°31'13"W	CB N33°41'14"W	CB S01°41'16"W	CB N09°56'58"E	CB N09°56'58"E	CB N01°41'16"E

LINE	LENGTH	BEARING
L1	177.84	S88°04'04"E
L2	1225.47	S83°58'14"E
L3	11.71	S02°58'10"W
L4	536.28	S88°04'04"E
L5	649.65	N83°58'14"W
L6	791.42	S88°04'04"E
L7	555.08	S88°04'04"E
L8	581.83	S03°39'56"W
L9	146.32	S00°17'23"E
L10	56.36	S20°11'20"W
L11	57.50	N40°13'28"W
L12	27.97	N20°11'20"E
L13	146.32	N00°17'23"W
L14	478.36	N03°39'56"E
L15	79.01	N48°32'24"W
L16	442.77	N83°58'14"W

*NOTE ALL BEARINGS PER THE ESCAMBIA COUNTY RIGHT OF WAY ACQUISITION DEED SHOWN ON THE SURVEY ROTATED TO THE BASE BEARING OF N00°19'30"W WEST ALONG THE RIGHT OF WAY LINE OF NOWAK DAIRY ROAD (RIGHT OF VARIES) THE ORIGINAL DATA SHOWN IN LINE AND CURVE TABLES ACCORDINGLY

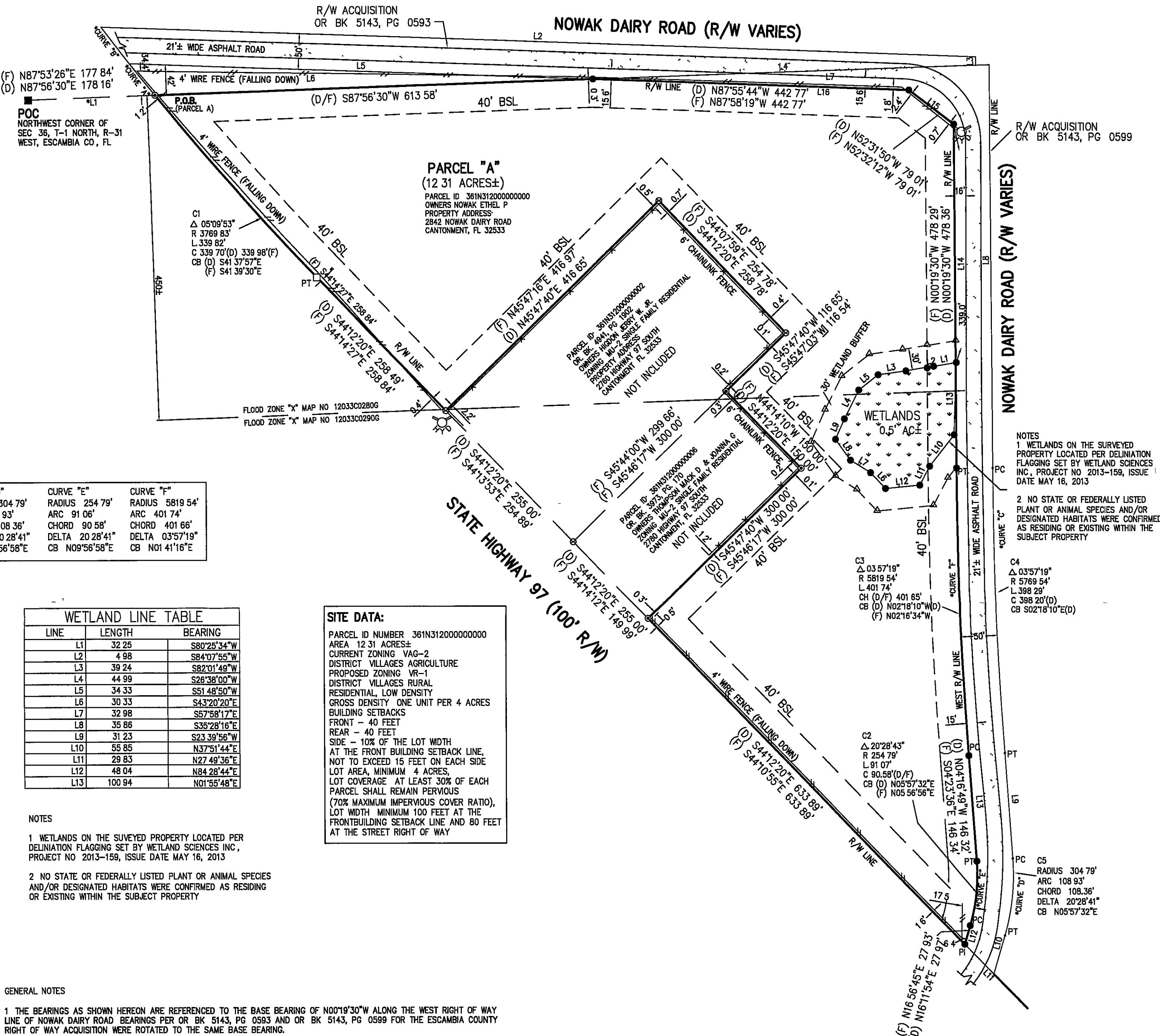
LEGEND
■ FOUND 4"x4" CONCRETE MONUMENT NO LB 6112
□ FOUND 6"x6" CONCRETE MONUMENT (SRD)
● FOUND 1/2" CAPPED IRON ROD NO LB 6112
○ FOUND 1/2" CAPPED IRON ROD NO 7073
● FOUND 1" IRON PIPE
● SET 1/2" CAPPED IRON ROD NO LB 6112
▲ SET 4" WOOD STAKE
SF SILTATION FENCE
FH FIRE HYDRANT - FLOW RATE 900 GALLON PER MINUTE
POB POINT OF COMMENCEMENT
POB POINT OF BEGINNING
(D) DEED DATA
(F) FIELD DATA

NOTES

1. WETLANDS ON THE SURVEYED PROPERTY LOCATED PER DELINEATION FLAGGING SET BY WETLAND SCIENCES INC., PROJECT NO. 2013-158, ISSUE DATE MAY 16, 2013.
2. NO STATE OR FEDERALLY LISTED PLANT OR ANIMAL SPECIES AND/OR DESIGNATED HABITATS WERE CONFIRMED AS RESIDING OR EXISTING WITHIN THE SUBJECT PROPERTY.

GENERAL NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BASE BEARING OF N00°19'30"W ALONG THE WEST RIGHT OF WAY LINE OF NOWAK DAIRY ROAD BEARINGS PER OR BK 5143, PG 0593 AND OR BK 5143, PG 0599 FOR THE ESCAMBIA COUNTY RIGHT OF WAY ACQUISITION WERE ROTATED TO THE SAME BASE BEARING.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND THE EXISTING FIELD MONUMENTATION.
3. NO UNDERGROUND UTILITIES WERE LOCATED BY THIS FIRM.
4. NO TITLE SEARCH WAS PROVIDED TO, NOR PERFORMED BY THIS FIRM. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
5. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
6. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY ESCAMBIA COUNTY, STATE OR OTHER AGENCIES.
7. NO POTABLE WATER AND SEWER SERVICE AVAILABLE AT THE PROJECT SITE PER DATA ON THE ECMA MAPS PROVIDED TO THIS COMPANY.
8. BUILDING SETBACKS SHOWN PER ESCAMBIA COUNTY CODE OF ORDINANCES, LAND DEVELOPMENT CODE, PART III, ARTICLE 6 AND SHOWN ON THE SURVEY BASED ON THE ADDRESS FRONTAGE BEING ON NOWAK DAIRY ROAD.



LEGAL DESCRIPTION: (PARCEL "A")

COMMENCE AT A 4"x4" CONCRETE MONUMENT NO LB 6112 BEING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 87°56'30" EAST ALONG THE NORTH LINE OF SAID SECTION 36 FOR A DISTANCE OF 178.16 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, ALSO BEING AN INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97 (100 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3769.83 FEET AND A CENTRAL ANGLE OF 05°09'53", THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHEASTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 339.82 FEET (CHORD DISTANCE 339.70 FEET, CHORD BEARING SOUTH 41°37'57" EAST) TO A 6"x6" CONCRETE MONUMENT (SRD) BEING A POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 44°12'20" EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.49 FEET TO A 1" IRON PIPE, THENCE NORTH 45°47'40" EAST A DISTANCE OF 416.65 FEET TO A 1" IRON PIPE, THENCE SOUTH 44°12'20" EAST A DISTANCE OF 255.00 FEET TO A 1" IRON PIPE, THENCE SOUTH 45°47'40" WEST A DISTANCE OF 116.65 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, THENCE SOUTH 44°12'20" EAST A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, THENCE SOUTH 45°47'40" WEST A DISTANCE OF 300.00 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112 BEING ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-97, THENCE SOUTH 44°12'20" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 633.89 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, ALSO BEING AN INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF NOWAK DAIRY ROAD (RIGHT OF WAY VARIES) AS RECORDED IN OFFICIAL RECORD BOOK 5143 AT PAGE 599, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 16°11'54" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD FOR A DISTANCE OF 27.97 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 254.79 FEET AND A CENTRAL ANGLE OF 20°28'43", THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 91.07 FEET (CHORD DISTANCE = 90.58 FEET, CHORD BEARING = NORTH 05°57'32" EAST) TO A 1/2" CAPPED IRON ROD NO LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 04°16'49" EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 146.32 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112 ALSO BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5819.54 FEET AND A CENTRAL ANGLE OF 03°57'19", THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 401.74 FEET (CHORD DISTANCE = 401.66 FEET, CHORD BEARING = NORTH 02°18'10" WEST) TO A 1/2" CAPPED IRON ROD NO LB 6112 BEING A POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 00°19'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 478.36 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, THENCE NORTH 52°31'50" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 79.01 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, THENCE NORTH 87°56'30" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 442.77 FEET TO A 1/2" CAPPED IRON ROD NO LB 6112, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID NOWAK DAIRY ROAD AND THE NORTH LINE OF SECTION 36, THENCE SOUTH 87°56'30" WEST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 613.58 FEET TO THE POINT OF BEGINNING CONTAINING 12.31 ACRES MORE OR LESS.

RIGHT OF WAY ACQUISITION
OR BK 5143, PG 0593

THAT PORTION OF TAX PARCEL NUMBER 29-1N-31-3301-000-000, AS RECORDED IN DEED BOOK 212 AT PAGE 29, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED RIGHT OF WAY, AND CONTAINING 50,021 SQUARE FEET, MORE OR LESS

RIGHT OF WAY ACQUISITION (NOWAK DAIRY ROAD)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE PROCEED SOUTH 88 DEGREES 04 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 177.84 FEET TO A POINT ON THE EASTERLY CURVED RIGHT OF WAY LINE OF HIGHWAY 97 (100 FOOT RIGHT OF WAY), SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3769.83 FEET, A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 41 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 37 MINUTES 13 SECONDS WEST, 57.78 FEET, THENCE DEPARTING SAID SOUTH LINE, PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED RIGHT OF WAY LINE A DISTANCE OF 57.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3769.83 FEET, A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 41 MINUTES 14 SECONDS WEST, 65.01 FEET, THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED RIGHT OF WAY LINE A DISTANCE OF 65.01 FEET TO A POINT ON SAID CURVED RIGHT OF WAY LINE, THENCE DEPARTING SAID CURVED RIGHT OF WAY LINE, PROCEED SOUTH 83 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 1225.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, THENCE PROCEED SOUTH 02 DEGREES 58 MINUTES 18 SECONDS WEST ALONG AFORESAID EAST LINE A DISTANCE OF 11.70 FEET TO THE AFORESAID SOUTH LINE OF SECTION 29, THENCE PROCEED NORTH 88 DEGREES 04 MINUTES 04 SECONDS WEST ALONG AFORESAID SOUTH LINE OF SECTION 29, 36 A DISTANCE OF 536.28 FEET, THENCE DEPARTING AFORESAID SOUTH LINE, PROCEED NORTH 83 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 649.65 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF HIGHWAY 97 AND THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 50,021 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY ACQUISITION
OR BK 5143, PG 0599

THAT PORTION OF TAX PARCEL NUMBER 36-1N-31-2000-000-000, AS RECORDED IN OFFICIAL RECORD BOOK 1630 AT PAGE 430, OF THE PUBLIC RECORD OF ESCAMBIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED RIGHT OF WAY, AND CONTAINING 73,025 SQUARE FEET, MORE OR LESS

RIGHT OF WAY ACQUISITION (NOWAK DAIRY ROAD)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE PROCEED SOUTH 88°04' 04" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 791.42 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°04'04" EAST ALONG SAID NORTH SECTION LINE A DISTANCE OF 555.08 FEET, THENCE DEPARTING THE NORTH LINE OF SAID SECTION, PROCEED SOUTH 03°39'56" WEST A DISTANCE OF 581.83' TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5769.54 FEET, A CENTRAL ANGLE OF 03°57'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°41'16" WEST, 398.20 FEET, THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 398.29 FEET TO A POINT OF TANGENCY, THENCE PROCEED SOUTH 00°17'23" EAST A DISTANCE OF 146.32 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 304.79 FEET, A CENTRAL ANGLE OF 20°28'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°56'58" WEST, 108.36 FEET, THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.94 FEET TO A POINT OF TANGENCY, THENCE PROCEED SOUTH 20°11'19" WEST A DISTANCE OF 56.36 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF HIGHWAY 97, THENCE PROCEED NORTH 40°13'28" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 57.50 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 20°11'20" EAST A DISTANCE OF 27.97 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 254.79 FEET, A CENTRAL ANGLE OF 20°28'43", AND A CHORD BEARING AND DISTANCE OF NORTH 09°56'58" EAST, 90.58 FEET, THENCE PROCEED THE ARC OF SAID CURVE A DISTANCE OF 91.07 FEET TO A POINT OF TANGENCY, THENCE PROCEED NORTH 00°17'23" WEST A DISTANCE OF 146.32 TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5819.54 FEET, A CENTRAL ANGLE OF 03°57'19", AND A CHORD BEARING AND DISTANCE OF NORTH 01°41'16" EAST, 401.66 FEET, THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 401.74 FEET TO A POINT OF TANGENCY, THENCE PROCEED NORTH 03°39' 56" EAST A DISTANCE OF 478.36 FEET, THENCE PROCEED NORTH 48°32'24" WEST A DISTANCE OF 79.01 FEET, THENCE PROCEED NORTH 83°58'14" WEST A DISTANCE OF 442.77 FEET TO THE POINT OF BEGINNING, CONTAINING 73,025 SQUARE FEET MORE OR LESS ALL LYING WITHIN SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

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LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT OF WAY, RECORDED OR UNRECORDED, BY THIS FIRM. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR ANY OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED. MEASUREMENTS WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS. PROPERTY IS SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD. THIS DRAWING ONLY REFLECTS SETBACK LINES MANDATED BY ZONING ORDINANCES AND/OR RESTRICTIVE COVENANTS OF RECORD. THIS SURVEY AND/OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS SURVEY AND/OR SKETCH FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS SURVEY AND/OR SKETCH CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

REVISIONS	FIELD BOOK	DATE



Butler & Associates of Pensacola, Inc.
Professional Surveyors and Mappers

COMMERCIAL RESIDENTIAL BOUNDARY TOPOGRAPHIC MORTGAGE SURVEYS

2420 EAST OLIVE ROAD, SUITE "A"
PENSACOLA, FLORIDA 32514
TELE (850)-476-4768
FAX (850)-476-4945

TYPE SURVEY	BOUNDARY

CLIENT

SCALE:	1" = 100'
ISSUE DATE:	9/05/13
FIELD DATE:	8/19/13
ORDER NO:	10-05-046P
FIELD BOOK:	1505/23
DRAWN BY:	SS

SURVEYOR'S CERTIFICATE

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 472.022 FLORIDA STATUTES

WILLIAM T. BUTLER
REGISTERED LAND SURVEYOR NO. 3774

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER
Florida State Board of Professional Surveyors and Mappers
Florida Statute 472.022, F.S.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **593758**

Date Issued. : 11/05/2013

Cashier ID : CASTILLS

Application No. : PRZ131100022

Project Name : Z-2013-22

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1351	\$1,270.50	App ID : PRZ131100022
		\$1,270.50	Total Check

Received From : Sean and Elizabeth Vinuja

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ131100022	685809	1,270.50	\$0.00	2842 NOWAK DAIRY RD, PENSACOLA, FL

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 11/6/2013

NOWAK ETHEL P
3160 SANDICREST DR
CANTONMENT, FL 32533

NORRIS WILL EST OF
3852 LAKE LYNN DR
GRETNA, LA 70056

NESHEM STEPHEN E & VERONICA S
1170 BLUE OVAL
CANTONMENT, FL 32533

GOODLANDER BEVERLY J
2600 NOWAK DAIRY RD
CANTONMENT, FL 32533

HARRIS TODD R
2610 NOWAK DAIRY RD
CANTONMENT, FL 32533

HAUBRICH NICHOLAS R & ELLEN R
5975 ARCH AVE
PENSACOLA, FL 32526

KILPATRICK GREGORY E &
602 PINEBROOK CIR
CANTONMENT, FL 32533

MILLER JAMES R
618 PINEBROOK CIR
CANTONMENT, FL 32533

HESTER WILLIAM C &
634 PINEBROOK CIR
CANTONMENT, FL 32533

CRAWFORD FRANKLIN C &
650 PINEBROOK CIR
CANTONMENT, FL 32533

BENNEFIELD ROBERT M
664 PINEBROOK CIR
CANTONMENT, FL 32533

HOPE GEORGE III & MYNAM
6018 OAK HILL DR
AUSTELL, GA 30168

BROWN CHARLIE L & ROSE E
5518 SUNBURST LN
PENSACOLA, FL 32507

HALE ARTHUR & HALE MAGGIE
7781 CASTLEGATE DR
PENSACOLA, FL 32534

SEALE JAMES E &
1705 GARLIA CT
PENSACOLA, FL 32526

LEE RONALD J &
737 PINEBROOK CIR
CANTONMENT, FL 32533

MARKOWITZ JOHN P & CHERYL B
725 PINEBROOK CIR
CANTONMENT, FL 32533

GRANAT CARTER S
697 PINEBROOK CIR
CANTONMENT, FL 32533

HOPKINS MARK A &
681 PINEBROOK CIR
CANTONMENT, FL 32533

BLANTON ALVIN &
9701 N OLD PALAFOX HWY
PENSACOLA, FL 32534

FELDMAN HAROLD P &
824 VALLEY RIDGE CIR
PENSACOLA, FL 32514

HARVEY ROBERT E JR
601 PINEBROOK CIR
CANTONMENT, FL 32533

LINDHOLM JEFFREY L & REGINA F
7108 CEDAR RD
BOWIE, MD 20720

B & E HOLDINGS LLC
3000 W NINE MILE RD
PENSACOLA, FL 32534

SMITH ALICE M
531 PINEBROOK CIR
CANTONMENT, FL 32533

KING FRED G & DARNEL M
553 PINEBROOK CIR
CANTONMENT, FL 32533

JENKS CYNTHIA M &
2606 NOWAK DAIRY RD
CANTONMENT, FL 32533

GOODLANDER JEFFERY M
2650 HWY 97 S
CANTONMENT, FL 32533

BRAGG TIMOTHY L & NATALIE M
2570 HWY 97 SOUTH
CANTONMENT, FL 32533

THOMAS HENRY
3158 GATEWAY LN
CANTONMENT, FL 32533

HURD PETER C & YUVONNE S
2662 SHERRILANE DR
CANTONMENT, FL 32533

SCHAEFER THERESA F
3645 MOLAREE DR
PENSACOLA, FL 32503

BEATY KEVIN L &
1700 E HERNANDEZ ST
PENSACOLA, FL 32503

LAROSE ARTHUR J & MASAMI N
2646 SHERRILANE
CANTONMENT, FL 32533

HIGDON JERRY W JR
1971 JOSHUA DR
CANTONMENT, FL 32533

WARRIX SUN M
2642 SHERRILANE DR
CANTONMENT, FL 32533

THOMPSON JOANNA G LIFE EST
2780 HWY 97S
CANTONMENT, FL 32533

NOWAK JAMES E &
2664 SHERRILANE
CANTONMENT, FL 32533

MOYE RICHARD &
2872 SHERRILANE DR
CANTONMENT, FL 32533

HUDGENS JEFFREY D &
2700 SHERRILANE DR
CANTONMENT, FL 32533

BROWN SADIE I
2888 HWY 97 SOUTH
CANTONMENT, FL 32533

BROWN EDWARD D
2865 SHERRILANE
CANTONMENT, FL 32533

PYLE JAMES W & TITELLE C
2988 HWY 97 SOUTH
CANTONMENT, FL 32533

HENDERLY KARL F &
2715 SHERRILANE
CANTONMENT, FL 32533

MCRAE T GREGORY & PATRICIA P
2950 HWY 97 S
CANTONMENT, FL 32533

WELLS JAMES E & ROSE MARIE
2663 SHERRILANE DR
CANTONMENT, FL 32533

GOODLANDER JEFFREY M &
2650 HWY 97 SOUTH
CANTONMENT, FL 32533

JACKSON LARRY W
1191 BLUE OVAL LN
CANTONMENT, FL 32533

DEMMON HARRY J JR &
8800 PINE FOREST RD # 12102
PENSACOLA, FL 32534

DEVINE FARMS LLC
PO BOX 12603
PENSACOLA, FL 32591-2603

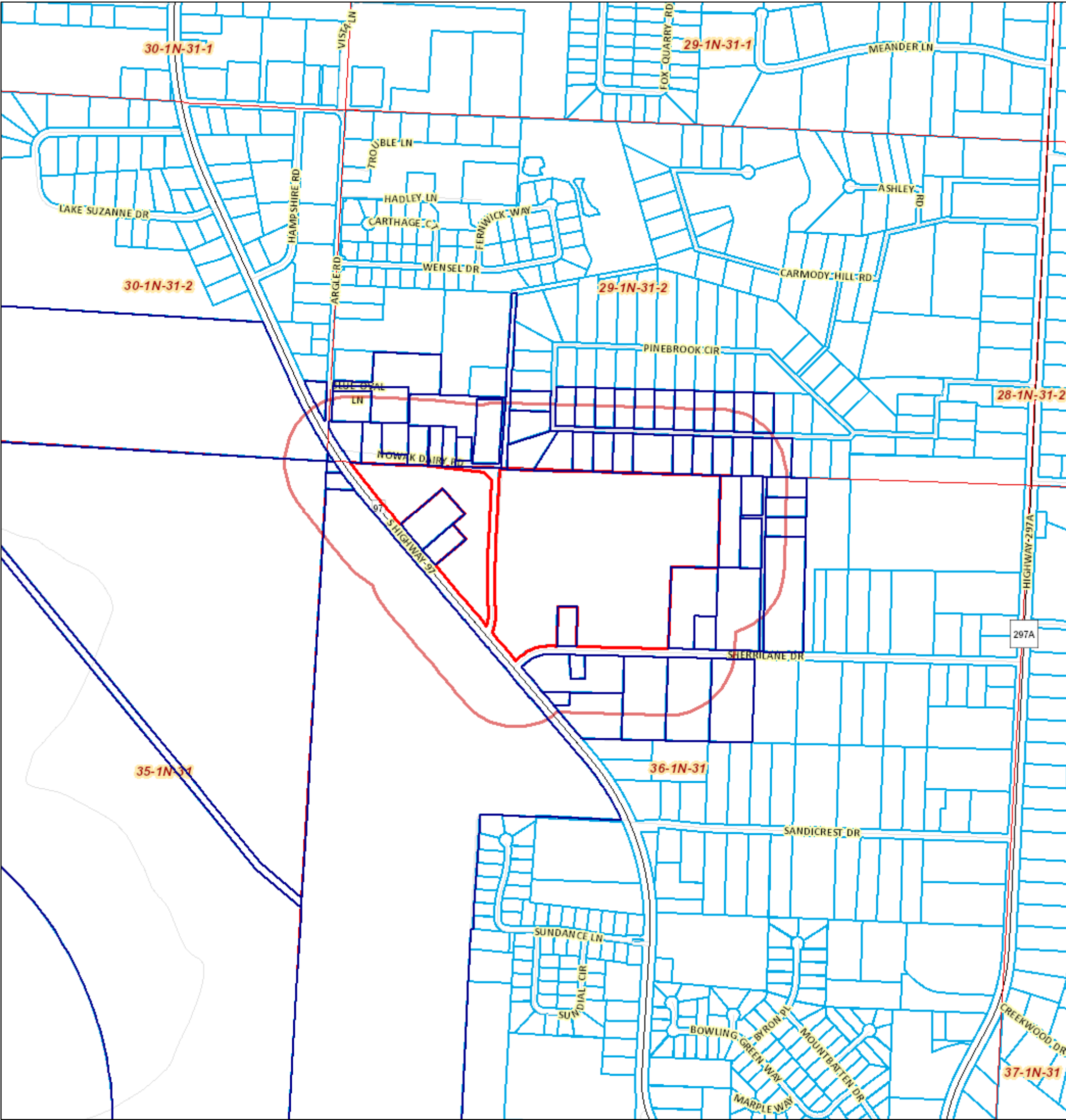
JENKS THOMAS WILLIAM II &
2612 NOWAK DAIRY RD
CANTONMENT, FL 32533

COLEMAN FRANCES V
4501 S SPENCERFIELD RD
PACE, FL 32571

CRAMER MARK A & MICHELLE L
2656 SHERRILANE DR
CANTONMENT, FL 32533

AHALT SHANE A &
2634 SHERRILANE DR
CANTONMENT, FL 32533

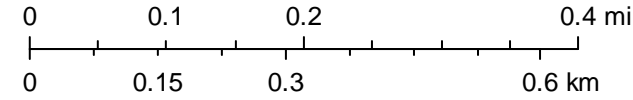
Chris Jones Escambia County Property Appraiser



November 7, 2013

1:8,869

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



Planning Board-Rezoning

5. C.

Meeting Date: 12/02/2013
CASE : Z-2013-23
APPLICANT: Wiley "Buddy" Page, Agent for Smart Living LLC, Owner
ADDRESS: Airway Dr
PROPERTY REF. NO.: 12-1S-30-2001-001-001
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 3
OVERLAY DISTRICT: NA
BCC MEETING DATE: 01/02/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: S-1, Outdoor Recreational District (noncumulative)

TO: R-5, Urban Residential/Limited Office District, (cumulative) High Density

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) 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 three and a half dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

FINDINGS

The proposed amendment to R-5 **is consistent** with the intent and purpose of Future Land Use

category MU-U, as stated in CPP FLU 1.3.1. The projected uses are allowed under the MU-U category; furthermore, the amendment would provide for infill development and the separation of allowed uses. The parcel is adjacent to existing public roads and if development occurs, the applicant may expand the use of utilities and service infrastructure.

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.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code because single family residences and multifamily residences follow under the permitted uses for the R-5 zoning district. All other requirements of the Land Development Code will be evaluated for consistency during the Site Plan Review process.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-5, R-3 and S-1. Two multifamily residences, two parcels designated as agricultural residential, two parcels designated as drainage easements, one parcel designated as a pit, one parcel designated as a conservation easement, one parcel owned by Escambia County, 18 mobile homes, 28 vacant residential parcels and 57 single-family residences.

The site visit reveals multiple residential developments on the east side of Airway.

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** changed conditions that would impact the amendment or property(s). A Future Land Use map change was submitted by the applicant and approved for transmittal to the Department of Economic Opportunity (DEO) on November 2013. If the rezoning request is recommended for approval to the Board of County Commissioners, it would have to be contingent on DEO's approval of the Large Scale Map amendment.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** indicated on the subject property. The presence of sensitive lands on site may require a more in-depth evaluation by the agencies involved. Escambia County staff will evaluate the proposed project to ensure all of the standards for wetlands protection indicated in the LDC, are met. Once the project is formally submitted, it will be evaluated during the Site Plan Review process.

CRITERION (6)**Development patterns.**

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

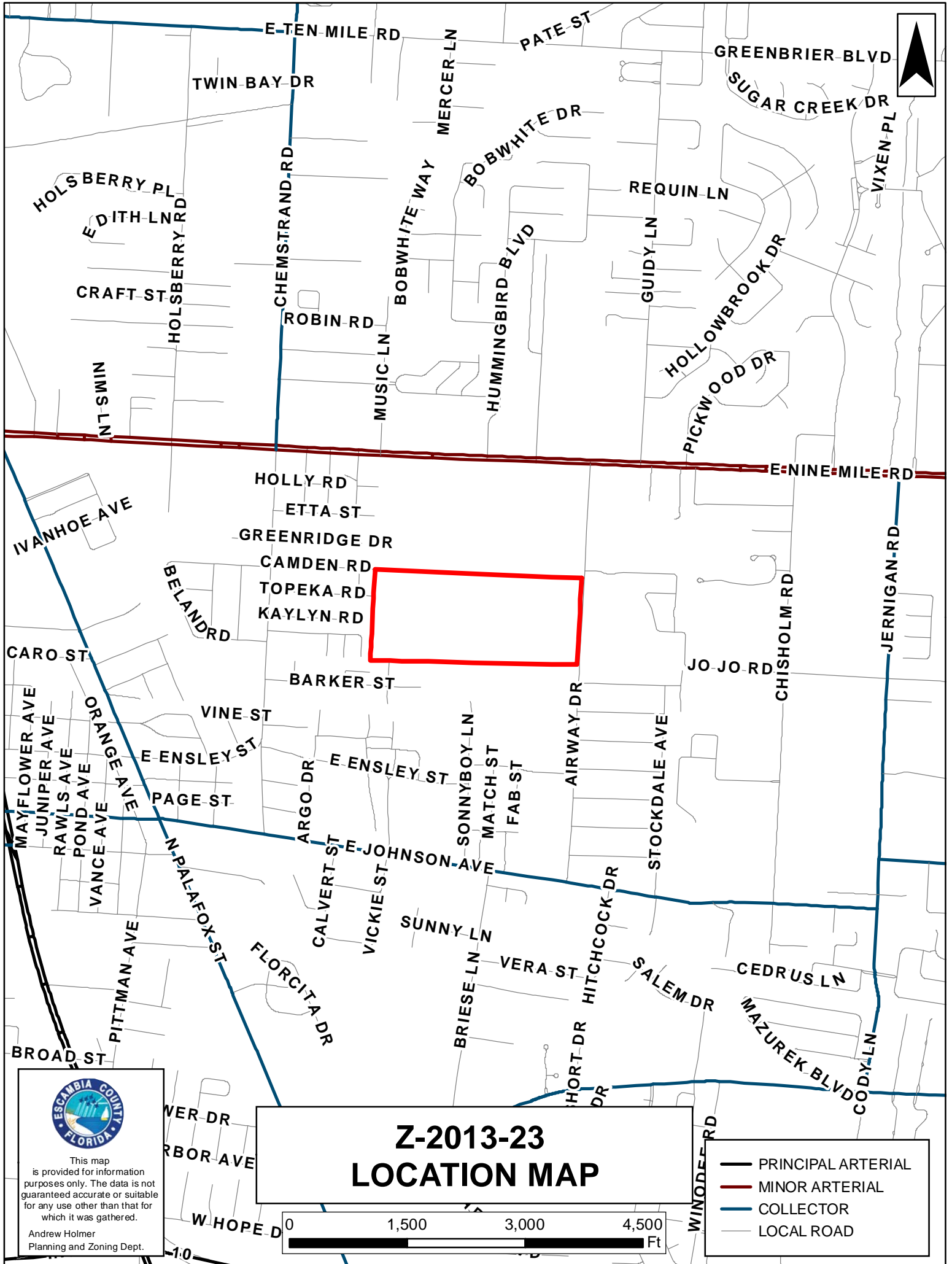
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The amendment will allow for a comprehensive mix of uses, between the compatible existing recreational amenities and the proposed development of residential facilities. The amendment, would provide for an orderly development pattern by encouraging the efficient integration of existing infrastructure and services.

Attachments

Z-2013-23

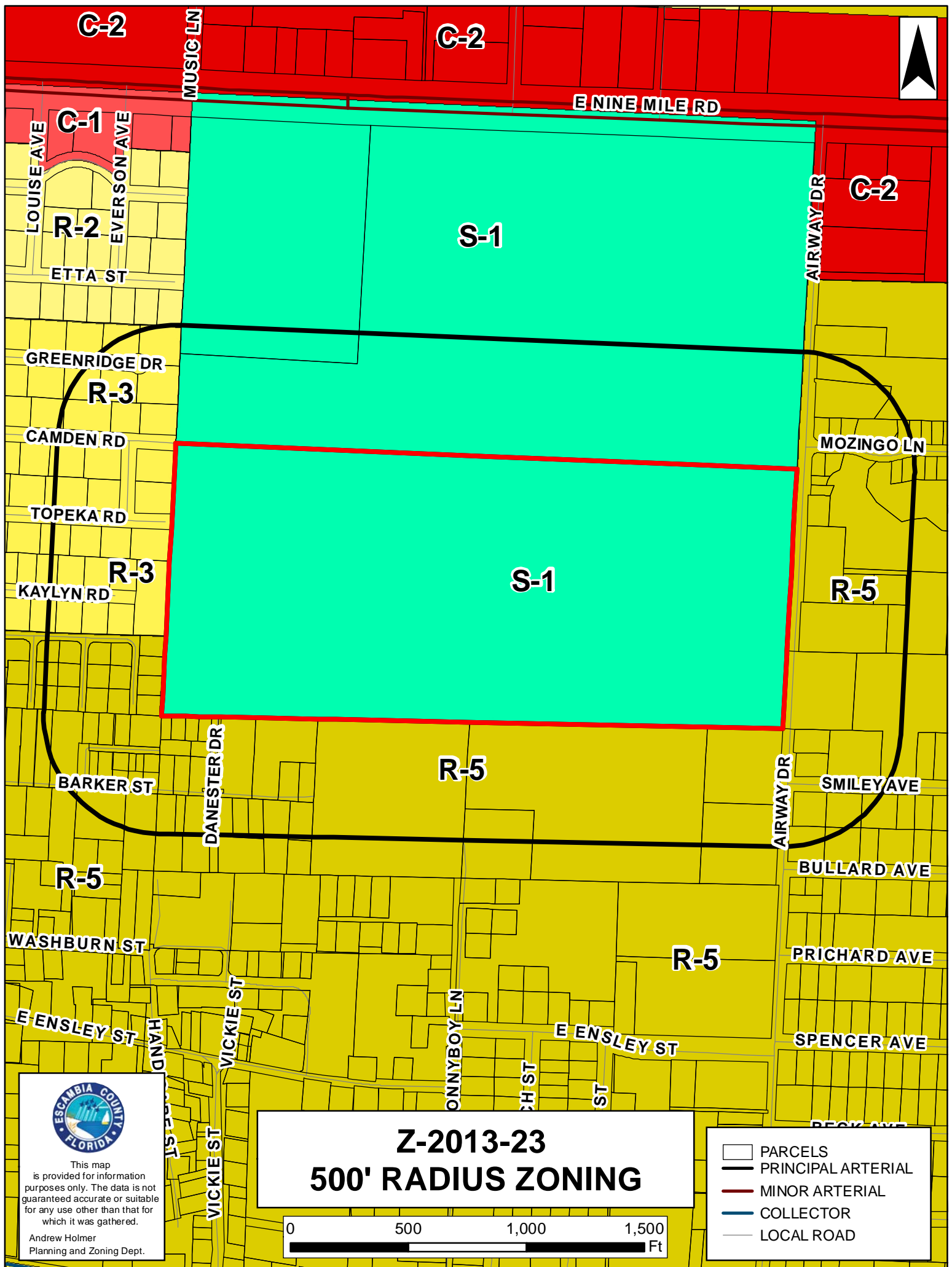
Z-2013-23

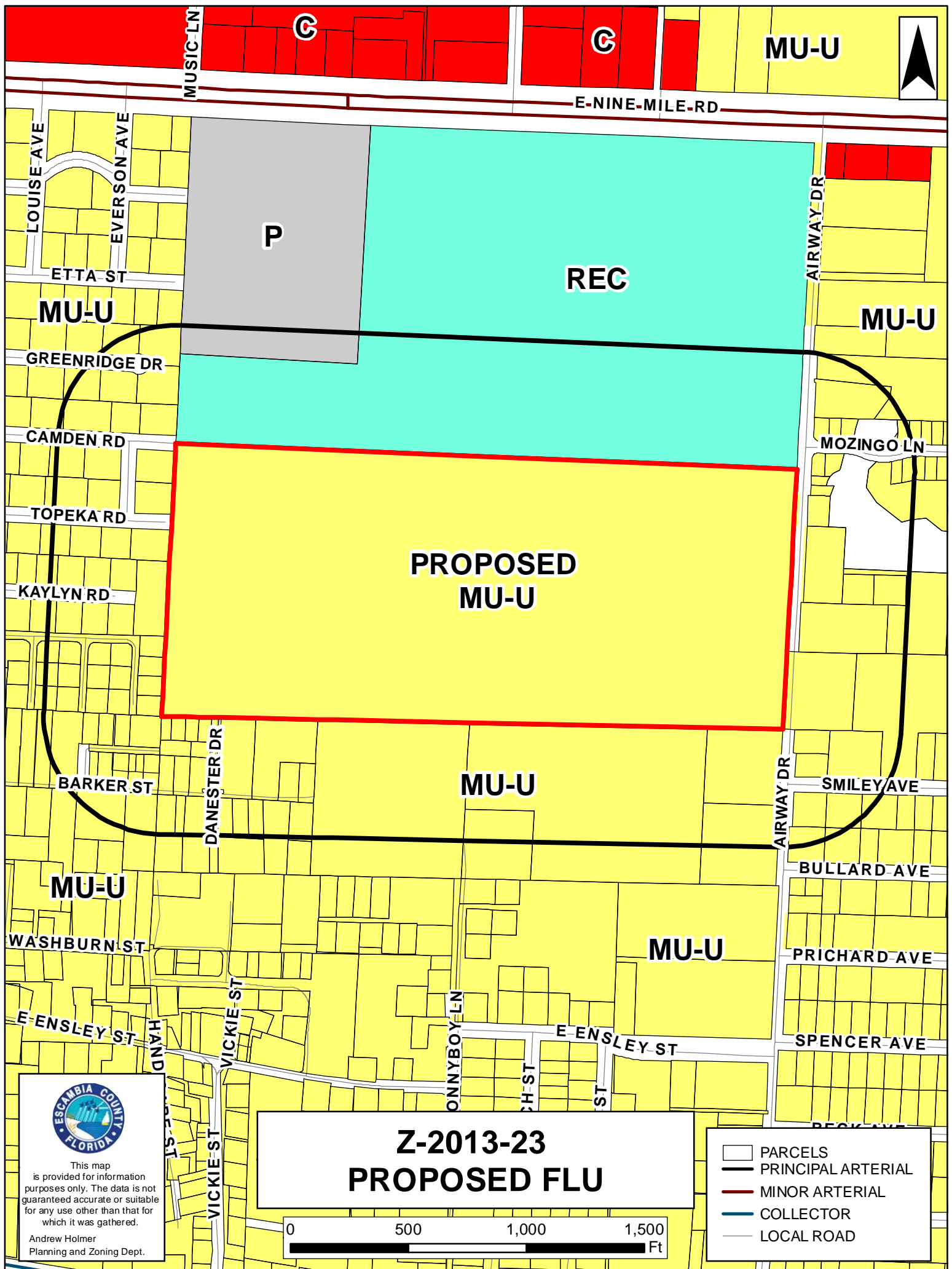



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

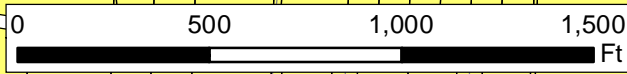
Z-2013-23 LOCATION MAP



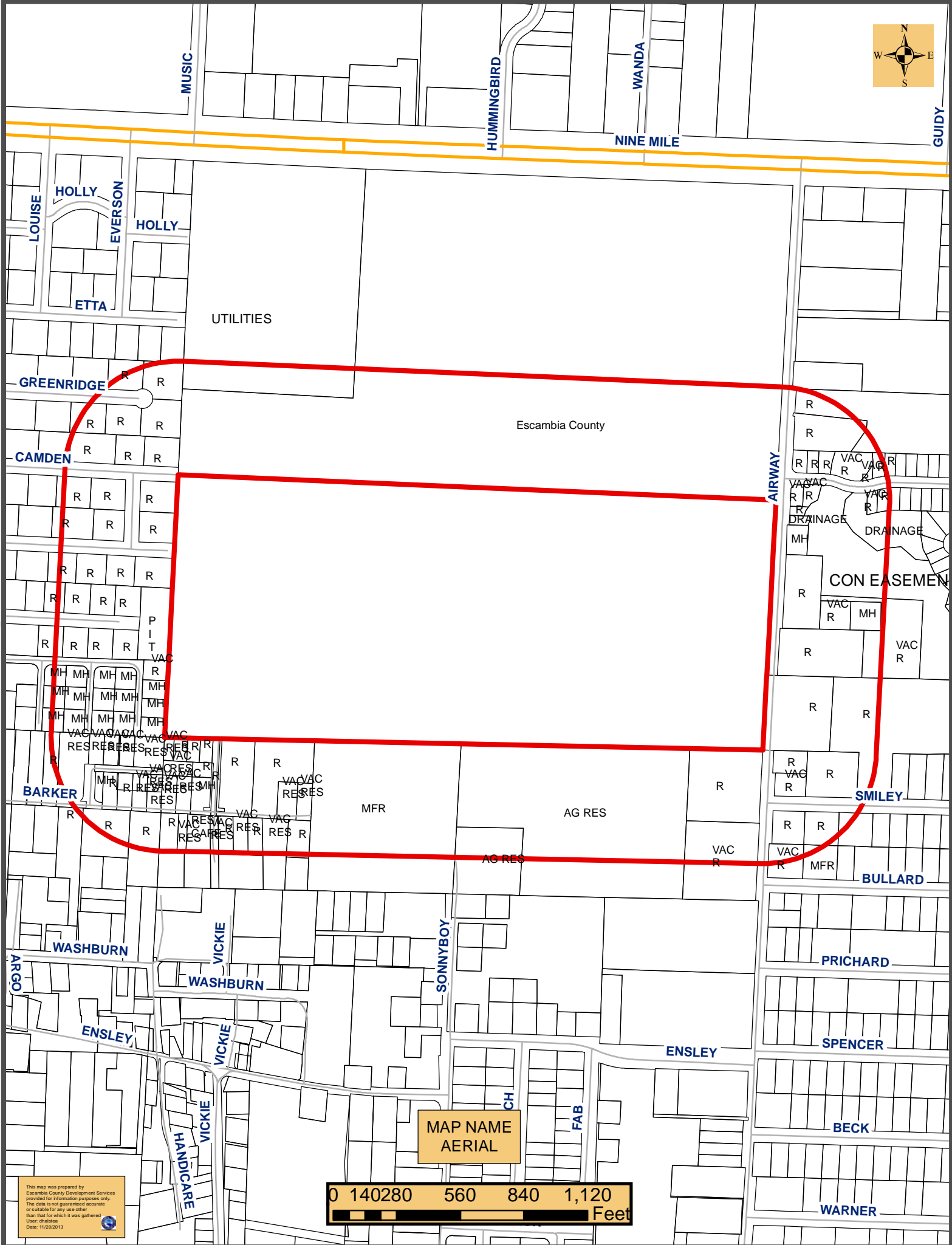



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Z-2013-23 PROPOSED FLU



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



This map was prepared by
Escambia County Development Services
provided for information purposes only.
The data is not guaranteed accurate
or suitable for any use other
than that for which it was gathered.
User: shalates
Date: 11/20/2013

0 140280 560 840 1,120
Feet



E NINE MILE RD

EVERSON AVE

ETTA ST

TOPEKA RD

AIRWAY DR

EULA DR

BARKER ST

BOY LN

BURN ST

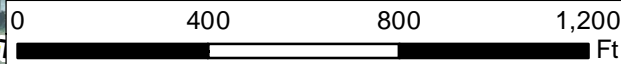
E ENSLEY ST



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-2013-23 AERIAL MAP



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



LOOKING NORTHEAST ACROSS FROM SITE



LOOKING EAST ACROSS AIRWAY DR



LOOKING SOUTHEAST ON AIRWAY DR



LOOKING NORTH FROM SITE ON AIRWAY DR



NOTICE OF PUBLIC HEARING REZONING

CASE NO.:

Z-2013-23

CURRENT
ZONING:

S-1

PROPOSED
ZONING:

R-5

PLANNING BOARD

DATE: **12-02-13** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01-02-14** TIME: **5:45 p.m.**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Amendment 1 Calculations](#)

[Back](#)

Navigate Mode ☒ Account ☐ Reference

469-6141 Shawn

432-6171 Operator

[Printer Friendly Version](#)

General Information

Reference: 121S302001001001
Account: 021163150
Owners: SCHOOL BOARD OF ESCAMBIA CO
 SCHOOL BOARD VACANT LAND
Mail: 75 N PACE BLVD
 PENSACOLA, FL 32505
Address: AIRWAY RD 32514
Use Code: PUBLIC SCHOOL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:

Land: \$7,777,

Total: \$7,777,

[Save Our Homes:](#)

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1978	1261	867	\$100	QC	View Instr

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

2012 Certified Roll Exemptions

EDUCATIONAL

Legal Description

S 1155 FT OF SW1/4 OF NE1/4 & S 1155 FT OF SE1/4 OF
 NW1/4 OR 1261 P 867

Extra Features

None

Parcel Information

[Launch Interactive](#)

Location Map

1S-30-1

Approx.
 Range:
 3300

ened:



1

6/26/2013

Required distance from Aerial Intersection = 1'550'11" to Property

EXHIBIT "A"

Allen Nobles & Associates, Inc.

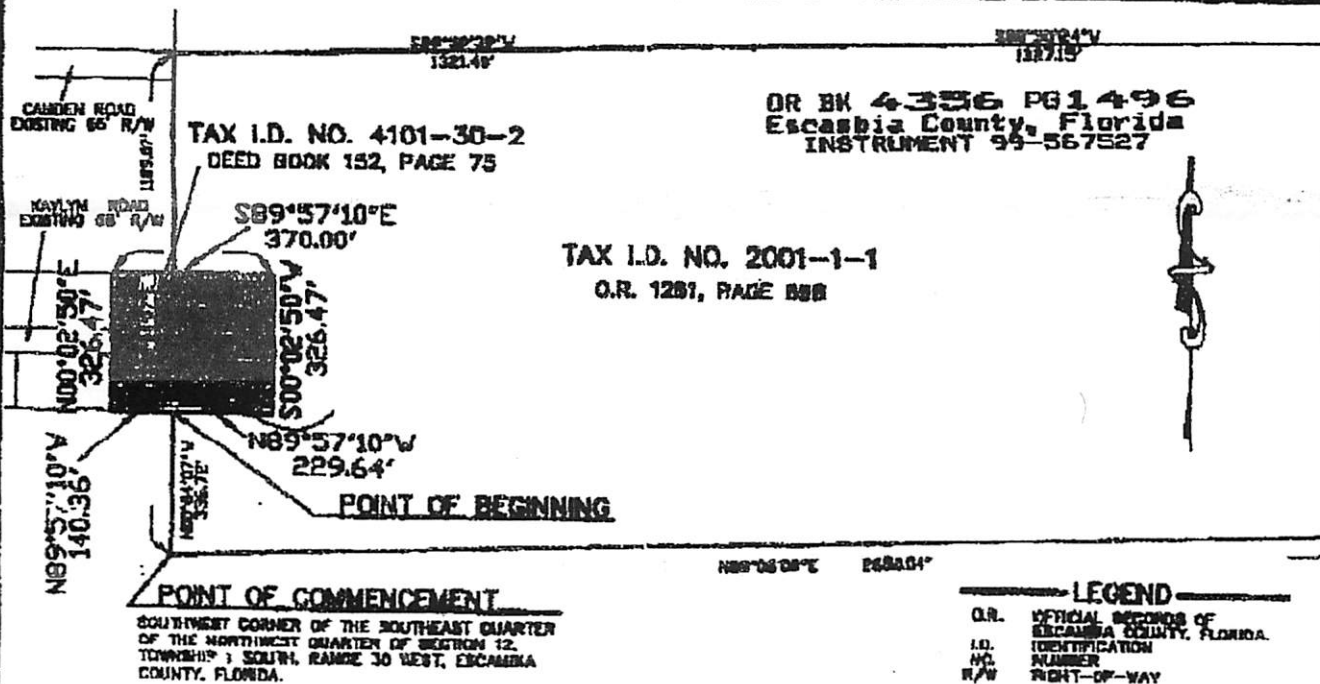
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

PROFESSIONAL
LAND SURVEYING
& MAPPING

LB# 3203

1400 VILLAGE SQUARE BLVD.
UNIT 3, SUITE 341
TALLAHASSEE, FLORIDA 32312

PH: 850-285-1178
FAX: 850-360-1238

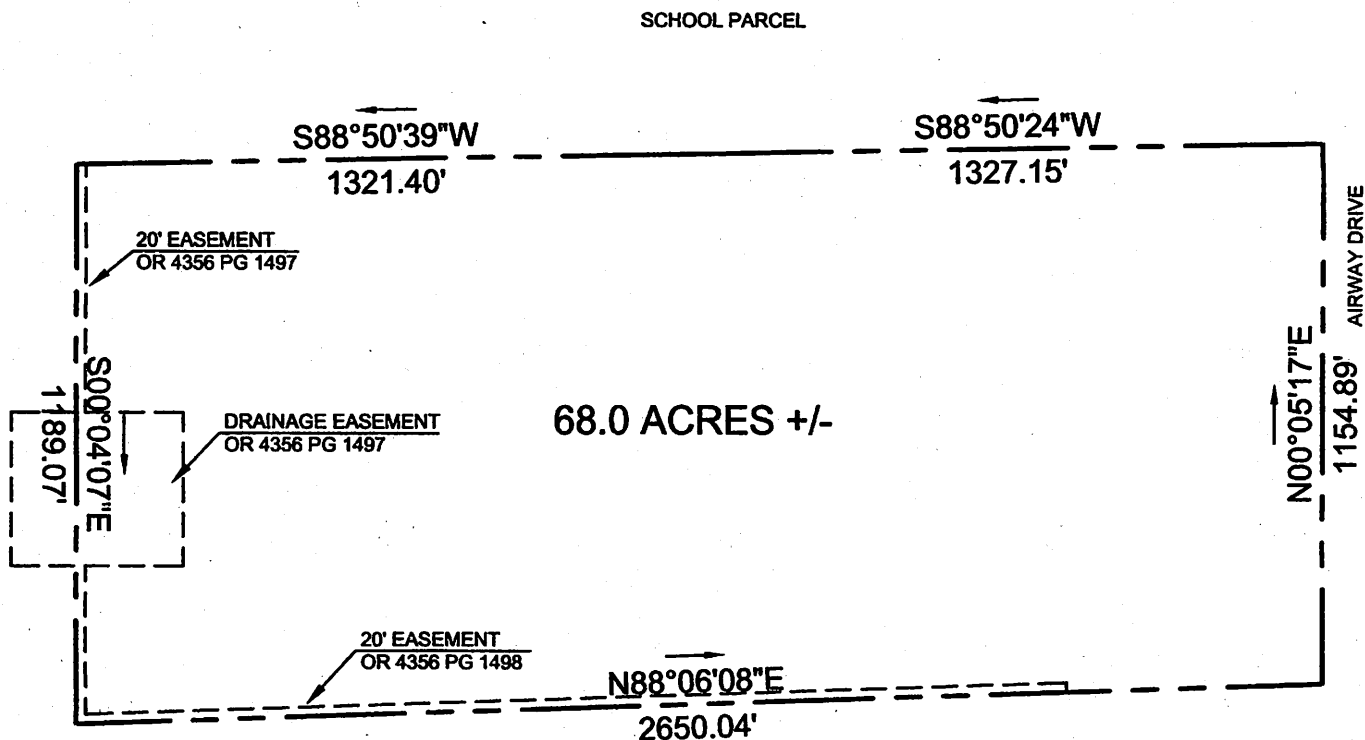
**DESCRIPTION**

A parcel of land lying in Section 12, Township 1 South, Range 30 West, Escambia County, Florida, being a portion of that parcel described in Official Records Book 1281, Page 888, of the Public Records of Escambia County, Florida, together with that parcel described in Deed Book 152, Page 75, of said Public Records and being more particularly described as follows:

Commence at an unnumbered concrete monument marking the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12 and run North 00 degrees 04 minutes 07 seconds West along the westerly boundary line of said parcel described in Official Records Book 1281 at Page 888 a distance of 338.72 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run North 89 degrees 57 minutes 10 seconds West a distance of 140.36 feet; thence run North 00 degrees 02 minutes 50 seconds East a distance of 326.47 feet; thence run South 89 degrees 57 minutes 10 seconds East a distance of 370.00 feet; thence run South 00 degrees 02 minutes 50 seconds West a distance of 326.47 feet; thence run North 89 degrees 57 minutes 10 seconds West a distance of 229.64 feet to the POINT OF BEGINNING.

12-15-30
2001-011001



LEGAL DESCRIPTION (As Provided)

A parcel of land lying in Section 12, Township 1 South, Range 30 West, Escambia County, Florida being more particularly described as follows:

The South 1155 feet of the Southwest One Quarter of the Northeast One Quarter of Section 12, Township 1 South, Range 30 West, Escambia County, Florida and the South 1155 feet of the Southeast One Quarter of the Northwest One Quarter of Section 12, Township 1 South, Range 30 West. Containing 68.0 acres more or less.

NOT A SURVEY

August 21, 2013 (08 14 11 EST)
M 1321 009 AIRWAY DRIVE SURVEY DWS 021 009 AIRWAY ROAD BS DWG

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA, SEE COMMUNITY PANEL NO. 120080 0295 G, WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006
4. SOURCE OF INFORMATION: COMMITMENT FOR TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4501043 WITH AN EFFECTIVE DATE OF AUGUST 12, 2013 AT 8:00 AM, DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND FIELD MONUMENTATION
5. THE PROPERTY SURVEYED IS VACANT AND HEAVILY WOODED
6. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY PREBLE-RISH, INC., EXCEPT AS SHOWN
7. NO ATTEMPT HAS BEEN MADE TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES BY PREBLE-RISH, INC.
8. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA
9. DATE OF FIELD SURVEY: AUGUST 8-20, 2013
10. PROPERTY SUBJECT TO OIL, GAS AND MINERAL RESERVATIONS SET FORTH IN OFFICIAL RECORDS BOOK 1261, PAGE 867 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION AS PER EXHIBIT "A", CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 4501043, DATED AUGUST 12, 213 AT 8:00 AM

The South 1155' of the Southwest Quarter of the Northeast Quarter and the South 1155' of the Southeast Quarter of the Northwest Quarter, all lying in Section 12, Township 1 South, Range 30 West, Escambia County, Florida, containing 70 acres more or less

DESCRIBED BY FIELD SURVEY AS FOLLOWS

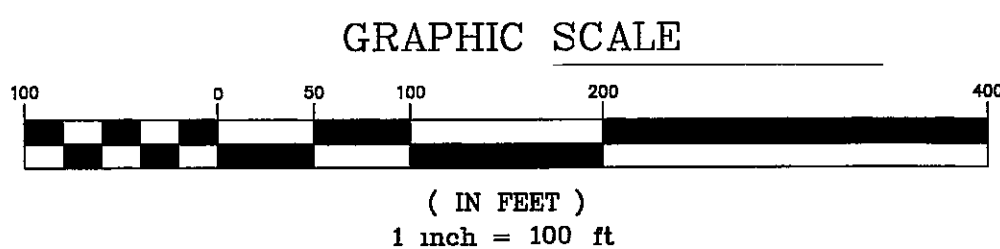
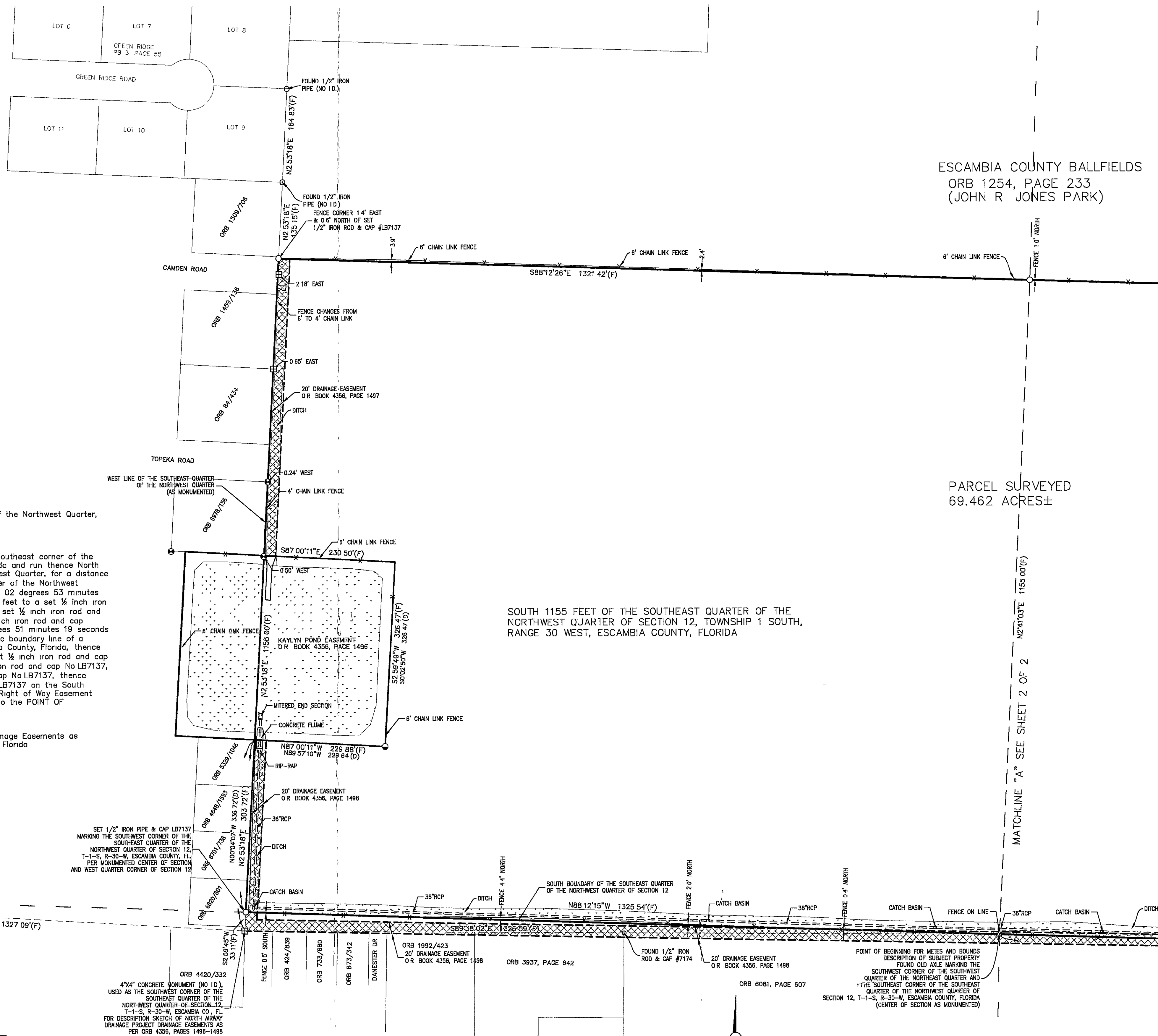
Beginning at an old axle marking the Southwest corner of the Southwest Quarter of the Northeast Quarter and the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 12, Township 1 South, Range 30 West, Escambia County, Florida and run thence North 88 degrees 12 minutes 15 seconds West, along the South boundary line of the said Southeast Quarter of the Northwest Quarter, for a distance of 1,325.54 feet to a set 1/2 inch iron rod and cap No LB7137 marking the southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12 (per monumented center of section and West Quarter corner of Section 12), thence North 02 degrees 53 minutes 18 seconds East, along the West line of said Southeast Quarter of the Northwest Quarter, for a distance of 1,155.00 feet to a set 1/2 inch iron rod and cap No LB7137, thence South 88 degrees 12 minutes 26 seconds East, for a distance of 1,321.42 feet to a set 1/2 inch iron rod and cap No LB7137, thence South 88 degrees 15 minutes 52 seconds East, for a distance of 1,327.15 feet to a set 1/2 inch iron rod and cap No LB7137 on the East boundary line of the said Southwest Quarter of the Northeast Quarter, thence South 02 degrees 51 minutes 19 seconds West, along said East boundary line, for a distance of 89.72 feet to a set 1/2 inch iron rod and cap No LB7137 on the boundary line of a Public Right of Way Easement as recorded in Official Records Book 6522, Page 111 of the Public Records of Escambia County, Florida, thence along said boundary as follows: North 87 degrees 09 minutes 29 seconds West, for a distance of 55.41 feet to a set 1/2 inch iron rod and cap No LB7137, thence South 02 degrees 48 minutes 01 seconds West, for a distance of 425.00 feet to a set 1/2 inch iron rod and cap No LB7137, thence South 87 degrees 09 minutes 29 seconds East, for a distance of 39.69 feet to a set 1/2 inch iron rod and cap No LB7137, thence South 02 degrees 50 minutes 31 seconds West, for a distance of 640.58 feet to a set 1/2 inch iron rod and cap No LB7137 on the South boundary line of the said Southwest Quarter of the Northeast Quarter, thence leaving said boundary line of a Public Right of Way Easement run North 88 degrees 16 minutes 02 seconds West, along said South boundary line, for a distance of 1,308.53 feet to the POINT OF BEGINNING. Containing 69.4625 acres, more or less

SUBJECT TO

Kaylyn Pond Easement as recorded in Official Records Book 4356, Page 1496 and North Airway Drainage Project, Drainage Easements as recorded in Official Records Book 4356, pages 1497 and 1498, all recorded in the Public Records of Escambia County, Florida

SYMBOLS & ABBREVIATIONS

- | | | | |
|-----------|---|---|---|
| # | = NUMBER | ○ | = FOUND 5/8" CAPPED IRON ROD L.B. #3293 |
| --- | = DISTANCE NOT TO SCALE | ● | = FOUND 1/2" IRON PIPE (NO I.D.) |
| L.B. | = LICENSED BUSINESS | ● | = FOUND 1" IRON PIPE (NO I.D.) |
| ORB | = OFFICIAL RECORDS BOOK | △ | = FOUND AXLE |
| ± | = MORE OR LESS | ▨ | = EXISTING ASPHALT PAVEMENT |
| (F) | = FIELD MEASUREMENT | ▩ | = EXISTING CONCRETE |
| (D) | = DESCRIPTION DATA | ▩ | = EXISTING POND/DITCH |
| (P) | = PLAT DATA | ▩ | = PUBLIC RIGHT OF WAY EASEMENT
O.R. BOOK 6522, PAGE 111 |
| R.C.P. | = REINFORCED CONCRETE PIPE | ▩ | = 20' DRAINAGE EASEMENT
O.R. BOOK 4356, PAGE 1497 & 1498 |
| R/W | = RIGHT OF WAY | | |
| (NO I.D.) | = NO IDENTIFICATION | | |
| ○ | = SET 1/2" CAPPED IRON ROD L.B. #7137 | | |
| ● | = FOUND 1/2" CAPPED IRON ROD L.B. #7277 | | |
| ⊠ | = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #7277 | | |
| ⊙ | = FOUND 1/2" CAPPED IRON ROD L.B. #7312 | | |
| ⊞ | = FOUND 4" BY 4" CONCRETE MONUMENT (NO I.D.) | | |
| ● | = FOUND 1/2" CAPPED IRON ROD L.B. #7092 | | |



BOUNDARY SURVEY

AIRWAY DRIVE
SECTION 12, T-1-S, R-30-W
ESCAMBIA COUNTY, FLORIDA

PROJECT NO
821.009

SHEET
1 OF 2

PREBLE-RISH INC.
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

300 MARINA DRIVE
PORT ST. LOUIS, FL 32080
(904) 227-1700

200 W. WASHINGTON ST.
SUITE 100
PENSACOLA, FL 32501
(904) 433-0000

200 W. WASHINGTON ST.
SUITE 100
PENSACOLA, FL 32501
(904) 433-0000

200 W. WASHINGTON ST.
SUITE 100
PENSACOLA, FL 32501
(904) 433-0000

REVISION	NO.	DATE	DESCRIPTION
	1		UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR, THIS DRAWING IS NOT VALID.
	2		THIS SURVEY WAS COMPLETED ON 08/20/2013.
	3		THIS SURVEY WAS COMPLETED ON 08/20/2013.
	4		THIS SURVEY WAS COMPLETED ON 08/20/2013.
	5		THIS SURVEY WAS COMPLETED ON 08/20/2013.
	6		THIS SURVEY WAS COMPLETED ON 08/20/2013.
	7		THIS SURVEY WAS COMPLETED ON 08/20/2013.



**Development Services Department
Building Inspections Division**

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

RECEIPT

Receipt No. : **594059**

Date Issued. : 11/08/2013

Cashier ID : VHOWENS

Application No. : PRZ131100023

Project Name : Z-2013-23

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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Check

	2378	\$1,270.50	App ID : PRZ131100023
--	------	------------	-----------------------

		\$1,270.50	Total Check
--	--	-------------------	-------------

Received From : SMART LIVING, LLC / SCHOOL BOARD VACANT LAND

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PRZ131100023	686124	1,270.50	\$0.00	AIRWAY DR, PENSACOLA, FL
--------------	--------	----------	--------	--------------------------

Total Amount :	1,270.50
-----------------------	-----------------

\$0.00	Balance Due on this/these Application(s) as of 11/20/2013
---------------	--

SCHOOL BOARD OF ESCAMBIA
CO
75 N PACE BLVD
PENSACOLA, FL 32505

EMERALD COAST UTILITIES
AUTHORITY
PO BOX 15311
PENSACOLA, FL 32514

GULSBY JUDITH A
293 TOPEKA RD
PENSACOLA, FL 32514

POWELL HILDA M
12291 COUNTY RD 97
ELBERTA, AL 365306184

HADLEY JEANENE
4547 GALT CITY RD
MILTON, FL 32583

CRUM EULA MAE
C/O FELICIA CARTER
371 E ENSLEY ST
PENSACOLA, FL 32514

GONZALES KEITH E
160 ETHERIDGE RD
FORT WALTON BEACH, FL
32548

THOMASON PATRICK A &
KIMBERLY D
226 TOPEKA RD
PENSACOLA, FL 32514

SANCHEZ GILBERT
755 N EAST 43RD ST
OAKLAND PARK, FL 33334

KNIGHT FANNIE MAE GEORGE
236 BARKER ST
PENSACOLA, FL 32514

FULLER PAUL J & DONNA C
34 WESTERN AVE
E MILLINOCKET, ME 04430

STEELE ARTIS R & SYBLE C
226 KAYLYN RD
PENSACOLA, FL 32514

BEARD DERRICK J SR
PO BOX 24271
OAKLAND, CA 94623

GIBBS ALFRED &
1660 WYIMA WAY
MODESTO, CA 95350

BUTLER WALTER &
C/O ROBERT L GREEN
8055 STARK AVE
PENSACOLA, FL 32514

KILPATRICK THOMAS J &
PATRICIA A
224 CAMDEN RD
PENSACOLA, FL 32514

MERRITT OPPIE ARTHUR &
290 KAYLYN RD
PENSACOLA, FL 32514

ALLISON AMANDA M
224 KAYLYN RD
PENSACOLA, FL 32514

STEVENS WILLIAM E &
228 CAMDEN RD
PENSACOLA, FL 32514

FRANKLIN ROBERT & SYLVIA
C/O BEVERLEY E RILEY
6275 MOCKINGBIRD LN
PENSACOLA, FL 32503

ROSS PATRICIA LIFE ESTATE
292 KAYLYN RD
PENSACOLA, FL 32514

MOSLEY EDWARD N & JOYCE M
303 CAMDEN RD
PENSACOLA, FL 32514

MILLER EDWIN D JR
291 KAYLYN RD
PENSACOLA, FL 32514

JEWELL DOROTHY MAE
C/O PHILLIP W JEWELL
300 TOPEKA RD
PENSACOLA, FL 32514

MCKINLEY LAWRENCE H &
310 CAMDEN RD
PENSACOLA, FL 32514

COOK CLARA
216 E JOHNSON AVE
PENSACOLA, FL 32514

PATTERSON STATE JR & NANCY
L
238 EULA ST+PENSACOLA, FL
32514

MILLER EDWIN D SR &
289 KAYLYN RD
PENSACOLA, FL 32514

DIAMOND THOMAS J &
MARGARET L
229 CAMDEN RD
PENSACOLA, FL 32514

RAMSDELL RICHARD &
293 KAYLYN RD
PENSACOLA, FL 32514

WRIGHT RAMONA J
327 TWISTED OAK DR
CANTONMENT, FL 32533

WALDEN THELMA I &
226 CAMDEN RD
PENSACOLA, FL 32514

DUKES WILFORD & WARNER
JEAN
866 RIDGE VIEW LN
PENSACOLA, FL 325149563

JEWELL DAVID F
301 TOPEKA RD
PENSACOLA, FL 32514

KNIGHT VAUGHN
360 BARKER ST
PENSACOLA, FL 32514

DOUGLAS VIRGINIA R
295 TOPEKA RD
PENSACOLA, FL 32514

ESCAMBIA COUNTY CLAY PIT
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

LOST OAKS HOMEOWNERS
ASSOC INC
140 TERRY DR
PENSACOLA, FL 32503

HAMILTON ROBERT A & SHEILA
A
8916 CHEMSTRAND RD LOT 4
PENSACOLA, FL 325143155

BAGGETT DANIEL P & DEBRA R
2045 E ROBERTS RD
PENSACOLA, FL 32534

THISTLE RICHARD
9634 MAPLE LEAF
PENSACOLA, FL 32514

SHEFFIELD LAVON W & LOUISE
M
8916 CHEMSTRAND RD LOT 7
PENSACOLA, FL 32514

COFFEY RONALD &
8916 CHEMSTRAND RD # 8
PENSACOLA, FL 32514

FAIRCLOTH CURTIS W JR &
DEBORAH L
8916 CHEMSTRAND RD LOT 9
PENSACOLA, FL 325143155

SHIVER MICHAEL & MARIE
8916 CHEMSTRAND RD LOT 10
PENSACOLA, FL 32514

BOZEMAN JOHN & VIOLET
8916 CHEMSTRAND RD LOT 11
PENSACOLA, FL 325143155

WILL DEAN L
6790 BUNKER HILL CIR
PENSACOLA, FL 32506

HARTMAN JEFFREY A &
8916 CHEMSTRAND RD LOT 12
PENSACOLA, FL 32514

SIDNER ROBERT D TRUSTEE
2040 HOLLY HILL RD
PENSACOLA, FL 32526

BURCHETT PHILLIP W &
BARBARA R
10356 O DANIEL DR
PENSACOLA, FL 32514

MOTT WILLIAM E
8510 POPLAR AVE
PENSACOLA, FL 32534

LOVE JOHN H
8916 CHEMSTRAND RD LOT 18
PENSACOLA, FL 32514

WAHKELEH PETER F & LYDIA
395 CLAIRMONT DR
PENSACOLA, FL 325065302

MOORE KENNETH B &
2566 EDGEWOOD DR
NAVARRE, FL 32566

PALMER LEWIS C
221 GREENRIDGE DR
PENSACOLA, FL 32514

JENNINGS ROY L
220 GREENRIDGE DR
PENSACOLA, FL 32514

NATIONAL MENTOR
HEALTHCARE LLC
C/O FLORIDA MENTOR
600 N PINE ISLAND RD STE 230
PLANTATION, FL 33324

PAREKH PRADEEP M
754 BOULDER CREEK DR
PENSACOLA, FL 32514

NORRIS ED E & JUDITH L
219 GREENRIDGE DR
PENSACOLA, FL 32514

DARON JOANNE &
217 GREENRIDGE DR
PENSACOLA, FL 32514

HOWARD HOBART A JR &
7245 EIGHT MILE CREEK RD
PENSACOLA, FL 32526

ARBOURS AT ENSLEY LTD
33 INVERNESS CENTER PKWY
STE LL130
BIRMINGHAM, AL 35242

BROWN CHARLIE
347 CRUM AVE
PENSACOLA, FL 32514

BROWN CHARLIE JR &
7881-B DANESTER DR
PENSACOLA, FL 32514

SOLOMON MONROE
C/O WILKERSON
8711 HANDICARE ST
PENSACOLA, FL 32514

SUMMERLIN SARAH
343 CRUM AVE
PENSACOLA, FL 32514

BURGESS WALTER JR RANDY C
510 FIELDSTONE LN
COVINGTON, GA 30016-6898

WIGGINS EMANUAL & ROSA
MAE
345 CRUM AVE
PENSACOLA, FL 32514

GREEN ANTHONY J II
8804 SONNY BOY LN
PENSACOLA, FL 32514

EDWARDS WILLIAM B &
4960 SOUNDSIDE DR
GULF BREEZE, FL 32563

FEESER DON C &
PO BOX 694
GULF BREEZE, FL 32562

BURGESS REGINALD I
600 E JOHNSON AVE
PENSACOLA, FL 32514

CULLIVER GERALD I & VALINDA
8810 AIRWAY DR
PENSACOLA, FL 32514

JONES ANTHONY L & TANIGE T
640 SMILEY AVE
PENSACOLA, FL 32514

MACKEY MYRA L
8860 AIRWAY DR
PENSACOLA, FL 32514

BURGESS JOHN R
903 W DETROIT BLVD
PENSACOLA, FL 32534

DIMITROFF FRANKLIN M &
9120 AIRWAY DR
PENSACOLA, FL 32514

YOUNG JACK & ANNETTE M
333 BARKER ST
PENSACOLA, FL 32514

KEA CAROLYN F
9220 AIRWAY DR
PENSACOLA, FL 32514

ISHMAEL DAVID & IDA L
8801 AIRWAY DR
PENSACOLA, FL 32514

ROBINSON HORATIO L
150 SOUTHFORK DR
MACON, GA 31220

MOSES JAMES & OCCIE L
340 BARKER ST
PENSACOLA, FL 32514

POSTON JOSEPH
6117 LILLIAN HWY
PENSACOLA, FL 32506

SOLES REGINA 1/8 INT
5311 CHARBAR DR
PENSACOLA, FL 32526

GREEN MICHAEL J
7 S JAMAICA ST
PENSACOLA, FL 32507

CARTER FELICIA RENEE
C/O FRED CARTER
335 BARKER ST+PENSACOLA, FL
32514

JERICO HOLINESS CHURCH INC
8660 SONNEY BOY LN
PENSACOLA, FL 32514

COLLIE DAVID &
407 BARKER SR
PENSACOLA, FL 32514

CARTER FRED JR
335 BARKER ST
PENSACOLA, FL 32514

EDWARDS SHARON D
409 E BARKER ST
PENSACOLA, FL 32514

PENSACOLA HABITAT FOR
PO BOX 13204
PENSACOLA, FL 32591

BROWN CURTIS L 1/4 INT &
415 BARKER ST
PENSACOLA, FL 32514

BROWN SAMUEL E & HATTIE D
231 WASHBURN ST
PENSACOLA, FL 32514

PARKER PEARLIE MAE LIFE EST
8760 AIRWAY DR
PENSACOLA, FL 32514

SIGLER CLARENCE JR &
4531 FLORELLE WAY
PENSACOLA, FL 32505

HUDDLESTON OLLIE MAE
643 BECK AVE
PENSACOLA, FL 32514

BURGESS LARRY SR &
9000 AIRWAY DR
PENSACOLA, FL 32514

SALTER CURTIS L
1000 MESA CT
SUMMERVILLE, SC 29483

BELL HANNAH
C/O FRED A BOLAR
2306 N 6TH AVE
PENSACOLA, FL 32503

SIGLER CLARENCE EST OF
C/O ESTER SIGLER
8820 AIRWAY DR+PENSACOLA,
FL 32514

MCCORVEY JEWEL JR &
C/O JEWEL MCCORVEY JR
730 SMILEY AVE+PENSACOLA,
FL 32514

TONE FLORENTINA
643 MOZINGO LN
PENSACOLA, FL 32514

CORSON CHRISTOPHER W
PMB 145
40 W NINE MILE RD #2
PENSACOLA, FL 32534

CELEBRITY HOME BUILDERS INC
4400 BAYOU BLVD STE 46
PENSACOLA, FL 32503

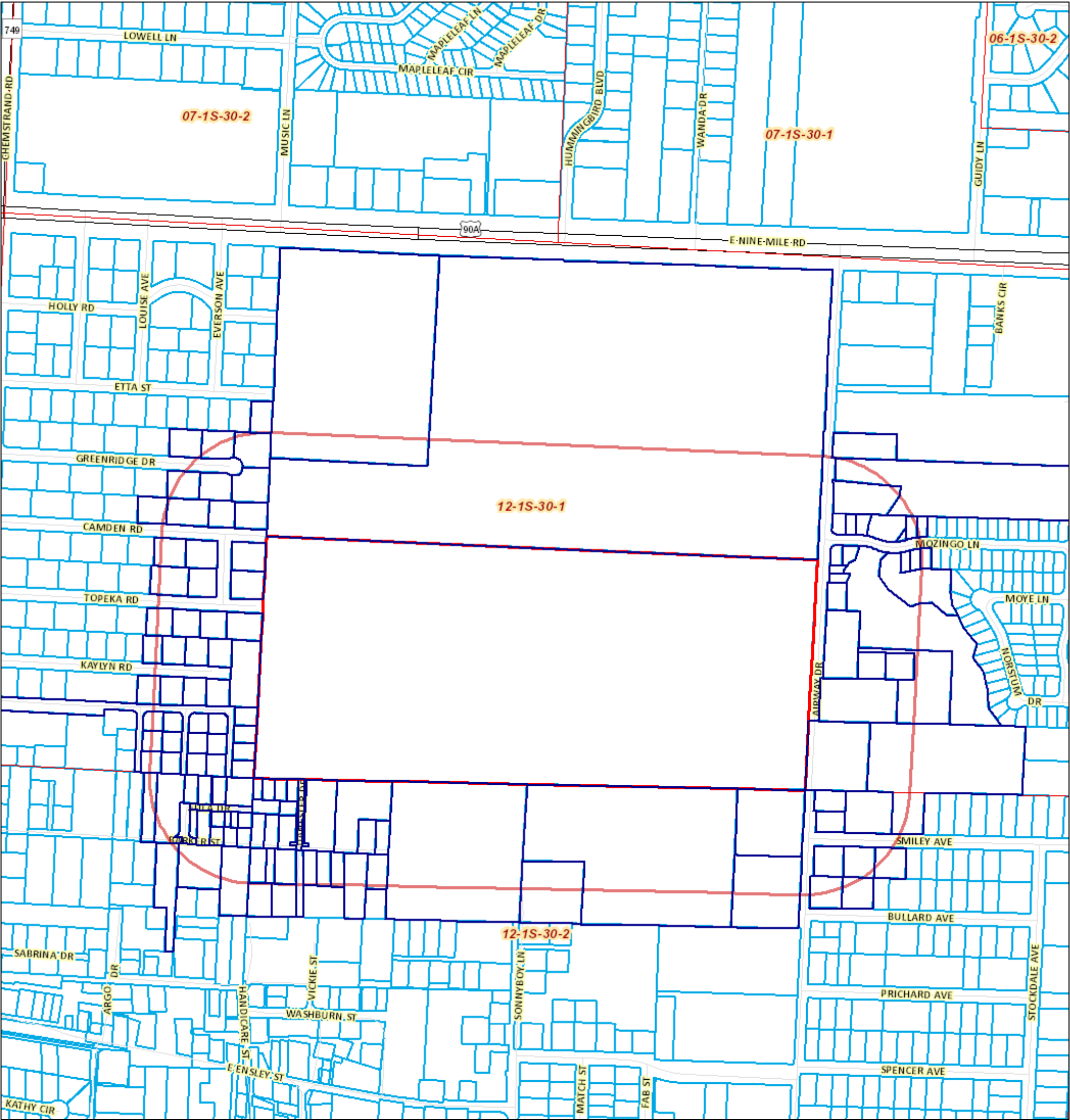
FINCH FREDY JR
640 MOZINGO LN
PENSACOLA, FL 32514

PUGH ALTONS &
337 BAKER ST
PENSACOLA, FL 32514

AIRWAY OAKS HOMEOWNERS
ASSOCIATION
C/O CENTRE GROUP
PROPERTIES INC
4400 BAYOU BLVD SUITE
350 PENSACOLA, FL 32503

HOLMES DONALD J
636 MOZINGO LN
PENSACOLA, FL 32514

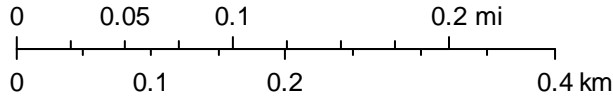
Chris Jones Escambia County Property Appraiser



November 13, 2013

1:5,619

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



Planning Board-Rezoning

5. D.

Meeting Date: 12/02/2013
CASE : Z-2013-25
APPLICANT: James D. Kemp, Owner
ADDRESS: 5580 Pensacola Blvd
PROPERTY REF. NO.: 47-1S-30-1101-002-064
FUTURE LAND USE: C, Commercial
DISTRICT: 3
OVERLAY DISTRICT: NA
BCC MEETING DATE: 01/02/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: C-2NA, C-2 General Commercial and Light Manufacturing District (cumulative)(25 du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Commercial Future Land Use is intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. Residential Maximum Density is 25 dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and

intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to C-2NA **is consistent** with the intent of CPP FLU 1.1.1 as the proposed development is similar in intensity to the surrounding commercial endeavors. In addition, the request is also **consistent** with the intent and purpose of the Future Land Use category Commercial, as stated in CPP FLU 1.3.1. The Commercial Future Land Use provides for professional office, retail, wholesale, service and general business trade. By redeveloping an existing building, the proposed project will be **consistent** with the intent of CPP FLU 1.5.3 by efficiently using existing facilities and infrastructure in an underutilized property.

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.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy FLU 1.3.1 of the Comprehensive Plan.

C-2NA, C-2 General Commercial and Light Manufacturing District (cumulative). This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.).

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The C-2NA zoning designation allows for the same uses as C-2 with the exception of bars, nightclubs, and adult entertainment, which are prohibited uses. The subject parcel fronts an arterial roadway along with other commercial businesses which are similar in intensity to the proposed amendment.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the

500' radius impact area, staff observed properties with zoning districts R-2, R-5, C-1 and C-2. Four residential properties, two United States Government properties and 26 commercial properties. Although there are some residential structures within the 500' distance radius, Old Palafox Hwy and Pensacola Blvd both serve as man-made buffers by providing separation between the commercial and residential 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(s). Historic records show that the existing infrastructure was approved by the Site Plan Review process in 2006, as an equipment rental company business.

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.

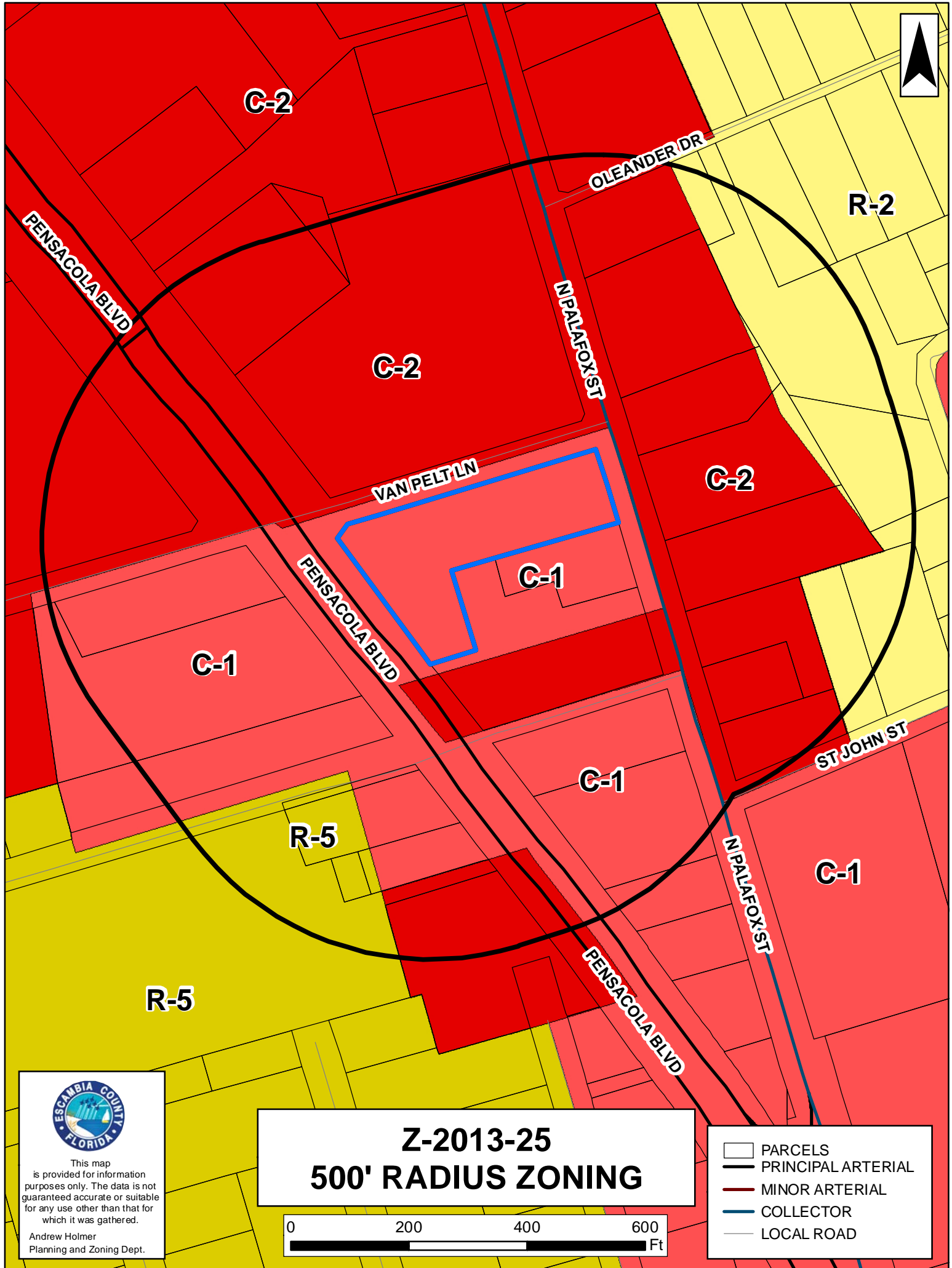
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The property is located along an arterial road in a predominately zoned commercial area. The permitted uses of the C-2 zoning district are of a comparable intensity of the surrounding uses and the property does meet locational criteria for commercial development.

Attachments

Z-2013-25

Z-2013-25



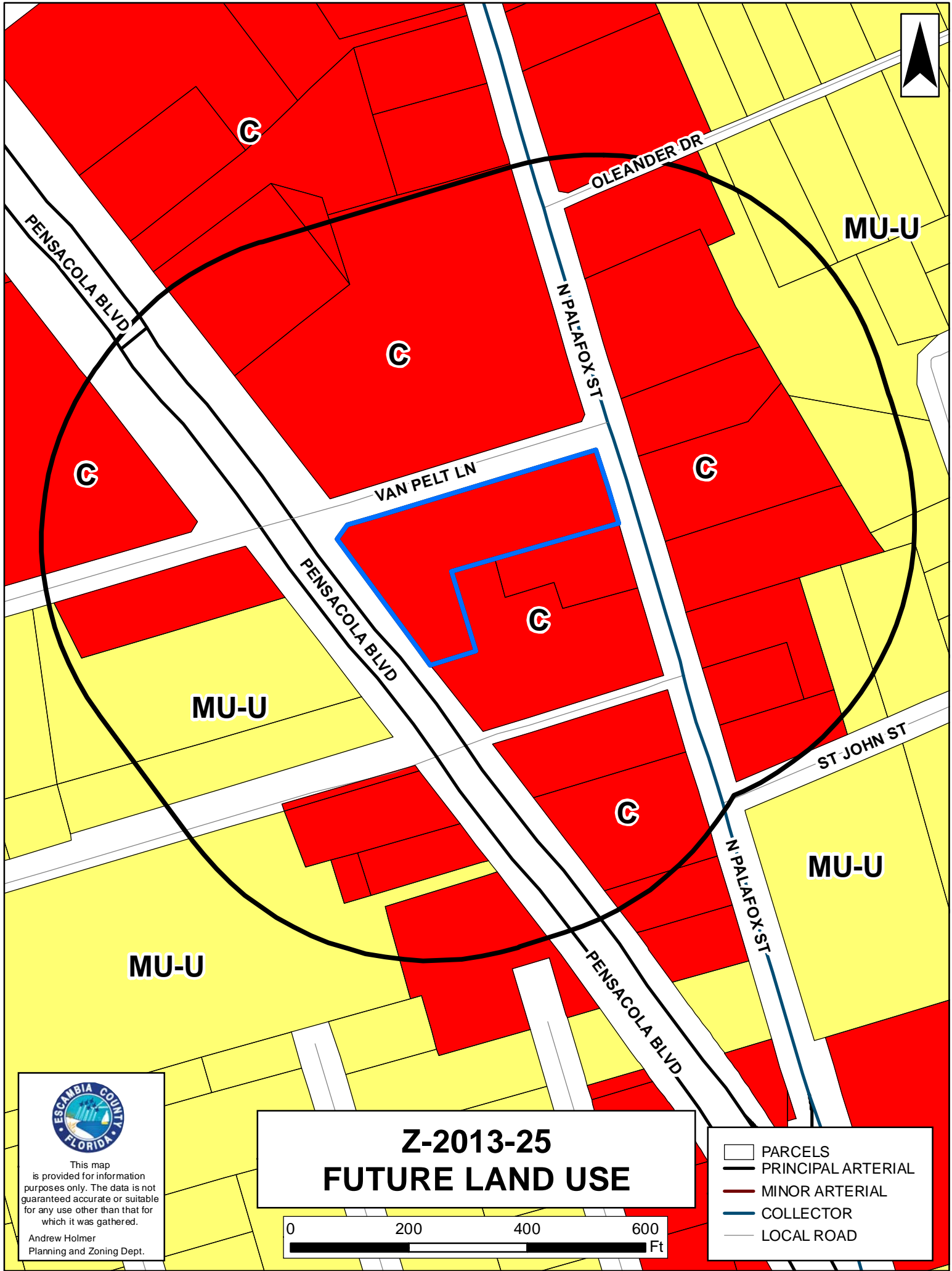
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-25 500' RADIUS ZONING

0 200 400 600
Ft

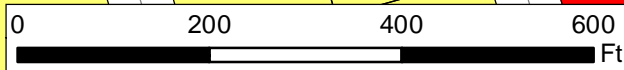
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



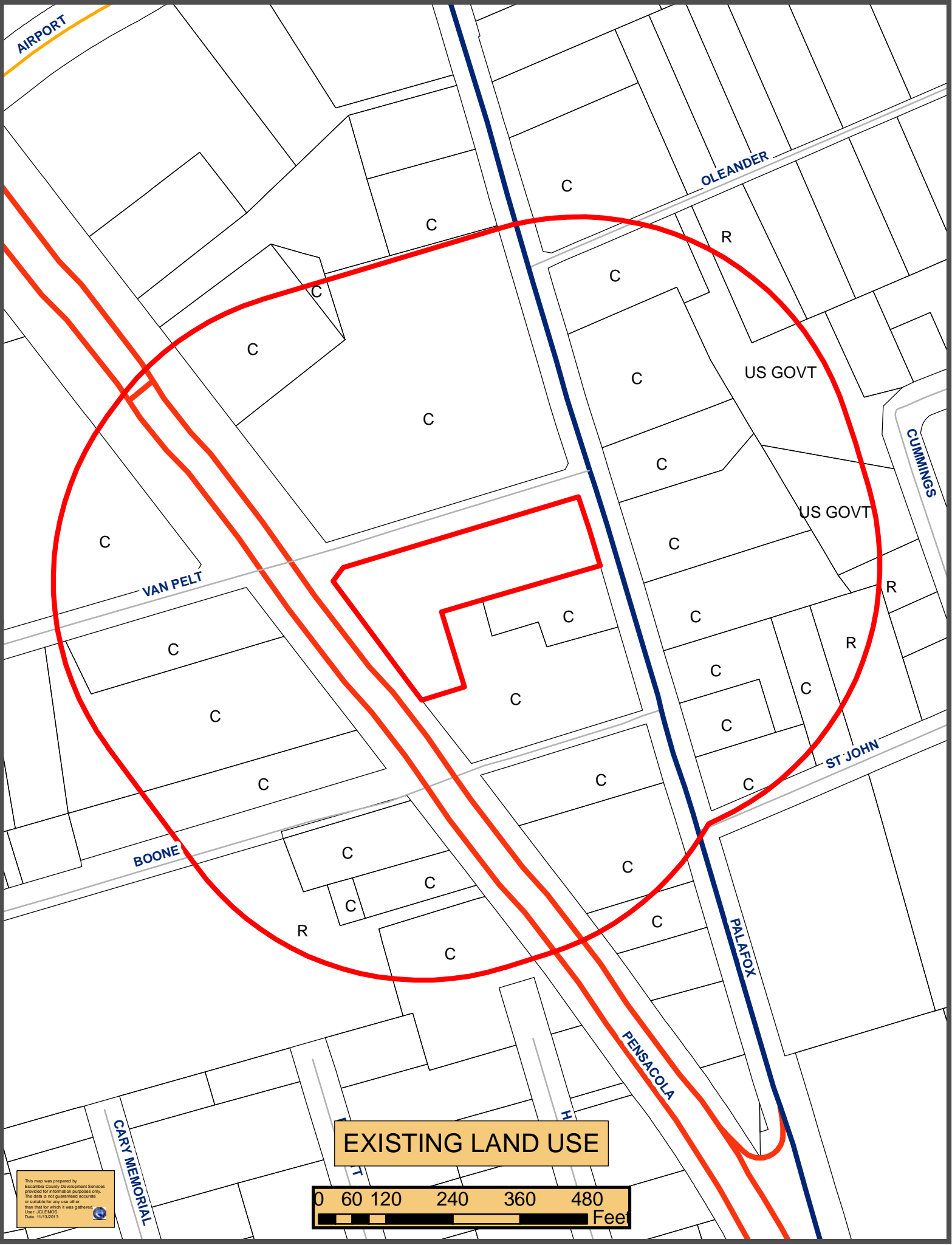
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

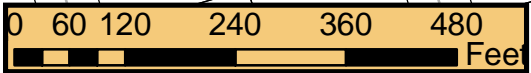
Z-2013-25 FUTURE LAND USE



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



EXISTING LAND USE



This map was prepared by
Escambia County Development Services
provided for information purposes only.
The data is not guaranteed accurate
or suitable for any use other
than that for which it was gathered.
User: JCE/MCS
Date: 11/13/2015



N PALAFOX ST

VAN PELT LN

PENSACOLA BLVD

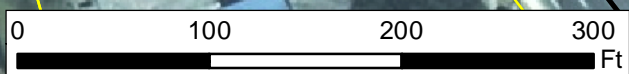
BOONE ST



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-2013-25 AERIAL MAP



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



LOOKING SOUTH ON TO HWY 29



LOOKING WEST ACROSS FROM SITE



LOOKING EAST ON TO THE SITE



LOOKING EAST ON VAN PELT



LOOKING NORTH FROM SITE ALONG HWY 29



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2013-25**
CURRENT ZONING: **C-1** PROPOSED ZONING: **C-2NA**

PLANNING BOARD

DATE: **12-02-13** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01-02-14** TIME: **5:45 p.m.**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PUBLIC HEARING SIGN



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: C1 to: C2NA

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

Owner(s) Name: United Rentals (North America), Inc., successor by* Phone: 203-618-7331

Address: 100 First Stamford Place, Ste. 700, Stamford, CT 06902 Email: aroberts@ur.com

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

Property Address: 5580 Pensacola Blvd., Pensacola, FL

Property Reference Number(s)/Legal Description: 04715301101002064

By my signature, I hereby certify that:

** merger to RSC Equipment Rental, Inc., Successor by merger to
Primeco Inc., successor by name change to Grace Equipment Co.*

- 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.

United Rentals (North America), Inc.
By: Irene Moshouris
Signature of Owner/Agent

Irene Moshouris
Senior Vice President
and Treasurer
Printed Name Owner/Agent

11/11/2013
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 11th day of November 20 13,
by Irene Moshouris, Senior VP + Treasurer.

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

Edward Belopolski
EDWARD BELOPOLSKI
NOTARY PUBLIC
Signature of Notary (notary seal must be affixed) Printed Name of Notary
MY COMMISSION EXPIRES FEB. 28, 2015

FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-25

Meeting Date(s): PB-12-2-13/acc 11/2/14 Accepted/Verified by: _____ Date: _____

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



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 0471S301101002064

Property Address: 5580 Pensacola Blvd, Pensacola, Florida

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 11th DAY OF November, YEAR OF 2013.

United Rentals (North America), Inc.

Irene Moshouris
Senior Vice President

11/11/2013

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-25

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 5580 Pensacola Boulevard, Pensacola, Florida,
Florida, property reference number(s) 471S301101002064

I hereby designate Harry Bell Jr 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 11th day of November the year of,
2013, 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: Harry Bell Jr Email: hbell@johnscarr.com

Address: 17 W Cedar St, Pensacola, FL 32501 Phone: 850-240-0527

United Rentals (North America), Inc.

Irene Moshouris
Senior Vice President
and Treasurer

By: [Signature]

Signature of Property Owner

Printed Name of Property Owner

11/11/2013
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida CONNECTICUT COUNTY OF Escambia FAIRFIELD

The foregoing instrument was acknowledged before me this 11th day of November 20 13,
by Irene Moshouris, Senior VP + Treasurer.

Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: EDWARD B. POLSKI

[Signature]

Signature of Notary

NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2015

Printed Name of Notary

(Notary Seal)



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

**APPLICATION
ATTACHMENTS CHECKLIST**

- ____ 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- ____ 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- ____ 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- ____ 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- ____ 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- ____ 6. Legal Description of Property Street Address / Property Reference Number
- ____ 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. BOA: Site Plan drawn to scale.
- ____ 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- ____ 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- ____ 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after **3:00pm**.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 04715301101002064

Property Address: 5580 Pensacola Blvd, Pensacola, FL

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

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

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

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

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

Signature of Property Owner

Printed Name of Property Owner

Date

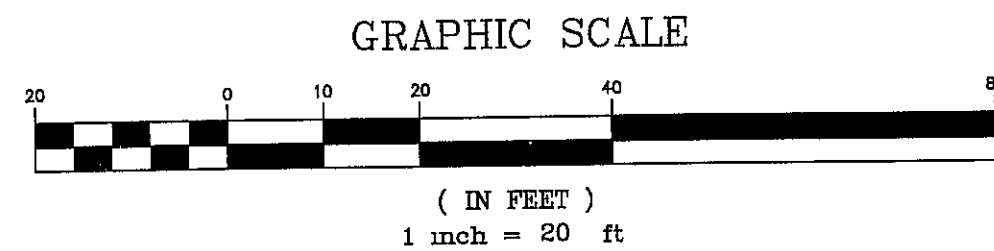
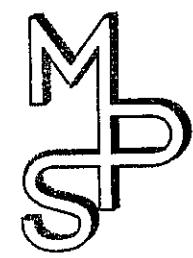
Signature of Property Owner

Printed Name of Property Owner

Date

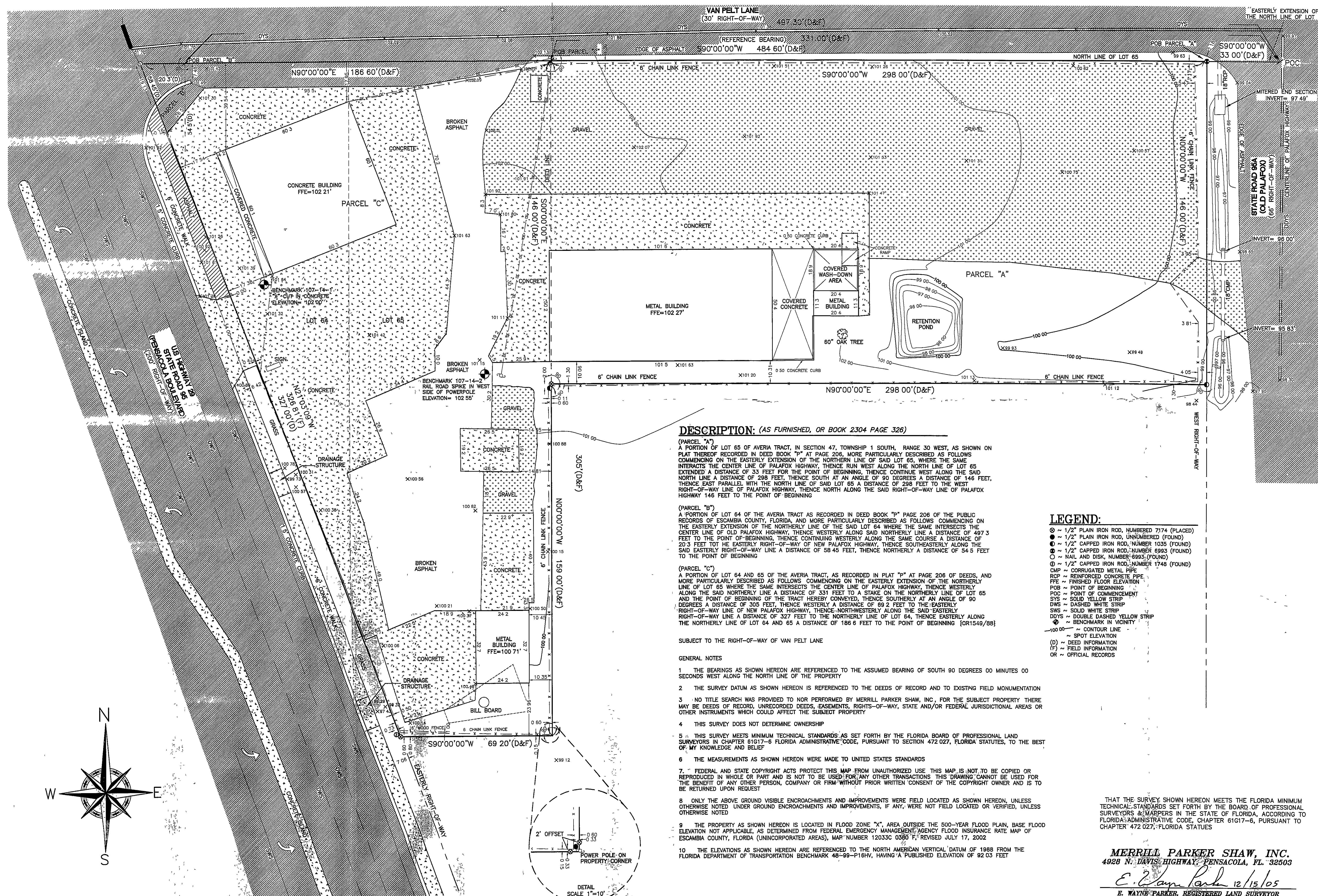
Rezoning Criteria

- a) Consistency with the Comprehensive Plan:
Future Land Use Commercial, meets comprehensive plan for property.
- b) Consistency with this code:
The proposed use is allowable under the proposed C2NA zoning.
- c) Compatibility with surrounding uses:
Car Dealership to the North, Rent A Car Business to the South,
Motel to the West and Hardware/Office light Industrial to the east.
- d) Change Conditions:
None
- e) Effect on natural environment:
None
- f) Development Patterns:
Properties in the surrounding are similar use.



BOUNDARY AND TOPOGRAPHIC SURVEY

OF A PORTION OF SECTION 47,
TOWNSHIP-1-SOUTH, RANGE-30-WEST,
ESCAMBIA COUNTY, FLORIDA.



DESCRIPTION: (AS FURNISHED, OR BOOK 2304 PAGE 326)

(PARCEL "A")
A PORTION OF LOT 65 OF AVERIA TRACT, IN SECTION 47, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS SHOWN ON PLAT THEREOF RECORDED IN DEED BOOK "P" AT PAGE 206, MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 65, WHERE THE SAME INTERSECTS THE CENTER LINE OF PALAFOX HIGHWAY, THENCE WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 497.3 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE WEST ALONG THE SAID NORTHERLY LINE A DISTANCE OF 298 FEET, THENCE SOUTH AT AN ANGLE OF 90 DEGREES A DISTANCE OF 146 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 65 A DISTANCE OF 298 FEET TO THE WEST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY, THENCE NORTH ALONG THE SAID RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY 146 FEET TO THE POINT OF BEGINNING.

(PARCEL "B")
A PORTION OF LOT 64 OF THE AVERIA TRACT AS RECORDED IN DEED BOOK "P" PAGE 206 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 64 WHERE THE SAME INTERSECTS THE CENTER LINE OF OLD PALAFOX HIGHWAY, THENCE WESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 497.3 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG THE SAME COURSE A DISTANCE OF 20.3 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEW PALAFOX HIGHWAY, THENCE SOUTHEASTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 58.45 FEET, THENCE NORTHERLY A DISTANCE OF 54.5 FEET TO THE POINT OF BEGINNING.

(PARCEL "C")
A PORTION OF LOT 64 AND 65 OF THE AVERIA TRACT, AS RECORDED IN PLAT "P" AT PAGE 206 OF DEEDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 65 WHERE THE SAME INTERSECTS THE CENTER LINE OF PALAFOX HIGHWAY, THENCE WESTERLY ALONG THE SAID NORTHERLY LINE A DISTANCE OF 331 FEET TO A STAKE ON THE NORTHERLY LINE OF LOT 65 AND THE POINT OF BEGINNING OF THE TRACT HEREBY CONVEYED, THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES A DISTANCE OF 305 FEET, THENCE WESTERLY A DISTANCE OF 69.2 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NEW PALAFOX HIGHWAY, THENCE NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 327 FEET TO THE NORTHERLY LINE OF LOT 64, THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 64 AND 65 A DISTANCE OF 186.6 FEET TO THE POINT OF BEGINNING. [R1549/88]

SUBJECT TO THE RIGHT-OF-WAY OF VAN FELT LANE

GENERAL NOTES

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE PROPERTY.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTIONS. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREA OUTSIDE THE 500-YEAR FLOOD PLAIN, BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0380 F, REVISED JULY 17, 2002.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 48-99-P16HV, HAVING A PUBLISHED ELEVATION OF 92.03 FEET.

LEGEND:

- 1/2" PLAIN IRON ROD, NUMBERED 7174 (PLACED)
- 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 1035 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 6993 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 6993 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 1748 (FOUND)
- CMP ~ CORRUGATED METAL PIPE
- RCP ~ REINFORCED CONCRETE PIPE
- FFE ~ FINISHED FLOOR ELEVATION
- POB ~ POINT OF BEGINNING
- POC ~ POINT OF COMMENCEMENT
- SYS ~ SOLID YELLOW STRIP
- DWS ~ DASHED WHITE STRIP
- SWS ~ SOLID WHITE STRIP
- DYS ~ DOUBLE DASHED YELLOW STRIP
- B ~ BENCHMARK IN VICINITY
- SPOT ELEVATION
- DEED INFORMATION
- FIELD INFORMATION
- OFFICIAL RECORDS

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. Wayne Parker, Registered Land Surveyor
REGISTRATION NUMBER 3683, CORPORATE NUMBER 7174
STATE OF FLORIDA

COPYRIGHT © 2003 BY MERRILL PARKER SHAW, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY		MERRILL PARKER SHAW, INC.		NO DATE APPR		REVISIONS	
OF A PORTION OF SECTION 47, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA		PROFESSIONAL ENGINEERING & SURVEYING SERVICES 4828 N. DAVIS HWY. PENSACOLA, FL 32503 FLORIDA CORPORATION NUMBER 7174 PH (850) 478-4923 FAX (850) 478-4924		1 2/24/06		UPDATE TOPOGRAPHIC INFORMATION	
REQUESTED BY: BEN TOWNES		SCALE 1" = 20'					
REQUESTED FOR: J.V. DOUGHERTY		DRAWN AES					
		CHECKED EWP		DATE 12/14/05			
		FIELD DATE 11/23/05		FIELD BOOK 101, PAGE 74-78			
JOB NO 2726		SHEET 1 OF 1					



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **594366**

Date Issued. : 11/13/2013

Cashier ID : VHOWENS

Application No. : PRZ131100025

Project Name : Z-2013-25

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Credit Card	V2776	\$1,270.50	App ID : PRZ131100025
		\$1,270.50	Total Credit Card

Received From : HARRY BELL KEMP FENCE COMPANY

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ131100025	686346	1,270.50	\$0.00	5580 PENSACOLA BLVD, PENSACOLA, FL, 32503

Total Amount : **1,270.50**

\$0.00 Balance Due on this/these
Application(s) as of 11/13/2013



Visa/MasterCard Information Form

DATE 11/12/13

NAME AS IT APPEARS ON CARD: James D Kemp
IF APPLICABLE

CUSTOMER NAME _____
AS IT APPEARS ON THE CREDIT CARD

CUSTOMER PH No. 409-299-0095 FAX No. 409-833-5014

PERMIT No. _____ POINT OF SALE No. _____

AMOUNT \$ 1270⁵⁰~~xx~~ REASON Kemp Property
Kemp Fence Co

MAILING ADDRESS OF STATEMENT PO-Box 20897

Beaumont TX 77720

CREDIT CARD No. & TYPE 4147 2021 2514 2776

EXPIRATION DATE 08/14 3 DIGIT SECURITY No. 641

GRACE EQUIPMENT CO
C/O FISCHER AND COMPANY
13455 NOEL RD SUITE 1900
DALLAS, TX 75240

FISHER COMPANY LLC THE
274 SEVERIN
PENSACOLA, FL 32503

MAJORS SYBIL D
7 OLEANDER DR
PENSACOLA, FL 32503

HADLEY JANET
25 CUMMINGS RD
PENSACOLA, FL 32503

BAKER BENNIE R
PO BOX 6259
PENSACOLA, FL 32503

UNITED STATES OF AMERICA
C/O URS
ATTN BRIGIT K FLORES
10687 GASKINS WAY STE
101+MANASSAS, VA 20109

PENSACOLA HABITAT FOR
HUMANITY INC
PO BOX 13204
PENSACOLA, FL 32591

GREG BUCK LLC
5830 N OLD PALAFOX ST
PENSACOLA, FL 32503

DUNCAN TAMMY KAY
1227 SIMPSON ST
PENSACOLA, FL 32526

ELLMER PAUL M
5610 N PALAFOX ST
PENSACOLA, FL 32503

BASS CLYDE R & MARIE E
314 ELMWOOD DR
LAFAYETTE, LA 70503

CARS-DB4 LP
8270 GREENSBORO DR STE 950
MCLEAN, VA 22102

HARDING CHARLES H & RHODA
M
5725 N PALAFOX ST
PENSACOLA, FL 32503

FIRST UNION NATIONAL
C/O THOMSON REUTERS
PO BOX 2609+CARLSBAD, CA
92018

GRAHAM & COMPANY INC
5500 PENSACOLA BLVD STE A
PENSACOLA, FL 32505

PFORTE AND BENNETT LLP
2958 HERITAGE RD
MARIANNA, FL 32448

KABAM LLC
5829 N PENSACOLA BLVD
PENSACOLA, FL 32505

GEE WALTER M & DORIS T
10212 S KOMENSKY AVE
OAKLAWN, IL 60453

DOBSON PROPERTIES
C/O WHATABURGER VENTURES
LLC
1900 DALROCK RD
ROWLETT, TX 75088

ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

FACT O BAKE OF PENSACOLA
INC
5470 PENSACOLA BLVD
PENSACOLA, FL 32505

AUTOCHECK PREPURPOSE
INSPECTIONS INC
5523 PENSACOLA BLVD
PENSACOLA, FL 32505

BROWN MARK W
3971 STEFANI RD
CANTONMENT, FL 32533

DUNCAN WARREN
5523 PENSACOLA BLVD
PENSACOLA, FL 32505

WHIBBS VINCE PONTIAC-BUICK-
5651 PENSACOLA BLVD
PENSACOLA, FL 32505

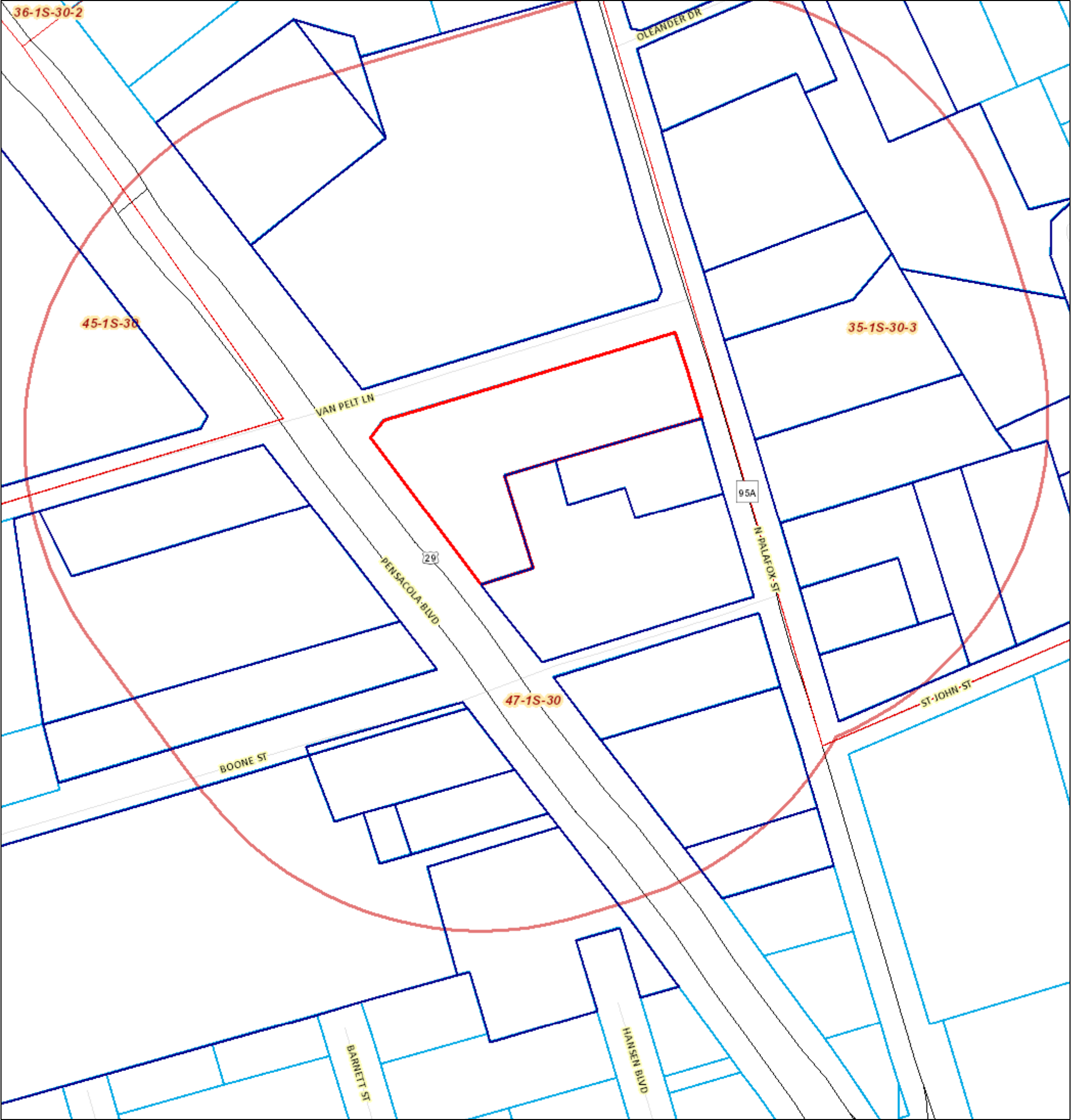
BARBER DON LIFE ESTATE &
9933 HILLVIEW RD
PENSACOLA, FL 32514

DMP LLC
121 NEW WARRINGTON RD
PENSACOLA, FL 32506

JAWORSKI ANTHONY
5720 N PALAFOX HWY
PENSACOLA, FL 32503

CHONG WING C & NU THI
7209 RAMPART WAY
PENSACOLA, FL 32505

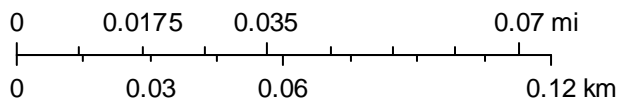
Chris Jones Escambia County Property Appraiser



November 19, 2013

1:1,698

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



Planning Board-Rezoning

5. E.

Meeting Date: 12/02/2013
CASE : Z-2013-26
APPLICANT: Steven D. White, Agent for James and Lianna Nash, Owners
ADDRESS: Mobile Hwy
PROPERTY REF. NO.: 39-1S-31-1302-000-001
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: NA
BCC MEETING DATE: 01/02/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: C-1, Retail Commercial District (cumulative) and R-2, Single-Family District (cumulative), Low-Medium Density

TO: R-3 One-Family and Two-Family District, (cumulative) Medium Density

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the

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

FINDINGS

The proposed amendment to R-3 is **consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The proposed densities and uses for the parcel are currently compatible with the allowed densities of the existing FLU. The parcel will be accessed using existing roads and all other infrastructure is available and may be expanded by the applicant, if development occurs.

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.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy FLU 1.3.1 of the Comprehensive Plan.

6.05.07. R-2 Single-Family District (cumulative), Low-Medium density. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre.

6.05.09. R-3 One-Family and Two-Family District, (cumulative) Medium density. This district is intended to provide for a mixture of one-family and two-family dwellings, including townhouses, with a medium density level compatible with single-family residential development. The maximum density is ten dwelling units per acre.

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.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. Although most of the Mobile Hwy frontage is zoned commercial, this split zoned parcel is surrounded by many low to mid-density residential uses. The proposed zoning will create a transition area between low and medium density residential uses.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Although the existing zoning map shows large commercial tracks surrounding the property, staff's site visit revealed that the actual existing land uses are residential in nature, (Springdale Forest subdivision), to the east side of the property. Within the 500' radius impact area, staff observed properties with zoning districts R-2, R-3, C-1 and C-2. One hotel, one school, one multi-family development, one vacant residential, one mobile home, eight commercial properties and 60 single-family residences.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

Development patterns.

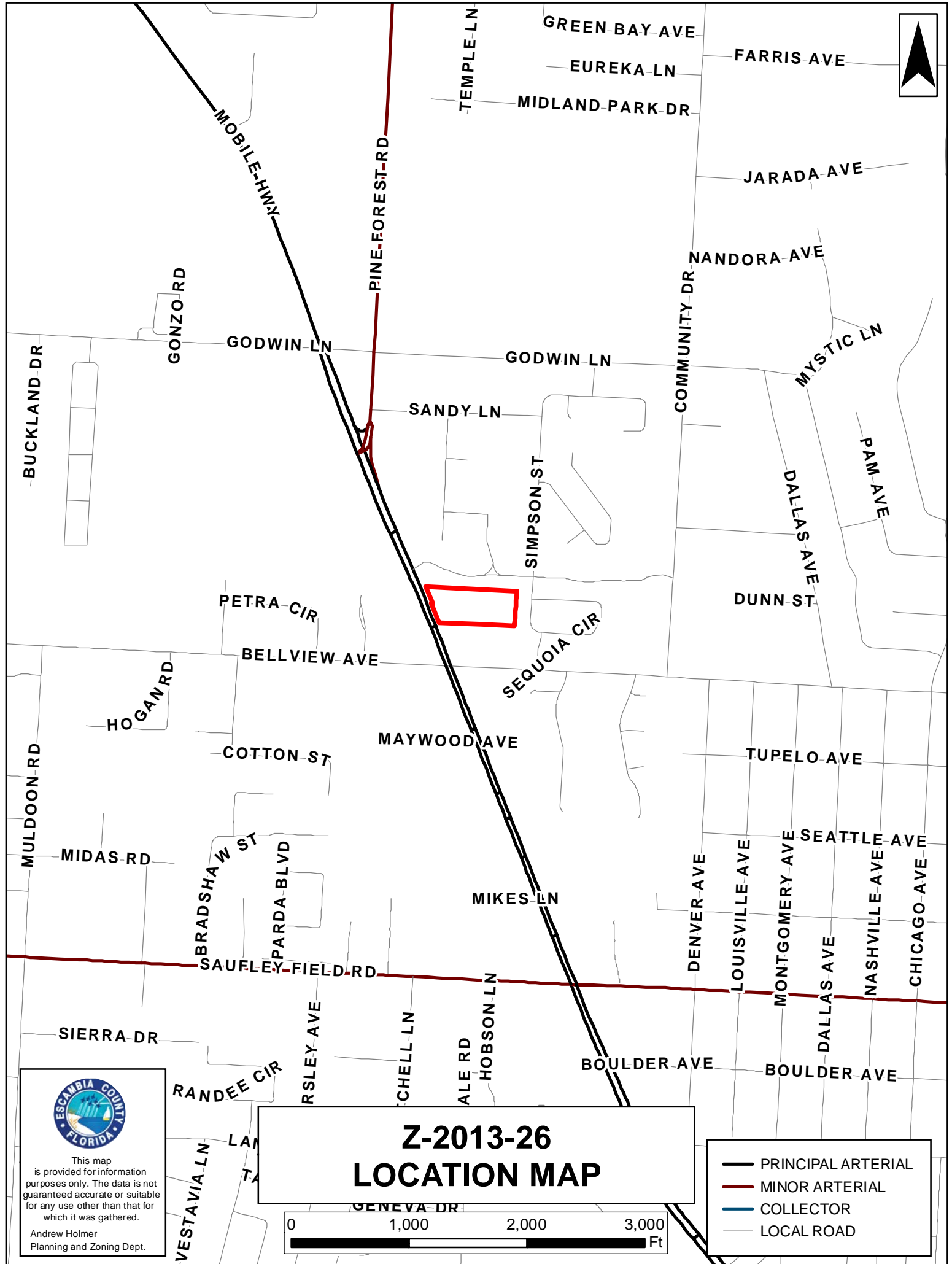
Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.


FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The proposed amendment will eliminate the existing split zoning of the parcel. In addition, it will provide transition and continuity between existing commercial and residential uses.

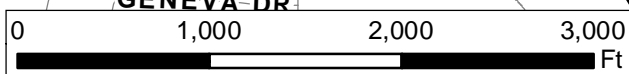
Attachments

Z-2013-26

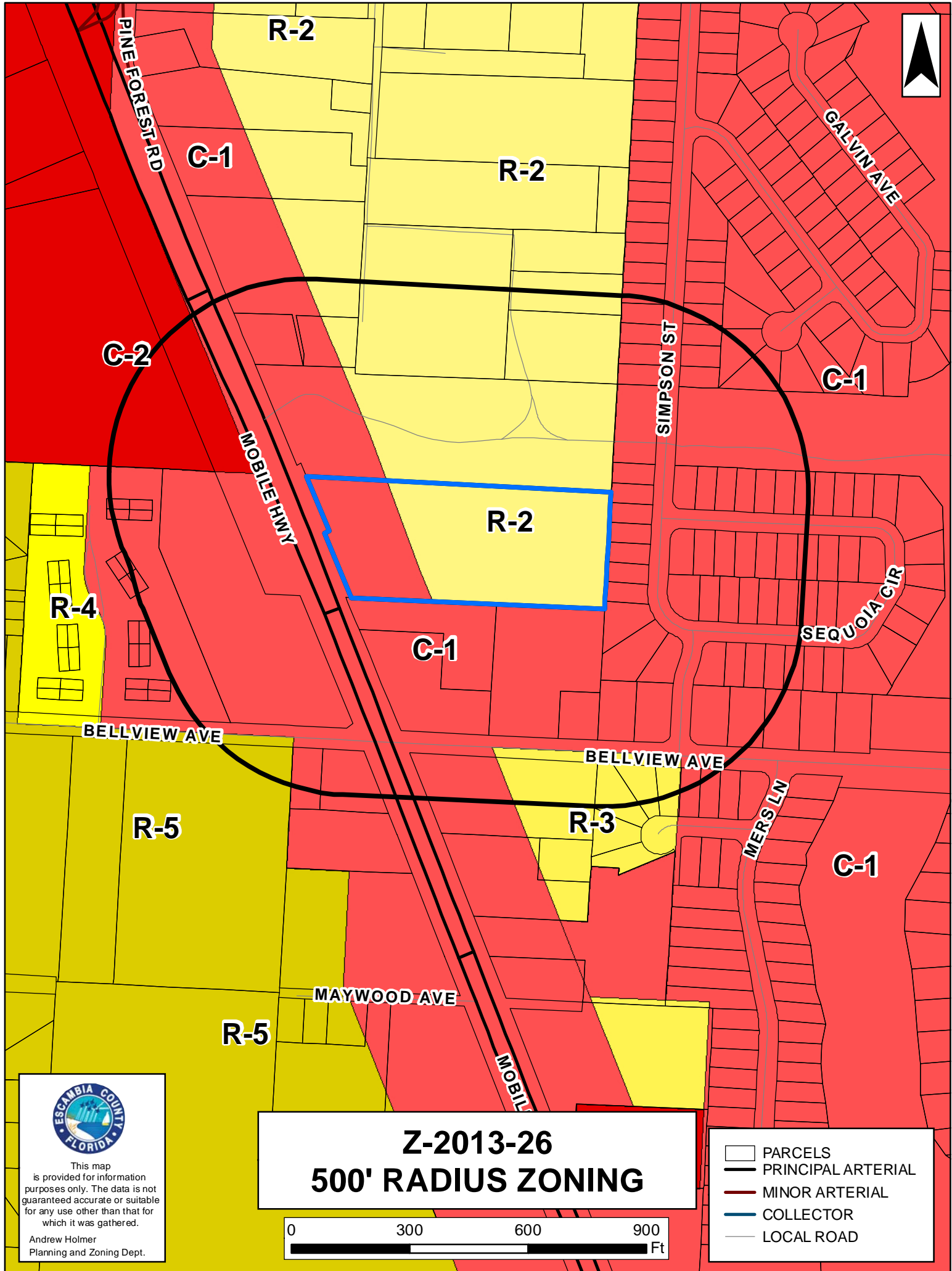



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Z-2013-26 LOCATION MAP

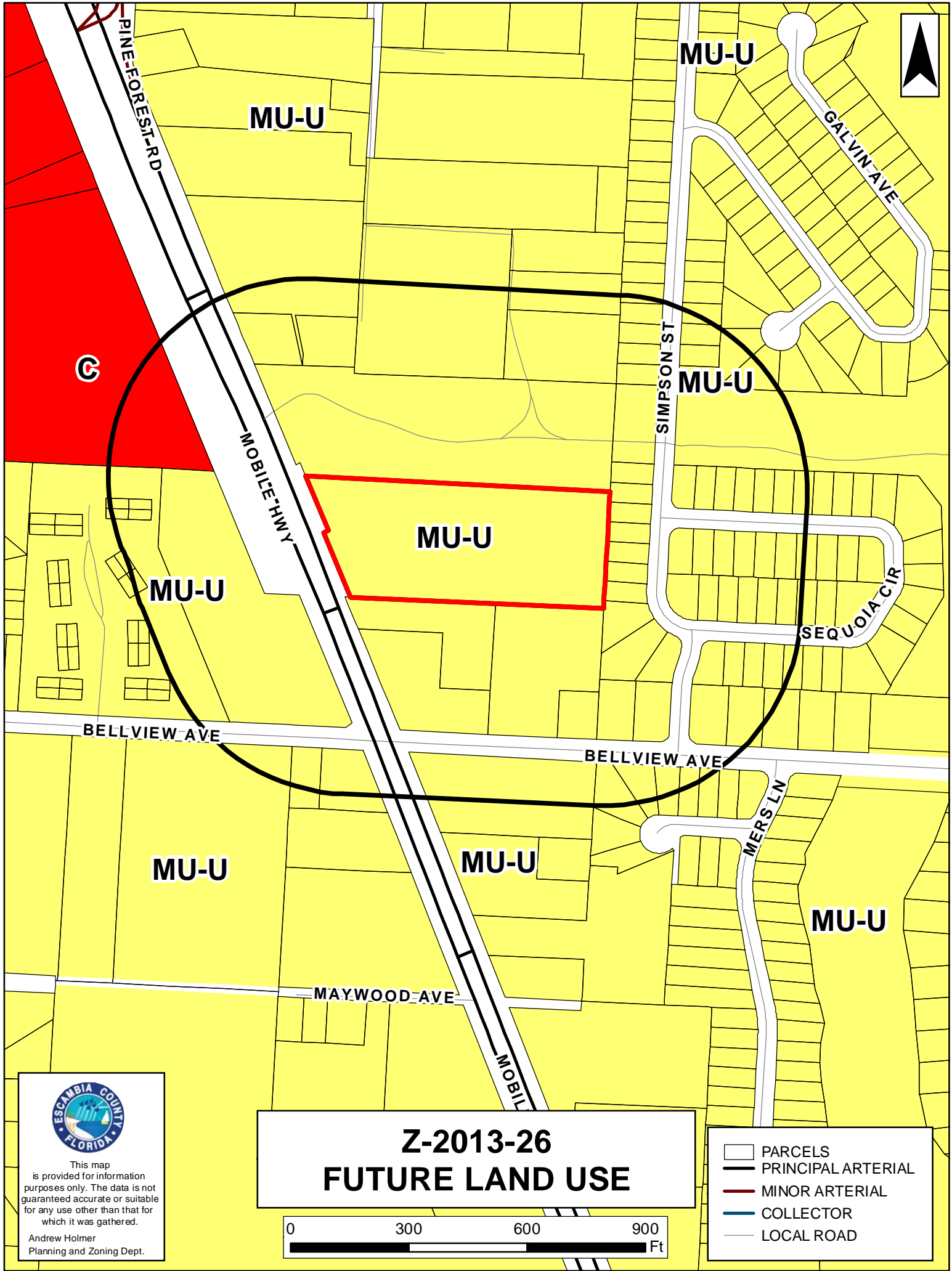


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.



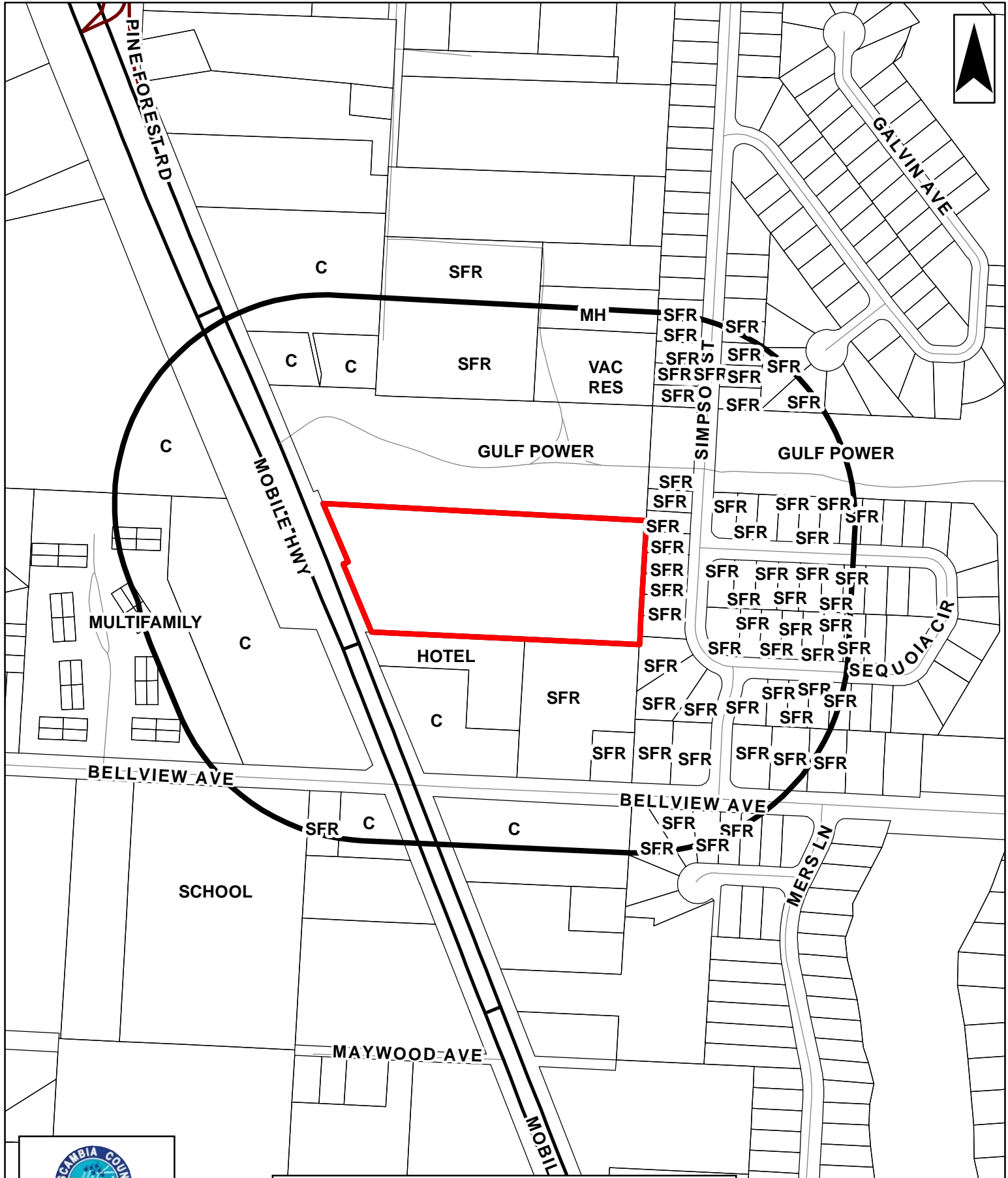
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2013-26 FUTURE LAND USE

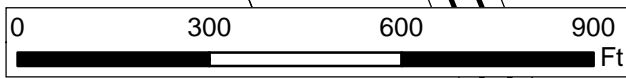
0 300 600 900
Ft

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

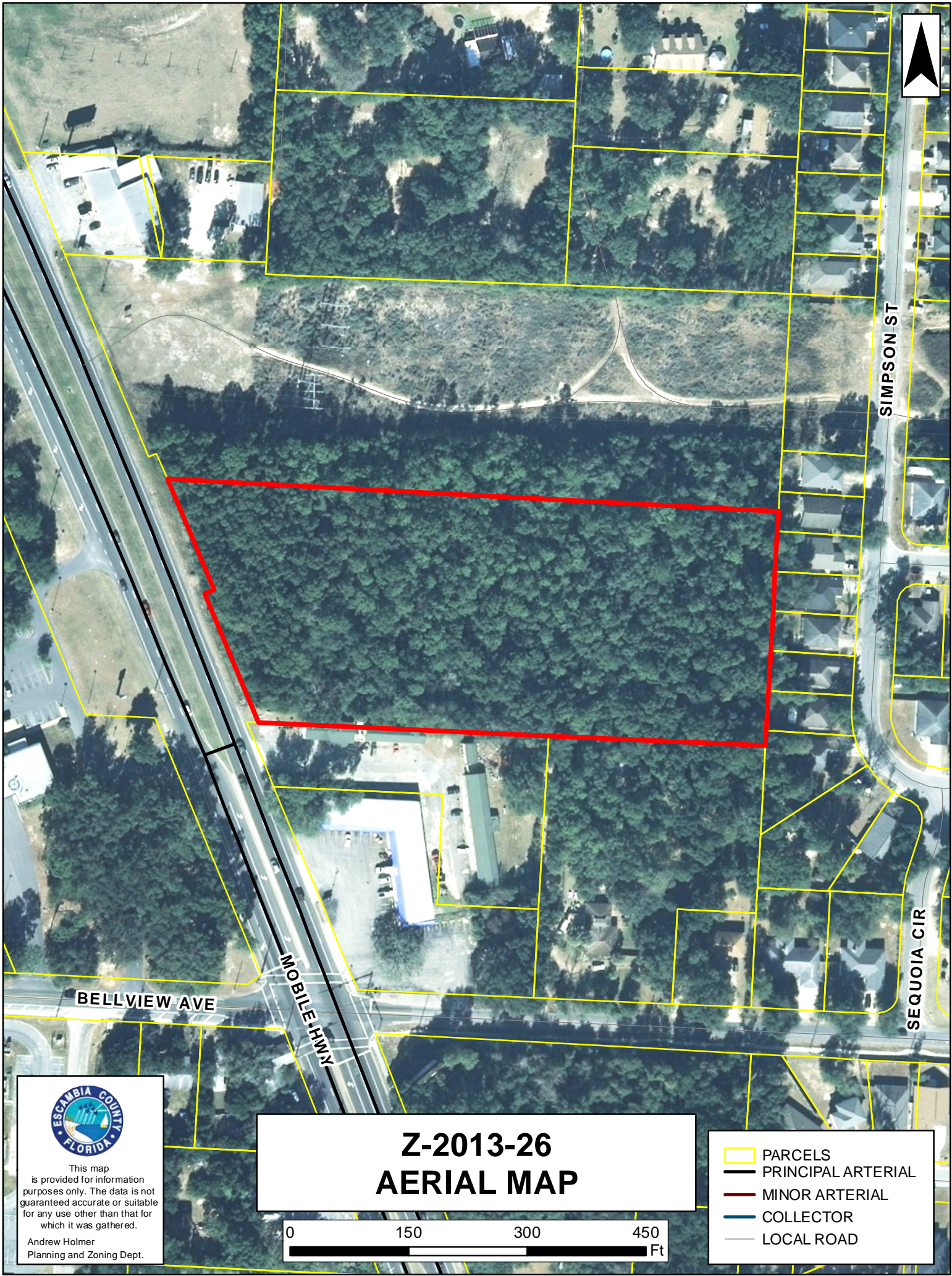



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Z-2013-26 EXISTING LAND USE



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



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

Andrew Holmer
Planning and Zoning Dept.

Z-2013-26 AERIAL MAP

0 150 300 450
Ft

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



LOOKING WEST ACROSS FROM SITE



LOOKING NORTHWEST ALONG MOBILE HWY



LOOKING SOUTHEAST ON MOBILE HWY



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2013-26**

CURRENT
ZONING:

C-1

PROPOSED
ZONING:

R-3

PLANNING BOARD

DATE: **12-02-13** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01-02-14** TIME: **5:45 p.m.**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PUBLIC HEARING SIGN



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2013-26

APPLICATION ATTACHMENTS CHECKLIST

- ____ 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- X 2. Application filled out completely, which consists of the following:
- a) Application/Owner Certification Form - Notarized Original (page 1)
(signatures of ALL legal owners or authorized agent are required)
 - b) Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
 - c) Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (signatures of ALL legal owners are required) (page 3)
- X 3. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed).
Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- X 4. Legal Description of Property Street Address / Property Reference Number
- ____ 5. a. Rezoning: Boundary Survey of subject property(s) to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. BOA: Site Plan drawn to scale.
- ____ 6. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- ____ 7. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- X 8. Application fees. (See Instructions page for amounts) Payment cannot be accepted after **3:00pm**.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



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: C-1 + R-2 to: R-3

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

Owner(s) Name: James J. Marks Jr. & Lianna M. Nash Phone: _____

Address: 120 E. Main Street Suite A, Pensacola, Florida 32502 Email: _____

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

Property Address: Mobile Hwy 32526

Property Reference Number(s)/Legal Description: 391S311302000001

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.

Steven D. White
Signature of Owner/Agent

Steven D. White
Printed Name Owner/Agent

11-12-13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12th day of November 20 13,

by Steven D. White.

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

Regina F. Scott
Signature of Notary
(notary seal must be affixed)

Regina F. Scott
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-26

Meeting Date(s): 12/2/13 Accepted/Verified by: _____ Date: _____

Fees Paid: \$ 1270.50 Receipt #: _____ Permit #: PR2131100626



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2013-26

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at Mobile Hwy 32526,

Florida, property reference number(s) 391S311302000001

I hereby designate Steven D. White 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 12th day of November the year of, 2013, 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: Steven D. White Email: steven.white@hatchmott.com

Address: 5011 N. 12th Avenue, Pensacola, Florida 32504 Phone: 484-6011

[Signature]
Signature of Property Owner
[Signature]
Signature of Property Owner

James J. Marks Jr.
Printed Name of Property Owner
LIANNA M. NASH
Printed Name of Property Owner

11/12/13
Date
11/12/13
Date

STATE OF Florida COUNTY OF Escambia

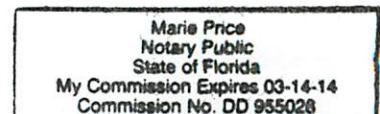
The foregoing instrument was acknowledged before me this 12th day of November, 20 13, by JAMES J. MARKS, JR. & LIANNA M. NASH.

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

[Signature]
Signature of Notary

MARIE PRICE
Printed Name of Notary

(Notary Seal)





Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-26

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 391S311302000001

Property Address: Mobile Hwy 32526


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


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

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


- 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.

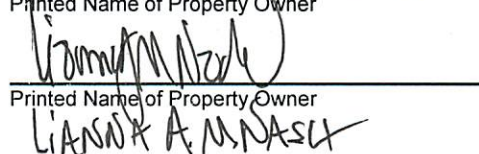
I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 12th DAY OF November, YEAR OF 2013.



Signature of Property Owner


Signature of Property Owner



Printed Name of Property Owner


Printed Name of Property Owner
LIANA A. MASCH

11/12/13

Date
11/12/13

Date

Prepared by and Return to:
John A. Panyko
323 East Romana Street
Pensacola, FL 32502

QUIT CLAIM DEED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS, That Lianna M. Nash and James J. Marks, Jr, as the successor trustees of the Christine T. Marks Revocable Trust, dated December 27, 1995, for and in consideration of Ten & 00/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto Lianna M. Nash and James J. Marks, Jr., their heirs, successors and assigns, as equal undivided tenants in common, the following described property, situated in the County of Escambia, State of Florida, to-wit:

Legal descriptions set forth on attached Exhibit "A"


Together with all the singular tenements, hereditments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this

12th day of May, 2011.

Christine T. Marks Revocable Trust

WITNESSES:


Printed Name NEAL NASH

By: 
Lianna M. Nash
Its Trustee


Printed Name GARY J. TAINAS

WITNESSES:

[Signature]
Printed Name NEAL NASH

By: [Signature]
James J. Marks, Jr.
Its Trustee

[Signature]
Printed Name GARY T. TRINGO

STATE OF FLORIDA §
COUNTY OF ESCAMBIA §

The foregoing instrument was acknowledged before me this 12TH day of May, 2011, by Lianna M. Nash, as successor trustee of the Christine T. Marks Revocable Trust, who is: personally known to me or, provided as identification.



[Signature]
NOTARY PUBLIC

STATE OF FLORIDA §
COUNTY OF ESCAMBIA §

The foregoing instrument was acknowledged before me this 12TH day of May, 2011, by James J. Marks, successor trustee of the Christine T. Marks Revocable Trust, who is: personally known to me or, provided as identification.



[Signature]
NOTARY PUBLIC

OR BK 5333 PG 403
Escambia County, Florida
INSTRUMENT 2004-199061

Exhibit A

Parcel 1: (01-4805-310)

Commencing at the intersection of the North line of Lot 11, Block 5, Pensacola Farmlands Subdivision, lying East of State Road No. 95, in Section 8, Township 1 South, Range 30 West, Escambia County, Florida, and the East right of way line of State Road No. 95; thence South 87 degrees 37 minutes 47 seconds East along said North line of Lot 11 for 438.233 feet; thence South 01 degree 00 minutes 23 seconds East for 309.489 feet to a Point of Beginning; thence continue along the same line for 124.96 feet; thence North 87 degrees 37 minutes 47 seconds West for 136.182 feet to a point on the East right of way line of State Road No. 95; thence North 36 degrees 23 minutes 11 seconds West and along said East right of way line for 160.293 feet; thence South 87 degrees 37 minutes 47 seconds East for 229.157 feet to the Point of Beginning.

Parcel 2 : (05-1917-000)

That portion of Section 8, Township 2 South, Range 30 West, described as follows: Begin at the Northeast corner of the Carlos DeVillier Grant and run Easterly in an extension of the North line of said Grant 571 feet 2 inches; thence South 19 degrees East 20 feet to the South side of an existing public road for the starting point of this description; thence continue South 19 degrees East 237.2 feet; thence East at right angles 308.93 feet to the Western right of way line of the Pensacola-Flomaton Highway; thence Northward along said right of way 250 feet; thence South 71 degrees West 228 feet 7 inches to the starting point of this description.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY
LESS AND EXCEPT PROPERTY DESCRIBED IN O.R. BOOK 3663 PAGE 556

Parcel 3 : (05-3929-000)

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 13, Township 2 South, Range 30 West, Escambia County, Florida; thence run North 0 degrees 16 minutes 30 seconds West along the West line of the East Half of the Southwest Quarter of Section 13 for 1544.90 feet to the Southerly right of way line of Marlane Drive (S.R. 296-a, 100' R/W); thence run North 71 degrees 02 minutes 30 seconds East along said right of way for 454.09 feet to the right of way of Mobile Highway (S.R. 10-A, 200' R/W); thence run South 42 degrees 30 minutes East along said right of way for 344.84 feet to the Point of Beginning; thence run South 28 degrees 00 minutes West for 330.68 feet; thence run South 42 degrees 30 minutes East for 100.0 feet; thence run South 28 degrees 00 minutes West for 139.4 feet; thence run North 88 degrees 05 minutes East for 99.3 feet; thence run North 28 degrees 00 minutes east for 390.08 feet to the right of way of Mobile Highway; thence run North 42 degrees 30 minutes West along said right of way for 191.30 feet to the Point of Beginning.

Exhibit "A"
Christine T. Marks Revocable Trust

Parcel 1: 4499 N. Palafox Street
Tax Acct: 05-1917-000
Parcel Id: 082S306001000003
Escambia County, Florida

That portion of Section 8, Township 2 South, Range 30 West, described as follows: Begin at the Northeast corner of the Carlos DeVillier Grant and run Easterly in an extension of the North line of said Grant 571 feet 2 inches; thence South 19 degrees East 20 feet to the South side of an existing public road for the starting point of this description; thence continue South 19 degrees East 237.2 feet; thence East at right angles 308.93 feet to the Western right of way line of the Pensacola-Flomaton Highway; thence Northward along said right of way 250 feet; thence South 71 degrees West 228 feet 7 inches to the starting point of this description.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY
LESS AND EXCEPT PROPERTY DESCRIBED IN D.R. BOOK 3663 PAGE 556

Parcel 2: Old Corry Field Road
Tax Acct: 07-1351-000
Parcel Id: 342S3010600001106
Escambia County, Florida

A portion of Lot 106 and a possible tip of Lot 107 of the Juan Dominguez Grant, Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to map of said grant recorded in Deed Book 128 at page 575 of the public records of said County, more particularly described as follows: Begin at the Northwest corner of Lot 30, Juan Heights, according to the plat recorded in Plat Book 2 at page 11 of the public records of Escambia county, Florida, said corner being on the Easterly right of way line of Corry Field Road (66' R/W) and being 442.89 feet South of the Southerly right of way line of Lillian Highway, State Road 298 (66' R/W); thence North 20 degrees 40 minutes 00 seconds East along the said Easterly right of way line for a distance of 92.89 feet for the Point of Beginning; thence South 69 degrees 20 minutes 00 seconds East for a distance of 185 feet to a concrete monument; thence North 20 degrees 40 minutes 00 seconds East for a distance of 100 feet to a concrete monument; thence North 69 degrees 20 minutes 00 seconds West for a distance of 185 feet to the Easterly right of way line of the said Corry Field Road; thence South 20 degrees 40 minutes 00 seconds West along the said Easterly right of way line for a distance of 100 feet to the Point of Beginning.

Parcel 3: Mobile Highway
Tax Acct: 09-1839-000
Parcel Id: 391S311302000001
Escambia County, Florida

That portion of the South Half of the Southwest Quarter of the Northeast Quarter (lying East of the County Highway known as the Klondyke Road, less the South 5 acres thereof, in Section 39, Township 1 South, Range 31 West, Escambia County, Florida.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY

Exhibit "A"
Christine T. Marks Revocable Trust

Parcel 4: Lillian Highway (Off)
Tax Acct: 09-4622-100
Parcel Id: 25S312202000001
Escambia County, Florida

A portion of Sections 25 and 26, Township 2 South, Range 31 West, Escambia County, Florida, more particularly described as follows: Beginning at the corner common to Sections 25, 26, 27, and 28, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 19 minutes 14 seconds West along the South line of Section 26 a distance of 5197.88 feet to the Easterly right of way line of State Road 293 (100' R/W); thence North 01 degree 02 minutes 12 seconds West along said right of way, 52.63 feet to the point of curve of a circular curve concave to the East having a radius of 3769.83 feet and a central angle of 14 degrees 57 minutes 00 seconds; thence along the arc of said curve for an arc distance of 983.66 feet (chord distance of 980.87 feet; chord bearing North 06 degrees 26 minutes 18 seconds East); thence North 13 degrees 54 minutes 19 seconds East, 987.76 feet; thence leaving said right of way North 83 degrees 13 minutes 25 seconds East, 827.15 feet; thence North 00 degrees 19 minutes 00 seconds East, 546.77 feet to the Southerly right of way of State Road 298 (66' R/W); thence along said right of way a distance of 3811.03 feet to a point lying 383.59 feet South 73 degrees 21 minutes 00 seconds West, of the intersection of said Southerly right of way and the East line of Section 26; thence South 00 degrees 12 minutes 31 seconds West and parallel to said section line, 1436.46 feet; thence North 89 degrees 45 minutes 44 seconds East and parallel to the North line of the Northwest Quarter of the Southwest Quarter, 1772.08 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 12 minutes 31 seconds West along the East line of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter 2304.76 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 25; thence North 88 degrees 19 minutes 14 seconds West along the South line of Section 25 1412.51 feet to the Point of Beginning. Containing 402.61 acres, more or less.

Excepting therefrom:

A portion of Section 26, Township 2 South, Range 31 West, Escambia County, Florida, more particularly described as follows: Commencing at the corner common to Sections 25, 26, 27, and 28, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 19 minutes 14 seconds West, along the south line of Section 26 a distance of 5197.88 feet to a point on the Easterly right of way line of State Road 293 (100' R/W); thence North 01 degree 02 minutes 12 seconds West along said right of way line, a distance of 52.63 feet to the point of curve of a circular curve concave to the East having a radius of 3769.83 feet and a central angle of 14 degrees 57 minutes 00 seconds; thence along the arc of said curve for an arc distance of 983.66 feet (chord distance of 980.87 feet, chord bearing North 06 degrees 26 minutes 18 seconds East); thence North 13 degrees 54 minutes 19 seconds East, a distance of 987.76 feet; thence leaving said right of way North 83 degrees 13 minutes 25 seconds East for a distance of 827.15 feet; thence North 00 degrees 19 minutes 00 seconds West a distance of 471.77 feet to the Point of Beginning of the herein described parcel; thence continue North 00 degrees 19 minutes 00 seconds West a distance of 75.00 feet to a point on the Southerly right of way line of State Road 298 (66' R/W); thence North 89 degrees 41 minutes 00 seconds East along the said right of way line a distance of 75.00 feet; thence South 00 degrees 19 minutes 00 seconds East a distance of 75.00 feet; thence South 89 degrees 41 minutes 00 seconds West a distance of 75.00 feet to the Point of Beginning. Containing 5,625 square feet or 0.129 acre, more or less.

LESS AND EXCEPT PROPERTY DESCRIBED IN D.R. BOOK 3497 PAGE 785 AND C.R. BOOK 4441
PAGE 344

Exhibit "A"
Christine T. Marks Revocable Trust

Parcel 5: Highway 292
TaxAcct: 10-1759-000
Parcel Id: 123S311000000003
Escambia County, Florida

Lots 3, 13, 14, and 18, these lots located in the Northeast Quarter of Section 12, Township 3 South, Range 31 West, Escambia County, Florida.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY

Parcel 6: Highway 29 North
Tax Acct: 12-0374-000
Tax Id: 212N311301000000
Escambia County, Florida

The Southwest Quarter of the Northeast Quarter of Section 21, Township 2 North, Range 31 West, Escambia County, Florida.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY

Parcel 7: Off Pensacola Boulevard
Tax Acct: 12-0573-000
Tax Id: 332N314401000000
Escambia County, Florida

The Southeast Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 31 West, Escambia County, Florida.

Parcel 8 - 5900 Mobile Highway
Tax Acct: 09-2027-510
Tax Id: 012S3170000000001
Escambia County, Florida

The North Half of the South Half of Lot 7, Section 1, Township 2 South, Range 31 West, Escambia County, Florida.

LESS AND EXCEPT PROPERTY DESCRIBED IN O.R. BOOK 3342 PAGE 12

MARKS JAMES J JR &
C/O JAMES MARKS JR
120 E MAIN ST STE A
PENSACOLA, FL 32502

KROLL JOHN J III
1043 SIMPSON ST
PENSACOLA, FL 32526

BLAIR STEPHEN J & ANN J
1042 SIMPSON ST
PENSACOLA, FL 32526

HILL DEBORAH F
3235 SANDY LN
PENSACOLA, FL 32526

LEE TIFFANY C
1039 SIMPSON ST
PENSACOLA, FL 32526

CAPPS ED EST OF
C/O WILLIAM & DOROTHY
SMITH
3229 SANDY LN
PENSACOLA, FL 32526

MARTIN KENNETH & GLENDA
7652 KEY WEST DR
NAVARRE, FL 32566

TRUITT MARK E & ESTHER M
6656 GREENWELL ST
PENSACOLA, FL 32526

GARNIER CHRISTOPHER J &
12677 PARISH RD
SAN DIEGO, CA 92128

FARRAR BARRY D
1031 SIMPSON ST
PENSACOLA, FL 32526

CROSBY JEANA E
1034 SIMPSON ST
PENSACOLA, FL 32526

FRASER JOHN C
1027 SIMPSON ST
PENSACOLA, FL 32526

JORDAN CHRISTOPHER R &
SUZANNE N
5524 GLASS DR LOT 5
PENSACOLA, FL 32505-2151

QUINCY JEROMI & LISA
18111 25TH AVE NE # T102
MARYSVILLE, WA 98271-2901

LAVANCE JOHN M
2097 SEQUOIA CIR
PENSACOLA, FL 32526

KELLNER ROBERT M
2778 RIDEOUT LN APT F-603
MURFREESBORO, TN 37128

FRIGO LEO A &
2089 SEQUOIA CIR
PENSACOLA, FL 32526

JONES THOMAS A &
6802 KITTY HAWK DR
PENSACOLA, FL 32506

DINH HIEU &
11092 LINDA LN APT D
GARDEN GROVE, CA 92840

LOSEY CLYDE E & SALLY I
980 GREYSTONE DR
BILOXI, MS 39532

NICHOLSON BRENDA
PO BOX 18433
PENSACOLA, FL 325238433

LYONS COLIN & TERESA R
1015 SIMPSON ST
PENSACOLA, FL 32526

GEIGER WILLIAM H
1771 BRIGHTLEAF CIR
CANTONMENT, FL 32533

ACREE MARY ANN
4428 BELLVIEW AVE UNIT 4-B
PENSACOLA, FL 32526

DAMICO DELIA P
1013 SIMPSON ST
PENSACOLA, FL 32526

NATIONSTAR MORTGAGE LLC
C/O LAW OFFICE OF MARSHALL
C WATSON PA
1800 NW 49TH ST SUITE 120
FT LAUDERDALE, FL 33309

CURTIS GARY & SHERYN
44444 CATIES WAY
CALLAHAN, FL 32011-7206

BALDES JOE
500 JESSIE LN
PETALUMA, CA 94952

SCHLECHTE JASON A & JESSICA
L
2545 BAUER CT # A
YUMA, AZ 85365

WRIGHT RANDY TRUSTEE FOR
28047 DOBBEL AVE
HAYWARD, CA 94542-2445

REID GARY L &
5035 MIDAS RD
PENSACOLA, FL 32526

MINTON VIVIAN B LIFE EST &
5717 LAKESIDE CT
MILTON, FL 32583

JEKEL BRIAN T & MARLENE R
26 CUMMINGS RD
PENSACOLA, FL 32503

CHANCEY APRIL L
1000 SIMPSON ST
PENSACOLA, FL 32526

HUFHAM CHRISTOPHER K
2000 SEQUOIA CIR
PENSACOLA, FL 32526

MOONEY WILLIAM J & SHERRY I
2004 SEQUOIA CIR
PENSACOLA, FL 32526

BOMAR WENDELL &
2837 HIDDEN SPRINGS DR
PENSACOLA, FL 32526

BRAUBURGER NORBERT T
2254 MOORE ST # 203
SAN DIEGO, CA 92110

RENO MILDRED A
48 CORYDON DR
MIAMI SPRINGS, FL 33166-5051

PATEL MAGAN G & DAKSHA
6400 MOBILE HWY
PENSACOLA, FL 32526

HOLDREITH H GREGORY
PATROL SQUADRON 9 UNIT
25447
FPO, AP 96601

RILEY TONYA M
3330 BELLVIEW AVE
PENSACOLA, FL 32526

BLACKWELL A D JR
4416 BELLVIEW AVE UNIT 2C
PENSACOLA, FL 32526

FAIN MICHAEL J & KIMBERLY A
1003 SIMPSON ST
PENSACOLA, FL 32526

D AMICO ROSE MARIE TRUSTEE
8816 BURNING TREE RD
PENSACOLA, FL 325145645

OLIVER ALICE LEE
2005 SEQUOIA CIR
PENSACOLA, FL 32526

FEDERAL HOME LOAN
MORTGAGE CORPORATION
5000 PLANO PKWY
CARROLLTON, TX 25067

LIECHTY TONYA
3320 BELLVIEW AVE
PENSACOLA, FL 32526

HERMEN ERNESTINE TRUSTEE
2450 WYATT ST
PENSACOLA, FL 32514

CARRIERE JOSHUA &
2081 SEQUOIA CIR
PENSACOLA, FL 32526

MURPHY JERRY L & NICOLETTE
S
1715 GARLIA CT
PENSACOLA, FL 32526

BENNETT SHYNNELL D
STEPHENSON &
110 BURRWOOD DR
SLIDELL, LA 70461

SCHOOL BOARD OF ESCAMBIA
CO
75 N PACE BLVD
PENSACOLA, FL 32505

LANGEVIN DAVID G & ROSA M
3230 SANDY LN
PENSACOLA, FL 32526

MACKS MARJORIE A SMITH
3227 SANDY LN
PENSACOLA, FL 32526

DAVIS LUCILLE & DICKIE W
2683 STRATFORD RD
PENSACOLA, FL 32526

GULF POWER CO
1 ENERGY PLACE
PENSACOLA, FL 32520

ABLE AUTO REPAIR LLC
6548 W MOBILE HWY
PENSACOLA, FL 32526

MOOREHOUSE JACK S & PAULA
A
2001 SEQUOIA CIR
PENSACOLA, FL 32526

ANDERSON JAMES L
USS MILIUS DDG69
FPO, AP 96672

DEIBLER RICHARD G & TANIETA
C
3140 BELLVIEW AVE
PENSACOLA, FL 32526

ENRIQUEZ JULITO A & JEAN T
3150 BELLVIEW AVE
PENSACOLA, FL 32526

MILLER CAROLYN L
2012 SEQUOIA CIR
PENSACOLA, FL 32526

FOUNTAIN MICHAEL W
2009 SEQUOIA CIR
PENSACOLA, FL 32526

LEONARD GLENN N &
RHODORA D
3130 BELLVIEW AVE
PENSACOLA, FL 32526

KENTUCKY FRIED CHICKEN
120 E MAIN ST STE A
PENSACOLA, FL 32502

ILANO TIMOTHY G & CHRIS ANN
3324 LINGER CT
PENSACOLA, FL 32526

TWOMBLY JANET KAY
5568 ARBOR CLUB WAY APT 8
BOCA RATON, FL 33433

TRAN SANH P &
3316 LINGER CT
PENSACOLA, FL 32526

LECLAIR BRADLEY A &
PSC 1258 BOX 06
APO, AE 09858

BURBEL YEVGENIY
3308 LINGER CT
PENSACOLA, FL 32526

FIRST UNION NATIONAL
C/O THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

GLAZEBROOK TABBATHA M
4206 LYNN ORA DR
PENSACOLA, FL 32503

WILLIAMS LINDA S
1708 GARLIA CT
PENSACOLA, FL 32526

GARVEY EDENA A
2077 SEQUOIA CIR
PENSACOLA, FL 32526

CONN GREG K
4566 TRADEWINDS DR
PENSACOLA, FL 32514

SIDHU-BRAR KARTAR S &
5763 CABOT DR
OAKLAND, CA 946112249

SAECHAO OU & MOUANG
2058 FLINTWICK CT
SAN JOSE, CA 95148

PRATHER ANDREA F
2016 SEQUOIA CIR
PENSACOLA, FL 32526

GERI LEO N &
2020 SEQUOIA CIR
PENSACOLA, FL 32526

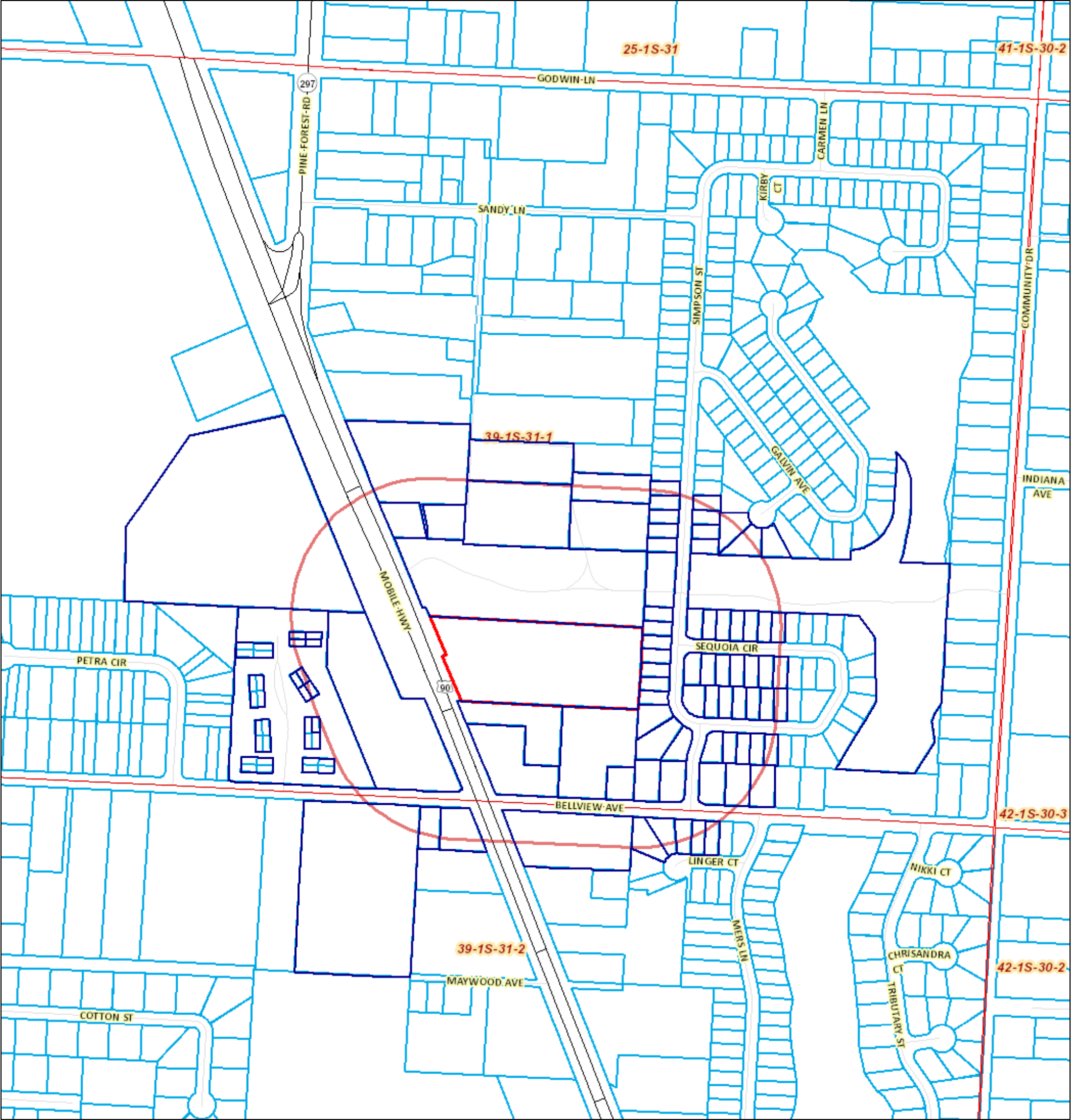
DURFEE DALE W & DEBORAH G
11645 E VIA MONTANA
YUMA, AZ 85367

LEVICK BARBARA S
2017 SEQUOIA CIR
PENSACOLA, FL 32526

SHELBY LESLIE J & TAUSHI K
3120 BELLVIEW AVE
PENSACOLA, FL 32526

LSREF2 BARON LLC
SUITE 1800
2711 N HASKELL AVE
DALLAS, TX 75204

Chris Jones Escambia County Property Appraiser



November 19, 2013

1:4,261

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line

