

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
October 21, 2015–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of the September 16, 2015 Resume Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2015-12  
Address: Barrancas Avenue and Bayou Chico  
Request: Building Set Backs  
Requested by: Davis S. Lamar, Agent for William D. Nobles, Owner
  2. **Case No.:** CU-2015-08  
Address: 14116 & 14120 River Road  
Request: Conditional Use to Allow a Commercial Recreation Facility  
Requested by: Hammond Engineering Inc., Agent for Nelson Box
7. Sunshine Law presentation by Kristin Hual, Assistant County Attorney.
8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, November 18, 2015 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

**Board of Adjustment**

**5.**

Meeting Date: 10/21/2015

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Attachments

September 16, 2015 Draft Resume'

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD September 16, 2015

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:58 A.M.)

Present: Auby Smith  
Bill Stromquist  
Jesse Casey  
Judy Gund  
Frederick J. Gant  
Jennifer Rigby  
Blaise Adams

Staff Present: Kristin Hual, Assistant County Attorney  
Horace Jones, Director, Development Services  
Andrew Holmer, Division Manager, Planning & Zoning  
Brenda Wilson, Urban Planner, Planning & Zoning  
Debbie Lockhart, Administrative Assistant

### REGULAR BOA AGENDA

1. The meeting was called to Order at 8:30 A.M.
2. Staff was sworn in and accepted as expert witnesses.
3. The BOA Meeting Package with the Development Services Staff Findings-of-Fact was accepted into evidence.

Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey

**Vote:** 7 - 0 Approved - Unanimously

4. The Clerk provided Proof of Publication, and a motion was made to waive the reading of the legal advertisement.

Motion by At Large Member Jesse Casey, Seconded by Vice Chairman Bill Stromquist

**Vote:** 7 - 0 Approved - Unanimously

5. Motion was made to approve the August 19, 2015 and September 09, 2015 Board of Adjustment Meeting Resume' Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey

**Vote:** 7 - 0 Approved - Unanimously

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

1. **Case No.:** V-2015-09

Address: 8700 Block Scenic Hwy.

Request: Variance for a Fence

Requested by: Dr. M.H. Mikhchi, Agent for Westpointe Retirement Community

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by At Large Member Jesse Casey, Seconded by Board Member Frederick J. Gant

Blaise Adams left the meeting at 9:05 A.M.

Motion was made to accept Staff Findings and Deny the variance request.

Frederick Gant left the meeting at 9:52 A.M.

Jennifer Rigby proposed an amendment to the motion. Amended motion was voted on and failed 3-2

**Vote:** 6 - 0 Approved - Unanimously

2. **Case No.:** V-2015-10

Address: 9420 Gibson Rd.

Request: Right-of Way Frontage

Requested by: Darlene and Jon Hammond, Agents for Citi Mortgage, Inc

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey

Motion was made to accept Staff Findings and approve the request as submitted.

**Vote:** 5 - 0 Approved - Unanimously

3. **Case No.:** V-2015-11

Address: 220 East Nine Mile Rd.

Request: Variance for a Sign

Requested by: Rex Burt, Agent for Gulf Winds Federal Credit Union

No BOA member acknowledged any ex parte communication regarding this item.  
No BOA member acknowledged visiting the site.  
No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey

Motion was made to accept Staff Findings and approve the request as submitted.

**Vote:** 5 - 0 Approved - Unanimously

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, October 21, 2015 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. The meeting adjourned at 9:58 A.M.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 10/21/2015  
**CASE:** V-2015-12  
**APPLICANT:** David S. Lamar, Agent for William D. Nobles, Owner  
**ADDRESS:** Barrancas Ave. & Bayou Chico  
**PROPERTY REFERENCE NO.:** 59-2S-30-2101-000-008,  
59-2S-30-2101-000-009,  
59-2S-30-2101-000-010,  
59-2S-30-2101-000-011  
**ZONING DISTRICT:** HC/LI, Heavy Commercial/Light Industrial  
**FUTURE LAND USE:** MU-U, Mixed-Use, Urban

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking variances to eliminate the rear and side building setbacks along with a variance to the marine/estuarine/riverine (MERS) setback.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section: 3-2.11(d)(7)a,b & Section: 4-5.5.b. Estuarine Setbacks (2)**

**(7) Structure setbacks.** For all principal structures, minimum setbacks are:

**a. Front and rear.** Fifteen feet in both front and rear.

**b. Sides.** Ten feet on each side, including any group of attached townhouses. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height.

**(2) Estuarine shoreline protection zone.** An estuarine shoreline protection zone is established along the estuarine shorelines extending 15 feet landward of the mean high water line (MHWL).

**CRITERIA**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section 2-6.3**

**CRITERION (1)**

**Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.**

#### **FINDINGS-OF-FACT**

There are special conditions and circumstances that do exist which are peculiar to the land, structure or buildings and which are not applicable to other lands, structures or buildings in the same zoning district. Such physical characteristics include, but are not limited to, exceptionally narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties.

The lots in question pre-date the LDC and are much narrower than called for in the zoning requirements. This situation presents clear, practical difficulties in the use of the property for single-family residences as allowed by code. The required zoning setbacks would unreasonably reduce the buildable area and constitute a hardship for lots this size.

#### **CRITERION (2)**

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

#### **FINDINGS-OF-FACT**

The special conditions and circumstances do not result from the actions of the applicant as the land was platted by the County prior to the adoption of land development regulations.

#### **CRITERION (3)**

**Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.**

#### **FINDINGS-OF-FACT**

The approval of this variance will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

#### **CRITERION (4)**

**Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant. .**

#### **FINDINGS-OF-FACT**

Strict application of the provisions of the land development code would deprive the applicant rights commonly enjoyed by other properties in the same zoning district under



the terms of the land development code and would create an unnecessary and undue hardship.

**CRITERION (5)**

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

**FINDINGS-OF-FACT**

Given the unique size and topography of these lots, the requested variances are necessary to make reasonable use of the lots in a manner similar to nearby properties.

**CRITERION 6**

**The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.**

**FINDING OF FACT:**

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

**STAFF RECOMMENDATION**

Given the unique situation in the platting of these lots versus the current setbacks, the requested building setback variances are appropriate. The variance to the MERS setback is justified due to the developed nature of the shoreline and the existing over-water constuction.

Because these requests meet all of the required criteria, Staff recommends approval of the variances as submitted.

**BOA DECISION**

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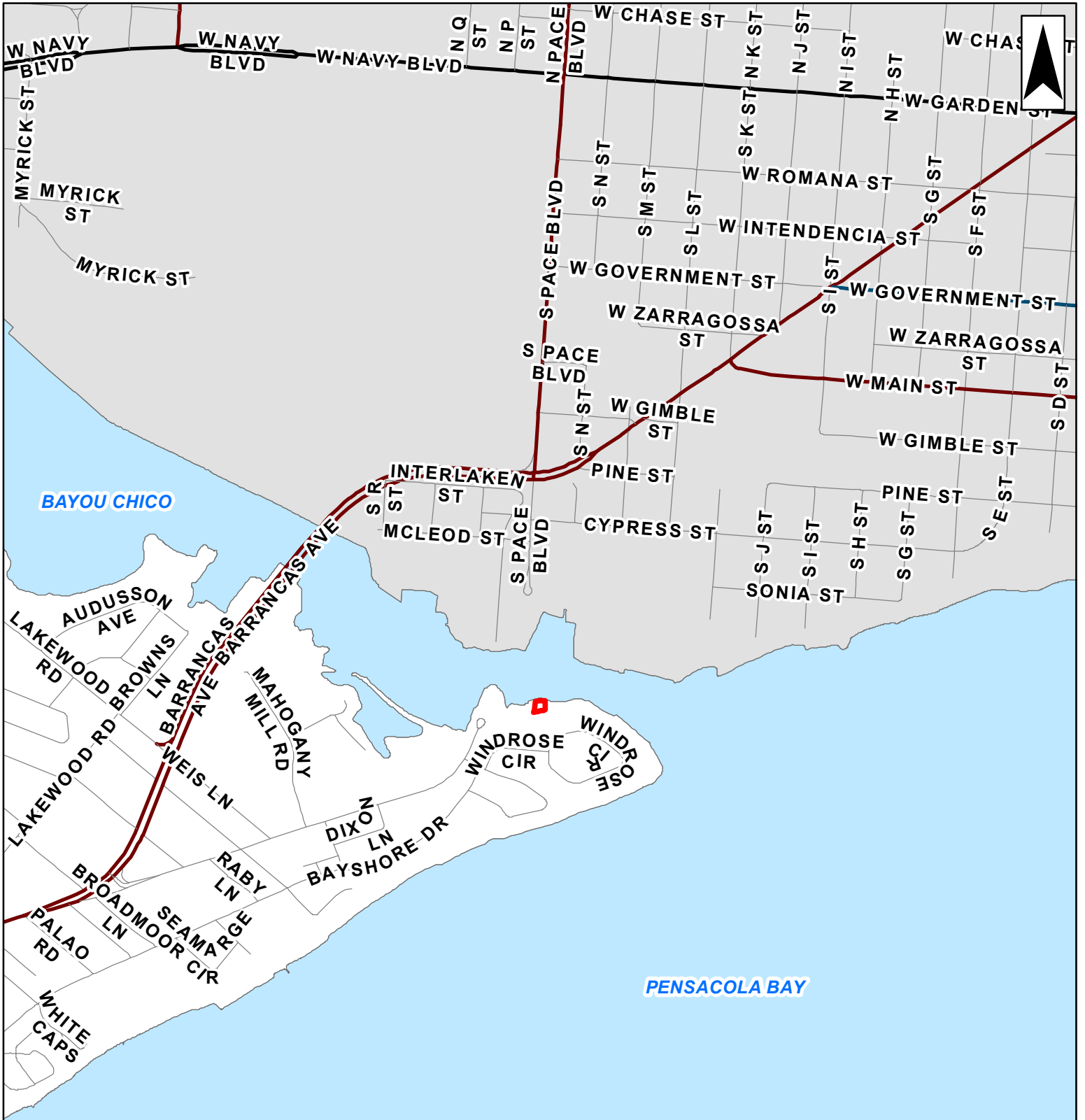

**Attachments**

[Working Case File V-2015-12](#)

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**V-2015-12**

**Barrancas Ave. & Bayou Chico**

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.

# V-2015-12 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



# CITY OF PENSACOLA

BAYOU CHICO

HC/LI

Com

WINDROSE CIR

WINDROSE CIR

Com

HC/LI

OLDE BARRANCAS AVE

HC/LI

HDMU

BAYSHORE DR

HDR

BAYSHORE DR

HDR

PENSACOLA BAY



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.

## V-2015-12 500' RADIUS ZONING



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



# CITY OF PENSACOLA

BAYOU CHICO

MU-U

MU-U

MU-U

MU-U

PENSACOLA BAY

OLDE BARRANCAS AVE

WINDROSE CIR






WINDROSE CIR

BAYSHORE DR

BAYSHORE DR

## V-2015-12

## 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.



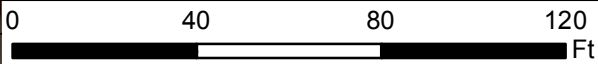
# BAYOU CHICO









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.

## V-2015-12 AERIAL MAP



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



**DAVID S. LAMAR**  
CIVIL ENGINEERING

Post Office Box 10605 • Pensacola, Florida 32524

Telephone (850) 434-0043 • Fax (850) 470-9402

September 17, 2015

Mr. Andrew Holmer  
Staff Assistant to the Escambia County Board of Adjustment  
3363 West Park Place  
Pensacola, Florida 32501

**RE: Letter of Request  
Variance for Three Parcels – Barrancas Avenue & Bayou Chico  
Parcel I. D. # 59-2S-30-2101-000-008; -009; -010; -011  
DSL Project 2015-200**

Dear Mr. Holmer:

On behalf of my client, the Nobles Family Partnership, I am requesting a variance from the Site and Building Requirements for three (3) single family residential lots set forth in Section 3-2.11 (d) (7) of the Escambia County Land Development Code (LDC). This letter explains the reason for the request and demonstrates how the request satisfies the six (6) criteria set forth in the LDC.

Background:

Brent Island Subdivision was platted in 1958, before there was zoning in Escambia County and before there was a land development code adopted to regulate the orderly subdivision of land. The plat consisted of 13 waterfront lots (lots 1-13) and 13 upland lots (lots A-M). Each water front lot has a contiguous upland lot dedicated to provide ingress and egress to the lot owners. The lots vary significantly in width. There are no stated building setbacks shown on the face of the plat or declared in the dedication or in the surveyor's notes.

The Nobles Family Partnership owns four of these waterfront lots (Lots 8, 9, 10 & 11) and their adjoining upland, access lots (Lots H, I, J & K). These four lots also vary in width. The smallest is 12.15 feet wide. The largest measures 25.65 feet wide. The owners would like to combine the four parcels into three parcels (with similar widths). Even with the combination, which increases the average lot width, the resulting lots do not provide sufficient width to construct a single family residence which meets the Site & Building requirements for residential lots within the HC/LI zoning district. Prior to making a final decision on the combination, which requires action by the Escambia County Property Appraiser's office, the owners would like the assurance that constructing residential structures on the three parcels will be feasible. Approval of the requested variances will give them that assurance. Once the variances have been granted, the owners will complete the combination process through the Property Appraiser's office.

Variance/Exception Request:

The specific request for the three parcels, described as Parcel "A", Parcel "B" and Parcel "C", in the accompanying application, is as follows:

1. Request a variance from the required ten (10) foot side yard. The desired side yard is zero (0) feet.
2. Request a variance from the required fifteen (15) foot rear yard. The desired rear yard is zero (0) feet.
3. Request an exception to the marine/estuarine/riverine (MERS) setback.

**CRITERION (1) - Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.**

The Plat of Brent Island in 1958, created these four parcels as “lots of record.” Since that time and with the introduction of zoning and other land use regulations, most of the land lying within the HC/LI zoning district, developed for residential purposes, have adequate lot widths allowing construction of residences which meet the required 10 foot side yard and 15 foot rear yard requirements of the LDC. The nearby Harbor Point S/D is a good example where many of the lots provide 100 foot lot widths and even greater lot depths. While the Brent Island lots were “legally” subdivided at the time for residential uses, there was no minimum side or rear yard required by the county or stated on the plat. In effect, each lot had a side yard of zero (0) and a rear yard of zero (0).

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

The owners purchased the lots “as they were platted”. The proposed combination of four lots into three increases the width of each of the home sites; but the hardship of complying with the current code remains.

**CRITERION (3) - Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.**

The owners are of the opinion that granting this request will not confer on them any special privilege that is not available to other lands, buildings or structures within the same zoning district. Other property owners whose lands, building or structures are similarly, negatively impacted by the size and shape of the parcel(s) can also make a variance request to seek relief from the same provisions of the LDC.

**CRITERION (4) - Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant.**

Other property owners in the same zoning district who purchase a single family lot have the expectation that they can build a single family home on said lot. In this case, if a variance to the side yard requirements is not granted, these lots cannot reasonably be used to construct a single family residence. If a variance to the rear yard requirements is not granted, the proposed residential structure planned for each parcel cannot be connected to or be incorporated into the existing covered boat house



and wet slip that currently exists on each parcel. This would result in an unnecessary and undue hardship for the owners, their heirs or assigns.

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

*Due to the limited lot width, a zero (0) side yard is required to allow construction of a single family residence. Due to the free board requirements of the LDC, which require that the habitable spaces be elevated at least three (3) feet above the FEMA flood elevation, having the full width of the lot for the structure is necessary for the full enjoyment of the property that others in the district enjoy.*

**CRITERION (6) - The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.**

The general intent of the LDC is to provide for the orderly, efficient, appropriate use of land within the district, while respecting the property rights of those who own and occupy the land. Granting variances that allow the intended use of these residential lots, which were duly platted and recorded in the public record, is consistent with the purpose of the LDC. Granting these variances will not be detrimental to the general public. Denying the variances would cause injury (loss of the intended residential use) to the applicant.

Please submit this project to the BOA at its next meeting. Thank you for your assistance.

Sincerely,



David S. Lamar, P.E.

Project Civil Engineer & Agent for the Nobles Family Partnership



**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: \_\_\_\_\_ to: \_\_\_\_\_

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

Owner(s) Name: Nobles Family Partnership Phone: 850-221-5558  
Address: P.O. Box 13630 Pensacola, FL 32591 Email: wnobles111@cox.net

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

Property Address: BARRANCAS AVENUE @ BAYOU CHICO  
Property Reference Number(s)/Legal Description: 59-25-30-2101-000-008; -009; -010; 011

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.

David S. Lamar  
Signature of Owner/Agent

DAVID S. LAMAR  
Printed Name Owner/Agent

9/18/2015  
Date

William D. Nobles  
Signature of Owner

WILLIAM D. NOBLES  
Printed Name of Owner

9/18/2015  
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18 day of September 20 15  
by David S. Lamar and William D. Nobles

Personally Known  OR Produced Identification  Type of Identification Produced: FL drivers license

Jennifer Tessier  
Signature of Notary  
(notary seal must be affixed)

Jennifer Tessier  
Printed Name of Notary



**FOR OFFICE USE ONLY**

CASE NUMBER: V-2015-12

Meeting Date(s): 10-21-15 Accepted/Verified by: DH/DL Date: 09-18-15  
Fees Paid: \$ 423.50 Receipt #: 645478 Permit #: PBA 150900014



DAVID S. LAMAR  
CIVIL ENGINEERING

Post Office Box 10605 • Pensacola, Florida 32524

Telephone (850) 434-0043 • Fax (850) 470-9402

September 17, 2015

Mr. Andrew Holmer, Senior Planner  
Staff Assistant to the Escambia County Board of Adjustment  
3363 West Park Place  
Pensacola, Florida 32501

**RE: Variance Request for Three Parcels – Barrancas Avenue & Bayou Chico  
Parcel I. D. # 59-2S-30-2101-000-008; -009; -010; -011  
DSL Project 2015-200**

Dear Mr. Holmer:

On behalf of my client, the Nobles Family Partnership, I am submitting an application package requesting variances from the Site and Building Requirements set forth in Section 3-2.11 (d) (7) of the Escambia County Land Development Code (LDC) for three (3) single family residential parcels. The following items are included in this submittal:

- a. Variance Application.
- b. Affidavit of Owner & Limited Power of Attorney authorizing David S. Lamar, P.E. to act as the agent (included in application).
- c. The original letter of request in blue ink.
- d. Legal proof of ownership (copies of the tax notices for the subject parcels).
- e. Property Appraiser's parcel information.
- f. Site plans of the three parcels showing "buildable" area under the referenced section of the LDC.
- g. Boundary Surveys, prepared by Empire Land Surveying, showing the proposed combination of four (4) lots of record into three (3) lots.
- h. The Plat of Brent Island Subdivision.
- i. The variance application fee, a \$ 423.50 check, payable to Escambia County.
- j. A CD-ROM that contains the above information in either .pdf or .doc format.

Please submit this project to the BOA at its next meeting. Thank you for your assistance.

Sincerely,

David S. Lamar, P.E.

Project Civil Engineer & Agent for the Nobles Family Partnership



**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

As owner of the property located at BARRANCAS AVENUE @ BAYOU CHICO  
Florida, property reference number(s) 59-25-30-2101-000-008; -009; -010; -011

I hereby designate DAVID S. LAMAR, P.E. 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 variances on the above referenced property.

This Limited Power of Attorney is granted on this 18<sup>th</sup> day of September the year of, 2015, 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: DAVID S. LAMAR Email: lamareng@bellsouth.net  
Address: P.O. Box 10605 Pensacola, FL 32524 Phone: 850-434-0043

William D. Nobles  
Signature of Property Owner

WILLIAM D. NOBLES  
Printed Name of Property Owner

9/18/2015  
Date

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

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

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Escambia  
The foregoing instrument was acknowledged before me this 18 day of September 20 15,  
by William D. Nobles

Personally Known  OR Produced Identification . Type of Identification Produced: FL drivers license

Jennifer Tessier  
Signature of Notary

Jennifer Tessier (Notary Seal)  
Printed Name of Notary



# Escambia County Tax Collector

generated on 9/16/2015 6:17:48 PM CDT

## Tax Record

Last Update: 9/16/2015 6:17:49 PM CDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>		<b>Tax Type</b>		<b>Tax Year</b>	
08-4154-000		REAL ESTATE		2014	
<b>Mailing Address</b>			<b>Property Address</b>		
NOBLES FAMILY PARTNERSHIP PO BOX 13630 PENSACOLA FL 32591			0 BARRANCAS AVE & BAYOU		
			<b>GEO Number</b>		
			592S30-2101-000-008		
<b>Exempt Amount</b>		<b>Taxable Value</b>			
See Below		See Below			
<b>Exemption Detail</b>		<b>Millage Code</b>		<b>Escrow Code</b>	
NO EXEMPTIONS		06			
<b>Legal Description (click for full description)</b>					
592S30-2101-000-008 0 BARRANCAS AVE & BAYOU LT 8 AND LT H S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 3178 P 181 CA 193					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
COUNTY	6.6165	167,721	0	\$167,721	\$1,109.73
PUBLIC SCHOOLS					
By Local Board	2.0850	167,721	0	\$167,721	\$349.70
By State Law	5.2370	167,721	0	\$167,721	\$878.35
WATER MANAGEMENT	0.0390	167,721	0	\$167,721	\$6.54
SHERIFF	0.6850	167,721	0	\$167,721	\$114.89
M.S.T.U. LIBRARY	0.3590	167,721	0	\$167,721	\$60.21
<b>Total Millage</b>		<b>15.0215</b>	<b>Total Taxes</b>		<b>\$2,519.42</b>
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
NFP	FIRE - 595-4960				\$11.00
<b>Total Assessments</b>					<b>\$11.00</b>
Taxes & Assessments					<b>\$2,530.42</b>
<b>If Paid By</b>				<b>Amount Due</b>	
				<b>\$0.00</b>	
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>	
11/7/2014	PAYMENT	9820290.0006	2014	\$2,429.20	
<b>Prior Year Taxes Due</b>					
NO DELINQUENT TAXES					

# Escambia County Tax Collector

generated on 9/16/2015 6:16:50 PM CDT

## Tax Record

Last Update: 9/16/2015 6:16:51 PM CDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
08-4155-000	REAL ESTATE	2014			
<b>Mailing Address</b> NOBLES FAMILY PARTNERSHIP PO BOX 13630 PENSACOLA FL 32591		<b>Property Address</b> 0 BARRANCAS AVE @ BAYOU  <b>GEO Number</b> 592S30-2101-000-009			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	06				
<b>Legal Description (click for full description)</b>					
592S30-2101-000-009 0 BARRANCAS AVE @ BAYOU LT 9 AND LT I S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 2302 P 133 CA 193					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Exemption Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
COUNTY	6.6165	26,835	0	\$26,835	\$177.55
PUBLIC SCHOOLS					
By Local Board	2.0850	26,835	0	\$26,835	\$55.95
By State Law	5.2370	26,835	0	\$26,835	\$140.53
WATER MANAGEMENT	0.0390	26,835	0	\$26,835	\$1.05
SHERIFF	0.6850	26,835	0	\$26,835	\$18.38
M.S.T.U. LIBRARY	0.3590	26,835	0	\$26,835	\$9.63
<b>Total Millage</b>		15.0215	<b>Total Taxes</b>		\$403.09
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
NFP	FIRE - 595-4960				\$11.00
<b>Total Assessments</b>					\$11.00
Taxes & Assessments					\$414.09
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>	
11/7/2014	PAYMENT	9820290.0005	2014	\$397.53	
<b>Prior Year Taxes Due</b>					
NO DELINQUENT TAXES					

# Escambia County Tax Collector

generated on 9/16/2015 6:16:07 PM CDT

## Tax Record

Last Update: 9/16/2015 6:16:07 PM CDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
08-4156-000	REAL ESTATE	2014			
<b>Mailing Address</b> NOBLES FAMILY PARTNERSHIP PO BOX 13630 PENSACOLA FL 32591		<b>Property Address</b> 0 S BARRANCAS AVE @ BAYO  <b>GEO Number</b> 592S30-2101-000-010			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	06				
<b>Legal Description (click for full description)</b>					
592S30-2101-000-010 0 S BARRANCAS AVE @ BAYO LT 10 AND LT J S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 2302 P 132 CA 193					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Exemption Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
COUNTY	6.6165	27,778	0	\$27,778	\$183.79
PUBLIC SCHOOLS					
By Local Board	2.0850	27,778	0	\$27,778	\$57.92
By State Law	5.2370	27,778	0	\$27,778	\$145.47
WATER MANAGEMENT	0.0390	27,778	0	\$27,778	\$1.08
SHERIFF	0.6850	27,778	0	\$27,778	\$19.03
M.S.T.U. LIBRARY	0.3590	27,778	0	\$27,778	\$9.97
<b>Total Millage</b>		15.0215	<b>Total Taxes</b>		\$417.26
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
NFP	FIRE - 595-4960				\$11.00
<b>Total Assessments</b>					\$11.00
Taxes & Assessments					\$428.26
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>	
11/7/2014	PAYMENT	9820290.0004	2014	\$411.13	
<b>Prior Year Taxes Due</b>					
NO DELINQUENT TAXES					

# Escambia County Tax Collector

generated on 9/16/2015 6:15:02 PM CDT

## Tax Record

Last Update: 9/16/2015 6:15:02 PM CDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>
08-4157-000	REAL ESTATE	2014
<b>Mailing Address</b>		<b>Property Address</b>
NOBLES FAMILY PARTNERSHIP PO BOX 13630 PENSACOLA FL 32591		0 BARRANCAS AVE @ BAYOU
		<b>GEO Number</b>
		592S30-2101-000-011

<b>Exempt Amount</b>	<b>Taxable Value</b>
See Below	See Below

<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>
NO EXEMPTIONS	06	
<b>Legal Description (click for full description)</b>		
592S30-2101-000-011 0 BARRANCAS AVE @ BAYOU LT 11 AND LT K S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 2302 P 133 CA 193		

### Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165	16,667	0	\$16,667	\$110.28
PUBLIC SCHOOLS					
By Local Board	2.0850	16,667	0	\$16,667	\$34.75
By State Law	5.2370	16,667	0	\$16,667	\$87.29
WATER MANAGEMENT	0.0390	16,667	0	\$16,667	\$0.65
SHERIFF	0.6850	16,667	0	\$16,667	\$11.42
M.S.T.U. LIBRARY	0.3590	16,667	0	\$16,667	\$5.98

<b>Total Millage</b>	15.0215	<b>Total Taxes</b>	\$250.37
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### Non-Ad Valorem Assessments

Code	Levying Authority	Amount
NFP	FIRE - 595-4960	\$11.00
<b>Total Assessments</b>		\$11.00
<b>Taxes &amp; Assessments</b>		\$261.37

<b>If Paid By</b>	<b>Amount Due</b>
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2014	PAYMENT	9820290.0003	2014	\$250.92

### Prior Year Taxes Due

NO DELINQUENT TAXES
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**Chris Jones**  
Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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<p><b>General Information</b></p> <p><b>Reference:</b> 592S302101000008</p> <p><b>Account:</b> 084154000</p> <p><b>Owners:</b> NOBLES FAMILY PARTNERSHIP</p> <p><b>Mail:</b> PO BOX 13630 PENSACOLA, FL 32591</p> <p><b>Situs:</b> BARRANCAS AVE &amp; BAYOU 32507</p> <p><b>Use Code:</b> MISC. RESIDENTIAL</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$41,683</td> <td>\$125,650</td> <td>\$167,333</td> <td>\$167,333</td> </tr> <tr> <td>2014</td> <td>\$42,071</td> <td>\$125,650</td> <td>\$167,721</td> <td>\$167,721</td> </tr> <tr> <td>2013</td> <td>\$42,071</td> <td>\$119,368</td> <td>\$161,439</td> <td>\$161,439</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2015	\$41,683	\$125,650	\$167,333	\$167,333	2014	\$42,071	\$125,650	\$167,721	\$167,721	2013	\$42,071	\$119,368	\$161,439	\$161,439
Year	Land	Imprv	Total	Cap Val																	
2015	\$41,683	\$125,650	\$167,333	\$167,333																	
2014	\$42,071	\$125,650	\$167,721	\$167,721																	
2013	\$42,071	\$119,368	\$161,439	\$161,439																	

<p><b>Sales Data</b> <a href="#">MLS Listing #445534</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/1992</td> <td>3178</td> <td>181</td> <td>\$17,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1982</td> <td>1625</td> <td>573</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1910</td> <td>1151</td> <td>753</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/1992	3178	181	\$17,000	WD	<a href="#">View Instr</a>	03/1982	1625	573	\$100	WD	<a href="#">View Instr</a>	01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>	<p><b>2015 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 8 AND LT H S/D PORTION OF B RENT ISLAND PB 4 P 78 OR 3178 P 181 CA 193</p> <p><b>Extra Features</b></p> <p>BOAT HOUSE SEA WALL</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
03/1992	3178	181	\$17,000	WD	<a href="#">View Instr</a>																				
03/1982	1625	573	\$100	WD	<a href="#">View Instr</a>																				
01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>																				

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** CA193

**Approx. Acreage:** 0.0600

**Zoned:** HC/LI

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Chris Jones  
Escambia County Property Appraiser

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- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

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<p><b>General Information</b></p> <p><b>Reference:</b> 592S302101000009</p> <p><b>Account:</b> 084155000</p> <p><b>Owners:</b> NOBLES FAMILY PARTNERSHIP</p> <p><b>Mail:</b> PO BOX 13630 PENSACOLA, FL 32591</p> <p><b>Situs:</b> BARRANCAS AVE @ BAYOU 32507</p> <p><b>Use Code:</b> MISC. RESIDENTIAL</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$25,872</td> <td>\$0</td> <td>\$25,872</td> <td>\$25,872</td> </tr> <tr> <td>2014</td> <td>\$26,835</td> <td>\$0</td> <td>\$26,835</td> <td>\$26,835</td> </tr> <tr> <td>2013</td> <td>\$26,835</td> <td>\$0</td> <td>\$26,835</td> <td>\$26,835</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$25,872	\$0	\$25,872	\$25,872	2014	\$26,835	\$0	\$26,835	\$26,835	2013	\$26,835	\$0	\$26,835	\$26,835
Year	Land	Imprv	Total	Cap Val																	
2015	\$25,872	\$0	\$25,872	\$25,872																	
2014	\$26,835	\$0	\$26,835	\$26,835																	
2013	\$26,835	\$0	\$26,835	\$26,835																	

<p><b>Sales Data</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1986</td> <td>2302</td> <td>133</td> <td>\$60,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1982</td> <td>1625</td> <td>272</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1910</td> <td>1151</td> <td>753</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/1986	2302	133	\$60,000	WD	<a href="#">View Instr</a>	03/1982	1625	272	\$100	WD	<a href="#">View Instr</a>	01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>	<p><b>2015 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 9 AND LT I S/D PORTION OF B RENT ISLAND PB 4 P 78 OR 2302 P 133 CA 193</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/1986	2302	133	\$60,000	WD	<a href="#">View Instr</a>																				
03/1982	1625	272	\$100	WD	<a href="#">View Instr</a>																				
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<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> CA193</p> <p><b>Approx. Acreage:</b> 0.0300</p> <p><b>Zoned:</b> HC/LI</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p> <p>View Florida Department of Environmental Protection (DEP) Data</p>
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Chris Jones  
Escambia County Property Appraiser

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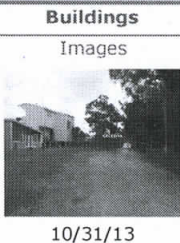
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<p><b>General Information</b></p> <p><b>Reference:</b> 592S302101000010</p> <p><b>Account:</b> 084156000</p> <p><b>Owners:</b> NOBLES FAMILY PARTNERSHIP</p> <p><b>Mail:</b> PO BOX 13630 PENSACOLA, FL 32591</p> <p><b>Situs:</b> S BARRANCAS AVE @ BAYOU 32507</p> <p><b>Use Code:</b> MISC. RESIDENTIAL</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$27,778</td> <td>\$0</td> <td>\$27,778</td> <td>\$27,778</td> </tr> <tr> <td>2014</td> <td>\$27,778</td> <td>\$0</td> <td>\$27,778</td> <td>\$27,778</td> </tr> <tr> <td>2013</td> <td>\$27,778</td> <td>\$0</td> <td>\$27,778</td> <td>\$27,778</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2015	\$27,778	\$0	\$27,778	\$27,778	2014	\$27,778	\$0	\$27,778	\$27,778	2013	\$27,778	\$0	\$27,778	\$27,778
Year	Land	Imprv	Total	Cap Val																	
2015	\$27,778	\$0	\$27,778	\$27,778																	
2014	\$27,778	\$0	\$27,778	\$27,778																	
2013	\$27,778	\$0	\$27,778	\$27,778																	

<p><b>Sales Data</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1986</td> <td>2302</td> <td>132</td> <td>\$40,000</td> <td>CJ</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1982</td> <td>1626</td> <td>145</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1910</td> <td>1151</td> <td>753</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/1986	2302	132	\$40,000	CJ	<a href="#">View Instr</a>	03/1982	1626	145	\$100	WD	<a href="#">View Instr</a>	01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>	<p><b>2015 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 10 AND LT J S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 2302 P 132 CA 193</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/1986	2302	132	\$40,000	CJ	<a href="#">View Instr</a>																				
03/1982	1626	145	\$100	WD	<a href="#">View Instr</a>																				
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<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> CA193</p> <p><b>Approx. Acreage:</b> 0.0300</p> <p><b>Zoned:</b> HC/LI</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p style="text-align: right;"><a href="#">Launch Interactive Map</a></p> <p style="text-align: center;"><a href="#">View Florida Department of Environmental Protection (DEP) Data</a></p>
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Chris Jones  
Escambia County Property Appraiser

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<p><b>General Information</b></p> <p><b>Reference:</b> <a href="#">592S302101000011</a></p> <p><b>Account:</b> 084157000</p> <p><b>Owners:</b> NOBLES FAMILY PARTNERSHIP</p> <p><b>Mail:</b> PO BOX 13630 PENSACOLA, FL 32591</p> <p><b>Situs:</b> BARRANCAS AVE @ BAYOU 32507</p> <p><b>Use Code:</b> MISC. RESIDENTIAL </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$16,667</td> <td>\$0</td> <td>\$16,667</td> <td>\$16,667</td> </tr> <tr> <td>2014</td> <td>\$16,667</td> <td>\$0</td> <td>\$16,667</td> <td>\$16,667</td> </tr> <tr> <td>2013</td> <td>\$16,667</td> <td>\$0</td> <td>\$16,667</td> <td>\$16,667</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2015	\$16,667	\$0	\$16,667	\$16,667	2014	\$16,667	\$0	\$16,667	\$16,667	2013	\$16,667	\$0	\$16,667	\$16,667
Year	Land	Imprv	Total	Cap Val																	
2015	\$16,667	\$0	\$16,667	\$16,667																	
2014	\$16,667	\$0	\$16,667	\$16,667																	
2013	\$16,667	\$0	\$16,667	\$16,667																	

<p><b>Sales Data</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1986</td> <td>2302</td> <td>133</td> <td>\$60,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1982</td> <td>1625</td> <td>272</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1910</td> <td>1151</td> <td>753</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/1986	2302	133	\$60,000	WD	<a href="#">View Instr</a>	03/1982	1625	272	\$100	WD	<a href="#">View Instr</a>	01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>	<p><b>2015 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>LT 11 AND LT K S/D PORTION OF BRENT ISLAND PB 4 P 78 OR 2302 P 133 CA 193</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/1986	2302	133	\$60,000	WD	<a href="#">View Instr</a>																				
03/1982	1625	272	\$100	WD	<a href="#">View Instr</a>																				
01/1910	1151	753	\$100	QC	<a href="#">View Instr</a>																				

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA193

**Approx. Acreage:**  
0.0200

**Zoned:**   
HC/LI

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**Buildings**

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10/31/13

TWO STORY  
METAL & VINYL  
BUILDING

187°06'14"W 6.29'(D&F)

S87°06'14"E  
1.51'(D&F)



BUILDABLE  
AREA

LOT 7  
LOT 8

PARCEL 'A'

A.P.O. TAX#  
59-2S-30-2101-000-008  
8  
59-2S-30-2101-000-009

P1  
A.1  
59-2S-3  
59-2S-3  
59-2S-3  
BREN  
(PL)

1/ALL

LOT 9

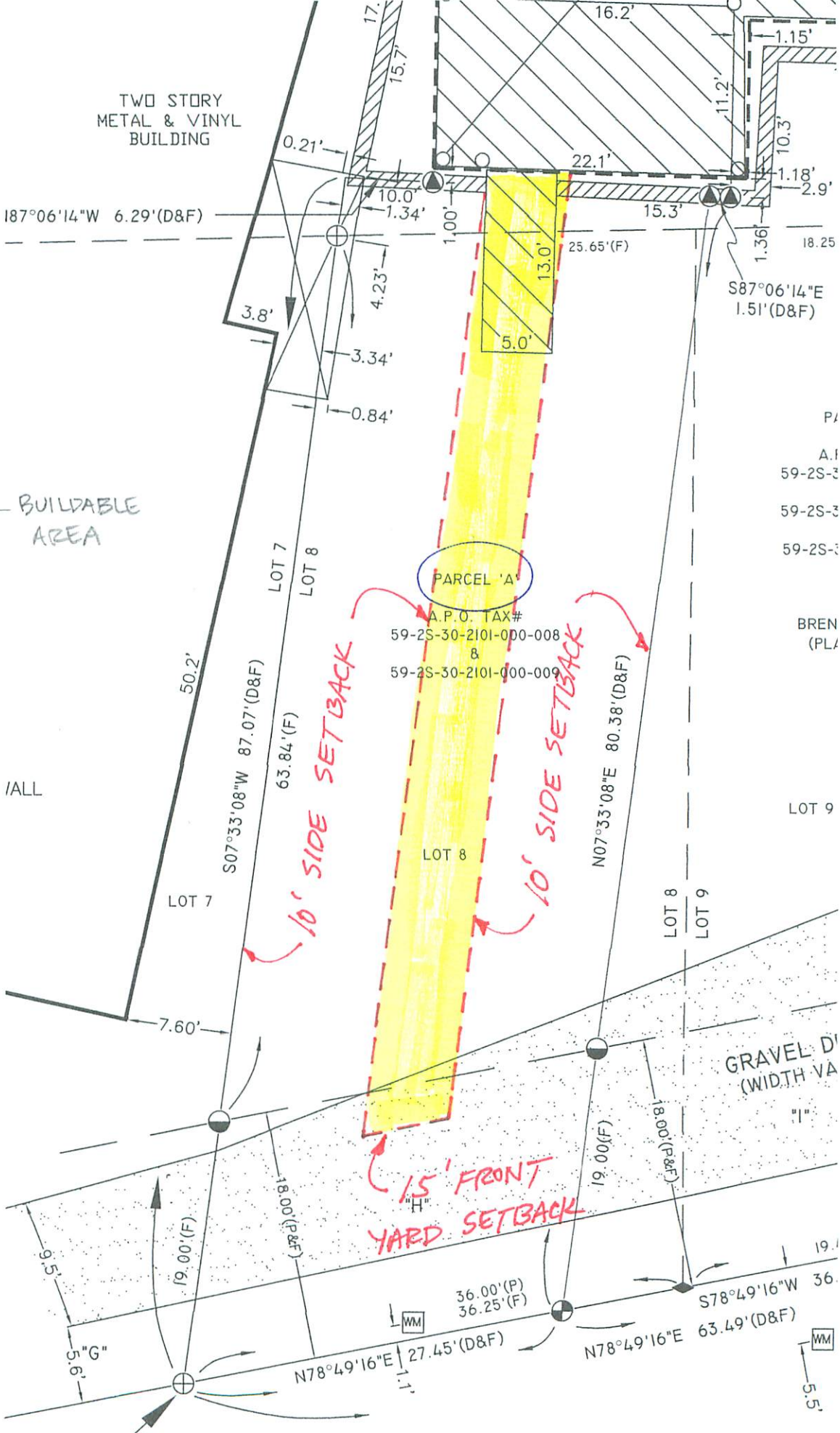
10' SIDE SETBACK

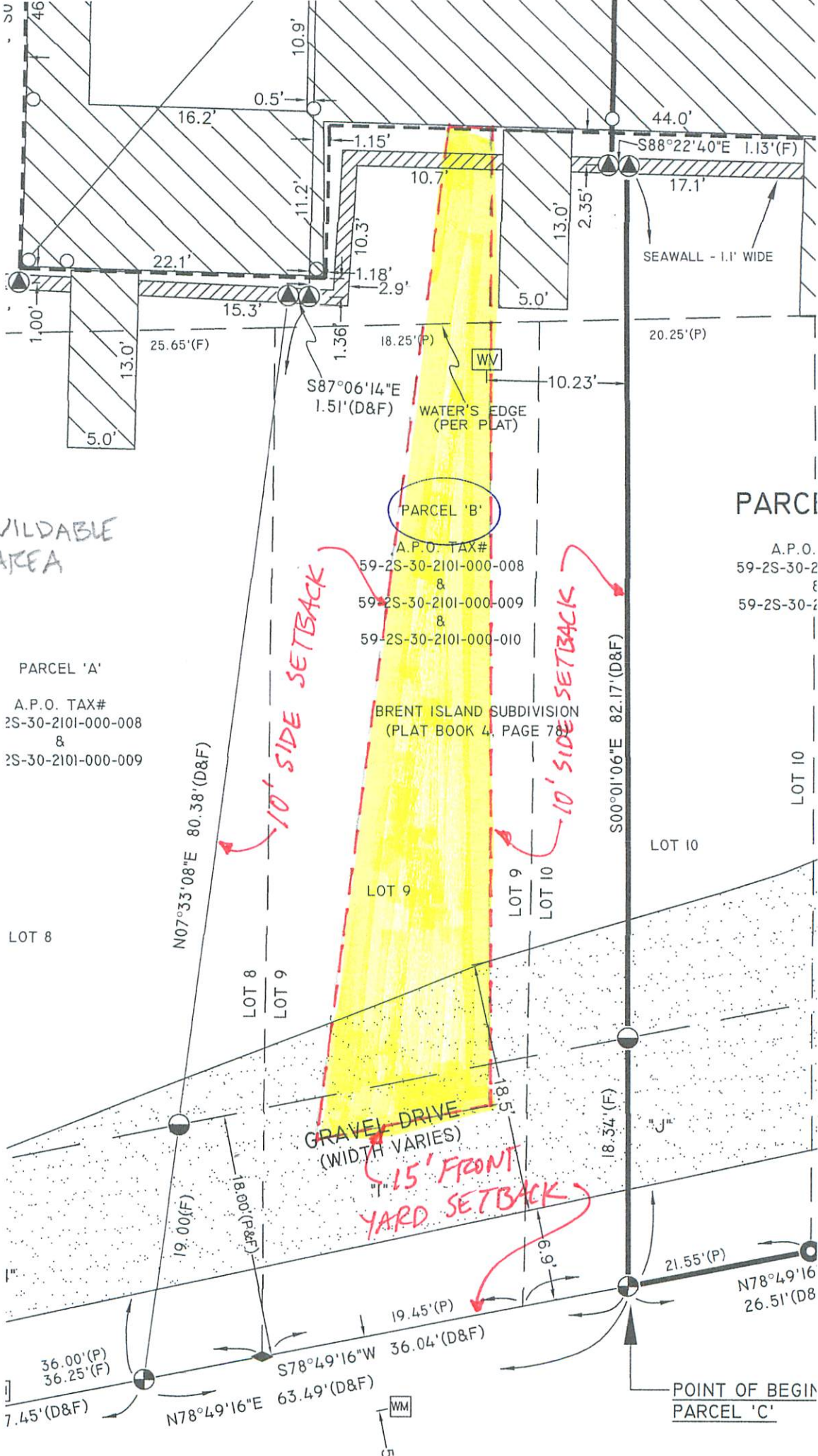
10' SIDE SETBACK


15' FRONT  
YARD SETBACK

GRAVEL D'  
(WIDTH VA  
"I"

CEMENT:  
LOT 8





 - BUILDABLE AREA

PARCEL 'A'  
 A.P.O. TAX#  
 2S-30-2101-000-008  
 &  
 2S-30-2101-000-009

PARCEL 'B'  
 A.P.O. TAX#  
 59-2S-30-2101-000-008  
 &  
 59-2S-30-2101-000-009  
 &  
 59-2S-30-2101-000-010

BRENT ISLAND SUBDIVISION  
 (PLAT BOOK 4, PAGE 78)

PARCEL  
 A.P.O.  
 59-2S-30-2  
 &  
 59-2S-30-2

LOT 8

LOT 8  
 LOT 9

LOT 9

LOT 9  
 LOT 10

LOT 10

LOT 10

GRAVEL DRIVE  
 (WIDTH VARIES)

15' FRONT  
 YARD SETBACK

POINT OF BEGIN  
 PARCEL 'C'

7.45'(D&F)  
 36.00'(P)  
 36.25'(F)

N78°49'16"E  
 63.49'(D&F)

MM

19.45'(P)  
 36.04'(D&F)

18.34'(F)

21.55'(P)

N78°49'16"  
 26.51'(D&F)

N07°33'08"E 80.38'(D&F)

S87°06'14"E  
 1.51'(D&F)

WATER'S EDGE  
 (PER PLAT)

S00°01'06"E 82.17'(D&F)

20.25'(P)

10.23'

18.25'(P)

25.65'(F)

1.00'

1.00'

46

10.9'

16.2'

0.5'

11.2'

10.7'

10.3'

1.18'

2.9'

1.36'

1.15'

11.2'

10.3'

1.18'

2.9'

1.36'

1.15'

11.2'

10.3'

1.18'

2.9'

1.36'

1.15'

11.2'

10.3'

1.18'

2.9'

1.36'

1.15'

11.2'

10.3'

1.18'

2.9'

1.36'

1.15'

SEAWALL - 1.1' WIDE

44.0'

S88°22'40"E 1.13'(F)

17.1'

2.35'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

5.0'

1.00'

13.0'

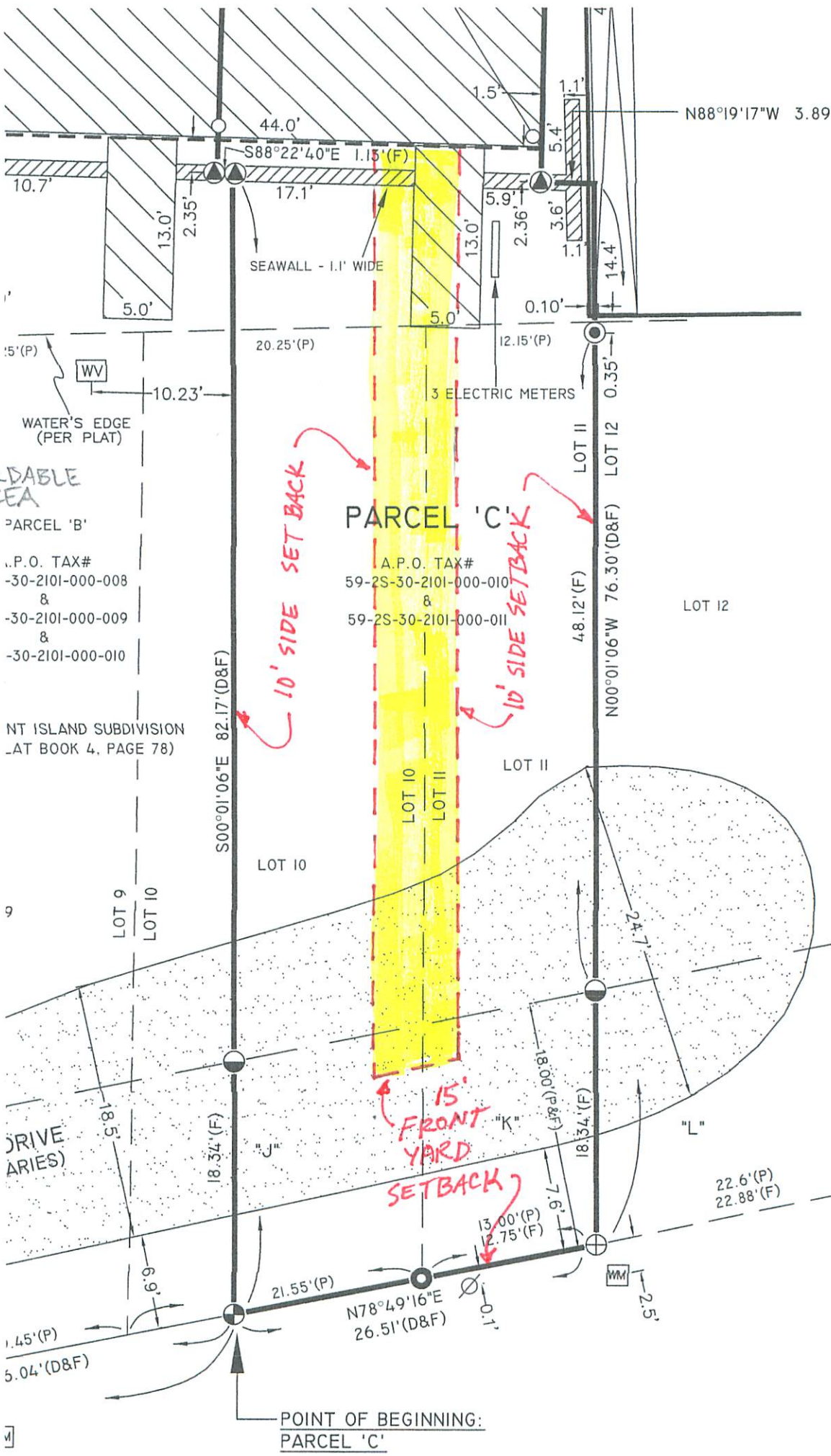
5.0'

1.00'

13.0'

5.0'

1.00'



 - BUILDABLE AREA

PARCEL 'B'

A.P.O. TAX#

-30-2101-000-008

8

-30-2101-000-009

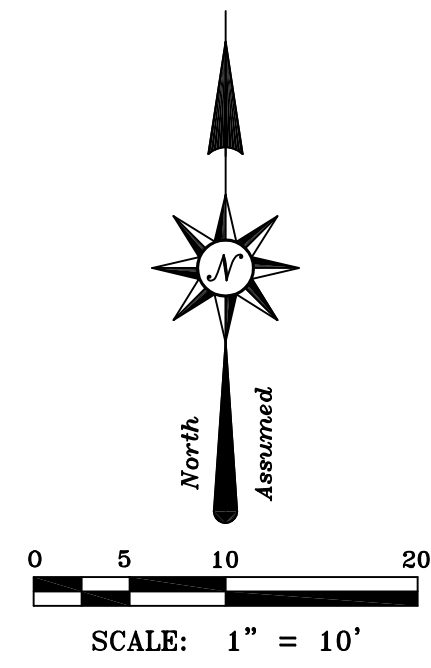
8

-30-2101-000-010

NT ISLAND SUBDIVISION

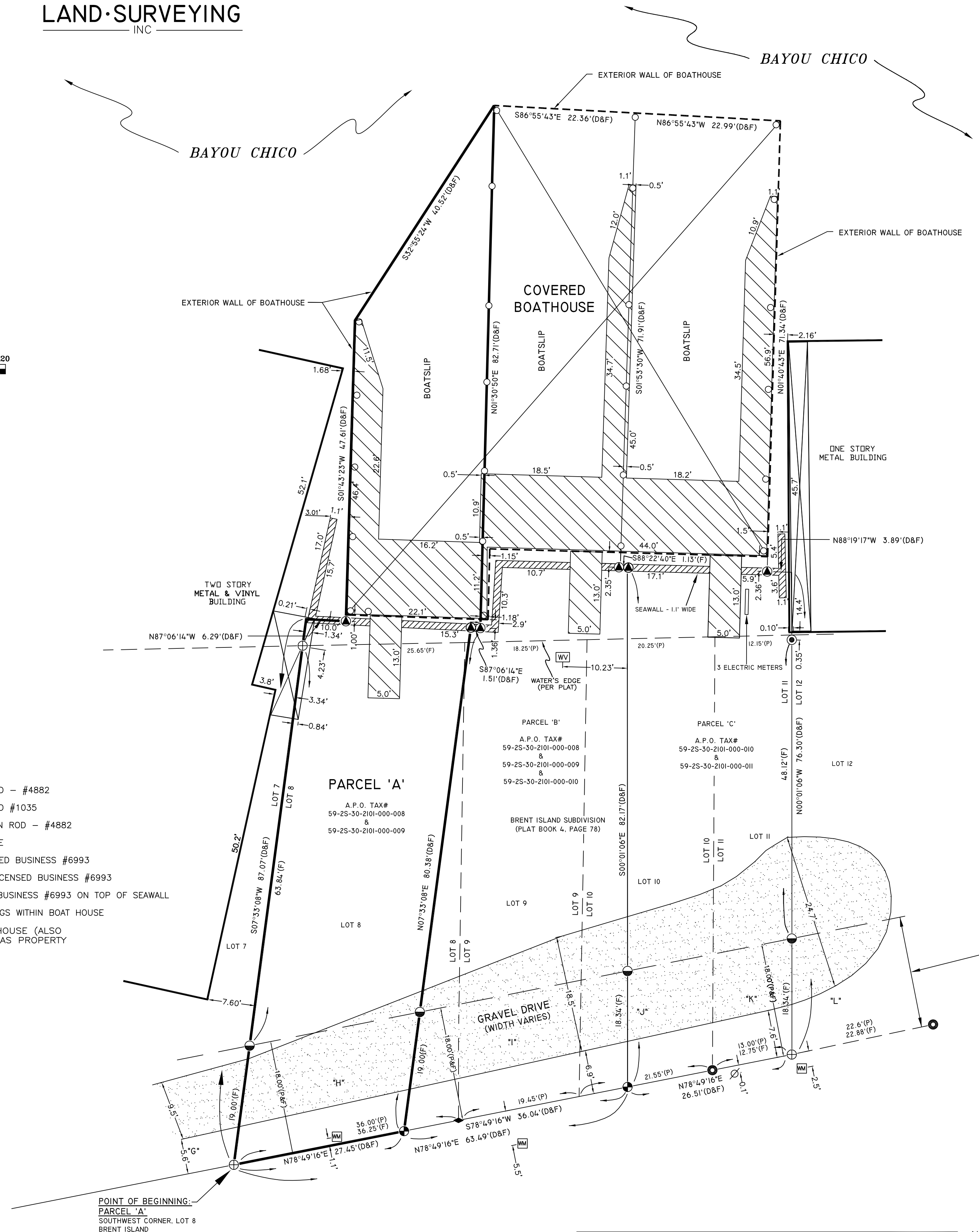
PLAT BOOK 4, PAGE 78)

## BOUNDARY SURVEY PARCEL "A" A PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



### LEGEND

- O.R. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- A.P.O. A PORTION OF...
- COVERED (ROOFED) AREA
- WOOD DECKING
- WATER METER
- POWER POLE
- VALVE; (W)WATER, (G)GAS
- FOUND 1/2" CAPPED IRON ROD - #4882
- FOUND 1/2" CAPPED IRON ROD #1035
- FOUND 1/2" RED CAPPED IRON ROD - #4882
- FOUND 1" CRIMPED METAL PIPE
- SET CAPPED IRON ROD LICENSED BUSINESS #6993
- SET RED CAPPED IRON ROD LICENSED BUSINESS #6993
- SET NAIL IN DISK - LICENSED BUSINESS #6993 ON TOP OF SEAWALL
- 1.0" DIAMETER CONCRETE PILINGS WITHIN BOAT HOUSE
- EXTERIOR WALLS OF BOAT HOUSE (ALSO BEING ONE AND THE SAME AS PROPERTY LINES AS SHOWN HEREON)



### SURVEYOR'S REPORT:

1. PARCELS "A" THROUGH "M" ARE GRANTED AS A PERPETUAL PRIVATE EASEMENT FOR INGRESS/EGRESS ACROSS LOTS 1 THROUGH 13 TO OWNERS OF SAID LOTS 1 THROUGH 13, PER PLAT RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
2. THE BOUNDARY PORTION OVER BAYOU CHICO AND EXTERIOR WALLS OF BOATHOUSE ARE ONE AND THE SAME.
3. AREA OF BAYOU CHICO UNDER BOATHOUSE IS SOLELY OWNED BY THE NOBLES FAMILY PARTNERSHIP AND ITS SUCCESSORS AND ASSIGNS PER BOARD OF THE INTERNAL IMPROVEMENT TRUST FUND, STATE OF FLORIDA, DISCLAIMER NUMBER 40151 (5003-17) DATED NOVEMBER 26, 2002.

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)  
A PORTION OF LOT 8 AND A PORTION OF LOT 9

"PARCEL A"  
BEGIN AT A 1/2" CAPPED IRON ROD #4882 AT THE SOUTHWEST CORNER OF LOT 8, SUBDIVISION PORTION OF BRENT ISLAND, A SUBDIVISION OF A PORTION OF SECTION 59 TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 8 FOR A DISTANCE OF 27.45 FEET; THENCE DEPARTING SAID SOUTHERLY LINE GO NORTH 07 DEGREES 33 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 80.38 FEET; THENCE GO SOUTH 87 DEGREES 06 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1.51 FEET; THENCE GO NORTH 01 DEGREES 30 MINUTES 50 SECONDS EAST ALONG A ROW OF ONE FOOT DIAMETER CONCRETE PILINGS FOR A DISTANCE OF 82.71 FEET; THENCE DEPARTING SAID PILINGS GO ALONG THE EXTERIOR WALL OF THE BOATHOUSE SOUTH 32 DEGREES 55 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 40.52 FEET; THENCE GO SOUTH 01 DEGREES 43 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 47.61 FEET; THENCE GO NORTH 87 DEGREES 06 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 6.29 FEET; THENCE GO SOUTH 07 DEGREES 33 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 87.07 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 0.081 ACRES MORE OR LESS.

SUBJECT TO AN 18.0' WIDE INGRESS/EGRESS EASEMENT OVER THE SOUTHERLY PORTION.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

NOBLES FAMILY PARTNERSHIP

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING - SERVING NORTHWEST FLORIDA  
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE: 850-477-3745 - FAX: 850-477-3705  
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
1) BOUNDARY	22/18-19	3/25/02
2) RELOCATE CORNERS	99/49	8/14/05
3) LAYOUT BOAT HOUSE	22/45	12/18/06
4) BOUNDARY & PREPARE LEGALS	121/11-13	10/02/07
5) REVISE BOUNDARY & LEGALS	NONE	12/19/07
POSSIBLE ENCROACHMENTS:	AS SHOWN ON DRAWING	

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.  
DECEMBER 27, 2007 LELAND M. EMPJE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA DATE

CLIENT NOBLES FAMILY PARTNERSHIP  
BEARING BASIS SOUTH LINE LOTS 8, 9, 10 & 11, BRENT ISLAND SUBDIVISION N78°49'16"E (ASSUMED)  
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

SOURCE OF INFORMATION:  
FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
PLAT BOOK 4, PAGE 78  
CITY ATLAS 193  
PRIOR SURVEYS/DRAWINGS

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)  
A PORTION OF LOT 8 AND A PORTION OF LOT 9

"PARCEL A"  
BEGIN AT A 1/2" CAPPED IRON ROD #4882 AT THE SOUTHWEST CORNER OF LOT 8, SUBDIVISION PORTION OF BRENT ISLAND, A SUBDIVISION OF A PORTION OF SECTION 59 TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 8 FOR A DISTANCE OF 27.45 FEET; THENCE DEPARTING SAID SOUTHERLY LINE GO NORTH 07 DEGREES 33 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 80.38 FEET; THENCE GO SOUTH 87 DEGREES 06 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1.51 FEET; THENCE GO NORTH 01 DEGREES 30 MINUTES 50 SECONDS EAST ALONG A ROW OF ONE FOOT DIAMETER CONCRETE PILINGS FOR A DISTANCE OF 82.71 FEET; THENCE DEPARTING SAID PILINGS GO ALONG THE EXTERIOR WALL OF THE BOATHOUSE SOUTH 32 DEGREES 55 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 40.52 FEET; THENCE GO SOUTH 01 DEGREES 43 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 47.61 FEET; THENCE GO NORTH 87 DEGREES 06 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 6.29 FEET; THENCE GO SOUTH 07 DEGREES 33 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 87.07 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 0.081 ACRES MORE OR LESS.

SUBJECT TO AN 18.0' WIDE INGRESS/EGRESS EASEMENT OVER THE SOUTHERLY PORTION.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

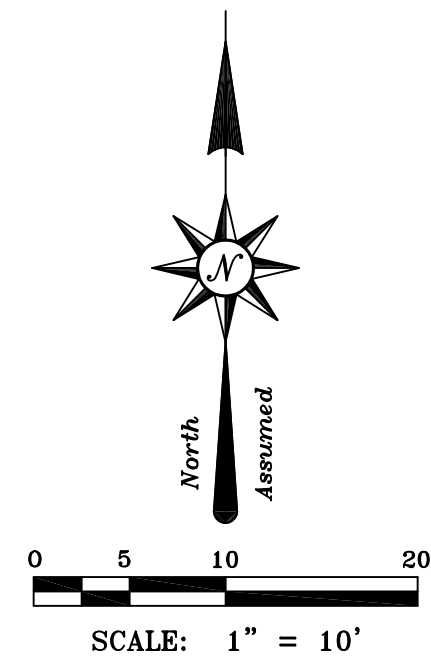
THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

NOBLES FAMILY PARTNERSHIP

SCALE: 1" = 10'  
FIELD DATE: 10/02/07  
ORDER NO: 175-02-5-A  
FIELD BOOK: 121/11-13

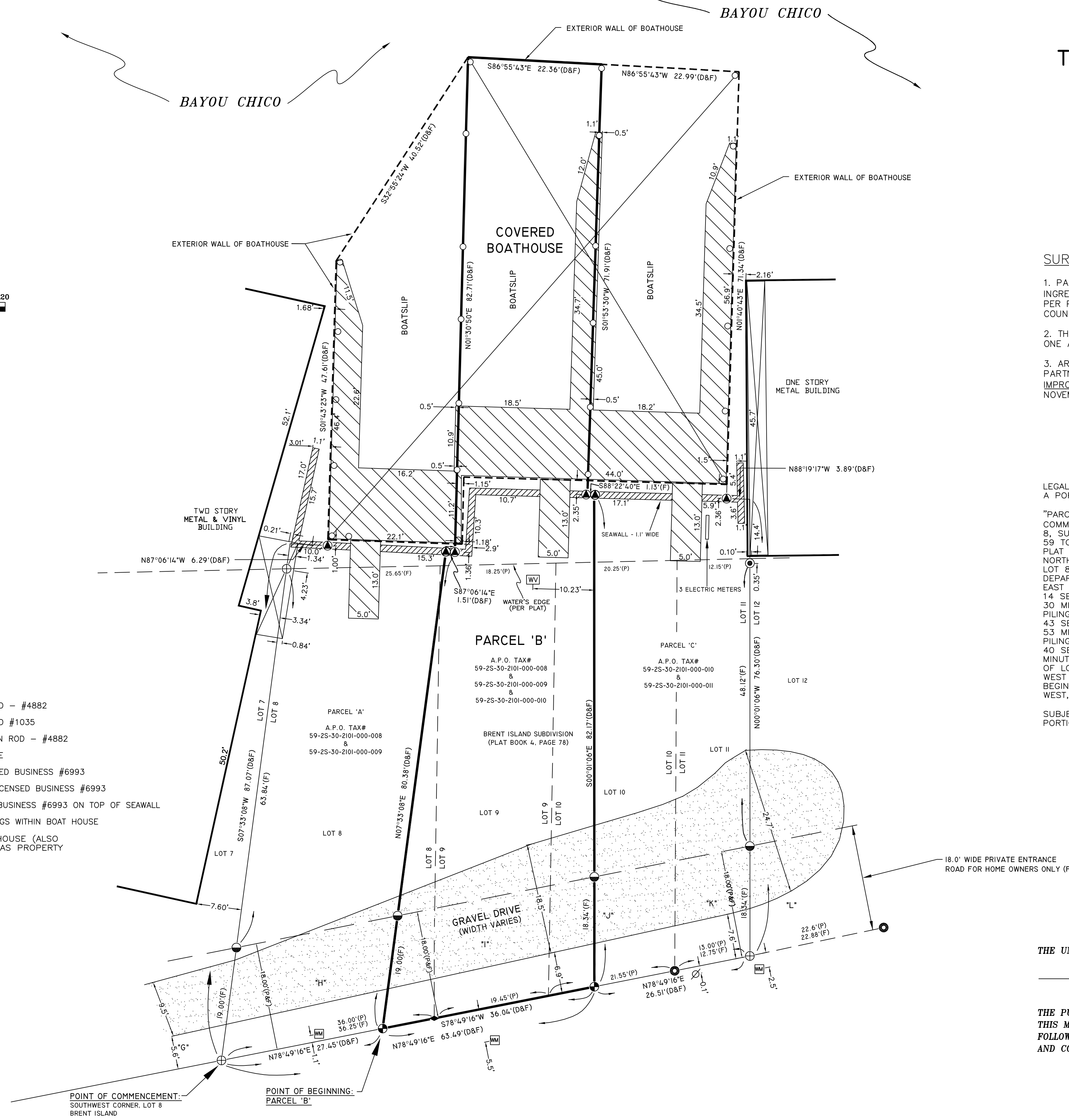


## BOUNDARY SURVEY PARCEL "B" A PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



### LEGEND

- O.R. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- A.P.O. A PORTION OF...
- COVERED (ROOFED) AREA
- WOOD DECKING
- WATER METER
- POWER POLE
- VALVE; (W)WATER, (G)GAS
- FOUND 1/2" CAPPED IRON ROD - #4882
- FOUND 1/2" CAPPED IRON ROD #1035
- FOUND 1/2" RED CAPPED IRON ROD - #4882
- FOUND 1" CRIMPED METAL PIPE
- SET CAPPED IRON ROD LICENSED BUSINESS #6993
- SET RED CAPPED IRON ROD LICENSED BUSINESS #6993
- SET NAIL IN DISK - LICENSED BUSINESS #6993 ON TOP OF SEAWALL
- 1.0" DIAMETER CONCRETE PILINGS WITHIN BOAT HOUSE
- EXTERIOR WALLS OF BOAT HOUSE (ALSO BEING ONE AND THE SAME AS PROPERTY LINES AS SHOWN HEREON)



### SURVEYOR'S REPORT:

1. PARCELS "A" THROUGH "M" ARE GRANTED AS A PERPETUAL PRIVATE EASEMENT FOR INGRESS/EGRESS ACROSS LOTS 1 THROUGH 13 TO OWNERS OF SAID LOTS 1 THROUGH 13, PER PLAT RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
2. THE BOUNDARY PORTION OVER BAYOU CHICO AND EXTERIOR WALLS OF BOATHOUSE ARE ONE AND THE SAME.
3. AREA OF BAYOU CHICO UNDER BOATHOUSE IS SOLELY OWNED BY THE NOBLES FAMILY PARTNERSHIP AND ITS SUCCESSORS AND ASSIGNS PER BOARD OF THE INTERNAL IMPROVEMENT TRUST FUND, STATE OF FLORIDA, DISCLAIMER NUMBER 40151 (5003-17) DATED NOVEMBER 26, 2002.

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)  
A PORTION OF LOT 8, 9, AND 10

"PARCEL B" COMMENCE AT A 1/2" CAPPED IRON ROD #4882 AT THE SOUTHWEST CORNER OF LOT 8, SUBDIVISION PORTION OF BRENT ISLAND, A SUBDIVISION OF A PORTION OF SECTION 59 TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 8 FOR A DISTANCE OF 27.45 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE GO NORTH 07 DEGREES 33 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 80.38 FEET; THENCE GO SOUTH 87 DEGREES 06 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1.51 FEET; THENCE GO NORTH 01 DEGREES 30 MINUTES 50 SECONDS EAST ALONG A ROW OF ONE FOOT DIAMETER CONCRETE PILINGS FOR A DISTANCE OF 82.71 FEET; THENCE GO SOUTH 86 DEGREES 55 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 22.36 FEET; THENCE GO SOUTH 01 DEGREES 53 MINUTES 30 SECONDS WEST ALONG A ROW OF ONE FOOT DIAMETER CONCRETE PILINGS FOR A DISTANCE OF 71.91 FEET; THENCE GO SOUTH 88 DEGREES 22 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 1.13 FEET; THENCE GO SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 82.17 FEET TO THE SOUTHERLY LINE OF LOTS 10, 9 AND 8; THENCE GO SOUTH 78 DEGREES 49 MINUTES 16 SECONDS WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 36.04 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 0.094 ACRES MORE OR LESS.

SUBJECT TO AN 18.0' WIDE INGRESS/EGRESS EASEMENT OVER THE SOUTHERLY PORTION.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

NOBLES FAMILY PARTNERSHIP

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING - SERVING NORTHWEST FLORIDA  
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE: 850-477-3745 - FAX: 850-477-3705  
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
1) BOUNDARY	22/18-19	3/25/02
2) RELOCATE CORNERS	99/49	8/14/05
3) LAYOUT BOAT HOUSE	22/45	12/18/06
4) BOUNDARY & PREPARE LEGALS	121/11-13	10/02/07
5) REVISE BOUNDARY & LEGALS	NONE	12/19/07
POSSIBLE ENCROACHMENTS:	AS SHOWN ON DRAWING	

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.  
DECEMBER 27, 2007 LELAND M. EMPIE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA DATE

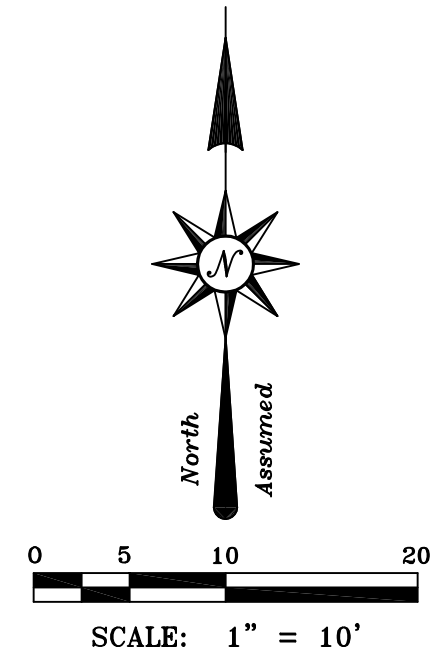
CLIENT NOBLES FAMILY PARTNERSHIP  
BEARING BASIS SOUTH LINE LOTS 8, 9, 10 & 11, BRENT ISLAND SUBDIVISION N78°49'16"E (ASSUMED)  
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

SOURCE OF INFORMATION:  
FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
PLAT BOOK 4, PAGE 78  
CITY ATLAS 193  
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. Jurisdiction (wetlands) boundary lines not located unless shown on drawing.  
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.  
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (F); Plat = (P)  
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.  
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.

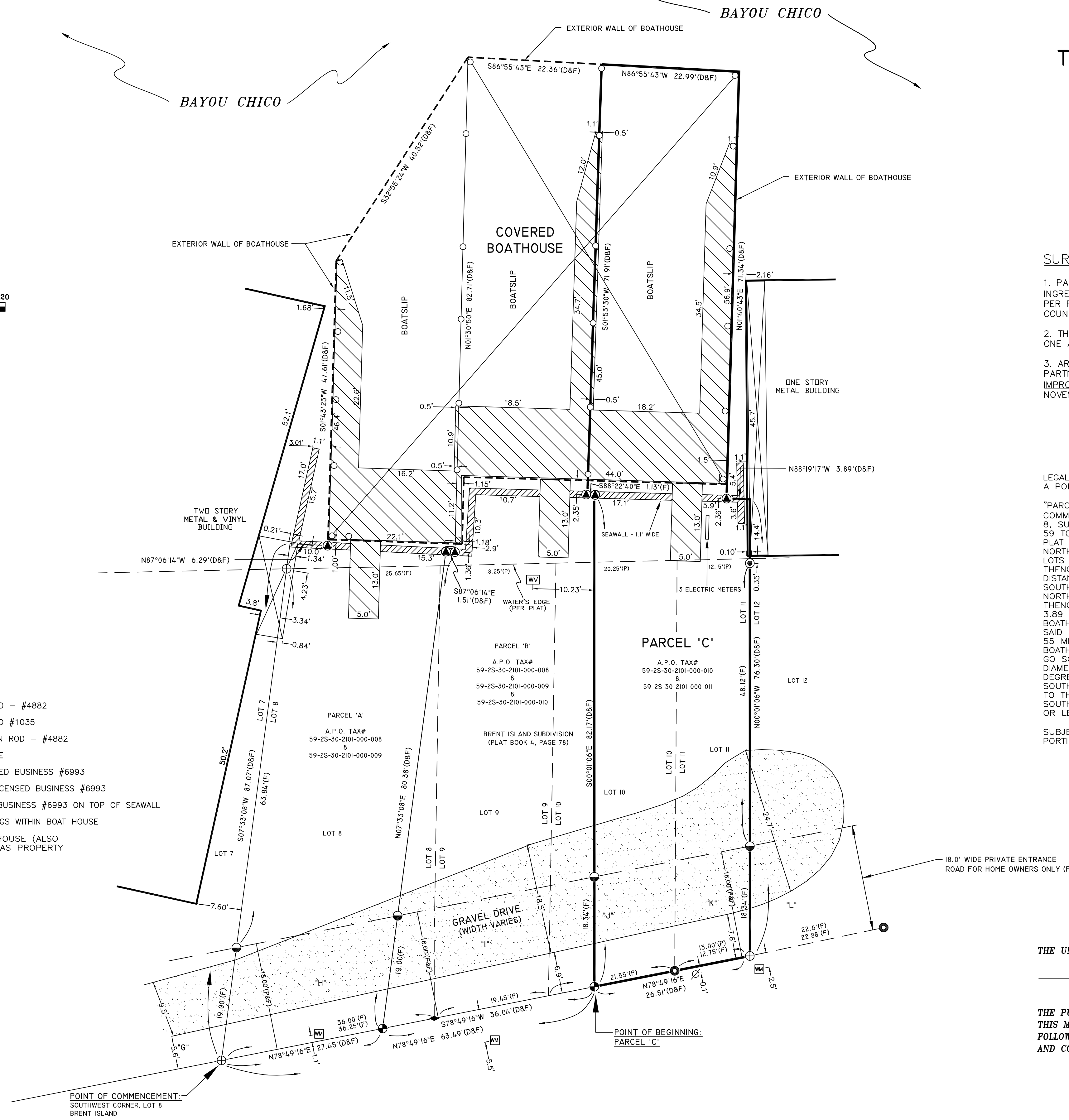
SCALE: 1" = 10'  
FIELD DATE: 10/02/07  
ORDER NO: 175-02-5-B  
FIELD BOOK: 121/11-13

## BOUNDARY SURVEY PARCEL "C" A PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



### LEGEND

- O.R. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- A.P.O. A PORTION OF...
- COVERED (ROOFED) AREA
- WOOD DECKING
- WATER METER
- POWER POLE
- VALVE; (W)WATER, (G)GAS
- FOUND 1/2" CAPPED IRON ROD - #4882
- FOUND 1/2" CAPPED IRON ROD #1035
- FOUND 1/2" RED CAPPED IRON ROD - #4882
- FOUND 1" CRIMPED METAL PIPE
- SET CAPPED IRON ROD LICENSED BUSINESS #6993
- SET RED CAPPED IRON ROD LICENSED BUSINESS #6993
- SET NAIL IN DISK - LICENSED BUSINESS #6993 ON TOP OF SEAWALL
- 1.0" DIAMETER CONCRETE PILING WITHIN BOAT HOUSE
- EXTERIOR WALLS OF BOAT HOUSE (ALSO BEING ONE AND THE SAME AS PROPERTY LINES AS SHOWN HEREON)



### SURVEYOR'S REPORT:

- PARCELS "A" THROUGH "M" ARE GRANTED AS A PERPETUAL PRIVATE EASEMENT FOR INGRESS/EGRESS ACROSS LOTS 1 THROUGH 13 TO OWNERS OF SAID LOTS 1 THROUGH 13, PER PLAT RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THE BOUNDARY PORTION OVER BAYOU CHICO AND EXTERIOR WALLS OF BOATHOUSE ARE ONE AND THE SAME.
- AREA OF BAYOU CHICO UNDER BOATHOUSE IS SOLELY OWNED BY THE NOBLES FAMILY PARTNERSHIP AND ITS SUCCESSORS AND ASSIGNS PER BOARD OF THE INTERNAL IMPROVEMENT TRUST FUND, STATE OF FLORIDA, DISCLAIMER NUMBER 40151 (5003-17) DATED NOVEMBER 26, 2002.

LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST)  
A PORTION OF LOT 10 AND ALL LOT 11

"PARCEL C"  
COMMENCE AT A 1/2" CAPPED IRON ROD #4882 AT THE SOUTHWEST CORNER OF LOT 8, SUBDIVISION PORTION OF BRENT ISLAND, A SUBDIVISION OF A PORTION OF SECTION 59 TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOTS 8, 9, & 10 FOR A DISTANCE OF 63.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 26.51 FEET ALONG THE SOUTHERLY LINE OF LOTS 10 & 11 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE DEPARTING SAID SOUTHERLY LINE GO NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 76.30 FEET; THENCE GO NORTH 88 DEGREES 19 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 3.89 FEET TO THE SOUTHERLY EXTENSION OF THE EAST EXTERIOR WALL OF THE BOATHOUSE; THENCE GO NORTH 01 DEGREES 40 MINUTES 34 SECONDS EAST ALONG SAID EXTERIOR WALL FOR A DISTANCE OF 71.34 FEET; THENCE GO SOUTH 88 DEGREES 22 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 1.13 FEET; THENCE GO SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 82.17 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 0.085 ACRES MORE OR LESS.

SUBJECT TO AN 18.0' WIDE INGRESS/EGRESS EASEMENT OVER THE SOUTHERLY PORTION.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

NOBLES FAMILY PARTNERSHIP

CLIENT NOBLES FAMILY PARTNERSHIP

BEARING BASIS SOUTH LINE LOTS 8, 9, 10 & 11, BRENT ISLAND SUBDIVISION N78°49'16"E (ASSUMED)

TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

SOURCE OF INFORMATION:  
FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
PLAT BOOK 4, PAGE 78  
CITY ATLAS 193  
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. Jurisdiction (wetlands) boundary lines not located unless shown on drawing.  
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.  
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (F); Plat = (P)  
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.  
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.

REVISIONS	FIELD BOOK	DATE
1) BOUNDARY	22/18-19	3/25/02
2) RELOCATE CORNERS	99/49	8/14/05
3) LAYOUT BOAT HOUSE	22/45	12/18/06
4) BOUNDARY & PREPARE LEGALS	121/11-13	10/02/07
5) REVISE BOUNDARY & LEGALS	NONE	12/19/07

POSSIBLE ENCROACHMENTS:  
AS SHOWN ON DRAWING

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.  
DECEMBER 27, 2007 LELAND M. EMPJE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA DATE

EMPIRE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING - SERVING NORTHWEST FLORIDA  
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE: 850-477-3745 - FAX: 850-477-3705  
LICENSED BUSINESS #6993, STATE OF FLORIDA

SCALE: 1" = 10'  
FIELD DATE: 10/02/07  
ORDER NO: 175-02-5-C  
FIELD BOOK: 121/11-13

# SUBDIVISION PORTION OF BRENT ISLAND

LYING IN SECTION 59, TWP. 2 SOUTH, RGE. 30 WEST

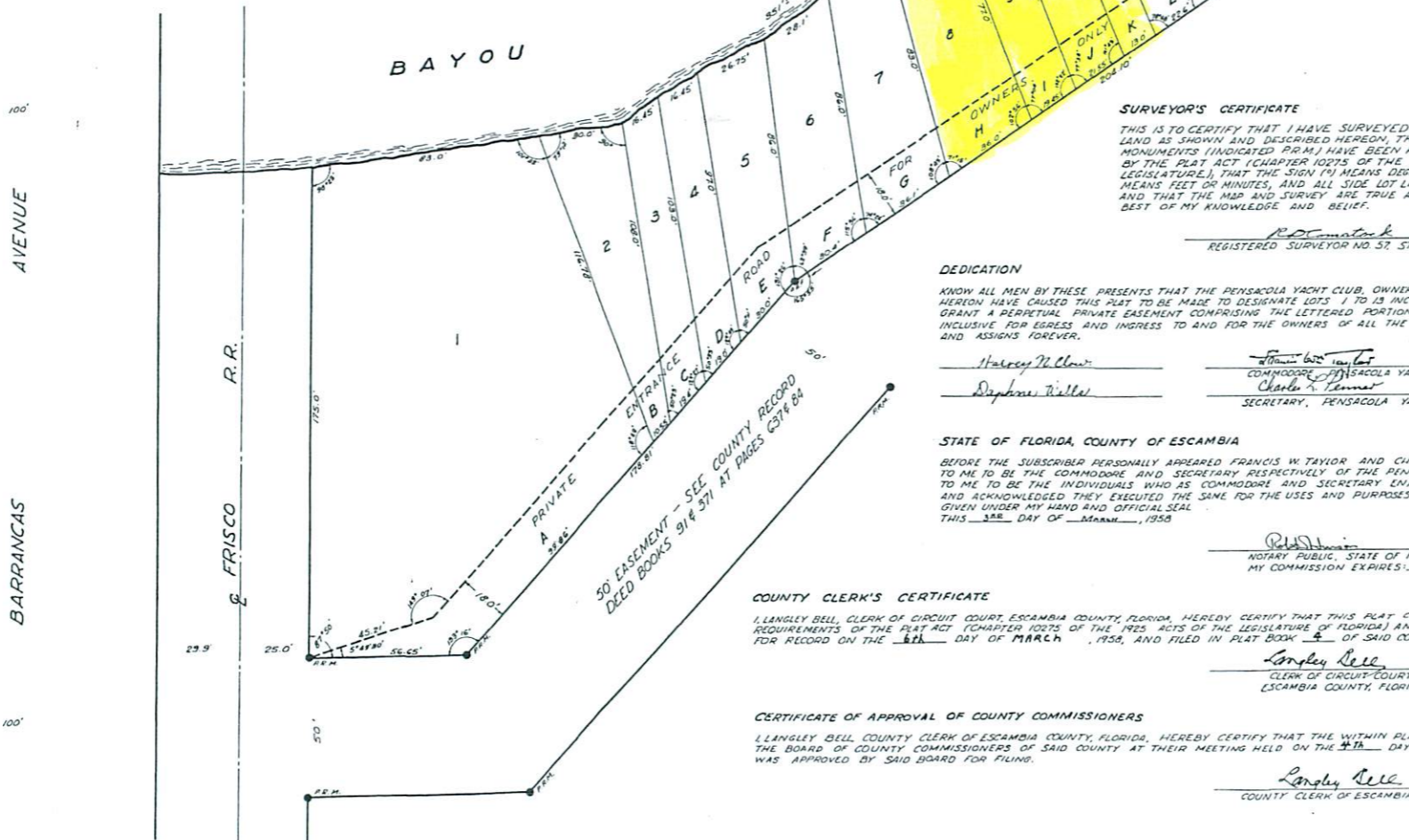
SCALE: 1"=20'

MARCH, 1958

R. D. Comstock  
Registered Surveyor No. 57  
State of Fla.

## DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF CYPRESS STREET AND "N" STREET IN THE CITY OF PENSACOLA, FLORIDA, THENCE SOUTH ALONG THE CENTER LINE OF "N" STREET AND THE SAME EXTENDED ACROSS BAYOU CHICO, A DISTANCE OF 138.7' TO A PERMANENT REFERENCE MONUMENT; THENCE WESTERLY AT AN ANGLE OF 103°21'30" TO THE LEFT, 64.16 FEET; THENCE NORTHERLY, DEFLECTING AT AN ANGLE OF 101°53' TO THE RIGHT 58.0 FEET TO THE SHORE OF BAYOU CHICO, AND THE POINT OF BEGINNING; THENCE SOUTHERLY AND RETRACING THE LAST DESCRIBED COURSE, 58.0 FEET; THENCE WESTERLY AT AN ANGLE OF 101°53' TO THE LEFT, 204.10 FEET; THENCE CONTINUING WESTERLY AT AN ANGLE OF 165°55' TO THE RIGHT, 178.81 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 133°16' TO THE LEFT, 56.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE FRISCO RAILROAD, 25.0 FEET FROM THE CENTER LINE THEREOF; THENCE AT AN ANGLE OF 87°30' TO THE LEFT AND ALONG THE SAID RIGHT-OF-WAY LINE, 175.0 FEET TO THE SHORE OF BAYOU CHICO; THENCE EASTERLY ALONG THE SHORE OF BAYOU CHICO, 351 FEET MORE OR LESS TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST.



## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LAND AS SHOWN AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS (INDICATED P.R.M.) HAVE BEEN PLACED AS REQUIRED BY THE PLAT ACT (CHAPTER 10275 OF THE 1925 ACTS OF THE FLORIDA LEGISLATURE), THAT THE SIGN (°) MEANS DEGREES, AND THE SIGN (') MEANS FEET OR MINUTES, AND ALL SIDE LOT LINES ARE AS SHOWN, AND THAT THE MAP AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. D. Comstock  
REGISTERED SURVEYOR NO. 57, STATE OF FLORIDA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PENSACOLA YACHT CLUB, OWNERS OF THE LAND SHOWN HEREON HAVE CAUSED THIS PLAT TO BE MADE TO DESIGNATE LOTS 1 TO 13 INCLUSIVE AND DO HEREBY GRANT A PERPETUAL PRIVATE EASEMENT COMPRISING THE LETTERED PORTION OF SAID LOTS, "A" TO "M" INCLUSIVE FOR EGRESS AND INGRESS TO AND FOR THE OWNERS OF ALL THE SAID LOTS, THEIR HEIRS AND ASSIGNS FOREVER.

Harvey N. Clout  
Daphne Keller  
COMMODORE, PENSACOLA YACHT CLUB  
SECRETARY, PENSACOLA YACHT CLUB

## STATE OF FLORIDA, COUNTY OF ESCAMBIA

BEFORE THE SUBSCRIBER PERSONALLY APPEARED FRANCIS W. TAYLOR AND CHARLES L. BENNER, KNOWN TO ME TO BE THE COMMODORE AND SECRETARY RESPECTIVELY OF THE PENSACOLA YACHT CLUB, KNOWN TO ME TO BE THE INDIVIDUALS WHO AS COMMODORE AND SECRETARY ENACTED THE ABOVE DEDICATION AND ACKNOWLEDGED THEY EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF MARCH, 1958.

Robert J. Bell  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: Nov. 12, 1958

## COUNTY CLERK'S CERTIFICATE

I, LANGLEY BELL, CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 10275 OF THE 1925 ACTS OF THE LEGISLATURE OF FLORIDA) AND THE SAME WAS FILED FOR RECORD ON THE 4th DAY OF MARCH, 1958, AND FILED IN PLAT BOOK 4 OF SAID COUNTY AT PAGE 78.

Langley Bell  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

## CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

I, LANGLEY BELL, COUNTY CLERK OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 4th DAY OF MARCH, 1958 WAS APPROVED BY SAID BOARD FOR FILING.

Langley Bell  
COUNTY CLERK OF ESCAMBIA COUNTY, FLORIDA



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

**NOBLES FAMILY PARTNERSHIP  
PO BOX 13630  
PENSACOLA, FL 32591**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**LONGLEY WILLIAM N EST OF  
3007 BARRANCAS AVE  
PENSACOLA, FL 32507**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**HARBOUR POINTE INC  
C/O ETHERIDGE PROPERTY MGMT+908  
GARDENGATE CIR  
PENSACOLA, FL 32504**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

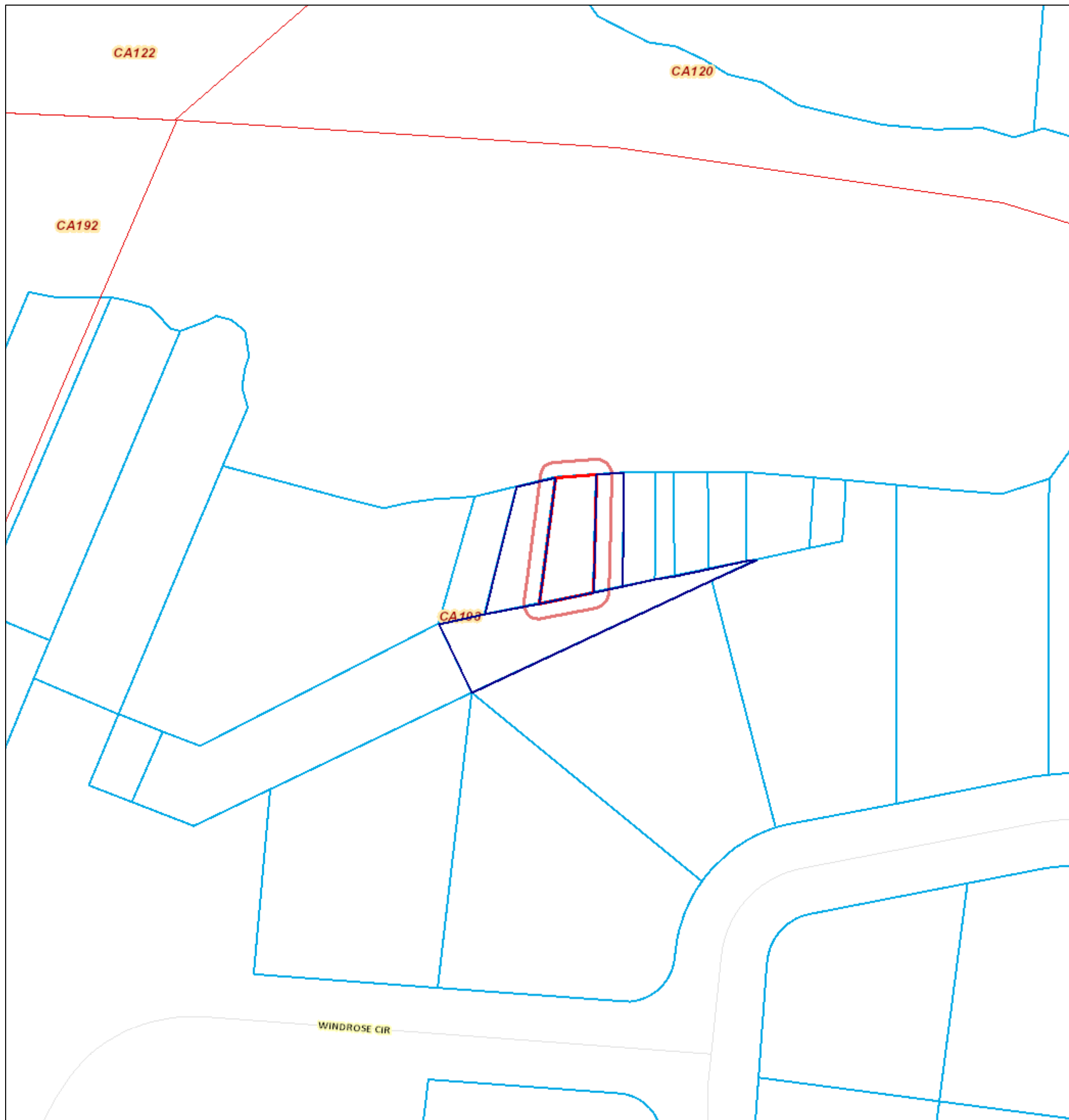


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**PATTERSON CAROLYN L  
107 SEAMARGE CIR  
PENSACOLA, FL 32507**

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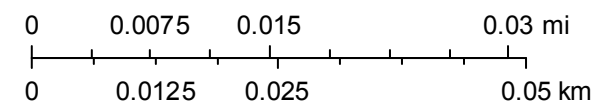
# Chris Jones Escambia County Property Appraiser



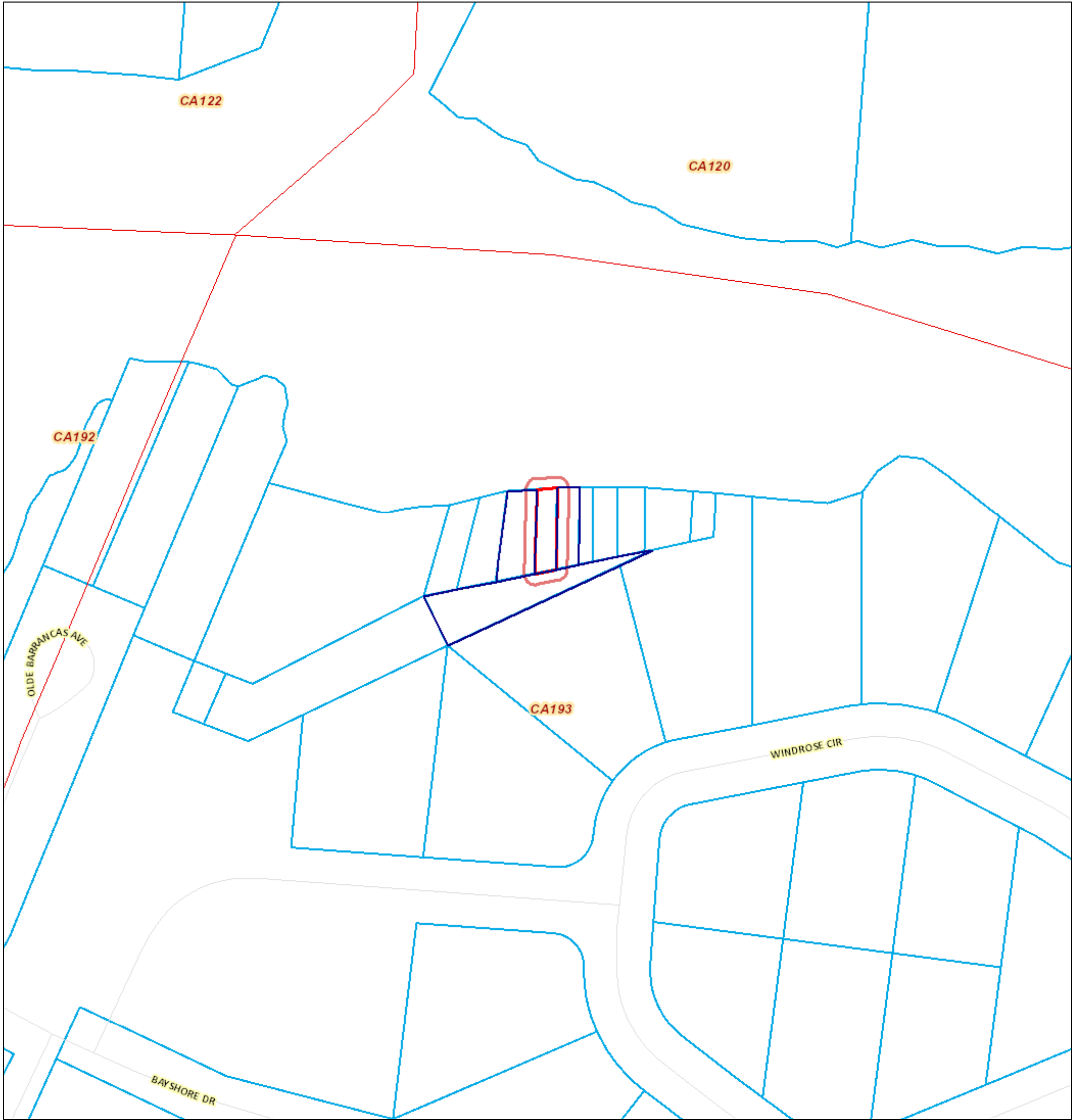
September 28, 2015

1:765

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



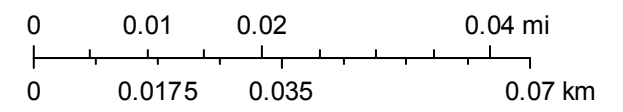
# Chris Jones Escambia County Property Appraiser



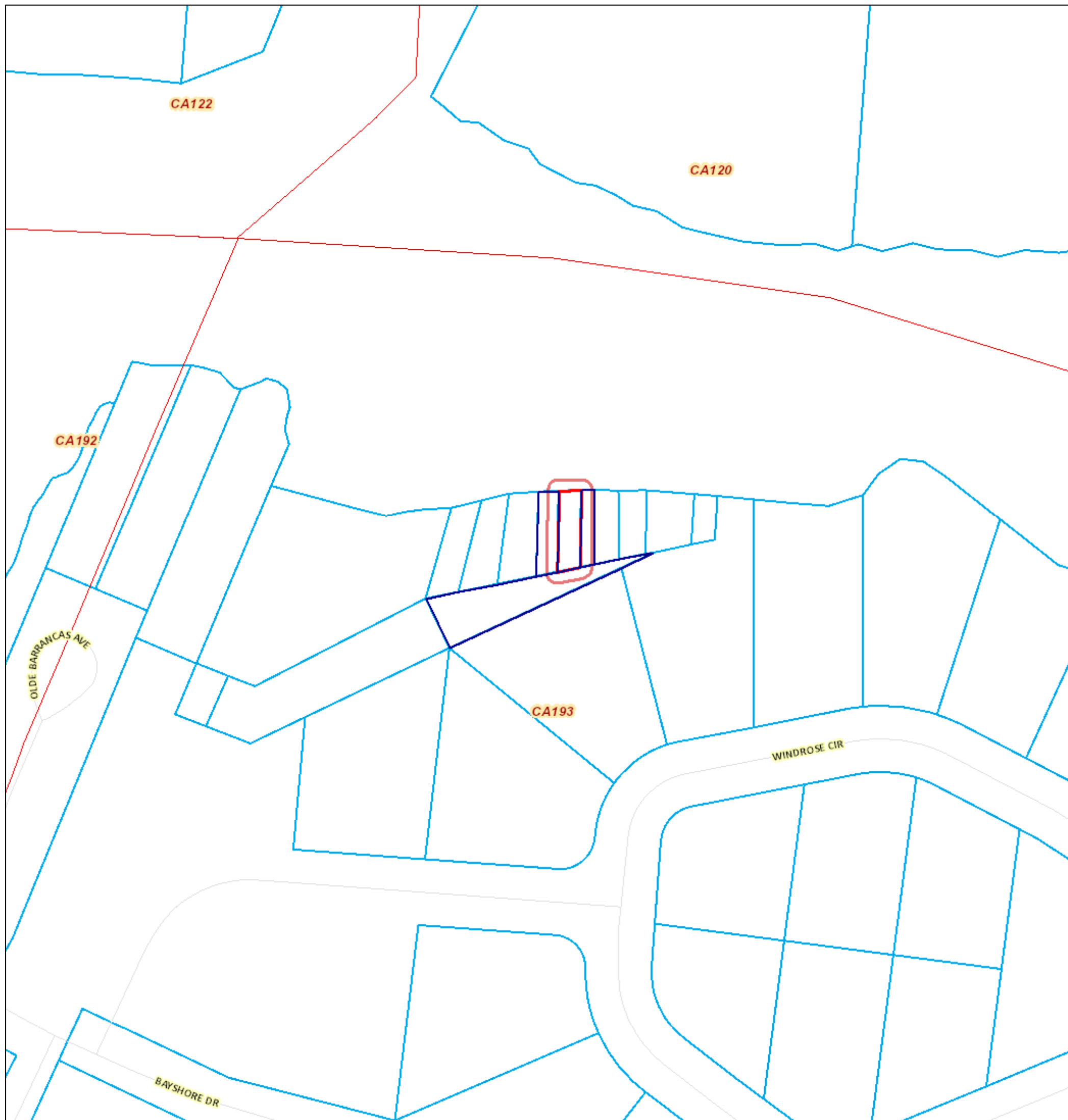
September 28, 2015

1:1,065

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



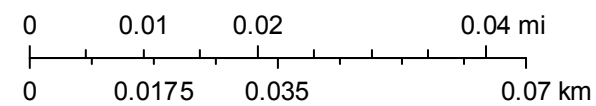
# Chris Jones Escambia County Property Appraiser



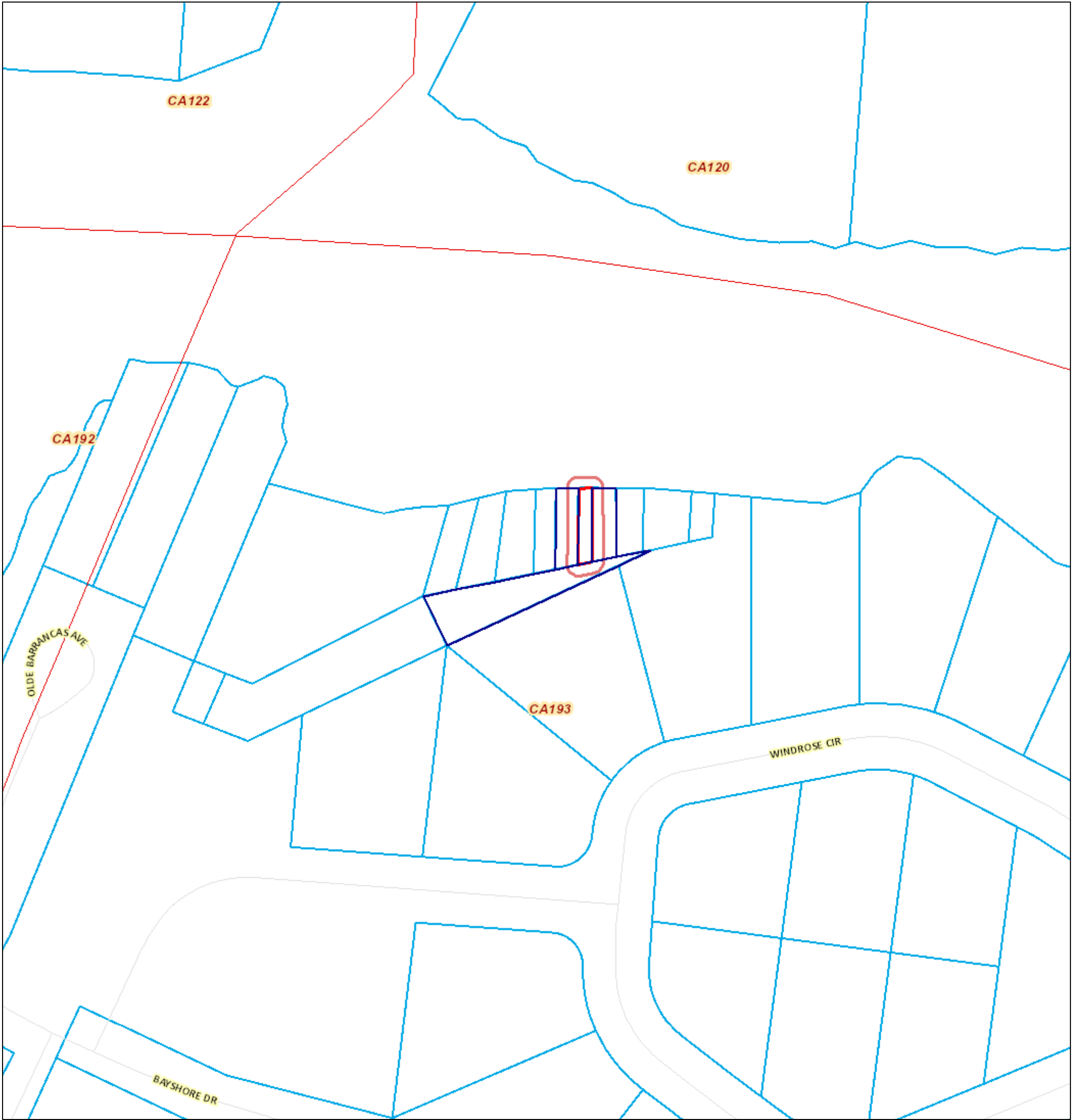
September 28, 2015

1:1,067

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



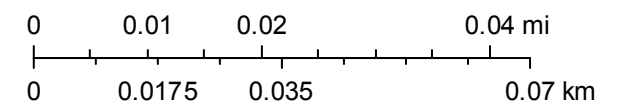
# Chris Jones Escambia County Property Appraiser



September 28, 2015

1:1,068

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







**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **645478**

Date Issued. : 09/18/2015

Cashier ID : CASTILLS

Application No. : PBA150900014

Project Name : V-2015-12

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	9334	\$423.50	App ID : PBA150900014
		<b>\$423.50</b>	<b>Total Check</b>

Received From : NOBLES FAMILY PARTNERSHIP

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA150900014	736525	423.50	\$0.00	BARRANCAS AVE, & BAYOU, PENSACOLA, 32507

**Total Amount :**

**423.50**

\$0.00

Balance Due on this/these  
Application(s) as of 9/21/2015

**Board of Adjustment**

**6. 2.**

**Meeting Date:** 10/21/2015  
**CASE:** CU-2015-08  
**APPLICANT:** Hammond Engineering, Inc., Agent for Nelson Box  
**ADDRESS:** 14116 & 14120 River Rd.  
**PROPERTY REFERENCE NO.:** 14-3S-32-1001-010-139, -020-139  
**ZONING DISTRICT:** Com-PK, Commercial District, Perdido Key  
**FUTURE LAND USE:** MU-PK, Mixed Use, Perdido Key  
**OVERLAY DISTRICT:** N/A

---

**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

The Applicant is seeking Conditional Use approval to allow for a commercial recreation facility in the Com-PK zoning district.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-4.5(c)(2)**

(2) Other commercial recreation, entertainment, or amusement facilities not among the permitted uses of the district, including those for tennis, golf and miniature golf, pinball and other arcade amusements, bingo, waterslides, and amusement rides, but excluding off-highway vehicle uses, outdoor shooting ranges, and motorsports facilities. Carnival-type amusements shall be at least 500 feet from any residential district.

**CRITERIA:**

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

**CRITERION (a)**

**General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

**FINDINGS-OF-FACT**

The proposed use can be compatible with the surrounding area provided that the project meets all requirements imposed during the site plan review process. In 2014 the

BOA approved CU-2014-04 for the commercial recreation on a parcel 230'± south of the subject property.

#### **CRITERION (b)**

**Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

#### **FINDINGS-OF-FACT**

Public facilities and services are available and should be adequate to meet the needs of the proposed use. There may be additional requirements imposed through site plan review and this criterion will be addressed at that time.

#### **CRITERION (c)**

**On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

#### **FINDINGS-OF-FACT**

Ingress and egress to this site will be via River Rd. The proposed plan provides for public safety and handicap access along with site parking. The exact number of required parking places will be determined at the site plan review stage.

#### **CRITERION (d)**

**Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

#### **FINDINGS-OF-FACT**

While this property and adjoining properties are all zoned commercial, the property to the north is residential in use. The off-site impacts on surrounding properties will need to be minimized through buffering standards imposed in the site plan review process.

#### **CRITERION (e)**

**Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

#### **FINDINGS-OF-FACT**

The location and type of on-site disposal will need to be oriented towards minimizing any off-site impacts.

#### **CRITERION (f)**

**Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

**FINDINGS OF FACT:**

Buffering will need to be provided from the adjacent residential use and meet the requirements imposed at site plan review.

**CRITERION (g)**

**Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

**FINDINGS OF FACT:**

All signage must be approved and permitted to meet Land Development Code requirements.

**CRITERION (h)**

**Site characteristics.** The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

**FINDINGS OF FACT:**

The proposed site should meet this criterion but may have additional restrictions imposed through site plan review.

**CRITERION (i)**

**Use requirements.** The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

**FINDINGS OF FACT:**

The proposed use meets this criterion.

**STAFF FINDINGS**

Staff finds that the proposed Conditional Use can meet the required criteria and approval is recommended with the following condition:

This project must meet all conditions required through site plan review and receive a development order.

**BOA DECISION**

---

**Attachments**

Working Case File CU-2015-08

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**CU-2015-0**

**14116 & 14120 River Road**



PERDIDO BAY

BAYOU GARCON

GORHAM RD

GORHAM RD

GANT AVE

SUNDOWN RD

MASSEY DR

BLVD GARCON

DR GARCON

SEA SPRAY DR

AVE JAPONICA

DR CUSTER

INNERARITY-POINT RD

SUNDOWN RD

MAVILLA ST

SANDVIEW DR

LINK RD

CRUZAT WAY

GALVEZ RD

EITZEN RD

BLVD GARCON

AVE DUNE

RESORT AVE

MONTEREY AVE

ZODIAC DR

FAIR OAK LN  
RENEE TER

CACICA ST

BOB O LINK RD

BOB O LINK RD

UCITA AVE

BALDERAS AVE

WINIFRED AVE

LINN AVE

RESORT AVE

AVE DUNE

RESORT AVE

MONTEREY AVE

INTERCOASTAL WATERWAY

CANAL 4 WAY

RIVER RD

VALHALLA AVE

HAMMERHEAD DR

DON CARLOS DR

PINO DR

CLUBHOUSE TER

LOST KEY DR

LOST KEY DR

OLD RIVER

SEMMES ST

SEMMES ST

JOHNSON BEACH RD

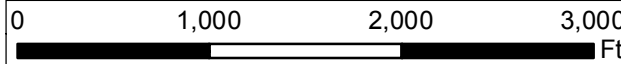
SANDY KEY DR



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

Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-08 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



INTERCOASTAL  
WATERWAY

LDR-PK

WATERVIEW DR

MDR-PK

CANAL A WAY

RIVER RD

Com-PK

Com-PK

PR-PK

Com-PK

PR-PK

RIVER RD

LOST KEY DR

MDR-PK

PR-PK

PR-PK

LOST KEY DR



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Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-08 500' RADIUS MAP



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



INTERCOASTAL  
WATERWAY

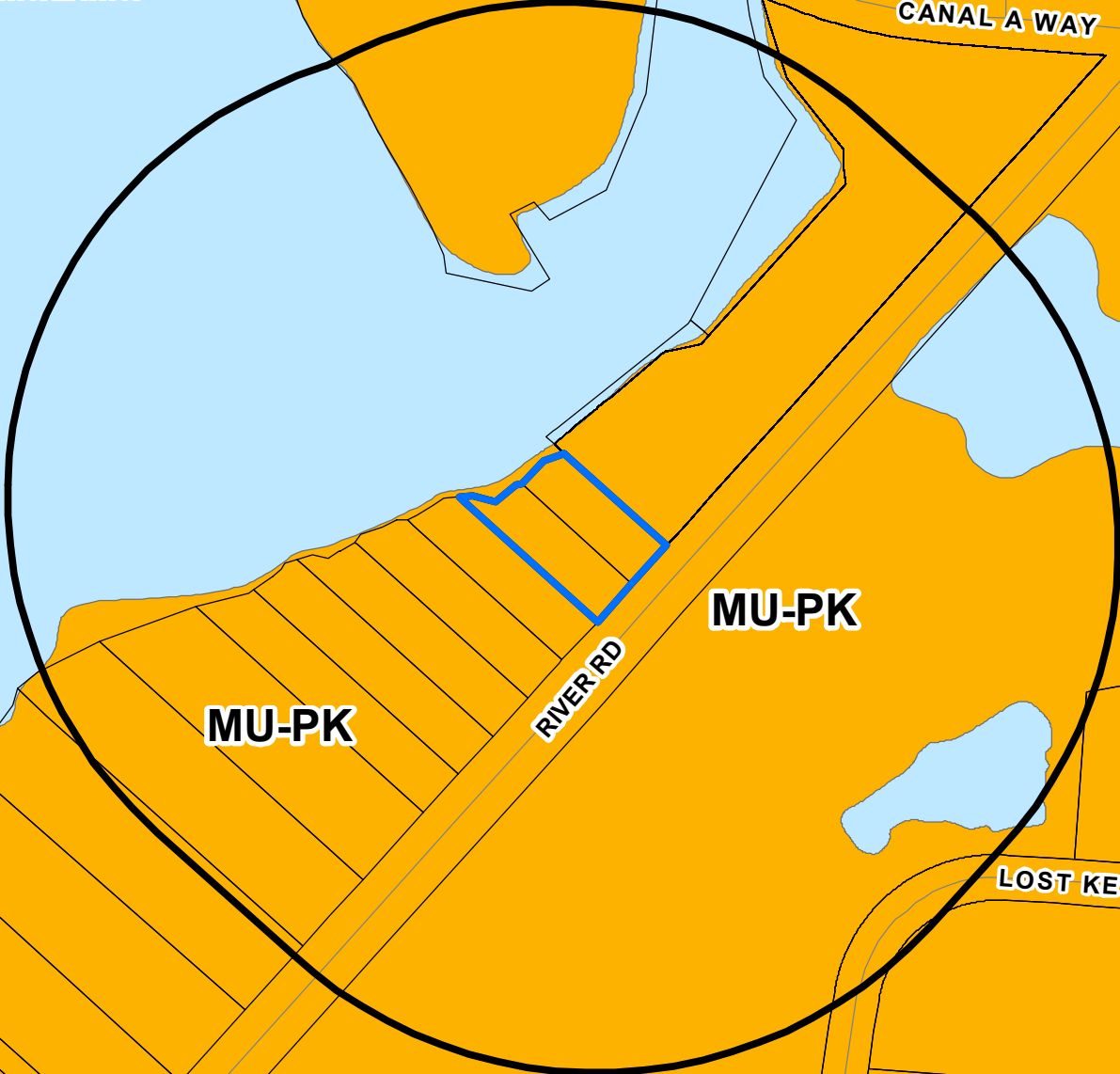
MU-PK

MU-PK

WATERVIEW DR

CANAL A WAY

RIVER RD



MU-PK

MU-PK

RIVER RD

LOST KEY DR

MU-PK

MU-PK

LOST KEY DR








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


Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-08 FUTURE LAND USE



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

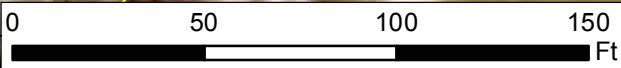









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Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-08 AERIAL MAP



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



HAMMOND ENGINEERING, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9130  
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

September 17, 2015

Mr. Drew Homer  
Escambia County Development Services  
3363 West Park Place  
Pensacola, Florida 32505

**Reference: 14116 River Road  
14-3S-32-1001-010-139 & 14-3S-32-1001-020-139  
HEI Project No. 15-015**

Dear Drew:

The owner of the above referenced parcel wishes to use the site for a commercial recreational facility. Specifically, he wishes to permit and build a boardwalk/dock and take customers on boat rides for moon light cruises and dolphin viewing cruises. The parcels are zoned Com-PK and the FLU is MU-PK. The proposed use is considered "other commercial recreational" which requires a Conditional Use approval based on the current zoning designation. The total lot area is 0.44 acres. We request a hearing before the Board of Adjustment and approval of this conditional use request based on the following:

### **Conditional Use Criteria**

- 1. On-site circulation** The proposed use will not impede on-site circulation. The attached site plan shows there is adequate room for ingress/egress from River Road, required commercial parking, and life safety access. Customers will park and access the vessel via a proposed boardwalk.
- 2. Nuisance** The proposed use will be a small commercial retail service facility. The proposed use will not create noise, glare, smoke, odor or harmful effects to any extent that would exceed allowable uses under the current zoning designation.
- 3. Solid Waste** The proposed use (retail service) is not a significant solid waste producer. The owner intends to have a residential type waste container and regular pickup service.
- 4. Utilities** Potable water and sanitary sewer infrastructure are currently in place along River Road. The provider is the ECUA and any development of the lot which requires these services will be required to tie into the existing ECUA systems.
- 5. Buffers** The proposed conditional use will allow commercial use of the property. The parcel is adjoined by a vacant parcel to the southwest and a multi-family development to the northeast both zoned Com-PK. The proposed use will require a 12' buffer along the northeast property line and may require additional fencing and vegetation following the DRC process.

6. **Signs** The proposed use will likely require signage as would other commercial uses allowed under the current zoning designation. Signage will be addressed in DRC and will also require a sign permit.

7. **Environmental Impact** The proposed conditional use will allow the owner to provide boat rides for various purposes and provide pedestrian access to Old River. There are jurisdictional wetlands paralleling the shoreline. Pedestrian access across the jurisdictional wetlands will require permitting through the NFWFMD/USCOE and Escambia County. Stormwater treatment of the first 1" of runoff will be required by NFWFMD which exceeds Escambia County's treatment requirements. Stormwater treatment will likely be provided by a swale upstream of the jurisdictional wetlands.

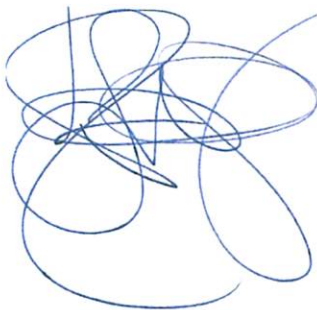
8. **Neighborhood Impact** The proposed conditional use will allow the owner to service the community by providing boat rides to the public. The immediate surrounding area to the southwest is developed as single family residences. The area across River Road is developed as a golf course. The area to the northeast and north is developed as multi-family residential (condominiums) and commercial (marina/boat yard and restaurant). The proposed use fits with the surrounding area by providing a recreational service to those who vacation here, stay in the surrounding condominiums, and patronize the golf course, marina, and restaurant. The proposed use does not constitute a negative neighborhood impact.

9. **Other requirements of the code** We have met with the Director of Development Services and were directed to obtain a conditional use from the Board of Adjustment. No other requirements are required at this time according to staff

We appreciate your assistance in this matter. Should you have questions or comments, please give us a call.

Sincerely,

**HAMMOND ENGINEERING, INC.**

A handwritten signature in blue ink, appearing to read 'Thomas G. Hammond, Jr.', with several overlapping loops and flourishes.

Thomas G. Hammond, Jr., PE  
President



HAMMOND ENGINEERING, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9130  
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

September 17, 2015

Mr. Drew Homer  
BOA Coordinator  
Escambia Development Services  
3363 West Park Place  
Pensacola, Florida 32505

**Reference: 14116 River Road  
14-3S-32-1001-010-139 & 14-3S-32-1001-020-139**

Dear Drew:

We have attached the following items as listed on the Conditional Use application:

1. One (1) copy of the detailed Letter of Request.
2. One (1) copy of the completed Conditional Use Application.
3. One (1) copy of the Warranty Deeds
4. One (1) copy of the Affidavit of Owner & Limited Power of Attorney form
5. One (1) copy of the Legal Description of Property.
6. One (1) copy of the street address/property reference number.
7. One (1) copy of the Site Plan drawn to scale.
8. A check made payable to Escambia County for \$1270.50 for application fees.

Please review these items and provide the county's findings at your earliest convenience. Should you have questions or comments, please give us a call.

Sincerely,

**HAMMOND ENGINEERING, INC.**

A handwritten signature in blue ink, appearing to read 'Thomas G. Hammond, Jr.', written over a circular scribble.

Thomas G. Hammond, Jr., PE.  
President

Attachments

APPLICATION

Please check application type: [X] Conditional Use Request for: recreational use on Com-PK zoned parcel
[ ] Administrative Appeal
[ ] Variance Request for:
[ ] Development Order Extension
[ ] Rezoning Request from: to:

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

Owner(s) Name: Nelson Box Phone: 251-747-2490
Address: PO Box 752 Magnolia Springs, AL 36555 Email: boxonwater@gmail.com

[X] 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: 14116 & 14120 River Road, Pensacola, FL 32507

Property Reference Number(s)/Legal Description: 14-3S-32-1001-010-139 & 14-3S-32-1001-020-139

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.

Handwritten signature of Thomas G. Hammond, Jr.

Thomas G. Hammond, Jr.
Printed Name Owner/Agent

9/16/15
Date

Signature of Owner

Printed Name of Owner

Date

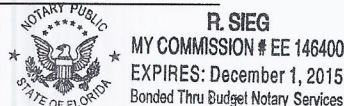
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16 day of September 20 15 by Thomas G. Hammond Jr.

Personally Known [X] OR Produced Identification [ ]. Type of Identification Produced:

Signature of Notary (notary seal must be affixed)

Ryan Sieg
Printed Name of Notary



FOR OFFICE USE ONLY
CASE NUMBER: CU-2015-08
Meeting Date(s): 10-21-15 Accepted/Verified by: BW/DH/DFL Date: 09-18-15
Fees Paid: \$1270.50 Receipt #: 645442 Permit #: PBA150900013

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 14116 River Road, Pensacola, FL 32505, Florida, property reference number(s) 14-3S-32-1001-010-139 & 14-3S-32-1001-020-139

I hereby designate Hammond Engineering, Inc. 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) Conditional Use on the above referenced property.

This Limited Power of Attorney is granted on this 16 day of September the year of, 2015, 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: Thomas G. Hammond, Jr. Email: tom@selanddesign.com
Address: 3802 North S Street Phone: 434-2603

[Signature]
Signature of Property Owner

Nelson Box
Printed Name of Property Owner

Sept 16, 2015
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16 day of September 20 15, by Nelson T. Box

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

[Signature]
Signature of Notary

Ryan Sieg
Printed Name of Notary

(Notary Seal)



R. SIEG
MY COMMISSION # EE 146400
EXPIRES: December 1, 2015
Bonded Thru Budget Notary Services

Source: Escambia County Property Appraiser

[←](#)
[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)

[Restore Full Page Version](#)

**General Information**  
**Reference:** 143S321001020139  
**Account:** 103610020  
**Owners:** BOX NELSON T  
**Mail:** PO BOX 752  
 MAGNOLIA SPRINGS, AL 36555  
**Situs:** 14120 RIVER RD 32507  
**Use Code:** VACANT RESIDENTIAL  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2015	\$128,609	\$0	\$128,609	\$128,609
2014	\$128,993	\$0	\$128,993	\$128,993
2013	\$126,403	\$0	\$126,403	\$126,403

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/13/2015	7285	817	\$100	QC	<a href="#">View Instr</a>
01/07/2015	7285	814	\$130,000	WD	<a href="#">View Instr</a>
11/23/2010	6662	398	\$112,000	WD	<a href="#">View Instr</a>
02/15/2010	6562	1863	\$914,600	WD	<a href="#">View Instr</a>
06/2006	5935	252	\$995,000	WD	<a href="#">View Instr</a>
03/2005	5611	213	\$795,000	WD	<a href="#">View Instr</a>
08/2004	5488	230	\$2,500,000	WD	<a href="#">View Instr</a>

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

**2015 Certified Roll Exemptions**  
 None

**Legal Description**  
 BEG AT SE COR LT 139 GULF BEAC H S/D PB 4 P  
 52 S 41 DEG 27 MI N W ALG NLY R/W LI RIVER RD  
 (6 6 FT R/W) 57 19/100 FT FOR POB...

**Extra Features**  
 None

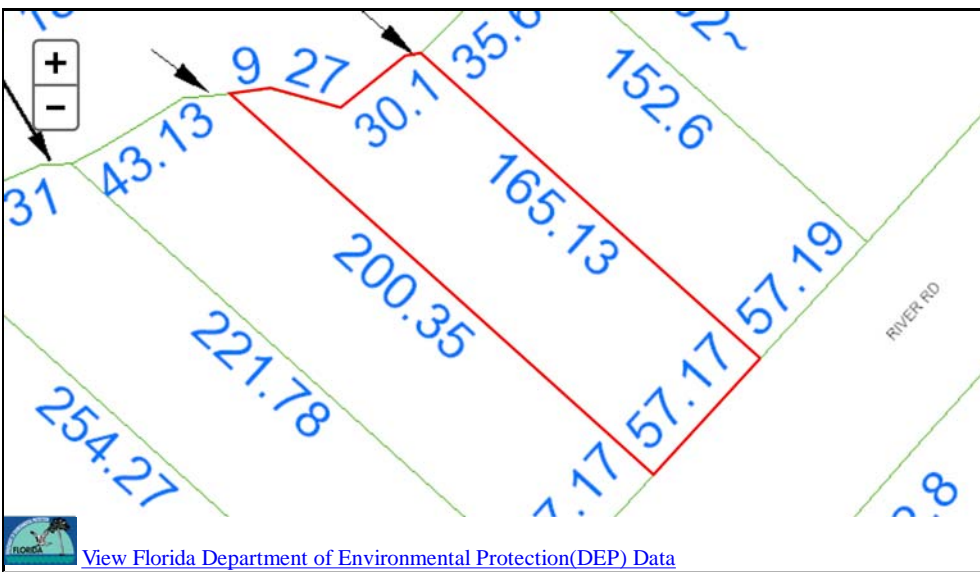
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
[27-3S-32](#)

**Approx. Acreage:**  
 0.2300

**Zoned:**  
 Com-PK

**Evacuation & Flood Information**  
[Open Report](#)



<b>Buildings</b>
Images
None

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



Source: Escambia County Property Appraiser

[←](#)
[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)

[Restore Full Page Version](#)

**General Information**  
**Reference:** 143S321001010139  
**Account:** 103610010  
**Owners:** ADVANTAIRA TRUST LLC FBO  
 ASMAR IRA # 6131203  
**Mail:** 1520 ROYAL PALM SQUARE BLVD STE 320  
 FORT MYERS, FL 33919  
**Situs:** 14116 RIVER RD 32507  
**Use Code:** MISC. RESIDENTIAL  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2015	\$121,513	\$0	\$121,513	\$121,513
2014	\$121,918	\$0	\$121,918	\$121,918
2013	\$117,011	\$0	\$117,011	\$117,011

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/01/2013	6984	402	\$80,000	WD	<a href="#">View Instr</a>
12/11/2008	6413	239	\$100	CT	<a href="#">View Instr</a>
11/2005	5791	618	\$950,000	WD	<a href="#">View Instr</a>
03/2005	5605	1351	\$750,000	WD	<a href="#">View Instr</a>
08/2004	5488	230	\$2,500,000	WD	<a href="#">View Instr</a>

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

**2015 Certified Roll Exemptions**  
 None

**Legal Description**  
 BEG AT SE COR LT 139 GULF BEAC H S/D PB 4 P  
 52 S 41 DEG 27 MI N W ALG NLY R/W LI RIVER RD  
 (6 6 FT R/W) 57 19/100 FT N 48 DE...

**Extra Features**  
 BOAT DOCK

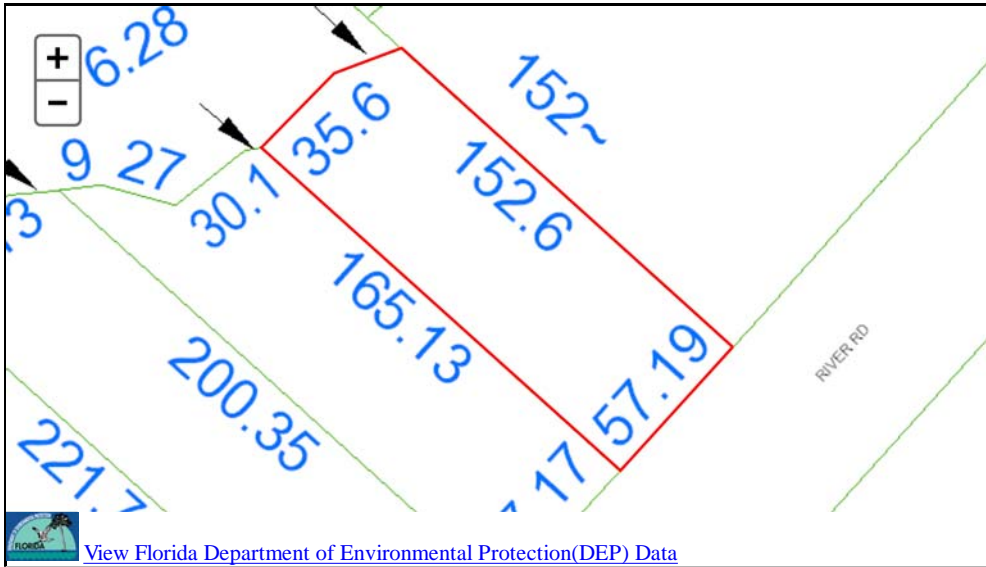
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
[27-3S-32](#)

**Approx. Acreage:**  
 0.2100

**Zoned:**  
 Com-PK

**Evacuation & Flood Information**  
[Open Report](#)



<b>Buildings</b>
Images



4/23/09



4/23/09

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

**EXHIBIT "A"**

**LOT 1**

BEGIN AT A PLAIN ONE INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 139, GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 14, 26, 27, 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 52, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH  $41^{\circ} 27' 00''$  WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVER ROAD (66 FOOT RIGHT OF WAY) A DISTANCE OF 57.19 FEET; THENCE GO NORTH  $48^{\circ} 33' 00''$  WEST A DISTANCE OF 165.13 FEET TO THE MEAN HIGH WATER LINE OF OLD RIVER; THENCE GO NORTH  $46^{\circ} 45' 37''$  EAST ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 35.57 FEET; THENCE GO NORTH  $63^{\circ} 52' 15''$  EAST ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 24.23 FEET TO THE EASTERLY LINE OF SAID LOT 139; THENCE GO SOUTH  $48^{\circ} 18' 56''$  EAST ALONG SAID EASTERLY LINE A DISTANCE OF 152.60 FEET TO THE POINT OF BEGINNING. SITUATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

## Exhibit "A"

### LOT 2:

Commence at a plain 1 inch iron pipe at the Southeast corner of Lot 139, Gulf Beach Subdivision, a subdivision of a portion of Sections 14, 26, 27, 34 and 35, Township 3 South, Range 32 West, Escambia County, Florida, as recorded in Plat Book 4, Page 52 of the Public Records of said County; thence go South 41 degrees 27 minutes 00 seconds West along the Northerly right of way line of River Road (66 foot R/W), a distance of 57.19 feet to the Point of Beginning; thence continue South 41 degrees 27 minutes 00 seconds West along said right of way line, a distance of 57.17 feet; thence go North 48 degrees 33 minutes 00 seconds West, a distance of 200.35 feet to the mean high water line of Old River; thence go North 76 degrees 37 minutes 58 seconds East along said mean high water line, a distance of 9.00 feet; thence go South 80 degrees 03 minutes 37 seconds East along said mean high water line, a distance of 27.00 feet; thence go North 53 degrees 46 minutes 04 seconds East along said mean high water line, a distance of 30.14 feet; thence go North 46 degrees 45 minutes 37 seconds East along said mean high water line, a distance of 6.28 feet; thence go South 48 degrees 33 minutes 00 seconds East, a distance of 165.13 feet to the Point of Beginning. The above described parcel of land lying and being in Section 27, Township 3 South, Range 32 West, Escambia County, Florida.

File Number: 14-0172KAL

Legal Description with Non Homestead

This Instrument Prepared By:  
WILLIAM H. MITCHEM  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32591  
(850) 432-2451  
Florida Bar No.: 187836  
File No.: 10888-69968

Parcel ID#: 14-3S-32-1001-010-139

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **AdvantaIRA Trust, LLC**, a Florida limited liability company, FBO Joel Asmar IRA #6131203 (herein "Grantor"), whose address is 1520 Royal Palm Square Boulevard, #320, Fort Myers, Florida 33919, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Two Sand Boxes, LLC**, a Florida limited liability company (herein "Grantee"), whose address is Post Office Box 752, Magnolia Springs, Alabama 36555, its heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

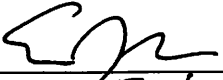
Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2015 and subsequent years.

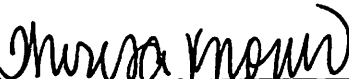
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property 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, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

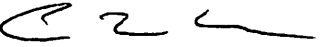
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2<sup>nd</sup> day of July, 2015.

Signed, sealed and delivered  
presence of:

AdvantaIRA Trust, LLC, a Florida limited in the  
liability company, IRA Administrator FBO  
Joel Asmar IRA #6131203

  
Name: Emily J. Meinke

By:   
Name: Theresa Knowler  
Title: Manager

  
Name: Eric DeCook

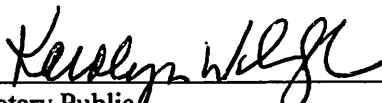
Pursuant to that certain LLC Resolution of  
AdvantaIRA Trust, LLC dated November 7,  
2013 attached hereto as Exhibit "B"

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2015, by  
Theresa Knowler, as MANAGER of AdvantaIRA Trust, LLC, a Florida limited  
liability company, IRA Administrator, FBO Joel Asmar IRA #6131203, who did not take an oath and who:

is personally known to me.  
 produced a current Florida driver's license as identification.  
 produced \_\_\_\_\_ as identification.



  
Notary Public  
Karolyn Willingham  
Name of Notary Printed  
My Commission Expires: 1/28/19  
Commission Number: 194065

(Notary Seal Must Be Affixed)

**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: River Road

Legal Address of Property: 14116 River Road, Perdido Key, Florida 32507

The County                                    ( X ) has accepted                                    (   ) has not accepted

the abutting roadway for maintenance.

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


**AS TO SELLER(S):**

AdvantaIRA Trust, LLC, a Florida limited in the liability company, IRA Administrator

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**AS TO BUYER(S):**

Two Sand Boxes, LLC

By:  \_\_\_\_\_  
Nelson T. Box, Manager

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

**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: River Road

Legal Address of Property: 14116 River Road, Perdido Key, Florida 32507

The County

( X ) has accepted

( ) has not accepted

the abutting roadway for maintenance.

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

**AS TO SELLER(S):**

AdvantaIRA Trust, LLC, a Florida limited in the liability company, IRA Administrator

By: Theresa Knowler  
Name: Theresa Knowler  
Title: Manager

**AS TO BUYER(S):**

Two Sand Boxes, LLC

By: \_\_\_\_\_  
Nelson T. Box, Manager



**EXHIBIT "A"**

LOT 1

BEGIN AT A PLAIN ONE INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 139, GULF BEACH SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 14, 26, 27, 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 52, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH  $41^{\circ} 27' 00''$  WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVER ROAD (66 FOOT RIGHT OF WAY) A DISTANCE OF 57.19 FEET; THENCE GO NORTH  $48^{\circ} 33' 00''$  WEST A DISTANCE OF 165.13 FEET TO THE MEAN HIGH WATER LINE OF OLD RIVER; THENCE GO NORTH  $46^{\circ} 45' 37''$  EAST ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 35.57 FEET; THENCE GO NORTH  $63^{\circ} 52' 15''$  EAST ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 24.23 FEET TO THE EASTERLY LINE OF SAID LOT 139; THENCE GO SOUTH  $48^{\circ} 18' 56''$  EAST ALONG SAID EASTERLY LINE A DISTANCE OF 152.60 FEET TO THE POINT OF BEGINNING. SITUATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

This instrument prepared by:  
Kramer A. Litvak  
LITVAK BEASLEY & WILSON, LLP  
226 E. Government Street  
Post Office Box 13503  
Pensacola, Florida 32591

Consideration: \$10.00

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that, Sherrod S. Pair (hereinafter Grantor), whose mailing address is 453 ACADIA AVE. PANAMA CITY SPRING, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to Nelson T. Box whose address is P.O. BOX 752 MAGNOLIA SPRING, FL 32655 Grantor's interest, if any, in the following described real property (the "Property"), situate, lying and being in the County of Escambia, State of Florida, to-wit:

See Attached Schedule A

Subject to easements of record, and taxes for the current year and all subsequent years.


The Property is not the constitutional homestead property of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use benefit and profit of the said grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of January 2015.

Signed, sealed and delivered in the presence of:

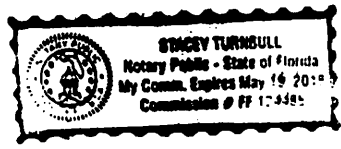
  
Name: Stacy Turnbull


  
Name: Sherrod S. Pair

  
Name: Leslie Moore

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January 2015, by Sherrod S. Pair, who personally appeared before me and who is personally known to me or produced KS as identification.



  
NOTARY PUBLIC  
Name: Stacy Turnbull  
My commission expires: 5/19/18

## Exhibit "A"

### LOT 2:

Commence at a plain 1 inch iron pipe at the Southeast corner of Lot 139, Gulf Beach Subdivision, a subdivision of a portion of Sections 14, 26, 27, 34 and 35, Township 3 South, Range 32 West, Escambia County, Florida, as recorded in Plat Book 4, Page 52 of the Public Records of said County; thence go South 41 degrees 27 minutes 00 seconds West along the Northerly right of way line of River Road (66 foot R/W), a distance of 57.19 feet to the Point of Beginning; thence continue South 41 degrees 27 minutes 00 seconds West along said right of way line, a distance of 57.17 feet; thence go North 48 degrees 33 minutes 00 seconds West, a distance of 200.35 feet to the mean high water line of Old River; thence go North 76 degrees 37 minutes 58 seconds East along said mean high water line, a distance of 9.00 feet; thence go South 80 degrees 03 minutes 37 seconds East along said mean high water line, a distance of 27.00 feet; thence go North 53 degrees 46 minutes 04 seconds East along said mean high water line, a distance of 30.14 feet; thence go North 46 degrees 45 minutes 37 seconds East along said mean high water line, a distance of 6.28 feet; thence go South 48 degrees 33 minutes 00 seconds East, a distance of 165.13 feet to the Point of Beginning. The above described parcel of land lying and being in Section 27, Township 3 South, Range 32 West, Escambia County, Florida.

File Number: 14-0172KAL

Legal Description with Non Homestead

14120 & 14116 RIVER ROAD  
 PARCEL ID: 14-3S-32-1001-020-139 &  
 14-3S-32-1001-010-139  
 ZONING DESIGNATION: COM-PK  
 FLU DESIGNATION: MU-PK

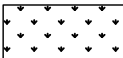


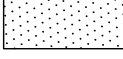



**SITE & BUILDING REQUIREMENTS:**  
 75% MAX IMPERVIOUS COVER  
 15' FRONT BLDG. SETBACK  
 5' SIDE BLDG. SETBACK  
 30' MERS (REAR) SETBACK

**PARKING REQUIREMENTS:**  
 RETAIL/COMMERCIAL DEVELOPMENT  
 BUILDING = 1,536 SF GFA  
 BOAT = 500 SF GFA

AS PER 'PARKING GENERATION'  
 3 SPACE REQUIRED PER 1000 SF  
 TOTAL = 2,036 SF GFA  
 ~ 7 SPACES REQUIRED

INSTALL 60" ADA  
 COMPLIANT "MOBI-MAT" AS  
 MANUFACTURED BY  
 DESCHAMPS MAT SYSTEMS

CONSTRUCT  
 CONCRETE HANDICAP  
 PARKING STALL

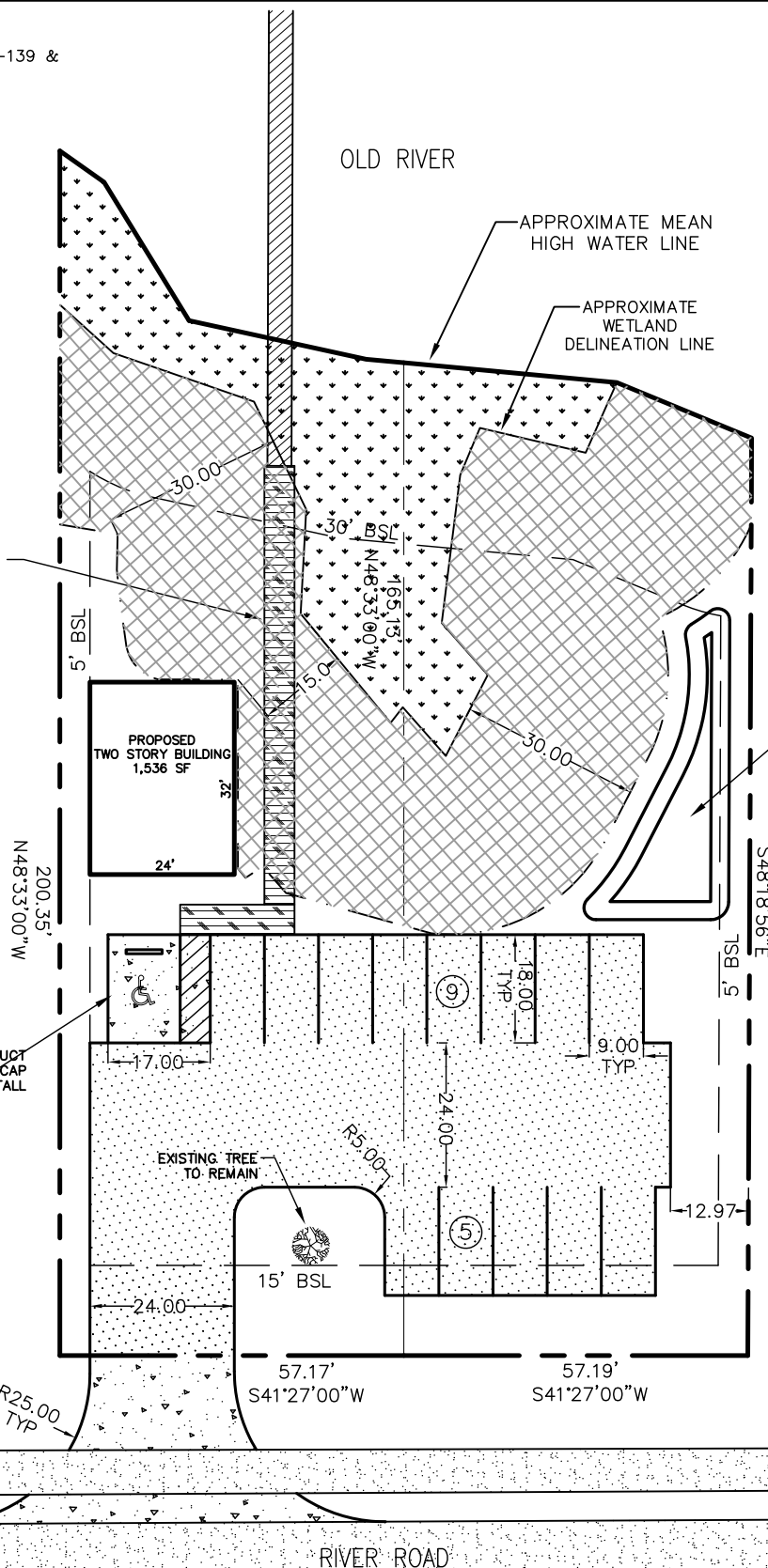
-  DENOTES EXISTING JURISDICTIONAL WETLANDS
-  DENOTES WETLAND BUFFER
-  DENOTES EXISTING ASPHALT
-  DENOTES PROPOSED LIMESTONE/OYSTER SHELL SURFACE
-  DENOTES PROPOSED WALKING PATH TO WATER
-  DENOTES PROPOSED TIMBER DOCK
-  DENOTES PROPOSED CONCRETE

OLD RIVER

APPROXIMATE MEAN HIGH WATER LINE

APPROXIMATE WETLAND DELINEATION LINE

PROPOSED STORMWATER DETENTION POND



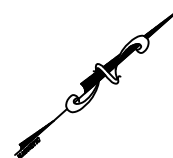
RIVER ROAD



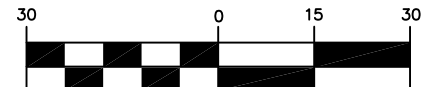
HAMMOND ENGINEERING, INC.  
 FLORIDA AUTHORIZATION NO. 9130  
 ALABAMA AUTHORIZATION NO. 3277  
 3802 NORTH 'S' STREET  
 PENSACOLA, FLORIDA 32505  
 850 434 2603  
 850 434 2650 (FAX)  
 TOM@SELANDDESIGN.COM

**CONCEPTUAL LAYOUT FOR:  
 TWO SAND BOXES**

COUNTY: ESCAMBIA  
 DATE: 9/14/15  
 SHEET NO.: 1 OF 1



**GRAPHIC SCALE**



( IN FEET )

1 inch = 30 ft.



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

**BOX NELSON T  
PO BOX 752  
MAGNOLIA SPRINGS, AL 36555**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**PAYNE JOYLEE L TRUSTEE FOR  
9 LAKE TERRACE  
PONTE VEDRA BEACH, FL 320822321**

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**ROGERS DAVID M & MARILYN R  
14156 RIVER RD  
PENSACOLA, FL 32507**

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**HOLIDAY HARBOR MARINA INC  
PO BOX 12346  
PENSACOLA, FL 32591-2346**

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**DOCK O MINIMUM INC  
C/O BUD GARRETT  
14100 RIVER RD # D100+PENSACOLA, FL 32507**

**DUBOSE WILLIAM C & BARBARA C  
14146 RIVER RD  
PENSACOLA, FL 32507**

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**WCI COMMUNITIES LLC  
24301 WALDEN CENTER DR STE 300  
BONITA SPRINGS, FL 34134**

**ADVANTAIRA TRUST LLC FBO  
1520 ROYAL PALM SQUARE BLVD STE 320  
FORT MYERS, FL 33919**

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**MARKS PAUL L  
430 TOLBERT ST  
CUMMING, GA 30040**

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**VENTANA I LLC  
2741 ABINGDON RD  
MOUNTAIN BROOK, AL 35243**

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**FRENCH JOHN W III TRUSTEE FOR  
1669 MCCONNELL RD  
GRAYSON, GA 300171345**

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**TERRA CANE LLC  
29793 ONO BLVD  
ORANGE BEACH, AL 36561**

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**NEWTON MILES K JR & LINDA J**  
**211 SYRCLE DR N W**  
**PENSACOLA, FL 32507**

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**WISE JOSEPH R &**  
**9406 SIDNEY RD**  
**PENSACOLA, FL 32507**

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**O GARA JOSEPH D &**  
**31 STAR LAKE DR**  
**PENSACOLA, FL 32507**

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**BERGERON JON H**  
**13486 W CENTER DR**  
**LAKWOOD, CO 80228**

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**GUTHRIE THOMAS H SR & PATRICIA E**  
**3317 LOOKOUT DR**  
**HUNTSVILLE, AL 35801**

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**HAMAKER JACK E &**  
**811 GRANT AVE**  
**PASCAGOULA, MS 39567**

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**CAMPBELL CHARLES JR & ELLEN B**  
**640 WARRENGTON DR**  
**SAINT LOUIS, MO 63122**

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**GRIFFIN LARRY W**  
**6320 BEN PARK RD**  
**MURRAYVILLE, GA 30564**

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**BEUMER BRENDA L  
13880 PERDIDO KEY DR  
PENSACOLA, FL 32507**

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**FADDIS THORUNN H &  
1071 KELTON BLVD  
GULF BREEZE, FL 32563**

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**SCOTTY HOLDINGS LTD  
14456 RIVER RD  
PENSACOLA, FL 32507**

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**VAN PELT GEORGE T JR &  
5460 PELT RD  
CENTURY, FL 32535**

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**KYME JOHN W  
4301 ORKNEY CT  
WOODBIDGE, VA 22192**

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**KELLY P CLARKE & KATHRYN G  
2289 BELLEVUE CT  
BIRMINGHAM, AL 35226**

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**PANELLA BERNARD & ANN  
14100 RIVER RD # C133  
PENSACOLA, FL 32507**

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**TIERNAN JAMES S TRUSTEE  
1332 DARTMOUTH  
FLOSSMOOR, IL 60422**

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**BIGRAS DENIS J &  
14100 RIVER RD # 211  
PENSACOLA, FL 32507**

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**RICE GEORGE J JR  
105 RESERVE CROSSING  
MADISON, MS 391107610**

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**KANE BYRON & LIGAYA G  
10963 ROCK ISLAND RD  
JACKSONVILLE, FL 32257**

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**PARKER TIMOTHY H & CINDY  
PO BOX 6328  
PENSACOLA, FL 32503-0328**

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**KAMMER JANE I TRUSTEE FOR KAMMER JANE I  
REVOCABLE  
5766 RED CEDAR  
PENSACOLA, FL 32507**

**BOE THEODORE A & CAROLYN K  
26680 TERRY COVE DR  
ORANGE BEACH, AL 36561**

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**SKIPPER GUY H JR &  
7725 MISTY PINES RD  
PENSACOLA, FL 32526**

**BERGERON HAROLD J  
14100 RIVER RD UNIT B222  
PENSACOLA, FL 32507**

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**SLIDER KEVON R**  
**1344 PENNELWOOD DR**  
**TOLEDO, OH 43614**

**DMYTRYK JOHN W & DMYRYK**  
**270 AVIVA DR**  
**MEMPHIS, TN 38120**

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**MENDELSON BEVERLY J**  
**4362 ANTARES LN**  
**MOBILE, AL 366934610**

**ANDERSON CHARLES A SR 50%**  
**406 E BAY ST**  
**JACKSONVILLE, FL 32202**

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**ANTONETTI EMILIO A  
1618 STAR LAKE PL  
PENSACOLA, FL 32507**

**HILLENMAYER JAMES D  
6501 N SILVERBELL RD  
TUCSON, AZ 857439217**

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**CARMICHAEL NICHOLAS B & JANET P  
1320 IVY PLANTATION  
MONROE, GA 30656**

**GRINSTEAD JONATHAN C &  
414 LAMBERT ST  
ALTON, IL 62002**

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**CULBERTSON M WARREN  
3533 PINE FOREST RD  
CANTONMENT, FL 32533**

**RILEY DON DRU C  
5816 E BAY BLVD  
GULF BREEZE, FL 325619666**

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**MCINTYRE PATRICK J &  
538 E 5TH AVE  
NORTH POLE, AK 99705**

**GARRETT SUZANNE  
2179 ARCADIA LOOP  
KERRVILLE, TX 78028**

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**TULLOS HUGH D & DEBORAH J**  
**14100 RIVER RD # 317**  
**PENSACOLA, FL 32507**

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**HANSON CHARLES A & MARY LEE**  
**1280 MAHOGANY MILL RD # 10**  
**PENSACOLA, FL 32507**

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**MOLLETTE BURNS A**  
**257 HIDDEN CREEK PKWY**  
**PELHAM, AL 35124**

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**ANTRIM JANET F TRUSTEE FOR**  
**3135 HWY 196**  
**MOLINO, FL 32577**

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**BTS HOLDINGS LLC**  
**12641 BAHIA CT**  
**PENSACOLA, FL 32507**

**HAUSER L LAWRENCE &**  
**4540 MENEWA PATH**  
**PENSACOLA, FL 32504**

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**PATRIOT INVESTORS LLC**  
**918 DEVENGER RD**  
**GREER, SC 29650**

**MCCREARY PAUL C**  
**14100 RIVER RD # 328**  
**PENSACOLA, FL 32507**

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**KENNEDY MURDOCK M III  
112 JENKINS AVE  
MONROEVILLE, AL 36460**

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**LEHMBERG WILLIAM JOSEPH JR &  
550 NATCHEZ BEND RD  
NASHVILLE, TN 37221**

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**BEWLEY C ADRIAN &  
3508 OLD LEEDS TERR  
BIRMINGHAM, AL 35213**

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**DOWNTOWN LIVING SPACES LLC  
1833 ST ANN ST  
JACKSON, MS 39202**

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**DYKES EUGENE T JR  
221 CHARLEMAGNE CIR  
PONTE VEDRA BEACH, FL 32082**

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**LOST KEY PLANTATION  
C/O WCI COMMUNITIES INC  
24301 WALDEN CENTER DR SUITE 300  
BONITA SPRINGS, FL 34134**

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**GRINSTEAD DOROTHY J TRUSTEE  
83 CHAFFORD WOODS  
SAINT LOUIS, MO 631441170**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**DESHAZIER GUTHRIE M &  
2301 HERITAGE DR  
OPELIKA, AL 36804**

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

**EDSON RONNIE D**  
**14100 RIVER RD UNIT 127**  
**PENSACOLA, FL 32507**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**YOUNG ROGER &**  
**7930 CASTLE POINT WAY**  
**PENSACOLA, FL 32506**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**WILLIAMS CARLIE N JR**  
**PO BOX 6127**  
**BILOXI, MS 39531**

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Pensacola, FL 32505

**HAWK CHARLES & GAYE**  
**PO BOX 18225**  
**PENSACOLA, FL 32523**

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

**SHELTON LEE U &  
28250 CANAL RD # 902  
ORANGE BEACH, AL 365614066**

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

**TRONU BARBARA J LIFE EST  
14100 RIVER RD UNIT 313A  
PENSACOLA, FL 32507**

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

**BROWN GREGORY S &  
4700 BAYSIDE BLVD  
MILTON, FL 32583-8437**

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

**FREEMAN DARRYL D  
14100 RIVER RD # B-327  
PENSACOLA, FL 32507**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**BENNETT CHRISTOPHER C**  
**857 BROWNSWITCH RD STE 322**  
**SLIDELL, LA 70458**

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Development Services Department  
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Pensacola, FL 32505

**MANN KENDRA L SMITH**  
**14790 INNERARITY POINT RD**  
**PENSACOLA, FL 32507**

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

**MCLAUGHLIN LEON W**  
**10161 BITTERN DR**  
**PENSACOLA, FL 32507**

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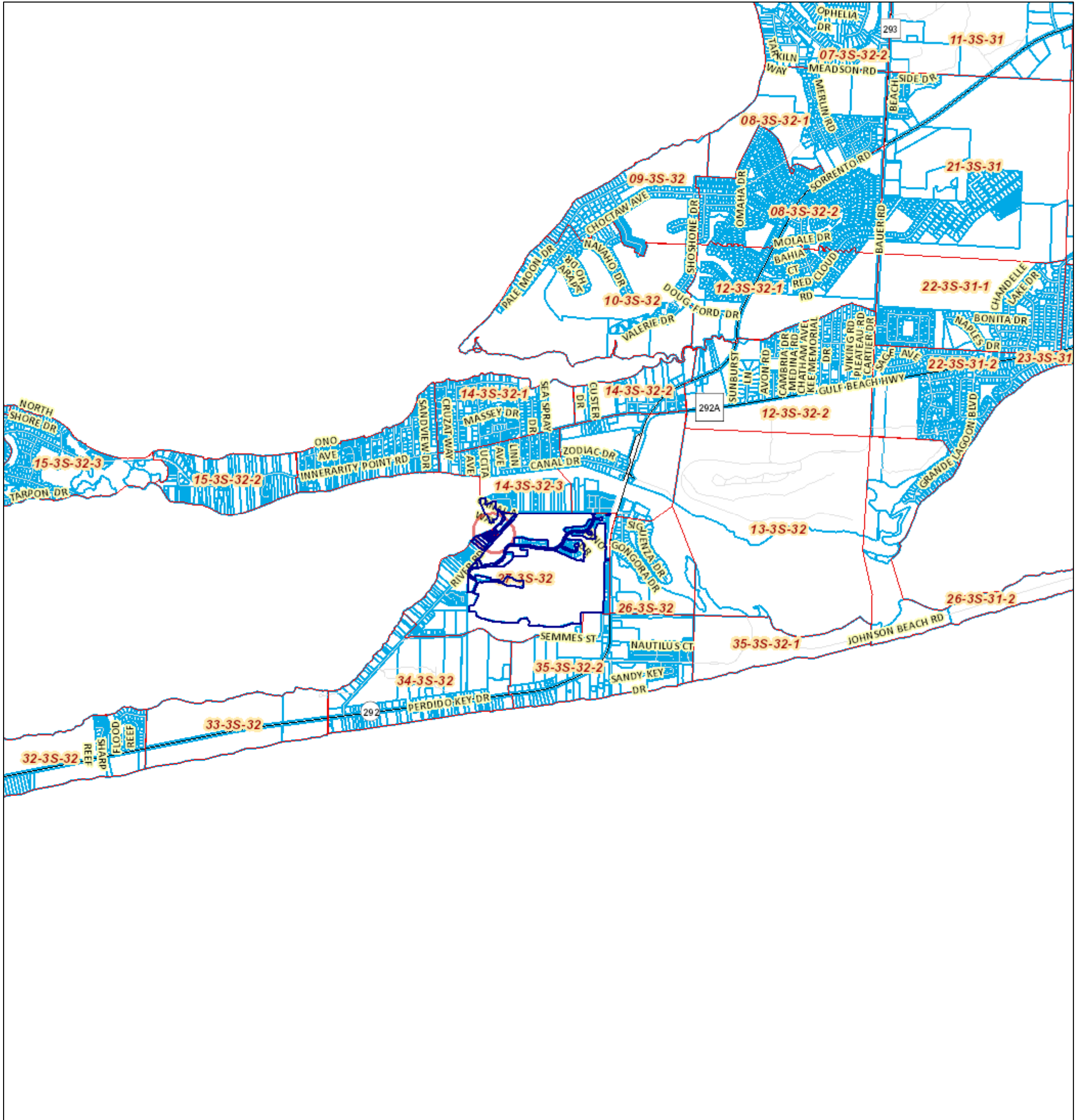


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**LOST KEY GOLF & BEACH CLUB**  
**PO BOX 34200**  
**PENSACOLA, FL 32507**

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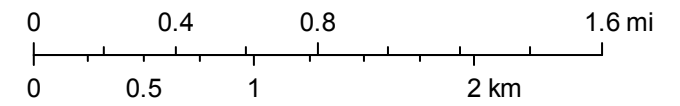
# Chris Jones Escambia County Property Appraiser



September 28, 2015

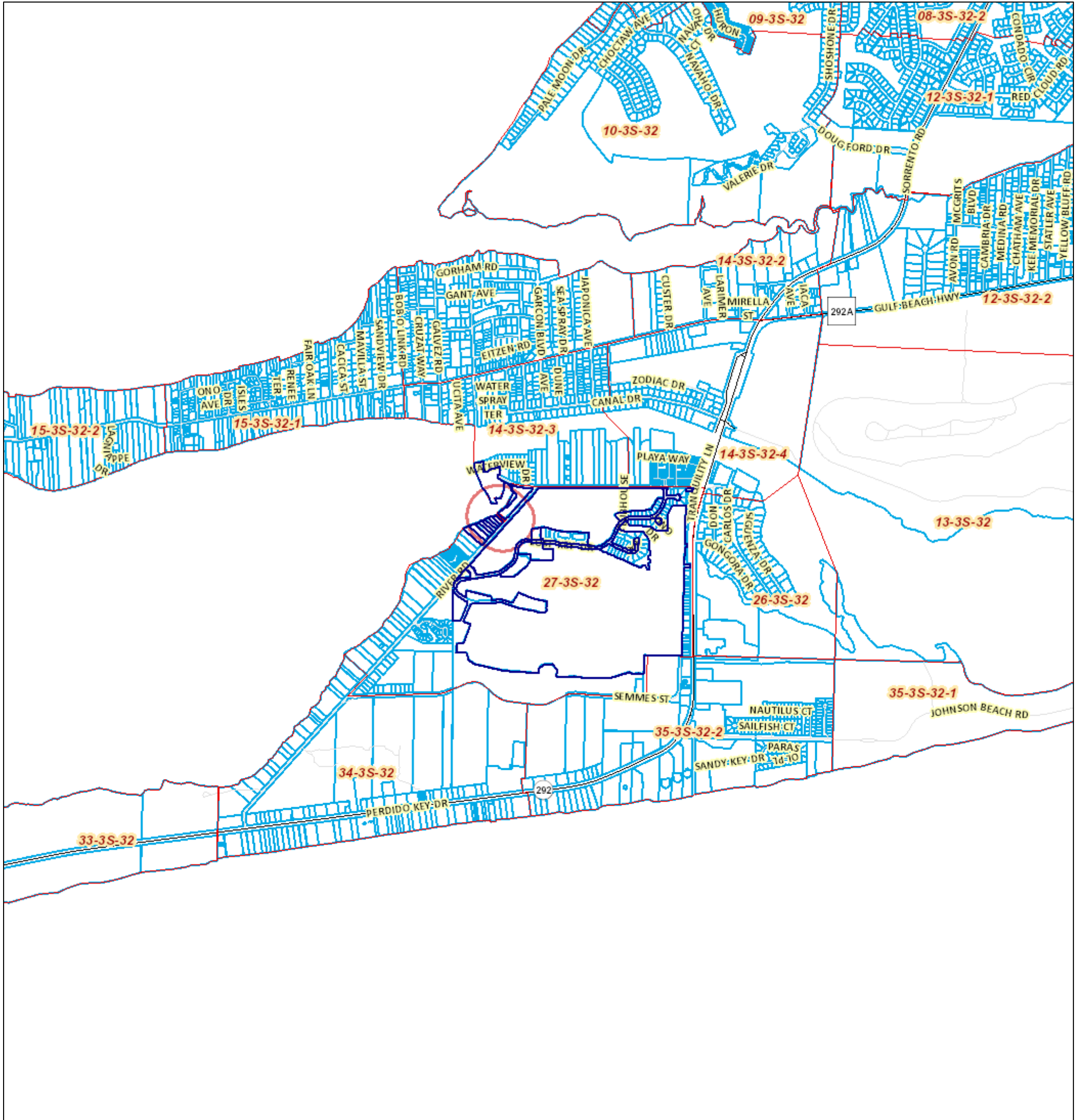
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- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line





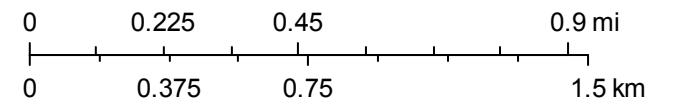
# Chris Jones Escambia County Property Appraiser



September 28, 2015

1:20,332

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





**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **645442**

Date Issued. : 09/18/2015

Cashier ID : KLHARPER

Application No. : PBA150900013

Project Name : CU-2015-08

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	2071	\$1,270.50	App ID : PBA150900013
		<b>\$1,270.50</b>	<b>Total Check</b>

Received From : NELSON BOX

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

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA150900013	736493	1,270.50	\$0.00	14116 RIVER RD, PENSACOLA, 32507

**Total Amount :**

**1,270.50**

\$0.00

Balance Due on this/these  
Application(s) as of 9/21/2015