

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
June 2, 2015–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.
 - A. Case #: Z-2015-11
Applicant: Wiley C. "Buddy" Page, Agent for Robertson Brazwell, LLC, Owner
Address: 2755 Fenwick Road
Property Size: 0.77 (+/- acres)
From: HDMU, High Density Mixed-use district, (25 du/acres)
To: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibits the subsequent establishment of bars, nightclubs, or adult entertainment uses. (Dwelling unit density limited to vested residential development. Lodging unit density not limited by zoning).
 - B. Case #: Z-2015-12
Applicant: Kerry Anne Schultz Agent for The Busbee Limited Partnership and Murphy J. Jacob Trust
Address: 9600 BLK Tower Ridge Road
Property Size: 78.72 (+/-Acres)
From: RMU, Rural Mixed-use district (two du/acre)
To: LDMU, Low Density Mixed-use district (seven du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 06/02/2015
CASE : Z-2015-11
APPLICANT: Wiley C. "Buddy" Page, Agent for Robertson Brazwell, LLC,
Owner
ADDRESS: 2755 Fenwick Road
PROPERTY REF. NO.: 42-1S-30-3001-002-003
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 07/07/2015

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDMU, High Density Mixed-use district, (25 du/acre).

TO: HCHC/LI-NA, Heavy Commercial and Light Industrial district, prohibits the subsequent establishment of bars, nightclubs, or adult entertainment uses. (Dwelling unit density limited to vested residential development. Lodging unit density not limited by zoning).

RELEVANT AUTHORITY:

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

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan's provisions.

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

CP Policy FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) category is intended for an intense mix of residential and nonresidential uses while

promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

CP Policy FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban (MU-S), Mixed Use-Urban (MU-U), Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

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

FINDINGS

The proposed amendment to HC/LI-NA **is consistent** with the intent and purpose of Future Land Use (FLU) category MU-U, as stated in CP Policy FLU 1.3.1. The MU-U category promotes the use of roads, public services and existing infrastructure, as stated in FLU 1.5.1. The proposed amendment **is consistent** with the Comprehensive Plan and the FLUM, and not in conflict with any of its provisions. The permitted uses of HC/LI-NA are consistent with the stated intent and purpose of the MU-U FLU category. The increase in maximum residential density is consistent with that allowed by MU-U and with the allowance of higher residential densities to promote compact development. Consistency with other applicable policies of the Comprehensive Plan would be evaluated during review of development for compliance with implementing Land Development Code regulations.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with Land Development Code

Whether the proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-Use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-Use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).

(a) Purpose. The Heavy Commercial and Light Industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses

with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.

(e) Location criteria. All new non-residential uses proposed within the HC/LI district that are not part of a planned unit development or not identified as exempt by district regulations shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial street and within one-quarter mile of its intersection with an arterial street.

(2) Site design. Along an arterial street, no more than one-half mile from its intersection with an arterial street, and all of the following site design conditions:

a. Not abutting a RR, LDR or MDR zoning district

b. Any intrusion into a recorded residential subdivision is limited to a corner lot

c. A system of service roads or shared access is provided to the maximum extent feasible given the lot area, lot shape, ownership patterns, and site and street characteristics.

d. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

e. Location in an area where already established non-residential uses are otherwise consistent with the HC/LI, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(3) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.

b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

(f) Rezoning to HC/LI.

(1) Generally. Heavy Commercial and Light Industrial zoning may be established only within the Mixed-Use Urban (MU-U), Commercial (C), or Industrial (I) future land use categories. The district is appropriate to provide transitions between areas zoned or used for commercial and areas zoned or used for industrial. The district is suitable for areas able to receive bulk deliveries by truck in locations served by major transportation networks and able to avoid undesirable effects on nearby property and residential uses.

Rezoning to HC/LI is subject to the same location criteria as any non-residential use proposed within the HC/LI district.

(2) HC/LI-NA designation. Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any bars, nightclubs, or adult entertainment uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of Chapter 2, the HC/LI-NA zoning designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.

FINDINGS

The proposed amendment **is not consistent** with the stated purposes and intent of the LDC due to the location criteria. The rezoning to HC/LI-NA is located along a local street and not the required arterial street classification; however the property does meet all other location criteria standards in the site design condition. The subject property is within the required future land use category. HC/LI-NA zoning, prohibits the uses of any bars, nightclubs, or adult entertainment uses which limits the overall impact of the surrounding neighbors. The applicant has not made any proposed development plans for the parcel at this time; however, if the owner decides to develop this parcel at a later time, all of the requirements under the Land Development Code will apply. All other requirements of the Land Development Code will be evaluated for consistency during the Site Plan Review process.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with the immediate contiguous parcels, however parcels with zoning of MDR must be considered because of the intensity of the allowable uses of HC/LI-NA. Within the 500' radius impact area, staff observed properties with zoning districts MDR, HDMU and HC/LI. Staff also observed three subdivisions Pensacola Heights, Weyland Park and Henrietta Acres which are included in the surroundings 34 single-family dwellings, six mobile homes, three vacant parcels, one multifamily unit, one utility electric site, one professional office, one electric easement, and one borrow pit. When looking at the residential dwellings only two to the east are adjoined to the subject property. The subject parcel has already been cleared and been used as a light industrial site which adjoins a currently working borrow pit.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. Staff located in the 500 foot buffer one rezoning case Z-2013-07, 2755 Fenwick Road, from R-5 to C-2NA approved by the BCC on September 9, 2013.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns.

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

Along with the existing condition of the subject property, the adjoining properties to the North, South, and West have the same uses as HC/LI-NA, which would result in a logical and orderly development pattern.

CRITERION f (LDC Sec. 2-7.2(b)(4))

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

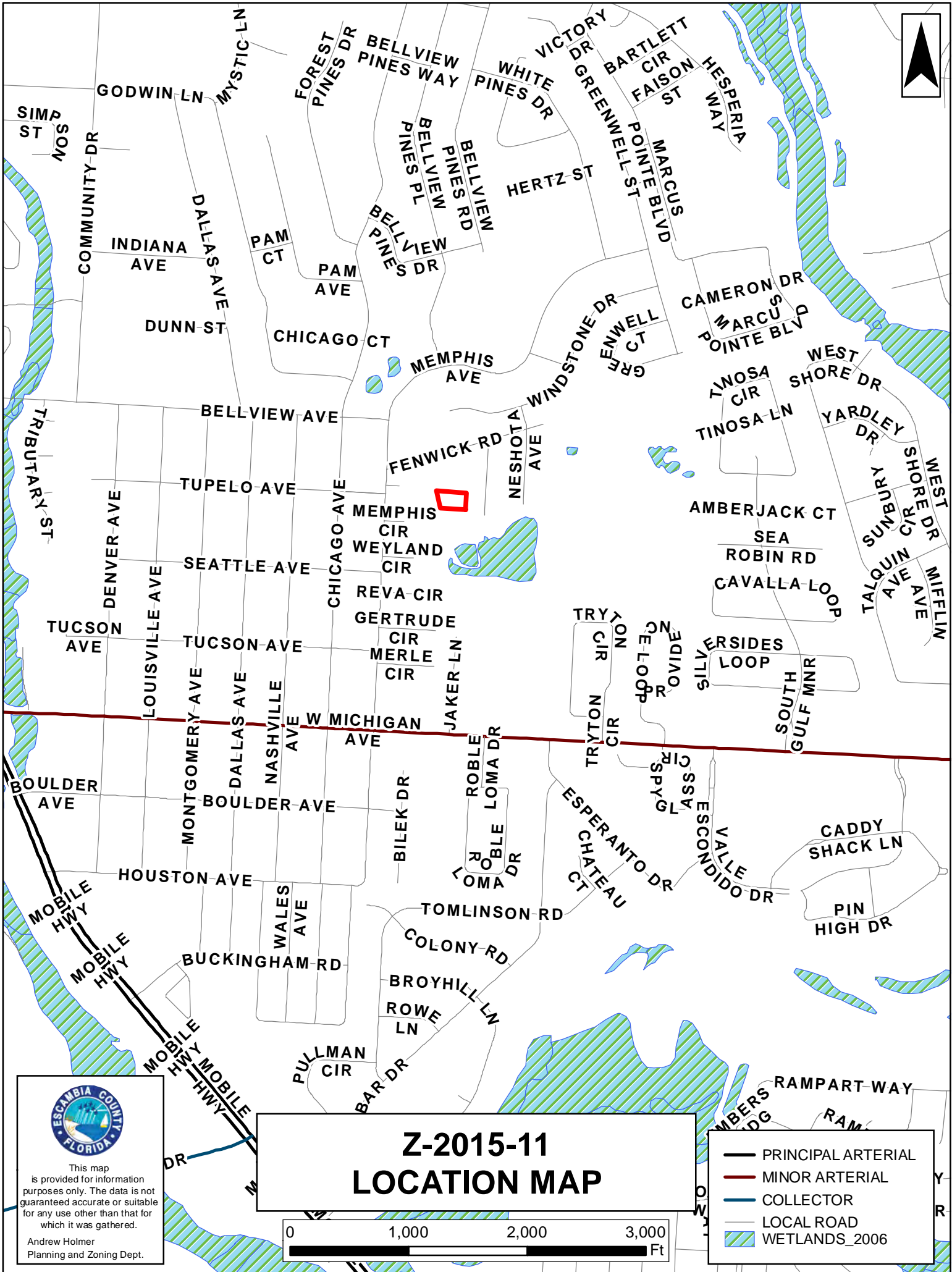

FINDINGS

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

Attachments

Z-2015-11

Z-2015-11









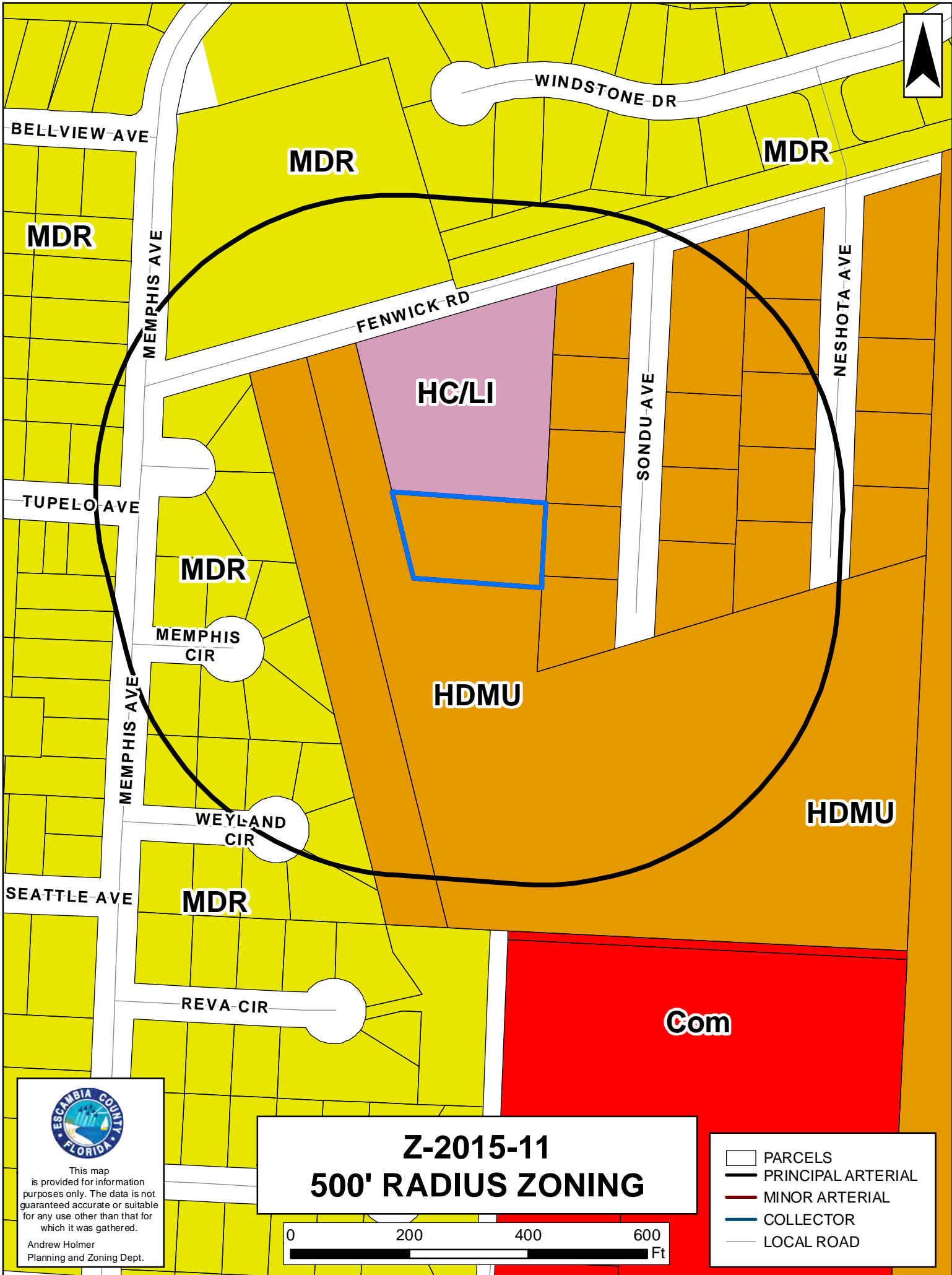
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2015-11 LOCATION MAP




-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



Z-2015-11
500' RADIUS ZONING

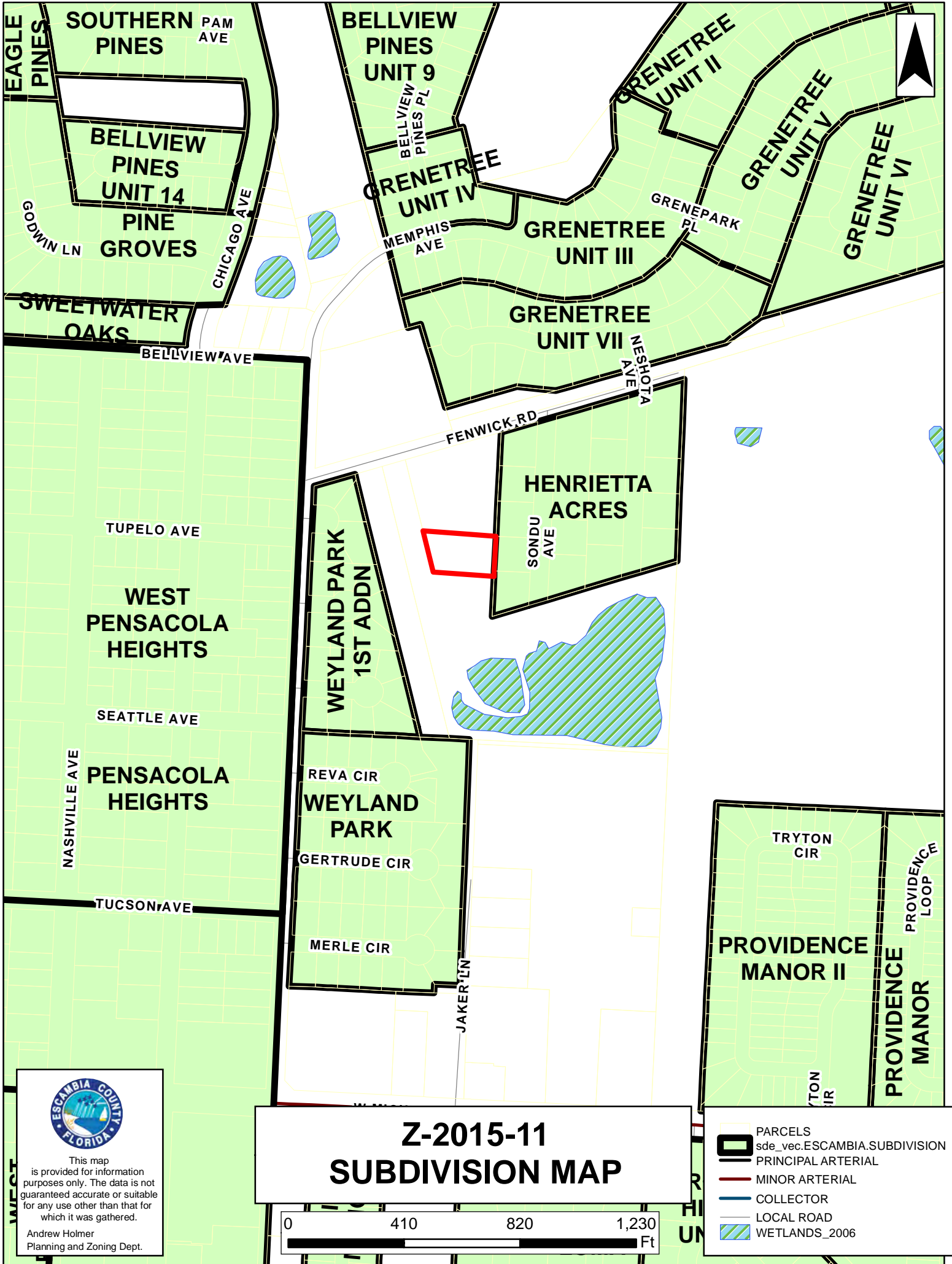


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
 Planning and Zoning Dept.



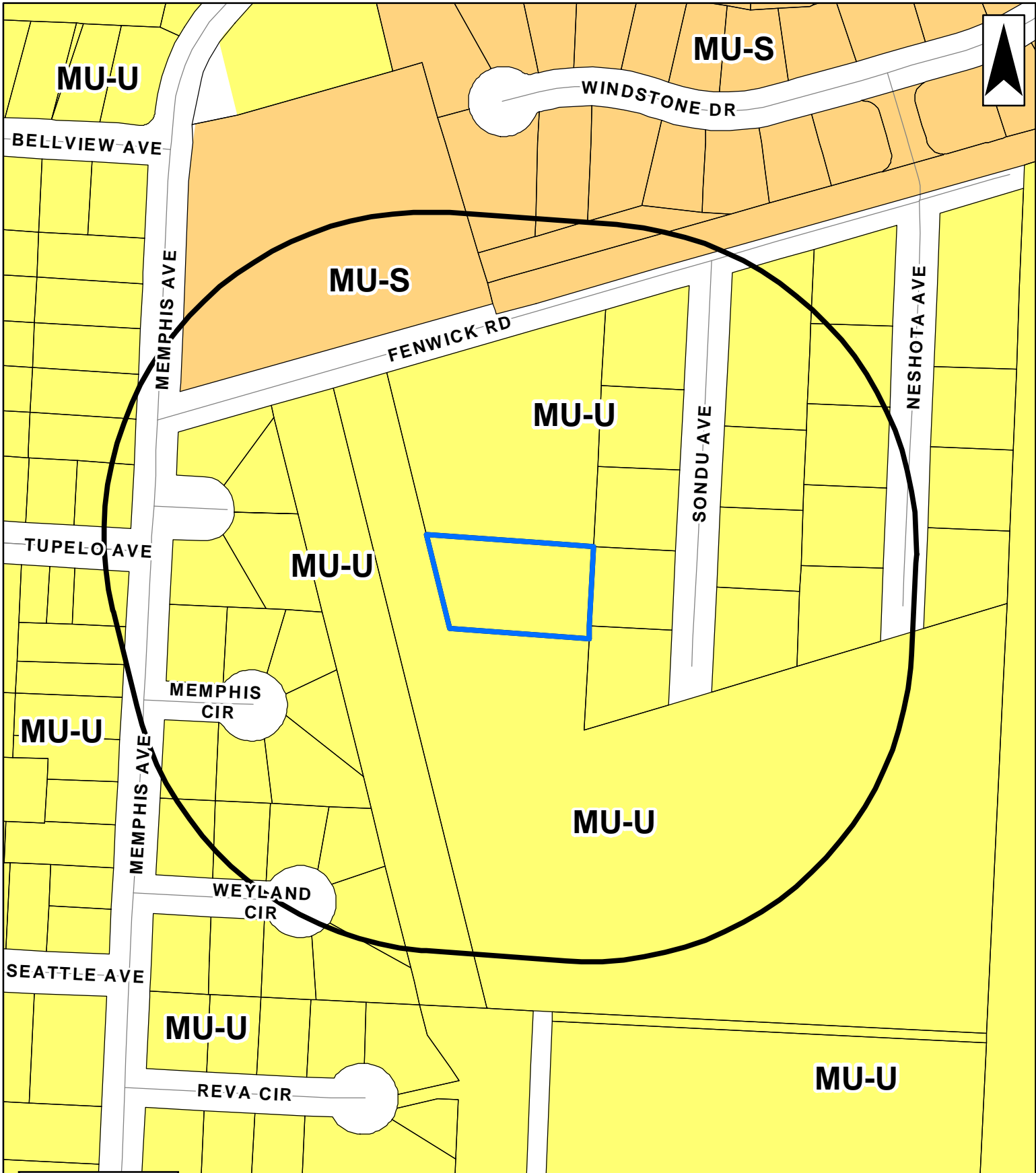
Z-2015-11 SUBDIVISION MAP




- PARCELS
- sde_vec.ESCAMBIA.SUBDIVISION PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006

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

Andrew Holmer
Planning and Zoning Dept.



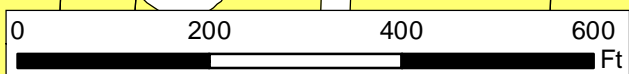







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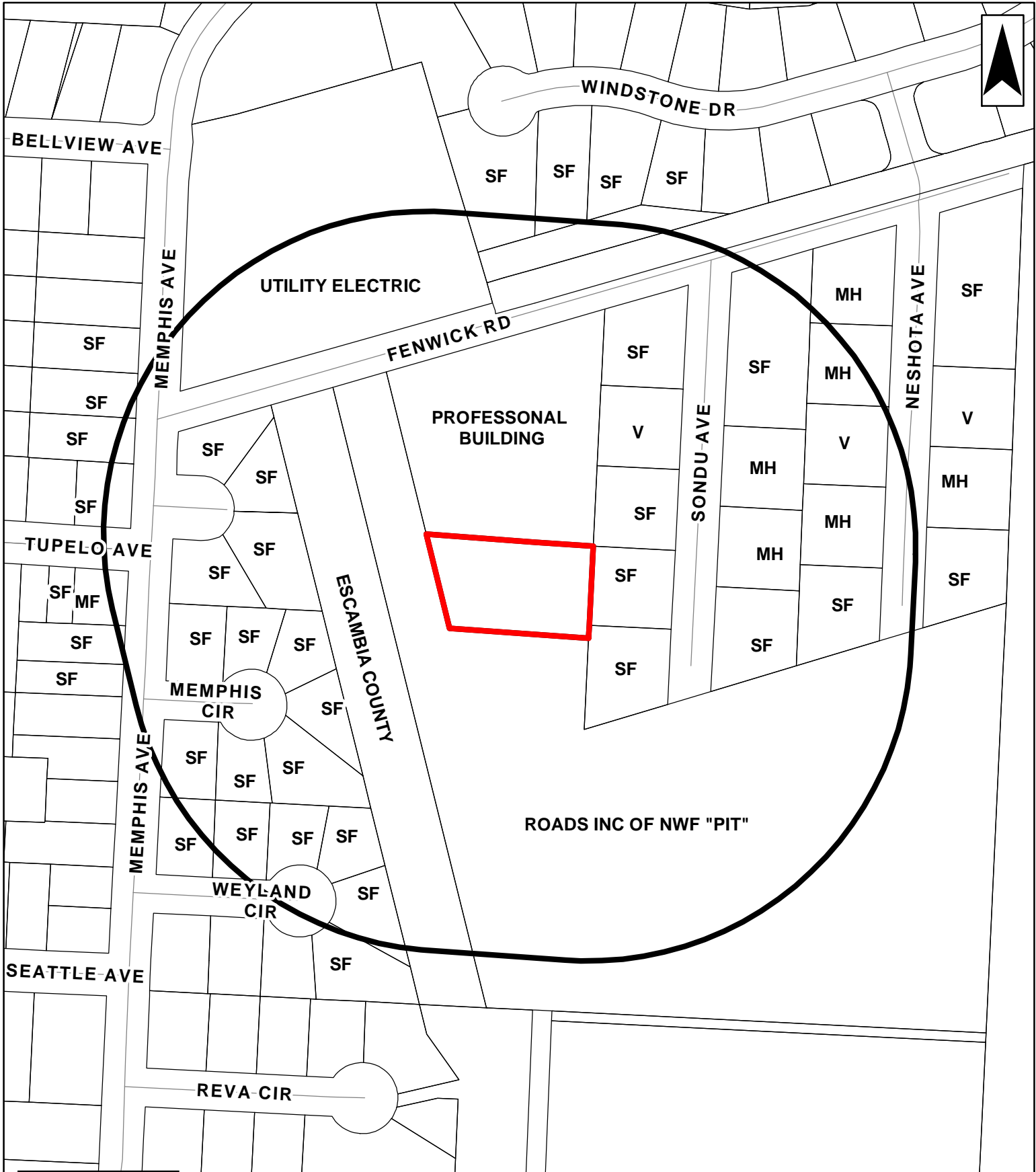
 Andrew Holmer

 Planning and Zoning Dept.

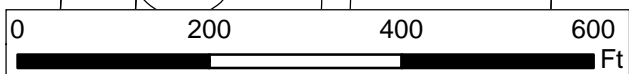
Z-2015-11
FUTURE LAND USE



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



Z-2015-11 EXISTING LAND USE



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



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Andrew Holmer
Planning and Zoning Dept.



FENWICK RD

SONDU AVE

WEYLAND CIR








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Andrew Holmer
Planning and Zoning Dept.

Z-2015-11 AERIAL MAP

0 110 220 330
Ft

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



Public Hearing Sign



Looking East Along Fenwick Road



**Looking onto the
subject property.**



**Looking West Along
Fenwick Road**



**Looking North From
the Fenwick Road**

Applicant Response to Required Criteria

Proposed Rezoning at 2755 Fenwick Road

CRITERION (1)

Consistency with the Comprehensive Plan

Whether the proposed rezoning is consistent with the Comprehensive Plan,

Applicant Findings

This parcel is currently classified as Mixed Use - Urban which allows the requested change.

CRITERION (2)

Consistent with the Land Development Code

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

APPLICANT FINDINGS

The rezoning request is consistent with the intent and purpose of the Land Development Code. The parcel is located between two other road frontage parcels, one of which is an ongoing day pit mining operation and the other a commercial pest control service with outside storage activities.

CRITERIA (3)

Compatible and the extent to which the proposed rezoning is compatible with existing and proposed uses in the area of the subject property.

APPLICANT FINDINGS

The proposed rezoning is for a parcel that has been in a commercial use for over 25 years. While the ownership has changed, the tenant and use will remain the same. The twenty five year history suggests that the use has been and will continue to be compatible with the neighborhood.

CRITERIA (4)

Changed conditions.

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

APPLICANT FINDINGS

There are no recent changed conditions in the area.

CRITERIA (5)

Effect on natural environment.

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

APPLICANT FINDINGS

No changes of use are anticipated in that the tenant's operation will not change.

CRITERIA (6)

Development Patterns

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

APPLICANT FINDINGS

The proposed rezoning would result in a logical and orderly development pattern. The site abuts a large open mining operation on the west side and an existing pest control service located on the

Roadway Locational Criteria

A waiver to the roadway requirements at **LDC 7.20.03.B** is requested based upon the following:

1- The site is located within the 2700 block of Fenwick Road. The block is bounded on the east by Sondu Avenue and on the west by Memphis Avenue. This 2700 block of Fenwick Road measures some 822 feet between Sondu and Memphis as shown on the attached county section map.

2- The 822 feet which makes up the 2700 block of Fenwick Road is made up of 5 parcels of property, 4 of which have existing non-residential uses and one parcel that is a residential site with frontage dimensions as follows:

1- Pest control lot	134 feet frontage	
2- Subject parcel	352	
3- Barrow pit	80	
4- Gulf Power	<u>100</u>	
Total Non-Residential Use Frontage	666	666 feet Comm. Use
5- Residential lot	156	<u>156</u> feet Res. Use
Total Frontage		822 Feet

Therefore $666 \div 822 = 81\%$ of the block frontage has existing commercial uses which exceeds the 50% minimum standard required.



Development Services Department
Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: ADMU

Variance Request for: HCL/NA

Rezoning Request from: R-2 to: C-2NA

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

Owner(s) Name: Robertson Brazwell, LLC Phone: _____

Address: 2814-A Copter Road Pensacola, Florida 32514 Email: _____

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

Property Address: 2755 Fenwick Road Pensacola, Florida 32514

Property Reference Number(s)/Legal Description: 42-1S-30-3001-002-003

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.

Wilson B. Robertson
Signature of Owner/Agent

Robertson Brazwell, LLC
Printed Name Owner/Agent

5-6-15
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of May, 20 15,
by Wilson B. Robertson

Personally Known OR Produced . Type of Identification Produced: _____

Don Davis
Notary Public - State of Florida
My Commission # FF 208551
Signature of Notary My Commission # Exp May 9, 2019 Printed Name of Notary
(notary seal must be affixed)

FOR OFFICE USE ONLY

CASE NUMBER: Z-2015-11

Meeting Date(s): PB 6/2; Bcc 7/2/15 Accepted/Verified by: A Cam Date: 5/8/15

Fees Paid: \$ _____ Receipt #: _____ Permit #: PR2150500069



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2015-11

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2755 Fenwick Road Pensacola, Florida 32514,
Florida, property reference number(s) 42-1S-30-3001-002-003

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

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

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

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

Wilson R. Robertson
Signature of Property Owner

Robertson Brazwell, LLC
Printed Name of Property Owner

5-6-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of May 20 15,
by Wilson R. Robertson.

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

D. Davis
Signature of Notary

Printed Name of Notary

(Notary Seal)
Diana Davis
Notary Public - State of Florida
My Commission # FF 208551
My Commission # Exp May 9, 2019



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 42-1S-30-3001-002-003

Property Address: 2755 Fenwick Road Pensacola, Florida 32514

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 6 DAY OF May, YEAR OF 2015.

Robertson Brazwell
Signature of Property Owner

Robertson Brazwell, LLC
Printed Name of Property Owner

5-6-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

[Printer Friendly Version](#)

Navigate Mode
 Account
 Reference

General Information	
Reference:	421S303001002003
Account:	041321300
Owners:	BRAZWELL ROBERTSON LLC
Mail:	2814-A COPTER RD PENSACOLA, FL 32514
Situs:	2755 Fenwick Road
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2014 Certified Roll Assessment	
Improvements:	N/A
Land:	N/A
Total:	N/A
Non-Homestead Cap:	N/A
Disclaimer	

[Amendment 1/Portability Calculations](#)

Sales Data	
Sale Date	Book Page Value Type
10/30/2014	7254 1206 \$18,500 WD
Official Records (New Window)	
View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	

2014 Certified Roll Exemptions
None

Legal Description
COMMENCE AT THE NORTHEAST CORN ER OF SECTION 42, TOWNSHIP 1 S OUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S 72 D...

Extra Features
None

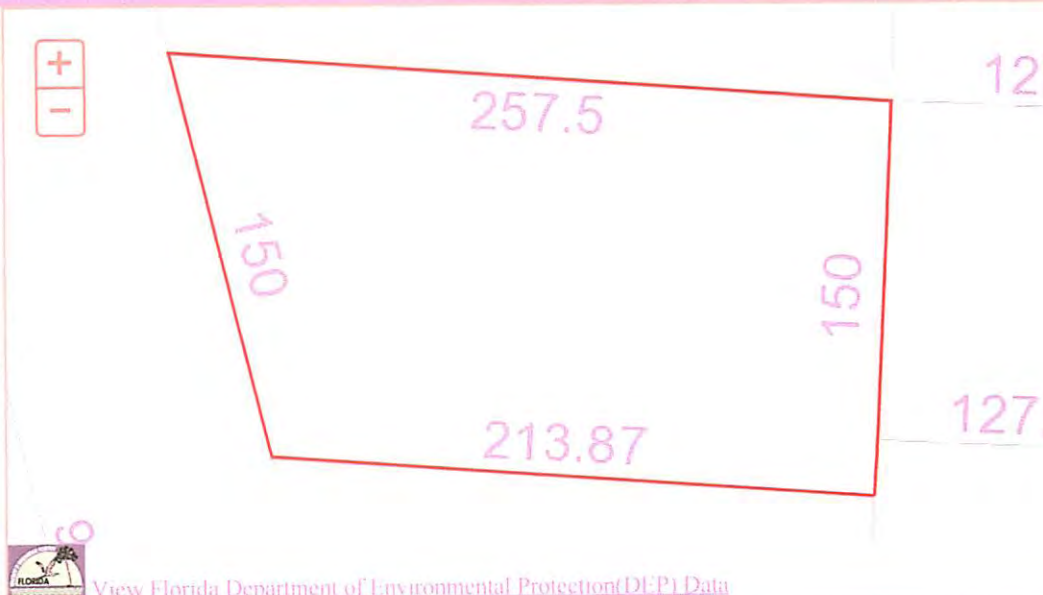
Parcel Information [Launch Interactive Map](#)

Section Map Id:
42-1S-30-1

Approx. Acreage:
0.7700

Zoned:

Evacuation & Flood Information
[Open Report](#)



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

Buildings
None

*Eric Beaton
Duane Hicks*

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.



Detail by Entity Name

Florida Limited Liability Company

ROBERTSON BRAZWELL, L.L.C.

Filing Information

Document Number	L04000033447
FEI/EIN Number	113719184
Date Filed	05/03/2004
State	FL
Status	ACTIVE

Principal Address

2814-A COPTER ROAD
PENSACOLA, FL 32514

Changed: 01/14/2008

Mailing Address

2814-A COPTER ROAD
PENSACOLA, FL 32514

Changed: 01/14/2008

Registered Agent Name & Address

ROBERTSON, WILSON B
2814-A COPTER ROAD
PENSACOLA, FL 32514

Address Changed: 01/14/2008

Authorized Person(s) Detail

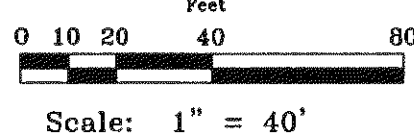
Name & Address

Title MGRM

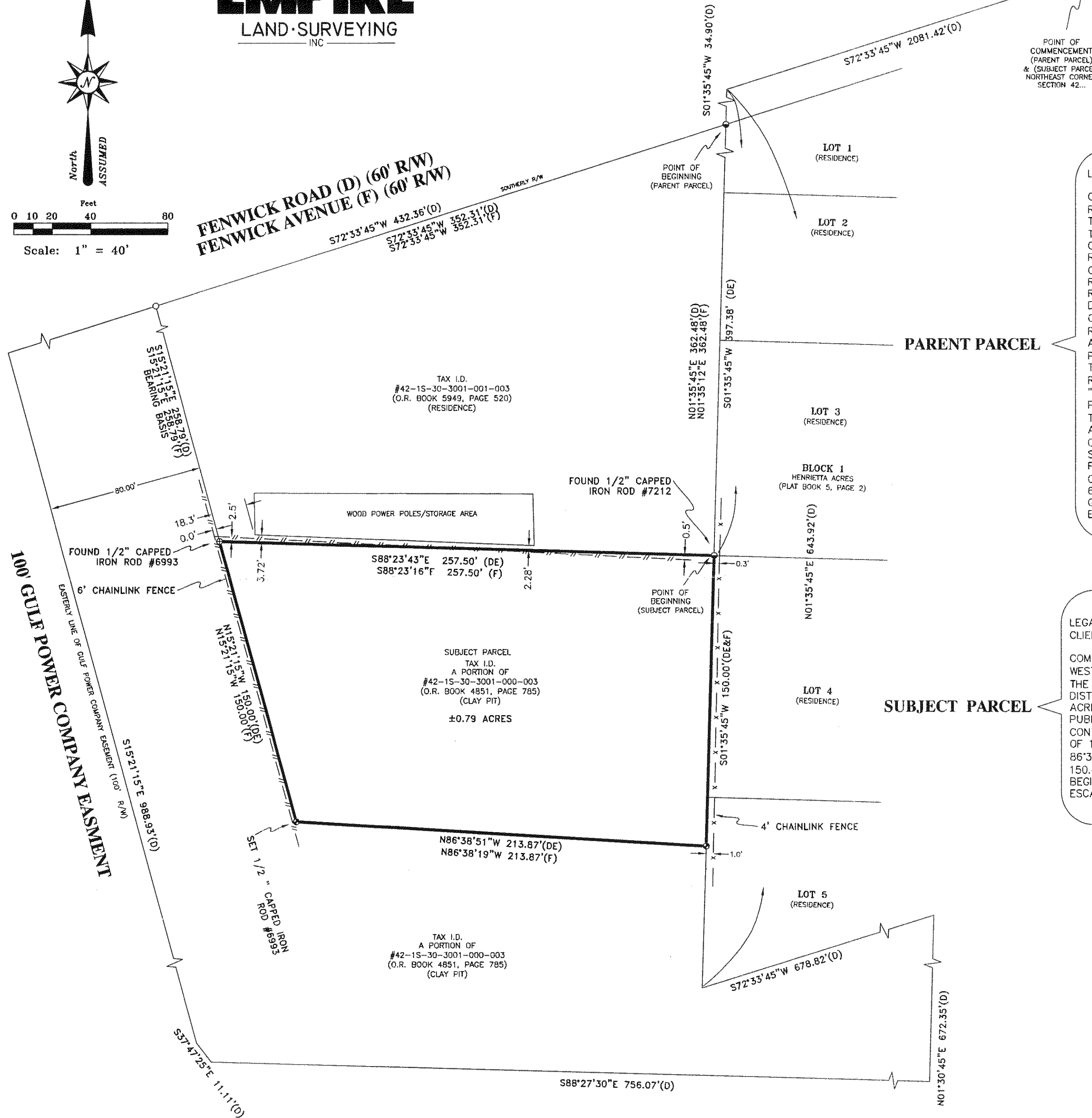
ROBERTSON, WILSON B
P.O. BOX 7548
PENSACOLA, FL 32534

Title MGRM

BRAZWELL, JOSEPH LSR
P. O. BOX 7548



**BOUNDARY SURVEY
FENWICK AVENUE
A PORTION OF SECTION 42,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA**



LEGAL DESCRIPTION: (O.R. BOOK 4851, PAGE 786)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S 72°33'45" W ALONG THE NORTH LINE OF THE SAID SECTION 42 FOR A DISTANCE OF 2081.42 FEET; THENCE S 01°35'45" W FOR A DISTANCE OF 34.90 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, HENRIETTA ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5 AT PAGE 2 OF THE PUBLIC RECORDS OF SAID COUNTY FOR POINT OF BEGINNING; THENCE S 72°33'45" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE ACCORDING TO THE DEED RECORDED IN DEED BOOK 496 AT PAGE 58 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 432.36 TO A POINT ON THE EAST LINE OF THE GULF POWER COMPANY EASEMENT (100' R/W); THENCE S 15°21'15" E ALONG THE SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 988.93 FEET; THENCE S 37°47'25" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 11.11 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", WEYLAND PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, AT PAGE 66 OF THE SAID PUBLIC RECORDS; THENCE S 88°27'30" E ALONG THE NORTH LINE OF THE SAID PARCEL "A", AND EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 756.07 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 3 OF THE SAID SECTION 42; THENCE N 01°30'45" E ALONG THE SAID EAST LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 672.35 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, OF THE SAID HENRIETTA ACRES; THENCE S 72°33'45" W ALONG THE SOUTHERLY LINE OF THE SAID HENRIETTA ACRES FOR A DISTANCE OF 678.82 FEET TO THE SOUTHWEST CORNER OF LOT 5, OF THE SAID BLOCK 1; THENCE N 01°35'45" E ALONG THE WEST LINE OF THE SAID BLOCK 1 FOR A DISTANCE OF 643.92 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN GOVERNMENT LOT 3, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LEGAL DESCRIPTION: (SUBJECT PARCEL AS PREPARED BY THE UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S 72°33'45" W ALONG THE NORTH LINE OF THE SAID SECTION 42 FOR A DISTANCE OF 2081.42 FEET; THENCE S 01°35'45" W FOR A DISTANCE OF 397.38 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, HENRIETTA ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5 AT PAGE 2 OF THE PUBLIC RECORDS OF SAID COUNTY SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 01°35'45" E ALONG THE WEST LINE OF SAID HENRIETTA ACRES, A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID WEST LINE OF HENRIETTA ACRES GO N 86°38'51" W A DISTANCE OF 213.87 FEET; THENCE GO N 15°21'15" W A DISTANCE OF 150.00 FEET; THENCE GO S 88°23'43" E A DISTANCE OF 257.50 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

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

LAMAR BRAZWELL

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

ROBERTSON BRAZWELL, LLC

CLIENT: ROBERTSON BRAZWELL, LLC
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS
BEARING BASIS: N15°21'15"W WESTERLY PROPERTY LINE (PER PARENT PARCEL DEED)

SOURCE OF INFORMATION:
FIELD EVIDENCE:
PLAT RECORDED IN:
PLAT RECORDED IN:
FROM SURVEY/DRAWINGS:
ECL DRAWING #03-15

GENERAL NOTES:
1. Points located as shown are not to scale.
2. Inadvertent (Wetlands) boundary lines not located unless shown on drawing.
3. Foundations, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are based on actual unless otherwise noted. Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. If the title search for the subject parcel reveals any other recorded plats, deeds, easements, encumbrances, or other restrictions that may be found in the Public Records of said County, or right-of-way, the parcel shown herein may be subject to setbacks, easements, and restrictions that may be found in the Public Records of said County.

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

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 - FAX: 850-477-3705
LICENSED BUSINESS #6898, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS:

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

OCTOBER 15, 2014
LELAND M. EMPLE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA

SCALE: 1" = 40'
FIELD DATE: 10/9/14
ORDER NO: 224-14
FIELD BOOK: 165/80



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **635383**

Date Issued. : 05/08/2015

Cashier ID : CASTILLS

Application No. : PRZ150500009

Project Name : Z-2015-11

Address : 5337 HAMILTON LANE
Pace, FL, 32571

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Cash		\$53.00	App ID : PRZ150500009
		\$53.00	Total Cash

Received From : ROBERTSON BRAZWELL LLC

Total Receipt Amount : **\$53.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ150500009	726345	1,270.50	\$0.00	2755 FENWICK RD, PENSACOLA, 32526

Total Amount :	1,270.50	\$0.00	Balance Due on this/these Application(s) as of 5/11/2015
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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. : **635382**

Date Issued. : 05/08/2015

Cashier ID : CASTILLS

Application No. : PRZ150500009

Project Name : Z-2015-11

Address : 5337 HAMILTON LANE
Pace, FL, 32571

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	1104	\$1,217.50	App ID : PRZ150500009
		\$1,217.50	Total Check

Received From : ROBERTSON BRAZWELL LLC

Total Receipt Amount : **\$1,217.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ150500009	726345	1,270.50	\$0.00	2755 FENWICK RD, PENSACOLA, 32526

Total Amount :	1,270.50	\$0.00	Balance Due on this/these Application(s) as of 5/11/2015
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Planning Board-Rezoning

5. B.

Meeting Date: 06/02/2015

CASE : Z-2015-12

APPLICANT: Kerry Anne Schultz, Agent for The Busbee Limited Partnership and Murphy J. Jacob Trust

ADDRESS: 9600 Block Tower Ridge Road

PROPERTY REF. NO.: 01-1S-32-1000-070-003; 01-1S-32-1000-050-003;
01-1S-32-1000-050-004; 01-1S-32-1000-110-003;
01-1S-32-1000-080-003; 01-1S-32-1000-120-004

FUTURE LAND USE: RC (MU-S pending state review)

DISTRICT: 1

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 07/07/2015

SUBMISSION DATA:

REQUESTED REZONING:

FROM: RMU, Rural Mixed-use district (two du/acre)

TO: LDMU, Low Density Mixed-use district (seven du/acre)

RELEVANT AUTHORITY:

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

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with the Comprehensive Plan.

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

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

CP Policy FLU 1.3.1 Future Land Use Categories.
FLUM Mixed-Use Suburban (MU-S)

General Description: Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses.

Range of Allowable Uses: Residential, retail sales & services, professional office, recreational facilities, public and civic.

Standards:

Residential Minimum Density: 2 du/acre

Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR)

FINDINGS

The proposed amendment **is not consistent** with the Comprehensive Plan and FLUM. Although the increased density of the proposed LDMU zoning is consistent with that allowed by the pending Mixed-Use Suburban FLU, and the permitted uses of the proposed LDMU are consistent with the stated intent of MU-S to allow for a mix of residential and non-residential uses, compatible infill would not be promoted by the range of LDMU allowed uses.

Alternatively, Low Density Residential (LDR) zoning would be compatible and remain consistent with both the allowed uses and density of MU-S. Consistency with other applicable policies of the Comprehensive Plan would be confirmed during review of proposed development for compliance with implementing Land Development Code regulations.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code.

Whether the proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

LDC Sec. 3-2.4 Rural Mixed-use district (RMU).

(a) Purpose. The Rural Mixed-use (RMU) district establishes appropriate areas and land use regulations for a mix of low density residential uses and compatible non-residential uses within areas that have historically developed as rural or semi-rural communities. The primary intent of the district is to sustain these communities by allowing greater residential density, smaller residential lots, and a more diverse mix of non-residential uses than the Agricultural or Rural Residential districts, but continue to support the preservation of agriculturally productive lands. The RMU district allows public facilities and services necessary for the health, safety, and welfare of the rural mixed-use community, and other non-residential uses that are compact, traditionally neighborhood supportive, and compatible with rural community character. District communities are often anchored by arterial and collector streets, but they are not characterized by urban or suburban infrastructure. Residential uses are generally limited to detached single-family dwellings, consistent with existing rural communities and limited infrastructure.

LDC Sec. 3-2.5 Low Density Residential district (LDR).

(a) Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

LDC Sec. 3-2.6 Low Density Mixed-use district (LDMU).

(a) Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

(f) Rezoning to LDMU. Low Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low or medium density residential and areas zoned or used for high density mixed-use. Rezoning to LDMU is subject to the same location criteria as any new non-residential use proposed within the LDMU district.

(e) Location criteria. All new non-residential uses proposed within the LDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative location criteria [along an arterial or collector street], and the proposed use will be able to achieve long-term compatibility with existing and potential uses.

FINDINGS

The proposed rezoning to LDMU **is not consistent** with stated purposes of the LDC and **is in conflict with** some provisions. The primary intent of the LDMU district, (to provide for a mix of neighborhood-scale retail sales and services, professional offices, and greater dwelling unit density and diversity than LDR) cannot be appropriately fulfilled at the location proposed. The location does not comply with the arterial or collector street criteria of the district, and there are no unique circumstances regarding the subject parcels that were unanticipated by those criteria.

Rezoning to LDMU is appropriate where there is a pattern of well-connected streets, but the surrounding streets are within substandard rights-of-way and not well-connected. The district is also appropriate to provide separation between suburban and urban uses, but that function is not applicable to the subject parcels. Conversely, some LDMU allowed uses at the location proposed could create a need for separation.

Alternatively, the LDR district would allow an increase in the density of single-family detached dwellings. LDR would also be consistent with the purposes of the LDC and not in conflict with its provisions. Consistency with other purposes of the LDC would be confirmed during review of proposed development for compliance with applicable regulations.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses.

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities, and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed, but is evident for all permitted uses of the requested zoning.

FINDINGS

All land uses, development activities, and conditions allowed by the proposed zoning are **not compatible** with the surrounding conforming uses, activities, and conditions. Unlike the current RMU or alternative LDR, uses allowed by LDMU include new or expanded manufactured home parks and subdivisions, townhouses, zero lot line subdivisions, and retail sales and services within a neighborhood retail center up to 35,000 square feet. Uses, activities, and conditions allowed by LDR would, however, be compatible with those surrounding the subject parcels.

The area of existing LDMU on the east side of Tower Ridge Road is limited to a county parcel used for storage of road maintenance materials (e.g., milled asphalt, concrete pipe). As established by the original county zoning, the area of MDR immediately south of the subject parcels was zoned to accommodate medium density single-family and two-family (R-3) uses, but through a recently approved subdivision plan the area will be developed for detached single-family dwellings at less than two units per acre. Neither of these areas support the establishment of LDMU on the subject parcels.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions.

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

In February, 2015 the county approved the preliminary plat and construction plan for Vintage Creek Subdivision, a 161-lot single-family detached dwelling development on

115 acres immediately south of the subject parcels. That use represents a change to such a degree that it could be in the public interest to encourage similar new uses and density in the area through rezoning. The LDR district would allow such use and density.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns.

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern due to the incompatible land uses and residential density that it would allow.

Alternatively, uses and density allowed by LDR would contribute to a pattern of logical and orderly development.

CRITERION f., LDC Sec. 2-7.2(b)(4)

Effect on natural environment.

Whether the proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

The proposed rezoning **would not increase** the probability of any significant adverse impacts on the natural environment. The approximately 12.5 acres of jurisdictional wetlands preliminarily identified within the subject property require protection from most uses. The actual presence and extent of adverse impacts from future development on the parcel would be confirmed through review of the development for compliance with applicable Land Development Code regulations regardless of the zoning

Attachments

Z-2015-12

Z-2015-12

BALDWIN COUNTY

INTERSTATE 10



BEULAH RD

DURDEN DR

WONDERLAKE RD

SPICEWOOD RD

FRANK REEDER RD

HIL REE LN

ALOHA LN

PILCHER RD



WINDY HILL RD

BOO LN

SUWANEE RD

MAGNOLIA SPRINGS RD

TOWER RIDGE RD

BRIDLEWOOD RD

DARLENE CIR

ARCH AVE

MOBILE HWY

MOBILE HWY

W NINE MILE RD

WESTERN WAY DR

SILCOX LN

BELLE PINES LN

DARLENE CIR

REBEL RD

CHESTER DR

BEULAH CHURCH RD

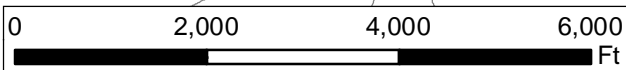
REBEL ACRES LN



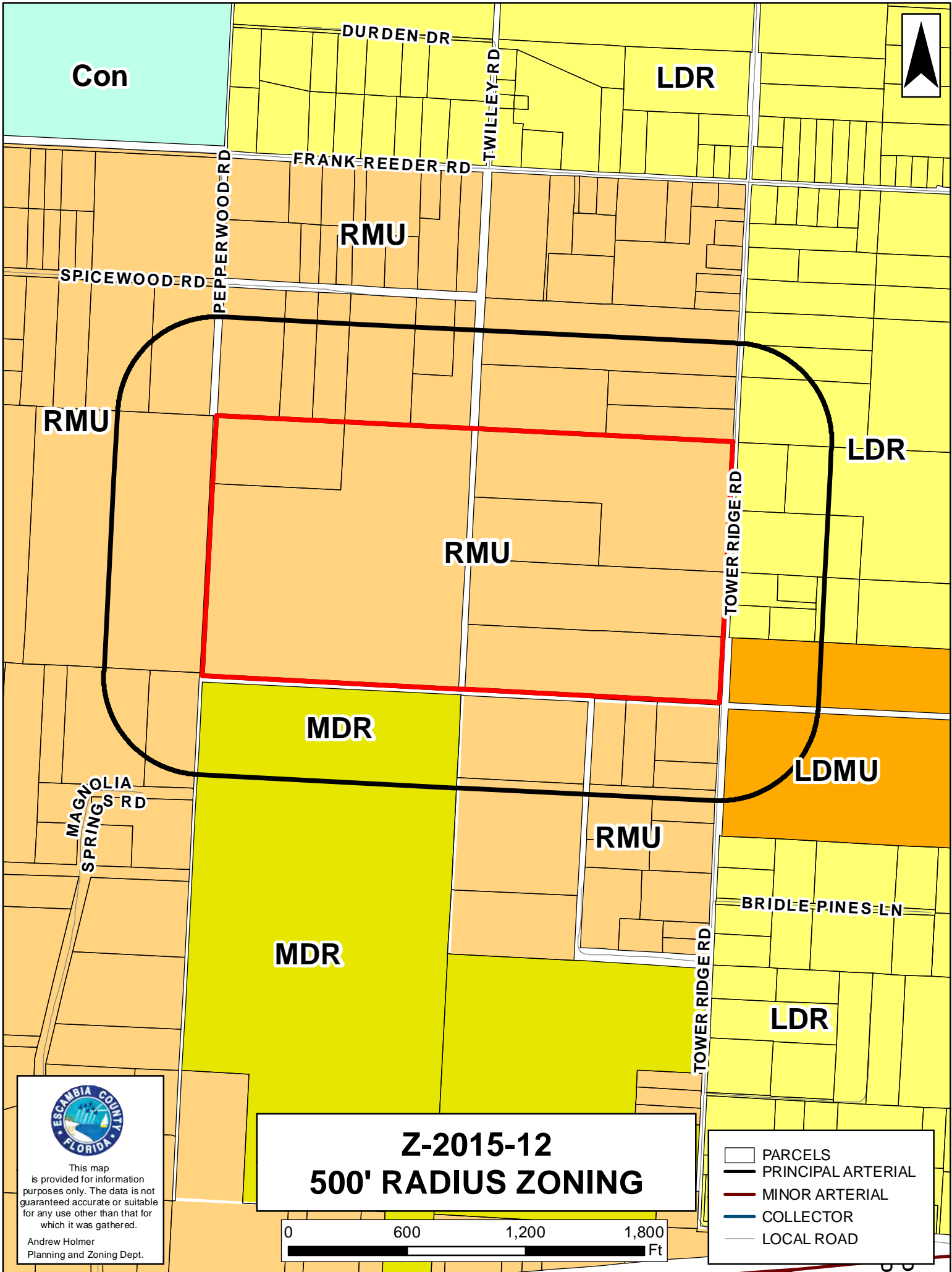
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2015-12 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



Con

DURDEN-DR

LDR

TWILLEY RD

FRANK REEDER RD

RMU

SPICEWOOD RD

PEPPERWOOD RD

RMU

LDR

RMU

TOWER RIDGE RD

MDR

LDMU

RMU

MAGNOLIA SPRING RD

MDR

BRIDLE PINES LN

TOWER RIDGE RD

LDR



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

Andrew Holmer
Planning and Zoning Dept.

Z-2015-12 500' RADIUS ZONING



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



CON

DURDEN-DR

MU-S

TWILLEY RD

FRANK REEDER RD

RC

MU-S

SPICEWOOD RD

PEPPERWOOD RD

RC

RC

TOWER RIDGE RD

MU-S

MAGNOLIA SPRINGS RD

MU-S

RC

BRIDLE PINES LN

MU-S

RC

TOWER RIDGE RD



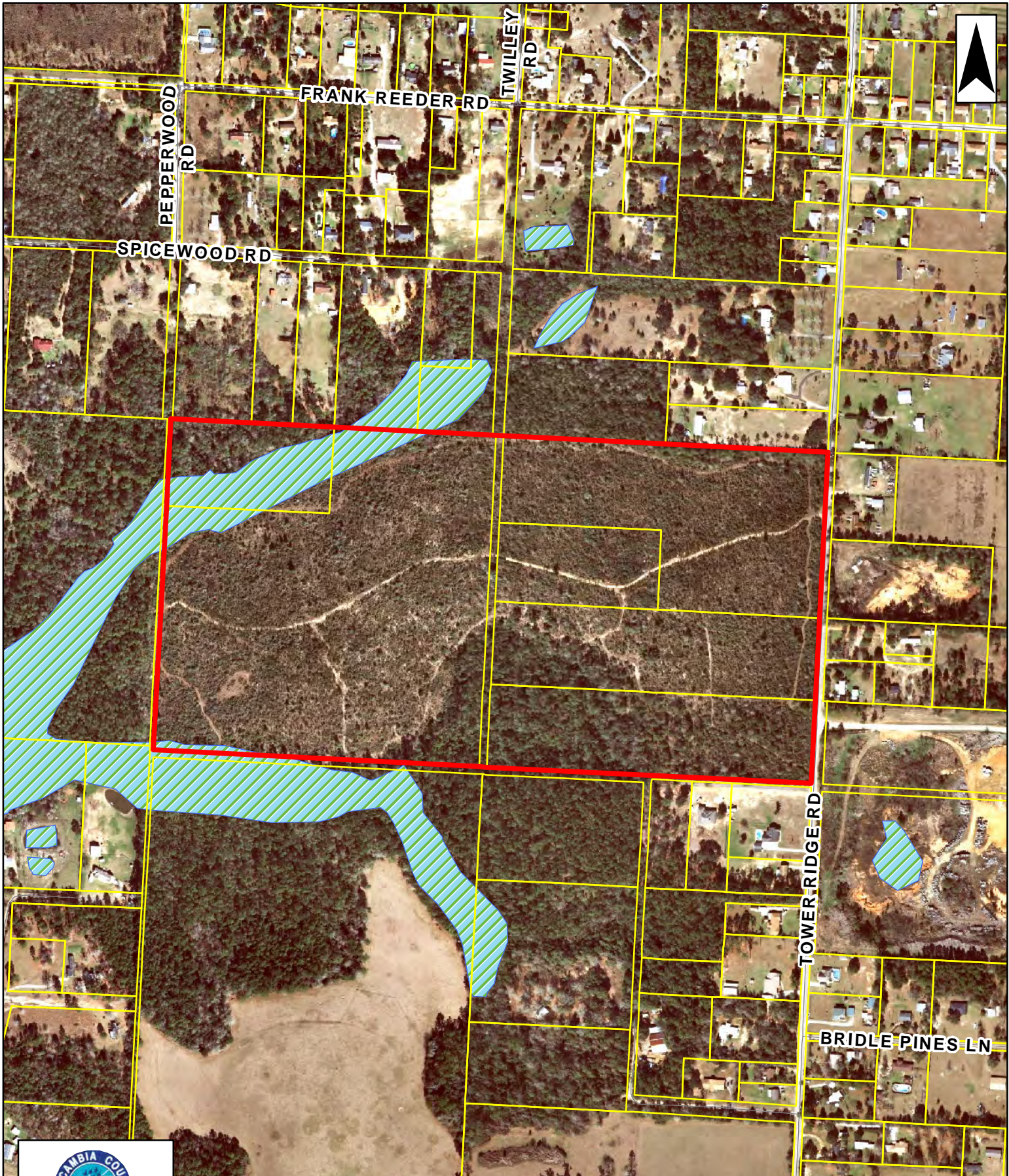

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

CURRENT FLU



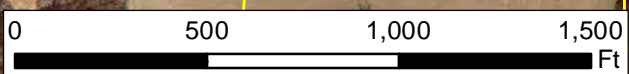
- ▭ PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD










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

Andrew Holmer
Planning and Zoning Dept.

Z-2015-12 AERIAL/WETLANDS MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2015-12
CURRENT ZONING: RMU PROPOSED ZONING: LDMU

PLANNING BOARD

DATE: 06/02/15 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 07/07/15 TIME: 5:45 PM

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Northward along Tower Ridge Rd. near SE corner of subject property



Southward along Tower Ridge Rd. near SE corner of subject property



Westward across Tower Ridge Rd. near SE corner of subject property



Public hearing sign, Tower Ridge Rd. near NE corner of subject property



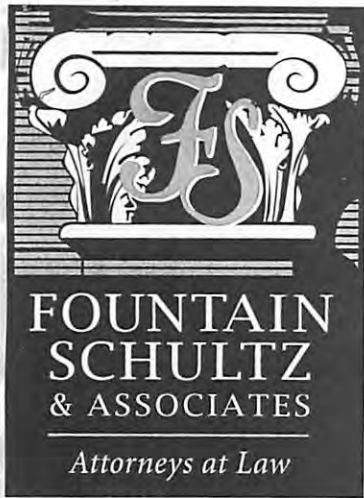
Northward along Tower Ridge Rd. near NE corner of subject property



Southward along Tower Ridge Rd. near NE corner of subject property



Westward across Tower Ridge Rd. near NE corner of subject property



May 6, 2015

VIA OVERNIGHT DELIVERY

Escambia County Development Services Department
Attn.: Andrew Holmer and Allyson Cain
3363 West Park Place
Pensacola, FL 32505

**RE: Re-Zoning Application
Subject Properties:**

- (1) **Murphy J. Jacob and Jan Jacob Graham,
Trustees of the Murphy J. Jacob
Revocable Trust Agreement dated April
18, 2006
Property Reference Numbers: 011S32-
1000-080-003; 011S32-1000-120-004.**

- (2) **The Busbee Limited Partnership
Property Reference Numbers: 011S32-
1000-070-003; 011S32-1000-050-003;
011S32-1000-050-004; 011S32-1000-110-
003.**

Dear Mr. Holmer and Ms. Cain:

Enclosed are the applications for rezoning for both owners. The current zoning category is RMU and the requested zoning is LDMU. Additionally, enclosed is the following information and documentation:

- (1) **Owner:** Murphy J. Jacob and Jan Jacob Graham, Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006
Address: (not the subject property): 1005 Potomac Drive, Pensacola, Florida 32505
- (2) **Owner:** The Busbee Limited Partnership
Address: (not the subject property): 1 South A Street, Suite 104, Pensacola, Florida 32502
- (3) My clients currently have a Contract with Olson Land Partners, LLC to develop the subject properties. My clients desire that the County approve the properties to be zoned as LDMU.
- (4) Enclosed are the Notarized Affidavits of Ownership and Authorizations and Limited Power of Attorney
- (5) Enclosed are the Concurrency Determination Acknowledgements

2045 FOUNTAIN PROFESSIONAL CT.
SUITE A

NAVARRE, FLORIDA 32566

TEL: (850) 939-3535

FAX: (850) 939-3539

SANTA ROSA BEACH

TEL: (850) 622-2700

FAX: (850) 622-2722

- (6) Enclosed is a copy of the Warranty Deed and Tax Information for each parcel
- (7) Enclosed is a copy of the street map for all parcels
- (8) Enclosed is a copy of Boundary Survey for the entire 80 acres.
- (9) Enclosed is a check in the amount of \$2,117.50

My clients understand that they have the burden of proving by substantial, competent evidence that the proposed rezoning is consistent with the Comprehensive Plan; furthers the goals, objectives and policies of the Comprehensive Plan and is not in conflict with any portion of the County's Land Development Code. My clients can demonstrate that the proposed rezoning complies with the following six criteria set forth in the Land Development Code:

(1) Consistency with the Comprehensive Plan. Whether the proposed amendment is consistent with the Comprehensive Plan.

The future land use of the property (MU-S – 25 units per acre) allows for a mix of residential and commercial use. The proposed zoning request of Low Density Mixed Use (LDMU – 7 units per acre) also allows for a mix of residential and commercial uses and therefore is consistent with the goals of the comprehensive plan. The subject parcel is located in central Escambia County. The proposed development is well within the service areas of the County and Utility infrastructure and will not negatively impact or degrade the level of service. In addition, the applicant understands the development must meet County standards concurrent with the CMS requirements. The proposed rezoning for the subject parcel meets the goals, objectives and policies of the comprehensive plan regarding potable water, wastewater, solid waste, stormwater management, traffic, schools, and aquifer protection. Utility and Service availability letters were previously provided during the FLUM amendment application process in March 2015.

(2) Consistency with this Code. Whether the proposed amendment is in conflict with any portion of the Land Development Code, and is consistent with the stated purpose and intent of the Land Development Code.

The zoning request is consistent with the land development code (LDC). The LDC allows the district to develop a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas.

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

The requested zoning is Low Density Mixed Use (LDMU)- 7 units per acre which allows low density residential uses and compatible non-residential uses. The proposed zoning is compatible with the surrounding uses. On three sides of the subject property similar zoning exist. Properties bordering to the east are currently zoned Low Density Mixed Use (LDMU) and Low Density Residential (LDR). Properties to the north are zoned LDR. The 117 acre property directly to the south recently received a development order for a single family residential subdivision. It is zoned MDR – Medium Density Residential which allows 10 units per acre. MDR allows a mixture of residential uses such as single family and townhomes. The property directly to the west is zoned Rural Mixed Use (RMU). In addition, significant non-residential uses exist approximately 2500' to the south along Nine Mile Road.

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

A recent FLUM amendment change occurred on the 117 acre property directly to the south. This property recently (2015) received a development order for a single family residential subdivision. It is zoned MDR – Medium Density Residential which allows 10 units per acre. MDR allows a mixture of residential uses such as single family and townhomes.

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

Impacts to the natural environment shall be minimal. The subject property size totals roughly 80 acres. No known wellheads are located near the property. Conversations with officials from both Escambia County and ECUA confirmed that no wellheads are in the project vicinity. According to officials, the closest known wellhead is over five (5) miles east of the property.

The majority of the site is heavily wooded and is currently used as grazing lands, croplands, and timberlands. The southern and northwestern portions of the site include significantly sized wetland areas. These wetland areas have been identified and delineated totaling approximately 12.61 acres. Protection of these areas will be ensured in the design and permitting of the proposed development. A preliminary investigation of the site shows no current signs of threatened or endangered species present on the property. The existing land cover on the western and northwestern portions of the property consists of wetland vegetation,

magnolias, pines and brush. Any protected trees or vegetation shall be identified prior to development.

The State of Florida Division of Historical Resources was contacted regarding the subject property. A preliminary historic and archeological investigation revealed no significant buildings, bridges, sensitive areas or other items of historical significance on or near the property. The discovery of such items is highly unlikely in the region.

In addition the natural environment will be further protected by Stormwater management facilities. These facilities shall be designed, permitted and approved by all necessary regulatory agencies prior to development of the subject property. These agencies include (at a minimum) Escambia County, the Florida Department of Environmental Protection and the Northwest Florida Water Management District. The property owner shall obtain all necessary State and County permits for development prior to performing any proposed improvements to the site.

(6) Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed zoning request is consistent with development patterns in the area. Development has occurred westerly along Nine Mile Road with a mixture of residential and non-residential uses. The proposed zoning request would also allow a compatible mixture of residential and non-residential uses in the area.

Should you have any questions or need additional information, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,
Fountain, Schultz & Associates, P.L.

Kerry Anne Schultz

KAS: lds
Enclosures as stated



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: RMU to: LDMU

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

Owner(s) Name: The Busbee Limited Partnership Phone: 850-939-3535

Address: 1 South A Street, Suite 104, Pensacola, Florida 32502 Email: _____

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

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

Property Reference Number(s)/Legal Description: 011S32-1000-070-003; 011S32-1000-050-003;

011S32-1000-050-004; 011S32-1000-110-003

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.

Jan B. Busbee
Signature of Owner/Agent

JAN B Busbee
Printed Name Owner/Agent

2/20/15
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 20th day of February 20 15
by Jan B. Busbee

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

Sharon D. Yates
Signature of Notary
(notary seal must be affixed)

Sharon D. Yates
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: _____

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

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



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

0011S32-1000-110-003;

Property Reference Number(s): 011S32-1000-070-003; 011S32-1000-050-003; 011S32-1000-050-004;

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

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

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

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

- 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 20TH DAY OF FEBRUARY, YEAR OF 2015

Jan B. Busbee
Signature of Property Owner

JAN B. Busbee
Printed Name of Property Owner

2/20/15
Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9600 BLK Tower Ridge Road, Pensacola, Florida, Florida, property reference #'s: 011S32-1000-070-003, 011S32-1000-050-003, 011S32-1000-050-004, 011S32-1000-110 I hereby designate Kerry Anne Schultz of Fountain, Schultz & Associates, P.L. for the sole purpose of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 20th day of FEBRUARY 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: Kerry Anne Schultz, Esquire Email: kaschultz@fountainlaw.com
Address: 2045 Fountain Professional Court, Suite A, Navarre, FL 32566 Phone: (850) 939.3535

Signature of Property Owner (handwritten)
Signature of Property Owner (blank line)

Printed Name of Property Owner: JAN B BUSBEE
Printed Name of Property Owner (blank line)

Date: 2/20/15
Date (blank line)

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 20th day of February 2015 by Jan B. Busbee

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

Signature of Notary (handwritten: Sharon D. Yates)

Printed Name of Notary: Sharon D. Yates

(Notary Seal)





Chris Jones Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

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

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General Information Reference: 011S321000070003 Account: 102383000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: 9600 BLK TOWER RIDGE RD 32526 Use Code: TIMBER 2 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	2014 Certified Roll Assessment Improvements: \$0 Land: \$765 <hr/> Total: \$765 Non-Homestead Cap: \$765 <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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Sales Data <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>06/2001</td> <td>4726</td> <td>89</td> <td>\$211,300</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1973</td> <td>698</td> <td>801</td> <td>\$10,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1973</td> <td>698</td> <td>650</td> <td>\$35,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	89	\$211,300	WD	View Instr	01/1973	698	801	\$10,000	WD	View Instr	01/1973	698	650	\$35,500	WD	View Instr	2014 Certified Roll Exemptions None Legal Description LTS 7 & 10 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P 89 Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
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01/1973	698	801	\$10,000	WD	View Instr																				
01/1973	698	650	\$35,500	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
9.7900

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)



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



Chris Jones Escambia County Property Appraiser

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

[Back](#)

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

[Printer Friendly Version](#)

General Information Reference: 011S321000050003 Account: 102382000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: OFF 9600 BLK TOWER RIDGE RD 32526 Use Code: CROPLAND CLASS I Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	2014 Certified Roll Assessment : Improvements: \$0 Land: \$1,617 <hr/> Total: \$1,617 Non-Homestead Cap: \$1,617 <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/2001</td> <td>4726</td> <td>96</td> <td>\$290,300</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	96	\$290,300	WD	View Instr	2014 Certified Roll Exemptions None Legal Description LTS 5 6 12 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P 96 Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
06/2001	4726	96	\$290,300	WD	View Instr								

Parcel Information [Launch Interactive Map](#)

Section Map Id: 01-1S-32

Approx. Acreage: 14.8700

Zoned: AG

Evacuation & Flood Information
[Open Report](#)

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



Chris Jones Escambia County Property Appraiser

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

[Back](#)

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

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<p>General Information</p> <p>Reference: 011S321000050004 Account: 102391000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: SOUTH OF SPICEWOOD RD 32526 Use Code: CROPLAND CLASS I </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <p>Improvements: \$0 Land: \$3,132</p> <hr/> <p>Total: \$3,132 Non-Homestead Cap: \$3,132</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/2001</td> <td>4726</td> <td>93</td> <td>\$609,500</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>665</td> <td>513</td> <td>\$2,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>598</td> <td>268</td> <td>\$1,800</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>566</td> <td>536</td> <td>\$1,030</td> <td>TD</td> <td>View Instr</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)	06/2001	4726	93	\$609,500	WD	View Instr	01/1972	665	513	\$2,000	WD	View Instr	01/1972	598	268	\$1,800	WD	View Instr	01/1971	566	536	\$1,030	TD	View Instr	<p>2014 Certified Roll Exemptions None</p> <hr/> <p>Legal Description LTS 5 THUR 11 BLK 4 S/D PLAT D B 102 P 600 OR 4726 P 93</p> <hr/> <p>Extra Features None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
06/2001	4726	93	\$609,500	WD	View Instr																										
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01/1972	598	268	\$1,800	WD	View Instr																										
01/1971	566	536	\$1,030	TD	View Instr																										

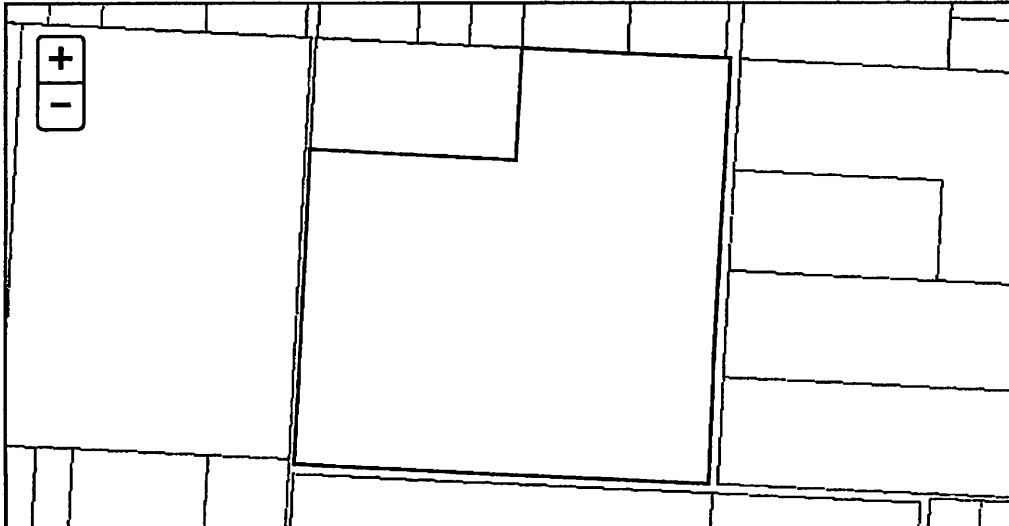
Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
34.1500

Zoned: AG

Evacuation & Flood Information
[Open Report](#)



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Chris Jones Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

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

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General Information Reference: 011S321000110003 Account: 102385000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: OFF TOWER RIDGE RD 32526 Use Code: GRAZING LAND II Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	2014 Certified Roll Assessment Improvements: \$0 Land: \$474 <hr/> Total: \$474 Non-Homestead Cap: \$474 <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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Sales Data <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>06/2001</td> <td>4726</td> <td>86</td> <td>\$62,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1991</td> <td>2988</td> <td>577</td> <td>\$15,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>415</td> <td>32</td> <td>\$2,410</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	86	\$62,000	WD	View Instr	04/1991	2988	577	\$15,000	WD	View Instr	01/1968	415	32	\$2,410	WD	View Instr	2014 Certified Roll Exemptions None <hr/> Legal Description LT 11 BLK 3 S/D PLAT DB 102 P 600 OR 4726 P 86 <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
06/2001	4726	86	\$62,000	WD	View Instr																				
04/1991	2988	577	\$15,000	WD	View Instr																				
01/1968	415	32	\$2,410	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
4.6700

Zoned:
AG

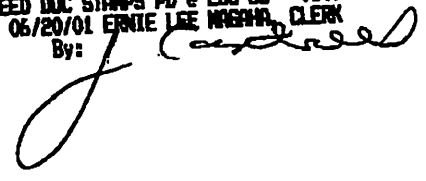
Evacuation & Flood Information
[Open Report](#)

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

1479.10
5/21/01

PREPARED BY:
CHARLES L. HOFFMAN, JR. OF
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 SOUTH PALAFOX PLACE
SEVILLE TOWER - NINTH FLOOR
PENSACOLA, FLORIDA 32501
SFD&M FILE NO.: H3080-00002

DR BK 4726 PG0089
Escambia County, Florida
INSTRUMENT 2001-854980

DEED DOC STAMPS PD @ ESC CO \$1479.10
06/20/01 ERNIE LEE NICHOLS, CLERK
By: 

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that W. Clyde Busbee and Ida Jeanette Busbee, husband and wife, whose address is P.O. Box 158, Gulf Breeze, Florida 32561, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to The Busbee Limited Partnership, whose address is 136 Siguenza Drive, Pensacola Beach, Florida 32561, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

See attached Exhibit "A" for legal descriptions.


The above referenced property is not and never has been the Grantor's homestead property.

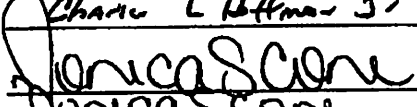
Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

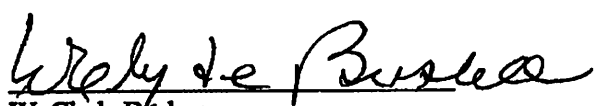
IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 18th day of June, 2001.

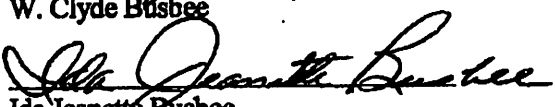
Signed, sealed and delivered
in the presence of:



Charles L. Hoffman, Jr.


Monica Stone



W. Clyde Busbee


Ida Jeanette Busbee

STATE OF FLORIDA

OR BK 4726 PG0090
Escambia County, Florida
INSTRUMENT 2001-854980

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of June, 2001, by W. Clyde Busbee and Ida Jeanette Busbee, () who are personally known to me or () who have produced _____ as identification.



NOTARY PUBLIC - STATE OF FLORIDA

Name:

My Commission Expires: 2/28/05

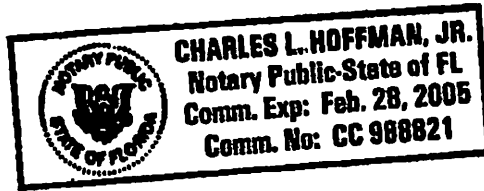


EXHIBIT "A"

Parcel 1:

All of Lots 7 and 10, Block 3, of Section 1, Township 1 South, Range 32 West, according to subdivision of said Section 1 as recorded in Deed Book 102 at Page 600 of the public records of Escambia County, Florida, less and except one-half of all mineral and oil rights reserved by Margurite Joyce Busbee in her deed to James W. Rutland, Jr. and John B. Noble, Jr.

The west one-half of the southwest one-quarter of the northwest one-quarter of Section 6, Township 1 South, Range 31 West, less and except the east one-quarter of the west 330 feet of the south 330 feet as described in Deed Book 680 at page 772 of the public records of Escambia County, Florida.

Less and except that property deeded to the Board of Commissioners of Escambia County, Florida as recorded in O.R. Book 2991, Page 529, public records of Escambia County, Florida.

Parcel ID#06-1S-31-2301-000-000

Parcel 2:

Begin at a point in the Southwest Quarter of the Southeast Quarter of Section 39, Township 1 South, Range 31 West, Escambia County, Florida, 165 feet West of the East line of said Southwest Quarter of Southeast Quarter and 427.3 feet South of the North line of said Southwest Quarter of Southeast Quarter for point of beginning of this description from such point run South a distance of 100 feet; thence due East to the Western right-of-way line of State Road No. 1; thence Northwesterly along the West line of said State Road No. 1 a distance of 112 feet, more or less, to a point, thence run due West to the point of beginning. Said parcel containing 1 acre, more or less, and lying and being in Section 39, Township 1 South, Range 31 West, Escambia County, Florida, less right-of-way described in Deed Book 497 at Page 457 of the public records of Escambia County, Florida.

Parcel ID#39-1S-31-4401-000-000

Parcel 3:

That portion of the West 1/2 of Government Lot 3, Section 42, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at a railroad spike at the Southeast corner of said West 1/2; thence North 1 degree 37'10" East along the East line of said West 1/2 a distance of 417.39 feet to a concrete monument at the Southeast corner of Weyland Park Subdivision, according to Plat filed in Plat Book 7, at Page 66 of the records of said County; thence North 88 degrees 27'30" West along the South line of said subdivision 245.0 feet to an iron rod for the point of beginning; thence South 1 degree 37'30" West 367.97 feet to an iron rod in the North right of way line of Michigan Avenue (100 foot right of way); thence North 88 degrees 34'30" West along the North line of said right of way 384.42 feet to an iron rod in the East right of way line of Memphis Street (66 foot right of way); thence North 1 degree 37'30" East along said line

OR BK 4726 PG0092
Escambia County, Florida
INSTRUMENT 2001-854980

367.32 feet to an iron rod in the South line of said Weyland Park Subdivision; thence South 88 degrees 27'30" East along said subdivision 384.42 feet to the point of beginning.

Parcel ID#42-1S-30-3001-000-001

Parcel 4:

All of Lots 7 & 10, Block 3, according to that certain subdivision of Section 1, Township 1 South, Range 32 West, as recorded in Plat Deed Book 102, Page 600 of the public records of Escambia County, Florida.

Parcel ID#01-1S-32-1000-070-003

RCD Jun 20, 2001 10:33 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-854980



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: RMU to: LDMU

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

Owner(s) Name: Murphy J. Jacob Trust Phone: 850-939-3535

Address: 1005 Potomac Drive, Pensacola, Florida 32505 Email: _____

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

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

Property Reference Number(s)/Legal Description: 011S32-1000-080-003; 011S32-1000-120-004
See Exhibit "A"

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

Jan Jacob Reed
Printed Name Owner/Agent

2-23-15
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of February 20 15
by Jan Jacob Reed

Personally Known OR Produced Identification . Type of Identification Produced: FL Drivers License

[Signature]
Signature of Notary
(notary seal must be affixed)

Alicia Gerrety
Printed Name of Notary



FOR OFFICE USE ONLY CASE NUMBER: _____

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

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



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 011S32-1000-080-003; 011S32-1000-120-004

Property Address: 9600 BLK Tower Ridge Road, Pensacola, Florida

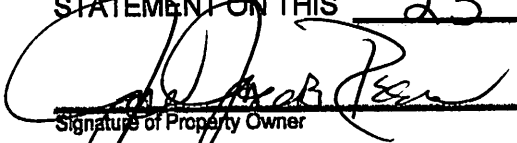
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed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

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

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

- 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 23 DAY OF February, YEAR OF 2015


Signature of Property Owner

Jan Jacob Reed
Printed Name of Property Owner

2-23-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 011S32-1000-080-003; 011S32-1000-120-004

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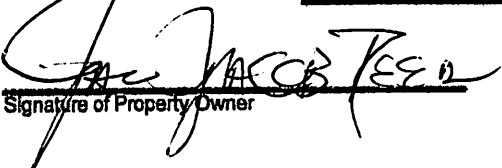
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I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 23rd DAY OF Feb, YEAR OF 2015


Signature of Property Owner

Ian Jacob Reev
Printed Name of Property Owner

2-23-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9600 BLK Tower Ridge Road, Pensacola, Florida,
Florida, property reference #'s: 011S32-1000-080-003; 011S32-1000-120-004

I hereby designate Kerry Anne Schultz of Fountain, Schultz & Associates, P.L. for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 23rd day of February 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: Kerry Anne Schultz, Esquire Email: kaschultz@fountainlaw.com

Address: 2045 Fountain Professional Court, Suite A, Navarre, FL 32566 Phone: (850) 939.3535

[Handwritten Signature]
Signature of Property Owner

Jan Jacob Reed
Printed Name of Property Owner

2-23-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

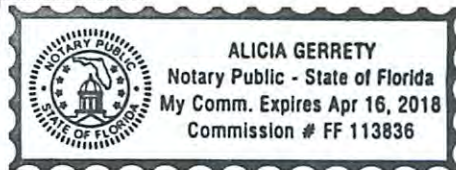
The foregoing instrument was acknowledged before me this 23rd day of February 20 15
by Jan Jacob Reed

Personally Known OR Produced Identification . Type of Identification Produced: FL Drivers License

[Handwritten Signature]
Signature of Notary

Alicia Gerrety
Printed Name of Notary

(Notary Seal)





Chris Jones Escambia County Property Appraiser

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

[Back](#)

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

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 011S321000080003</p> <p>Account: 102384000</p> <p>Owners: JACOB MURPHY J & GRAHAM JAN JACOB TRUSTEES FOR JACOB MURPHY J TRUST</p> <p>Mail: 1005 POTOMAC DR PENSACOLA, FL 32505</p> <p>Situs: 9600 BLK TOWER RIDGE RD 32526</p> <p>Use Code: TIMBERLAND, MISC. - PINES </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$781</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$781</td> </tr> <tr> <td>Non-Homestead Cap:</td> <td style="text-align: right;">\$781</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$781	Total:	\$781	Non-Homestead Cap:	\$781
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Total:	\$781								
Non-Homestead Cap:	\$781								

<p>Sales Data</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/2006</td> <td>5964</td> <td>1358</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/2006</td> <td>5932</td> <td>308</td> <td>\$100</td> <td>CJ</td> <td>View Instr</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)	08/2006	5964	1358	\$100	WD	View Instr	06/2006	5932	308	\$100	CJ	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LTS 8 9 BLK 3 S/D PLAT DB 102 P 600 OR 5932 P 308 OR 5964 P 1358</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
08/2006	5964	1358	\$100	WD	View Instr														
06/2006	5932	308	\$100	CJ	View Instr														

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
9.8000

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

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



Chris Jones Escambia County Property Appraiser

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

[Back](#)

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

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 011S321000120004</p> <p>Account: 102398000</p> <p>Owners: JACOB MURPHY J & GRAHAM JAN JACOB TRUSTEES FOR JACOB MURPHY J TRUST</p> <p>Mail: 1005 POTOMAC DR PENSACOLA, FL 32505</p> <p>Situs: SOUTH OF SPICEWOOD RD 32526</p> <p>Use Code: TIMBERLAND, MISC. - PINES </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$345</td> </tr> <tr> <td>Total:</td> <td style="text-align: right; border-top: 1px solid black;">\$345</td> </tr> <tr> <td>Non-Homestead Cap:</td> <td style="text-align: right;">\$345</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$345	Total:	\$345	Non-Homestead Cap:	\$345
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-15-32

Approx. Acreage:
5.1300

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

+

-

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

Return to: Murphy Jacob
1005 Potomac Drive
Pensacola, FL 32505

Prepared by: Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32591-2446

This deed is being prepared without the examination of title,
with legal description being provided to preparer by grantor.

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of August, 2006,
between Murphy Jacob, a widower having not remarried, of the County
of Escambia, State of Florida, hereinafter referred to as "grantor"
and Murphy J. Jacob and Jan Jacob Graham as Trustees of the Murphy
J. Jacob Revocable Trust Agreement dated April 18, 2006, by and
between Murphy J. Jacob as Grantor and Murphy J. Jacob and Jan
Jacob Graham as Trustees, whose post office address is 1005 Potomac
Drive, Pensacola, Florida 32505, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the
sum of 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 said grantee, Murphy J. Jacob and Jan Jacob Graham as
Trustees of the Murphy J. Jacob Revocable Trust Agreement dated
April 18, 2006, by and between Murphy J. Jacob as Grantor and
Murphy J. Jacob and Jan Jacob Graham as Trustees, all of his
interest in the following described land, situate, lying and being
in Escambia County, Florida, to wit:

Lots 8 and 9, Block 3, and Lot 12, Block 4, Section 1,
Township 1 South, Range 32 West, according to subdivision
plat recorded in Deed Book 102, Page 600 of the public
Records of Escambia County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and
restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel
Identification No. 01-1S-32-1000-120-004.

And said grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever. Grantor of the trust has conferred on the trustee the
power and authority to protect, conserve, sell, lease, encumber, or
otherwise manage and dispose of the real property described in this
instrument.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Kathleen K. DeMaria
Kathleen K. DeMaria

Printed Name of Witness

Murphy Jacob
Murphy Jacob

Jennifer L. Weldon
Jennifer L. Weldon

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

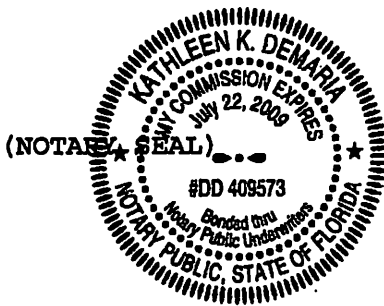
The foregoing instrument was acknowledged before me this 3rd day of August, 2006, by Murphy Jacob,

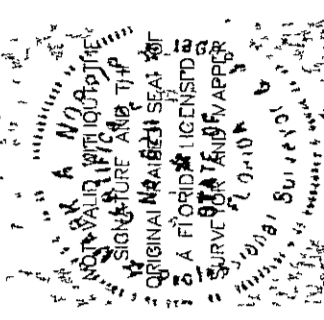
- to me personally known
- identified by driver's license
- identified by _____

Kathleen K. DeMaria
Notary Public

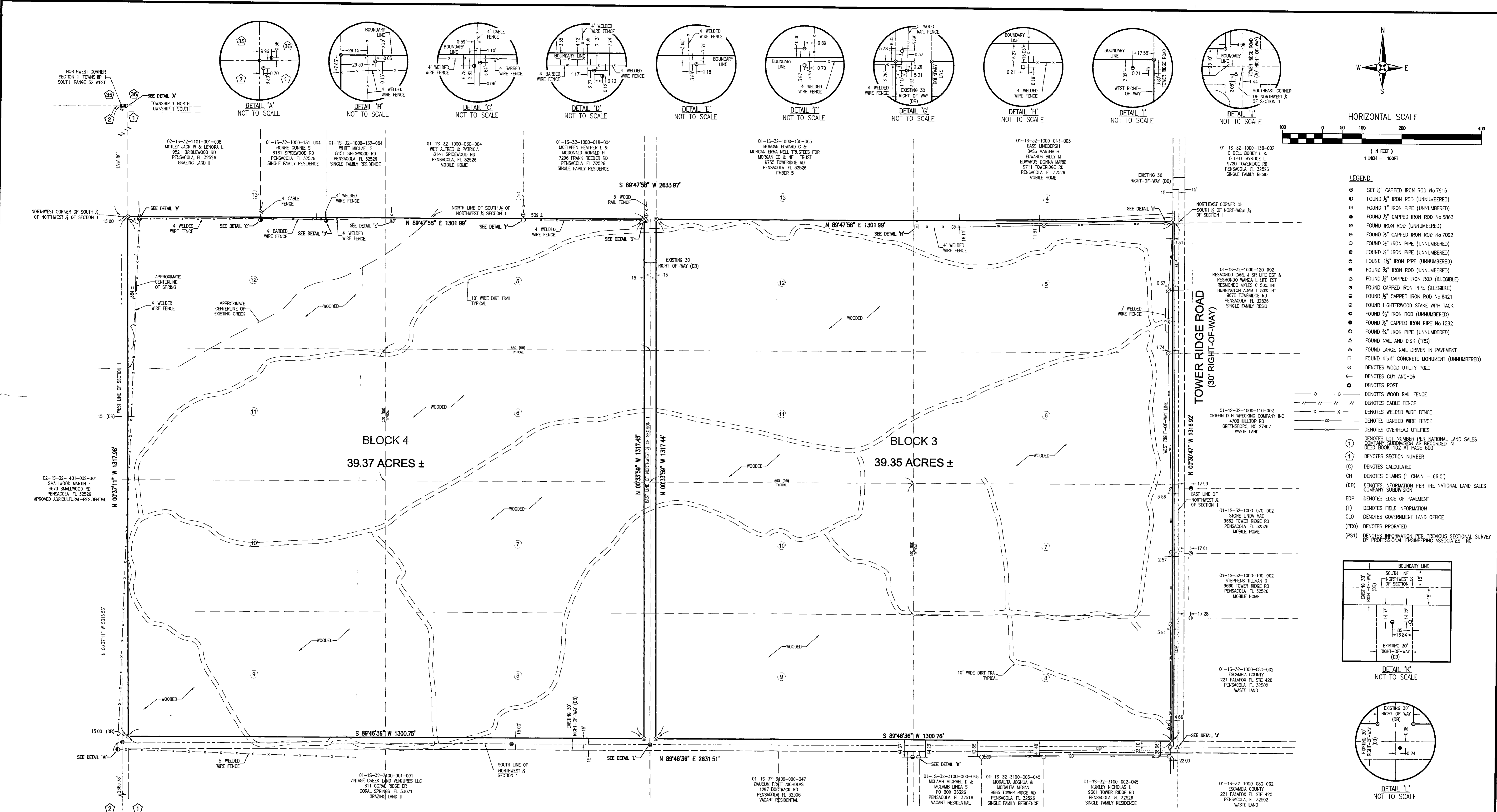
Kathleen K. DeMaria
Printed Name

My Commission Expires:



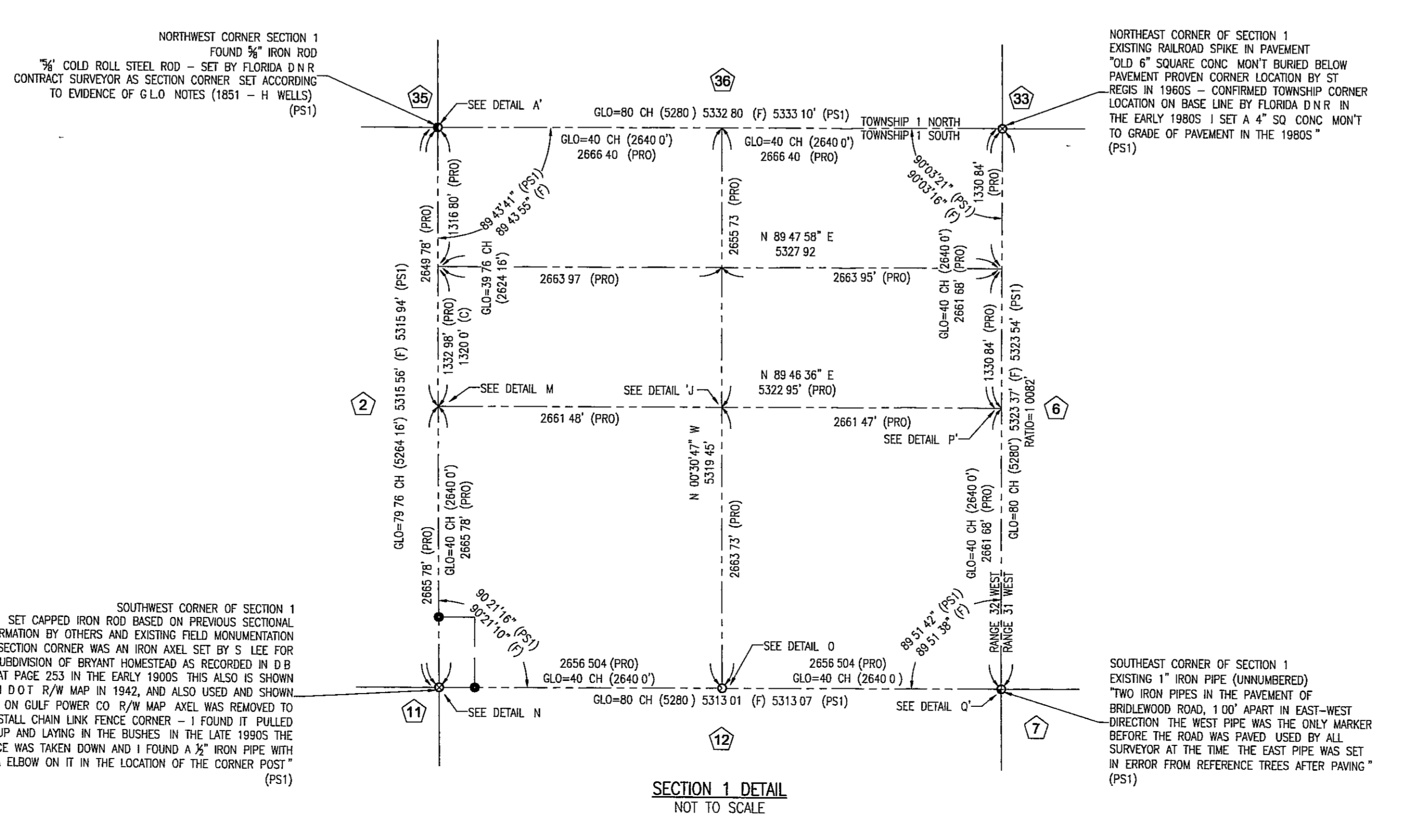


This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



GENERAL NOTES

- NORTH AND THE SURVEY DATA SHOWN HEREON IS REFERENCED TO THE ASSUMED BEARING OF NORTH 03°37'11" WEST ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. A COPY OF A PREVIOUS SURVEY OF ADJACENT PROPERTY TO THE SOUTH PERFORMED BY PROFESSIONAL ENGINEERING ASSOCIATES INCORPORATED (JOB NUMBER 6418, DATED 4/17/87 & 8/10/87), COPY OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN DEED BOOK 102, AT PAGE 600 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY, COPY OF SUBDIVISION OF 80 ACRES BY W.J. OWEN AND C.W. MILLER AS RECORDED IN DEED BOOK 85, AT PAGE 220 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY, COPY OF A PREVIOUS BOUNDARY SURVEY BY PROFESSIONAL ENGINEERING ASSOCIATES INCORPORATED (JOB NUMBER 6418-A, DATED 12/2/89) OF THREE ADJUTING UNPLATTED PARCELS ALONG TOWER RIDGE ROAD TO THE SOUTH OF THE SUBJECT PROPERTY, COPY OF THE GOVERNMENT LAND OFFICE (GLO) MAP OF TOWNSHIP 1 SOUTH, RANGE 32 WEST, COPY OF FIELD NOTES FOR THE N.E. CORNER OF SECTION 1 (FIELD BOOK T-17, PAGE 21), COPY OF ESCAMBIA COUNTY ENGINEERING SURVEY FIELD NOTES FOR TOWER RIDGE ROAD (DATED 3/10/75), COPY OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SURVEY SECTIONAL FIELD NOTES (DATED 11/1/79), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY
- DIRT TRAIL ROADS AS SHOWN HEREON ARE DEPICTED BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION AERIAL ORTHOPHOTOGRAPHS AND ACTUAL FIELD LOCATIONS OF PORTIONS OF SAID TRAIL ROADS
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON
- VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON. THERE ARE FARM FENCES AND OR FENCE LINES (WOODEN FENCE POSTS - NO WIRE) UPON AND ADJACENT TO THE SUBJECT PROPERTY SAID FENCES WERE LOCATED ADJACENT TO THE NEAREST BOUNDARY CORNERS ONLY AND THERE MAY BE AREAS OF FENCES/FENCE LINES IN WOODED AREAS THAT HAVE NOT BEEN VERIFIED OR LOCATED AT THIS DATE.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS
- THERE MAY BE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND OR U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS UPON THE SUBJECT PROPERTY. JURISDICTIONAL AREAS AND OR WETLANDS DELINEATION FLAGS AS PLACED BY OTHERS WERE NOT LOCATED OR DELINEATED UPON THIS SURVEY AS OF THIS DATE.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP



DESCRIPTION (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 3, AND LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 4, THE NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, AS RECORDED IN DEED BOOK 102, AT PAGE 600 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

LYING IN AND BEING A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.050, 54-17.051 AND 54-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
MARK A. NORRIS
FLORIDA REGISTRATION NO. 6211

April 3, 2015
DATE



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **635547**

Date Issued. : 05/12/2015

Cashier ID : KLHARPER

Application No. : PRZ150500010

Project Name : Z-2015-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2746	\$2,117.50	App ID : PRZ150500010
		\$2,117.50	Total Check

Received From : OLSON LAND PARTNERS, LLC

Total Receipt Amount : **\$2,117.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ150500010	726497	2,117.50	\$0.00	0 OFF 9600 BLK TOWER RIDGE RD, PENSACOLA, 32526

Total Amount :	2,117.50	\$0.00	Balance Due on this/these Application(s) as of 5/12/2015
-----------------------	-----------------	---------------	--



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **635690**

Date Issued. : 05/13/2015

Cashier ID : TMCOOEY

Application No. : PRZ150500010

Project Name : Z-2015-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2765	\$338.80	App ID : PRZ150500010
		\$338.80	Total Check

Received From : OLSON LAND PARTNERS, LLC

Total Receipt Amount : **\$338.80**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ150500010	726497	2,117.50	\$0.00	9600 TOWER RIDGE RD, BLK, PENSACOLA, 32526
PRZ150500010	726507	338.80	\$0.00	9600 TOWER RIDGE RD, BLK, PENSACOLA, 32526

Total Amount :

2,456.30

\$0.00

Balance Due on this/these
Application(s) as of 5/18/2015