

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
December 16, 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 November 18, 2015 Resume Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2015-14  
Address: 4615 Mobile Hwy.  
Request: Sign Variance  
Requested by: Nader Ghobrial, Agent for Fadi Mubarak, Owner
  2. **Case No.:** CU-2015-09  
Address: 6025 & 6029 W. Nine Mile Rd.  
Request: Educational Facility in LDR Zoning  
Requested by: Nicholas R. King, P.E., Agent for School Board of Escambia County
7. Discussion Items.
8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, January 20, 2016 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: 12/16/2015

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Attachments

Minutes 11-18-15 Mtg.

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD November 18, 2015

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:07 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  
Debbie Lockhart, Administrative Assistant

### REGULAR BOA AGENDA

1. The meeting was called to order at 8:31 A.M.
2. Members of Staff were sworn in and accepted as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.  
  
Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey  
Motion made to accept the meeting package as submitted.  
**Vote:** 6 - 0 Approved - Unanimously
4. Proof of Publication and waive the reading of the legal advertisement.  
  
Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Blaise Adams  
Motion made to waive the reading of the advertisement.  
**Vote:** 6 - 0 Approved - Unanimously

5. Approval of the October 21, 2015 meeting Resume' Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Blaise Adams

Motion made to approve the minutes from the October 21, 2015 meeting.

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

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

1. **Case No.:** V-2015-13

Address: 128 Shadow Lawn Lane

Request: Fence Height

Requested by: Edward Robinson, Owner

Motion by Board Member Blaise Adams, Seconded by Vice Chairman Bill Stromquist

Frederick J. Gant arrived at 8:36 A.M.

Motion made to overturn Staff Findings and approve the variance for a 6-foot privacy fence in the front yard

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

2. **Case No.:** V-2015-14

Address: 4615 Mobile Hwy.

Request: Sign Variance

Requested by: Nader Ghobrial, Agent for Fadi Mubarak, Owner

Motion by Board Member Frederick J. Gant, Seconded by Vice Chairman Bill Stromquist

Motion was made to grant a 30 day continuance and schedule this case for the December 16, 2015 meeting.

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

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, December 16, 2015 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. The meeting adjourned at 9:07 A.M.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 12/16/2015  
**CASE:** V-2015-14  
**APPLICANT:** Nader Ghobrial, Agent for Fadi Mubarak, Owner  
**ADDRESS:** 4615 Mobile Hwy.  
**PROPERTY REFERENCE NO.:** 14-2S-30-8001-001-001  
**ZONING DISTRICT:** COM, Commercial  
**FUTURE LAND USE:** C, Commercial

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking an after the fact variance to increase the allowed signage on an existing commercial site.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section: 5-8.1**

**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**

Staff was not provided with enough information to make a finding on this criterion.

**CRITERION (2)**

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

**FINDINGS-OF-FACT**

The signs were installed without a permit from the county.

**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**

Staff was not provided with enough information to make a finding on this criterion.

**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**

Staff was not provided with enough information to make a finding on this criterion.

**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**

Staff was not provided with enough information to make a finding on this criterion.

**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:**

Staff was not provided with enough information to make a finding on this criterion.

**STAFF RECOMMENDATION**

Staff is unable to make a finding based on the information submitted.

**BOA DECISION**

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**Attachments**

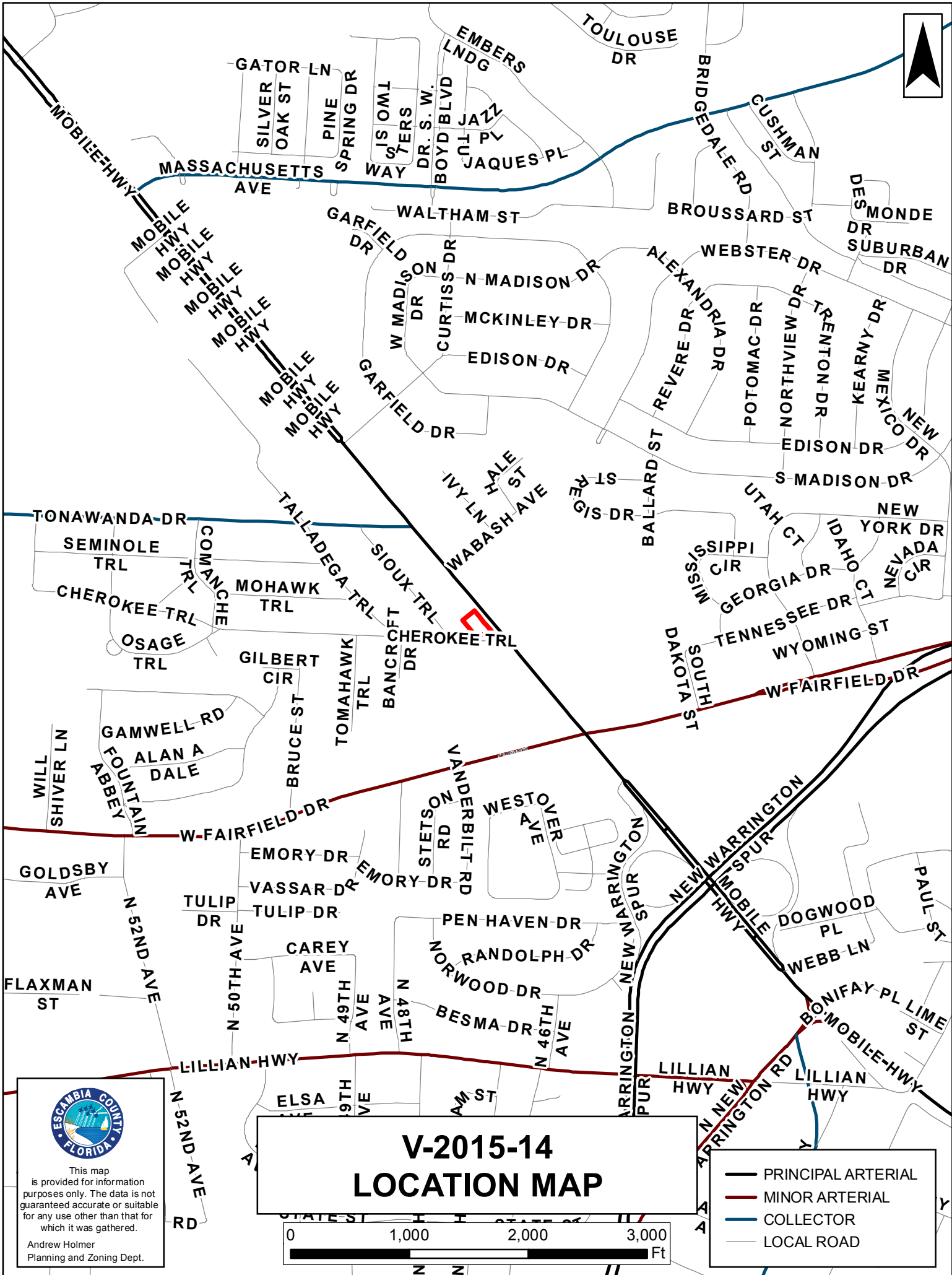
Working Case File V-2015-14

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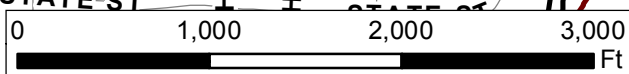
**V-2015-14**

**4615 Mobile Hwy.**





# V-2015-14 LOCATION MAP

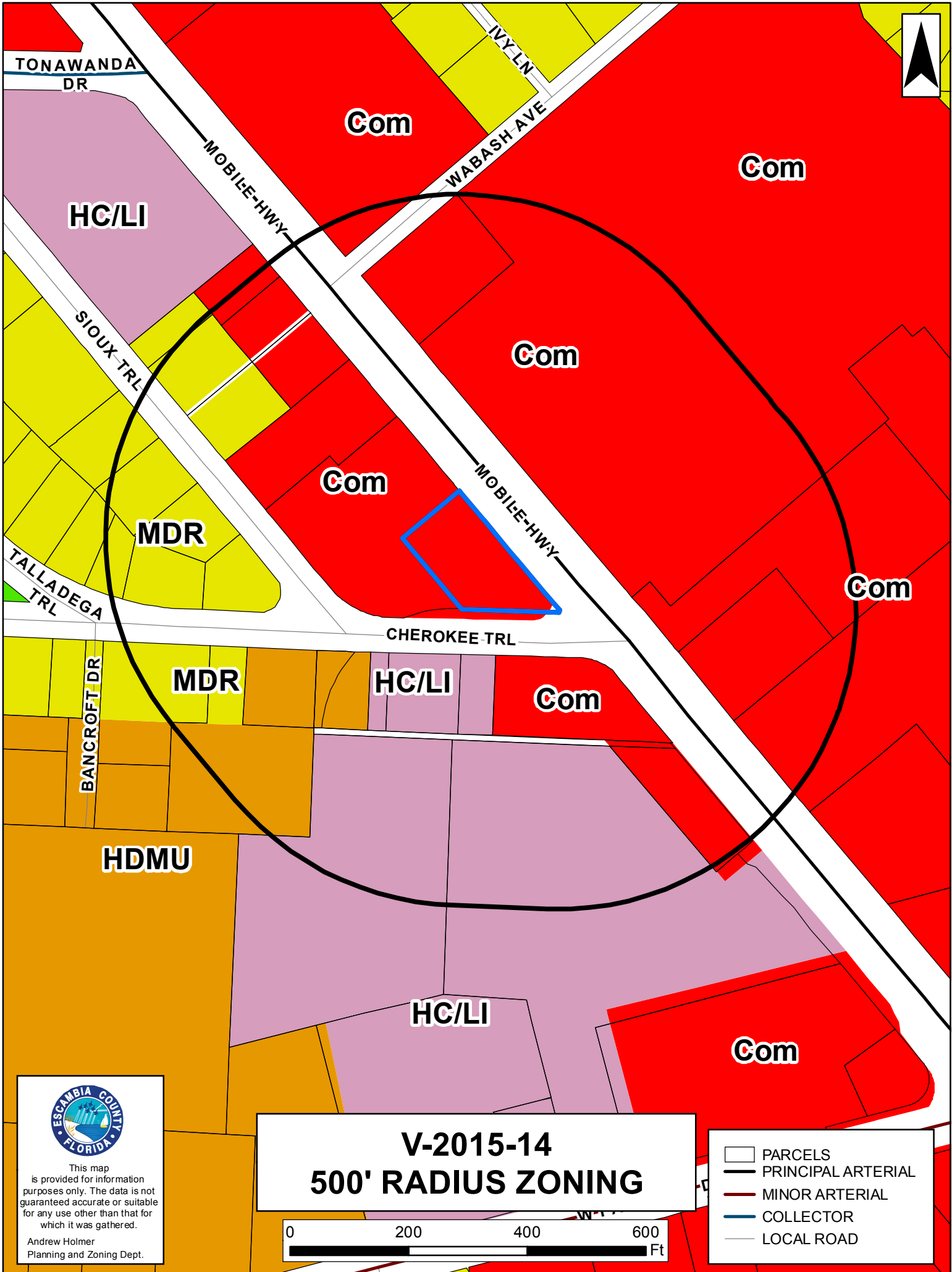


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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


Andrew Holmer  
Planning and Zoning Dept.



# V-2015-14 500' RADIUS ZONING

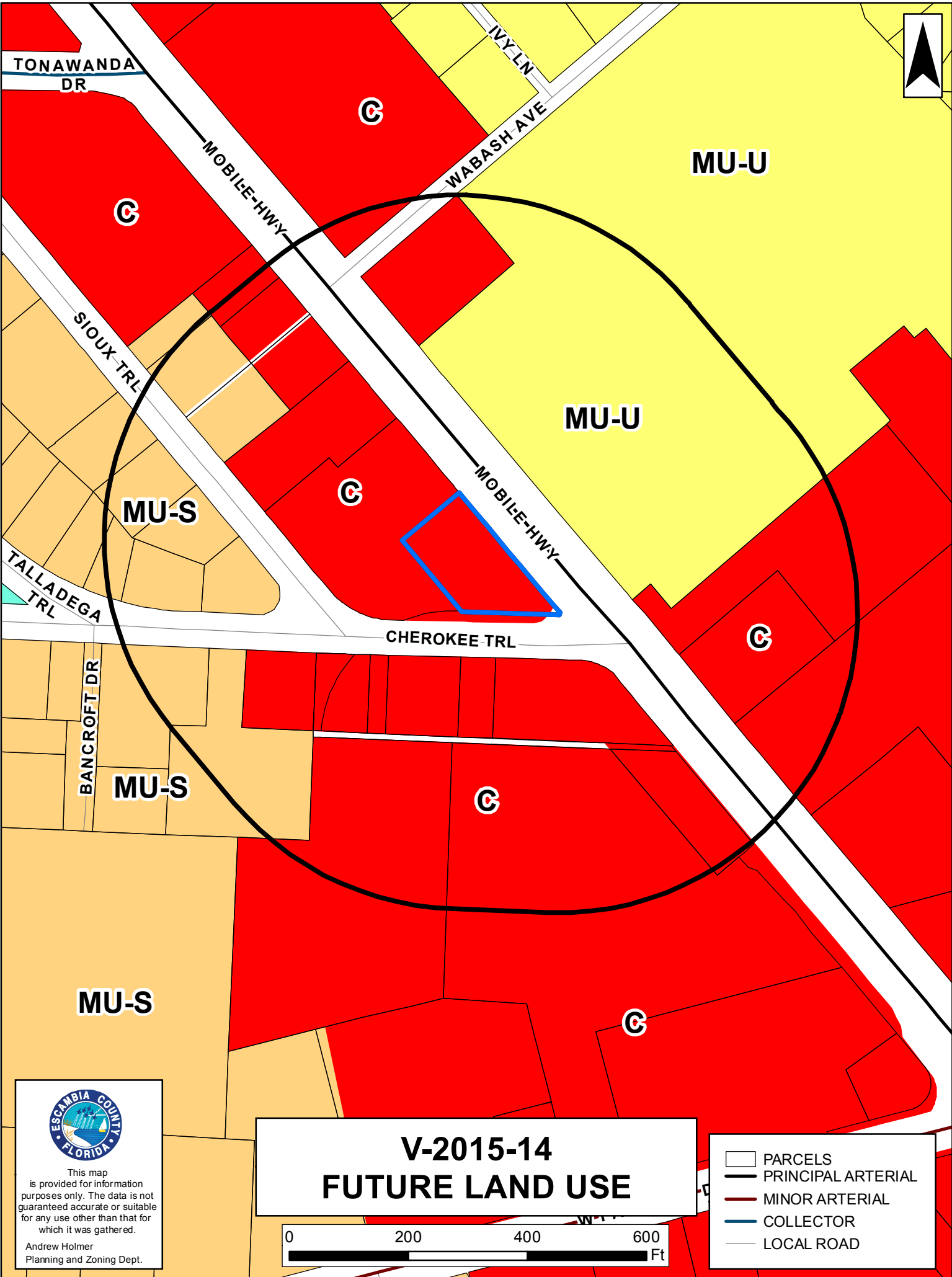


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer  
Planning and Zoning Dept.



TONAWANDA DR

IVY LN

WABASH AVE

MOBILE-HWY

MU-U

G

G

SIOUX TRL

MU-U

MU-S

G

MOBILE-HWY

TALLADEGA TRL

CHEROKEE TRL

G

BANCROFT DR

MU-S

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MU-S

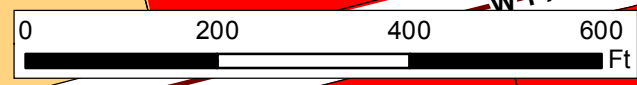
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Andrew Holmer  
Planning and Zoning Dept.

# V-2015-14 FUTURE LAND USE



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



CHEROKEE TRL

MOBILE HWY



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Andrew Holmer  
Planning and Zoning Dept.

# V-2015-14 AERIAL MAP



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

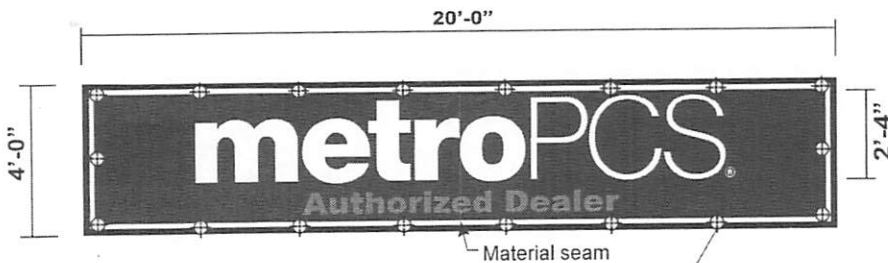
To whom it may concern,

We are requesting a variance for the 2 extra signs at our store located on 4615 Mobile Hwy, Pensacola, FL 32506. The building at the above address is situated in such a manner that the side of the building faces the major intersection adjacent to the building which is crucial for the survival of this location. When we purchased this location the standing building was already constructed and at no point did we make changes to where the building sits. We do not believe this would provide us with any advantage or special privileges as we have checked nearby businesses only to find that they also have signage on multiple sides of the building to accommodate for the angled placements of their buildings relative to intersection and adjacent roadways. We currently have 6 stores total in the Pensacola area and employ over 25 people and have plans to bring more business and jobs to the area. If we are not able to retain the current signage for this location and see a decrease in traffic through this store front we may have to look into possibly shutting the store down which would affect the other locations as well. Where the current signage sits on the building is the absolute minimum we would need to be visible to all angles of traffic and allows us to be recognized for customers looking for our store. The extra signs do not provide any detriment to the surrounding environment or the public welfare. It is our deepest belief that with this variance to retain the extra signage that we will be able to continue to remain standing and operate this location.

Sincerely,

Nader Ghobrial

4615 Mobile Hwy.  
Pensacola, FL.



**General Notes:**

Cabinet is aluminum construction.  
Face is pan formed, .177 Acrysteel with vinyl background.

Authorized dealer is flat vinyl application.  
Face will be in 2 pieces, with butt seam, & overlapping flange on backside to prevent light leaks.

HANGING BAR, OR FACE FASTENED TO FRAME.

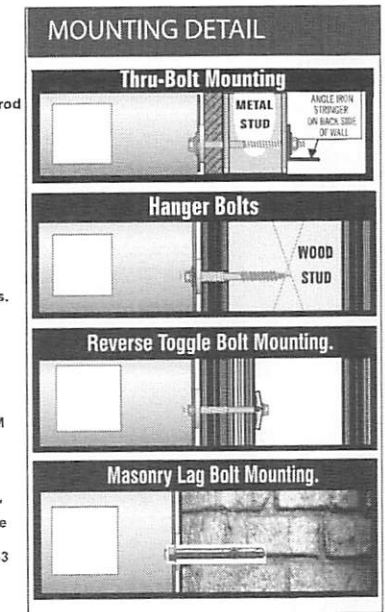
**COLORS**

MetroPCS is White.  
Background is Arlon 2500-3412 Purple  
A. Dealer is Arlon 2500-3411 Orange.  
Cabinet & retainer color is Black.  
Flange of face is White.

Cabinet frame mounted to fascia with eighteen (18) each of the fastener options shown.  
Note: Fasteners will not be visible and are shown to illustrate number and approximate locations. Precise locations will be determined by installer.

Illumination is provided by internal fluorescent lamps. Electronic type ballasts placed where needed.  
120V. 20 A. UL listed disconnect req'd.  
Photocell to control time of lighting provided.  
Existing electrical circuit to be re-used.

This sign conforms to the requirements of Florida Building Code 2010  
Ultimate design wind speed V(ult) = 150 mph  
Risk category = II  
Exposure C



metro PCS cabinet sign  
by The Sign Resource, Inc.  
John J. Orlando PE LLC  
165 Old Ridge Road  
Macon, GA 31211 478 731 5394  
Florida registration # 0044089  
sheet 1 of 2  
job 01214SR

APPLICATION

Please check application type:
Administrative Appeal
Development Order Extension
Conditional Use Request for:
Variance Request for: Extra Signage
Rezoning Request from: to:

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

Owner(s) Name: Fadi Mubarak Phone: 813-900-0000
Address: PO Box 290315 Tampa FL, 33687 Email: fadi.mubarak@celltouch.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: 4615 Mobile Hwy, Pensacola, FL 320506
Property Reference Number(s)/Legal Description: 142S308001001001 / MetroPCS retail store

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 Nader Ghobrial
Signature of Owner/Agent
Signature of Owner

Nader Ghobrial
Printed Name Owner/Agent
Date: 10/21/2015
Fadi Mubarak
Printed Name of Owner
Date: 10/21/2015

STATE OF FL COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21 day of October 2015 by Fadi Mubarak

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

Handwritten signature of Notary
Signature of Notary
(notary seal must be affixed)

Handwritten name of Notary: Gina Lara
Printed Name of Notary

FOR OFFICE USE ONLY
CASE NUMBER: V-2015-14
Meeting Date(s): 11-18-15 Accepted/Verified by: DJH/DFL Date: 10-28-15
Fees Paid: \$423.50 Receipt #: 648314 Permit #: PBA151000016



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

As owner of the property located at 4615 Mobile Hwy, Pensacola, FL 32506  
Florida, property reference number(s) 142S308001001001

I hereby designate Nader Ghobrial 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) Variance on the above referenced property.

This Limited Power of Attorney is granted on this 21st day of October 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: Nader Ghobrial Email: nader.ghobrial@celltouch.net  
Address: 5120 N. Palafox St, Pensacola, 32505 Phone: 727-504-0960

[Signature]

Signature of Property Owner

Fadi Mubarak

Printed Name of Property Owner

10/21/2015

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF FL COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21 day of October, 2015  
by Fadi Mubarak

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

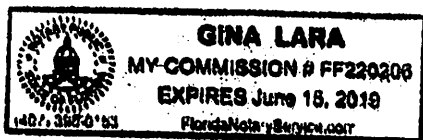
[Signature]

Signature of Notary

Gina Lara

Printed Name of Notary

(Notary Seal)







CONTRACT FOR SALE AND PURCHASE – Commercial Improved Property



This Contract for Purchase and Sale is entered into this the 7th day of February, 2014, by and between: Fadi Mubarak and/or Assigns and/or assigns, ("PURCHASER") and Circle K Stores, Inc., ("SELLER").

PURCHASER agrees to buy and SELLER agrees to sell the property described as follows:

Street Address: 4615 Mobile Hwy, Pensacola, FL 32506
Legal Description: See Exhibit "A," attached hereto.
Improvements: Approx. 1,000 SF retail building
Personal / Other Property: N/A

(all collectively known as the "Property" on the terms and conditions as set forth below. Time is of the essence in this contract. Throughout the contract, any date referenced shall end at 5:00 PM, Central Standard Time. Should a date fall on a weekend or official Holiday, the date shall be 5:00 PM Central Time on the first business day following said date.

Table with 2 columns: Item (a-e) and Amount. a Full Purchase Price: \$ 350,000; b Earnest Money Deposit: \$ 60,000; c Mortgage to be Applied for: \$; d Deferred Payments to Seller: \$; e Cash at Closing: \$ 290,000

Cash Sale (No Financing Contingency) [X]

Subject to Third Party Financing (to be procured during the Inspection Period): [ ]

2. TITLE: SELLER has the legal capacity to sell and shall convey marketable title to the Property by: General Warranty Deed free and clear of encumbrances of record or known to SELLER, but subject to property taxes and/or assessments for the year of the closing, covenants, zoning restrictions, prohibitions and any other requirements imposed by governmental authority, deed restrictions and public utility easements of record; and (list any other matters to which title will be subject: none known

provided there exists at closing no violation of the foregoing and none of them prevents PURCHASER'S intended use of the Property for: Any use allowed in C-1 zoning. (Immediate intention is to open a cellular phone retail store)

a. Evidence of Title: Unless otherwise agreed herein, the [ ] SELLER / [X] PURCHASER shall, at: [X] SELLER'S / [X] PURCHASER'S expense, and by [5] days [ ] from Effective Date, [5] from date PURCHASER meets or waives all contingencies (End of Inspection Period), deliver to PURCHASER a title insurance commitment by a Florida licensed title insurance and, upon PURCHASER recording the deed, an owner's policy in the amount of the purchase price for Fee Simple Title, subject only to the exceptions stated above.

PURCHASER shall, within 10 days from receipt of the title commitment, deliver written notice to SELLER of title defects. Title shall be deemed acceptable to PURCHASER if (1) PURCHASER fails to deliver proper notice of defects, (2) PURCHASER delivers proper notice and SELLER, at SELLER'S expense, cures the defects within 15 days from receipt of the notice ("Curative Period"). If the defects are cured within the Curative Period, closing shall occur within 10 days from the receipt by PURCHASER of notice of such curing. SELLER may elect not to cure defects if SELLER reasonably believes any defect cannot be cured within the Curative period. If the defects are not cured within the Curative Period, PURCHASER shall have 10 days from the receipt of notice of SELLER'S inability to cure the defects to elect whether to grant (in writing) SELLER more time to cure title, terminate this Contract, or accept title subject to existing defects and close the transaction without reduction in purchase price.

3. CLOSING DATE AND PROCEDURE: This transaction shall be closed in Escambia County, Florida, on or before 45 Days from full execution ("Closing Date"), unless otherwise extended herein. [ ] SELLER [X] PURCHASER shall designate the closing agent. PURCHASER and SELLER shall, within 3 days prior to Closing Date, deliver to Designated Closing Agent signed instructions which provide for closing procedure. If an institutional lender is providing purchase funds, lender requirements as to place, time of day, and closing procedures shall control over any contrary

EXHIBIT A

LEGAL DESCRIPTION

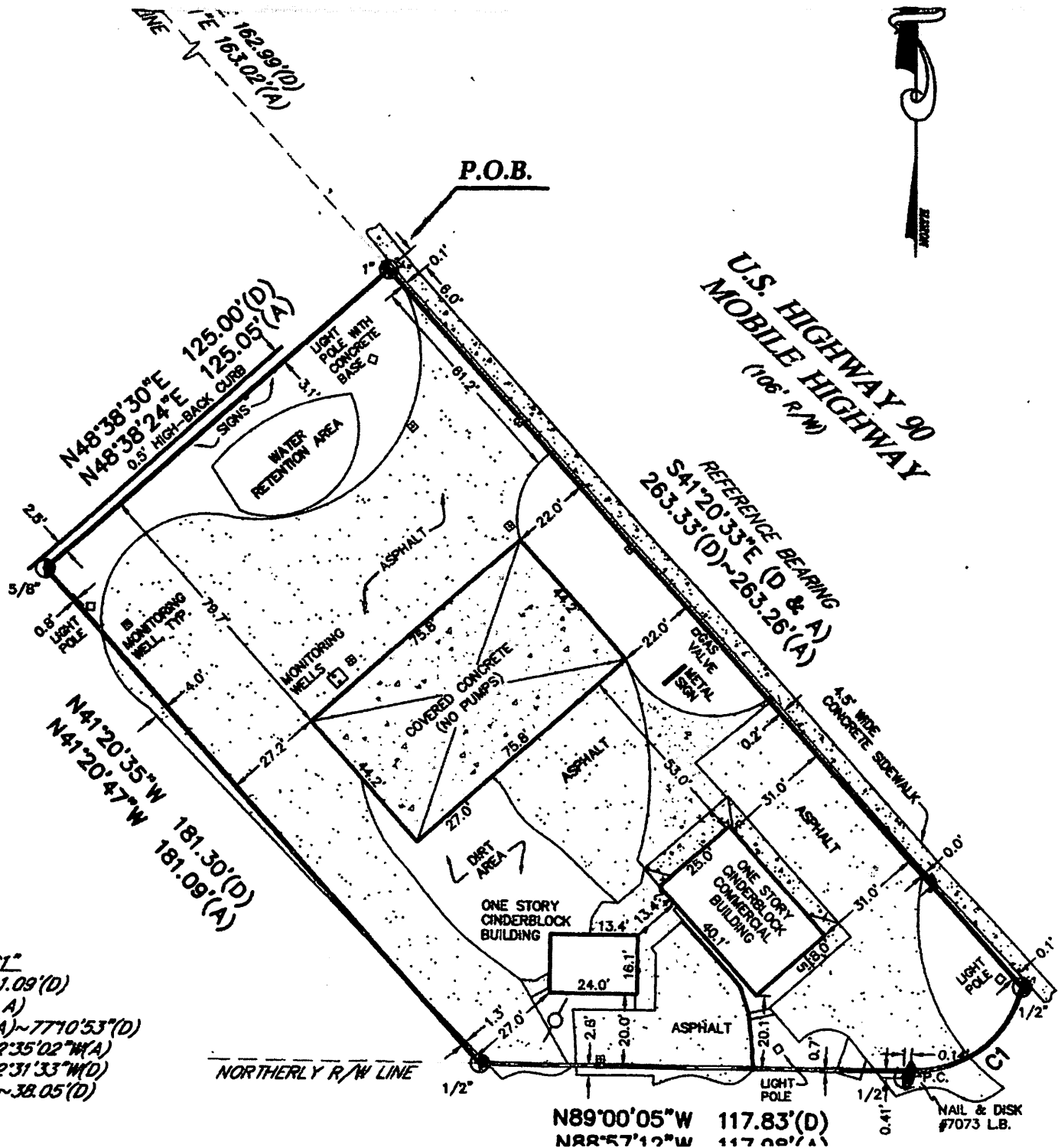
That portion of Lots 1, 2, 3, 36 and 37, Block 1 of Osceola Country Club Estates, according to Plat filed in Plat Book 1, Page 18 of the Public Records of Escambia County, Florida, described as follows: Commencing at an iron pipe at the Northwest corner of Lot 34 of said Block 1; thence North 48° 43' 15" East along the North line of said Lot 34, a distance of 126.58 feet to an iron pipe in the West right of way line of U.S. Highway 90 (right of way width 106 feet); thence South 41° 20' 30" East along said right of way line 162.99 feet to an iron pipe for the Point of Beginning; thence continue South 41° 20' 33" East along said right of way line, 295.22 feet to a point being in the extension of the North line of Cherokee Trail, according to said Plat; thence North 89° 00' 05" West along said North line, 169.07 feet to an iron pipe; thence North 41° 20' 35" West 181.30 feet to an iron pipe; thence North 48° 38' 30" East, 125.00 feet to the Point of Beginning; EXCEPTING that portion within said Cherokee Trail, lying outside of the 30.5 feet radius line at the Southeast corner of said Lot 1, according to said Plat, and that portion thereof, if any, within the right of way for State Road 10-A, Section 4802 as conveyed by Ada Oil Company to the State of Florida by deed dated September 9, 1959 and recorded in Escambia County, in Deed Book 525, Page 758.

Also described as:

A portion of Lots 1, 2, 3, 36 and 37, Block 1, Osceola Country Club Estates, Plat Book 1, Page 18, of the Public Records of Escambia County, Florida, being more particularly described as follows: Commence at a rebar marking the intersection of the North line of Lot 34 of said Block 1 with the Southwesterly right-of-way line of Mobile Highway (106 foot right-of-way); thence South 41° 20' 30" East along said right-of-way line a distance of 162.99 feet to a rebar marking the most Northerly corner and Point of Beginning of the following described parcel; thence South 41° 20' 33" East along said right-of-way line a distance of 263.33 feet to a rebar lying on a non-tangent circular curve to the right having a radius of 30.50 feet and a central angle of 77° 10' 53"; thence along said curved right-of-way line an arc distance of 41.09 feet (chord: South 52° 31' 33" West, 38.05 feet) to a nail marking the intersection of said right-of-way line with the Northerly right-of-way line of Cherokee Trail (60 foot right-of-way); thence North 89° 00' 05" West along said right-of-way line a distance of 117.83 feet to a rebar; thence North 41° 20' 35" West a distance of 181.30 feet to a rebar; thence North 48° 38' 30" East a distance of 125.00 feet to the Point of Beginning.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

NONE



CURVE DATA "C1"  
L = 41.02'(A) ~ 41.09'(D)  
R = 30.50'(D & A)  
Δ = 77°03'04"(A) ~ 77°10'53"(D)  
CH BRNG = S52°35'02"W(A)  
CH BRNG = S52°31'33"W(D)  
CH = 37.99'(A) ~ 38.05'(D)

N89°00'05"W 117.83'(D)  
N88°57'12"W 117.00'(A)

NAIL & DISK  
#7073 LB.

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 142S308001001001

Property Address: 4615 Mobile Hwy, Pensacola, FL 32506

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 21st DAY OF October, YEAR OF 2015.

  
Signature of Property Owner

Fadi Mubarak  
Printed Name of Property Owner

10/21/2015  
Date

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

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

\_\_\_\_\_  
Date



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



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

**NEW WAY LAND LLC  
PO BOX 290315  
TAMPA, FL 33687**

**PENSAORNER LLC  
C/O GUY ORNER  
2217 DUXBURY CIR  
LOS ANGELES, CA 90034**

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.

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

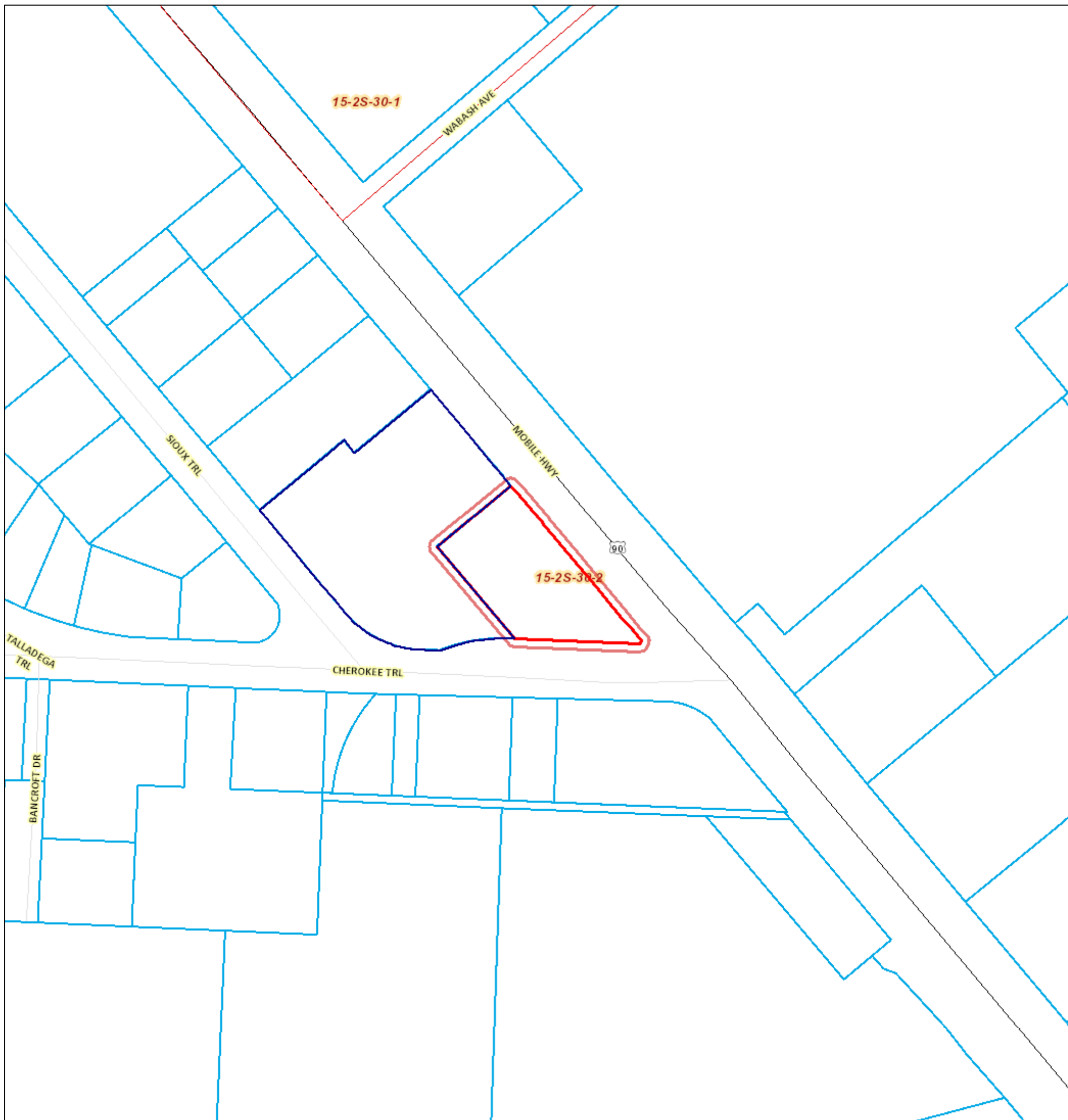


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

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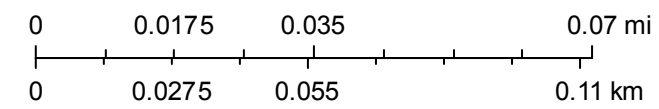
# Chris Jones Escambia County Property Appraiser



October 29, 2015

1:1,530

-  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. : **648314**

Date Issued. : 10/28/2015

Cashier ID : KLHARPER

Application No. : PBA151000016

Project Name : V-2015-14

Address : 5120 N. PALAFOX ST.  
Pensacola, FL, 32505

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	1048	\$423.50	App ID : PBA151000016
		<b>\$423.50</b>	<b>Total Check</b>

Received From : CELL TOUCH ORLANDO, INC DBA

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA151000016	739408	423.50	\$0.00	4615 MOBILE HWY, PENSACOLA, 32506

<b>Total Amount :</b>	<b>423.50</b>	\$0.00	Balance Due on this/these Application(s) as of 10/28/2015
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BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Development Services
Department

Horace L. Jones
Department Director

ESCAMBIA COUNTY BOARD OF ADJUSTMENT

All items with an asterisk \* are required.

Please Print Clearly

\*Name: Wader R. Hubrid Phone: (727) 504-0960
\*Address: YBIS Mobile Hwy \*City, State, and Zip: Pensacola, FL 32506
\*Agenda Item (CASE NO. #) 11-2015-14 Meeting Date: 11/18/15

Please check here if you are: (x) In Favor ( ) Against

Accepted by Board as an Expert: ( ) Yes ( ) No

Please check here if you do not wish to speak: Present for the record only.

\*\*\*\*\*

Chamber Rules

- 1. All who wish to speak will be heard.
2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3. When the Chairman calls your name to speak, please come to the podium, adjust the microphone so you can be heard clearly, then state your NAME and ADDRESS for the record.
4. You are requested to keep your remarks BRIEF and FACTUAL.
5. Both sides of an issue will be granted uniform time to speak, normally 3 - 5 minutes.
6. Should there be a need for information to be handed out, the procedure is:
A. Copies are given to the Clerk for distribution.
B. Clerk distributes copies to the Board members and staff (13 total copies are needed)
C. One copy is placed in the official meeting file.



Board of County Commissioners • Escambia County, Florida

Horace L. Jones, Department Director  
Development Services

November 18, 2015

Mr. Nader Ghobrial  
Agent for Fadi Mubarak, Owner  
4615 Mobile Hwy.  
Pensacola, FL 32506

RE: Notification of Board of Adjustment (BOA) Action on November 18, 2015 for variance case #V-2015-14, 4615 Mobile Hwy.

Dear Applicant:

This letter is to inform you of the Board's action to grant a 30-day continuance, scheduling your case for the December 16, 2015 Board of Adjustment meeting.

- Variance request to increase the allowed signage on an existing commercial site.

Should you have any questions or comments, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "AD Holmer".

Andrew D. Holmer  
Division Manager

cc: Kristin Hual, Assistant County Attorney  
Fadi Mubarak, P.O. Box 290315, Tampa, FL 32506

**Board of Adjustment**

**6. 2.**

**Meeting Date:** 11/18/2015  
**CASE:** V-2015-14  
**APPLICANT:** Nader Ghobrial, Agent for Fadi Mubarak, Owner  
**ADDRESS:** 4615 Mobile Hwy.  
**PROPERTY REFERENCE NO.:** 14-2S-30-8001-001-001  
**ZONING DISTRICT:** COM, Commercial  
**FUTURE LAND USE:** C, Commercial

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking an after the fact variance to increase the allowed signage on an existing commercial site.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 5-8.1**

**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**

Staff was not provided with enough information to make a finding on this criterion.

**CRITERION (2)**

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

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

The signs were installed without a permit from the county.

#### **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**

Staff was not provided with enough information to make a finding on this criterion.

#### **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**

Staff was not provided with enough information to make a finding on this criterion.

#### **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**

Staff was not provided with enough information to make a finding on this criterion.

#### **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:**

Staff was not provided with enough information to make a finding on this criterion.

#### **STAFF RECOMMENDATION**

Staff is unable to make a finding based on the information submitted and requests a one month continuance to allow the Applicant to meet with staff and clarify the requested variance.

**BOA DECISION**

The Board granted a 30 day continuance and scheduled this case for the December 16, 2015 meeting.

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**Attachments**

Working Case File #V2015-14

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



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

**NEW WAY LAND LLC  
PO BOX 290315  
TAMPA, FL 33687**

**PENSAORNER LLC  
C/O GUY ORNER  
2217 DUXBURY CIR  
LOS ANGELES, CA 90034**

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.

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



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

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**Board of Adjustment**

**6. 2.**

**Meeting Date:** 12/16/2015  
**CASE:** CU-2015-09  
**APPLICANT:** Nicholas R. King, P.E., Agent for School Board of Escambia County  
**ADDRESS:** 6025 & 6029 W. Nine Mile Rd.  
**PROPERTY REFERENCE NO.:** 07-1S-31-1220-000-003,  
07-1S-31-1220-001-001  
**ZONING DISTRICT:** Low Density Residential, (LDR)  
**FUTURE LAND USE:** Mixed-Use Suburban, (MU-S)  
**OVERLAY DISTRICT:** N/A

---

**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

Conditional Use approval to allow an educational facility in a LDR zoning district.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),  
Section: 3-2.5.c.2.b**

b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.

**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 new public middle school will be compatible with adjacent properties and other properties in the immediate area.

**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**

The proposed new public middle school will be addressed on a major arterial road, SR No. 10 - US Highway 90/West Nine Mile Rd, where a PD&E study has been completed by FDOT and is now in the design phase to be four lanes from Mobile Hwy. to Beulah Rd. The level of services and adequate capacity to serve the proposed use will be addressed during the Site Plan Review process.

#### **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**

The property project is proposing multiple access points, one at Rebel Road, one at Beulah Church Road, and one at Nine Mile Road. All access points will be further reviewed during the Site Plan Review process.

#### **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**

Staff does not find any anticipated nuisances or hazards associated with the proposed use.

#### **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**

Solid waste service is available for the subject property.

#### **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:**

Screening and buffering standards will be reviewed during the Site Plan Review process.

**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 proposed signage and lighting will be addressed during the Site Plan Review process to comply with Chapter 5 general development standards, Article 8 for signage and Article 9.3 for lighting.

**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 use will be compatible with the surrounding mix of high and low residential uses along with some commercial uses that are located in and out of the 500 foot buffer.

**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 Conditional Use is consistent with all other relevant provisions of this Code.

**STAFF FINDINGS**

Staff recommends that the Board approve the proposed Conditional Use request as submitted.

**BOA DECISION**

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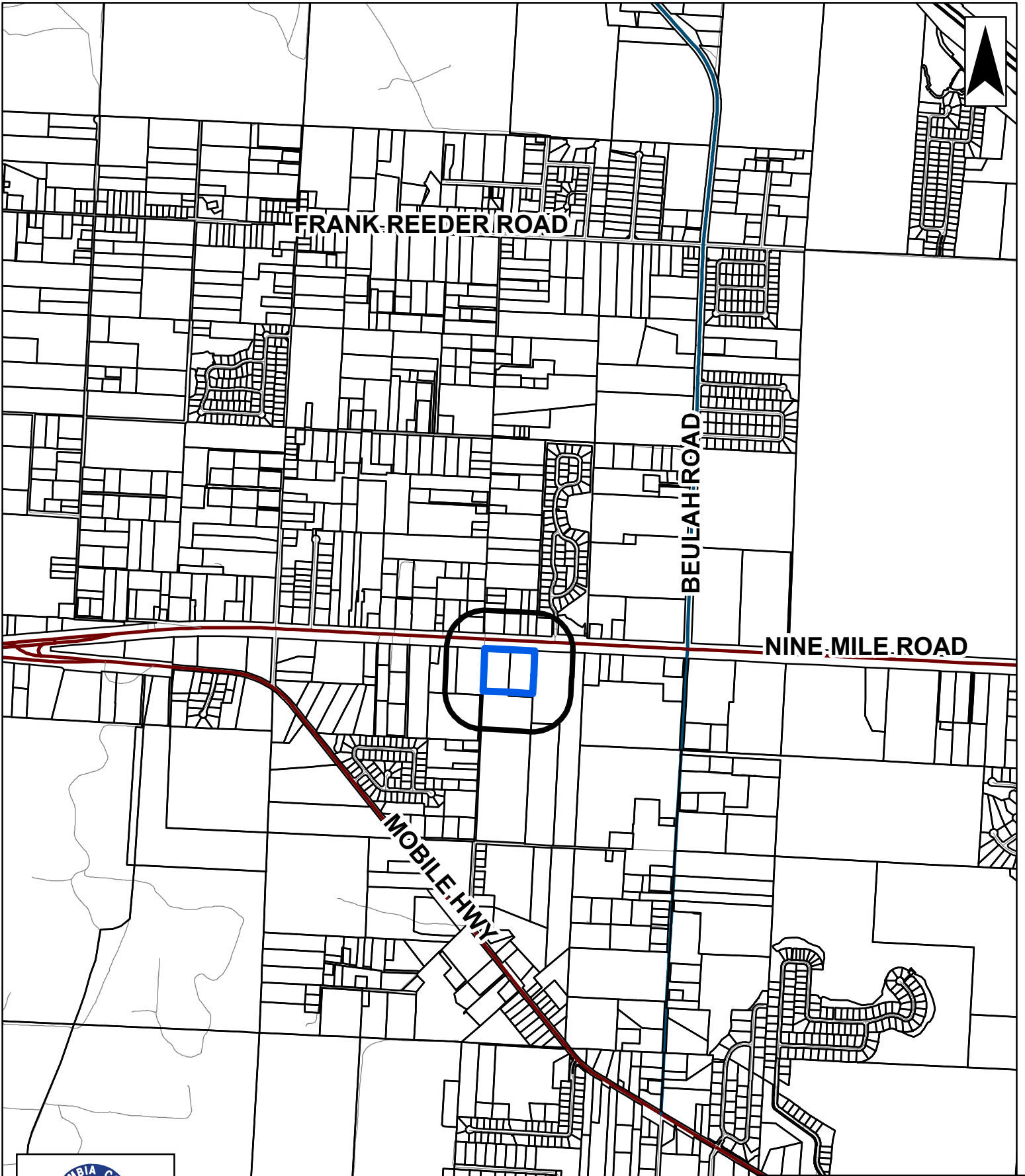
## Attachments

Working Case File #CU-2015-09

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**CU-2015-09**

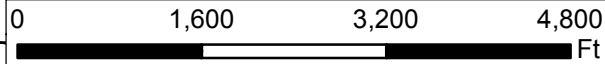
**6025 & 6029 W. Nine Mile Rd.**










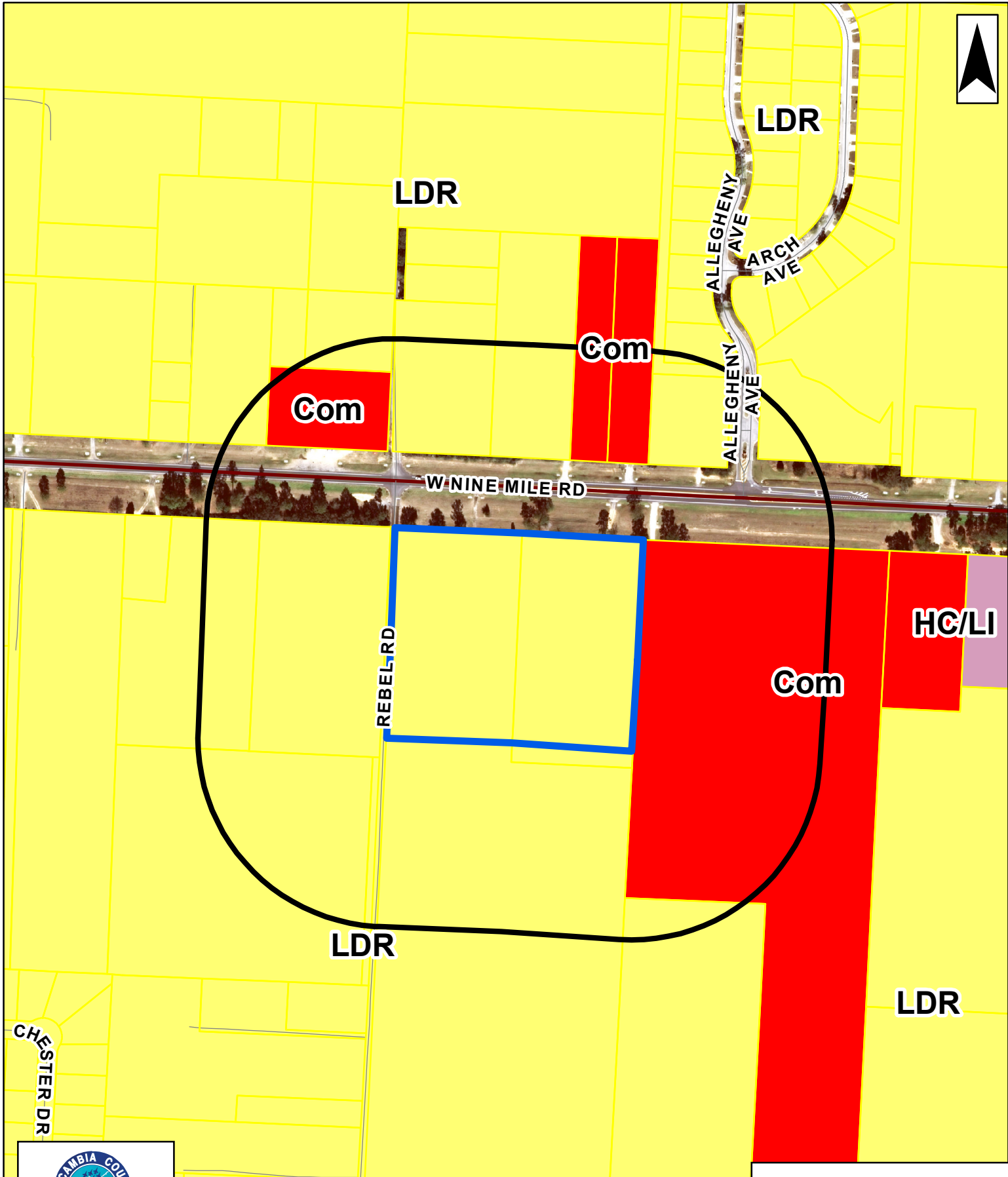
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

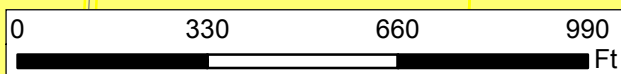
# CU-2015-09 LOCATION MAP



-  Converted\_Graphics\_2\_Buffer
-  Converted\_Graphics\_2
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



# CU-2015-09 ZONING MAP

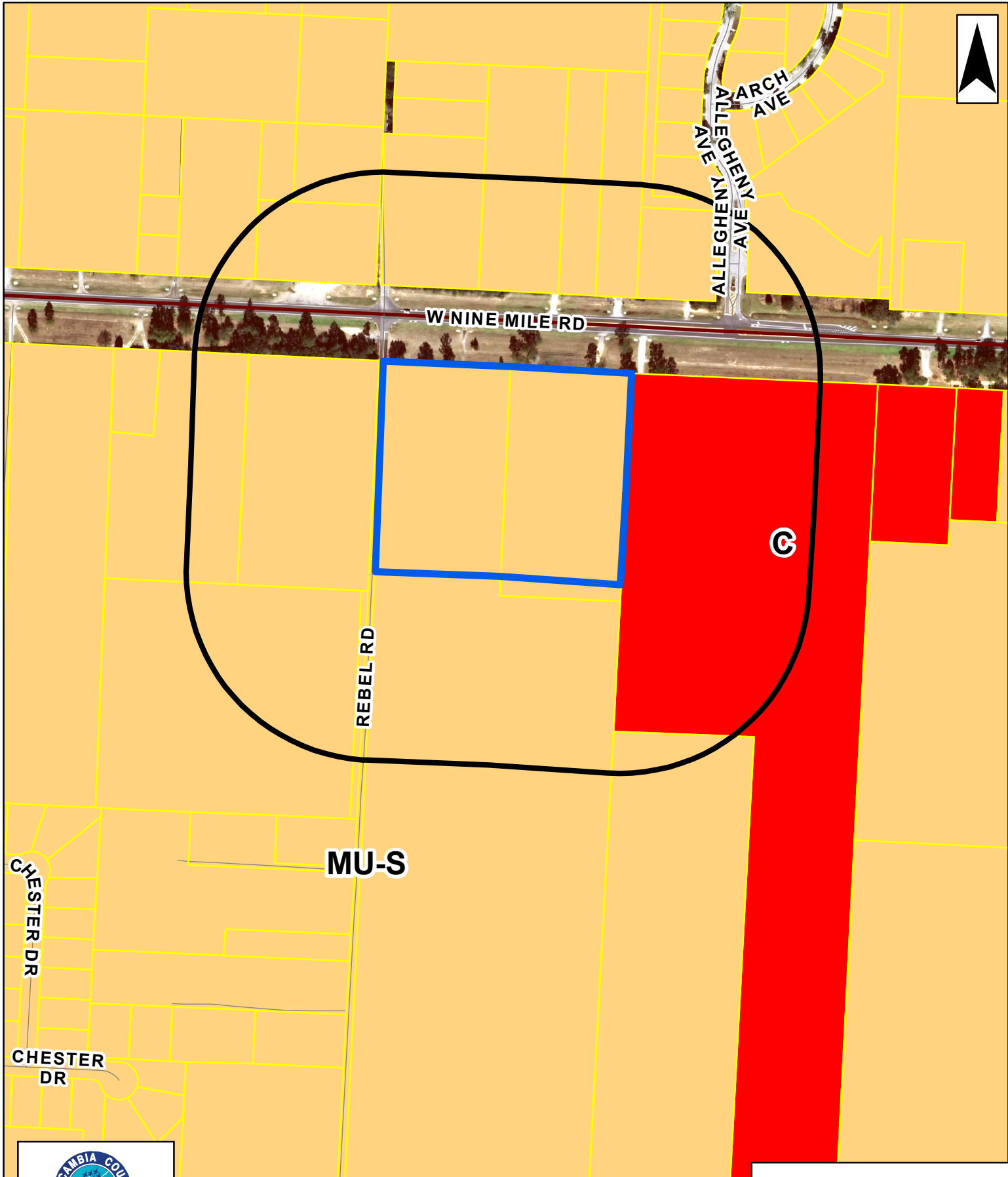


- Converted\_Graphics\_2\_Buffer
- Converted\_Graphics\_2
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer  
Planning and Zoning Dept.

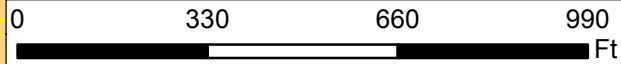









MU-S

G

CU-2015-09

# FUTURE LAND USE MAP



-  Converted\_Graphics\_2\_Buffer
-  Converted\_Graphics\_2
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD








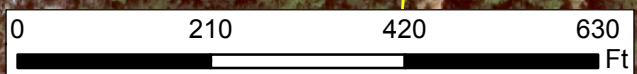

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Andrew Holmer  
Planning and Zoning Dept.



# CU-2015-09 AERIAL MAP

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

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Andrew Holmer  
Planning and Zoning Dept.





Kenneth Horne & Associates, Inc.  
CIVIL ENGINEERS

November 16, 2015

Mr. John Fisher  
Escambia County Development Services  
3363 West Park Place  
Pensacola, Florida 32505

Re: Conditional Use  
Property #1  
07-1S-31-1220-000-003  
6029 W. Nine Mile Rd., Pensacola Florida 32526  
and  
Property #2  
07-1S-31-1220-001-001  
6025 W. Nine Mile Rd., Pensacola Florida 32526

Mr. Fisher,

The owner of the above referenced parcels wishes to use the site for a new Middle School (education facility) on both listed parcels. Both parcels currently have a zoning of LDR and FLU of MU-S. The MU-S future land use allows for the proposed educational facility but the existing zoning of LDR only allows the educational facilities as a Conditional Use. We are requesting a hearing before the Board of Adjustment and approval of this conditional use based on the following:

#### Conditional Use Criteria

- 1. General Compatibility:** The proposed use can be conducted and operated in a manner that is compatible with the adjacent properties and surrounding area. The immediate surrounding area to the north, south, and west contains single family residences. The area to the east contains commercial uses (including an existing school, Beulah Academy of Science), and single family residences. Educational facilities of this nature exist in all types of residential and commercially zoned districts. The facility serves the public's interest by providing a public educational facility to nearby residents who would otherwise have to commute to attend. Schools of this nature also tend to increase property value when introduced to similar areas. The proposed use does not constitute a negative neighborhood impact.
- 2. Facilities and Services:** Existing public facilities and services in immediate proximity to the proposed development are capable of providing the levels of service necessary support the proposed use.
- 3. 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 the three surrounding roadways (Nine Mile Road, Rebel Road, and Beulah Church Road), required parking, and life safety access.

4. **Nuisance:** 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.
5. **Solid Waste:** The proposed use (educational facility) is not a significant solid waste producer. However, all on-site solid waste containers will be properly screened to limit off-site visibility and minimize odor or other nuisance impacts.
6. **Screening and Buffering:** The proposed conditional use will allow educational use of the property. The parcels are adjoined by single family residents to the south, and commercial use to the east. The proposed use will require a 16' buffer along the south property line and may require additional fencing and vegetation following the DRC process.
7. **Signs and Lighting:** The proposed use will require signage. Signage will be addressed during the DRC process and will require a sign permit. All exterior signs and lighting will be compatible with other properties in the immediate area and will not adversely impact glare or traffic safety.
8. **Site Characteristics:** The proposed parcels (when joined with the newly purchased adjacent Commercial site) are adequately sized to accommodate the proposed use. When included with the adjacent commercial site, the parcels allow for ingress/egress to three separate roadways, abundant open space for landscaping, and more than enough room for required setbacks and buffers.
9. **Use Requirements:** We have met with the Director of Development Services and have had a DRC Pre-Application review and were directed to obtain a conditional use from the Board of Adjustment. No other requirements are mandatory at this time according to staff.

We appreciate your assistance in this matter. If you have any questions or comments, please feel free to contact us.

Sincerely,

Kenneth Horne & Associates, Inc.

A handwritten signature in blue ink, appearing to read 'N. King', is written over the printed name.

Nicholas R. King, PE

Vice President



**Development Services Department**  
Escambia County, Florida

CU-2015-09  
PBA-151100018

**APPLICATION**

**Please check application type:**

Administrative Appeal

Development Order Extension

Conditional Use Request for: Educational Use in LDR Zoning

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: School Board of Esc. County (Anthony Noles, Dir.of Facilities Planning) Phone: 850-469-5669

Address: 75 North Pace Blvd, Pensacola, FL 32505 Email: anoles@escambia.k12.fl.us

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: 6029 & 6025 W. Nine Mile Rd., Pensacola, FL 32526

Property Reference Number(s)/Legal Description: 07-1S-31-1220-000-003 & 07-1S-31-1220-001-001

**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.

[Signature]  
Signature of Owner/Agent

Nicholas R. King, PE  
Printed Name Owner/Agent

11/18/15  
Date

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

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

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November 20 15,  
by NICHOLAS R. KING

Personally Known  OR Produced Identification . Type of Identification Produced: n/a

Belinda G. Rowell  
Signature of Notary  
(notary seal must be affixed)

Belinda G. Rowell  
Printed Name of Notary

**BELINDA G. ROWELL**  
NOTARY PUBLIC, STATE OF FLORIDA  
Commission No. EE 829089  
My Commission Expires Nov. 7, 2016

**FOR OFFICE USE ONLY**

Meeting Date(s): 12-16-15 Accepted/Verified by: \_\_\_\_\_ Date: 11-18-15

Fees Paid: \$ 1270.50 Receipt #: 64 9886 Permit #: PBA 151100018



**Development Services Department**  
Escambia County, Florida

FOR OFFICE USE:

CASE #: \_\_\_\_\_

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

As owner of the property located at 6029 & 6025 W. Nine Mile Rd., Pensacola, FL 32526,  
Florida, property reference number(s) 07-1S-31-1220-000-003 & 07-1S-31-1220-001-001

I hereby designate Kenneth Horne & Associates, 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 18 day of November 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: Nicholas R. King Email: nick@kh-a.com  
Address: 7201 N. 9th Ave., Ste 6, Pensacola, FL 32504 Phone: 850-471-9005

[Signature]  
Signature of Property Owner

Anthony Noles  
Printed Name of Property Owner

11/18/15  
Date

STATE OF Florida COUNTY OF Escambia  
The foregoing instrument was acknowledged before me this 18 day of November 20 15,  
by Anthony B. Noles.

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

[Signature]  
Signature of Notary

Dana Snider (Notary Seal)  
Printed Name of Notary



Source: Escambia County Property Appraiser

Navigate Mode 
  Account 
  Reference

[Restore Full Page Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 071S311220000003</p> <p><b>Account:</b> 090307210</p> <p><b>Owners:</b> SCHOOL BOARD OF ESCAMBIA COUNTY FLORIDA</p> <p><b>Mail:</b> 75 NORTH PACE BLVD PENSACOLA, FL 32505</p> <p><b>Situs:</b> 6029 W NINE MILE RD 32526</p> <p><b>Use Code:</b> SINGLE FAMILY RESID</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>\$92,863</td> <td>\$41,485</td> <td>\$134,348</td> <td>\$134,348</td> </tr> <tr> <td>2014</td> <td>\$92,828</td> <td>\$39,116</td> <td>\$131,944</td> <td>\$131,944</td> </tr> <tr> <td>2013</td> <td>\$92,828</td> <td>\$35,348</td> <td>\$128,176</td> <td>\$128,176</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	\$92,863	\$41,485	\$134,348	\$134,348	2014	\$92,828	\$39,116	\$131,944	\$131,944	2013	\$92,828	\$35,348	\$128,176	\$128,176
Year	Land	Imprv	Total	Cap Val																	
2015	\$92,863	\$41,485	\$134,348	\$134,348																	
2014	\$92,828	\$39,116	\$131,944	\$131,944																	
2013	\$92,828	\$35,348	\$128,176	\$128,176																	

<p><b>Sales Data</b></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>07/28/2015</td> <td>7383</td> <td>281</td> <td>\$1,950,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>11/2005</td> <td>7345</td> <td>1695</td> <td>\$225,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/2003</td> <td>5176</td> <td>1303</td> <td>\$175,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1985</td> <td>2088</td> <td>591</td> <td>\$70,000</td> <td>WD</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)	07/28/2015	7383	281	\$1,950,000	WD	<a href="#">View Instr</a>	11/2005	7345	1695	\$225,000	WD	<a href="#">View Instr</a>	06/2003	5176	1303	\$175,000	WD	<a href="#">View Instr</a>	07/1985	2088	591	\$70,000	WD	<a href="#">View Instr</a>	<p><b>2015 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>BEG AT NW COR OF NE1/4 SLY ALG W LI OF NE1/4 112 FT TO S R/W LI OF ST HWY 10 (100 FT R/W) FOR POB CONT ALG SD LI 559 20/...</p> <p><b>Extra Features</b></p> <p>BARN</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
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**Parcel Information** [Launch Interactive Map](#)

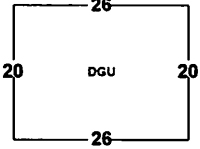
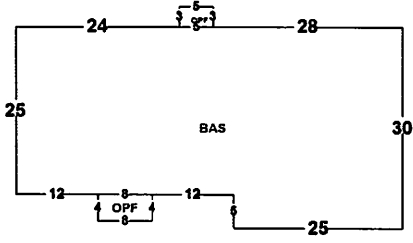
**Section Map Id:**  
[07-1S-31](#)

**Approx. Acreage:**  
4.1700

**Zoned:**  
LDR

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

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

Buildings	
Address:6029 W NINE MILE RD, Year Built: 1940, Effective Year: 1940	
<b>Structural Elements</b> DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-COMPOSITION SHG ROOF FRAMING-GABL/HIP COMBO STORY HEIGHT-0 STRUCTURAL FRAME-MASONRY PIL/STL	  
<b>Areas - 2117 Total SF</b> BASE AREA - 1550 DET GARAGE UNF - 520 OPEN PORCH FIN - 47	

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](#)

<b>General Information</b> <b>Reference:</b> 071S311220001001 <b>Account:</b> 090307125 <b>Owners:</b> SCHOOL BOARD OF ESCAMBIA COUNTY FLORIDA <b>Mail:</b> 75 NORTH PACE BLVD PENSACOLA, FL 32505 <b>Situs:</b> 6025 W NINE MILE RD 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	<b>Assessments</b> <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>\$38,190</td> <td>\$64,862</td> <td>\$103,052</td> <td>\$103,052</td> </tr> <tr> <td>2014</td> <td>\$38,155</td> <td>\$61,157</td> <td>\$99,312</td> <td>\$99,312</td> </tr> <tr> <td>2013</td> <td>\$38,155</td> <td>\$56,090</td> <td>\$94,245</td> <td>\$94,245</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	\$38,190	\$64,862	\$103,052	\$103,052	2014	\$38,155	\$61,157	\$99,312	\$99,312	2013	\$38,155	\$56,090	\$94,245	\$94,245
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<b>Legal Description</b> COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 7,...																															
<b>Extra Features</b> BARN METAL BUILDING POOL																															

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

**Section Map Id:**  
[07-1S-31](#)

**Approx. Acreage:**  
4.1100

**Zoned:**  
LDR

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

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

**Buildings**

Address: 6025 W NINE MILE RD, Year Built: 1971, Effective Year: 1971

<p><b>Structural Elements</b></p> <p>DECOR/MILLWORK-AVERAGE                  DWELLING UNITS-1                  EXTERIOR WALL-BRICK-FACE/VENEER                  FLOOR COVER-ASPHALT TILE                  FOUNDATION-SLAB ON GRADE                  HEAT/AIR-CENTRAL H/AC                  INTERIOR WALL-DRYWALL-PLASTER                  NO. PLUMBING FIXTURES-6                  NO. STORIES-1                  ROOF COVER-DIMEN/ARCH SHNG                  ROOF FRAMING-GABLE                  STORY HEIGHT-0                  STRUCTURAL FRAME-WOOD FRAME</p>	
<p>Areas - 2074 Total SF</p> <p>BASE AREA - 1480                  BASE SEMI FIN - 322                  OPEN PORCH FIN - 56                  PATIO - 216</p>	

**Images**



7/9/12



7/9/12



7/9/12



7/9/12



7/9/12

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.



Prepared by and return to:

**Stephen B. Shell**  
**Attorney at Law**  
**Shell, Fleming, Davis & Menge, P.A.**  
**226 Palafox Place**  
**Pensacola, FL 32502**  
**850-434-2411**  
**File Number: B2287.00057**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed made this 28<sup>th</sup> day of July, 2015 between Coastal Airport, L.C., V, a Florida Limited Liability Company, Coastal Airport, L.C., a Florida Limited Liability Company and Antony E. Fiorentino, an unmarried man whose post office address is 6001 W. Nine Mile Road, Pensacola, FL 32526 (collectively the "Grantor") and The School Board of Escambia County, Florida, whose post office address is 75 North Pace Blvd, Pensacola, FL 32505, ("Grantee"):**

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

**Witnesseth**, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

**Antonio E. Fiorentino conveys Parcel 1, described as:**

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR 112.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 10 (100' R/W), WHICH IS ALSO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE FOR 559.20 FEET; THENCE DEFLECT LEFT 90°02'45" AND GO 338.82 FEET; THENCE DEFLECT LEFT 89°58'15" AND GO 559.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 10 (200 FOOT RIGHT OF WAY); THENCE DEFLECT 90°02'45" AND GO 341.93 FEET BACK TO THE POINT OF BEGINNING. LESS AND EXCEPT A STRIP OF LAND 15.5 FEET WIDE CONTIGUOUS TO AND PARALLEL TO THE ENTIRE WESTERN BOUNDARY OF PARCEL B. ALL IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**Coastal Airport, L.C., conveys Parcel 2, described as:**

Commencing at the Northwest corner of the Northeast ¼ of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence go Southerly along the West line of said Northeast ¼ for 112.00 feet to the South R/W line of Sate Highway #10 (200' R/W); thence deflect left 90° 01' 45" and go 341.93 feet along the South R/W of said State Highway #10 to the Point of Beginning; thence continue along said line for 321.30 feet; thence deflect right 90° 07' 30" and go 605.66 feet; thence deflect right 89° 32' 30" and go 323.83 feet; thence deflect right 90° 20' 43" and go 607.61 feet to the South R/W line of said State Highway #10, which is also the Point of Beginning.

All the above described land being in Section 7, Township 1 South, Range 31 West, Escambia County, Florida.

AND

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter, Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South 00 degrees 01'52" East along the west line of the East Half of the West Half of said Northeast Quarter for a distance of 111.30 feet to the south right of way line of State Road No. 10 (U.S. Highway 90ALT, Nine Mile Road, 200' R/W) for the point of beginning.

Thence continue South 00 degrees 01'52" East along said west line for a distance of 559.20 feet; thence South 89 degrees 29'04" West for a distance of 320.00 feet; thence North 00 degrees 01'52" West for a distance of 559.20 feet to said south right of way line; thence North 89 degrees 29'04" East along said south right of way line for a distance of 320.00 feet to the point of beginning.

All lying and begin in Section 7, Township 1 South, Range 31 West, Escambia County, Florida. Containing 4.11 acres, more or less.

**Coastal Airport, L.C., V. conveys Parcel 3, described as:**

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LESS THAT PORTION OF THE RIGHT OF WAY LINE OF NINE MILE ROAD (200' R/W) ON THE NORTH AND THAT PORTION OF BEULAH CHURCH ROAD (25' R/W) ON THE SOUTH.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 00°01'52" EAST ALONG THE WEST LINE OF SAID EAST 1/2 A DISTANCE OF 1091.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 1556.30 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°31'35" EAST ALONG SAID SOUTH LINE A DISTANCE OF 372.63 FEET; THENCE NORTH 00°01'52" WEST A DISTANCE OF 1556.38 FEET; THENCE SOUTH 89°30'52" WEST A DISTANCE OF 372.63 FEET TO THE POINT OF BEGINNING.

**Collectively, the above Parcels are combined and conveyed as one contiguous Parcel, to-wit:**

Commence at the Northwest corner of the Northeast Quarter of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South 00 degrees 00'57" East along the west line of said Northeast Quarter for a distance of 110.50 feet to the south right of way line of State Road No. 10 (U.S. Highway 90 ALT, Nine Mile Road, 200' R/W); thence North 89 degrees 29'04" East along said south right of way line for a distance of 15.50 feet for the point of beginning.

Thence South 00 degrees 00'57" East along a line 15.50 feet east of and parallel to the west line of said Northeast Quarter for a distance of 559.20 feet to the south line of parcel recorded in Official Record Book 5176 at page 1303 of the public records of said County; thence North 89 degrees 28'42" East along said south line for a distance of 323.32 feet; thence North 89 degrees 52'59" East for a distance of 4.81 feet; thence North 89 degrees 29'04" East for a distance of 320.00 feet to the west line of the East Half of the West Half of the Northeast Quarter of said Section; thence South 00 degrees 01'52" East along said west line for a distance of 420.78 feet to the northwest corner of the less and except parcel recorded in Official Record Book 4644 at page 1333 of the public records of said County; thence North 89 degrees 30'52" East along the north line of said less and except parcel recorded in Official Record Book 4644 at page 1333 for a distance of 372.63 feet to the northeast corner of said less and except parcel recorded in Official Record Book 4644 at page 1333; thence South 00 degrees 01'52" East along the east line of said less and except parcel recorded in Official Record Book 4644 at page 1333 for a distance of 1543.41 feet to the north right of way line of Beulah Church Road (25' R/W); thence North 89 degrees 25'33" East along said north right of way line for a distance of 291.53 feet to the east line of the East Half of the West Half of said Northeast Quarter; thence North 00 degrees 02'47" West along said east line for a distance of 2523.28 feet to the south right of way line of said State Road No. 10; thence South 89 degrees 29'04" West along said south right of way line for a distance of 1311.47 feet to the point of beginning.

All lying and begin in Section 7, Township 1 South, Range 31 West, Escambia County, Florida. Containing 33.57 acres, more or less.

**Antony E. Fiorentino conveys Parcel 4, described as:**

A STRIP OF LAND 15.5 FEET WIDE IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA; SAID 15.5 FEET PARCEL IS A PORTION OF THE

WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 7, ALSO BEING, AND INTENDED TO BE, THE SAME 15.5 FEET AS LESS AND EXCEPT IN DEEDS RECORDED IN OR BOOK 2088, PAGE 591 AND 5176, PAGE 1303, ORIGINALLY RECORDED BY GRANTORS IN DEED FROM ISBERG TO MCLAIN, BEING IN DEED BOOK 302, PAGE 496. IT IS THE INTENT OF THE PARTIES HERETO THAT SAID 15.5 FEET RUNS FROM BEULAH CHURCH ROAD TO NINE MILE ROAD.

Parcel Identification Number: 07-1S-31-1220-000-004

**Coastal Airport, L.C. conveys Parcel 5, described as:**

Commence at the Northwest corner of the Northeast Quarter of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South 00 degrees 00'57" East along the west line of said Northeast Quarter for a distance of 110.50 feet to the south right of way line of State Road No. 10 (U.S. Highway 90ALT, Nine Mile Road, 200' R/W); thence North 89 degrees 29'04" East along said south right of way line for a distance of 15.50 feet; thence South 00 degrees 00'57" East along a line 15.50' east of and parallel to the west line of said Northeast Quarter for a distance of 559.20 feet to the south line of parcel recorded in Official Record Book 5176 at page 1303 of the public records of said County; thence North 89 degrees 28'42" East along said south line for a distance of 323.32 feet to the west line of parcel described in Official Record Book 2275 at page 763 of the public records of said County for the point of beginning.

Thence South 00 degrees 18'10" West along said west line for a distance of 48.41 feet to the south line of said parcel described in Official Record Book 2275 at page 763; thence North 89 degrees 08'40" East along said south line for a distance of 323.80 feet to the east line of said parcel described in Official Record Book 2275 at page 763; thence North 00 degrees 05'20" East along said east line for a distance of 46.45 feet; thence South 89 degrees 29'04" West for a distance of 318.77 feet; thence South 89 degrees 52'59" West for a distance of 4.81 feet to the point of beginning.

All lying and begin in Section 7, Township 1 South, Range 31 West, Escambia County, Florida. Containing 0.35 acres, more or less.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Danny A. Zimmer*  
 Witness Name: DANNY A. ZIMMERN  
*James Scobins*  
 Witness Name: JAMES SCOBINS

Coastal Airport, L.C.  
 By: *[Signature]*  
 Antony E. Fiorentino, Manager

*Danny A. Zimmer*  
 Witness Name: DANNY A. ZIMMERN  
*James Scobins*  
 Witness Name: JAMES SCOBINS

(Corporate Seal)  
 Coastal Airport, L.C.  
 By: *[Signature]*  
 Antony E. Fiorentino, Manager

*Danny A. Zimmer*  
 Witness Name: DANNY A. ZIMMERN  
*James Scobins*  
 Witness Name: JAMES SCOBINS

(Corporate Seal)  
*[Signature]* (Seal)  
 Antony E. Fiorentino, individually

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2015 by Antony E. Fiorentino, individually, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Aurora Osborn  
Notary Public  
State of Florida  
My Commission Expires 10/26/15  
Commission No. EE 141857

Aurora Osborn  
Notary Public

Printed Name: AURORA OSBORN

My Commission Expires: 10/26/2015

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2015 by Antony E. Fiorentino, Manager of Coastal Airport, L.C., V, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Aurora Osborn  
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[Notary Seal]

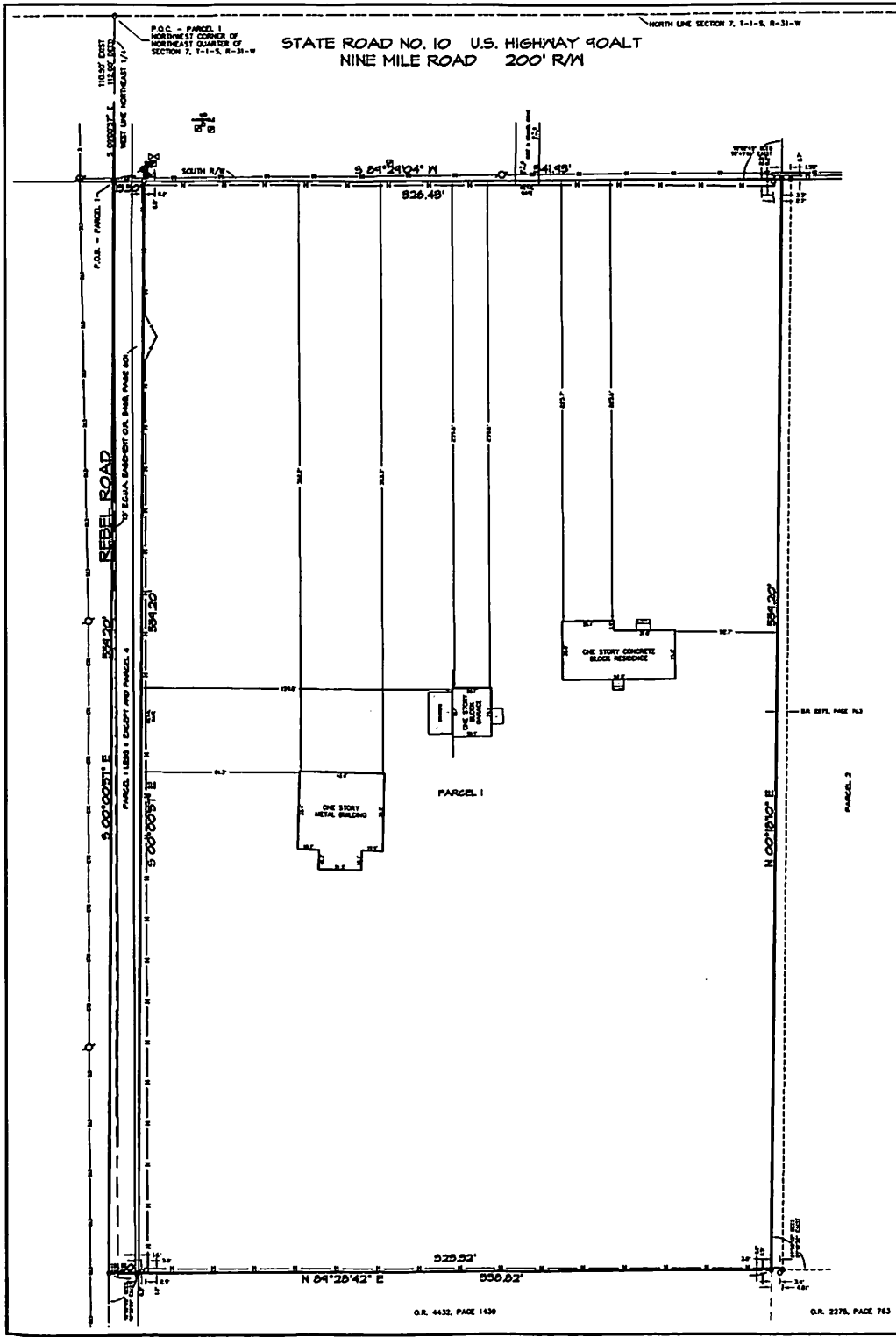


Aurora Osborn  
Notary Public  
State of Florida  
My Commission Expires 10/26/15  
Commission No. EE 141857

Aurora Osborn  
Notary Public

Printed Name: AURORA OSBORN

My Commission Expires: 10/26/2015



STATE ROAD NO. 10 U.S. HIGHWAY 90ALT  
NINE MILE ROAD 200' R/W

P.O.C. - PARCEL 1  
NORTHWEST CORNER OF  
NORTHWEST QUARTER OF  
SECTION 7, T-1-S, R-31-W

NORTH LINE SECTION 7, T-1-S, R-31-W

115.00' DIST  
115.00' DIST  
WEST LINE NORTHWEST 1/4

P.O.C. - PARCEL 1  
S 00°00'00" E  
EQUA. EASEMENT OR BARR. PARCELS 4

REBEL ROAD

S 00°00'00" E  
EQUA. EASEMENT OR BARR. PARCELS 4

S 00°00'00" E  
EQUA. EASEMENT OR BARR. PARCELS 4

S 00°00'00" E  
EQUA. EASEMENT OR BARR. PARCELS 4

N 04°28'42" E 525.52'

O.R. 4432, PAGE 1439

O.R. 2275, PAGE 743

NORTH  
SCALE 1" = 20'

- LEGEND:
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - 1/2" Capped iron rod set #1075
  - 1/2" Capped iron rod found
  - 1" Iron pipe found
  - 1/2" Iron rod found
  - Permanent control point set #1075
  - Nail and disk set #1075
  - ⊕ Meter valve
  - ⊕ Fire hydrant
  - ⊕ Telephone marker
  - ⊕ Power pole with underground utility
  - Concrete
  - Fire fence
  - Electric line
  - Cable line
  - Telephone line

**SURVEYOR'S NOTES:**

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on First American Title Insurance Company title commitment #1094-200004, effective date of July 1, 2011.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. The property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Footers and foundations below natural grade not located.
6. Title commitment Schedule B11 Item B3, Parcel 4 subject to easement recorded in Official Record Book 3463, page 601, shown on survey.

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
Commencing at the Northwest corner of the Northeast Quarter of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence Southerly along the West line of said Northeast Quarter for 12.00 feet to the South right of way line of State Highway No. 10 (200' R/W), which is also the point of beginning; thence easterly along said line for 526.23 feet; thence deflect left 90°02'45" and go 550.02 feet; thence deflect left 04°50'15" and go 524.23 feet to the South right of way line of the State Highway No. 10 (200 foot right of way); thence deflect 40°02'45" and go 541.93 feet back to the point of beginning, less and except a strip of land 15.5 feet wide contiguous to and parallel to the entire eastern boundary of Parcel 2, all in Section 7, Township 1 South, Range 31 West, Escambia County, Florida.

**PARCEL 4:**  
A strip of land 15.5 feet wide in Section 7, Township 1 South, Range 31 West, lying and being in Escambia County, Florida; said 15.5 feet parcel is a portion of the West 1/2 of the West 1/2 of said Section 7, also being, and intended to be, the same 15.5 feet as less and except in deeds recorded in O.R. Book 2008, page 391 and 370, page 1505, originally recorded by grantors in deed from Isberg to McLean, being in Deed Book 202, page 446.

It is the intent of the parties hereto that said 15.5 feet run from Dutch Church Road to Nine Mile Road.

Measurements made in accordance with United States Standards.  
Bearing Reference: MAGNETIC DECLINATION ON THE DATE OF THE SURVEY OF THE EAST COAST OF FLORIDA.  
Ordered By: JAMES W. GLAZE, Surveyor.  
Encroachments: NONE AND ADJACENT.  
Source of Information: PUBLIC RECORDS, TAX MAPS, BURNING, USUAL, DISCREPANCY.  
RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 7, T-1-S, R-31-W**

**PILLMAN AND GLAZE ASSOCIATES, INC.**  
LAND SURVEYORS  
225 N. DECATUR ST.  
TALLAHASSEE, FL 32301  
Phone: 904-244-4444 Fax: 904-244-4444  
E-mail: jglaze@pcafl.com

I hereby certify that this survey was made under my responsible charge and meets the standards of the Professional Surveyors & Mappers in Chapter 54-17.050, 54-17.051 and 54-17.052, pursuant to Section 475.037 Florida Statutes

David D. Glaze  
 FS# #4903

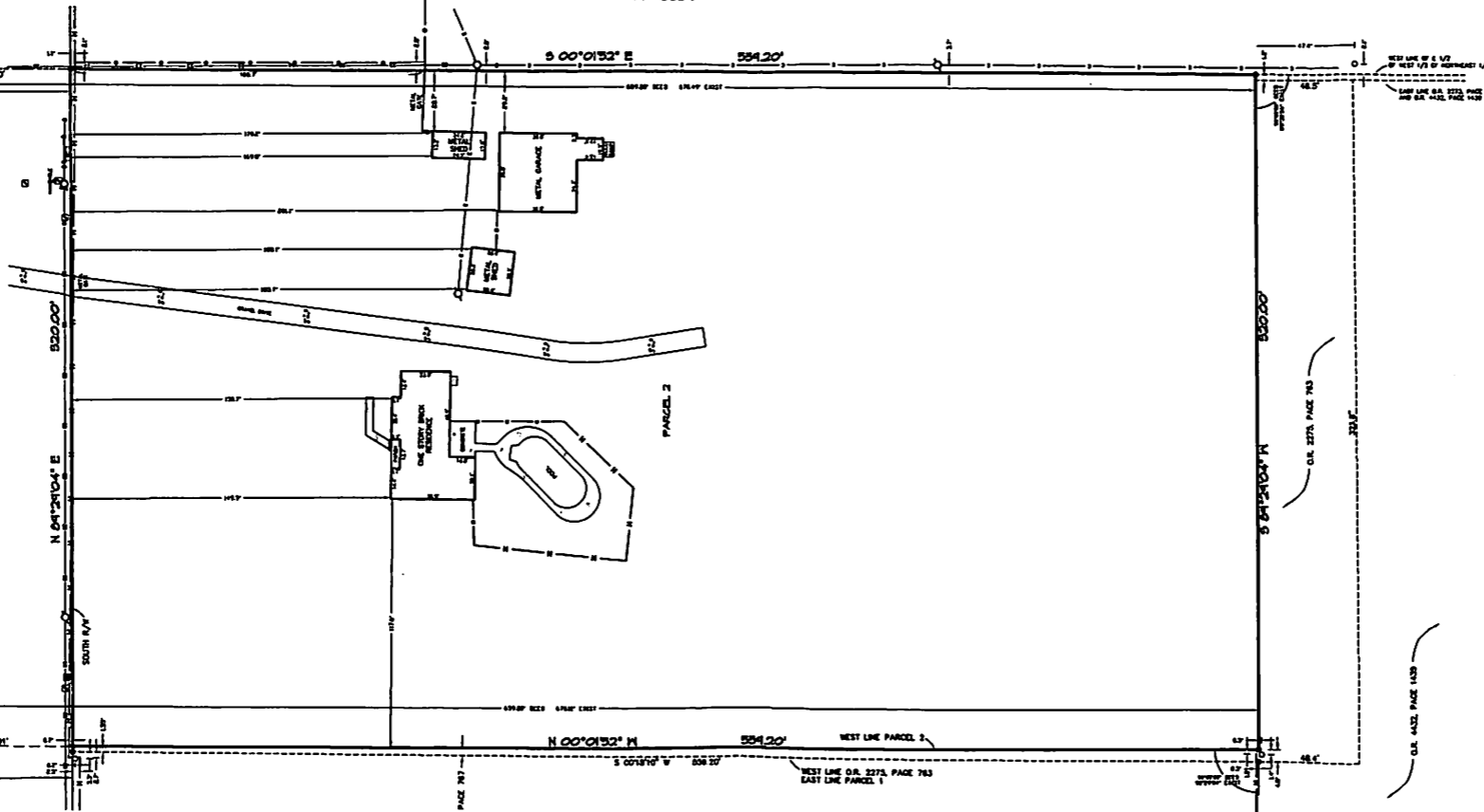
Walter J. Glaze  
 FS# #8180

SHEET	1
OF	1
FILE NO.	7078
NOT VALID UNLESS SIGNED AND SEALED BY SURVEYOR	
File No.	7078
Job No.	96-108-03
Scale	1" = 20'
Date of Survey	1-29-2025
Date of Plat	1-23-2025
Date of Revision	
FD 1502	PC A-21
FD	PC
Drawn by	DJL
Checked by	FLG

P.L.C. OF PARCELS 2, 3, 4, 5 OF NORTHWEST QUARTER OF SECTION 7, T-1-S, R-31-W

CONTAINING NINE MILE ROAD

STATE ROAD NO. 10 U.S. HIGHWAY 90ALT  
NINE MILE ROAD 200' RM  
PARCEL 2 LIES & EXCEPT FOR R/W



**SURVEYOR'S NOTES:**  
 1. Subject to setbacks, easements and restrictions of record.  
 2. This survey is based on First American Title Insurance Company title commitment #024-222254, effective date of July 1, 2015.  
 3. This survey does not reflect or determine ownership.  
 4. This drawing only reflects setback lines, which appear on the recorded plat. The property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.  
 5. Footers and foundations below natural grade not located.

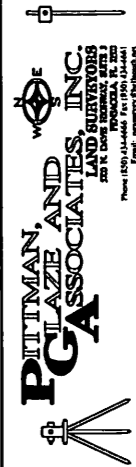
**LEGAL DESCRIPTION:**  
 PARCEL 2:  
 Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 7, Township 1 South, Range 31 West, then South 694.20 feet, then West at right angle 520.00 feet, then North at right angle 694.20 feet, then East at right angle along the North line of said Section 7, 520.00 feet to the point of beginning, less and except the North 100.00 feet for road right of way. All lying and being in Escambia County, Florida.

**CERTIFIED TO MEET STANDARDS OF PRACTICE TO:**  
 First American Title Insurance Company  
 Escambia County School Board  
 Shell, Fleming, Davis & Henge

- LEGEND:**
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - 1/2" Capped iron rod set #1075
  - 1/2" Capped iron rod found
  - 1" Iron pipe found
  - 1/2" Iron rod found
  - Nail and disk set #1075
  - Telephone marker
  - Power pole
  - Gas meter
  - Electric equipment
  - Road sign
  - Concrete
  - PVC Fence
  - Wire fence
  - Electric line
  - Cable line
  - Telephone line

Measurements made in accordance with United States Standards.  
 Bearing Reference: NORTH BASED ON THE MERIDIAN OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST 1/4 AS S. ACCORDS E.  
 Owned by: JAMES EARL BROWN, JR. (L) (S) (M) (C) (D) (E)  
 Source of Information: PUBLIC RECORDS, TAX MAPS, UNRECORDED LEGAL DOCUMENTS, SURVEYS BY THIS FIRM.

A BOUNDARY SURVEY AND LOCATION OF  
 IMPROVEMENTS OF A PORTION OF  
 SECTION 7, T-1-S, R-31-W



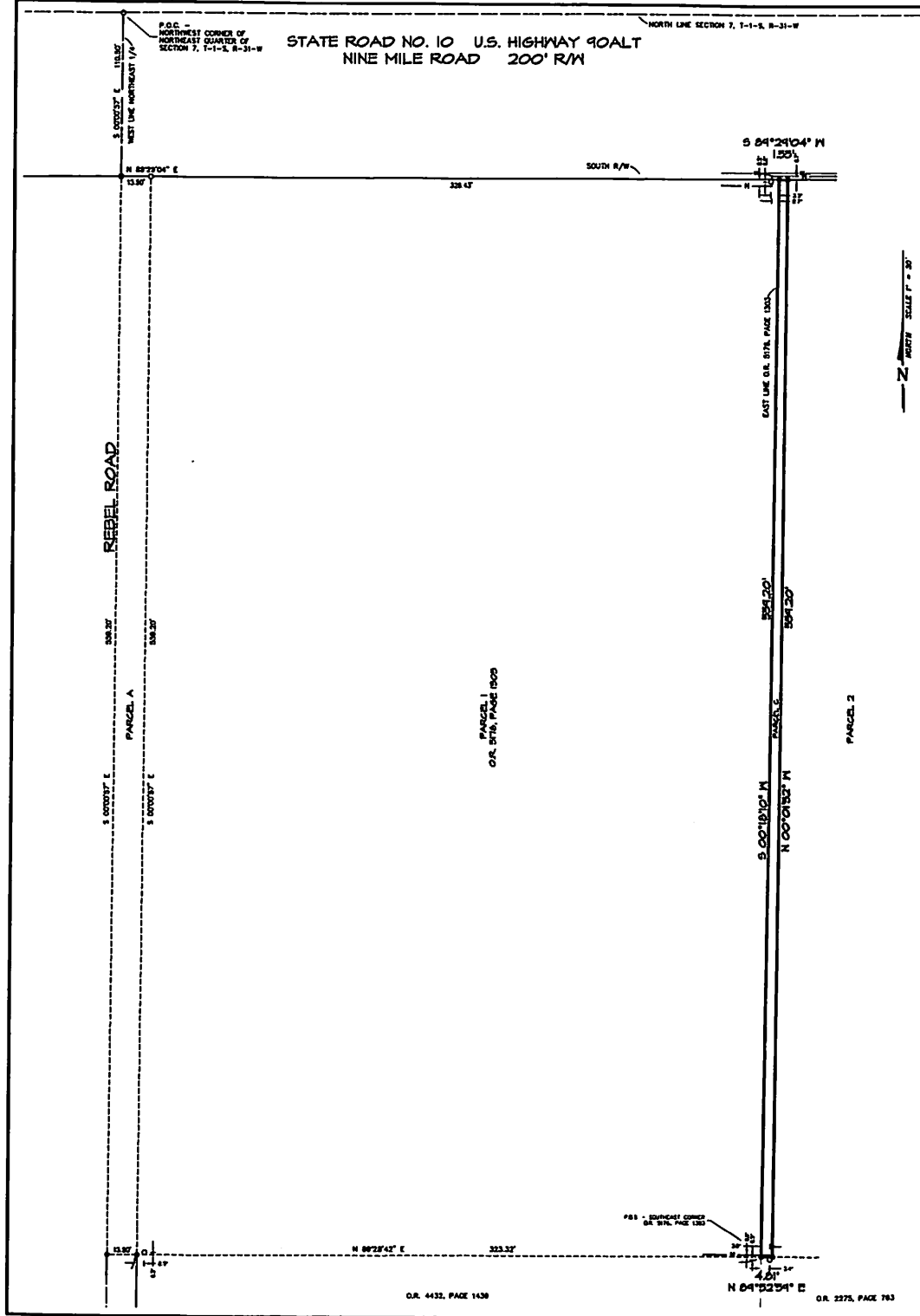
**PITTMAN, GILMAN AND ASSOCIATES, INC.**  
 LAND SURVEYORS  
 200 N. DADE BLVD., SUITE 200  
 MIAMI, FL 33136  
 Phone: (305) 351-4444 Fax: (305) 351-4444  
 Email: jg@pittman-gilman.com

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 461, Part 1, Florida Statutes, pursuant to Section 472.007, Florida Statutes.

David G. Gilman  PLS #2600  
 Nathan J. Gilman  PLS #1150

**SHEET 1 OF 1**  
 LES No. 7075  
 NOT VALID UNLESS APPROVED WITH ENDORSEMENT BY SURVEYOR

File No. ZC-1215  
 Job No. 2012-03  
 Scale 1" = 30'  
 Date of Survey 2-22-2015  
 Date of Plat 2-22-2015  
 Date of Revision 2-22-2015  
 FB # 2600 PC # 1150  
 Drawn by PLS  
 Checked by PLS



- LEGEND:**
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - 1/2" Capped iron rod set #107D
  - 1/2" Capped iron rod found noted
  - 1" Iron pipe found
  - 1/2" Iron rod found
  - Permanent control point set #107D
  - Nail and disk set #107D
  - Meter valve
  - Fire hydrant
  - Telephone marker
  - Power pole with underground utility
  - Concrete
  - Wire fence
  - Electric line
  - Cable line
  - Telephone line

**SURVEYOR'S NOTES:**

- Subject to setbacks, easements and restrictions of record.
- This survey is based on First American Title Insurance Company title commitment #1034-000004, effective date of July 1, 2005.
- This survey does not reflect or determine ownership.
- This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
- Markers and foundations below natural grade not located.
- Title commitment Schedule B1, Item 1B. Parcel 4 subject to easement recorded in Official Record Book 3463, page 601, shown on survey.

**CERTIFIED TO MEET STANDARDS OF PRACTICE TO:**  
 First American Title Insurance Company  
 Escambia County School Board  
 Shell, Fleming, Davis & Henge

**LEGAL DESCRIPTION: Parcel C**  
 Commence at the Northwest corner of the Northeast Quarter of Section 7, Township 1 South, Range 21 West, Escambia County, Florida; thence South 00 degree 00' 00" East along the west line of said Northeast Quarter for a distance of 110.00 feet to the south right of way line of State Road No. 10 (U.S. Highway 90 ALT, Nine Mile Road, 200' R/W); thence North 04 degrees 24' 04" East along said south right of way line for a distance of 13.00 feet; thence South 00 degree 00' 00" East along a line 13.00 feet east of and parallel to the west line of said Northeast Quarter for a distance of 594.30 feet to the south line of parcel recorded in Official Record Book 576 at page 1205 of the public records of said County; thence North 04 degrees 58' 42" East along said south line for a distance of 523.52 feet to the point of beginning.  
 Thence North 04 degrees 02' 04" East for a distance of 4.01 feet; thence North 00 degree 01' 32" West for a distance of 594.30 feet to the south right of way line of said State Road No. 10; thence South 04 degrees 24' 04" West along said south right of way line for a distance of 1.55 feet to the northeast corner of said parcel recorded in Official Record Book 576 at page 1205; thence South 00 degree 00' 00" West along the east line of said parcel recorded in Official Record Book 576 at page 1205 for a distance of 594.30 feet to the point of beginning.  
 All beginning and begin in Section 7, Township 1 South, Range 21 West, Escambia County, Florida. Containing 0.04 acres, more or less.

Measurements made in accordance with United States Standards  
 Bearing Reference: NORTH BASED ON THE MERIDIAN LINE OF THE NORTH-EAST 1/4  
 AS S. 00-00-00 E  
 Drawn By: J.E. JONES  
 Date of Information: 08/16/05  
 Surveyed by: J.E. JONES  
 Surveyed by: J.E. JONES

**PITTMAN, AND ASSOCIATES, INC.**  
 LAND SURVEYORS  
 205 N. DAVIS HIGHWAY, SUITE 1  
 PENSACOLA, FLORIDA 32503  
 Phone: (904) 433-4444 Fax: (904) 433-4444

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Surveyors in Chapter 461, Part 1, Florida Statutes, Sections 461.17(1)(a), 461.17(1)(b) and 461.17(1)(c), pursuant to Section 472.007 Florida Statutes.

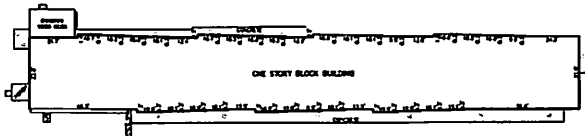
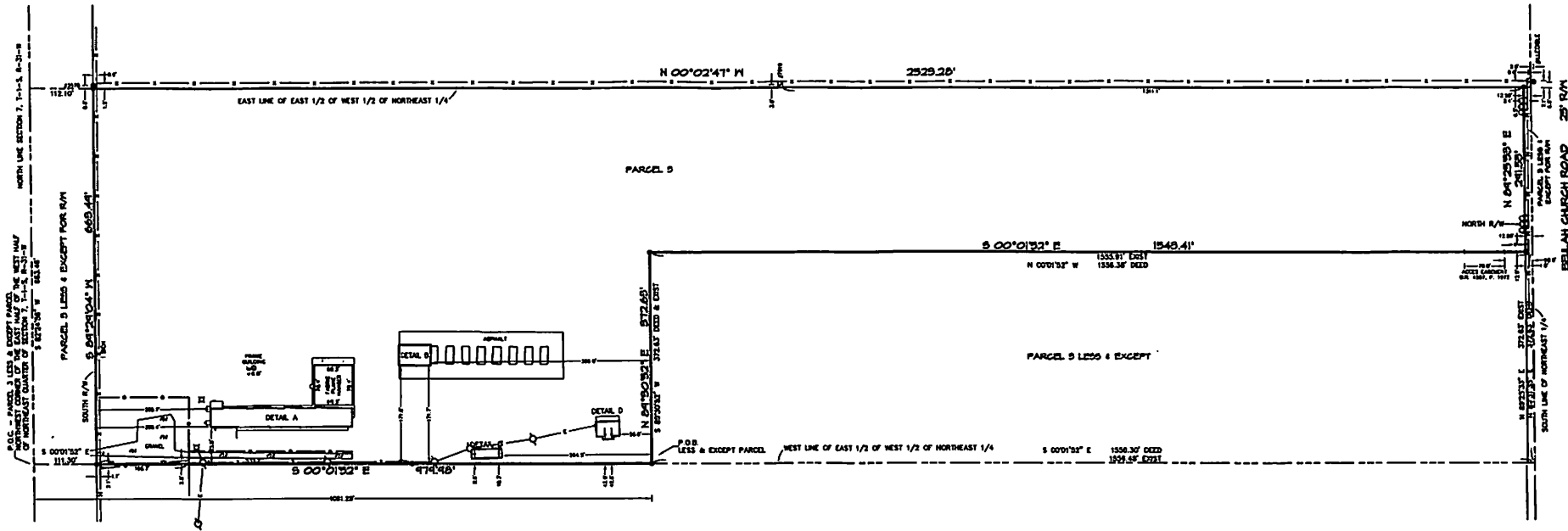
Professional Seal:  PSJ #1180  
 Certified:  PSJ #1180

<b>SHEET</b>	1
<b>OF</b>	1
<b>LEG. No.</b>	7078
<b>UNLESS INDICATED</b>	
<b>SCALE</b>	1" = 20'
<b>Date of Survey</b>	7-28-2005
<b>Date of Plat</b>	7-28-2005
<b>Date of Revision</b>	
<b>FB</b>	066_PG 6-21
<b>FB</b>	PG
<b>Drawn by</b>	PSJ
<b>Checked by</b>	PSJ

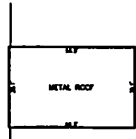
**A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS AND LEGAL DESCRIPTION OF A PORTION OF SECTION 7, T-1-S, R-21-W**



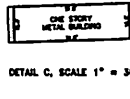
STATE HIGHWAY NO. 10 U.S. HIGHWAY 90 ALT  
NINE MILE ROAD 200' R/W



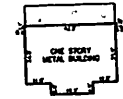
DETAIL A, SCALE 1" = 30'



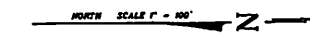
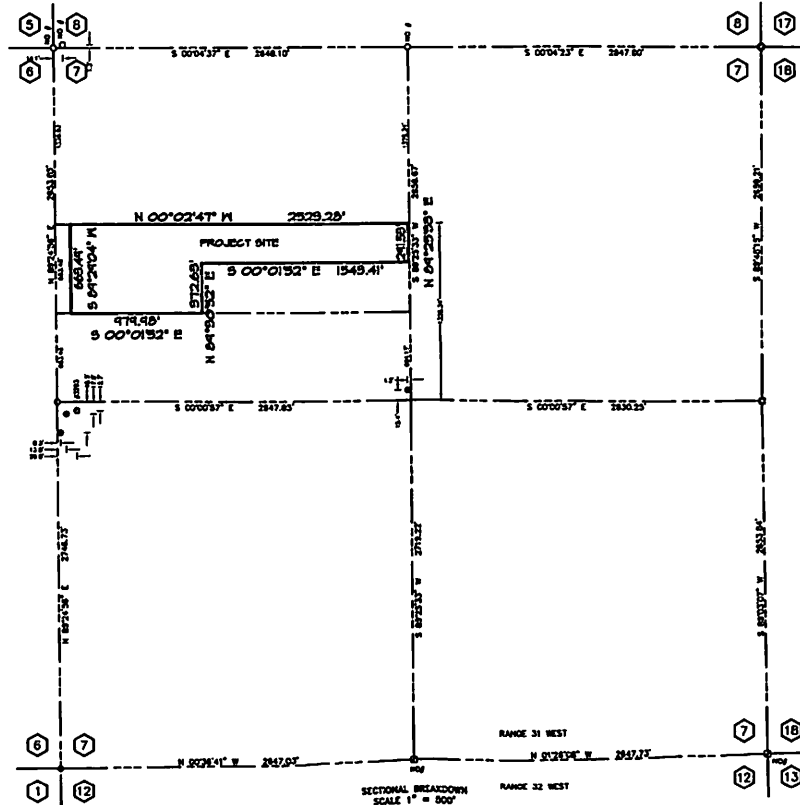
DETAIL B, SCALE 1" = 30'



DETAIL C, SCALE 1" = 30'



DETAIL D, SCALE 1" = 30'



- LEGEND:**
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - 1/2" Capped iron rod set #1073
  - 1/2" Capped iron rod found
  - 1" iron pipe found
  - 1/2" iron rod found
  - Nail and stake found #1073
  - Nail and stake found #1074
  - 4"x4" Concrete monument found #1074
  - Permanent control point set #1073
  - Permanent control point found #1073
  - 4" Round concrete monument found
  - Bolt found
  - Concrete
  - - - Chain link fence
  - - - Pipe fence
  - - - PVC fence

**SURVEYOR'S NOTES:**

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on First American Title Insurance Company title commitment #1024-050554, effective date of July 7, 2015.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinance and/or restrictive covenants of record.
5. Fences and foundations below natural grade not located.
6. Title Commitment Item 12: Subject to Access Agreement in OR Book 4501, Page 1472, as shown on survey.

**LEGAL DESCRIPTION:**  
PARCEL 9:  
The East 1/2 of the West 1/2 of the Northeast 1/4, Section 7, Township 1 South, Range 31 West, Escambia County, Florida, less that portion of the right of way line of the Nine Mile Road (200' R/W) on the North and that portion of Beelman Church Road (25' R/W) on the South.  
Less and except the following described property, to wit:  
Commence at the Northwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South 00°01'32" East along the West line of said East 1/2 a distance of 1012.50 feet to the point of beginning; thence continue same course a distance of 1356.30 feet to the south line of the Northeast 1/4 of said Section; thence North 04°23'39" East along said south line a distance of 572.65 feet; thence North 00°01'32" West a distance of 1556.30 feet; thence South 04°23'39" West a distance of 572.65 feet to the point of beginning.

**CERTIFIED TO MEET STANDARDS OF PRACTICE TO:**  
First American Title Insurance Company  
Escambia County School Board  
Shell, Fleming, Davis & Henge

Measurements made in accordance with United States Standards.  
Bearing Reference: NEELI BASED ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AS SHOWN ON RECORD.  
Order of: J. C. PUGH, Surveyor  
Source of Information: PUBLIC RECORDS, TAX MAPS, BLENDED LEGAL DOCUMENTS, SURVEYS BY THIS OFFICE.

**PITTMAN, AND ASSOCIATES, INC.**  
LAND SURVEYORS  
220 N. DAVIS HIGHWAY, SUITE 3  
PENSACOLA, FLORIDA 32503  
Phone: (904) 433-4444 Fax: (904) 433-4444

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Surveying and Mapping, Chapter 48, Part 1, F.S. 48-17.000, 48-17.001 and 48-17.002, pursuant to Section 477.027 Florida Statutes.

Deirdre D. Chase  
 PSJ #1603

Walter J. Chase  
 PSJ #1190

SHEET	1
OF	1
File No.	2015-014
Job No.	2015-014
Scale	1" = 400'
Date of Survey	1-15-2015
Date of Plat	1-15-2015
Date of Revision	1-15-2015
FB_DWG_PC	6-21
FB	PC
Drawn by	ML
Checked by	KL

LEGAL DESCRIPTION:

PARCEL A
A STRIP OF LAND 15.5 FEET WIDE IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA; SAID 15.5 FEET PARCEL IS A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 7, ALSO BEING, AND INTENDED TO BE, THE SAME 15.5 FEET AS LESS AND EXCEPT IN DEEDS RECORDED IN O.R. BOOK 2088, PAGE 591 AND 5176, PAGE 1303, ORIGINALLY RECORDED BY GRANTORS IN DEED FROM ISBERG TO MCLAIN, BEING IN DEED BOOK 302, PAGE 496.

IT IS THE INTENT OF THE PARTIES HERETO THAT SAID 15.5 FEET RUNS FROM BEULAH CHURCH ROAD TO NINE MILE ROAD.

PARCEL B
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 00'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 110.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90 ALT, NINE MILE ROAD, 200' R/W); THENCE NORTH 89 DEGREES 29'04" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 15.50 FEET FOR THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 00'57" EAST ALONG A LINE 15.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 559.20 FEET TO THE SOUTH LINE OF PARCEL RECORDED IN OFFICIAL RECORD BOOK 5176 AT PAGE 1303 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES 28'42" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 323.32 FEET; THENCE NORTH 89 DEGREES 52'59" EAST FOR A DISTANCE OF 4.81 FEET; THENCE NORTH 89 DEGREES 29'04" EAST FOR A DISTANCE OF 320.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 01'52" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 420.78 FEET TO THE NORTHWEST CORNER OF THE LESS AND EXCEPT PARCEL RECORDED IN OFFICIAL RECORD BOOK 4644 AT PAGE 1333 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES 30'52" EAST ALONG THE NORTH LINE OF SAID LESS AND EXCEPT PARCEL RECORDED IN OFFICIAL RECORD BOOK 4644 AT PAGE 1333 FOR A DISTANCE OF 372.63 FEET TO THE NORTHEAST CORNER OF SAID LESS AND EXCEPT PARCEL RECORDED IN OFFICIAL RECORD BOOK 4644 AT PAGE 1333; THENCE SOUTH 00 DEGREES 01'52" EAST ALONG THE EAST LINE OF SAID LESS AND EXCEPT PARCEL RECORDED IN OFFICIAL RECORD BOOK 4644 AT PAGE 1333 FOR A DISTANCE OF 1543.41 FEET TO THE NORTH RIGHT OF WAY LINE OF BEULAH CHURCH ROAD (25' R/W); THENCE NORTH 89 DEGREES 25'33" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 291.53 FEET TO THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 02'47" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2523.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 10; THENCE SOUTH 89 DEGREES 29'04" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1311.47 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEGIN IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. CONTAINING 33.57 ACRES, MORE OR LESS.

BENCHMARKS:

C-303 - A U.S.C. & G. DISK IN THE TOP OF A CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT OF WAY OF NINE MILE ROAD, 5'+/- WEST OF THE NORTHEAST CORNER OF COASTAL AIRPORT PROPERTY, AND 2'+/- WEST OF A WITNESS SIGN.

ELEVATION = 121.68'

1563/13 - AN "X" IN THE NORTHEAST BONNET BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH RIGHT OF WAY OF NINE MILE ROAD AND 640'+/- EAST OF THE EAST RIGHT OF WAY OF REBEL ROAD.

ELEVATION = 128.09'

1563/32 - AN "X" IN THE NORTHWEST BONNET BOLT OF A FIRE HYDRANT LOCATED 17'+/- EAST OF THE CENTERLINE OF REBEL ROAD AND 123'+/- SOUTH OF THE CENTERLINE OF NINE MILE ROAD.

ELEVATION = 128.91'

I10 73 B02 RM2 - AN FDOT CONCRETE MONUMENT LOCATED 60'+/- NORTH OF THE CENTERLINE OF NINE MILE ROAD, 2.1' SOUTH OF FENCE CORNER ACROSS FROM NORTHEAST CORNER OF COASTAL FLYING FIELD.

ELEVATION = 123.01'

1563/33A - A COTTON GIN SPIKE IN THE EAST SIDE OF A POWER POLE LOCATED 680'+/- EAST OF REBEL ROAD AND 770'+/- SOUTH OF THE SOUTH RIGHT OF WAY OF NINE MILE ROAD.

ELEVATION = 119.84'

1563/33B - A COTTON GIN SPIKE IN THE EAST SIDE OF A POWER POLE LOCATED 650'+/- EAST OF REBEL ROAD AND 410'+/- SOUTH OF THE SOUTH RIGHT OF WAY OF NINE MILE ROAD.

ELEVATION = 122.64'

1563/33C - A COTTON GIN SPIKE IN THE NORTH SIDE OF THE WESTERLY GATE POST ALONG BEULAH CHURCH ROAD BEING 8'+/- WEST OF EAST LINE PARCEL SURVEYED.

ELEVATION = 124.89'

1563/33D - A COTTON GIN SPIKE IN THE NORTH SIDE OF THE WESTERLY GATE POST ALONG BEULAH CHURCH ROAD BEING 121'+/- WEST OF EAST LINE PARCEL SURVEYED.

ELEVATION = 124.12'

SURVEYOR'S NOTES:

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES OR THAT THEY ARE THE EXACT SIZE, MATERIAL, OR LOCATION AS INDICATED.
2. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO SETBACKS, EASEMENTS, AND RESTRICTIONS OF RECORD.
5. TO ASSURE THE CONTRACTOR IS ON THE SAME VERTICAL AND HORIZONTAL DATUM AS THIS SURVEY, IT IS STRONGLY RECOMMENDED THAT VERTICAL CHECKS BE MADE BETWEEN TWO BENCHMARKS AND THAT HORIZONTAL CHECKS BE MADE BETWEEN THREE CONTROL POINTS OR PROPERTY CORNERS.
6. FOOTINGS AND FOUNDATIONS BELOW NATURAL GROUND NOT LOCATED.
7. DUE TO CURRENT SAFETY REGULATIONS, WE ARE UNABLE TO ACCESS ANY SEWER MANHOLES AND/OR STRUCTURES IN ORDER TO VERIFY PIPE SIZE OR MATERIAL. PIPE SIZE AND MATERIAL HAS BEEN SHOWN AS PER PLANS OR BY APPROXIMATE MEASUREMENTS. IT IS STRONGLY RECOMMENDED THAT SIZE AND MATERIAL ARE VERIFIED BEFORE ANY DESIGN WORK BEGINS.

UTILITY COMPANIES:

UTILITY INFORMATION SHOWN AS PER FIELD INFORMATION AND INFORMATION FURNISHED BY UTILITY COMPANIES INVOLVED.
TELEPHONE - AT & T, INC., 605 WEST GARDEN STREET, PENSACOLA, FLORIDA 32501; (850) 436-1616
ELECTRIC - GULF POWER COMPANY, 9220 PINE FOREST ROAD, PENSACOLA, FLORIDA 32534; (850) 484-5770
SANITARY SEWER/WATER - EMERALD COAST UTILITY AUTHORITY, ELLYSON INDUSTRIAL PARK, PENSACOLA, FLORIDA; (850) 476-5110
NATURAL GAS - PENSACOLA ENERGY, 16 SOUTH PALAFOX STREET, PENSACOLA, FLORIDA; (850) 474-5322

UTILITY NOTES:

- 1. CONTRACTOR SHALL LOCATE, SUPPORT & PROTECT EXISTING UTILITIES TO REMAIN, AS REQUIRED. ALL KNOWN UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL UTILIZE GROUND PENETRATING RADAR OR EQUIVALENT TO LOCATE ALL EXISTING UTILITIES WITHIN ALL AREAS OF CONSTRUCTION. CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES TO BE RELOCATED AND/OR IN DIRECT CONFLICT WITH CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT PLUMBING DEPT ECSD 850-469-5484 A MINIMUM OF 48 BUSINESS HOURS PRIOR TO COMMENCEMENT OF ALL UTILITY LOCATIONS TO COORDINATE THIS WORK.
2. IF EXISTING UTILITY LINES ABOVE OR BELOW GROUND ARE DISTURBED DUE TO CONSTRUCTION ACTIVITY THEY WILL BE RELOCATED AS PER UTILITY OWNER AND OWNER REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY THE OWNER FORTY-EIGHT HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTHS BEFORE BEGINNING CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PRESERVING AND PROTECTING SAID UTILITIES OR STRUCTURES.
5. CONTRACTOR SHALL HAUL AWAY ALL EXCESS MATERIAL AND DEBRIS AND DISPOSE OF OFFSITE IN A LEGAL MANNER.
6. FOR STAGING, EQUIPMENT STORAGE, EMPLOYEE PARKING, AND SITE ACCESS, COORDINATE WITH OWNER.
7. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, DRAINS, WATER OR GAS PIPES, ELECTRICAL, CONDUITS, POLES, WALLS, POST, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED UNLESS NOTED.

STORMWATER NOTES:

- 1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
3. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
4. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
5. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
6. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE SODDED W/ CENTIPEDE. ALL PLASTIC BACKING SHALL BE REMOVED FROM SOD PRIOR TO INSTALLATION.
7. TRENCING AND GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
8. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
9. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPOGRAPHY OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
10. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPEMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT 850-595-3472. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
11. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY; 1-800-432-4770.
12. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
13. 14. A COPY OF THE NWFWM ERP PERMIT WILL BE KEPT ON SITE AT ALL TIMES.
14. THE CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT.
15. THE ENGINEER OF RECORD, NICHOLAS R. KING, SHALL BE RESPONSIBLE FOR MONITORING CONSTRUCTION, ENSURING THAT THE NOTICE OF COMMENCEMENT IS FILED WITH THE NWFWM AND THAT THE AS-BUILT CERTIFICATION IS PROVIDED WHEN THE PROJECT IS COMPLETED.
16. ALL NEW BUILDING ROOF DRAINS, DOWNSPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

SITE DATA:

PROPERTY REFERENCE NOS: 07-IS-31-1210-000-001, 07-IS-31-1220-001-001, 07-IS-31-1220-000-003
PROPERTY ADDRESS: 6001 W. NINE MILE ROAD
ZONING: LDR, COM
FLU: MU-S, C
PROPOSED USE: MIDDLE SCHOOL
PROJECT AREA DISTURBED: X ACRES
DRAINAGE BASIN AREA: X ACRES
EXISTING IMPERVIOUS AREA IN BASIN: X SF
PROPOSED IMPERVIOUS AREA IN BASIN: X SF
FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED IN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

Table with 6 columns: FLOOD ZONE(S), COMMUNITY NUMBER, MAP NUMBER, PANEL NUMBERS, SUFFIX, MAP REVISION DATE. Row 1: X, 120080, 12033C, 0270, G, SEPTEMBER 29, 2006

GENERAL NOTES:

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ESCAMBIA COUNTY STANDARDS.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH VARIOUS UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. ALL LANDSCAPING SHALL COMPLY WITH ARTICLE 7 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
4. ALL WORK WITHIN THE RIGHT-OF-WAYS SHALL CONFORM TO ESCAMBIA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND F.D.O.T. STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
5. CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES." CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE OWNER WILL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF COMMENCEMENT AND FOR MONITORING CONSTRUCTION. THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR SUBMITTING THE AS-BUILT CERTIFICATION.
7. THE GENERAL CONTRACTOR IS TO MAINTAIN (CUT AND WATER) THE VEGETATION INSIDE THE CONSTRUCTION FENCE DURING ENTIRE CONSTRUCTION.
8. TEMPORARY SECURITY FENCE AND ALL REMNANTS THEREOF SHALL BE REMOVED WHEN PROJECT IS COMPLETE.
9. ANY NECESSARY PERMITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER OF RECORD WILL ASSIST CONTRACTOR WITH ANY REQUIRED PERMITS.
10. ROLL GRADE BEFORE AND ROLL SOD AFTER PLACEMENT TO ENSURE SMOOTH FINAL GRADE. NO RUTTING WILL BE ACCEPTABLE AT PROJECT CLOSE-OUT.
11. CONTRACTOR SHALL VIEW SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO BIDDING FOR ADDITIONAL REQUIREMENTS / INFORMATION ON SITE PREPARATION, FILL, EARTHWORK QUALITY CONTROL, BUILDING FOUNDATION, AND STORMWATER POND.

EROSION CONTROL NOTES:

- 1. HAY BALES OR SILT FENCE SHALL BE PLACED AS REQUIRED. POSTS FOR SILT FENCE SHALL BE AT A DEPTH TO RESIST OVERTURNING, THE BOTTOM EDGE OF THE FABRIC SHALL BE BELOW GRADE AND COVERED WITH SOIL. SUPPLEMENT WITH HAY BALES AS REQUIRED TO PREVENT THE PASSAGE OF SOIL MATERIALS. HAY BALES ARE TO BE PROPERLY PLACED AND STAKED. (SEE TYPICAL DETAILS)
2. ISOLATED AREAS OF CONSTRUCTION MAY NEED TO BE ADDRESSED BY THE CONTRACTOR AS FIELD CONDITIONS DICTATE.
3. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH SOD.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES USED ARE MAINTAINED AND FULLY FUNCTIONAL DURING RAINFALL EVENTS.
5. ALL NEW STORMWATER RUNOFF IS TO BE DIRECTED TO THE NEW STORMWATER COLLECTION SYSTEM.



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NORTHWEST MIDDLE SCHOOL
9 MILE AT REBEL ROAD
ESCAMBIA COUNTY, FLORIDA

Revision

Table with 3 columns: Date, No., Description. Empty rows for revision tracking.

Drawn By: R. TILLMAN
Checked By: N. KING

Date: OCT 2015

Project No.: X

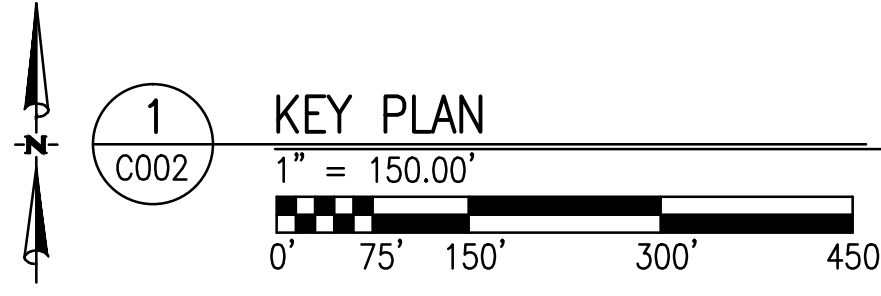
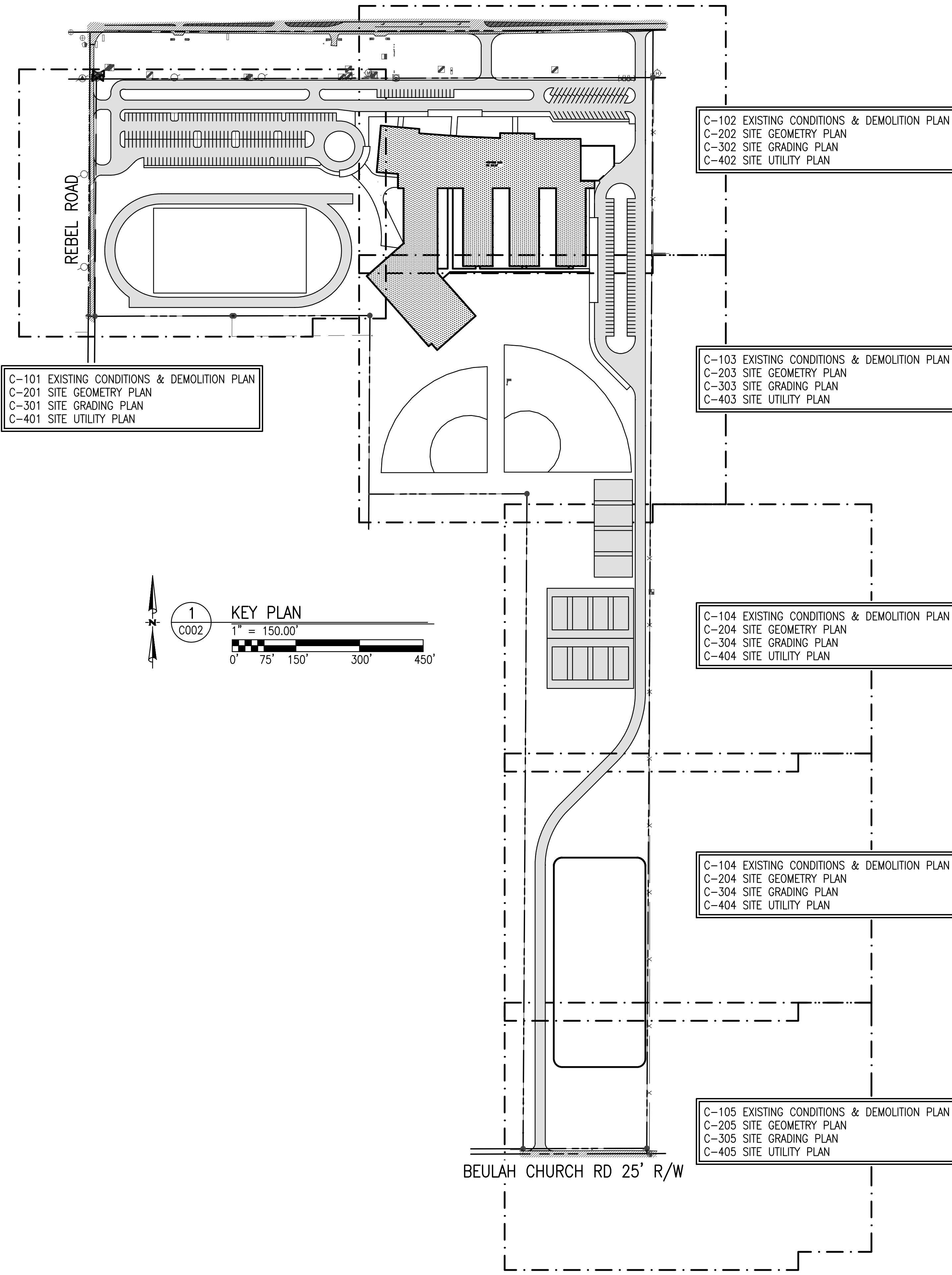
Drawing Title:

GENERAL NOTES

Drawing No.: C-001

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NINE MILE RD - SR NO. 10 - US HWY 90 ALT 200' R/W



EXISTING LEGEND:

- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BM BENCHMARK
- ELEV ELEVATION
- INV INVERT
- FFE FINISHED FLOOR ELEVATION
- 1/2" CAPPED IRON ROD SET #7073
- 1/2" CAPPED IRON ROD FOUND #NOTED
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- ⊕ 4"x4" CONCRETE MONUMENT FOUND #NOTED
- ⊕ BACKFLOW PREVENTOR
- ⊕ ELECTRIC EQUIPMENT
- ⊕ GUARD POST
- ⊕ GRAVEL
- ⊕ GUY WIRE
- ⊕ MAILBOX
- ⊕ METER POLE
- ⊕ POWER POLE
- ⊕ POWER POLE WITH UNDERGROUND TELEPHONE
- ⊕ REFLECTOR
- ⊕ ROAD SIGN
- ⊕ TELEPHONE EQUIPMENT
- ⊕ UNDERGROUND TELEPHONE MARKER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WIND SOCK POLE
- ⊕ APPROXIMATE LOCATION OF BENCHMARK
- +123.45 SPOT ELEVATION
- 123- CONTOUR LINE
- ELECTRIC LINE
- CABLE LINE
- TELEPHONE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND TELEPHONE
- CHAIN LINK FENCE
- WOOD FENCE
- FORCE MAIN
- GAS LINE
- WATER LINE
- OAK TREE
- ✻ PECAN TREE
- ✻ CEDAR TREE
- ✻ MAGNOLIA TREE

NEW LEGEND

- TC TOP CONCRETE
- TP TOP PAVING
- FG FINISH GRADE
- ME MATCH EXISTING
- ME STORM EXISTING
- ⊕ STORM INLET
- ⊕ STORM MANHOLE
- ⊕ WATER VALVE
- RCP STORM LINE
- SS SANITARY SEWER LINE
- WTR WATER LINE
- FH FIRE HYDRANT
- ⊕ BACKFLOW PREVENTER
- FDC FIRE DEPARTMENT CONNECTION
- ⊕ SANITARY SEWER MH
- ⊕ TREE BARRICADE
- ▨ ITEM TO BE REMOVED
- ▨ BUILDING
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ SOLID SOD
- CHAIN LINK FENCE
- CONSTRUCTION FENCE
- EROSION CONTROL
- CANOPY TREE
- ⊕ TREE TO BE REMOVED



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NORTHWEST MIDDLE SCHOOL  
9 MILE AT REBEL ROAD  
X X  
ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
Checked By: N. KING

Date: OCT 2015

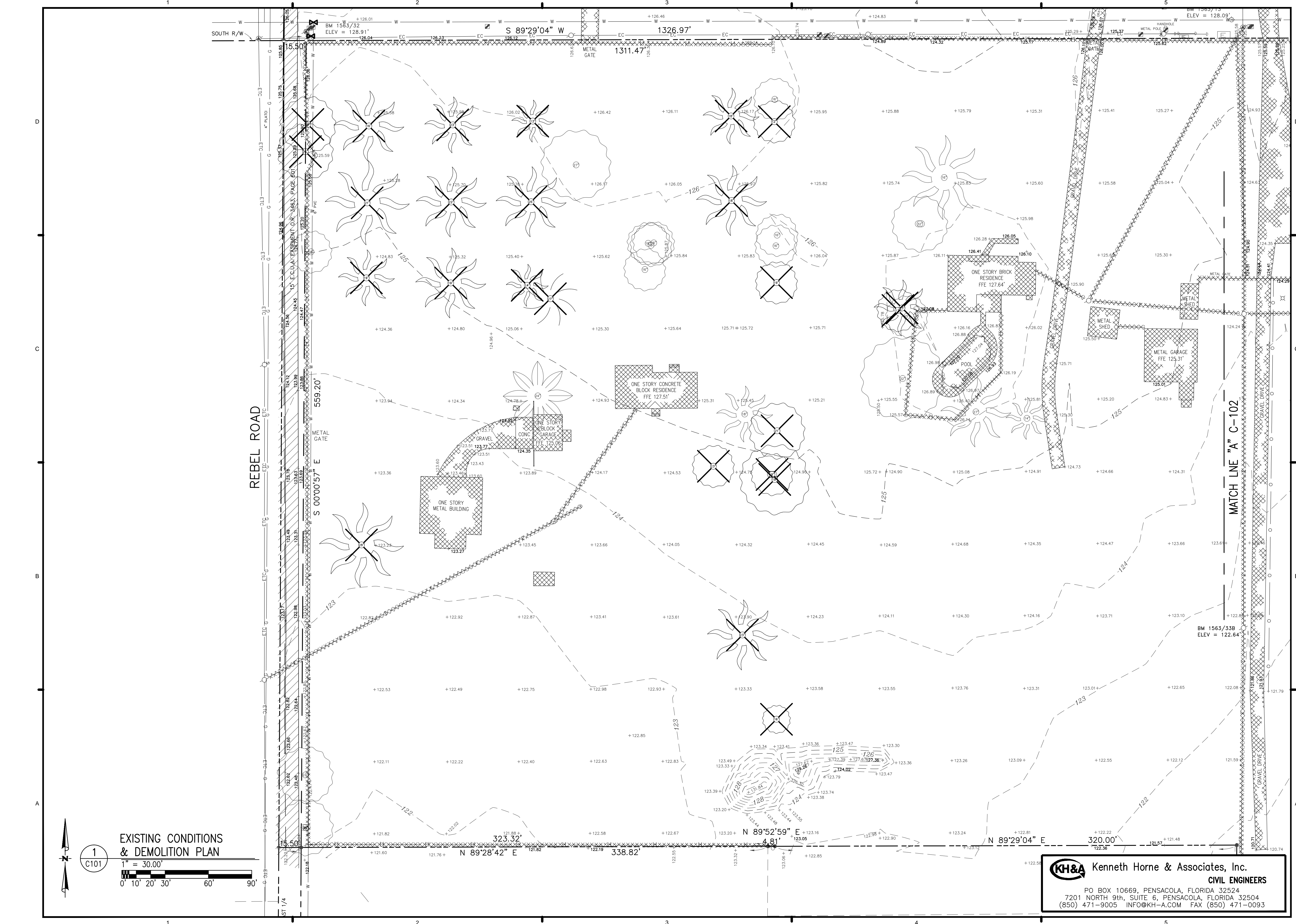
Project No.: X

Drawing Title:

KEY PLAN  
& LEGEND

Drawing No.: C-002

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**NORTHWEST MIDDLE SCHOOL  
 9 MILE AT REBEL ROAD  
 ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

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Project No.: X

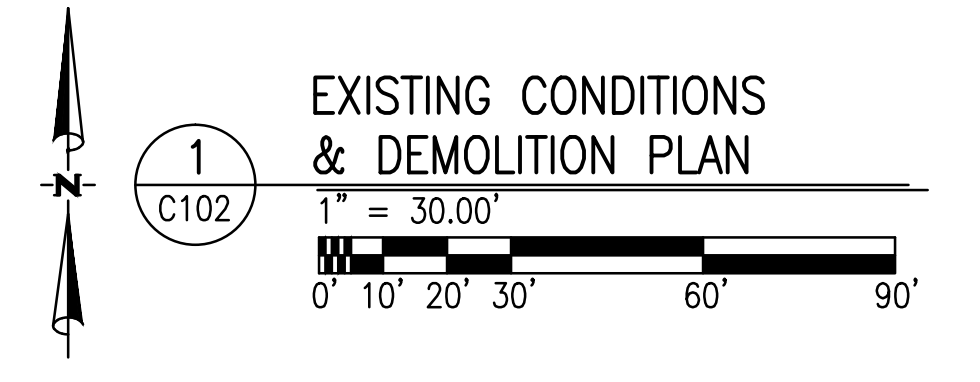
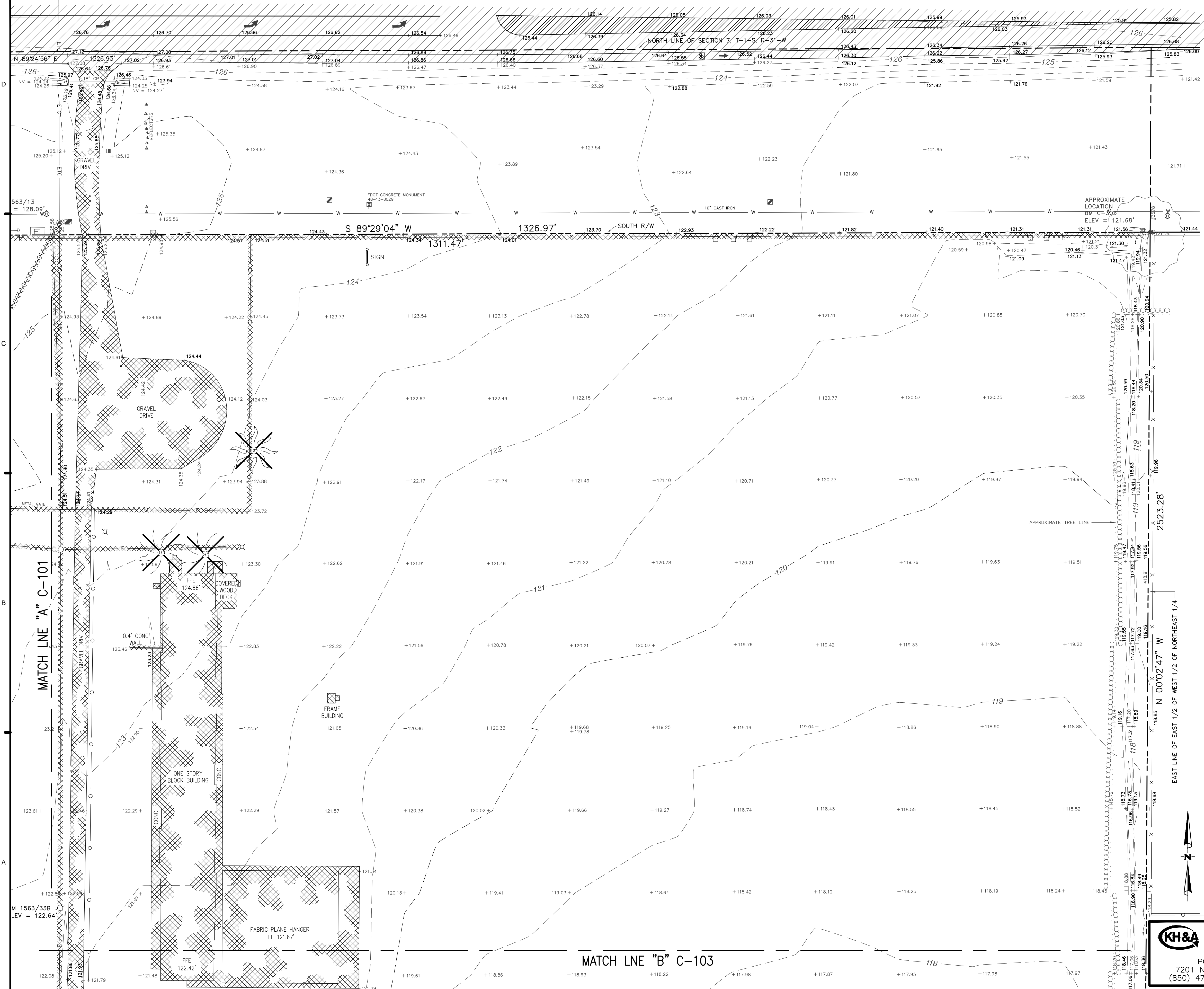
Drawing Title:

**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

Drawing No.: C-101

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STATE ROAD NO. 10 U.S. HIGHWAY 90-ALT NINE MILE ROAD 200' R/W



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**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X X  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date:	No.	Description:

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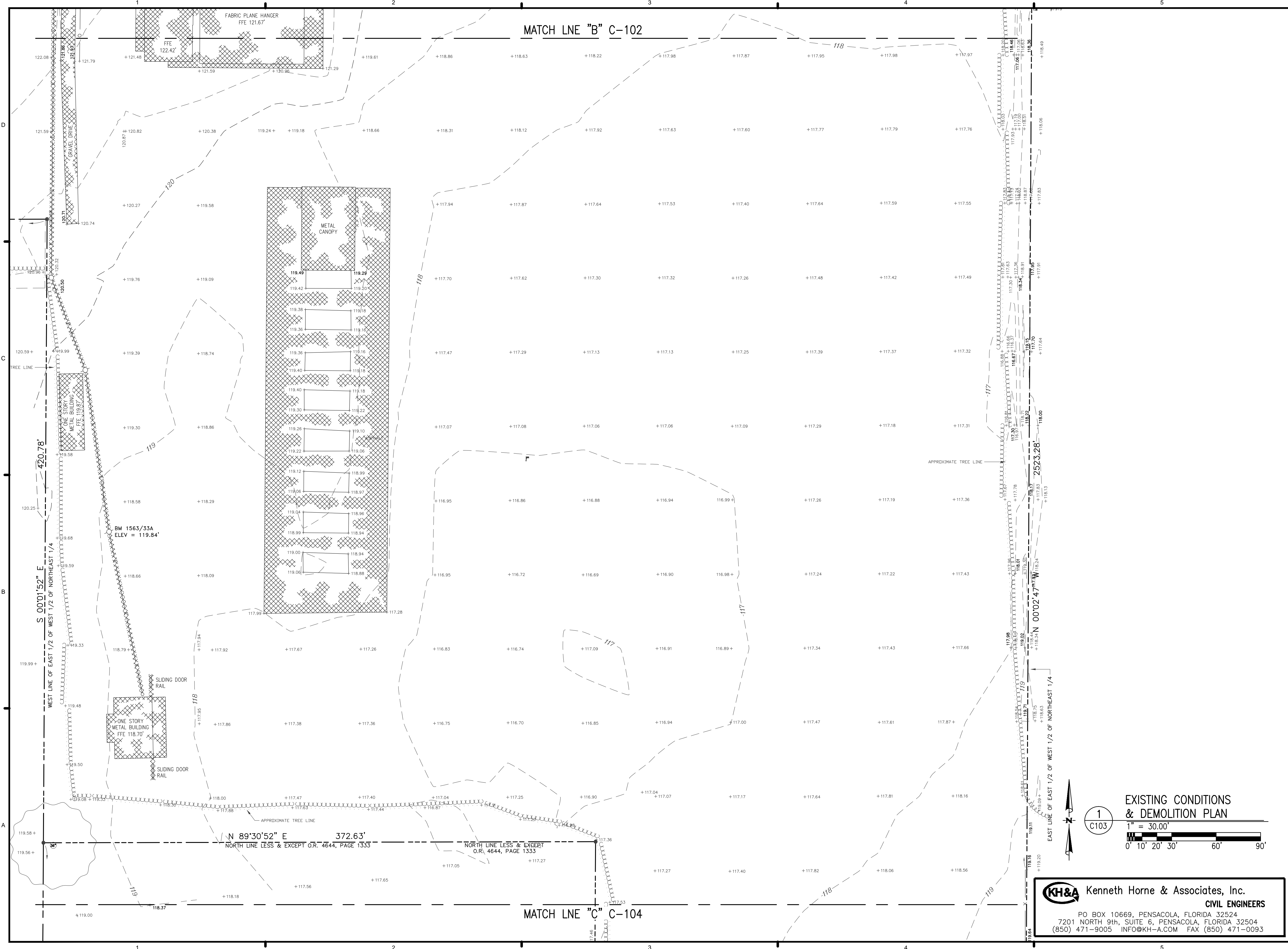
Date: OCT 2015

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Drawing Title:

**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

Drawing No.: C-102



MATCH LNE "B" C-102

MATCH LNE "C" C-104

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**1**  
**C103**  
 EXISTING CONDITIONS  
 & DEMOLITION PLAN  
 1" = 30.00'  
 0' 10' 20' 30' 60' 90'



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**NORTHWEST MIDDLE SCHOOL  
 & DEMOLITION PLAN**  
**9 MILE AT REBEL ROAD**  
 ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

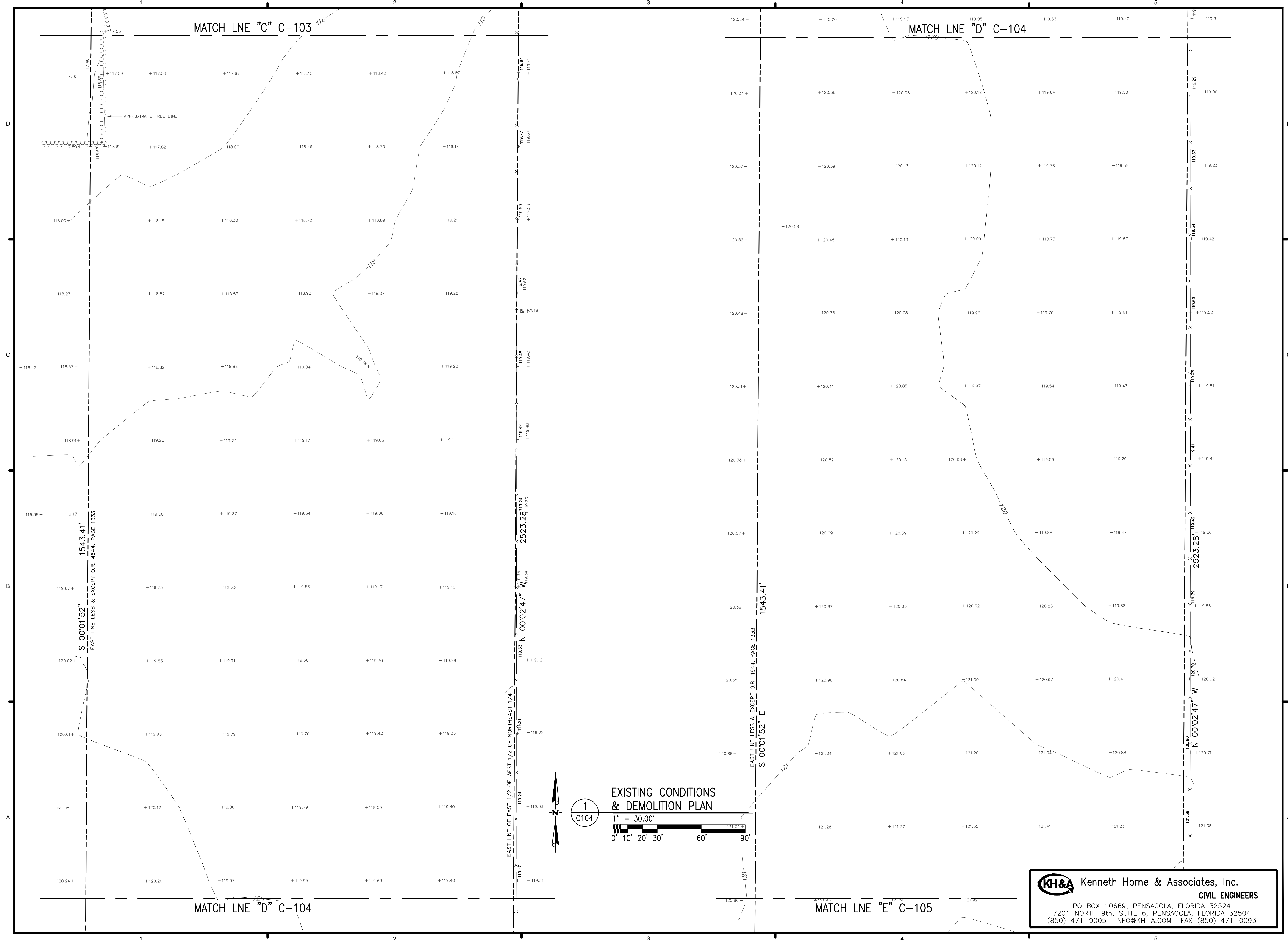
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Drawing Title:  
**EXISTING CONDITIONS  
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Drawing No.:  
**C-103**



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**NORTHWEST MIDDLE SCHOOL  
 9 MILE AT REBEL ROAD  
 ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

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Date: OCT 2015

Project No.: X

Drawing Title:  
**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

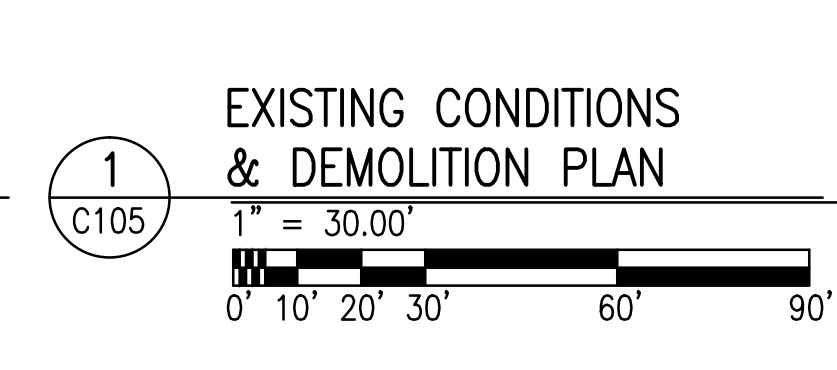
Drawing No.: C-104

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1  
 C104



N 89°25'33" E EXIST  
 N 89°31'35" E 372.63' DEED  
 SOUTH LINE OF NORTHEAST 1/4



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**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

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 Checked By: N. KING

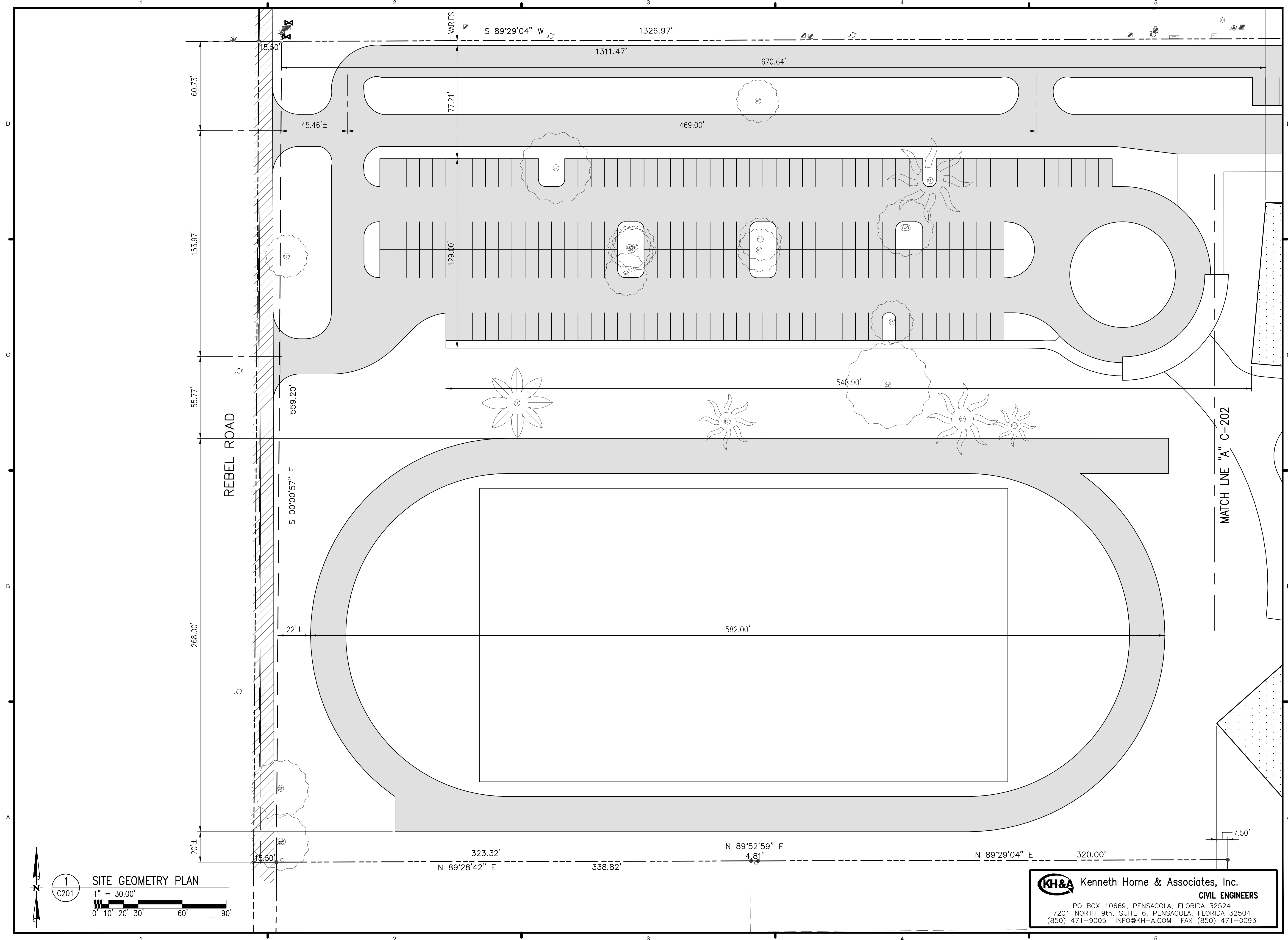
Date: OCT 2015

Project No.: X

Drawing Title:  
**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

Drawing No.:  
**C-105**





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**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
 ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
 Checked By: N. KING  
 Date: OCT 2015

Project No.: X  
 Drawing Title:

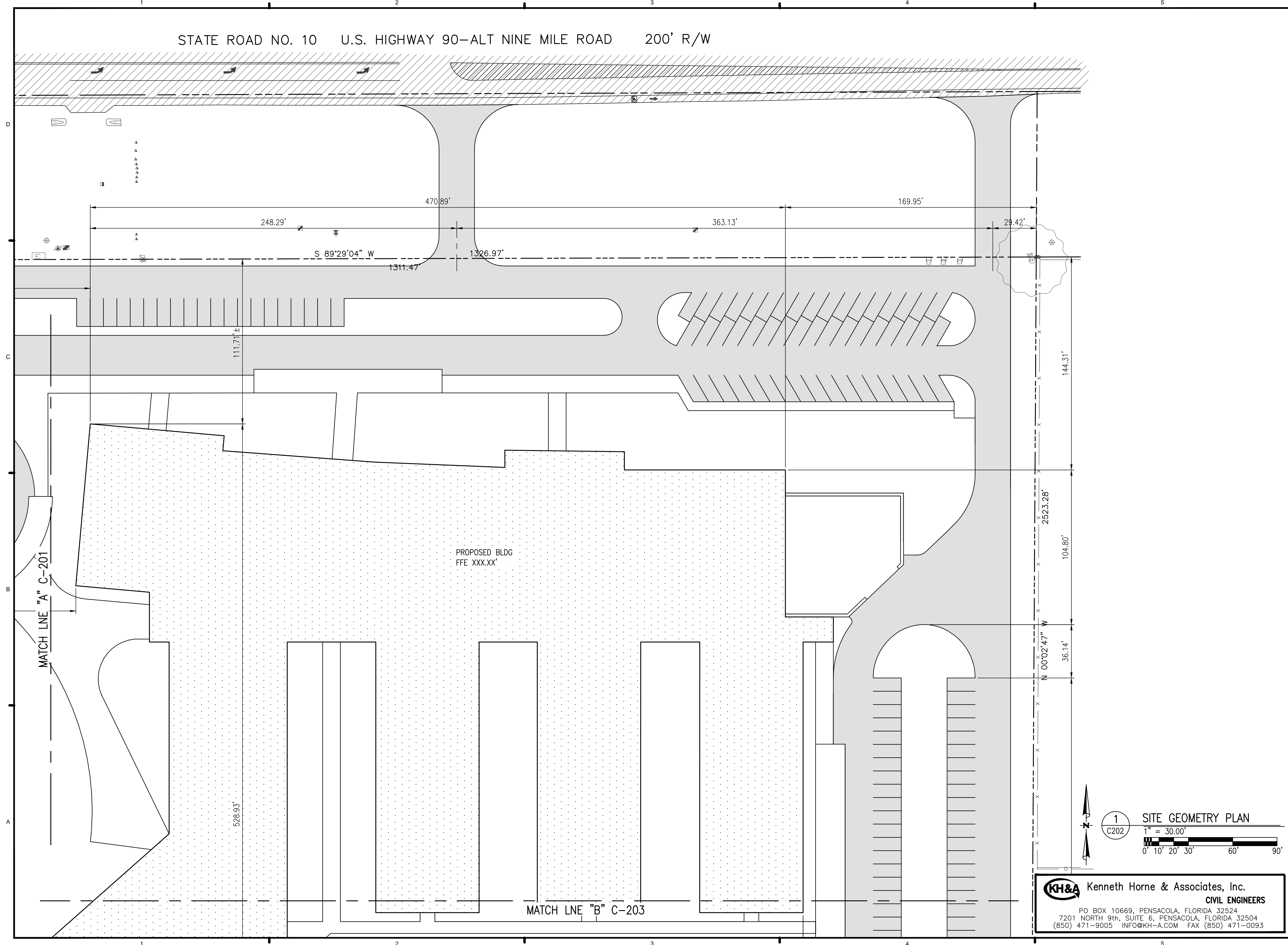
SITE GEOMETRY PLAN

Drawing No.: C-201

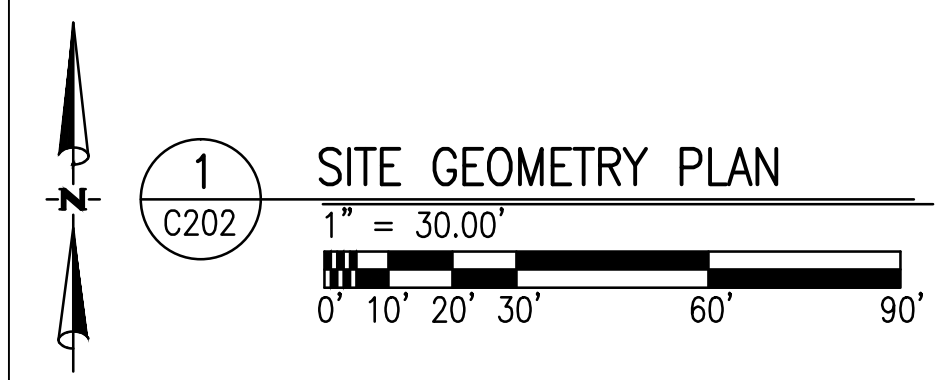
1 SITE GEOMETRY PLAN  
 C201  
 1" = 30.00'  
 0' 10' 20' 30' 60' 90'

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STATE ROAD NO. 10 U.S. HIGHWAY 90-ALT NINE MILE ROAD 200' R/W



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**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

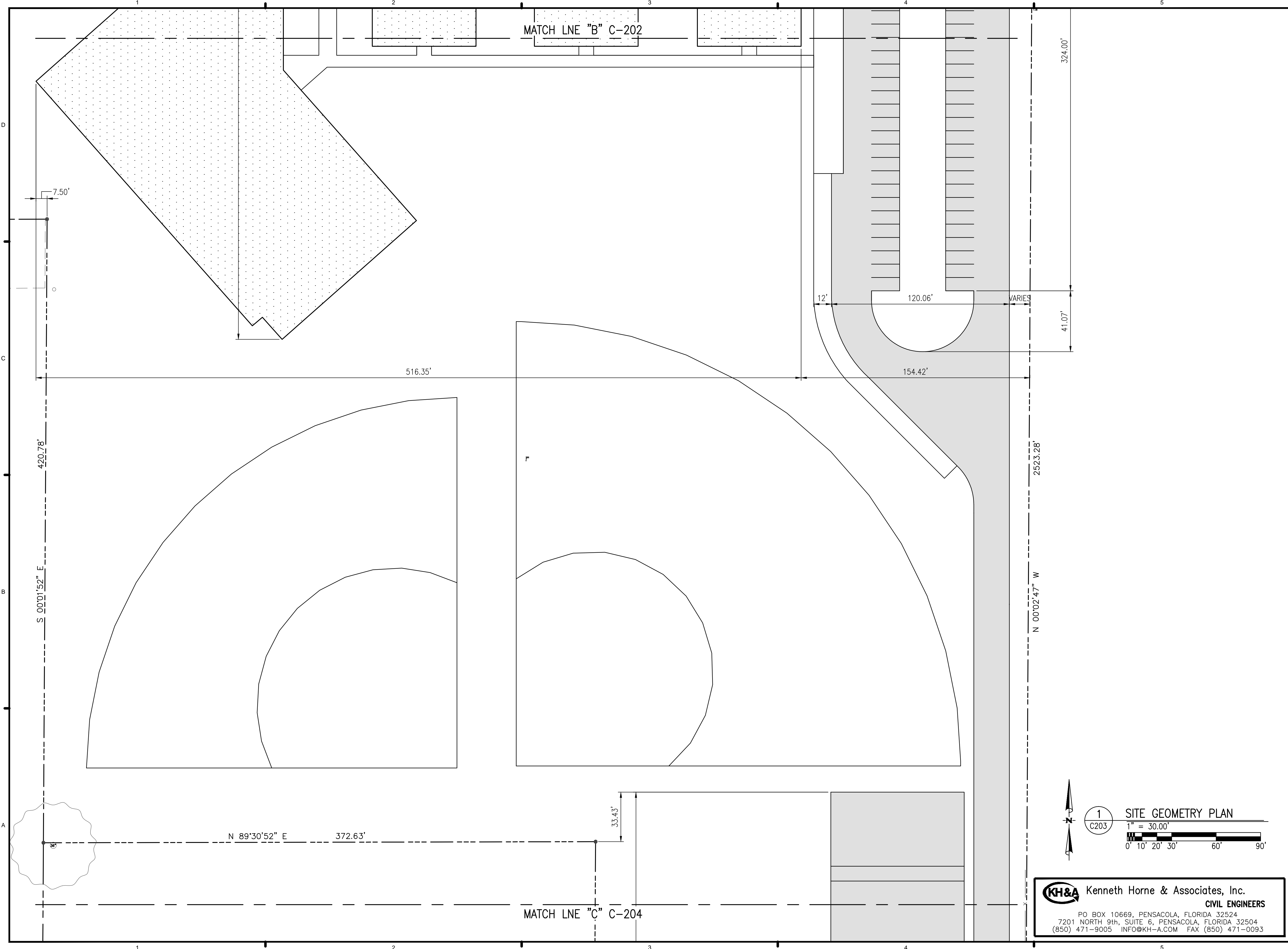
Drawn By: R. TILLMAN  
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Date: OCT 2015

Project No.: X

Drawing Title:  
**SITE GEOMETRY PLAN**

Drawing No.:  
**C-202**



1
C203
**SITE GEOMETRY PLAN**  
 1" = 30.00'

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dag

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 9 MILE AT REBEL ROAD  
 X X  
 ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

Date:	No.	Description

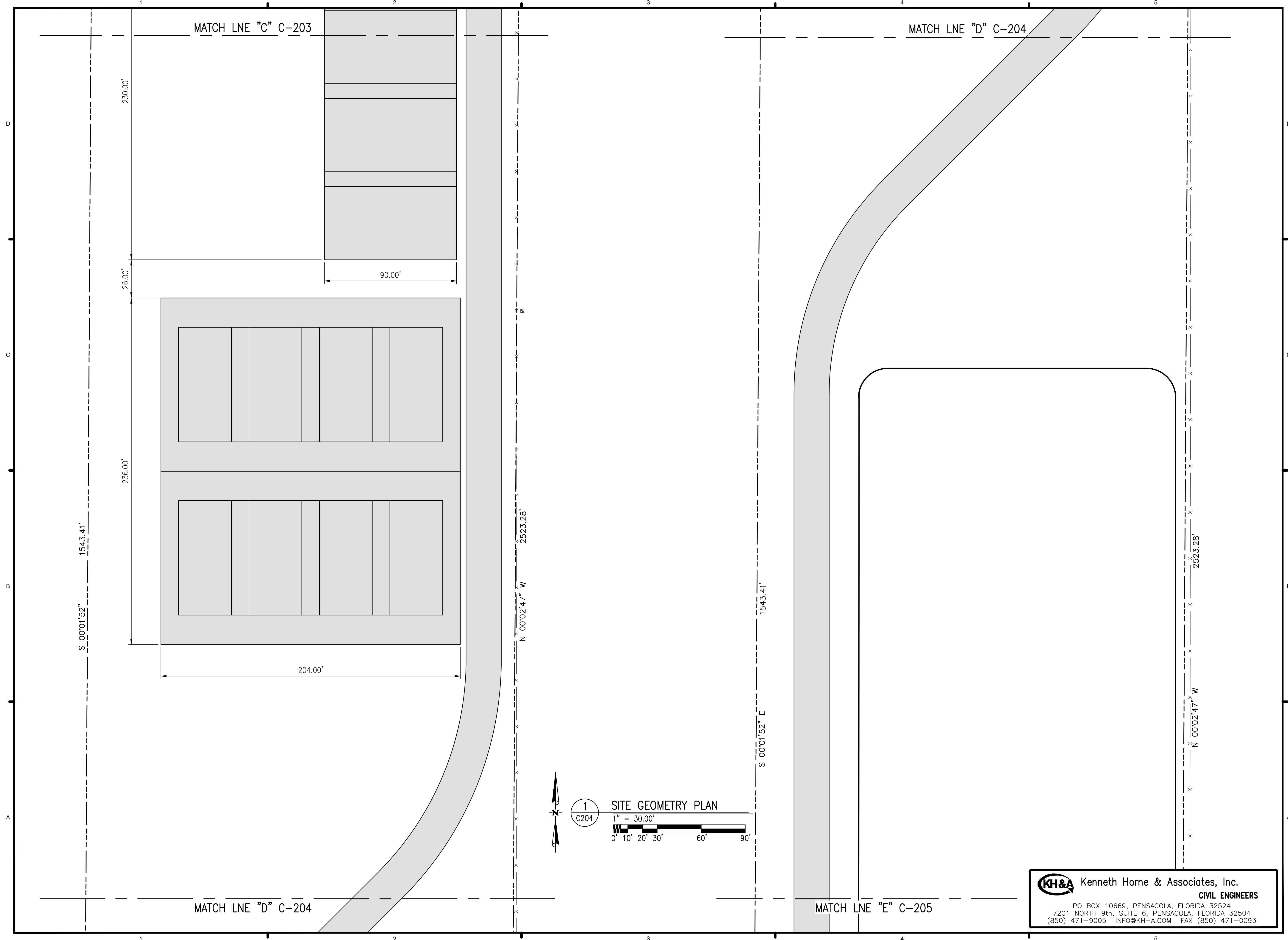
Drawn By: R. TILLMAN  
 Checked By: N. KING

Date: OCT 2015

Project No.: X

Drawing Title:  
 SITE GEOMETRY PLAN

Drawing No.: C-203



DAG ARCHITECTS INC.  
 40 S. PALAFOX PLACE - STE 201  
 PENSACOLA, FL 32502  
 TELEPHONE: 850-429-9004 FAX: 850-429-9005  
 AA-C000745

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X

**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
 ESCAMBIA COUNTY, FLORIDA

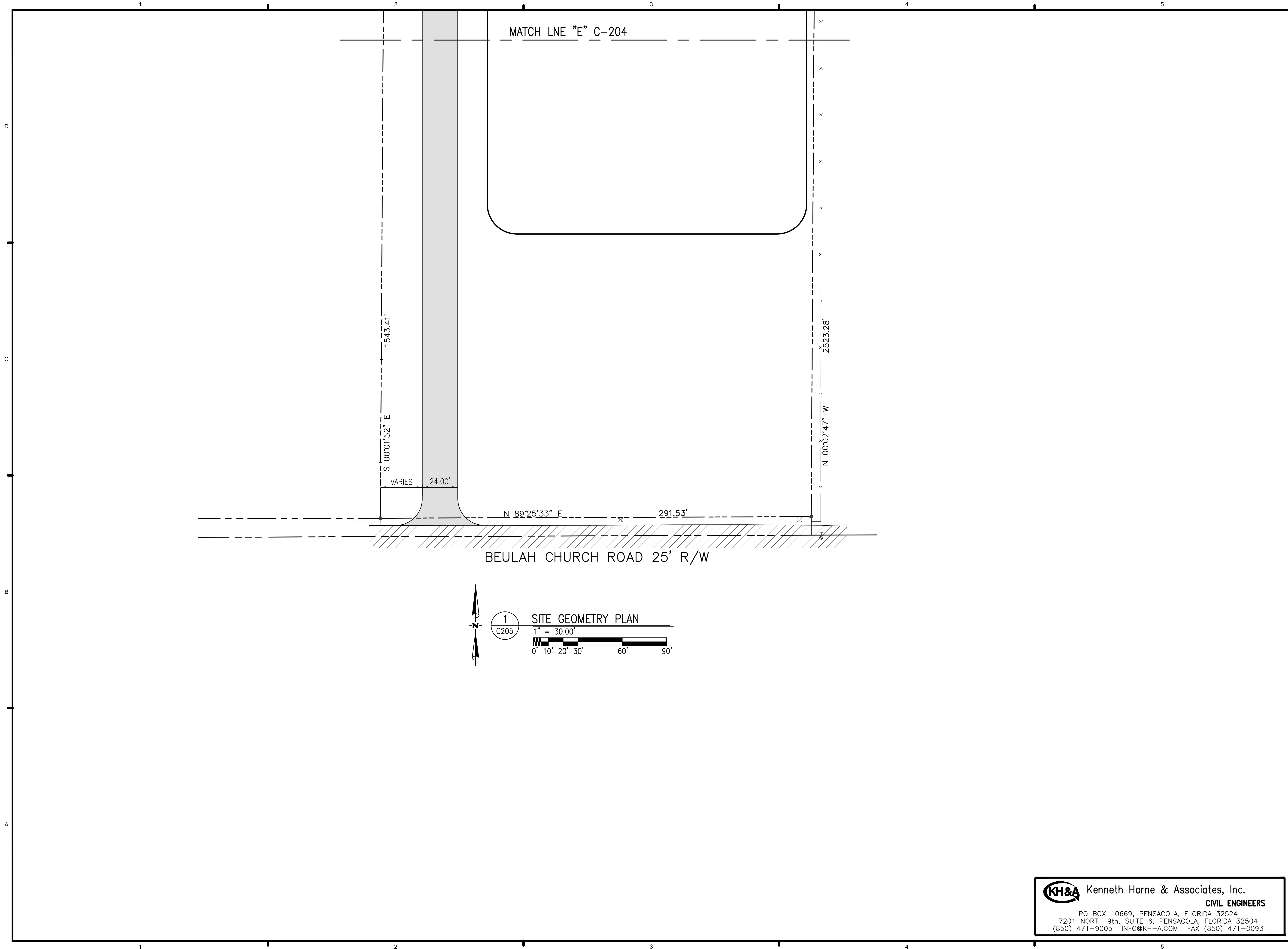
Revision		
Date	No.	Description

Drawn By:	R. TILLMAN
Checked By:	N. KING
Date:	OCT 2015
Project No.:	X
Drawing Title:	SITE GEOMETRY PLAN

Drawing No.: C-204

1 SITE GEOMETRY PLAN  
 C204  
 1" = 30.00'  
 0' 10' 20' 30' 60' 90'

**KH&A** Kenneth Horne & Associates, Inc.  
 CIVIL ENGINEERS  
 PO BOX 10669, PENSACOLA, FLORIDA 32524  
 7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504  
 (850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093



DAG ARCHITECTS INC.  
40 S. PALAFOX PLACE - STE 201  
PENSACOLA, FL 32502  
TELEPHONE: 850-429-9004 FAX: 850-429-9005  
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NORTHWEST MIDDLE SCHOOL  
9 MILE AT REBEL ROAD  
ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
Checked By: N. KING

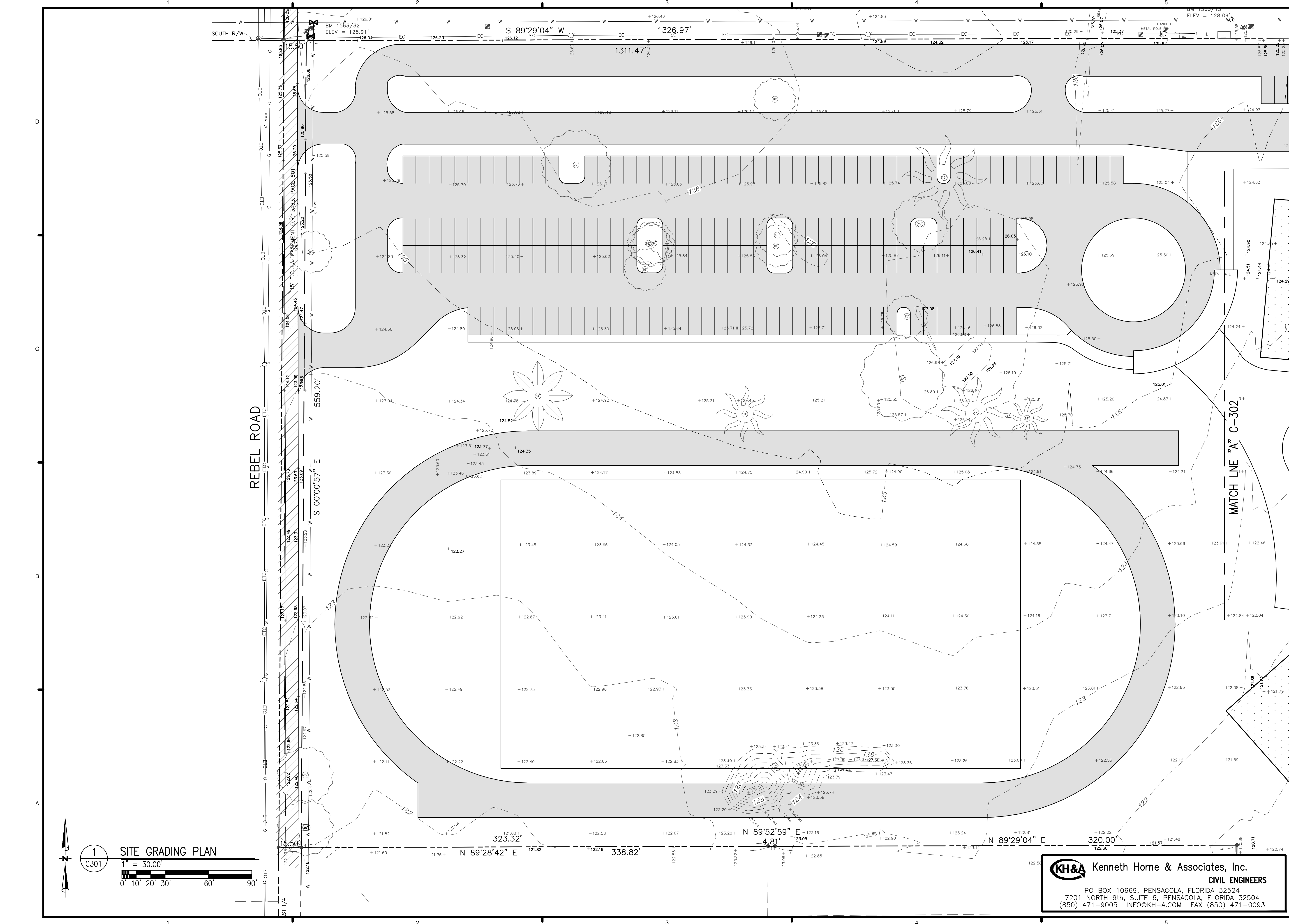
Date: OCT 2015

Project No.: X

Drawing Title:  
SITE GEOMETRY PLAN

Drawing No.:  
C-205

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7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504  
(850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093



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 PENSACOLA, FL. 32502  
 TELEPHONE: 850-429-9004 FAX: 850-429-9005  
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X

**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
 Checked By: N. KING

Date: OCT 2015

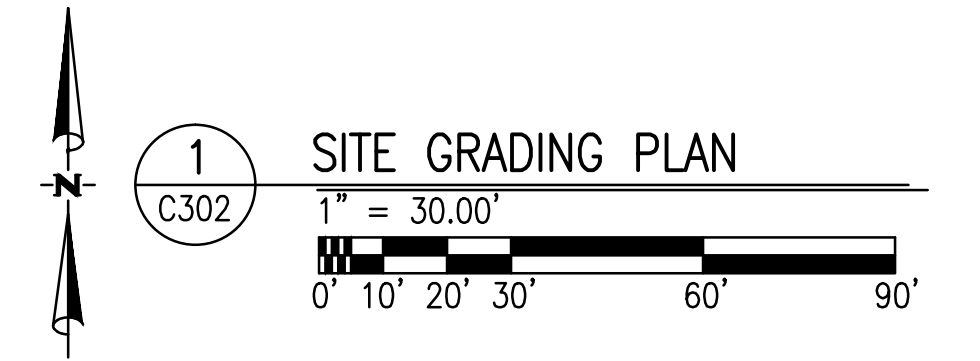
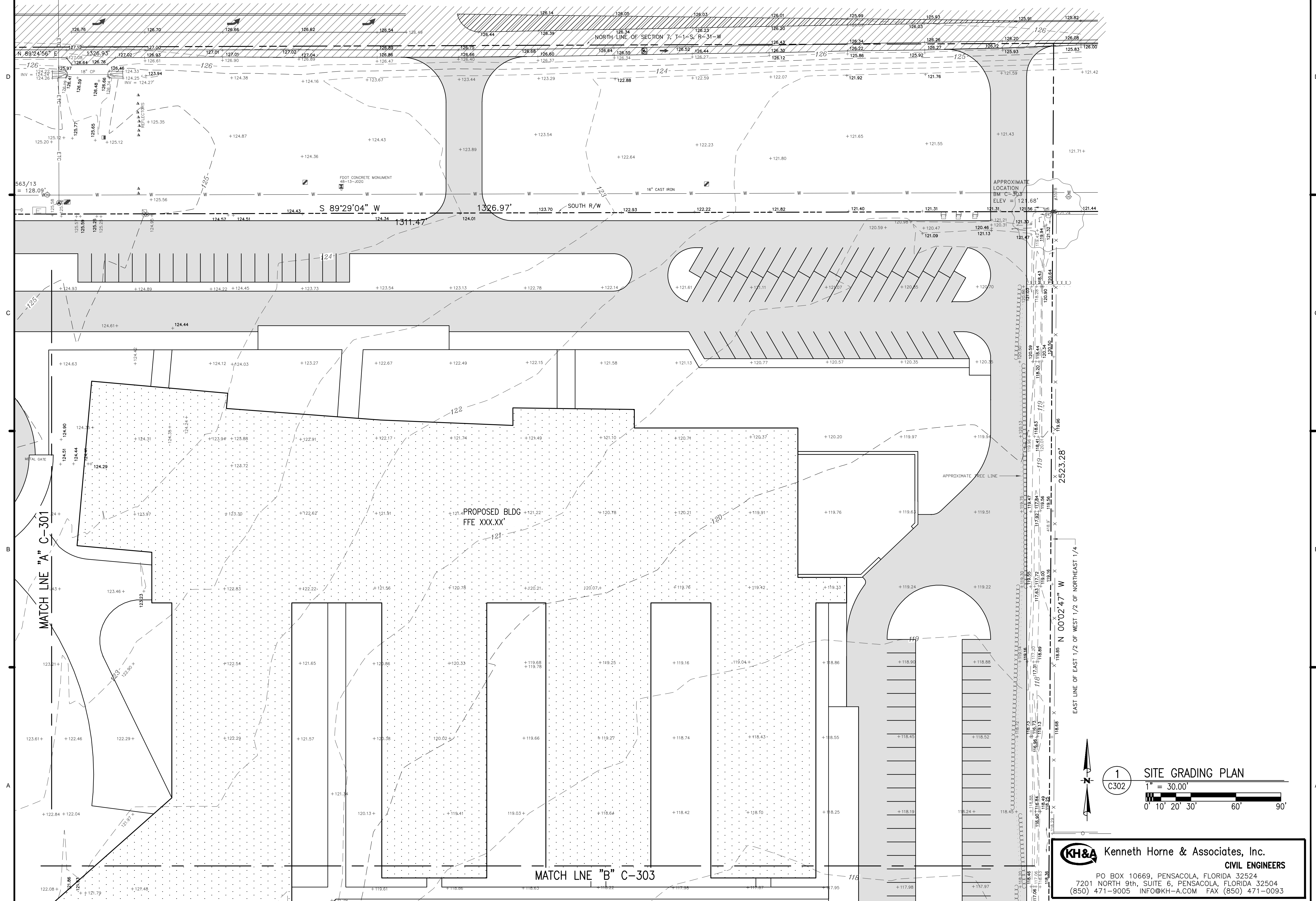
Project No.: X

Drawing Title:  
 SITE GRADING PLAN

Drawing No.:  
 C-301

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**CIVIL ENGINEERS**  
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 7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504  
 (850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093

STATE ROAD NO. 10 U.S. HIGHWAY 90-ALT NINE MILE ROAD 200' R/W



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 7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504  
 (850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093



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 PENSACOLA, FL 32502  
 TELEPHONE: 850-429-9004 FAX: 850-429-9005  
 AA-C000745

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X

**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
 Checked By: N. KING

Date: OCT 2015

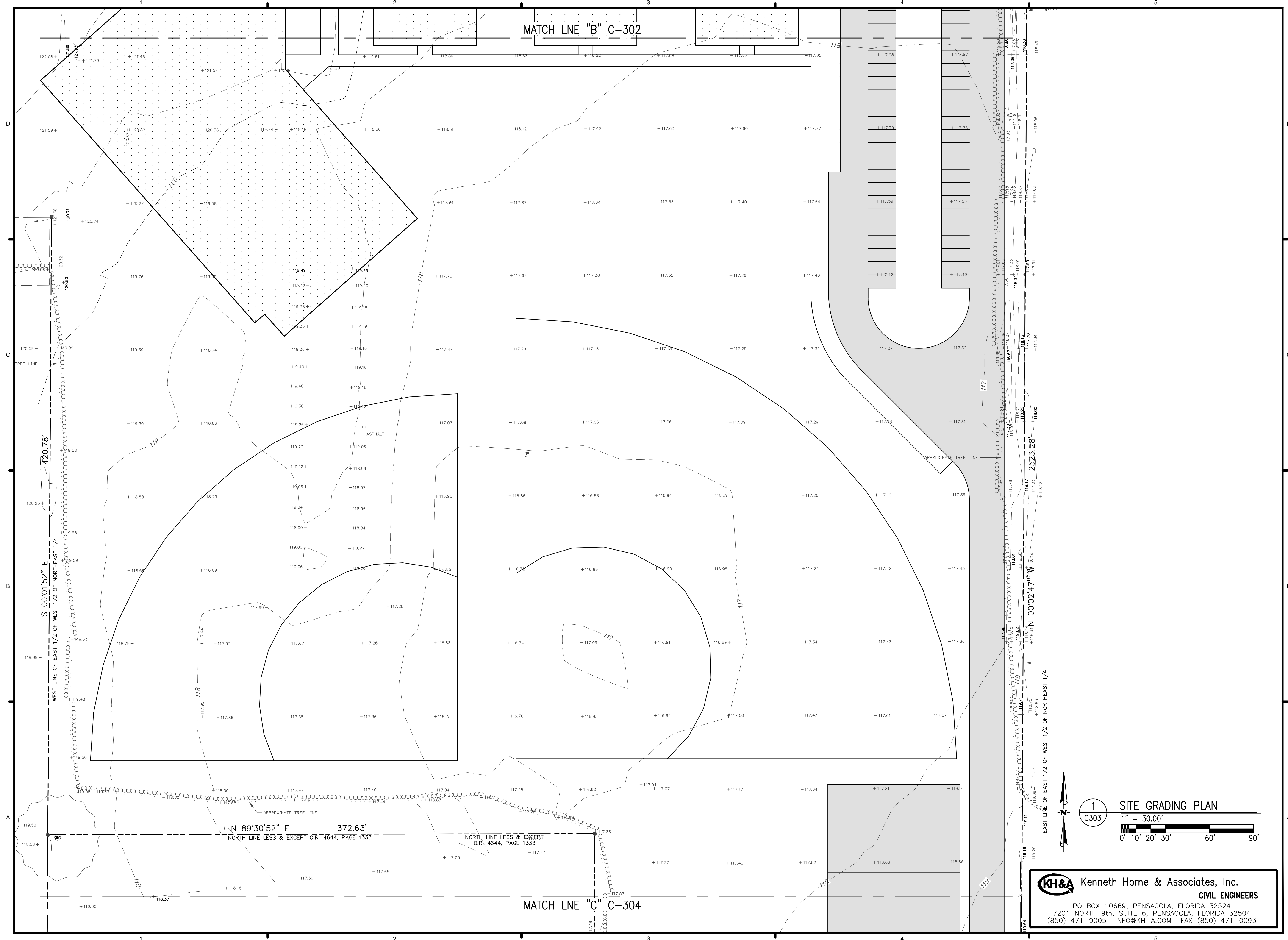
Project No.: X

Drawing Title:  
 SITE GRADING PLAN

Drawing No.:  
 C-302

MATCH LINE "B" C-302

MATCH LINE "C" C-304



**KH&A** Kenneth Horne & Associates, Inc.  
**CIVIL ENGINEERS**  
 PO BOX 10669, PENSACOLA, FLORIDA 32524  
 7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504  
 (850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093



DAG ARCHITECTS INC.  
 40 S. PALAFOX PLACE - STE 201  
 PENSACOLA, FL 32502  
 TELEPHONE: 850-429-9004 FAX: 850-429-9005  
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X

**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 X X  
**ESCAMBIA COUNTY, FLORIDA**

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
 Checked By: N. KING

Date: OCT 2015

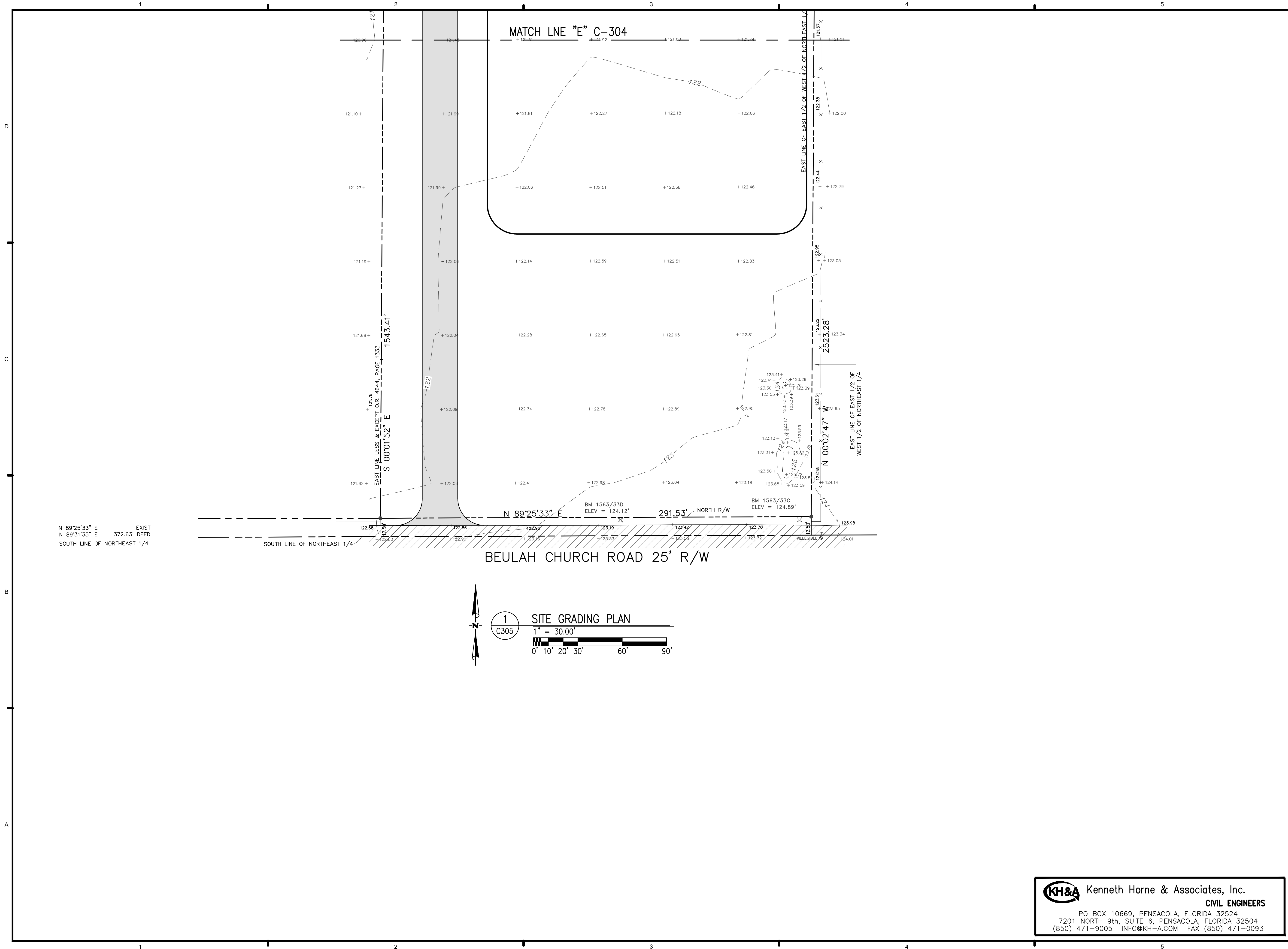
Project No.: X

Drawing Title:  
**SITE GRADING PLAN**

Drawing No.:  
**C-303**

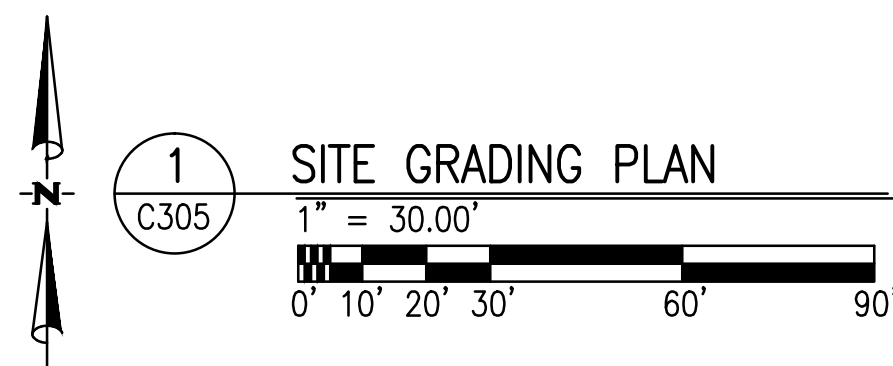






N 89°25'33" E EXIST  
 N 89°31'35" E 372.63' DEED  
 SOUTH LINE OF NORTHEAST 1/4

BEULAH CHURCH ROAD 25' R/W



1 SITE GRADING PLAN

C305

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 PO BOX 10669, PENSACOLA, FLORIDA 32524  
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**NORTHWEST MIDDLE SCHOOL**  
**9 MILE AT REBEL ROAD**  
 ESCAMBIA COUNTY, FLORIDA

Revision		
Date	No.	Description

Drawn By: R. TILLMAN  
 Checked By: N. KING

Date: OCT 2015

Project No.: X

Drawing Title:  
 SITE GRADING PLAN

Drawing No.:  
 C-305

# **Northwest Middle School – Escambia County, FL Project Narrative**

## **I. Background**

The subject properties consist of approximately 32.55 acres, and are located at 6001 W. Nine Mile Road, approximately 1,300 feet west of Beulah Road. The property reference numbers are 07-1S-31-1210-000-001, 07-1S-31-1220-001-001, and 07-1S-31-1220-000-003. The properties currently consist of the old Coastal Airport site and two existing residential lots. The subject properties all currently contain structures which would require demolition prior to start of construction activities.

The proposed project will include the construction of an approximately 142,000 square foot +/- Middle School with associated parking, drive aisles, sidewalks, PE facilities, stormwater management system, and required landscaping.

## **II. Zoning/FLU**

The Escambia County Growth Management Department has confirmed the zoning to be LDR – Low Density Residential, and Com – Commercial District. The proposed use is permitted in the 'Commercial' zoning district but appears to only be allowed as a conditional use in the 'Low Density Residential' district. The future land uses (FLU) are MU-S: Mixed Use-Suburban and C: Commercial, both of which allow the proposed use.

In order to develop the currently zoned LDR properties for use as a new school, it is believed that a Conditional Use approval, will be required. Therefore a Conditional Use application will likely be submitted within the next 30 days.

## **III. Utilities**

### **A. Potable Water**

Potable water service in this area is provided by ECUA. According to a review of system maps, there is presently an 8" water main located in front of this property on the north side of W. Nine Mile Road and a 16" transmission main on the south side of W. Nine Mile Road. Separate domestic and irrigation meters and backflow preventers would be desirable, as this configuration would eliminate the payment of sewer fees for water used for irrigation purposes. Fire protection will also be served from the existing water main.

### **B. Sanitary Sewer**

Sanitary sewer service is provided by ECUA. According to a review of system maps, there is presently an 8" sewer force main located in front of this property on the north side of W. Nine Mile Road. A lift station and on site force main will be required for connection to ECUA's system. A jack and bore or directional drilled force main

crossing of West Nine Mile Road will be necessary to complete the sewer connection to ECUA.

#### **IV. Traffic Concurrency**

##### **A. Trip Generation**

According to the Institute of Transportation Engineers Trip Generation Manual – Ninth Edition, a “Middle School/Junior High School” (ITE Code 522) of 200,000 sf, is estimated to generate average daily trips as follows:  $200,000 \text{ SF} \times 13.78 \text{ trips} / 1,000 \text{ sf} = 2,756 \text{ AADT}$  on a weekday.

During the P.M. peak hour, the estimated trips generated would be  $200,000 \text{ sf} \times 1.19 \text{ trips} / 1,000 \text{ sf} = 238 \text{ PH trips}$ .

#### **V. Access Management**

A total of three (5) driveways are currently planned for the site: One full access driveway along W. Nine Mile Road, one right in, right out only driveway on W. Nine Mile, two driveway connections to Rebel Road, and one access roadway and driveway connecting to Beulah Church Road. These separate driveway connections are intended to provide proper site circulation for visitors, faculty, and bus traffic. Though not currently shown, traffic calming measures along the access drive to Beulah Church Road will be considered.

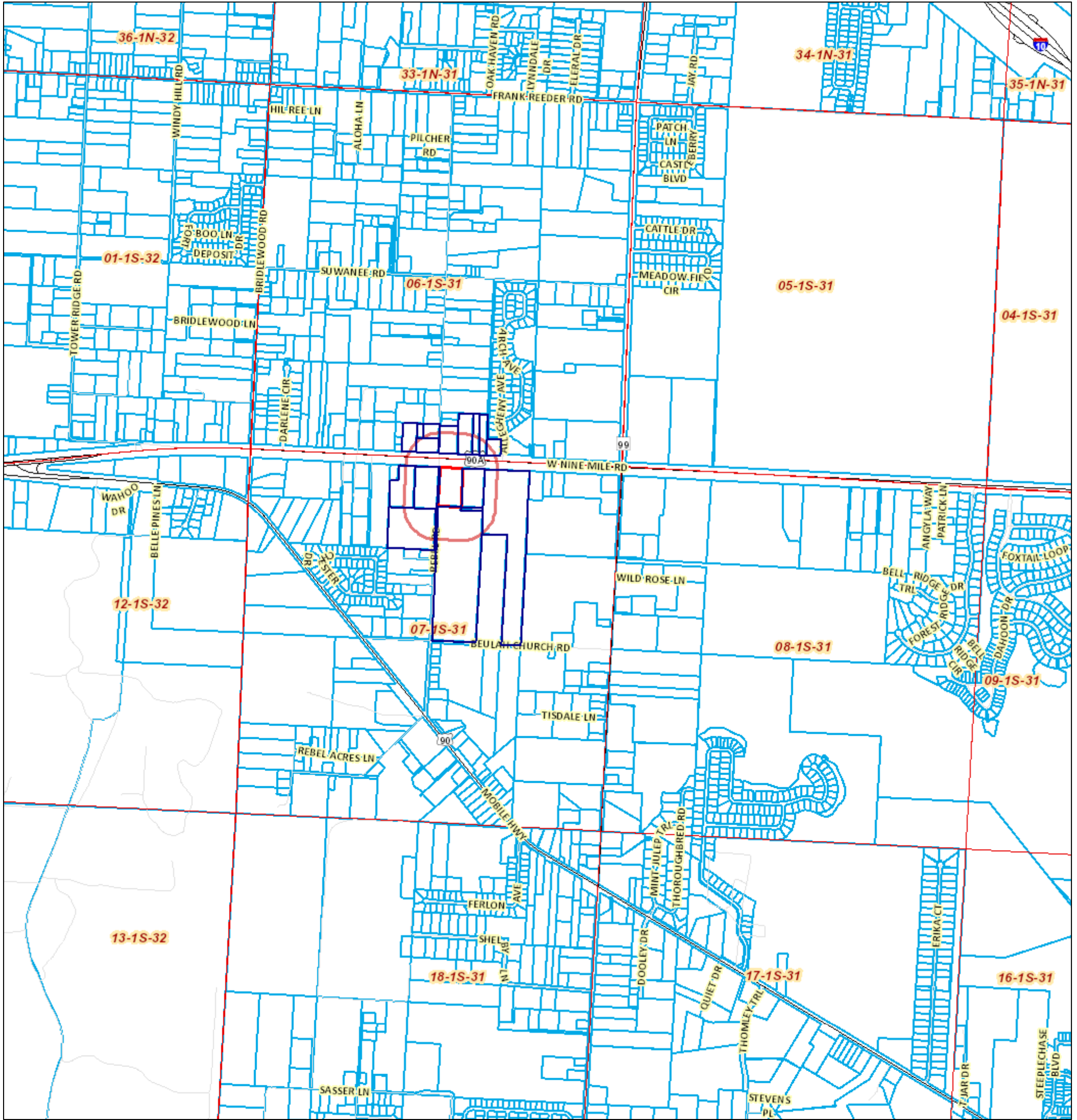
#### **VI. Flood Zone**

According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 12033C0270 G effective September 29, 2006, the property is located entirely in Flood Zone X, areas determined to be outside the 500 year flood plain. No wetlands are believed to exist on site.

#### **VII. Stormwater Management**

A new stormwater management facility will be required for this project. The facility must provide treatment of runoff from the first 1” of rainfall and attenuation for the 100 year storm of critical duration. The site is relatively flat in elevation. While the ideal location for the primary stormwater facility is in the area of the natural draw in the central portion of the property, a positive outfall would be difficult to achieve at this location. Drainage easements would be required from adjacent property owners if these outfall locations were pursued. Therefore, an alternative drainage design has been depicted which entails a large pond along the property’s southern boundary near Beulah Church Road. This pond will be designed for full retention of the 100 year storm of critical duration with no discharge.

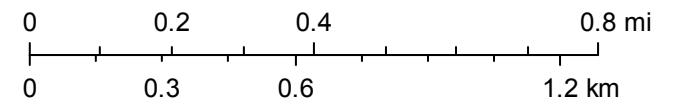
# Chris Jones Escambia County Property Appraiser



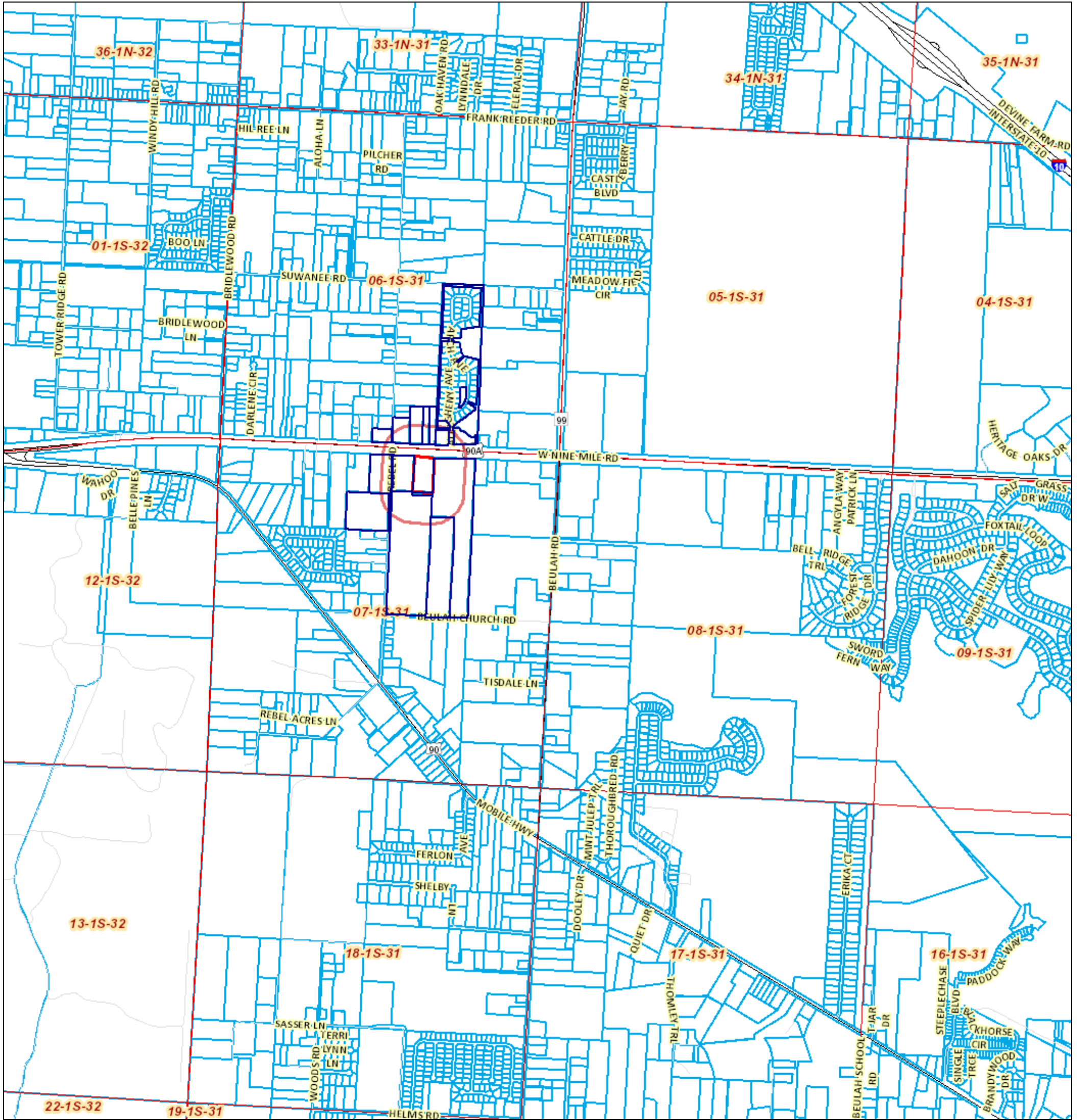
November 30, 2015

1:17,089

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



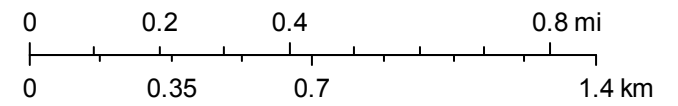
# Chris Jones Escambia County Property Appraiser



November 30, 2015

1:18,706

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





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

**SCHOOL BOARD OF ESCAMBIA COUNTY FLORIDA  
75 NORTH PACE BLVD  
PENSACOLA, FL 32505**

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

**YOUNG ROGER H &  
PO BOX 12345  
PENSACOLA, FL 32591**

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

**MILLICAN EVA  
9811 REBEL RD  
PENSACOLA, FL 32526**

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

**ELKINS MARLIN A TRUSTEE FOR  
9725 REBEL RD  
PENSACOLA, FL 32526**

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

**ELKINS MARLA A  
9715 REBEL RD  
PENSACOLA, FL 32526**

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

**KELLER TERRY A  
6150 W NINE MILE RD  
PENSACOLA, FL 32526**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**DUBOSE JEANETTE  
C/O DUBOSE LYNN A  
171 N CONRAD AVE  
LECANTO, FL 34461**

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

**PERKINS BETTY JEAN  
7260 FRANK REEDER RD  
PENSACOLA, FL 32526**

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

**TIDES GRILL LLC  
6020 NINE MILE RD  
PENSACOLA, FL 32526**

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

**BARNES SARA ANN  
6030 W NINE MILE RD  
PENSACOLA, FL 32526**

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Development Services Department  
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Pensacola, FL 32505

**SHANHOLTZER YOLI  
1242 GANGES TRL  
GULF BREEZE, FL 32561**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**CORRIN ANN CARO  
6131 W 9 MILE RD  
CANTONMENT, FL 32533**

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



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

**LOWELL MARJORIE RAE &  
6000 W NINE MILE RD  
PENSACOLA, FL 32526**

**HENDRIX MARIAN E TRUSTEE  
9703 BARRANGER DR  
PENSACOLA, FL 32514**

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



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

**DUTTON MICHAEL S &  
9015 ALLEGHENY AVE  
PENSACOLA, FL 32526**

**ENSLOW PEGGY T  
708 E GADSDEN ST  
PENSACOLA, FL 32501**

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



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

## **KEYSTONE HOMEOWNERS ASSOCIATION**

**C/O REALTY MASTERS  
4400 BAYOU BLVD #583  
PENSACOLA, FL 32503**

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## **HANCOCK BANK**

**C/O REAL ESTATE TAX GROUP LLC  
5500 PRYTANIA ST. PMB 521  
NEW ORLEANS, LA 70115**

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**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **649886**

Date Issued. : 11/18/2015

Cashier ID : VHOWENS

Application No. : PBA151100018

Project Name : CU-2015-09

Applicant : NICHOLAS R KING

Address : 7201 N 9TH AVE  
STE 6  
Pensacola, FL, 32504

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	17213	\$1,270.50	App ID : PBA151100018
		<b>\$1,270.50</b>	<b>Total Check</b>

Received From : NICHOLAS R KING

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

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA151100018	740959	1,270.50	\$0.00	6029 W NINE MILE RD, PENSACOLA, 32526

<b>Total Amount :</b>	<b>1,270.50</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 11/18/2015
-----------------------	-----------------	---------------	---