

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
May 6, 2014–8:30 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-2014-08

Applicant: Wiley C. "Buddy" Page, agent for Gene Foster, Trustee

Address: 2161 Hwy 97 South

From: V-1 Villages Single-Family Residential District, Gross Density (one du/acre)

To: V-3 Villages Single-Family Residential District, Gross Density (five du/acre)

6. Adjournment.

**Planning Board-Rezoning**

**5. A.**

**Meeting Date:** 05/06/2014  
**CASE :** Z-2014-08  
**APPLICANT:** Wiley C. "Buddy" Page, Agent for Gene Foster, Trustee  
**ADDRESS:** 2161 Hwy 97 South  
**PROPERTY REF. NO.:** 30-1N-31-1300-000-000  
**FUTURE LAND USE:** MU-S  
**DISTRICT:** 5  
**OVERLAY DISTRICT:** None  
**BCC MEETING DATE:** 06/03/2014

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**SUBMISSION DATA:**

**REQUESTED REZONING:**

**FROM: V-1 Villages Single-Family Residential District, Gross Density (one du/acre)**

**TO: V-3 Villages Single-Family Residential District, Gross Density (five 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 (CP).**

Whether the proposed amendment is consistent with the Comprehensive Plan.

**CP Policy 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).

**CP Policy 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. The range of allowable uses includes: 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.

**CP Policy FLU 2.1.2 Compact Development.** To promote compact development, FLUM amendments and residential rezoning to allow higher residential densities may be allowed in the Mixed-Use urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

## FINDINGS

The proposed amendment **is consistent** with the Comprehensive Plan and FLUM. The permitted uses of V-3 are consistent with the stated intent and purpose of the MU-S future land use category. The increased maximum residential density is consistent with that allowed by MU-S and with the allowance of higher residential densities to promote compact development. Consistency with other applicable policies of the Comprehensive Plan would be confirmed during review of development for compliance with implementing Land Development Code regulations.

### CRITERION (2)

#### **Consistent with The Land Development Code (LDC).**

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.

**LDC 6.00.01. Legislative intent of residential districts.** The residential districts established in this section (AG, RR, SDD, R-1, AMU-1, AMU-2, R-1PK, R-2, R-2PK, R-3, R-3PK, R-4, R-5, R-6, V-1, V-2, V-2A, V-3, V-4, V-5, VR-1, VR-2, VR-3, and residential portions of GMD, VM-1 and VM-2 and PUD/PUD-PK districts) are designed to promote and protect the health, safety, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

H. To promote the most desirable use of land as well as the appropriate location and density of development, to promote stability of residential areas by providing for smooth transitions in residential density, to effectuate and maintain adequate levels of public services, to conserve the value of land and buildings, to protect the county's present and future tax revenues and to achieve the objectives of the Comprehensive Plan.

#### **LDC 6.05.24. V-3 Villages Single-Family Residential District, Gross Density (five du/acre).**

A. Intent and purpose of V-1 through V-3 districts. Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions with the exception of V-1, which has a minimum lot size of one acre, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three d.u./acre. In AIPD-2, density is limited to three d.u./acre. Refer to article 11 for uses and densities allowed in V, villages single-family residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

## FINDINGS

The proposed amendment **is in conflict with** a stated goal of the residential zoning districts to promote the appropriate density of development and provide a smooth transition in residential density. Lands surrounding the subject parcel are predominantly zoned V-1, VR-1, VR-2 and VAG-2; low density residential districts limited respectively to 1.00, 0.25, 1.33, and 0.20 dwelling units per acre. The small portion of parcel boundary adjoining R-2 zoning appears to be buffered by off-site wetlands from the potential density of seven dwelling units per acre. The existing V-1 zoning and proposed V-3 zoning have the same allowed uses as V-2 and V-2A, but the amendment would increase maximum density from one to five dwelling units per acre. Based on the subject parcel's reported 17.845 acres, rezoning to V-3 represents a potential increase from

18 to 89 single-family dwellings.

### **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 allowing medium density single-family residential development is **not compatible** with existing low density single-family residential as the predominant use in the area of the subject property. The proposed residential density is significantly greater than the maximum allowed density of a substantial majority of surrounding parcels.

### **CRITERION (4)**

#### **Changed conditions.**

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

### **FINDINGS**

**No changed conditions** were identified that significantly impact the amendment or property. The R-2 district adjoining a small portion of the subject parcel was rezoned from several low density districts in 2008. Other development around the parcel, including rezoning, has retained the established low density residential uses of the area.

### **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**

Wetlands and hydric soils **are not** indicated on the subject property according to the National Wetland Inventory. The presence and extent of adverse impacts from future development on the largely wooded parcel would be confirmed through review of the development for compliance with applicable Land Development Code regulations.

### **CRITERION (6)**

#### **Development patterns.**

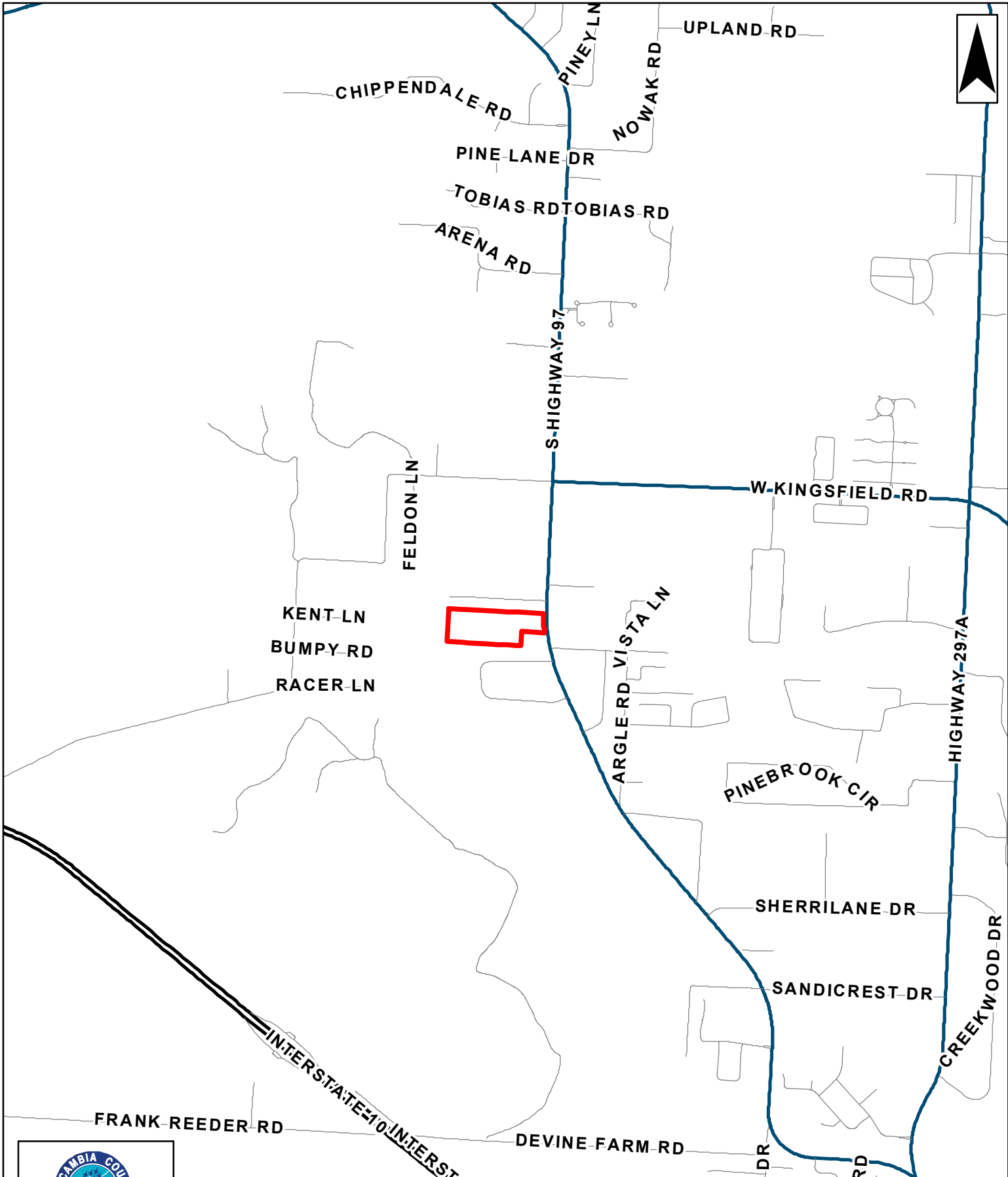
Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

### **FINDINGS**

The proposed amendment **would not** result in a logical and orderly development pattern, but would create a generally isolated zoning district having maximum residential density incompatible with the majority of adjacent and nearby zoning districts.



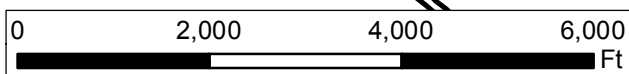
Z-2014-08



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-2014-08 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



VR-2

FELDON LN

VAG-2

VAG-2

SMITHFIELD LN

V-1

S-HIGHWAY-97

V-1

ARGLE RD. RGLE RD

V-1

LAKE SUZANNE DR

S-HIGHWAY-97

R-2

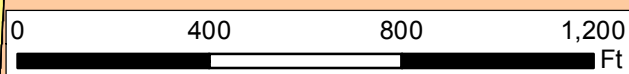
VR-1



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Andrew Holmer  
Planning and Zoning Dept.

# Z-2014-08 500' RADIUS ZONING



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





FELDON LN

MU-S

SMITHFIELD LN

MU-S

MU-S

S-HIGHWAY-97

ARGLE RD. RGLE RD

MU-S

LAKE SUZANNE DR

MU-S

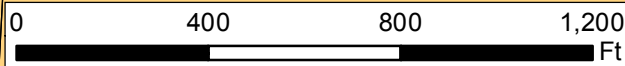
S-HIGHWAY-97



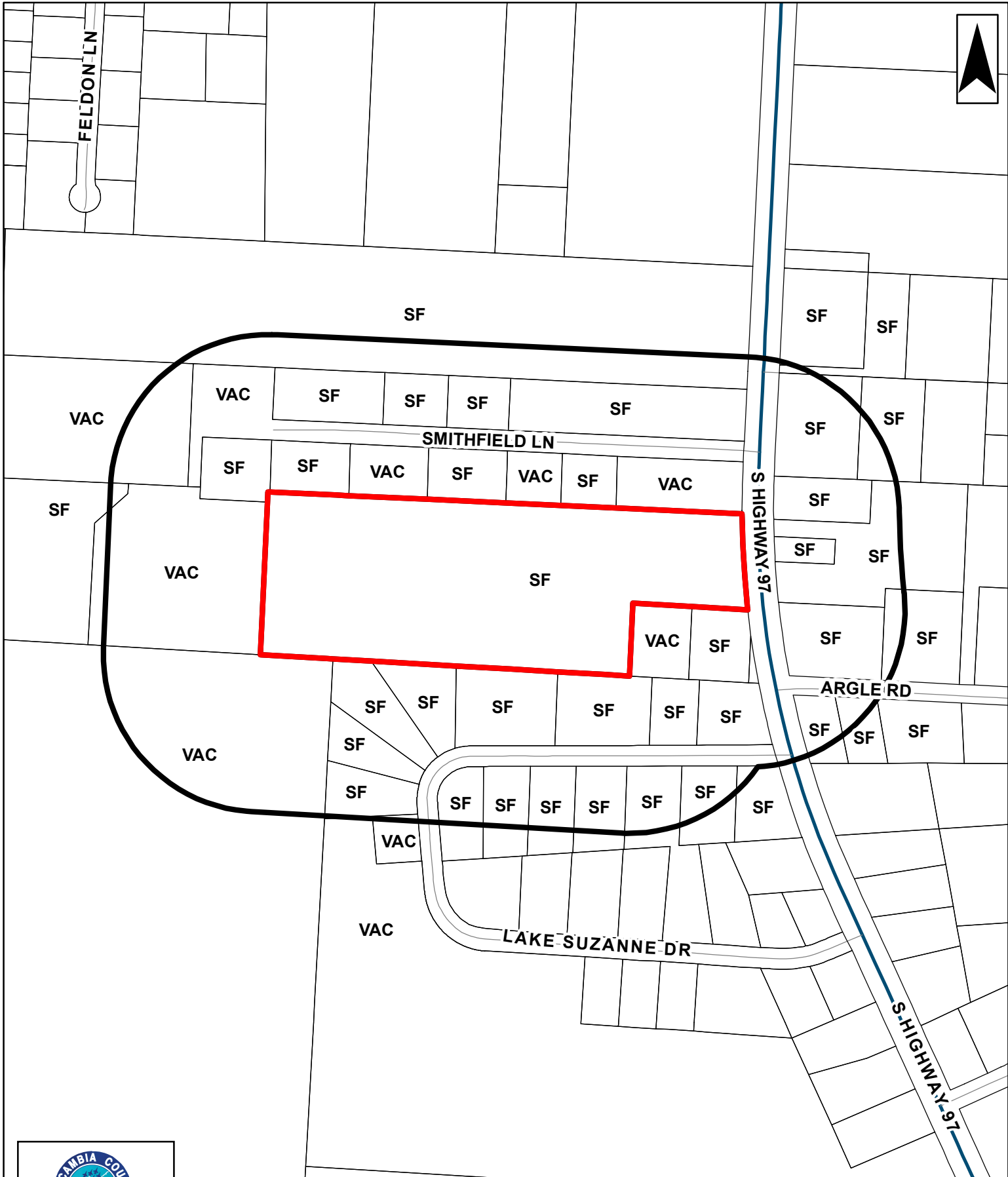
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Andrew Holmer  
Planning and Zoning Dept.






# Z-2014-08 FUTURE LAND USE

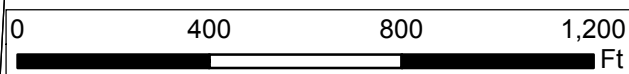


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



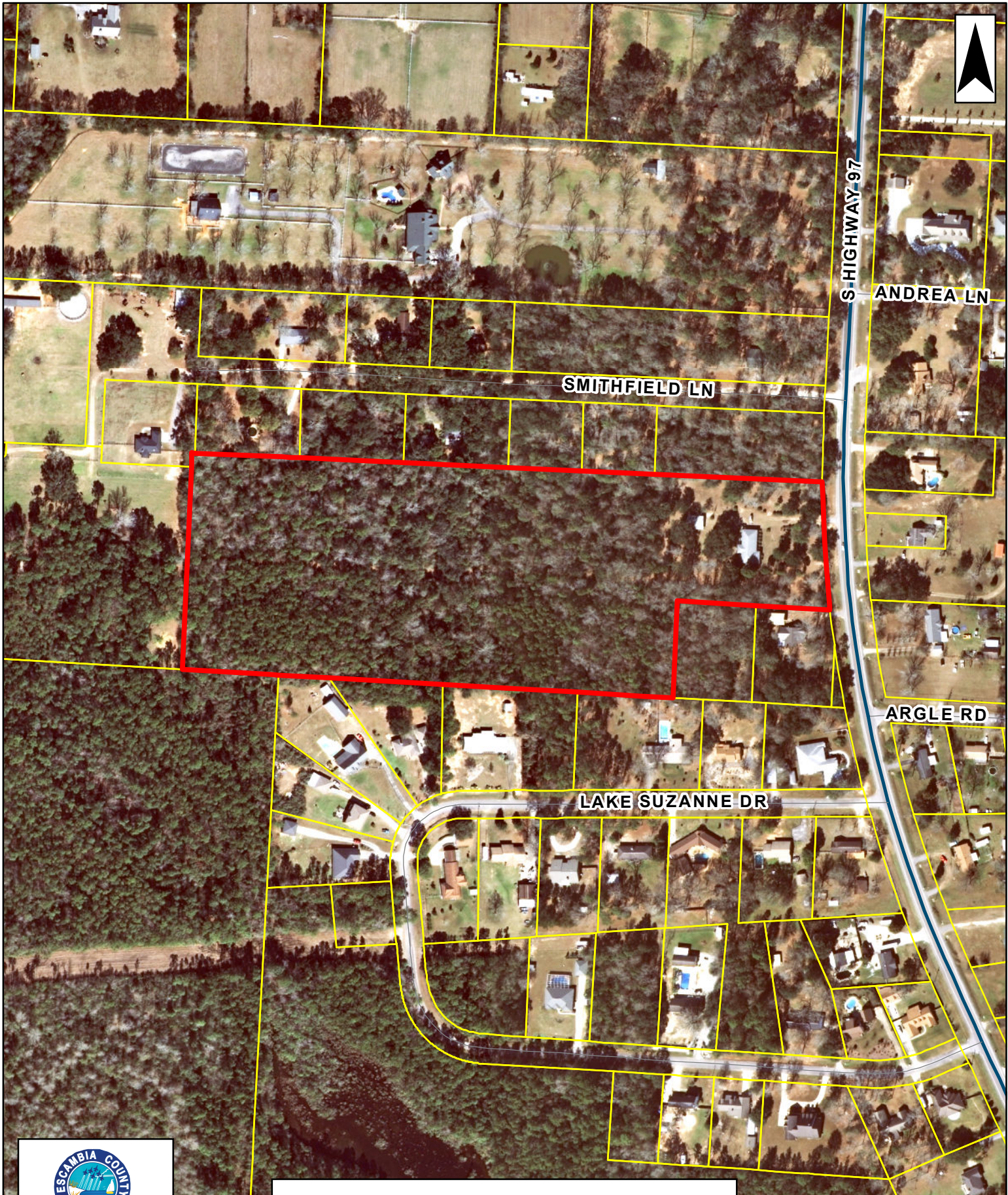
# Z-2014-08 EXISTING LAND USE

-  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.

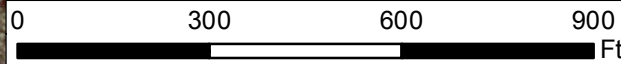
Andrew Holmer  
Planning and Zoning Dept.








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Andrew Holmer  
Planning and Zoning Dept.

# Z-2014-08 AERIAL MAP



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



## NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-08  
CURRENT ZONING: V-1 PROPOSED ZONING: V-3

### PLANNING BOARD

DATE: 05/06/14 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: 06/03/14 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](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN

Public Hearing Sign



Looking West Across Hwy 97 Into Parcel





Looking East Across Hwy 97 From Parcel



Looking South Along Hwy 97 In Front Of Parcel



Wiley C. "Buddy" Page, MPA, APA  
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC  
5337 Hamilton Lane • Pace, Florida 32571

April 3, 2014  
VIA HAND DELIVERY

Mr. Horace Jones. Act. Dir.  
Escambia Development Services  
3363 West Park Place  
Pensacola, Florida 32505

**RE: Zoning Change Request from V-1 to V-3**  
**2161 Hwy 97 South**  
**Pensacola, Escambia County Florida 32533**  
**Parcel No: 30-1N-31-1300-000-000**  
**Parcel size: 17.8 acres, more or less**

Dear Mr. Jones:

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from V-1 to V-3. The property has frontage on Hwy 97 and is joined by property zoned VAG-2 on the north and west, and adjacent property zoned R-2, VR-1 and V-1 along its southerly property line.

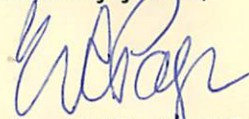
The property is classified as Mixed Use-Suburban MU-S Future Land Use which allows a maximum of ten (10) units per acre therefore the request is consistent with the Comprehensive Plan FLU 1.3.

If the request is granted, it will be consistent with the intent and purpose of the Land Development Code relative to density, location and compatibility.

The site is within a growing area of the County where residential construction continues to identify this area of the county experiencing changed conditions from agricultural to residential densities. Much of this development pattern is likely attributable to the expansion of Navy Federal Credit Union. The site does not contain wetlands.

Thank you for your assistance in this matter and contact us if you have any questions or require anything further.

Sincerely yours,



Wiley C. "Buddy" Page

copy: Simple Living LLC



# 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: V-1 to: V-3

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

Owner(s) Name: Sawyer Trust c/o Gene Foster, Phone: \_\_\_\_\_

Address: 17642 133 Trail North Jupiter, Florida 32533 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: 2161 Hwy 97 South 32533

Property Reference Number(s)/Legal Description: 30-1N-31-1300-000-000

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.

Gene Foster  
Signature of Owner/Agent

Gene Foster, Trustee  
Printed Name Owner/Agent

4/3/2014  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 3rd day of April 2014  
by Gene Emerson Foster

Personally Known  OR Produced Identification . Type of Identification Produced: D#7310-285-44-228-0

Rachel M Huebbe  
Signature of Notary  
(notary seal must be affixed)

Rachel M Huebbe  
Printed Name of Notary



**FOR OFFICE USE ONLY**

Meeting Date(s): PB 5/6/14 BCL 6/3/14 Accepted/Verified by: A Cain Date: 4/7/14

Fees Paid: \$ 1,270.50 Receipt #: \_\_\_\_\_ Permit #: \_\_\_\_\_

CASE NUMBER: Z-2014-08



# Development Services Department

Escambia County, Florida

FOR OFFICE USE

CASE #: 2-2014-08

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 30-1N-31-1300-000-000

Property Address: 2161 Hwy 97 South 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:

- 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 5 DAY OF APRIL, YEAR OF 2014.

Gene Foster  
Signature of Property Owner

Gene Foster, Trustee  
Printed Name of Property Owner

4/3/2014  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2161 Hwy 97 South 32533
Florida, property reference number(s) 30-1N-31-1300-000-000

I hereby designate Wiley C. "Buddy" Page for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 2nd day of April the year of,
2014, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

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

Gene Foster, Trustee
Signature of Property Owner

Gene Foster, Trustee
Printed Name of Property Owner

4/2/2014
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Palm Beach

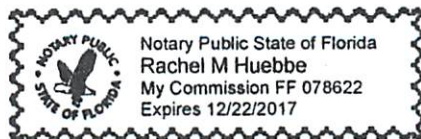
The foregoing instrument was acknowledged before me this 2nd day of April 20 14,
by Gene Emerson Foster

Personally Known OR Produced Identification Type of Identification Produced: A#F36-285-44-228-0

Rachel M Huebbe
Signature of Notary

Rachel M Huebbe
Printed Name of Notary

(Notary Seal)



1342  
2.70  
2.00 indert

OR BK 4260 PG0741  
Escambia County, Florida  
INSTRUMENT 98-485948

DEED REC. STAMPS PD @ ESC CO \$ 0.70  
05/22/98 EMILE LEE WASHBURN, CLERK  
By: Sally Arnold

Without benefit of title examination  
this instrument prepared by:  
William V. Linne, Esquire  
127 Palafox Place  
P. O. Box 12347  
Pensacola, FL 32582

**THIS DEED IS BEING RECORDED TO ORDER TO CORRECT  
THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN  
WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK  
4172, AT PAGE 0994 OF THE PUBLIC RECORDS OF ESCAMBIA  
COUNTY, FLORIDA.**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CORRECTIVE WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that ARCHIE R. SAWYER and EVELYN M. SAWYER, husband and wife, whose address is: 2161 Highway 97 South, Cantonment, Florida, 32533, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto ARCHIE R. SAWYER and EVELYN MARIE SAWYER, as Trustees under the Joint Revocable Trust Agreement of ARCHIE R. SAWYER and EVELYN MARIE SAWYER, dated August 13, 1997 (Social Security Number: [REDACTED] whose address is 2161 Highway 97 South, Cantonment, Florida, 32533, their successors and assigns, forever, the real property located in Escambia County, Florida described as follows:

The East 236.75 feet of the South 528 feet of the Southeast quarter of the Northwest quarter and the South 528 feet of the Southwest quarter of the Northeast quarter, less road right of way for State Road 97, Section 30, Township 1 North, Range 31 West, Escambia County, Florida. LESS and EXCEPT the following portion thereof: Beginning at a concrete monument being the Southeast corner of Southwest 1/4 of the Northeast 1/4, Section 30, Township 1 North, Range 31 West, Escambia County, Florida; thence West along the South line of said Southwest 1/4 of the Northeast 1/4, a distance of 191.07 feet; thence deflect 90 degrees 00' 00" right a distance of 231.19 feet, thence deflect 90 degrees 00' 00" right parallel to said South line of the Southwest 1/4 of the Northeast 1/4, a distance of 176.70 feet to its intersection with the Westerly right of way line of State Road #97 (100' R/W) said point being in a curve concave to the Northeast, radius = 2914.93 feet; thence Southerly along said curve and right of way an arc distance of 86.16 feet to the East line of the Southwest 1/4 of the Northeast 1/4, thence Southerly along said East line a distance of 146.22 feet to the Point of Beginning. Containing 1.00 acres, more or less.

LESS and EXCEPT: an undivided one-half interest in and to all oil, gas and other minerals whatsoever, in or above the above described land, with the right of ingress and egress to mine, drill, for and produce such oil, gas and other minerals.

Subject to that certain perpetual easement recorded in the public records of Escambia County in Official Records Book 487 at Page 547 and described as follows: Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 30, Township 1 North, Range 31 West; thence East 1090 feet to a point; thence North 264 feet to the point of beginning; thence East 1563.50 feet to a point; thence North 33 feet to a point; thence West 1563.50 feet to a point; thence South 33 feet to the point of beginning. Less right of way for State Road 97.

The purpose of the foregoing easement is to allow ingress and egress to that property west of and adjacent to the land herein conveyed until such time as a public road is constructed that will serve said property.

Property Appraiser's Parcel I.D. No.: 30-1N-31-1300-000-000

The Grantors, ARCHIE R. SAWYER and EVELYN M. SAWYER, hereby reserve a life estate to themselves in and to the above-described real property.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

ARCHIE R. SAWYER and EVELYN MARIE SAWYER, shall serve as the Initial Trustees of the trust. Following the resignation, death or inability of one of the Trustees to manage the affairs of the trust, then the remaining Trustees shall continue to serve as sole Trustee. Following the resignation, death or inability of both of the Trustees to manage the affairs of the Trust, then GENE EMERSON FOSTER and ELLON MARIE GARRETT shall serve as Successor co-Trustees. If ELLON MARIE GARRETT should be or become unable or unwilling to act or to continue to act as Trustee, then GENE EMERSON FOSTER. If GENE EMERSON FOSTER should be or become unable to or unwilling to act or to continue to act as Trustee, then ELLON MARIE GARRETT shall continue to serve as successor co-Trustee with MARY ANN FOSTER and BARBARA GAIL BECK. In the event of the resignation, death or inability of any of the said trustees to manage the affairs of the trust, then the remaining trustees will continue to serve as Co-trustees hereunder. In the event of the resignation, death or inability of all the above named-trustees to manage the affairs of the trust, then A . G. EDWARDS TRUST COMPANY shall serve as successor trustee. For so long as both Grantees are serving as Trustees, either of them may execute documents on behalf of both Trustees. For so long as two or more Trustees other than the Grantees are serving as Trustees, the acting Trustees may delegate in writing authority to one of their number to execute documents on behalf of all Trustees.

Said Trustee is vested with full rights of ownership over said real property, or the interest therein with full power and authority to deal in and with said real property, and the interest therein or any part thereof. Said Trustee is hereby conferred, pursuant to the requirements of Florida Statute Section 689.071, with the full power and authority to either protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of said real property, described above. Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantee named, his successors and assigns forever.

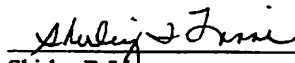
Said Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals on this 19th day of May, 1998.

Signed, sealed and delivered  
in the presence of:

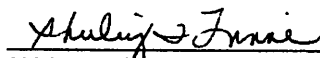
  
Suzanne C. Mize

  
ARCHIE R. SAWYER

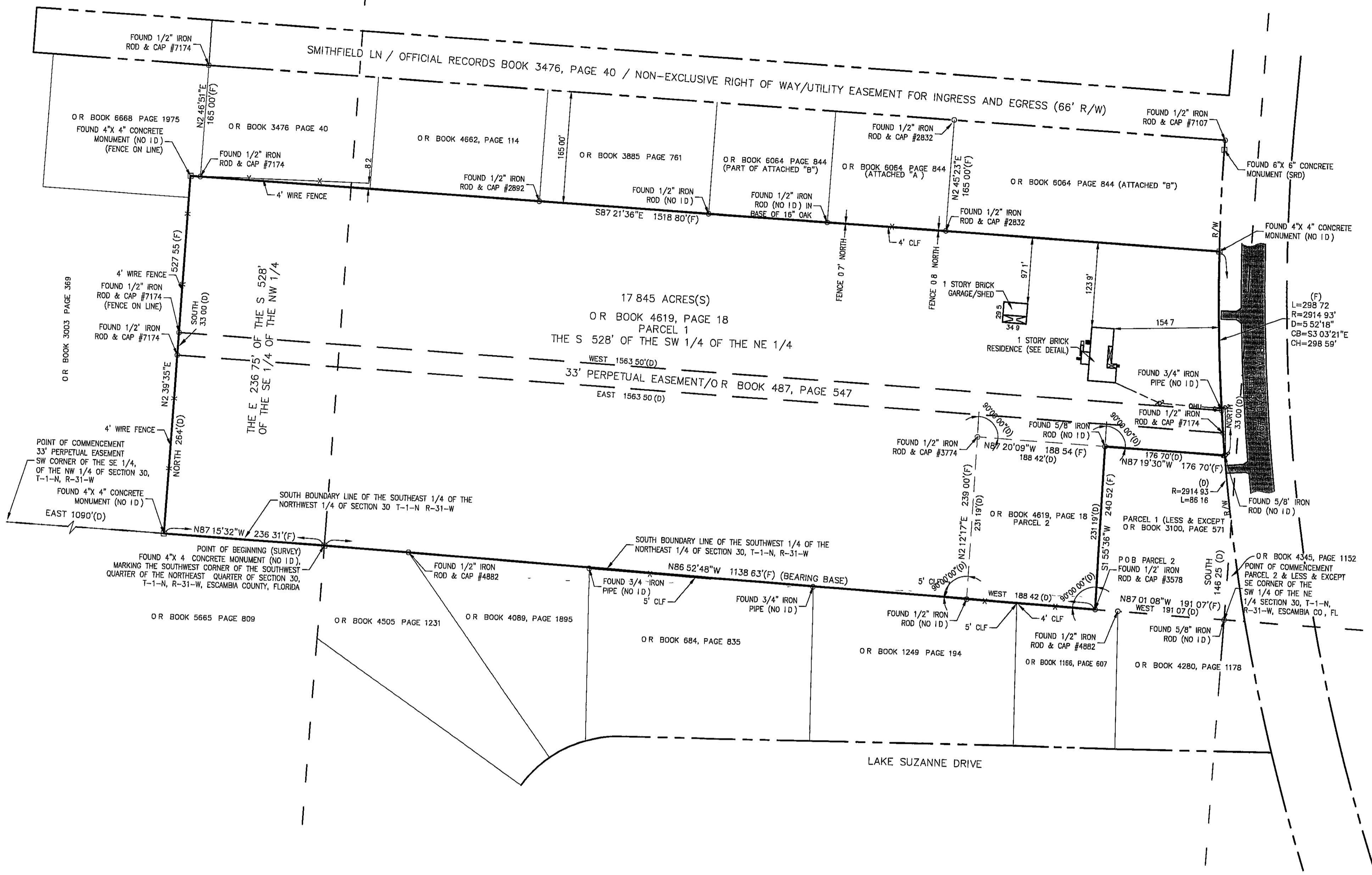
  
Shirley F. Laine

  
Suzanne C. Mize

  
EVELYN M. SAWYER

  
Shirley F. Laine

April 2, 2014 (12:44:40 EST)  
 M:\021 012 PENINSACOLA 17 ACRES SURVEY DWG\021 012 PENINSACOLA 17 ACRES BS DWG



DESCRIPTION (as furnished Official Records Book 4619, Page 18 of the Public Records of Escambia County, Florida)  
 Parcel 1

The East 236 75 feet of the South 528 feet of the Southeast quarter of the Northwest quarter and the South 528 feet of the Southwest quarter of the Northeast quarter, less road right of way for State Road 97, Section 30, Township 1 North, Range 31 West, Escambia County, Florida LESS and EXCEPT the following portion thereof Beginning at a concrete monument being the Southeast corner of Southwest 1/4 of the Northeast 1/4, Section 30, Township 1 North, Range 31 West, Escambia County, Florida, thence West along the South line of said Southwest 1/4 of the Northeast 1/4, a distance of 191 07 feet, thence deflect 90 degrees 00' 00" right a distance of 231 19 feet, thence deflect 90 degrees 00' 00" right parallel to said South line of the Southwest 1/4 of the Northeast 1/4, a distance of 176 70 feet to its intersection with the Westerly right of way line of State Road #97 (100' R/W) said point being in a curve concave to the Northeast, radius = 2914 93 feet, thence Southerly along said curve and right of way on an arc distance of 86 16 feet to the East line of the Southwest 1/4 of the Northeast 1/4, thence Southerly along said East line a distance of 146 22 feet to the Point of Beginning Containing 1 00 acres, more or less

Subject to that certain perpetual easement recorded in the public records of Escambia County in Official Records Book 487 at Page 547 and described as follows: Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 30, Township 1 North, Range 31 West, thence East 1090 feet to a point, thence North 254 1563 50 feet to a point, thence South 33 feet to the point of beginning Less right of way for State Road 97

The purpose of the foregoing easement is to allow ingress and egress to that property west of and adjacent to the land herein conveyed until such time as a public road is constructed that will serve said property

Parcel 2  
 Commence at a concrete monument, being the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 1 North, Range 31 West, Escambia County, Florida thence West along the South line of the said Southwest 1/4, Northeast 1/4 for a distance of 191 07 feet for the Point of Beginning, thence continue along same course for a distance of 188 42 feet, thence deflect 90 right for a distance of 231 19 feet, thence deflect 90 right for a distance of 176 70 feet, thence deflect 90 right for a distance of 231 19 feet to the Point of Beginning Containing 1 0 acres more or less

DESCRIPTION (as per field survey)

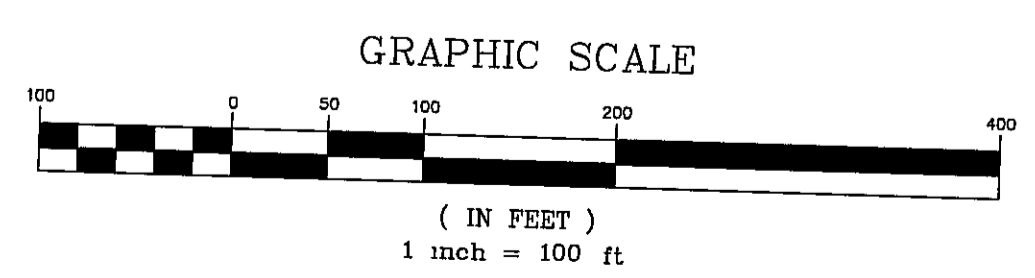
Begin at a 4"x4" concrete monument (no identification) marking the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 30, Township 1 North, Range 31 West, Escambia County, Florida and run thence North 87 degrees 15 minutes 32 seconds West, along the South boundary line of said Southwest Quarter of the Northeast Quarter, for a distance of 236 31 feet to a found 4"x4" concrete monument (no identification), thence leaving said South boundary line run North 2 degrees 39 minutes 35 seconds East, for a distance of 527 55 feet to a found 4"x4" concrete monument (no identification), thence South 87 degrees 21 minutes 36 seconds East, (165 00 feet South of County, Florida), for a distance of 1518 80 feet to a 4"x4" concrete monument (no identification) on the West right of the thence Southeasterly along said curve with a radius of 2914 93 feet, through a central angle of 05 degrees 52 minutes 28 59 feet) to a found 5/8" iron rod (no identification) marking the Northeast corner of property described in Official Records Book 3100, Page 571 of the Public Records of Escambia County, Florida, thence leaving said West right of way of 176 70 feet to a found 5/8" iron rod (no identification) marking the Northwest corner of said property, thence South 01 degrees 55 minutes 36 seconds West, along the West boundary line of said property, for a distance of 240 52 feet to a found 1/2" iron rod and cap No 3578, marking the Southwest corner of said property, (iron rod and cap also being minutes 48 seconds West, along said South boundary line, for a distance of 1138 63 feet to the Point of Beginning Containing 17 845 acres, more or less

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

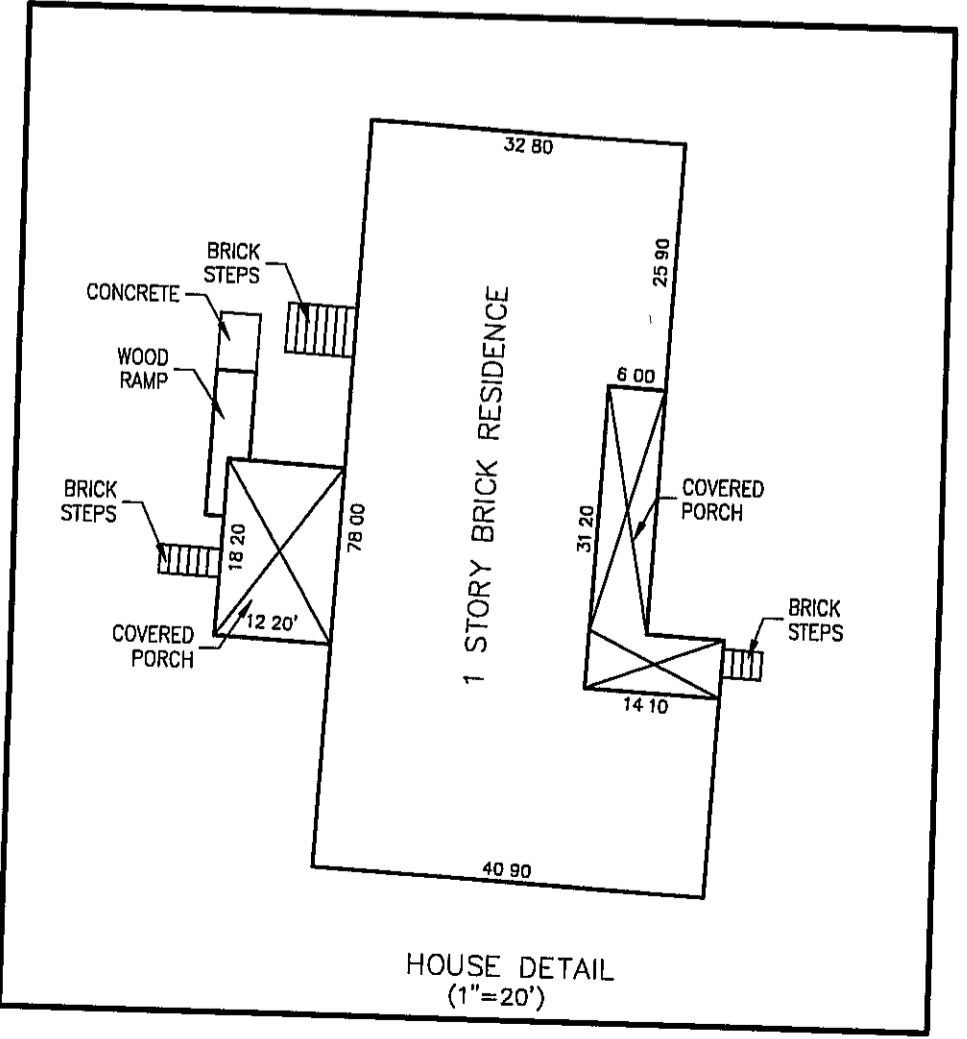
**PREBLE-RISH INC**  
 CONSULTING ENGINEERS AND SURVEYORS  
 CIVIL • SURVEYING • SITE PLANNING

200 WASHINGTON ST  
 SUITE 200  
 TAMPA, FL 33604  
 (813) 281-1111

DATE: 4/02/2014  
 CHECKED: FOR  
 DRAWN: DIB  
 DESIGNED: [ ]  
 SCALE: 1"=100'



- SYMBOLS & ABBREVIATIONS**
- NAD = NORTH AMERICAN DATUM
  - = LINE NOT TO SCALE
  - No. = NUMBER
  - # = NUMBER
  - OR = OFFICIAL RECORDS
  - ± = MORE OR LESS
  - (F) = FIELD MEASUREMENT
  - (D) = DESCRIPTION DATA
  - L = ARC LENGTH
  - R = RADIUS
  - Δ = DELTA ANGLE
  - CB = CHORD BEARING
  - CH = CHORD LENGTH
  - P O B = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - (NO ID) = NO IDENTIFICATION
  - CLF = CHAIN LINK FENCE
  - T = TRAFFIC SIGN
  - M = MAILBOX
  - G = GUY ANCHOR
  - U = UTILITY POLE
  - OHU = OVERHEAD UTILITY LINE
  - ASPH = EXISTING ASPHALT PAVEMENT



**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET BEARING BEING N86 52'48"W ON THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, T-1-N, R-31-W
- 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
- FLOOD NOTE BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X ESCAMBIA COUNTY, FLORIDA SEE COMMUNITY PANEL NO 120080 0280 G, WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2008
- SOURCE OF INFORMATION: DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND FIELD MONUMENTATION
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC. FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY
- NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY PREBLE-RISH, INC
- ENVIRONMENTAL WETLANDS IF ANY EXIST HAVE NOT BEEN DETERMINED BY PREBLE-RISH, INC
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA
- DATE OF FIELD SURVEY APRIL 1, 2014

**BOUNDARY SURVEY**

**STATE ROAD NO. 97**  
**SECTION 30, T-1-N, R-31-W**  
**ESCAMBIA COUNTY, FLORIDA**

PROJECT NO: 821.012  
 SHEET: S1

GARRETT ELLON MARIE &  
C/O GENE FOSTER  
17642 133 TRAIL NORTH  
JUPITER, FL 33478

SMITH JOSHUA A  
1699 SMITHFIELD LN  
CANTONMENT, FL 32533

DEVINE FARMS LLC  
PO BOX 12603  
PENSACOLA, FL 32591

DOUGLAS JAMES W & GAY W  
1281 ANDREA LN  
CANTONMENT, FL 32533

GREENHUT DUDLEY H &  
2095 S HWY 97  
CANTONMENT, FL 32533

MILSTID STEPHEN F LIFE EST &  
1250 ANDREA LN  
CANTONMENT, FL 32533

BOYETT JESSIE L JR  
1686 SMITHFIELD LN  
CANTONMENT, FL 32533

RAGAZINSKAS THOMAS &  
2110 HW 97 S  
CANTONMENT, FL 32533

KRUSHAS WILLIAM C JR & JO A  
1616 SMITHFIELD LN  
CANTONMENT, FL 32533

TURI GERARD S & DEBRA M  
1610 SMITHFIELD LN  
CANTONMENT, FL 32533

MCKINNEY CAREY &  
1260 ANDREA LN  
CANTONMENT, FL 32533

SMITH EDWIN A & NANCY G  
1460 SMITHFIELD LN  
CANTONMENT, FL 32533

SMITH MARTHA LYNELLE  
1545 SMITHFIELD LN  
CANTONMENT, FL 32533

SMITH STANLEY W  
1535 SMITHFIELD LN  
CANTONMENT, FL 32533

MAYO KATHLEEN A  
1695 SMITHFIELD LN  
CANTONMENT, FL 32533

FORTE GEORGE R &  
2211 HWY 97 SOUTH  
CANTONMENT, FL 32533

TOUCHSTONE LEMUEL D & KATHY L  
3182 LAKE SUZANNE DR  
CANTONMENT, FL 32533

SLIGER MYRON K & GRACE L  
3178 LAKE SUZANNE DR  
CANTONMENT, FL 32533

LADNER CLARENCE M JR & JUDITH O  
3166 LAKE SUZANNE DR  
CANTONMENT, FL 32533

BROCK JULIE K  
3160 LAKE SUZANNE DR  
CANTONMENT, FL 32533

HAGENDORFER JOSEPH E SR & BRENDA  
E  
3150 LAKE SUZANNE DR  
CANTONMENT, FL 32533

MCDONALD MARTHA J  
2059 ARGLE RD  
CANTONMENT, FL 32533

BOATWRIGHT MICHAEL &  
2099 ARGLE RD  
CANTONMENT, FL 32533

GAY ROY V & JOYCE M  
2250 HWY 97 S  
CANTONMENT, FL 32533

HINOTE JOHN A  
3151 LAKE SUZANNE DR  
CANTONMENT, FL 32533

GAFFNEY MICHAEL & KAREN  
3155 LAKE SUZANNE DR  
CANTONMENT, FL 32533

HANSEN A DANNY &  
3161 LAKE SUZANNE DR  
CANTONMENT, FL 32533

MCCAULEY KEVIN P & LISA  
3167 LAKE SUZANNE DR  
CANTONMENT, FL 32533

HYNES JOAN ANN  
3173 LAKE SUZANNE DR  
CANTONMENT, FL 32533

ANDREWS RONALD S & CHARLENE A  
3179 LAKE SUZANNE DR  
CANTONMENT, FL 32533



CAINE WILLIAM E & DONNA M  
3193 LAKE SUZANNE DR  
CANTONMENT, FL 32533

HENRY THOMAS  
3158 GATEWAY LN  
CANTONMENT, FL 32533

DAVIS GERALD O & ELIZABETH  
2130 HWY 97 S  
CANTONMENT, FL 32533

WALKER CLINTON G & JULIA K  
2180 HWY 97 SOUTH  
CANTONMENT, FL 32533

STEPHENS JOSEPH W &  
2212 HWY 97 S  
CANTONMENT, FL 32533

CONLEY RICHARD D & SHEILA R  
1950 ARGLE RD  
CANTONMENT, FL 32533

KELL PATRICIA RAY  
2180 HWY 97 S  
CANTONMENT, FL 32533

GREENHUT DUDLEY H TRUSTEE  
2095 HWY 97 SOUTH  
CANTONMENT, FL 32533

BASS NELSON S TRUSTEE  
112 JACQUELYN WAY  
PENSACOLA, FL 32505

DYE LARRY V & DENIECE  
3194 LAKE SUZANNE DR  
CANTONMENT, FL 32533

MAYNE LEWIS J JR &  
3186 LAKE SUZANNE DR  
CANTONMENT, FL 32533

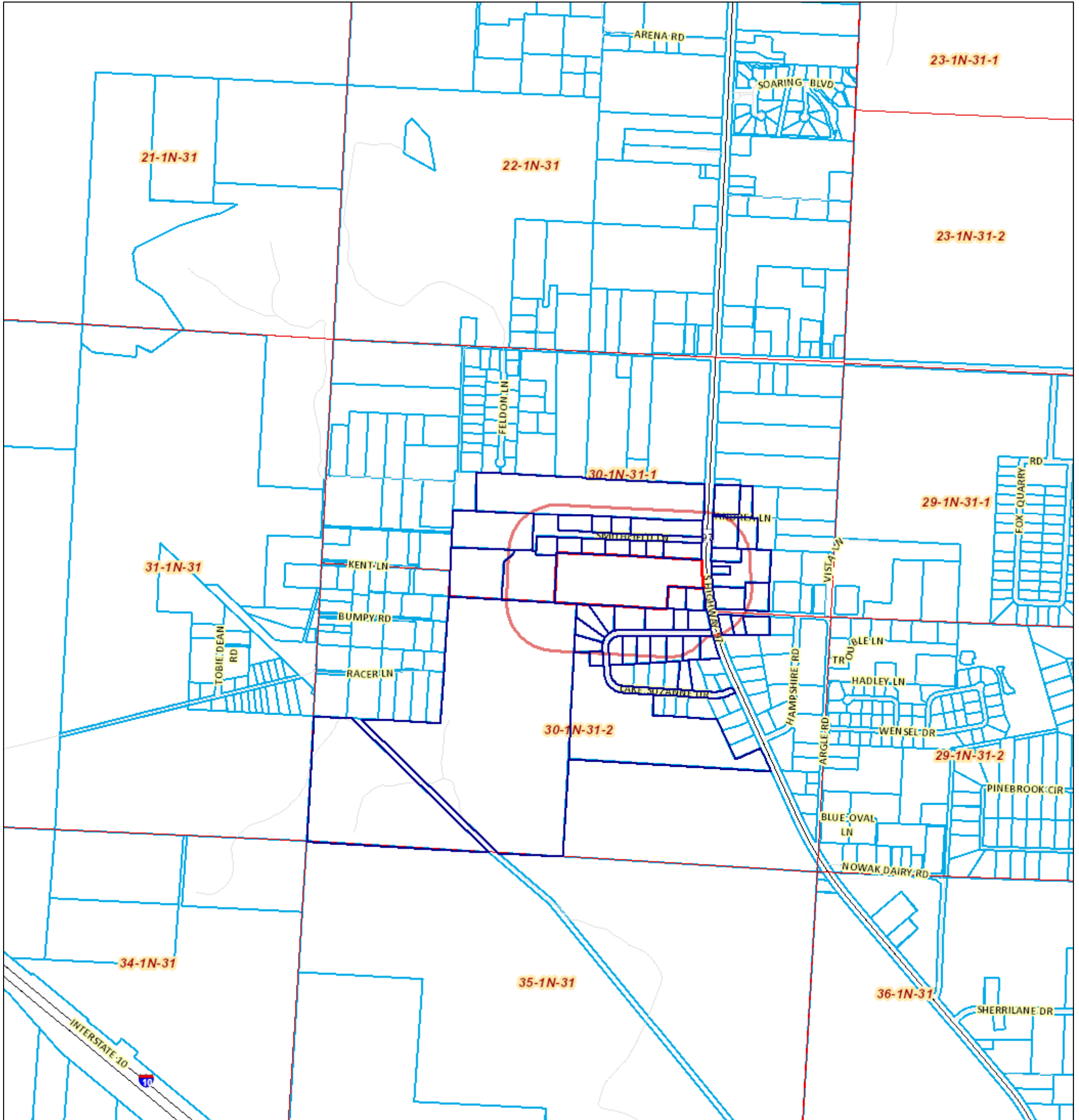
SUMMERLIN GREGORY A &  
3190 LAKE SUZANNE DR  
CANTONMENT, FL 32533

SMITH JUSTIN L  
1775 SMITHFIELD LN  
CANTONMENT, FL 32533

SMITH HUBERT W & MARGARET R  
4500 PINE BARRON RD  
CENTURY, FL 32535

ESCAMBIA COUNTY  
221 PALAFOX PL STE 420  
PENSACOLA, FL 32502

# Chris Jones Escambia County Property Appraiser



April 7, 2014

1:12,238

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

