

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
August 4, 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-2015-14
Applicant: John Watson, Agent for Downtown Investment Properties, LLC
Address: 3245 W. Fairfield Drive
Property Size: 0.48 (+/- acres)
From: HDR, High Density Residential district (18 du/acre)
To: HDMU, High Density Mixed-use district (25 du/acre)
6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 08/04/2015

CASE : Z-2015-14

APPLICANT: John Watson, Agent for Downtown Investment Properties, LLC

ADDRESS: 3245 W. Fairfield Drive

PROPERTY REF. NO.: 16-2S-30-1001-020-004

FUTURE LAND USE: MU-U, Mixed-Use Urban

DISTRICT: 3

OVERLAY DISTRICT: Englewood Redevelopment

BCC MEETING DATE: 09/03/2015

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

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

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

FINDINGS

The proposed amendment to High Density Mixed-Use (HDMU) is **consistent** with the Comprehensive Plan and the Future Land Use category Mixed-Use Urban (MU-U). The MU-U category promotes the use of public services, existing roads and infrastructures. The increase in maximum residential density is consistent with the allowable uses of the Urban future land use category, to promote compact development and allow a mix of residential and non-residential uses.

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

Consistent with The Land Development Code

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

Sec. 3-2.8 High Density Residential district (HDR)

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. On residential uses within the district are limited to those that are compatible with urban residential neighborhoods

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.

(f) Location criteria. All new non-residential uses proposed within the HDMU 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:

(1) Proximity to intersection. Along an arterial or collector street and within 200 feet of an intersection with another arterial or collector.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or

similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, 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.

(4) Site design. Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:

- a. Any intrusion into a recorded residential subdivision is limited to a corner lot
- b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.
- c. 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.

(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 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).

(g) Rezoning to HDMU. High Density Mixed-use zoning may be established only within the Mixed-Use Urban (MU-U) or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district inappropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcel is along West Fairfield Drive, an arterial roadway with heavy commercial traffic and is adjacent to other parcels with similar commercial uses. Due to the mixed use characteristics of the surrounding area, the proposed zoning would be considered infill development and meet the locational criteria.

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 surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts HDR, HC/LI and Com . The surrounding parcels are a mixture of commercial and residential uses.

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(s).

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** result in a logical and orderly development pattern. The parcel is on an arterial roadway and is in close proximity to commercial properties and would be compatible with the permitted uses listed in the HDMU zoning.

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.

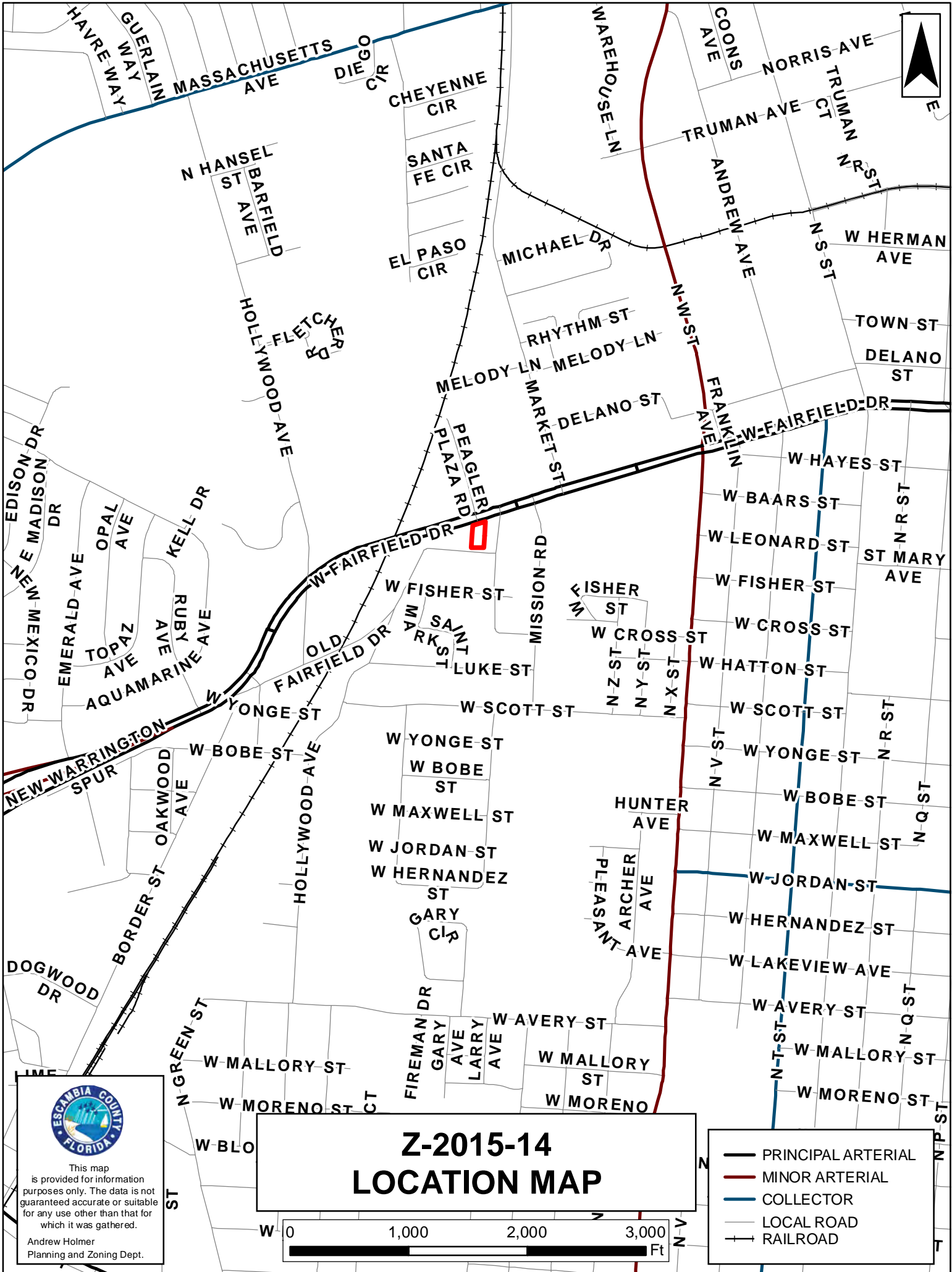
FINDINGS

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

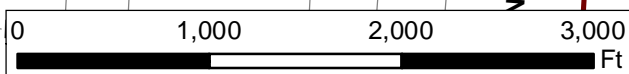

Z-2015-14

Z-2015-14



Z-2015-14 LOCATION MAP

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

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.



HC/LI

HC/LI

HC/LI

Com

HDR

HC/LI

HC/LI

HDMU

HDR

HDR

HC/LI

HDR

HDMU

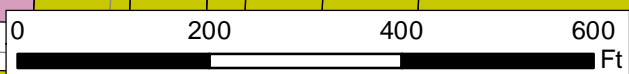
HDR



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-2015-14 500' RADIUS ZONING



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

BURLINGTON NORTHERN (A&GC)

PEGLER PLAZA RD

MARKET ST

W FAIRFIELD DR

W FAIRFIELD DR

JOHN ST

MATTHEW LN

OLD FAIRFIELD DR

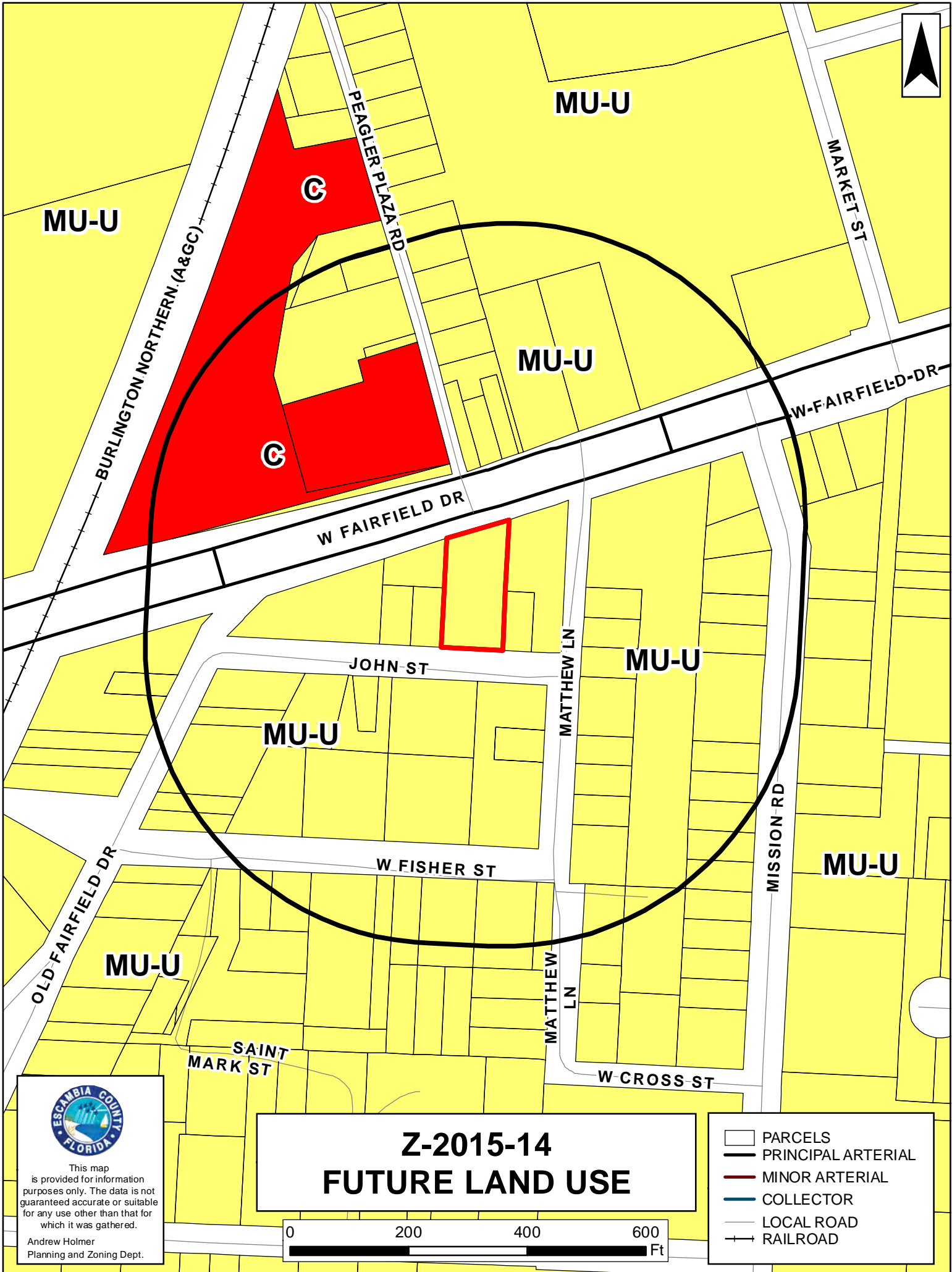
W FISHER ST

MISSION RD

SAINT MARK ST

MATTHEW LN

W CROSS ST



MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

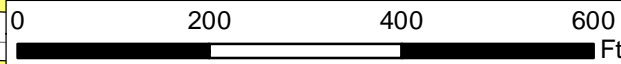
MU-U



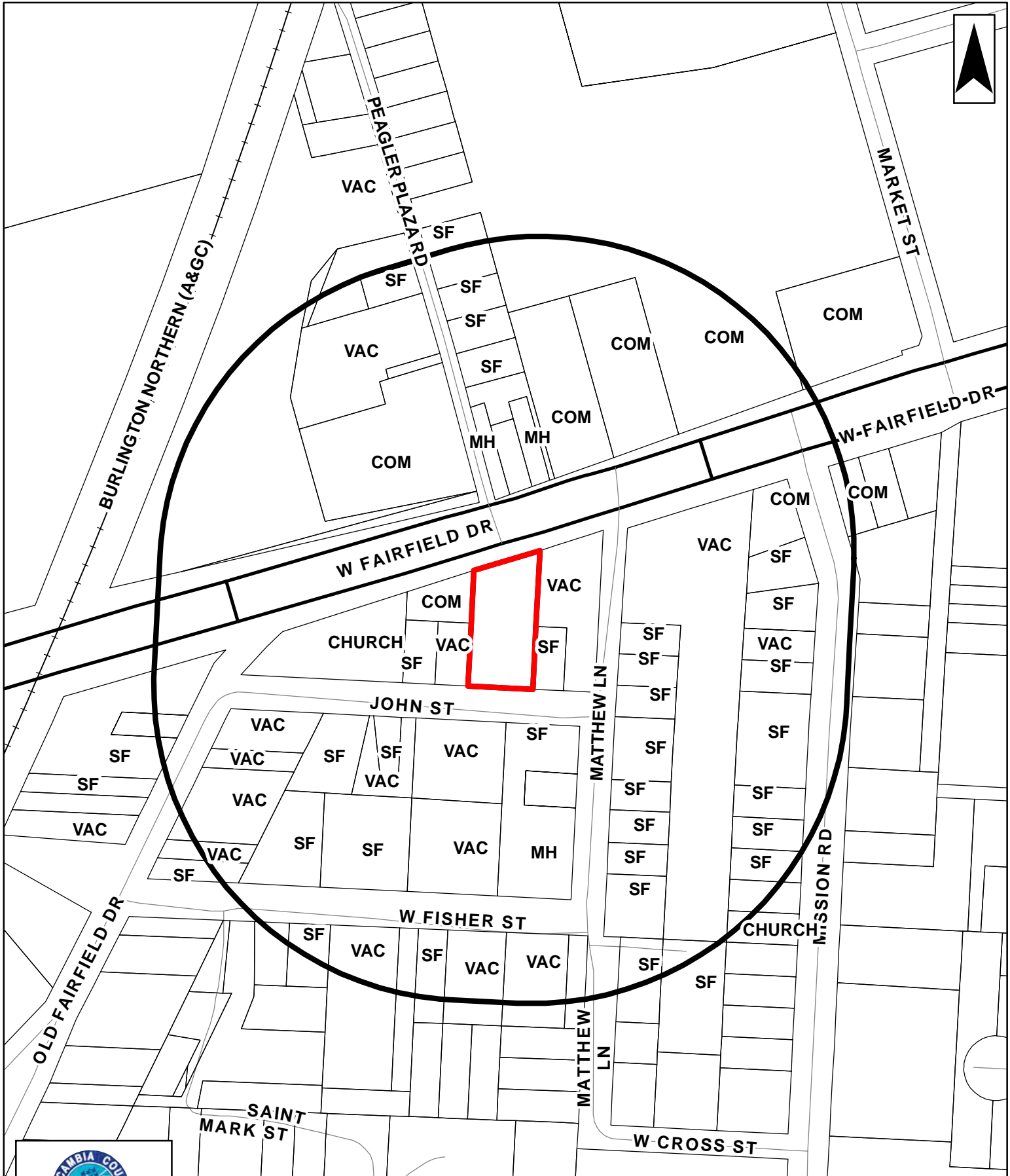
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2015-14 FUTURE LAND USE



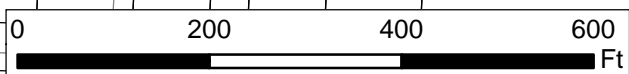
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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Andrew Holmer
Planning and Zoning Dept.

Z-2015-14 EXISTING LAND USE



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









W FAIRFIELD DR
PEAGLER PLAZA RD

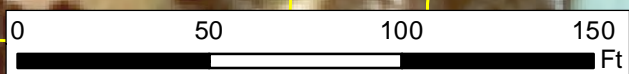
W FAIRFIELD DR

MATTHEW LN

JOHN ST

Z-2015-14 AERIAL MAP

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



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Andrew Holmer
Planning and Zoning Dept.



PALAFX

PALAFX

PALAFX

ENGLEWOOD

ENGLEWOOD

ENGLEWOOD

BURLINGTON NORTHERN (A&GC)

PEAGLER PLAZARD

MARKET ST

W FAIRFIELD DR

W-FAIRFIELD-DR

JOHN ST

MATTHEW LN

W FISHER ST

MISSION RD

OLD FAIRFIELD DR

SAINT MARK ST

MATTHEW LN

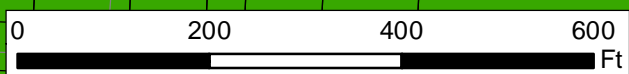
W CROSS ST



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Andrew Holmer
Planning and Zoning Dept.

Z-2015-14 CRA MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2015-14
CURRENT ZONING: HDR PROPOSED ZONING: HDMU

PLANNING BOARD

DATE: 08/04/15 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 09/01/15 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

Public Hearing sign

PROPERTY OF ESCAMBIA COUNTY

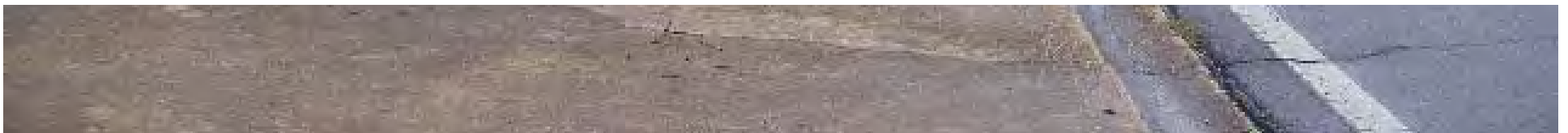


Subject property



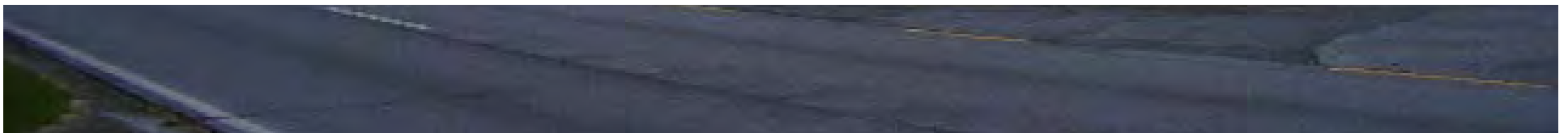


Looking west along Fairfield Dr from subject property





Looking northwest across Fairfield Dr





Looking directly across Fairfield Dr from subject property



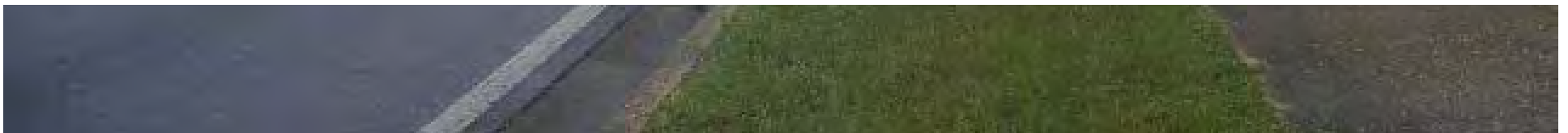


Looking northeast across Fairfield Dr from subject property





Looking east on Fairfield Dr





Looking at adjacent parcel to the west fronting Fairfield Dr.





Looking into subject property from Fairfield Dr.



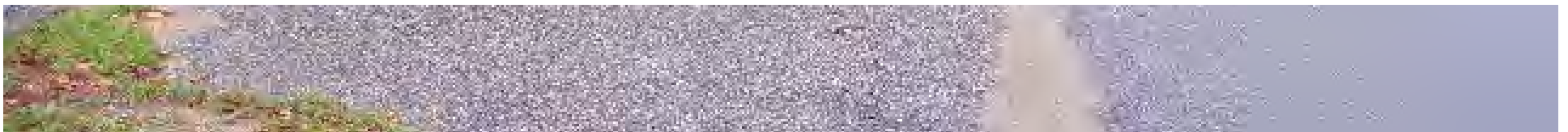


Looking into back of property from John St



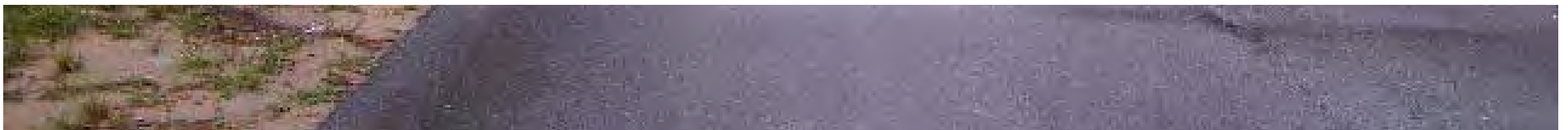


Looking east on John St; behind property



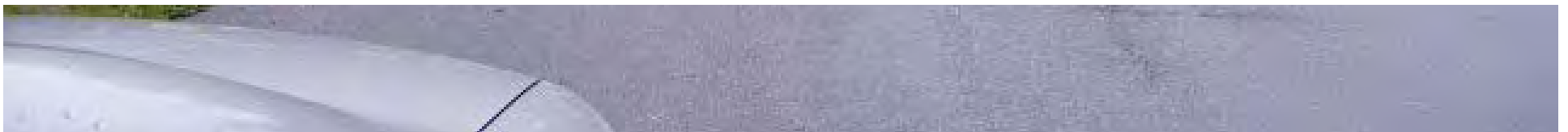


Looking west on John St



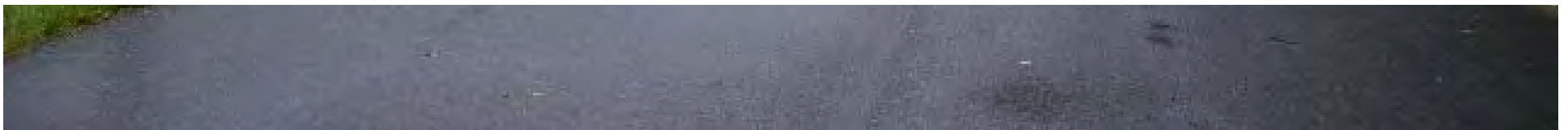


Looking south on Matthews Lane





Looking North on Matthews Lane



Downtown Investment Properties, LLC
6321 Piccadilly Drive Suite D
Mobile, Alabama 36609

June 25, 2015

Escambia County Planning Board
3363 West Park Place
Pensacola, FL 32505

RE: Re Zone Application for
3245 West Fairfield Drive
Pensacola, FL

Dear Commissioners,

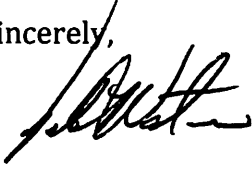
I am requesting HDMU zoning for 3245 West Fairfield Drive and feel this proposed zoning complies with the following conditions.

- (A) **Consistent with Comprehensive Plan:** This property is constant with the comprehensive plan because there already exist mix residential and commercial use on the neighboring properties along West Fairfield Drive.
- (B) **Consistent with LDC:** This property is consistent with LDC because it allows for retail and professional uses as well as residential.
- (C) **Compatibility:** This property is consistent with and conforms with other properties in the area therefore the use; activity and conditions will not negatively impact others.
- (D) **Changed conditions:** This property is located in an area that has become more commercialized. The latest example in this area was the development of a Dollar General Store in close proximity to this property and the re development of Raceway.
- (E) **Development patterns:** HDMU zoning of this parcel would be in line with the development pattern for this area. There are numerous commercial businesses along West Fairfield Drive and the vacant properties for sale are being presented for commercial use. The adjoining residence has been removed and the lot is listed with a Realtor for sale as commercial.

- (F) **Effect on natural environment:** The proposed rezoning would not increase the probability of any adverse impacts on the natural environment. The subject property contains no wetlands.

Thanks you for considering rezoning this property HDMU.

Sincerely,

A handwritten signature in black ink, appearing to read 'John F. Watson', written over a horizontal line.

John F. Watson

Owner

Downtown Investment Properties, LLC



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: HDR to: HDMU

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

Owner(s) Name: Downtown Investment Properties, LLC Phone: 251-602-6544
 Address: 6321 Piccadilly Sq. Dr. Mobile, AL 36609 Email: johnny@watsonealtyinc.net

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

Property Address: 3245 W. Fairfield Dr. Pensacola, FL 32505

Property Reference Number(s)/Legal Description: 16-25-30-1001-020-004

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

John F. Watson
Printed Name Owner/Agent

6-24-15
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24th day of June 20 15,
by _____.

Personally Known OR Produced Identification Type of Identification Produced: AL #2240065 Exp 2-13-18

Margaret A. Cain
Signature of Notary
(notary seal must be affixed)

Margaret A. Cain
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2015-14

Meeting Date(s): PB 8/4/15, BCC 9/3/15 Accepted/Verified by: A. Cain Date: 6/24/15

Fees Paid: \$ _____ Receipt #: _____ Permit #: PRZ 150600012



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 16-25-30-1001-020-007

Property Address: 3245 W. Fairfield Dr. Pensacola, FL 32505

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 27 DAY OF June, YEAR OF 2015.

[Signature]
Signature of Property Owner

John F. Watson
Printed Name of Property Owner

6-27-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
DOWNTOWN INVESTMENT PROPERTIES, L.L.C.

The undersigned, constituting the two members of DOWNTOWN INVESTMENT PROPERTIES, L.L.C., an Alabama limited liability company (the "Company"), hereby adopt the following amendments to the Company's Articles of Organization:

1. The name of the Company is "DOWNTOWN INVESTMENT PROPERTIES, L.L.C.".
2. The Articles of Organization of the Company were filed on August 2, 1996, in the Probate Court of Mobile County, Alabama.
3. The Company's Articles of Organization are hereby amended and restated in their entirety as follows:

ARTICLE ONE

The name of the Company is "DOWNTOWN INVESTMENT PROPERTIES, L.L.C.".

ARTICLE TWO

The Company is organized for the purpose of conducting all business authorized by the Act, and for such other purposes as may be expressed in the Operating Agreement of the Company.

ARTICLE THREE

The location and mailing address of the Company's registered office is 3710 Lakeside Court, Mobile, Alabama 36693, and the name of the registered agent of the Company at such address is WATSON REALTY, INC.

ARTICLE FOUR

The names of the members of the Company, and their mailing addresses, are as follows:

JOHN F. WATSON
3710 Lakeside Court
Mobile, Alabama 36693

L.D. GREENWOOD
P.O. Box 91508
Mobile, Alabama 36691

ARTICLE FIVE

The members of the Company may admit additional members at such times and upon such terms and conditions as may be unanimously approved by the members of the Company or as otherwise reflected in the Operating Agreement of the Company.

ARTICLE SIX

Except as otherwise provided in the Operating Agreement of the Company, cessation of membership of one or more members will not result in dissolution of the Company.


ARTICLE SEVEN

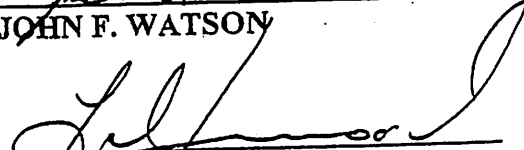
The Company is to be managed by one or more managers. The names and address of the initial managers of the Company are as follows:

JOHN F. WATSON
3710 Lakeside Court
Mobile, Alabama 36693

L.D. GREENWOOD
P.O. Box 91508
Mobile, Alabama 36691

IN WITNESS WHEREOF, this instrument has been executed by the undersigned members this 21st day of May, 2001.



JOHN F. WATSON


L.D. GREENWOOD

THIS DOCUMENT PREPARED BY:

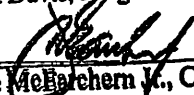
Gilbert F. Dukes, III, Esq.
COALE, DUKES, KIRKPATRICK & CROWLEY
2610-B Dauphin Street, Suite 101
Mobile, Alabama 36606
(334) 471-2625

State of Alabama - Mobile County
I certify this instrument was filed on:

Fri, Jun-01-2001 @ 2:09:11PM

S. R. FEE	2.00
RECORDING FEE	11.00
TOTAL AMOUNT	\$13.00

CERTIFIED TRUE COPY
Probate Court of Mobile Co., AL
Don Davis, Judge

Signature 

Joe McEachern Jr., Chief Clerk

Date: 6-1-01

Rec 13⁰⁰
 155⁰⁰

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that John F. Watson, a married man, and L. D. Greenwood, a married man, the grantors, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do BARGAIN, SELL, CONVEY AND GRANT unto Downtown Investment Properties, an Alabama General Partnership, c/o Watson Realty, Inc., P. O. Box 2254, Mobile, Alabama, 36652, the following described real property, situate, lying and being in the State of Florida and County of Escambia, to-wit:

Begin at the Southeast corner of Lot 4 of the Plan of Lot 1, Section 16, Township 2 South, Range 30 West, as per map recorded in Deed Book 76, page 263 of the public records of Escambia County, Florida, thence run North 710 feet and West 100 feet for point of beginning; thence run North 263.3 feet to the South right of way of Ferry Road; thence Southwesterly along said right of way 106.4 feet; thence Southerly 226.7 feet; thence Easterly 100 feet to point of beginning and known as Lot 2; as described in Deed Book 385, page 586; LESS that portion deeded to State of Florida for road right of way in Book 501, page 439; more particularly described as follows:

From the Southeast corner of Lot 4, Plan of Lot 1, Section 16, Township 2 South, Range 30 West, as per plat recorded in Deed Book 76, page 263 of the public road of Escambia County, Florida, run thence North 928.53 feet to the Southeasterly right of way line of Fairfield Drive; thence South 72 degrees 37 minutes 20 seconds West along the South line of Fairfield Drive 92.84 feet to the point of beginning of the property herein described; thence South 02 degrees 26 minutes 50 seconds West 222.4 feet to the presently existing North right of way line of John Street; thence North 86 degrees 59 minutes West along the North line of John Street 100.0 feet to the intersection with a very old, well established fence line; thence North 02 degrees 26 minutes 50 seconds East along the fence line 185.74 feet to the intersection with the Southeasterly right of way line of Fairfield Drive; thence Northeastwardly along the right of way line as follows: North 68 degrees 18 minutes 45 seconds East 21.86 feet to a point; thence North 72 degrees 37

D.S. PD. \$ 155.00
 DATE 6-29-81
 JOE A. FLOWERS, COMPTROLLER
 BY: [Signature] DC
 CERT. REG. #59-204332S-27 01

minutes 20 seconds East 48.53 feet to a point; thence South 17 degrees 22 minutes 40 seconds East 2.0 feet to a point; thence North 72 degrees 37 minutes 20 seconds East 35.84 feet to the point of beginning;

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The real property herein conveyed does not constitute the homestead of the grantors.

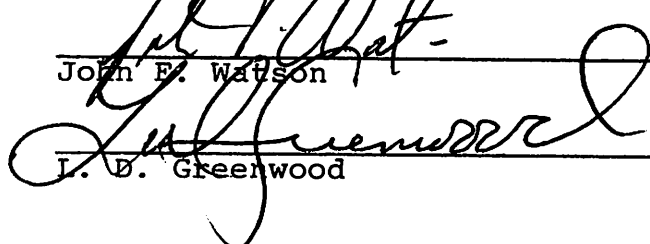
And, except as to the above and the taxes hereafter falling due, the said grantors, for themselves, and for their heirs, executors and administrators, hereby covenant with the said grantee, its successors and assigns, that they are seized of an indefeasible estate in fee simple in and to said property; that they have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that they are in the quiet and peaceable possession of said property; and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals on this the 1st day of April, 1987.



John E. Watson

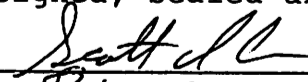
(SEAL)

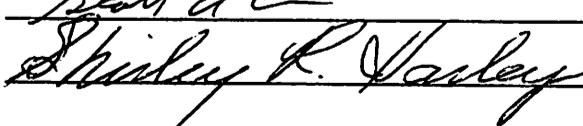


L. B. Greenwood

(SEAL)

Signed, sealed and delivered in the presence of:

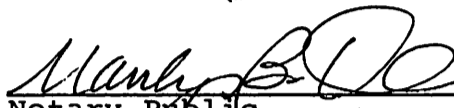




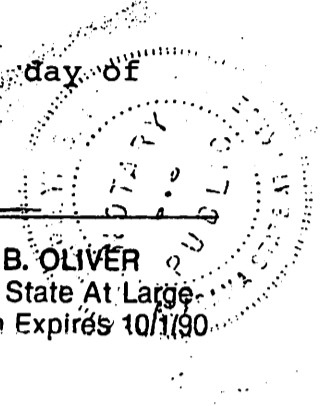
State of Alabama
County of Mobile

Before the subscriber personally appeared John F. Watson and L. D. Greenwood, known to me, and known to me, to be the persons described by said names in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my and official seal on this the 1st day of April, 1987.


Notary Public,

MARILYN B. OLIVER
Notary Public, State At Large
My Commission Expires 10/1/90



The grantee's address is:

c/o Watson Realty, Inc.
P. O. Box 2254
Mobile, Alabama 36652

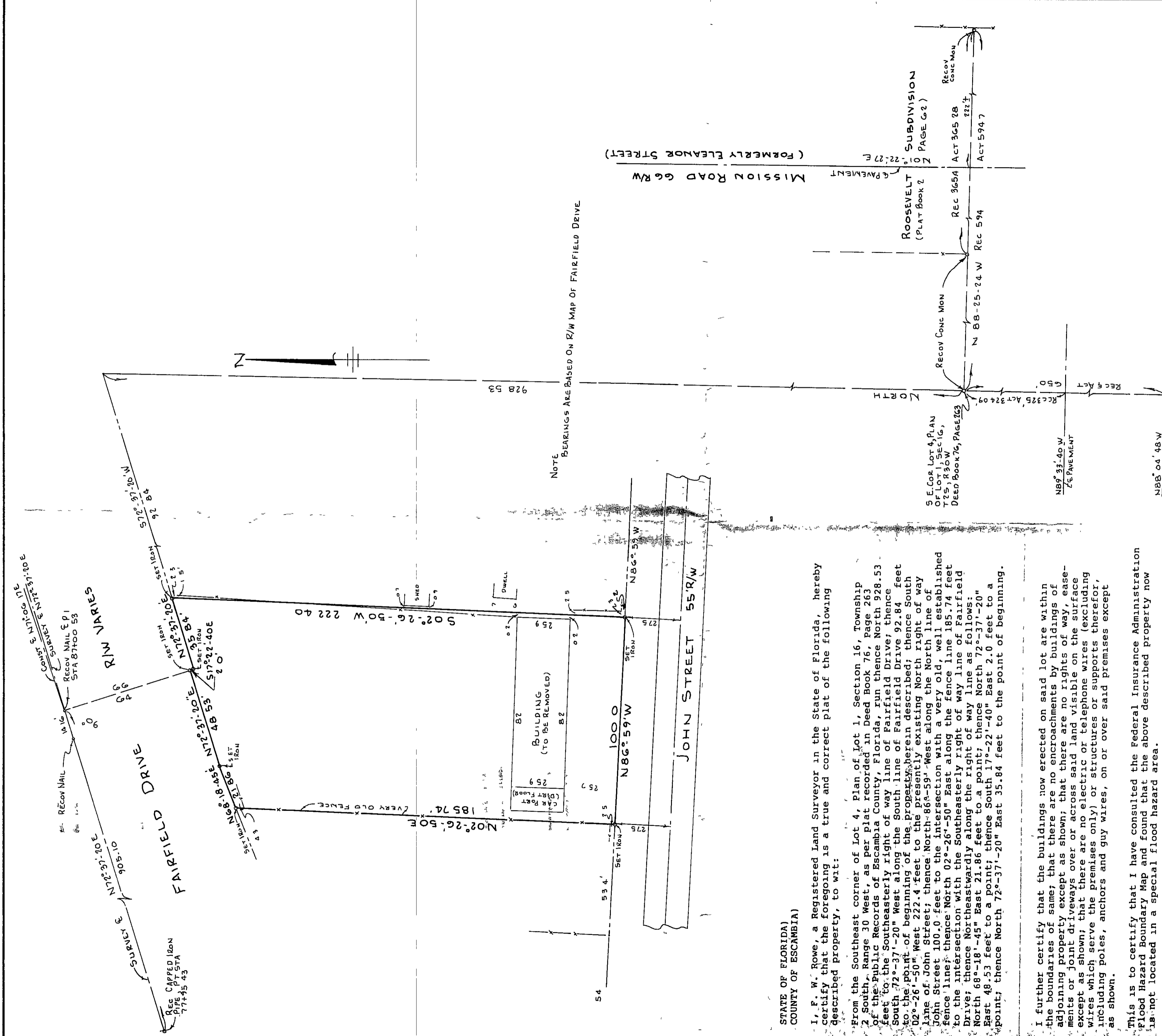
This instrument was prepared by

Stova F. McFadden
McFadden, Riley & Lyon
718 Downtowner Boulevard
Mobile, Alabama 36609

JUN 29 2 27 PM '87
IN BOOK & F-40E NOTED ABOVE
JOE A. FLOWERS, COUNTY CLERK
ESCAMBIA COUNTY

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, ALA. ON

558451



STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I, F. W. Rowe, a Registered Land Surveyor in the State of Florida, hereby certify that the foregoing is a true and correct plat of the following described property, to wit:

From the Southeast corner of Lot 4, Plan of Lot 1, Section 16, Township 2 South, Range 30 West, as per plat recorded in Deed Book 76, Page 263 of the Public Records of Escambia County, Florida, run thence North 928.53 feet to the Southeast right of way line of Fairfield Drive; thence South 72°-37'-20" West along the South line of Fairfield Drive 92.84 feet to the point of beginning of the property herein described; thence South 02°-26'-50" West 222.4 feet to the presently existing North right of way line of John Street; thence North 86°-59' West along the North line of John Street 100.0 feet to the intersection with a very old, well established fence line; thence North 02°-26'-50" East along the fence line 185.74 feet to the intersection with the Southeast right of way line of Fairfield Drive; thence Northeastwardly along the right of way line as follows: North 68°-18'-45" East 21.86 feet to a point; thence North 72°-37'-20" East 48.53 feet to a point; thence South 17°-22'-40" East 2.0 feet to a point; thence North 72°-37'-20" East 35.84 feet to the point of beginning.

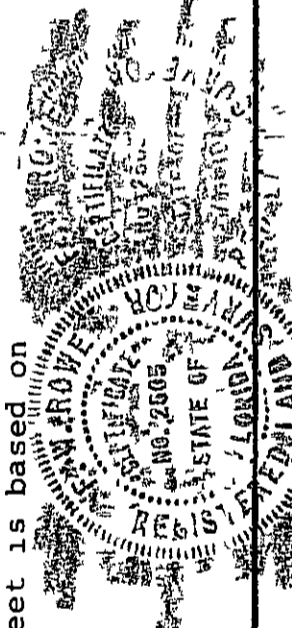
I further certify that the buildings now erected on said lot are within the boundaries of same; that there are no encroachments by buildings or adjoining property except as shown; that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described property now is not located in a special flood hazard area.

This is to certify that the survey depicted hereon meets the minimum technical standards set forth by the Department of Professional Regulation, Board of Land Surveyor, in Chapter 21HH-6, Administrative Rules of the Board of Professional Land Surveyors, effective September 1, 1981

F. W. Rowe
Florida Registration No. 2503

NOTE: This survey has been based on possession of many, many years. The property has been staked out extending 100 feet East from the very old fence on the west line and in position that has been occupied and in possession for many years. The location of John Street is based on existing pavement and existing fences.



PLAT OF SURVEY
PREPARED FOR WATSON REALTY, INC.
ROWE SURVEYING AND ENGINEERING COMPANY, INC.
3755 COTTAGE HILL ROAD MOBILE, AL 36609
JULY 21, 1986
SCALE: 1" = 30'



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **639557**

Date Issued. : 07/06/2015

Cashier ID : CASTILLS

Application No. : PRZ150600012

Project Name : Z-2015-14

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1757	\$1,270.50	App ID : PRZ150600012
		\$1,270.50	Total Check

Received From : DOWNTOWN INVESTMENT PROPERTIES

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ150600012	730538	1,270.50	\$0.00	3245 W FAIRFIELD DR, PENSACOLA, 32505

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 7/8/2015