

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
January 5, 2016–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication, Waive the Reading of the Legal Advertisement and Acceptance of the Meeting Packet.
3. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the December 1, 2015 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for December 1, 2015.
 - C. Planning Board Six Month Outlook for January 5, 2016.
4. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2015-02.
A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2015-02.

That the Board review and recommend to the Board of County Commissioners (BCC), for transmittal to the Department of Economic Opportunity, an Ordinance amending the 2030 Future Land Use Map.
 - B. A Public Hearing Concerning the Review of Redfish Harbor, a Planned Unit Development.
A Public Hearing Concerning the Review of Redfish Harbor, a Planned Unit Development.

That the Board review the development plan for Redfish Harbor residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC)

to review and consider the plan for a final decision.

- C. A Public Hearing Concerning the Review of an LDC Ordinance, Chapter 4, Article 2, Floodplain Ordinance.
A Public Hearing Concerning the Review of an LDC Ordinance Amending Chapter 4, Article 2, Floodplain Ordinance.

That the Board review and recommend approval to the Board of County Commissioners (BCC) an Ordinance to the Land Development Code (LDC) replacing Chapter 4, Article 2, Floodplain Management, in its entirety.

- 5. Action/Discussion/Info Items.
 - A. Wildwood Estate Amended Development Agreement.
 - B. Short-Term Vacation Rentals.
 - C. Vested Rights Training.
- 6. Public Forum.
- 7. Director's Review.
- 8. County Attorney's Report.
- 9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, February 2, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

- 10. Announcements/Communications.
- 11. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3.

Meeting Date: 01/05/2016

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the December 1, 2015 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for December 1, 2015.
- C. Planning Board Six Month Outlook for January 5, 2016.
-

Attachments

12-1-15 Regular PB Mtg Resume Minutes

December Monthly Action Follow-Up

January Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD December 1, 2015

**CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 9:04 A.M.)
(10:03 A.M. – 11:03 A.M.)**

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Absent: Patty Hightower, School Board (non-voting)

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Karen Bohon, Sr. Office Assistant
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to accept the proof of publication and to waive the reading of the legal advertisement.

Vote: 7 - 0 Approved

3. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 3, 2015 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for November 2015.

C. Planning Board 6-Month Outlook for December 2015.

Motion by Bob Cordes, Seconded by Rodger Lowery

Motion was made to approve the minutes from the November 3, 2015 Planning Board Meeting.

Vote: 7 - 0 Approved

4. Public Hearings.

A. A Public Hearing Concerning the Review of an LDC Ordinance Ch 3, Zoning Regulations, Alcohol Breweries, Distilleries, and Wineries & Ch 6, Definitions A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, High Density Mixed-Use (HDMU), Commercial district (Com), and Heavy Commercial and Light Industrial District (HC/LI), to authorize Brewpubs, Alcohol Breweries, Distilleries and Wineries under certain circumstances and Amending Chapter 6, Definitions to Define Brewpub, Microbrewery, Microdistillery and Microwinery.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3, Zoning Regulations and Chapter 6, Definitions.

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion was made to accept and recommend approval to the BCC.

Vote: 7 - 0 Approved

B. A Public Hearing Concerning the Review of an LDC Ordinance Amending Chapter 3, Zoning and Future Land Use A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning and Future Land Use

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3, Section 3-1.3, "Zoning and future land use," Section 3-2.8, "High Density Residential district (HDR)," Section 3-2.9, "High Density Mixed-use district (HDMU)," Section 3-2.10, "Commercial district (Com)," and Section 3-2.11, "Heavy Commercial and Light Industrial district (HC/LI)" to establish consistency of Future Land Use residential densities with densities of implementing zoning districts.

Motion by Tim Tate, Seconded by Bob Cordes

Motion was made to accept and recommend approval to the BCC.

Vote: 7 - 0 Approved

- C. A Public Hearing - Comprehensive Plan - Small Scale Amendment
SSA-2015-02 A Public Hearing Concerning the Review of a Small Scale
Amendment SSA-2015-02

That the Board review and recommend to the Board of County Commissioner (BCC) a Small Scale Amendment SSA-2015-02; amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

Motion by Rodger Lowery, Seconded by Alvin Wingate

Motion was made to accept and recommend approval to the BCC.

Vote: 7 - 0 Approved

- D. A Public Hearing- Comprehensive Plan - Small Scale Amendment SSA-2015-03 A
Public Hearing Concerning the Review of a Small Scale Amendment SSA-2015-03

That the Board review and recommend to the Board of County Commissioner (BCC) a Small Scale Amendment SSA-2015-03; amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion was made to accept and recommend approval to the BCC with the assurance that the boundary survey was labeled exhibit A.

Vote: 7 - 0 Approved

5. Action/Discussion/Info Items.

- A. Captain Hoskins - Overview of Community Partnership and Navy's participation regarding land development and compatibility.
- B. JLUS Agreement.

Motion by Rodger Lowery, Seconded by Bob Cordes

Motion was made to accept and recommend approval to the BCC with recommended changes.

Vote: 7 - 0 Approved

6. Public Forum.

7. Director's Review.

8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 5, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.

**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**



DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board
FROM: Karen Stubbs, Board Clerk
DATE: December 18, 2015
RE: Monthly Action Follow-Up Report for December 2015.

The following is a status report of Planning Board (PB) agenda items for the prior month of **December**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

PROJECTS, PLANS, & PROGRAMS

10-05-15 through 10-09-15 PK Charrette

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

• **Text Amendments:**

CPA-2015-07

Five-Year Schedule

09-01-15 PB recommended approval

10-08-15 BCC approved for transmittal to DEO

01-07-16 BCC meeting

CPA-2015-08

MU-PB Error in Comp Plan

11-03-15 PB recommended approval

12-10-15 BCC approved for transmittal to DEO

• **Map Amendments:**

SSA-2015-06

Saufley Field

09-01-15 PB recommended approval

10-08-15 BCC approved

SSA-2015-02

W. Quintette

12-01-15 PB recommended approval

01-07-16 BCC meeting

SSA-2015-03

E. Quintette

12-01-15 PB recommended approval

01-07-16 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

CRA Overlay Ordinance, Chapter 3 changes

09-01-15 PB recommended approval

10-08-15 BCC meeting

11-05-15 BCC approved

SRIA Setback, Chapter 3 changes

09-01-15 PB recommended approval

10-08-15 BCC meeting – withdrawn prior to meeting

11-03-15 PB recommended approval

12-10-15 BCC approved

SRIA Flood Plain Management, Chapter 4 changes

09-01-15 PB recommended approval

10-08-15 BCC approved

Remove Minimum Lot Size, Chapter 3 changes

10-06-15 PB recommended approval

11-05-15 BCC approved

Building Height, Chapter 3 & Chapter 6 changes

10-06-15 PB recommended approval

10-08-15 BCC approved

Accessory Uses & Structures, Chapter 4 changes

10-06-15 PB recommended approval

11-05-15 BCC approved

Microbrewery, Chapter 3 & 6 changes

10-06-15 PB recommended approval

10-22-15 BCC remanded back to PB

12-01-15 PB recommended approval

12-10-15 BCC Reviewed, first of two required Public Hearings

01-07-16 BCC meeting

Temporary Uses & Structures, Chapter 3, 4 & 6 changes

11-03-15 PB recommended approval

12-10-15 BCC approved

Zoning Consistency w/ FLU, Chapter 3 changes

12-01-15 PB recommended approval

12-10-15 BCC approved

REZONING CASES

1. Rezoning Case Z-2015-12

06-02-15 PB recommended approval

07-07-15 BCC sent back to PB

09-01-15 PB recommended approval with changes

10-08-15 BCC approved

2. Rezoning Case Z-2015-13

09-01-15 PB recommended approval

10-08-15 BCC approved

3. Rezoning Case Z-2015-15

10-06-15 PB recommended approval

11-05-15 BCC approved

4. Rezoning Case Z-2015-16

10-06-15 PB recommended approval

11-05-15 BCC approved

5. Rezoning Case Z-2015-17

10-06-15 PB recommended approval

11-05-15 BCC approved

6. Rezoning Case Z-2015-18

10-06-15 PB recommended approval

11-05-15 BCC approved

7. Rezoning Case Z-2015-19

11-03-15 PB recommended approval

02-02-16 BCC meeting

8. Rezoning Case Z-2015-20

12-01-15 PB recommended approval

01-07-16 BCC meeting

MISCELLANEOUS ITEMS

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JANUARY 2016

(Revised 12/21/15)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, January 5, 2016	<ul style="list-style-type: none"> • Red Fish Harbor PUD • Flood Plain Repeal 	<ul style="list-style-type: none"> • LSA-2015-02 	<ul style="list-style-type: none"> • Z-2015-21 • Z-2015-22 • Z-2015-23 	<ul style="list-style-type: none"> • Wild Wood Estates DA • Short-Term Vacation Rentals • Vested Rights Training
Tuesday, February 2, 2016				<ul style="list-style-type: none"> • Group Living • More zoning allowed in MU-U & MU-S
Tuesday, February 16, 2016 PB Workshop				<ul style="list-style-type: none"> • PK Master Plan
Tuesday, March 1, 2016	<ul style="list-style-type: none"> • PK Master Plan 			<ul style="list-style-type: none"> • AIPD Maps
Tuesday, April 5, 2016				
Tuesday, May 3, 2016				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 01/05/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2015-02.

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2015-02.

That the Board review and recommend to the Board of County Commissioners (BCC), for transmittal to the Department of Economic Opportunity, an Ordinance amending the 2030 Future Land Use Map.

BACKGROUND:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 53.89 (+/-) acre sixteen-parcel site from Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), from Commercial (C) to Public (P), and from Mixed-Use Urban (MU-U) to Public (P).

The current zoning designation of the referenced parcels is HC/LI, HDR, HDMU, and Rec, which are in the process of rezoning to Public (P) case number Z-2015-23. The FLU change is proposed to allow existing county government or other public institutions or agencies on already Escambia County owned property.

The subject parcels are located along the north and south side of Leonard Street, south of Fairfield Drive, east of North "L" Street and west of "G" Street. The properties are built out consisting of Escambia Jail, County Park, stormwater pond, Escambia County Area Transit, Health Department, State Work Release facility, and Escambia County Sheriff's Garage facilities.

The site is largely surrounded by single-family residential use pattern zoned High Density Residential (HDR) with small lots to the south and east. To the west and north the zoning consists of Heavy Commercial and Light Industrial (HC/LI).

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board’s goal “to increase citizen involvement in, access to, and approval of, County government activities.”

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the board.

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney’s Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Draft Ordinance

Staff Analysis

LSA-2015-02

ORDINANCE NUMBER 2015-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5016-000-002 TOTALING 48.49 (+/-) ACRES, LOCATED OFF THE 1200 BLOCK OF W LEONARD STREET, FROM MIXED USE URBAN (MU-U) AND RECREATION (REC) TO PUBLIC (P); CHANGING A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5016-002-002 TOTALING 0.70 (+/-) ACRES, LOCATED OFF 1211 W FAIRFIELD DRIVE, FROM COMMERCIAL (C) TO PUBLIC (P); CHANGING FIVE PARCELS WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBERS 5016-001-001, 5009-000-062, 5009-000-064, 5009-000-068 AND 5009-041-041, TOTALING 1.08 (+/-) ACRES, LOCATED OFF N "H" STREET AND W CROSS STREET, AND NINE PARCELS WITHIN SECTION 18, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBERS 6000-001-056, 6000-004-055, 6000-004-056, 6000-005-056, 6000-002-056, 6000-003-047, 6000-003-048, 6000-003-055 AND 6000-017-047, TOTALING 3.71 (+/-) ACRES, LOCATED OFF N "H" STREET, FROM MIXED USE URBAN (MU-U) TO PUBLIC (P); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on April 29, 2014; and

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

1 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
2 Escambia County, Florida, as follows:

3
4 **Section 1. Purpose and Intent**

5
6 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
7 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
8 Florida Statutes.

9
10 **Section 2. Title of Comprehensive Plan Amendment**

11
12 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment
13 2015-02."

14
15 **Section 3. Changes to the 2030 Future Land Use Map**

16
17 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
18 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
19 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
20 notations, references and information shown thereon, is further amended to include the
21 following future land use changes:

- 22
- 23 (A) A parcel within Section 17, Township 2s, Range 30W, parcel number
24 5016-000-002 and totaling 48.49 (+/-) acres, located off the 1200 block of
25 W Leonard Street, as more particularly described in the Full Legal
26 Descriptions with Warranty Deed attached as Exhibit A, from Mixed Use
27 Urban (MU-U) and Recreation (REC) to Public (P).
 - 28 (B) A parcel within Section 17, Township 2S, Range 30W, parcel number
29 5016-002-002 and totaling 0.70 (+/-) acres, located off 1211 W Fairfield
30 Drive, as more particularly described in the Full Legal Descriptions with
31 Warranty Deed attached as Exhibit B, from Commercial (C) to Public (P).
 - 32 (C) Five parcels within Section 17, Township 2S, Range 30W, parcel numbers
33 5016-001-001, 5009-000-062, 5009-000-064, 5009-000-068 and 5009-
34 041-041, totaling 1.08 (+/-) acres, located off N "H" Street and W Cross
35 Street, as more particularly described in the Full Legal Descriptions with
36 Warranty Deed attached as Composite Exhibit C, from Mixed Use Urban
37 (MU-U) to Public (P).
 - 38 (D) Nine parcels within Section 18, Township 2S, Range 30W, parcel
39 numbers 6000-001-056, 6000-004-055, 6000-004-056, 6000-005-056,
40 6000-002-056, 6000-003-047, 6000-003-048, 6000-003-055 and 6000-
41 017-047, totaling 3.71 (+/-) acres located off N "H" Street , as more
42 particularly described in the Section 18, Township, 2S, Range 30W, Full

1 Legal Descriptions with Warranty Deed attached as Composite Exhibit D,
2 from Mixed Use Urban (MU-U) to Public (P).

3 **Section 4. Severability**

4
5 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
6 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
7 the validity of the remaining portions of this Ordinance.
8

9
10 **Section 5. Inclusion in the Code**

11
12 It is the intention of the Board of County Commissioners that the provisions of this
13 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
14 the sections, subsections and other provisions of this Ordinance may be renumbered or
15 relettered and the word "ordinance" may be changed to "section," "article," or such other
16 appropriate word or phrase in order to accomplish such intentions.
17

18 **Section 6. Effective Date**

19
20 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not
21 become effective until 31 days after the Department of Economic Opportunity notifies
22 Escambia County that the plan amendment package is complete. If timely challenged,
23 this Ordinance shall not become effective until the Department of Economic Opportunity
24 or the Administration Commission enters a final order determining the Ordinance to be
25 in compliance.
26

27 **DONE AND ENACTED** this _____ day of _____, 2016.

28
29 BOARD OF COUNTY COMMISSIONERS
30 OF ESCAMBIA COUNTY, FLORIDA
31

32
33 By: _____
34 Grover C. Robinson, Chairman

35 ATTEST: PAM CHILDERS
36 CLERK OF THE CIRCUIT COURT
37

38
39 By: _____
40 Deputy Clerk

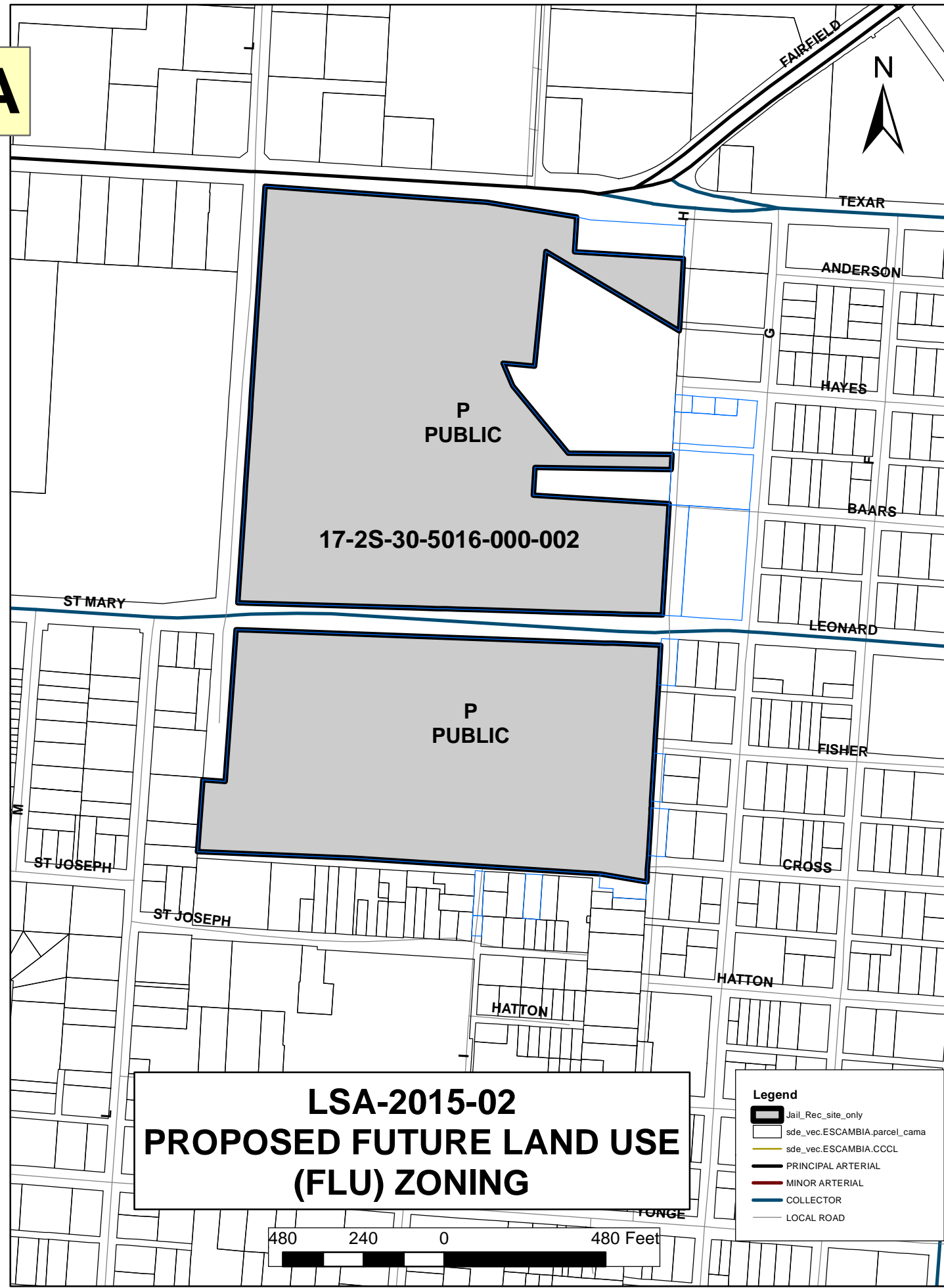
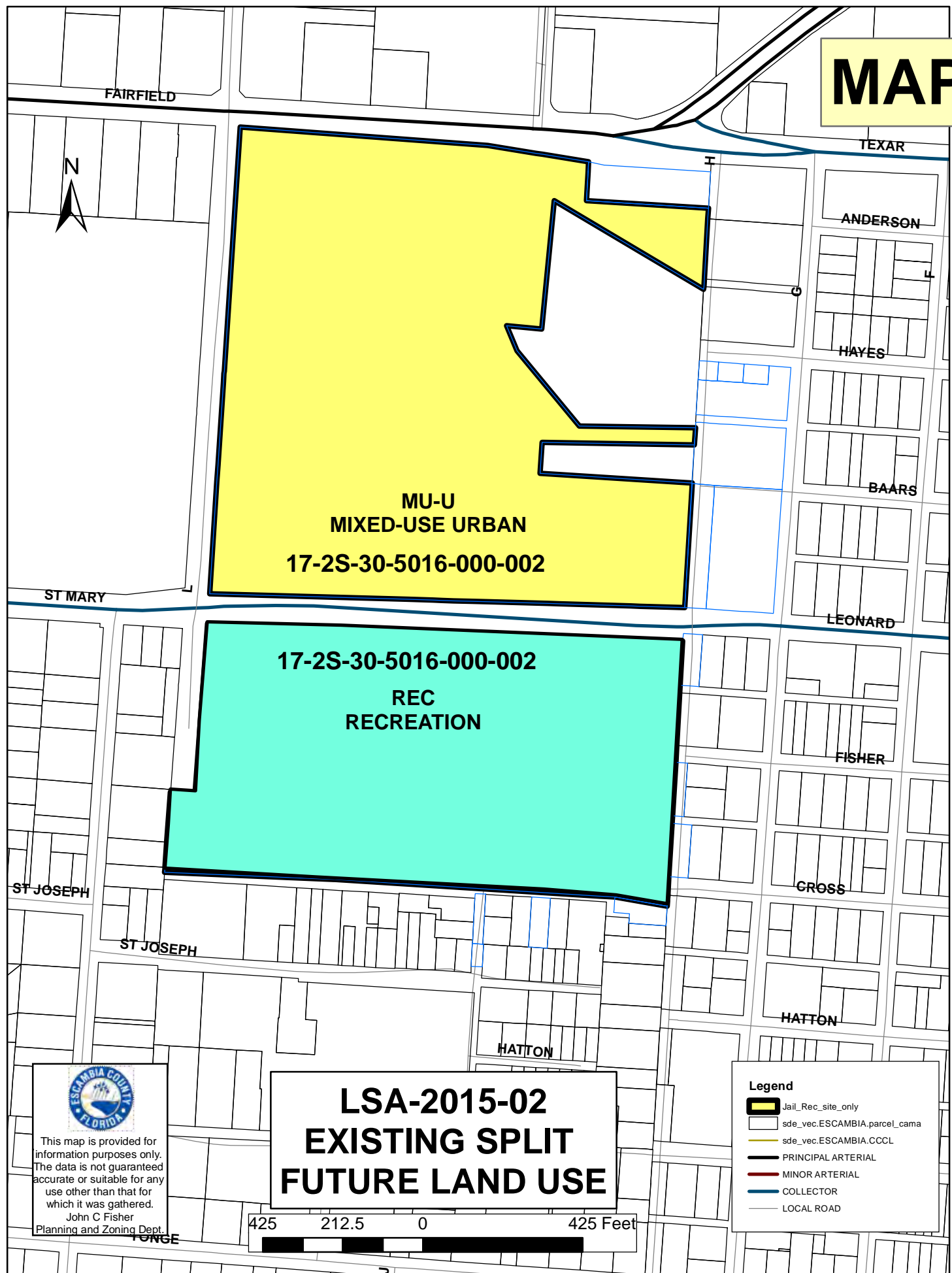
41 (SEAL)
42
43


44 ENACTED:

- 1 FILED WITH THE DEPARTMENT OF STATE:
- 2 EFFECTIVE DATE:

DRAFT

MAP A




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.
John C Fisher
Planning and Zoning Dept.

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305016000002</p> <p>Account: 062439000</p> <p>Owners: ESCAMBIA COUNTY</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 1200 W LEONARD ST 32501</p> <p>Use Code: COUNTY OWNED</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$2,763,931</td> <td>\$12,187,991</td> <td>\$14,951,922</td> <td>\$14,951,922</td> </tr> <tr> <td>2014</td> <td>\$2,763,931</td> <td>\$12,260,118</td> <td>\$15,024,049</td> <td>\$15,024,049</td> </tr> <tr> <td>2013</td> <td>\$2,764,025</td> <td>\$11,834,570</td> <td>\$14,598,595</td> <td>\$14,598,595</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$2,763,931	\$12,187,991	\$14,951,922	\$14,951,922	2014	\$2,763,931	\$12,260,118	\$15,024,049	\$15,024,049	2013	\$2,764,025	\$11,834,570	\$14,598,595	\$14,598,595
Year	Land	Imprv	Total	Cap Val																	
2015	\$2,763,931	\$12,187,991	\$14,951,922	\$14,951,922																	
2014	\$2,763,931	\$12,260,118	\$15,024,049	\$15,024,049																	
2013	\$2,764,025	\$11,834,570	\$14,598,595	\$14,598,595																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/1992</td> <td>3254</td> <td>630</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>561</td> <td>1</td> <td>\$100</td> <td>OT</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)	07/1992	3254	630	\$100	WD	View Instr	01/1971	561	1	\$100	OT	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>N1/2 OF LT 9 ALL LT 16 DB 1/54 3 P 161/179 LESS OR 67 P 284 S TATE RD R/W LESS OR 429 P 980 STATE RD R/W LESS OR 561 P 3 R...</p> <p>Extra Features</p> <ul style="list-style-type: none"> ASPHALT PAVEMENT BLOCK/BRICK BUILDING CANOPY CONCRETE WALKS DUMBWAITER ELEVATOR FRAME BUILDING METAL SHED MISC OPEN PORCH PARKING LIGHT UTILITY BLDG WOOD FENCE
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
07/1992	3254	630	\$100	WD	View Instr														
01/1971	561	1	\$100	OT	View Instr														

Parcel Information

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
48.4900

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings	
Address:1200 W LEONARD ST, Year Built: 1960, Effective Year: 1980	
<p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE DWELLING UNITS-180 EXTERIOR WALL-STUCCO FLOOR COVER-CARPET FOUNDATION-STRUCTURAL HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-360 NO. STORIES-4 ROOF COVER-BLT UP MTL/GYP ROOF FRAMING-STEEL TRUSS/FRM STORY HEIGHT-0 STRUCTURAL FRAME-RIGID FRAME</p>	
<p>Areas - 124982 Total SF</p> <p>BASE AREA - 58284 BASEMENT FIN - 21005 CARPORT FIN - 2415 FOURTH STORY - 14410 OPEN PORCH FIN - 48 THIRD STORY - 14410 UPPER STORY FIN - 14410</p>	
Address:1515 W FAIRFIELD DR, Year Built: 1980, Effective Year: 1980	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-PRECAST PAN/CON FLOOR COVER-CONCRETE-FINISH FOUNDATION-STRUCTURAL HEAT/AIR-UNIT HEATERS INTERIOR WALL-EXPOSED BLK/BRK NO. PLUMBING FIXTURES-6 NO. STORIES-1 ROOF COVER-BLT UP MTL/GYP ROOF FRAMING-CONCRETE STORY HEIGHT-0 STRUCTURAL FRAME-CONCRTE REINFRD</p>	
<p>Areas - 22026 Total SF</p> <p>BASE AREA - 12000 BASE SEMI FIN - 2320 OFFICE AVG - 7578 OPEN PORCH FIN - 128</p>	
Year Built: 1980, Effective Year: 1980	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-PRECAST PAN/CON FLOOR COVER-CONCRETE-FINISH FOUNDATION-STRUCTURAL HEAT/AIR-NONE INTERIOR WALL-EXPOSED BLK/BRK NO. STORIES-1 ROOF COVER-BLT UP MTL/GYP ROOF FRAMING-CONCRETE STORY HEIGHT-20 STRUCTURAL FRAME-CONCRTE REINFRD</p>	
<p>Areas - 2300 Total SF</p> <p>BASE AREA - 1900 OFFICE AVG - 400</p>	
Year Built: 1980, Effective Year: 1980	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-PRECAST PAN/CON FLOOR COVER-CONCRETE-FINISH FOUNDATION-SLAB ON GRADE HEAT/AIR-NONE INTERIOR WALL-EXPOSED BLK/BRK</p>	

NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-20
STRUCTURAL FRAME-WOOD FRAME

Areas - 1150 Total SF
BASE AREA - 1150

Address:1770 W LEONARD ST, Year Built: 1993, Effective Year: 1993

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-60
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-15
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

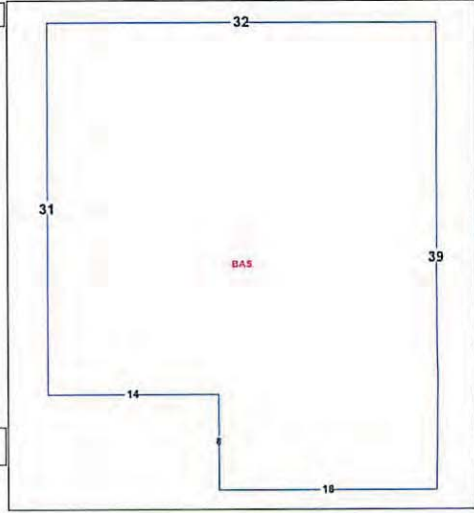
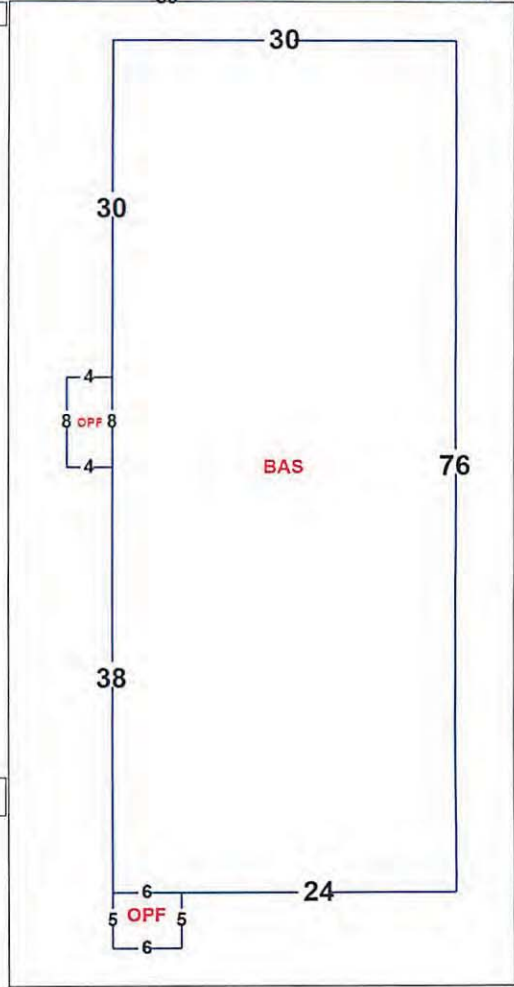
Areas - 2342 Total SF
BASE AREA - 2280
OPEN PORCH FIN - 62

Address:3101 N H ST, Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1136 Total SF
BASE AREA - 1136

Address:2751 N H ST, Year Built: 1988, Effective Year: 1988



Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-EXPOSED BLK/BRK
 NO. PLUMBING FIXTURES-8
 NO. STORIES-1
 ROOF COVER-BLT UP MTL/GYP
 ROOF FRAMING-STEEL TRUSS/FRM
 STORY HEIGHT-18
 STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 9048 Total SF
 BASE AREA - 5308
 OFFICE AVG - 3640
 OPEN PORCH FIN - 100

Address:3105 N H ST, Year Built: 1960, Effective Year: 1960

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-6
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-WOOD/NO SUB FLR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 962 Total SF
 BASE AREA - 882
 SCR N PORCH FIN - 80

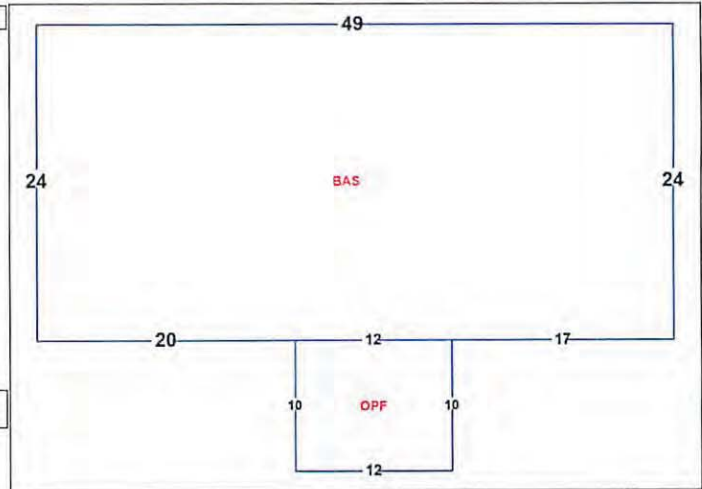
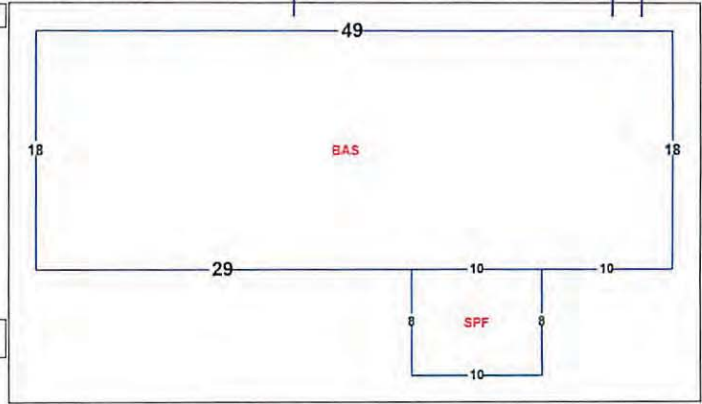
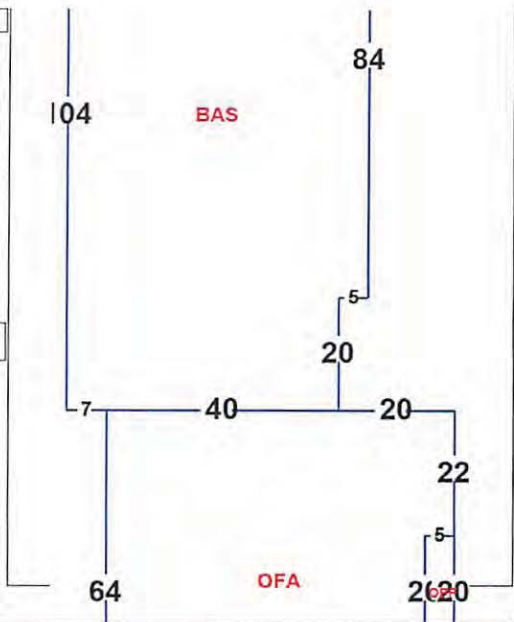
Year Built: 1960, Effective Year: 1960

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-6
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-WOOD/NO SUB FLR
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1296 Total SF
 BASE AREA - 1176
 OPEN PORCH FIN - 120

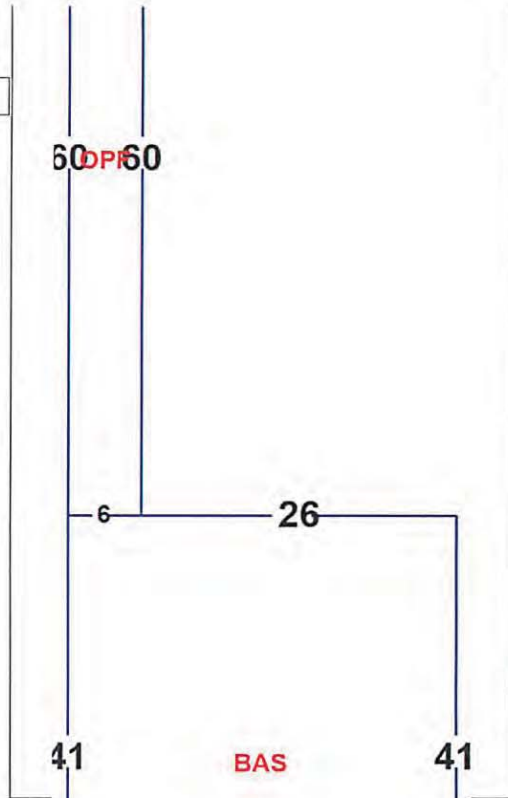
Year Built: 1960, Effective Year: 1960

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-6
 EXTERIOR WALL-BRICK-COMMON
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-ASBESTOS/WOOD S



ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

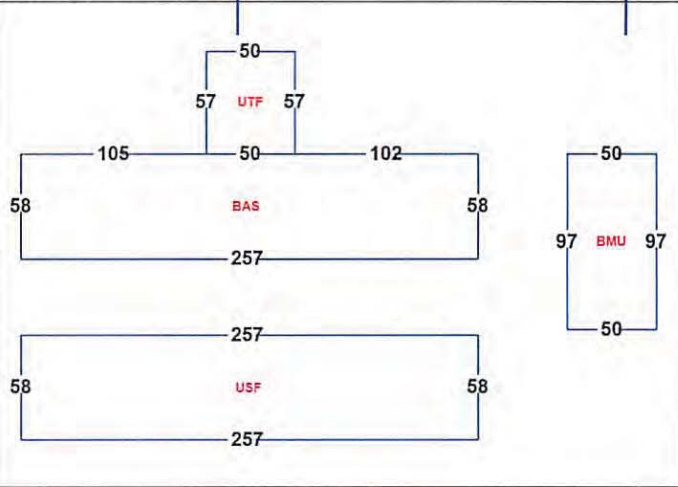
Areas - 1672 Total SF
BASE AREA - 1312
OPEN PORCH FIN - 360



Address: 1700 W LEONARD ST, Year Built: 1953, Effective Year: 1953

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-80
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-STRUCTURAL
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-173
NO. STORIES-2
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

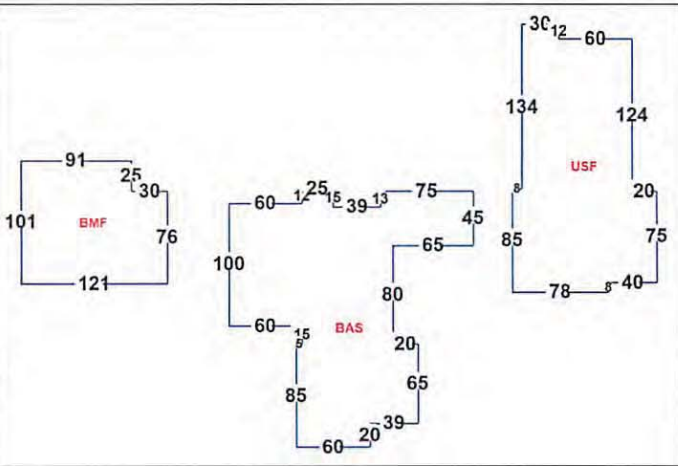
Areas - 37512 Total SF
BASE AREA - 14906
BASEMENT UNF - 4850
UPPER STORY FIN - 14906
UTILITY FIN - 2850



Year Built: 1980, Effective Year: 1990

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-74
NO. STORIES-2
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-14
STRUCTURAL FRAME-RIGID FRAME

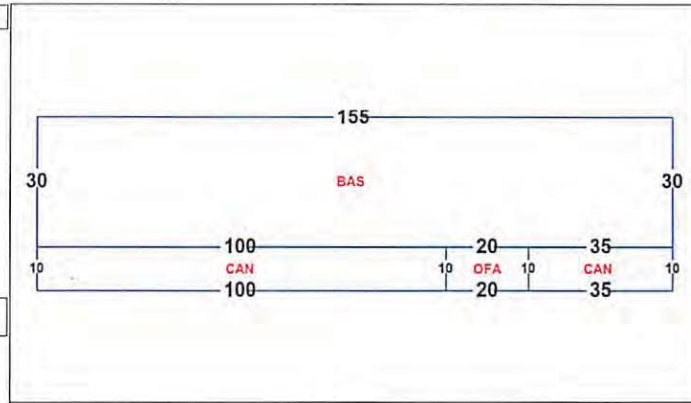
Areas - 57834 Total SF
BASE AREA - 25353
BASEMENT FIN - 11471
UPPER STORY FIN - 21010



Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-UNFINISHED
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

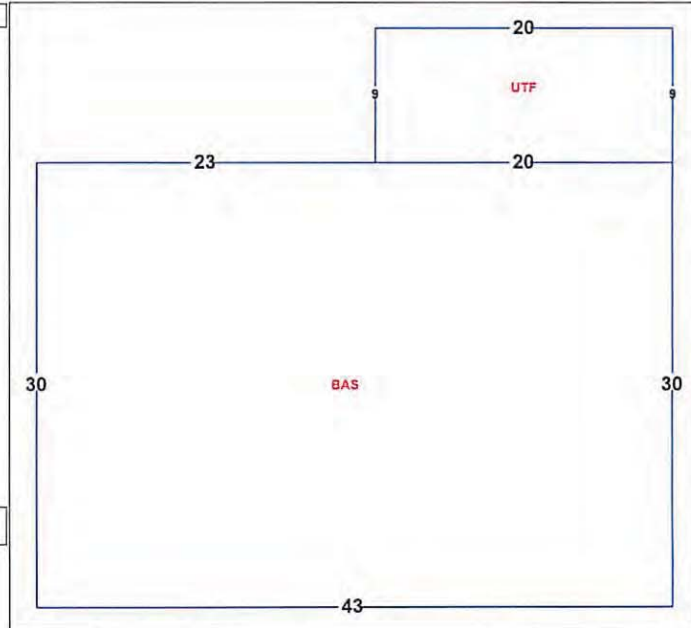
Areas - 6200 Total SF
BASE AREA - 4650
CANOPY - 1350
OFFICE AVG - 200



Year Built: 1975, Effective Year: 1975

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

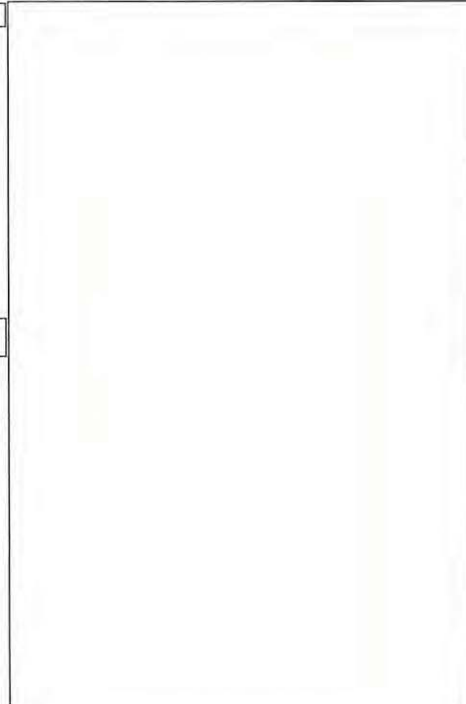
Areas - 1470 Total SF
BASE AREA - 1290
UTILITY FIN - 180

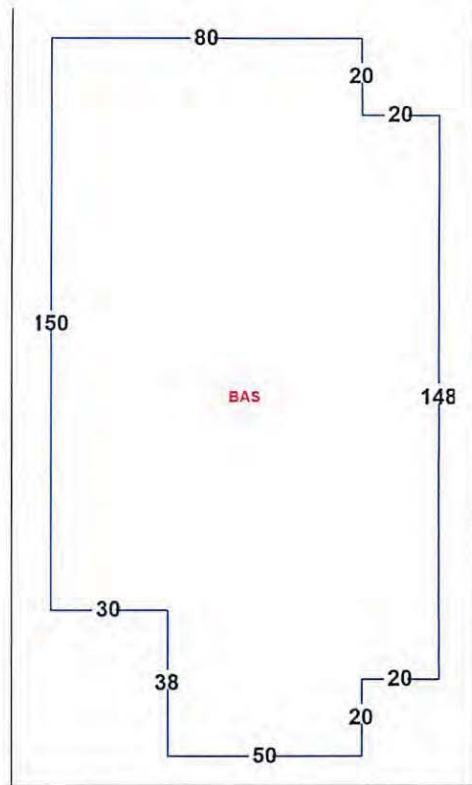


Year Built: 1978, Effective Year: 1978

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ABOVE GRDE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 16860 Total SF
BASE AREA - 16860





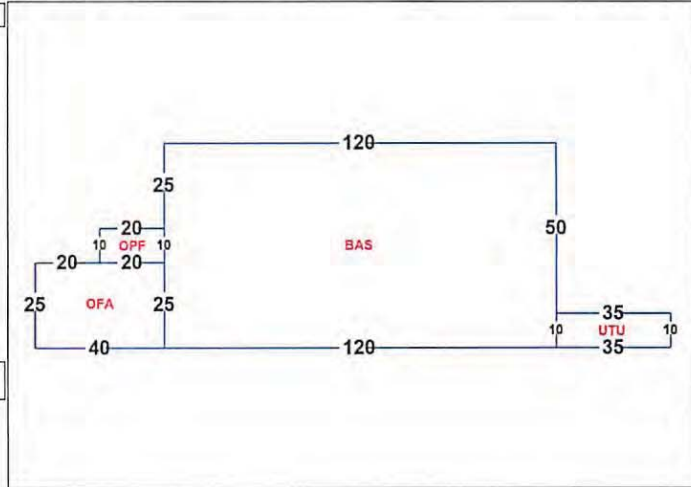
Address:2930 N L ST, Year Built: 1960, Effective Year: 1960

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 8750 Total SF

BASE AREA - 7200
OFFICE AVG - 1000
OPEN PORCH FIN - 200
UTILITY UNF - 350



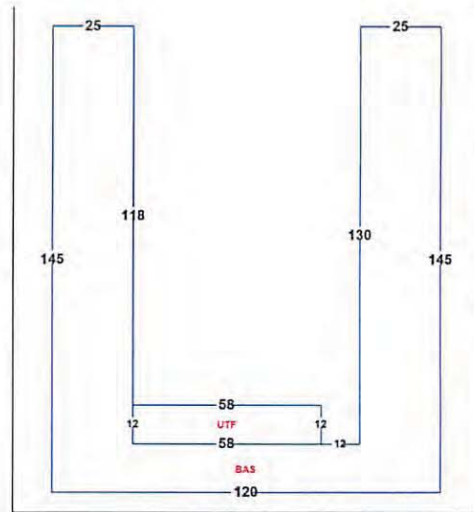
Address:3050 N L ST, Year Built: 1974, Effective Year: 1974

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-16
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

Areas - 8996 Total SF

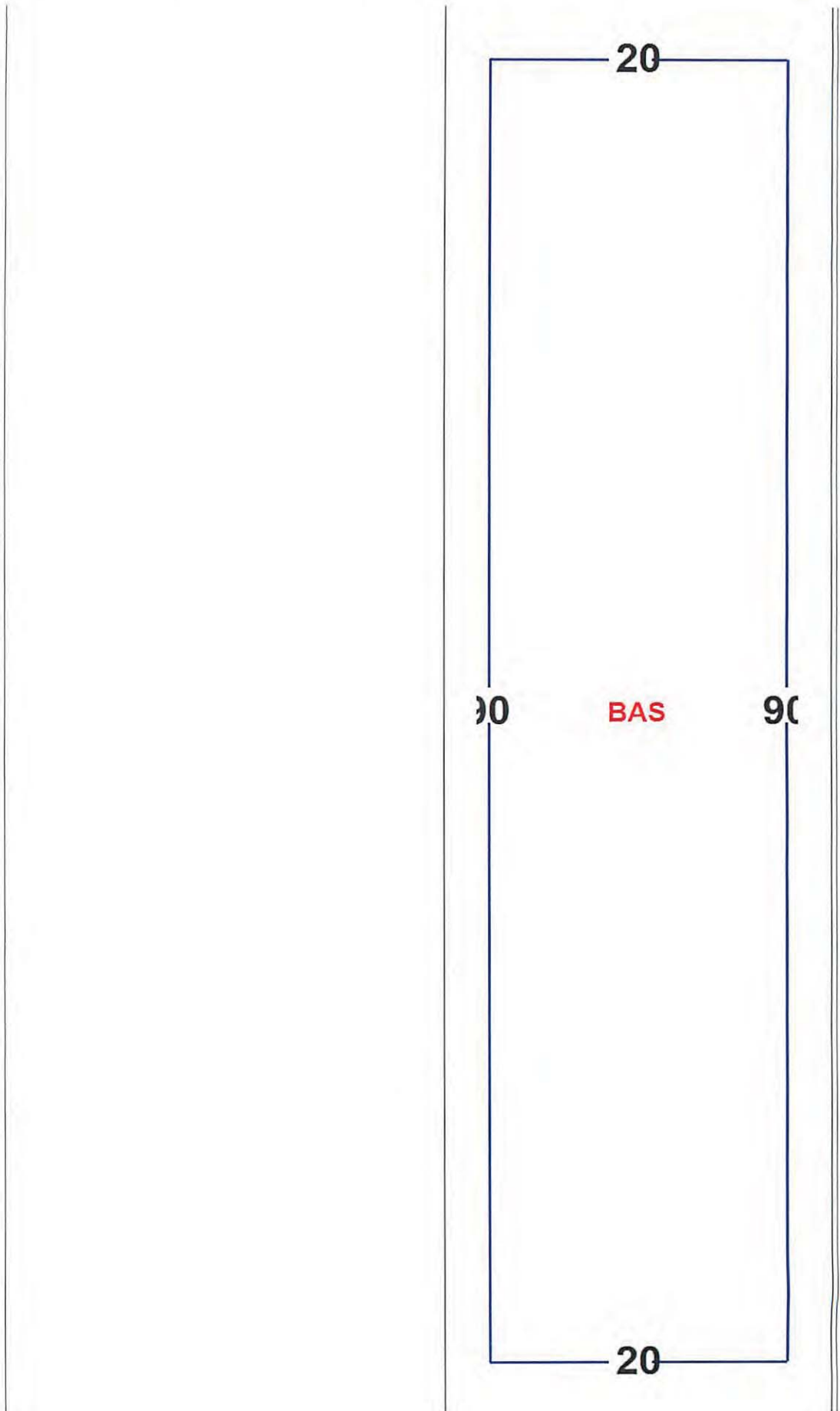
BASE AREA - 8300
UTILITY FIN - 696



Address:3151 N H ST, Year Built: 1989, Effective Year: 1989

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-10
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1800 Total SF
BASE AREA - 1800



Address: 1295 W FAIRFIELD DR, Year Built: 1996, Effective Year: 1996

Structural Elements
 DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-STUCCO
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-33
 NO. STORIES-1
 ROOF COVER-ENAMEL METAL
 ROOF FRAMING-STEEL TRUSS/FRM
 STORY HEIGHT-12
 STRUCTURAL FRAME-RIGID FRAME

Areas - 51776 Total SF
 BASE AREA - 51564
 CANOPY - 212

Address: 1211 W FAIRFIELD DR, Year Built: 2005, Effective Year: 2005

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CB DECORATIVE
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-EXPOSED BLK/BRK
 NO. PLUMBING FIXTURES-54
 NO. STORIES-1
 ROOF COVER-METAL/MODULAR
 ROOF FRAMING-STEEL TRUSS/FRM
 STORY HEIGHT-14
 STRUCTURAL FRAME-MASONRY
 PIL/STL

Areas - 31260 Total SF
 BASE AREA - 30676
 OPEN PORCH FIN - 584

Year Built: 2006, Effective Year: 2006

Structural Elements
 DECOR/MILLWORK-NONE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-NONE
 INTERIOR WALL-WOOD/WALLBOARD
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-HIP
 STORY HEIGHT-10
 STRUCTURAL FRAME-MASONRY
 PIL/STL

Areas - 600 Total SF
 BASE AREA - 600

Images



7/14/06

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.

REC-32540 630

7/22/92
P.4

B+2
DWW

CORRECTIVE SPECIAL WARRANTY DEED

T

STATE OF FLORIDA

ss.

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA, ("Grantor") (whose mailing address is 215 W. Garden St., Pensacola, FL 32501) for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto ESCAMBIA COUNTY, FLORIDA, ("Grantee") (whose mailing address is Escambia County Courthouse, Pensacola, Florida 32501) its successors and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola, Escambia County, Florida, to-wit:

5.06 acres in Section 17, Township 2 South, Range 30 West, described as follows: From the northeast corner of said Section 17, run westerly along the North line thereof a distance of 312 feet to the West line of the "Farmers' Market" for "point of beginning" of this description; thence run, Southerly, parallel to the East line of said Section 17, a distance of 525 feet to a point, thence go Westerly, parallel to the north line of said Section, 420 feet to a point, thence go Northerly, parallel to the East line of said Section 17, a distance of 525 feet to a point on the North line of said Section; thence go Easterly, along the North line of said Section to "point of beginning"; all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and containing 5.06 acres, more or less.

LESS AND EXCEPT any portion thereof lying within the right of way of Fairfield Drive.

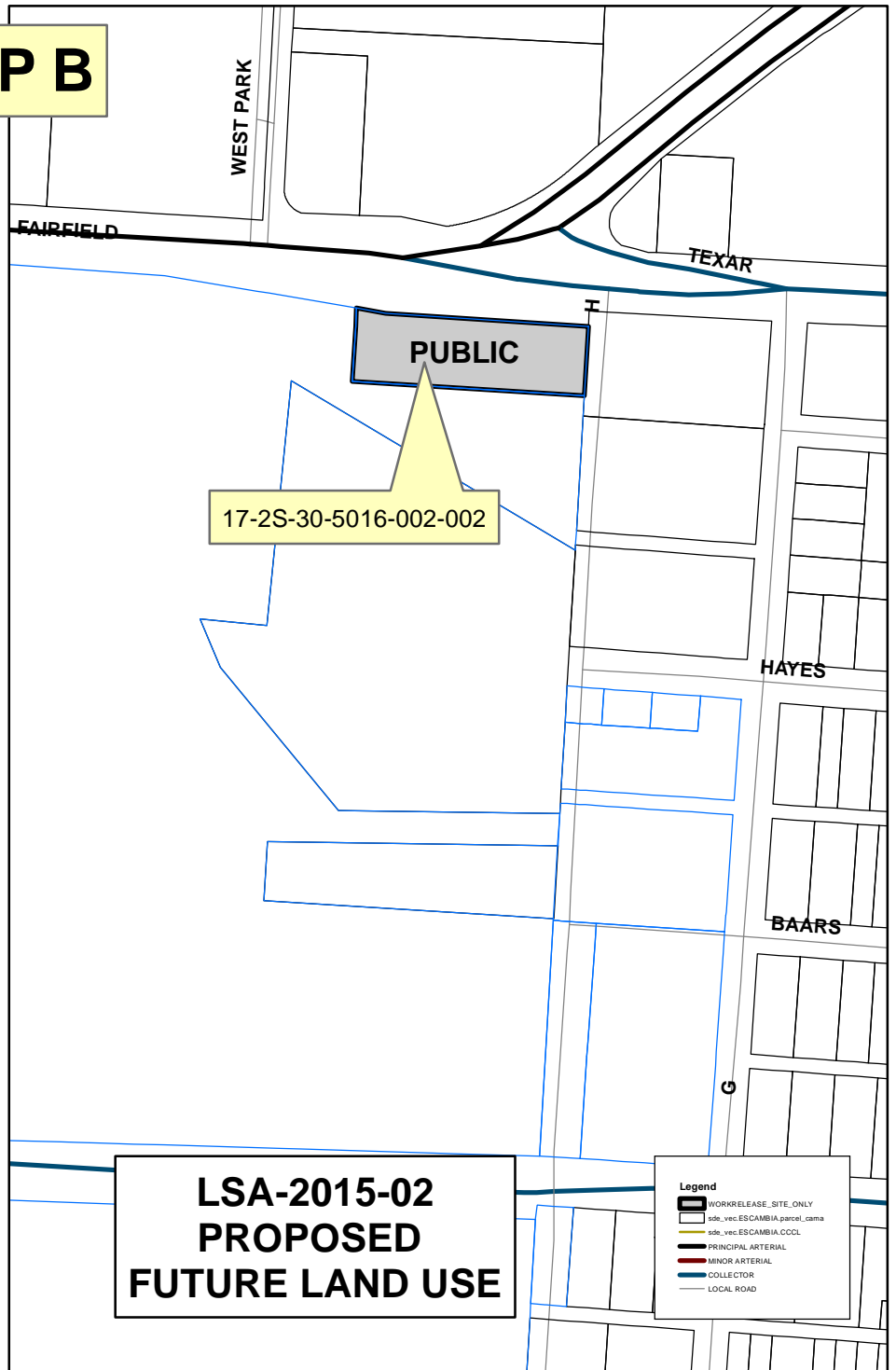
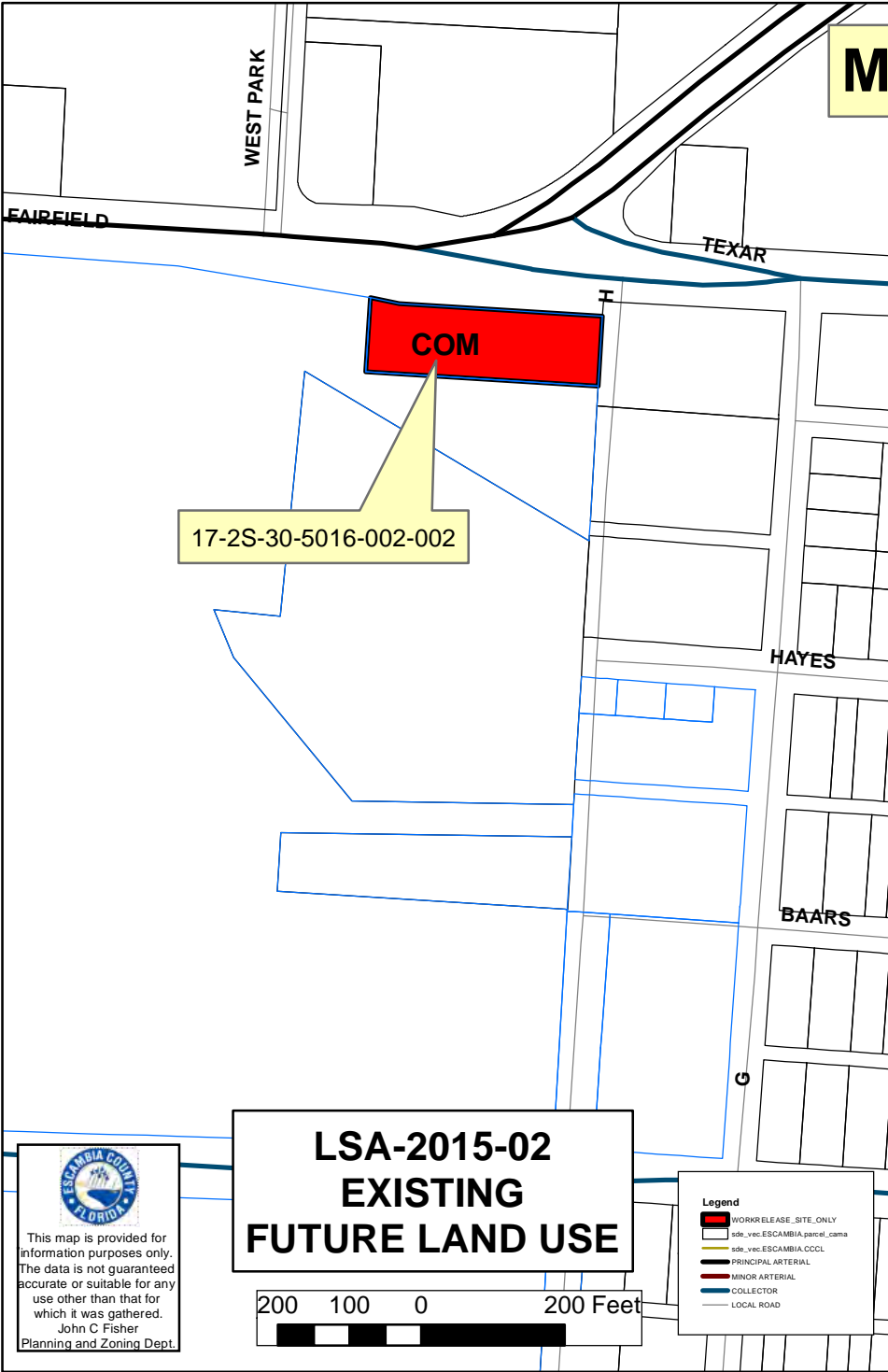
Property Appraiser ID No. 172530 5016 000 001

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

And further subject to that certain Lease Agreement between Grantor and the District Board of Trustees of Pensacola Junior College, Florida, dated December 21, 1984, concerning the construction and operation of a television transmission tower on a portion of said property. The Grantee agrees to honor such lease. The Grantee further agrees to assure to Grantor reasonable access for the operation, maintenance, replacement and repair of antennas of Grantor located on said tower.

And the said Grantor does hereby fully warrant the title to

MAP B



Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 172S305016002002 Account: 062439125 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1211 W FAIRFIELD DR 32501 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$32,127</td> </tr> <tr> <td>2014</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$29,207</td> </tr> <tr> <td>2013</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$26,552</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$39,900	\$0	\$39,900	\$32,127	2014	\$39,900	\$0	\$39,900	\$29,207	2013	\$39,900	\$0	\$39,900	\$26,552
Year	Land	Imprv	Total	Cap Val																	
2015	\$39,900	\$0	\$39,900	\$32,127																	
2014	\$39,900	\$0	\$39,900	\$29,207																	
2013	\$39,900	\$0	\$39,900	\$26,552																	

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 colspan="6">None</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)	None						2015 Certified Roll Exemptions COUNTY OWNED Legal Description BEG AT NE COR OF SEC S 3 DEG 3 3 MIN 17 SEC W ALG E LI OF SEC 315 63/100 FT N 86 DEG 26 MIN 43 SEC W 13 FT TO PRM LOC IN... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.7000

Zoned:
HC/LI

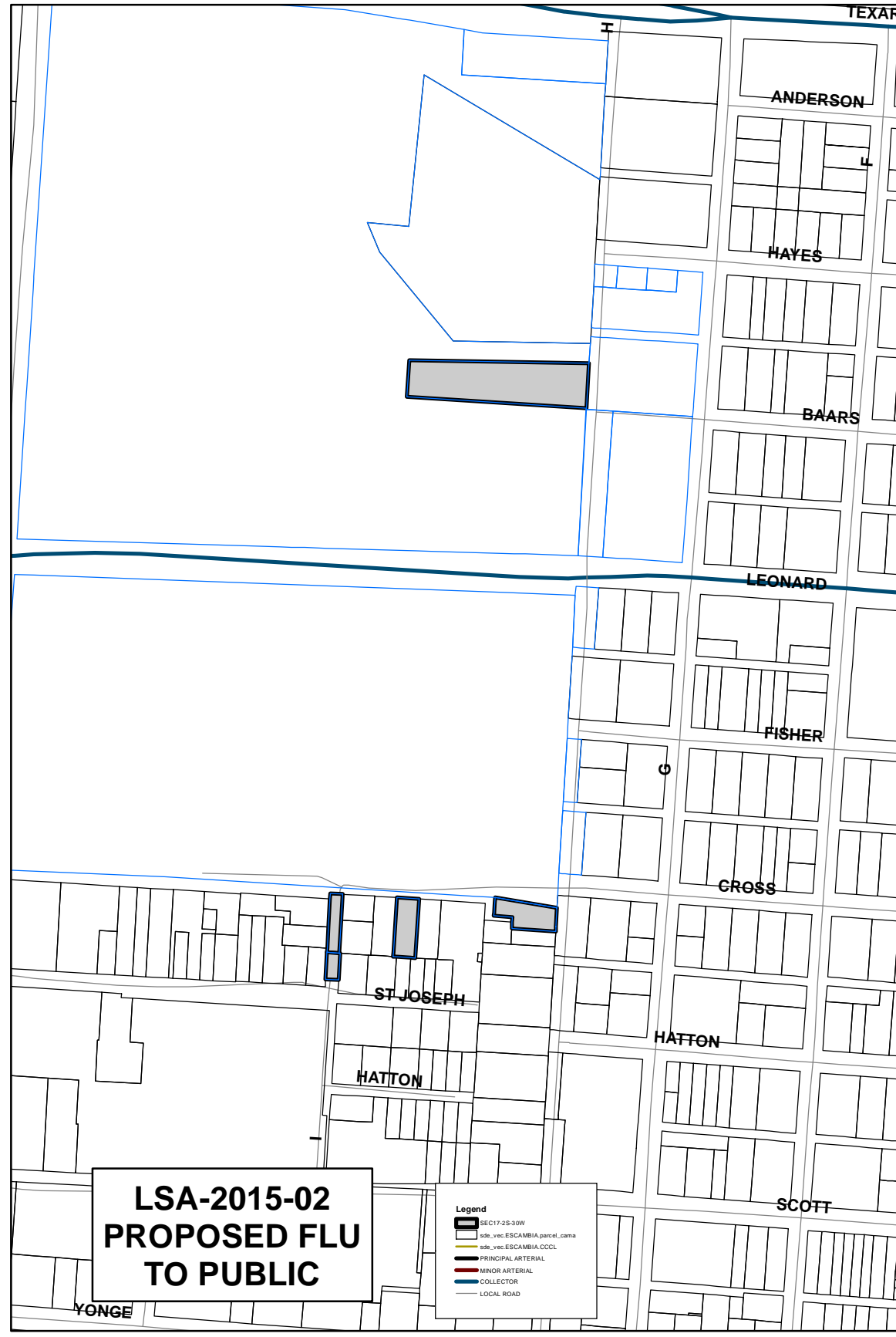
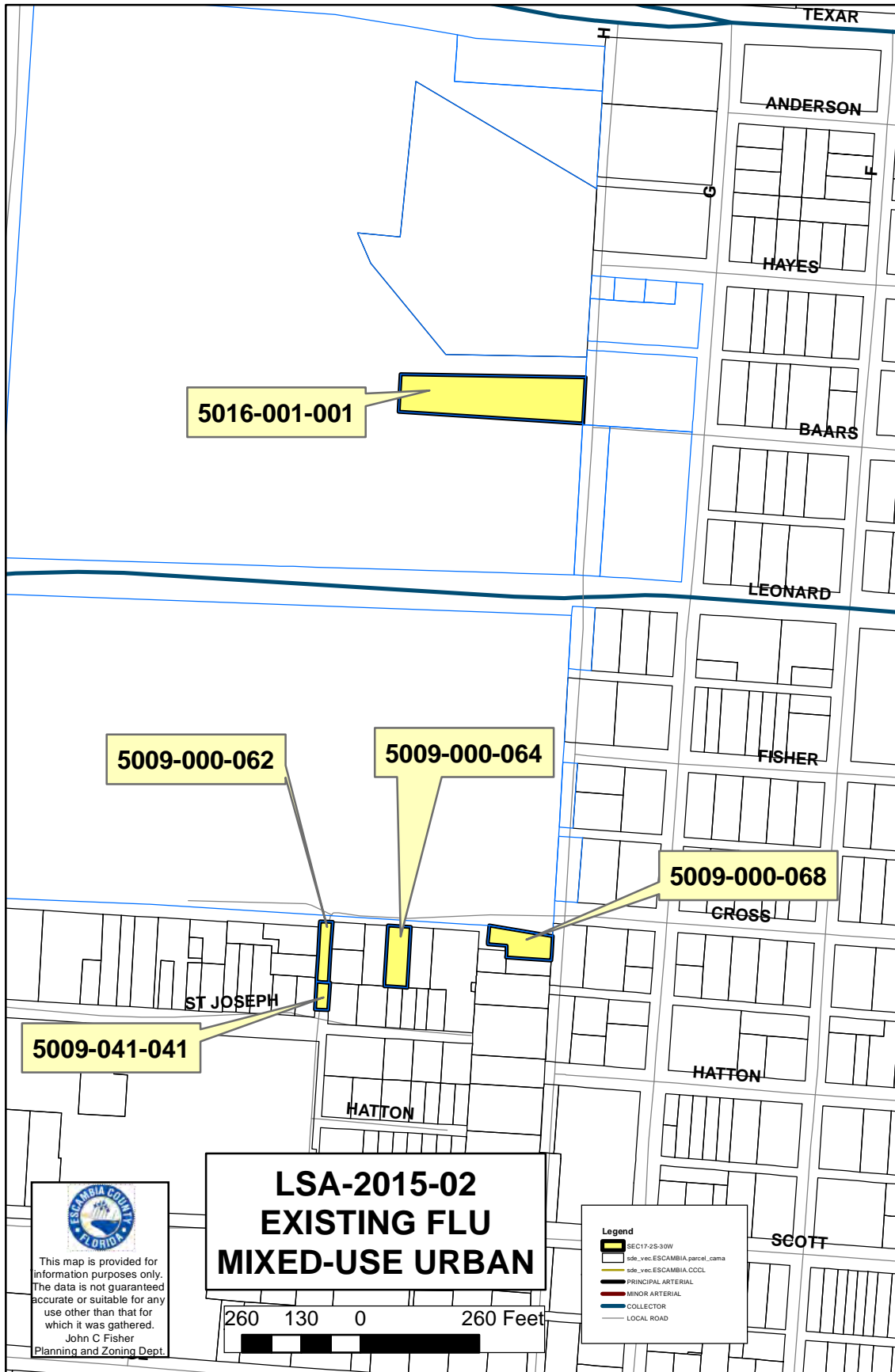
Evacuation & Flood Information
[Open Report](#)

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

Escambia County Property Appraiser
172S305016002002 - Full Legal Description

BEG AT NE COR OF SEC S 3 DEG 33 MIN 17 SEC W ALG E LI OF SEC 315 63/100 FT
N 86 DEG 26 MIN 43 SEC W 13 FT TO PRM LOC IN W R/W LI H ST N 3 DEG 33 MIN
17 SEC E ALG SD W R/W LI 150 FT FOR POB N 86 DEG 51 MIN 43 SEC W 299 FT TO
E LI OF PROP OF BD OF PUBLIC INSTR DB 188 P 425 N 3 DEG 33 MIN 17 SEC E
ALG SD E LI OF SD PROP 103 89/100 FT TO PT IN SLY R/W LI TEXAR DR S 82 DEG
19 MIN 13 9/10 SEC E ALG SD SLY R/W LI 40 95/100 FT S 87 DEG 5 MIN 3 SEC E
ALG SD SLY R/W LI 258 16/100 FT TO PT IN W R/W LI H ST S 3 DEG 33 MIN 17 SEC
W ALG SD W R/W LI 101 55/100 FT TO POB

MAP C
SECTION 17, TOWNSHIP 2S, RANGE 30W
FULL LEGAL DESCRIPTIONS WITH PROPOSED FUTURE LAND CHANGE



Escambia County Property Appraiser
 172S305009000064 - Full Legal Description
 BEG 148 FT S OF NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D W 310 FT FOR BEG
 CONTINUE W 50 FT N 133 FT E 50 FT S 1
 33 FT TO BEG LT 4 UNRECORDED PLAT OF
 PEAKMANS PIKE S/D OR 7166 P 629

Escambia County Property Appraiser
 172S305009000068 - Full Legal Description
 BEG 15 FT S OF NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D CONTINUE S 61 FT W
 100 FT N 26 FT W 42 FT N 50 FT E 142 FT TO BEG
 UNRECORDED PLAT OF
 PEAKMANS PIKE S/D OR 5765 P 566

Escambia County Property Appraiser
 172S305009041041 - Full Legal Description
 BEG AT NE COR OF S 1/2 OF LT 9
 BRAINERD & MCINTYRE S/D W 510 5/10 FT
 SLY 135 FT FOR POB S 61 FT E 31 FT N 61 FT
 W 31 FT TO POB LT 41 UNRECORDED PLAT
 OF ALLISON PROPERTY OR 1932 P 978
 ACCORDING TO FL STATUTE 197.502(8)

Escambia County Property Appraiser
 172S305016001001 - Full Legal Description
 BEG NW COR THEN S 2 DEG 4 MIN 47
 SEC W 315 57/100 FT N 87 DEG 55 MIN 13
 SEC W 13 FT TO A CONCRETE MONUMENT
 ON WLY R/W LI OF H ST (50 FT R/W) S 2
 DEG 4 MIN 47 SEC W ALG SAID R/W 465 37/100 FT
 FOR POB THEN S 2 DEG 4
 MIN 47 SEC W 100 63/100 FT N 87 DEG
 55 MIN 13 SEC W 389 38/100 FT N 2 DEG 4
 MIN 47 SEC E 68 08/100 FT N 87 DEG 18
 MIN 4 SEC E 390 74/ 100 FT TO POB OR 5475 P 31

Escambia County Property Appraiser
 172S305009000062 - Full Legal Description
 BEG AT NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D S 148 FT W
 482 FT FOR BEG CONTINUE W 28 FT N 133 FT
 E 28 FT S 133 FT TO BEG OR PART OF LT 1 OF
 UNRECORDED PLAT OF PEAKMANS PIKE S/D
 OR 1247 P 891

ESCAMBIA COUNTY
 FLORIDA
 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.
 John C Fisher
 Planning and Zoning Dept.

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305016001001</p> <p>Account: 062438100</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 3101 N H ST 32501</p> <p>Use Code: COUNTY OWNED</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$34,771</td> <td>\$328,074</td> <td>\$362,845</td> <td>\$309,911</td> </tr> <tr> <td>2014</td> <td>\$34,771</td> <td>\$328,058</td> <td>\$362,829</td> <td>\$281,738</td> </tr> <tr> <td>2013</td> <td>\$34,865</td> <td>\$325,216</td> <td>\$360,081</td> <td>\$256,126</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$34,771	\$328,074	\$362,845	\$309,911	2014	\$34,771	\$328,058	\$362,829	\$281,738	2013	\$34,865	\$325,216	\$360,081	\$256,126
Year	Land	Imprv	Total	Cap Val																	
2015	\$34,771	\$328,074	\$362,845	\$309,911																	
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/2004</td> <td>5475</td> <td>314</td> <td>\$110,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1996</td> <td>3907</td> <td>919</td> <td>\$100</td> <td>WD</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)	05/2004	5475	314	\$110,000	WD	View Instr	01/1996	3907	919	\$100	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
05/2004	5475	314	\$110,000	WD	View Instr														
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Legal Description

BEG NW COR THEN S 2 DEG 4 MIN 47 SEC W 315 57/100 FT N 87 DE G 55 MIN 13 SEC W 13 FT TO A C CONCRETE MONUMENT ON WLY R/W LI...

Extra Features

None

Parcel Information

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.6100

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

DEED DOC STAMPS PD & ESC CO \$ 770.00
08/11/04 ERNIE LEE HAGABA, CLERK

18.50
770.00

This Document Was Prepared by:
Office of the County Attorney
14 West Government Street, Room 411
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 21st day of MAY, 2004, by and between Council on Aging of West Florida, Inc., a Florida non-profit corporation, whose address is 21 South Tarragona Street, Pensacola, Florida 32502 (Grantor), and Escambia County, Florida, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 223 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land (Property) situated in Escambia County, Florida:

Commence at the Northeast Corner of Section 17, Township 2 South, Range 30 West of Escambia County, Florida: thence run South 02 degrees 04 minutes 47 seconds West for 315.57 feet; thence run North 87 degrees 55 minutes 13 seconds West for 13.00 feet to a concrete monument on the Westerly Right-of-Way line of "H" Street (50' R/W); thence run South 02 degrees 04 minutes 47 seconds West along said R/W for 465.37 feet for the Point of Beginning of this description:

Thence run South 02 degrees 04 minutes 47 seconds West for 100.63 feet; thence run North 87 degrees 55 minutes 13 Seconds West for 389.38 feet; thence run North 02 degrees 04 minutes 47 seconds East for 68.08 feet; thence run North 87 degrees 18 minutes 04 seconds East for 390.74 feet to the Point of Beginning and termination of this description. All lying and being in Section 17, Township 2 South, Range 30 West and containing .75 acres, more or less.

Parcel ID No. 17-2S-30-5016-001-001

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name JOHN B. CLARKE

COUNCIL ON AGING OF WEST FLORIDA,
INC.

Witness [Signature]
Print Name ROSA B. SAKALARIOS

By: [Signature]
Donna Jacobi, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of MAY, 2004, by Donna Jacobi, as President of the Council on Aging of West Florida, Inc., a Florida non-profit corporation, on behalf of the corporation. She is personally known to me, or has produced current as identification.

ROSA B. SAKALARIOS
NOTARY PUBLIC-STATE OF FL
COM. EXP. OCT. 19, 2008
COM. NO. DD137027
(Notary Seal)

[Signature]
Signature of Notary Public
ROSA B. SAKALARIOS
Printed Name of Notary Public

RCD Aug 11, 2004 02:58 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-274027

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	172S305009000062	Year	Land	Imprv	Total	Cap Val
Account:	062404000	2015	\$0	\$0	\$0	\$0
Owners:	ESCAMBIA COUNTY	2014	\$0	\$0	\$0	\$0
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:	I ST 32501	Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data		2015 Certified Roll Exemptions		
Sale Date	Book Page	Value	Type	Official Records (New Window)
01/1976	✓ 1247 891	\$100	QC	View Instr
01/1970	483 495	\$100	WD	View Instr
01/1967	352 240	\$2,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				
Legal Description		Extra Features		
BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D S 148 FT W 482 FT FOR BEG CONTINUE W 28 FT N 133 FT E 28 FT S 133...		None		

Parcel Information

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection(DEP) Data

QUIT CLAIM DEED

State of Florida
Escambia County

This instrument was prepared by
Joe A. Flowers, County Comptroller,
Escambia County Courthouse
Pensacola, Florida.

TITLE
NO. 1247 PAGE 891

KNOW ALL MEN BY THESE PRESENTS, That

Byron M. Peoples

for and in consideration of one dollar and other good and valuable
considerations

DOLLARS

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto
Escambia County, Florida

1/8 here, executors, administrators and assigns forever, the following described property, situated
in the County of Escambia State of Florida to wit:

Begin at the Northeast corner of the South half of
Lot 9, South 148 feet, West 482 feet for point of
beginning, continue West 28 feet, North 133 feet,
East 28 feet, South 133 feet to beginning, or part
of Lot 1 of unrecorded plat of Peckman's Park Sub-
division, Section 17, Township 2 South, Range 30
West.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 18
day of June A. D. 1976 Byron M. Peoples (SEAL)

Signed, sealed and delivered in the presence of

Glenn Jarman
Walter Skilton

State of Florida,
Escambia County

This day, before the undersigned, personally appeared
Byron M. Peoples

to me well known to be the individual described in and who executed the foregoing Deed of Convey-
ance, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 18
day of June A. D. 1976 Glenn Jarman

My Commission Expires
April 21, 1978

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
AUG 21 3 18 PM '76
J. BOYD A. LITTLE, CLERK
AND COUNTY COMPTROLLER
ESCAMBIA COUNTY

Source: Escambia County Property Appraiser

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

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305009000064</p> <p>Account: 062406000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL PENSACOLA, FL 32502</p> <p>Situs: 1209 W CROSS ST 32501</p> <p>Use Code: VACANT RESIDENTIAL</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> <tr> <td>2014</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> <tr> <td>2013</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$6,318	\$0	\$6,318	\$6,318	2014	\$6,318	\$0	\$6,318	\$6,318	2013	\$6,318	\$0	\$6,318	\$6,318
Year	Land	Imprv	Total	Cap Val																	
2015	\$6,318	\$0	\$6,318	\$6,318																	
2014	\$6,318	\$0	\$6,318	\$6,318																	
2013	\$6,318	\$0	\$6,318	\$6,318																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/02/2014</td> <td>7166</td> <td>629</td> <td>\$100</td> <td>TD</td> <td>View Instr</td> </tr> <tr> <td>12/1985</td> <td>2156</td> <td>182</td> <td>\$1,000</td> <td>WD</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)	05/02/2014	7166	629	\$100	TD	View Instr	12/1985	2156	182	\$1,000	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>BEG 148 FT S OF NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S /D W 310 FT FOR BEG CONTINUE W 50 FT N 133 FT E 50 FT S 133...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
05/02/2014	7166	629	\$100	TD	View Instr														
12/1985	2156	182	\$1,000	WD	View Instr														

Parcel Information [Launch Interactive Map](#)

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.1527

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

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

**DEED
ESCHEATED**

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida**

WHEREAS, Tax Certification No. 03165 was issued on May 30, 2008, against the land described herein-below, and the Tax Collector of Escambia County, Florida, duly delivered to the Clerk of the Circuit Court of said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 2nd day of May, 2011, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and three years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida, pursuant to Section 197.502(8), Florida Statutes; and

WHEREAS, Section 197.502(8), Florida Statutes, directs the Clerk of the Circuit Court to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Clerk, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.502(8), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Escambia County Board of County Commissioners, Escambia County, Florida, 221 Palafox Place, Pensacola, Florida, 32502, their successors and assigns, forever, the following described land in Escambia County, Florida, to wit:

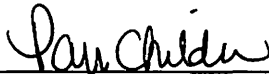
**BEG 148 FT S OF NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D W 310 FT FOR BEG CONTINUE W 50 FT N
133 FT E 50 FT S 133 FT TO BEG LT 4 UNRECORDED PLAT OF PEAKMANS PIKE S/D OR 2156 P 182**

**SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 172S305009000064
TAX ACCOUNT NUMBER 062406000**

** Property previously assessed to: EST OF JOHN RIVERS

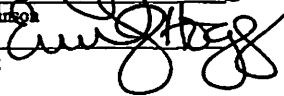
Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining.

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Clerk of the Circuit Court of said County, I have executed this deed and have hereunto set my official seal this 2nd day of May, 2014.

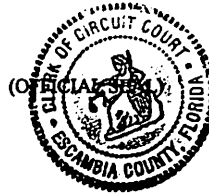

PAM CHILDERS,
Clerk of the Circuit Court
Escambia County, Florida

WITNESSES:


Mylinda Johnson

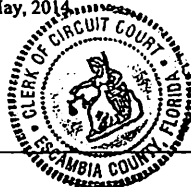

Emily Hogg

State of Florida
County of Escambia



Before me, the undersigned, personally appeared PAM CHILDERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Clerk of the Circuit Court of Escambia County, Florida, who acknowledged that he executed the same as Clerk of the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 2nd day of May, 2014.



Pam Childers, Clerk of the Circuit Court


Emily Hogg, Deputy Clerk

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

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<p>General Information</p> <p>Reference: 172S305009000068 Account: 062410000 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1200 BLK W CROSS ST 32501 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</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> <tr> <td>2014</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> <tr> <td>2013</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$8,203	\$0	\$8,203	\$8,203	2014	\$8,203	\$0	\$8,203	\$8,203	2013	\$8,203	\$0	\$8,203	\$8,203
Year	Land	Imprv	Total	Cap Val																	
2015	\$8,203	\$0	\$8,203	\$8,203																	
2014	\$8,203	\$0	\$8,203	\$8,203																	
2013	\$8,203	\$0	\$8,203	\$8,203																	
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Sale Date	Book	Page	Value	Type	Official Records (New Window)																
10/2005	5765	566	\$100	CT	View Instr																

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.1982

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

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

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ESCAMBIA COUNTY, FLORIDA,
A political subdivision of
the State of Florida,

Plaintiff

vs.

CASE NO. 2005-CA-689

DIVISION B

CERTAIN LANDS upon which nuisance
abatement liens are delinquent,

Defendants.

CERTIFICATE OF TITLE

THE UNDERSIGNED CLERK of the Court certifies that he executed and filed
a Certificate of Sale in this action on October 11, 2005 for the property
described herein and that no objections to the sale have been filed within the
time allowed for filing objections.

The following property in Escambia County, Florida:

County Account Number: 06-2410-000
Legal Description: BEGIN 15 FEET SOUTH OF NE CORNER OF S 1/2 OF LOT 9,
CONTINUE SOUTH 61', WEST 100' NORTH 26' WEST 42', N 50', E 142' TO A POINT OF
BEGINNING; SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY,
FLORIDA.

was sold to the Plaintiff, ESCAMBIA COUNTY, FLORIDA

WITNESS my hand and the Seal of the Court on this 27th day of
oct, 2005.

ERNIE LEE MAGAHA, CLERK
Clerk of Circuit and County Courts

By: Chris Magaha
Deputy Clerk



Copies furnished to:

Nixon and Associates, Attorney for Plaintiff, 3105 West Waters Avenue, #204,
Tampa, Florida 33614.

Estate of William Dortch, Will Dortch and Lelia May Dortch, 1201 W. Cross
Street, Pensacola, FL 32501

Suit 1, Property 3

Bid \$100⁰⁰

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305009041041</p> <p>Account: 062399500</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: I ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
Year	Land	Imprv	Total	Cap Val																	
2015	\$0	\$0	\$0	\$0																	
2014	\$0	\$0	\$0	\$0																	
2013	\$0	\$0	\$0	\$0																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/1976</td> <td>✓ 1932</td> <td>978</td> <td>\$100</td> <td>TD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>374</td> <td>220</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1966</td> <td>303</td> <td>502</td> <td>\$1,000</td> <td>WD</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)	02/1976	✓ 1932	978	\$100	TD	View Instr	01/1968	374	220	\$100	WD	View Instr	01/1966	303	502	\$1,000	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>BEG AT NE COR OF S 1/2 OF LT 9 BRAINERD & MCINTYRE S/D W 510 5/10 FT SLY 135 FT FOR POB S 61 FT E 31 FT N 61 FT W 31 FT...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
02/1976	✓ 1932	978	\$100	TD	View Instr																				
01/1968	374	220	\$100	WD	View Instr																				
01/1966	303	502	\$1,000	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.0400

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

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

This instrument was prepared by
Joe A. Flowers, Comptroller
Escambia County Courthouse
Pensacola, FL

D.R. 1932 PAGE 978
BOOK

FILED
JUL 3 4 1984
T

S. D. McC
Chy SEC

DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WHEREAS, Tax Certificate No. 946 was issued on the
1st day of June, 1973 against the land described herein-
below, and the Tax Collector of Escambia County, Florida, duly delivered
to the Comptroller of said County a certificate as required by law as to
the application for a Tax Deed thereon, and due notice of sale was published
and mailed as required by law, and no person entitled so to do appeared to
redeem said land, and said land was, on the 23rd day of February,
1976, offered for public sale as required by law, and there being no bidders
at the public sale, the land was entered on the list of "Lands Available
for Taxes" and notice thereof sent to the County Commission and any other
persons holding certificates against said land as required by law, and no
person or governmental unit having purchased said land, and seven years
having elapsed since the land was offered for public sale, the land has
escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida
Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller
to now execute a tax deed vesting title in the Board of County Commissioners
of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned
Comptroller, for Escambia County, Florida, in consideration of these premises,
and pursuant to Section 197.241(5), Florida Statutes, do hereby release, re-
mise, quitclaim, and convey to the Board of County Commissioners of Escambia
County, Florida, (whose mailing address is P. O. Box 1111
Pensacola, FL 32595), their successors and assigns, for-
ever, the following described land in Escambia County, Florida, to-wit:

Begin at the NE cor of the S 1/2 of Lot 9, West 510.5 feet, Southerly 135
feet for pob, South 61 feet, East 31 Feet, North 61 feet, West 31 feet to
pob, Lot 41 Section 17, Township 2 South, Range 30 West.
Acct. # 06-2399-500.

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for
and on behalf of Escambia County, Florida, as Comptroller of said County, I
have executed this deed and have hereunto set my official seal this 3rd
day of July, 1984.

Witnesses:
Blaine Sainas
Patricia Sainas

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of Escambia
County, Florida

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared
JOE A. FLOWERS, to me well known and known to me to be the individual
described by that name who executed the foregoing instrument, and also
known to me to be the Comptroller of Escambia County, Florida, who
acknowledged that he executed the same as Comptroller for the uses and
purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 3rd day of
July, 1984.

Blaine Sainas
Notary Public
My Commission Expires: 4/21/86

503-2-1-1-3

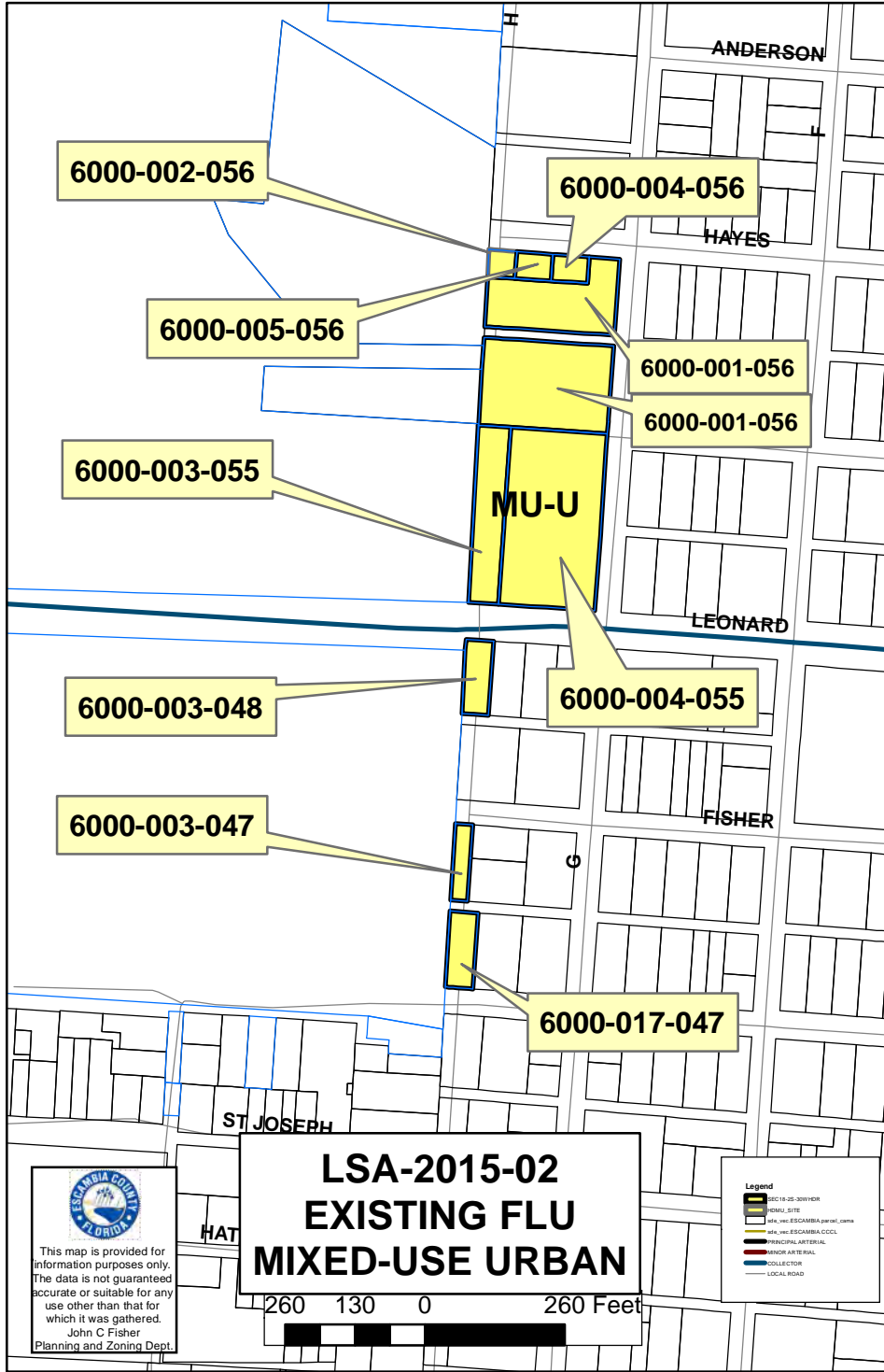
MAP D
SECTION 18, TOWNSHIP 2S, RANGE 30W
FULL LEGAL DESCRIPTIONS WITH PROPOSED FUTURE LAND CHANGE

Escambia County Property Appraiser
 182S30600002056 - Full Legal Description
 N 50 FT OF LTS 2 TO 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 CASE 97-278-
 CP-03 OR 6019 P 1488 LESS OR 2122 P 861 PRYDE

Escambia County Property Appraiser
 182S30600003047 - Full Legal Description
 ALL LT 3 AND W 15 FT OF LT 4 FRAC BLK 47
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR
 1606 P 889 ACCORDING TO FLORIDA STATUTE 197.502(8)

Escambia County Property Appraiser
 182S30600003055 - Full Legal Description
 LTS 3 & 18 & FRACTIONAL LTS 4 & 17 BLK 55
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB
 488 P 665 & S 1/2 OF VACATED BAARS
 ST ADJ LTS OR 4207 P 403

Escambia County Property Appraiser
 182S30600001056 - Full Legal Description
 ALL FRAC BLK 56 LESS N 50 FT OF LTS 2
 TO 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT
 DB 59 P 107 OR 2792 P 324 N 1/2 OF
 VACATED BAARS ST ADJ LTS OR 4207 P 403



Escambia County Property Appraiser
 182S30600003048 - Full Legal Description
 LTS 3 4 BLK 48 DB 503 P 312
 EN GLEWOOD HEIGHTS PLAT DB 59 P 1 07

Escambia County Property Appraiser
 182S30600004055 - Full Legal Description
 FRACTIONAL LT 4 & 17 & ALL LTS 5 TO
 16 & 20 FT ALLEY BLK 55
 ENGLEWOOD HTS PLAT
 DB 59 P 107 OR 952 P 942 S 1/2 OF
 VACATED BAARS ST ADJ LTS OR 4207 P 403

Escambia County Property Appraiser
 182S30600004056 - Full Legal Description
 BEG AT NE COR OF LT 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S
 R/W LI OF HAYES ST (55 FT R/W) 67 28/100 FT
 DEFLECT 90 DEG 29 MIN 34 SEC LEFT 50 FT
 DEFLECT 89 DEG 30 MIN 26 SEC LEFT 66 85/100 FT
 DEFLECT 90 DEG 0 MIN 0 SEC LEFT 50 FT
 TO POB OR 6019 P 1490

Escambia County Property Appraiser
 182S30600005056 - Full Legal Description
 BEG AT NE COR OF LT 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY
 ALG S R/W LI OF HAYES ST (55 FT R/W 67 28/100 FT
 FOR POB CONT ALG SAME COURSE 67 27/100
 FT TO E R/W LI OF H ST DEFLECT 90 DEG 58 MIN 40
 SEC LEFT ALG E R/W LI 50 FT DEFLECT
 89 DEG 01 MIN 20 SEC LEFT 66 85/100 FT DEFLECT
 90 DEG 29 MIN 34 SEC LEFT 50 FT TO POB
 OR 6019 P 1490

Escambia County Property Appraiser
 182S306000017047 - Full Legal Description
 LTS 17 18 AND W 7 FT OF 16 FRAC BLK 47
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 1606
 P 887 ACCORDING TO FLORIDA STATUTE 197.502(8)



Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000001056</p> <p>Account: 062968000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 3000 BLK N G ST 32501</p> <p>Use Code: VACANT RESIDENTIAL</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$64,716</td> </tr> <tr> <td>2014</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$58,833</td> </tr> <tr> <td>2013</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$53,485</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$72,390	\$0	\$72,390	\$64,716	2014	\$72,390	\$0	\$72,390	\$58,833	2013	\$72,390	\$0	\$72,390	\$53,485
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Sale Date	Book	Page	Value	Type	Official Records (New Window)														
12/1989	2792	324	\$80,000	WD	View Instr														
01/1972	630	812	\$20,000	WD	View Instr														

Parcel Information

Section Map Id: [18-2S-30](#)

Approx. Acreage: 1.2700

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Prepared by & Return to:
Linda G. Salter, an employee of
Southland Title of Pensacola, Inc.
900 E. Scott Street
Pensacola, Florida 32503 **27921 324**

CORPORATION WARRANTY DEED

FILE NO. 89-1270
DOC. 89-00 440.00
REC. 6.00 571
TOTAL 89-00 446.00
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Tax ID # _____

KNOW ALL MEN BY THESE PRESENTS: That

C. A. HOBBS, JR., INC., A Florida Corporation, Grantor*,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of
which is hereby acknowledged has bargained, sold, conveyed and granted unto
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, Grantee*
Address: P. O. Box 1591, Pensacola, Florida 32597
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Escambia, State of Florida, to-wit:

Lots 2 through 18, inclusive, Block 56, Englewood Heights, a subdivision according to
Plat recorded in Deed Book 59 at page 107 of the Public Records of Escambia County,
Florida. Less and except the North 50 feet of Lots 2 through 8, inclusive, and less and
except any portion lying within right-of-way of "H" Street. Together with alleys as
vacated in Official Record Book 629, at page 48, less and except any portion lying within
right of way of "H" Street.

D.S. PD. \$ 440.00
DATE 12/19/89
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. 459-2043328-27-01

FILED
THE PUBLIC
RECORDS
OF ESCAMBIA COUNTY
FLORIDA
DEC 19 9 14 AM '89
7.64999

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

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

*Wherever used herein, the term "grantee/grantee" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 18, 1989

Attest: _____
Secretary
Signed, sealed and delivered
in the presence of:
[Signature]

C. A. HOBBS, JR., INC.
BY: [Signature]
C. A. Hobbs, Jr., PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this December 15, 1989 by
C. A. Hobbs, Jr., President of C.A. HOBBS, JR., INC., a
Florida corporation, on behalf of the corporation.

CLERK FILE NO
[Empty box for clerk file number]

[Signature]
Notary Public

June 2, 1991
My Commission Expires

(Notary Seal)

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000004055</p> <p>Account: 062967250</p> <p>Owners: ESCAMBIA COUNTY</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 1190 W LEONARD ST 32501</p> <p>Use Code: OFFICE, 1 STORY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$76,950</td> <td>\$951,330</td> <td>\$1,028,280</td> <td>\$1,028,280</td> </tr> <tr> <td>2014</td> <td>\$76,950</td> <td>\$953,438</td> <td>\$1,030,388</td> <td>\$1,030,388</td> </tr> <tr> <td>2013</td> <td>\$76,950</td> <td>\$973,672</td> <td>\$1,050,622</td> <td>\$1,050,622</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$76,950	\$951,330	\$1,028,280	\$1,028,280	2014	\$76,950	\$953,438	\$1,030,388	\$1,030,388	2013	\$76,950	\$973,672	\$1,050,622	\$1,050,622
Year	Land	Imprv	Total	Cap Val																	
2015	\$76,950	\$951,330	\$1,028,280	\$1,028,280																	
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Sale Date	Book	Page	Value	Type	Official Records (New Window)														
01/1971	37	181	\$10,000	OJ	View Instr														
01/1970	473	192	\$5,000	WD	View Instr														

Parcel Information

Section Map Id: [18-2S-30](#)

Approx. Acreage: 1.3500

Zoned: HDR

Evacuation & Flood Information
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D-2
10/25/68
10/25/68

FOR RECORDING PURPOSES BY
THE STATE OF FLORIDA
TAMPA, FLORIDA 33602

473 MAR 1968

Form 140
Revised and For Sale
By the Printing Co.
Tampa, Fla.

State of Florida
Hernando County

WARRANTY DEED

to be 8105 - Pensacola, Fla.

Know All Men by These Presents: That G. H. Mason and Louise D. Mason,
husband and wife

for and in consideration of One Dollar and other valuable considerations
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
The Home Owners and Investors Company of Florida, Inc.

and its heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida

All of lots 3 to 19 both inclusive, Block 55, less the West
37 feet, Englewood Heights according to plat of Englewood
Heights, Pensacola Realty subdivision of the West 1277 feet
of Section 18, Township 2 South, Range 30 West recorded in
Deed Book 57, Page 107 of the Public Records of Escambia
County, Florida.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
15.00

DOCUMENTARY SURTAX
05.50
FLORIDA
JUN 16 1968
FD 10020

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And they covenant that they are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that their heirs, executors and administrators, the said grantee its heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, they have hereunto set their hands and seal on this 6th
day of August A. D. 1968.

Signed, sealed and delivered in the presence of
[Signatures]

[Signature] (SEAL)
Louise D. Mason (SEAL)

State of Florida
Hernando County

Before the undersigned personally appeared
G. H. Mason and Louise D. Mason
his wife, known to me, and known to me to be the individual(s) described by said name(s). In and who executed the
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein as forth.

Given under my hand and official seal this

6th day of August 1968
[Signature]
Notary Public
By [Signature]

405351
THIS IS A COPY OF THE
PUBLIC RECORDS OF
ESCAMBA COUNTY, FLORIDA
JUN 15 9 25 AM '68
RECORDED IN THE
CLERK'S COURT

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 182S306000004056 Account: 062969500 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1125 W HAYES ST 32501 Use Code: MULTI-FAMILY <=9 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$4,560</td> <td>\$28,285</td> <td>\$32,845</td> <td>\$32,845</td> </tr> <tr> <td>2014</td> <td>\$4,560</td> <td>\$26,813</td> <td>\$31,373</td> <td>\$31,373</td> </tr> <tr> <td>2013</td> <td>\$4,560</td> <td>\$25,808</td> <td>\$30,368</td> <td>\$30,368</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$4,560	\$28,285	\$32,845	\$32,845	2014	\$4,560	\$26,813	\$31,373	\$31,373	2013	\$4,560	\$25,808	\$30,368	\$30,368
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2015	\$4,560	\$28,285	\$32,845	\$32,845																	
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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>10/2006</td> <td>6019</td> <td>1490</td> <td>\$160,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2006</td> <td>6018</td> <td>1882</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>07/2006</td> <td>5949</td> <td>1847</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>06/2000</td> <td>4567</td> <td>2007</td> <td>\$217,000</td> <td>WD</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)	10/2006	6019	1490	\$160,000	WD	View Instr	09/2006	6018	1882	\$100	WD	View Instr	07/2006	5949	1847	\$100	QC	View Instr	06/2000	4567	2007	\$217,000	WD	View Instr	2015 Certified Roll Exemptions COUNTY OWNED Legal Description BEG AT NE COR OF LT 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S R/W LI OF H AYES ST (55 FT R/W) 67 28/100... Extra Features None
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

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

This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 26th day of October, 2006, by and between James E. Way, Jr., whose address is 2600 North Palafox Street, Pensacola, Florida 32501 (Grantor), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Numbers: 18-2S-30-6000-002-056, 18-2S-30-6000-004-056, and 18-2S-30-6000-005-056 (Property).

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2006; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

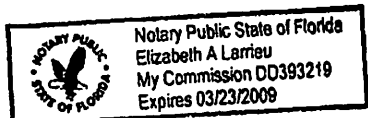
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name Stephen G. West

Witness [Signature]
Print Name Elizabeth A. Larrieu James E. Way, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of October, 2006, by James E. Way, Jr., who () is personally known to me, or has produced current FL Drivers License as identification.



(Notary Seal)

[Signature]
Signature of Notary Public
Elizabeth A. Larrieu
Printed Name of Notary Public

Source: Escambia County Property Appraiser

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

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	182S306000005056	Year	Land	Imprv	Total	Cap Val
Account:	062969510	2015	\$4,560	\$42,733	\$47,293	\$47,293
Owners:	ESCAMBIA COUNTY	2014	\$4,560	\$42,388	\$46,948	\$46,948
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$4,560	\$42,425	\$46,985	\$46,985
Situs:	1135 W HAYES ST 32501	Disclaimer				
Use Code:	COUNTY OWNED	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data							2015 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)		COUNTY OWNED	
10/2006	6019	1490	\$160,000	WD	View Instr			
09/2006	6048	1882	\$100	WD	View Instr			
07/2006	5964	374	\$100	WD	View Instr			
02/2000	4530	85	\$55,000	WD	View Instr			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description	
							BEG AT NE COR OF LT 8 FRAC BLK 56 ENGLEGWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S R/W LI OF HAYES ST (55 FT R/W 67 28/100...	
							Extra Features	
							CHAINLINK FENCE	

Parcel Information

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection(DEP) Data

This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 21st day of October, 2006, by and between James E. Way, Jr., whose address is 2600 North Palafox Street, Pensacola, Florida 32501 (Grantor), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Numbers: 18-2S-30-6000-002-056, 18-2S-30-6000-004-056, and 18-2S-30-6000-005-056 (Property).

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2006; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

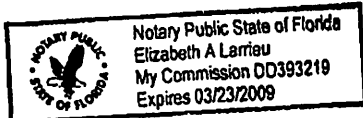
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name Stephen G. West

Witness [Signature]
Print Name Elizabeth A. Larrieu James E. Way, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of October, 2006, by James E. Way, Jr., who () is personally known to me, or has produced current FL Drivers License as identification.



(Notary Seal)

[Signature]

Signature of Notary Public

Elizabeth A. Larrieu

Printed Name of Notary Public

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	182S306000002056	Year	Land	Imprv	Total	Cap Val
Account:	062969000	2015	\$0	\$0	\$0	\$0
Owners:	ESCAMBIA COUNTY	2014	\$0	\$0	\$0	\$0
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:	1400 BLK W HAYES ST 32501	Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data							2015 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)		COUNTY OWNED
10/2006	6019	1488	\$100	QC	View Instr		
07/1984	1942	708	\$1,000	TD	View Instr		
01/1970	520	31	\$1,600	WD	View Instr		
01/1970	473	114	\$100	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description
							N 50 FT OF LTS 2 TO 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 CASE 97-278-CP-03 OR 6019 P 1488 LESS OR 2122 P 861...
							Extra Features
							None

Parcel Information

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0600

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

This document prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
14 West Government Street, Room 411
Pensacola, Florida 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 11 day of October, 2006, between Dolores Cox, as Trustee under that certain trust instrument recorded in Official Record Book 4920 at page 1303 of the public records of Escambia County, Florida, whose address is 4665 Southside Drive, Gulf Breeze, Florida 32563 (Grantor) and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 223 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH, that Grantor for and in consideration of the sum of one dollar and other good and valuable consideration, in hand paid by Grantee, receipt of which is acknowledged, quitclaims to Grantee, and Grantee's successors and assigns forever, all of the right, title, and interest in the following described property in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Number 18-2S-30-6000-002-056

THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Signed in the presence of:

GRANTOR:

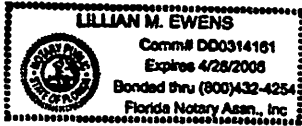
Witness *Amy W. Cochran*
Print Name Amy W. Cochran

Witness *Lillian M. Ewens*
Print Name Lillian M. Ewens

By: *M Dolores Cox*
Dolores Cox, as Trustee

STATE OF FLORIDA
COUNTY OF ESCAMBIA *Santa Rosa*

The foregoing instrument was acknowledged before me this 11 day of October, 2006, by Dolores Cox. She is personally known to me, or produced current Florida Drivers License as identification.



Lillian M. Ewens

Signature of Notary Public
Lillian M. Ewens

Printed Name of Notary Public

(Notary Seal)

ACCEPTANCE

This Quitclaim Deed accepted by Escambia County, Florida on the 24th day of October, 2006, as authorized by the Board of County Commissioners of Escambia County, Florida at its meeting held on the 17th day of August, 2006.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA


[Signature]

D. M. "Mike" Whitehead, Chairman

ATTEST: Ernie Lee Marzetta
Clerk of the Circuit Court

Patricia M. Cotton

Deputy Clerk



Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000003047</p> <p>Account: 062921000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: H ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
Year	Land	Imprv	Total	Cap Val																	
2015	\$0	\$0	\$0	\$0																	
2014	\$0	\$0	\$0	\$0																	
2013	\$0	\$0	\$0	\$0																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1982</td> <td>1606</td> <td>889</td> <td>\$100</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)	01/1982	1606	889	\$100	TD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>ALL LT 3 AND W 15 FT OF LT 4 F RAC BLK 47 ENGLEWOOD HEIGHTS P LAT DB 59 P 107 OR 1606 P 889 ACCORDING TO FLORIDA STATUTE 1...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
01/1982	1606	889	\$100	TD	View Instr								

Parcel Information [Launch Interactive Map](#)

Section Map Id: [18-2S-30](#)

Approx. Acreage: 0.1000

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection(DEP) Data

400 June

DEED

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 32595

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Florida 32595

1606 PAGE 889

WHEREAS, Tax Certificate No. 978 was issued on the first day of June, 19 67, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August 19 74, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Florida 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

All of lot 3 and the West 15 feet of lot 4, Fractional Block 47, Englewood Heights, Plat Deed Book 59, page 107, Section 18, Township 2 South, Range 30 West.

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLA. ON JAN 8 3 23 PM '82

121249

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:

Clair Tainar
Patricia Thorne

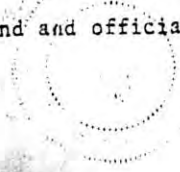
Joe A. Flowers
JOE A. FLOWERS, as Comptroller of
Escambia County, Florida

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.



Clair Tainar
Notary Public
My Commission Expires: 4/21/82

400 deede

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 32595

DEED

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Florida 32595

1606 PAGE 888

WHEREAS, Tax Certificate No. 1026 was issued on the 29th day of May, 19 69, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August, 19 70, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Fla. 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

West one-half of lot 16, all of lots 17 and 18,
Fractional Block 40, Englewood Heights, Plat
Deed Book 59, page 107, Deed Book 320, page 525,
Section 18, Township 2 South, Range 30 West.

121248
FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA ON
JAN 8 3 23 PM '82
JOE A. FLOWERS, COUNTY COMPTROLLER
ESCAMBIA COUNTY

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:

Claire Sarina
Caticia Brumaker

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of
Escambia County, Florida.

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.

Claire Sarina
Notary Public
My Commission Expires: 4/21/82

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

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General Information Reference: 182S306000003048 Account: 062929000 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: H ST 32501 Use Code: RIGHT-OF-WAY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
Year	Land	Imprv	Total	Cap Val																	
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2014	\$0	\$0	\$0	\$0																	
2013	\$0	\$0	\$0	\$0																	

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>None</td> <td></td> <td></td> <td></td> <td></td> <td></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)	None						2015 Certified Roll Exemptions COUNTY OWNED Legal Description LTS 3 4 BLK 48 DB 503 P 312 EN GLEWOOD HEIGHTS PLAT DB 59 P 1 07 ✓ Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

Parcel Information

Section Map Id: [18-2S-30](#)

Approx. Acreage: 0.1600

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

7-50

PENSACOLA News Journal

PUBLISHED DAILY

Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared

Glenda Nall

who is personally known to me and who on oath says that he/she is a representative of The Pensacola News Journal, a daily newspaper published at Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a legal in the matter of

Notice of Public Hearing

in the _____ Court, was

published in said newspaper in the issues of

Nov. 16, 1997

Affiant further says that the said Pensacola News Journal is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each day and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 18th

day of Nov. A.D., 19 97

Bereth Ferguson
Notary Public

12/4/97
5:35 pm
DR BK 4207 P60402
Escambia County, Florida
INSTRUMENT 97-445058

NOTICE OF PUBLIC HEARING ON PETITION TO VACATE, CLOSE AND ABANDON CERTAIN ROAD RIGHTS-OF-WAY OR ALLEYWAY

TO WHOM IT MAY CONCERN:

Notice is hereby given that a public hearing will be held on December 4th, A.D., 1997, at 5:35 p.m., in the Board of County Commissioner's meeting room, on the 3rd floor of the Escambia County Courthouse, Pensacola, Florida to consider the advisability of vacating, closing, abandoning and discontinuing the following described road right-of-way or alleyway:

All that portion of Bears Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood Heights, a subdivision of a subdivision of a portion of Section 18 Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 109 of the public records of said County. Subject to a utility easement being retained over said right-of-way to be vacated.

Board of County Commissioners
Escambia County, Florida

A copy of the agenda for these meetings containing specific items to be considered in the order of presentation may be obtained from the County Administrator's Office, Room 300, Courthouse, 223 Palafox Place at Government Street. Persons who need an accommodation, pursuant to the American Disabilities Act, in order to attend or participate in the above meetings should contact Ms. Shirley Gafford at 438-5776 at least 48 hours in advance of the meeting.

Any person who decides to appeal any decision made by an board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings of the meeting. Since the Board of County Commissioners does not make verbatim records of its meeting, such person may need to independently secure a record which should include the testimony or evidence on which the appeal is to be based.

Legal No. 52080 1T November 18, 1997

PERSON
Florida
10, 2001
0007980

BERETH FERGUSON
Notary Public, State of Florida
My comm. expires Oct. 10, 2001
Comm. No. CC667980

[Empty box]

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA, CLOSING AND
ABANDONING CERTAIN PROPERTY ACQUIRED AS A ROAD
RIGHT-OF-WAY AND RENOUNCING AND DISCLAIMING
ANY RIGHT OF THE COUNTY AND THE PUBLIC IN AND TO SUCH LAND

WHEREAS, the Board of County Commissioners of Escambia County, Florida, on their own motion and pursuant to Section 336.09 Florida Statutes, has determined it to be in the best interest of Escambia County to adopt a resolution vacating, abandoning, discontinuing and closing the following described property acquired as a road right-of-way:

All that portion of Baars Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood Heights, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 100 of the public records of said County. Subject to a utility easement being retained over said right-of-way being vacated.

and any right of the County and the public in and to the above described land is hereby renounced and disclaimed; and

WHEREAS, the Board of County Commissioners have caused to be published on November 16, 1997 notice in a newspaper of general circulation in Escambia County, Florida, that a public hearing thereon would be held at 5:35 p.m., December 4, 1997 in the Board meeting room, Escambia County Courthouse, Pensacola, Florida; and

WHEREAS, the vacating, abandoning, discontinuing and closing of said property acquired as a road right-of-way and the disclaiming of any right of the County and the public in and to said land will not materially interfere with and will not deprive any person of any reasonable means of ingress and egress to such person's property:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

1. That the motion of the Board to vacate is hereby adopted and approved.
2. That the following described property acquired as a road right-of-way is hereby vacated, abandoned, discontinued and closed:

All that portion of Baars Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood Heights, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 100 of the public records of said County. Subject to a utility easement being retained over said right-of-way being vacated.

and any right of the County and the public in and to the above described land is hereby renounced and disclaimed.

3. That this resolution shall be spread upon the minutes of the Board of County Commissioners of Escambia County, Florida, and notice of its adoption shall be published one time within thirty days hereafter in a newspaper of general circulation in Escambia County, Florida.

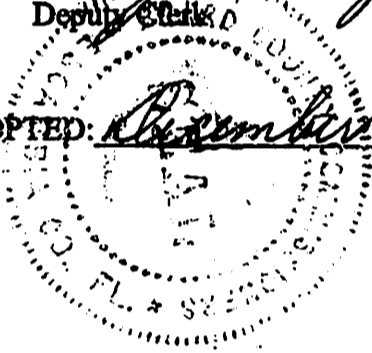
ESCAMBIA COUNTY, FLORIDA
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

M. De Barr

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By Marilyn Singrey
Deputy Clerk

ADOPTED: September 4, 1997



PENSACOLA
News Journal

PUBLISHED DAILY

Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared

Glenda Hall

who is personally known to me and who on oath says that he/she is a representative of The Pensacola News Journal, a daily newspaper published at Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a legal in the matter of

Notice of Adoption of Resolution

in the _____ Court, was

published in said newspaper in the issues of

Dec. 21, 1997

Affiant further says that the said Pensacola News Journal is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each day and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 23rd

day of Dec. A.D., 19 97

Bereth Ferguson

Notary Public

BERETH FERGUSON
Notary Public, State of Florida
My comm. expires Oct. 10, 2001
Comm. No. CC667980

ERNIE LEE
CLERK OF THE COURT
ESCAMBIA COUNTY, FL

DEC 30 10 25 AM '97

CLERK OF THE BOARD OF
COUNTY COMMISSIONERS

OR BK 4207 PG0405
Escambia County, Florida
INSTRUMENT 97-445058

LEGAL NOTICE LEGAL NOTICE LEGAL NOT

NOTICE OF ADOPTION OF RESOLUTION TO BOARD OF
COUNTY COMMISSIONERS CLOSING CERTAIN ROAD
RIGHT-OF-WAY OR ALLEYWAY

NOTICE IS HEREBY GIVEN that on December 4, A.D., 1997 in accordance with Section 336.10, Florida Statutes, the Board of County Commissioners of Escambia County, Florida, adopted a resolution closing, vacating, discontinuing and abandoning that certain right-of-way or alleyway in Escambia County, Florida, described as follows:

All that portion of Bears Street, a 55.00 foot wide, dedicated Cor right-of-way, lying between Blocks 55 and 56, Englewood Height subdivision of a portion of Section 18, Township 2 South, Range West, Escambia County, Florida, per the plat of said subdivision corded in Deed Book 39 Page 100 of the public records of Escambia County, Florida, Subject to a utility easement being retained over said right-of-way being vacated.

and renouncing and disclaiming any right of Escambia County, Florida and the public in and to the aforesaid property.

Dated this 4th day of December, A.D., 1997.

Board of County Commissioner
Escambia County, Florida

Legal No. 54040 1T December 21, 1997

RCD Dec 31, 1997 07:55 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-445058

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 182S306000003055 Account: 062967100 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: Use Code: RIGHT-OF-WAY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
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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 colspan="6">None</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)	None						2015 Certified Roll Exemptions COUNTY OWNED
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

Legal Description LTS 3 & 18 & FRACTIONAL LTS 4 & 17 BLK 55 ✓ ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 488 P 665 & S 1/2 OF VACATED BAARS ST AD...	Extra Features None
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OR 4207 403

Parcel Information [Launch Interactive Map](#)

Section Map Id: [18-2S-30](#)

Approx. Acreage: 0.4400

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

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

State of Florida

Escambia County

No. 10308

Filed for Record 18th day of December 1944 at 5:30P.M.

WARRANTY DEED OF REALTY

Know all Men by these Presents, That T. C. McCoy, as Chairman, and Clint Reilly, Frank L. Parise, Earl Westmark, and James M. Cooper as members of the Board of County Commissioners of Escambia County, Florida

for and in consideration of \$1.00 (One Dollar) DOLLARS,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Board of Public Instruction of Escambia County, Florida

successors its heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to-wit:

5.06 Acres in Section seventeen (17), Township 2 South, Range 30 West, described as follows: From the Northeast corner of said Section 17, run westerly along the North line thereof a distance of 312 feet to the West line of the "Farmers' Market" for "point of beginning" of this description; thence run, Southerly, parallel to the East line of said Section 17, a distance of 525 feet to a point, thence go Westerly, parallel to the North line of said Section, 420 feet to a point; thence go Northerly, parallel to the East line of said Section 17, a distance of 525 feet to a point on the North line of said Section; thence go Easterly, along the North line of said Section to "point of beginning"; All lying and being in Section 17, Twp. 2 South, Range 30 West, Escambia County, Florida, and containing 5.06 acres, more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And ~~covenant~~ that ~~well seized of an indefeasible estate in fee simple in the said property~~ and has a good right to convey the same; that it is free of incumbrance, and that ~~heirs, executors and administrators, the said grantee~~ heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this 12th day of December A. D. 1944 BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA

Signed, sealed and delivered in the presence of BY T. C. McCoy, CHAIRMAN A. M. Bruno J. M. Cooper (SEAL) Voncile Dixon Earl Westmark (SEAL) ATTEST: Frank L. Parise (SEAL) Langley Bell, Clerk (OFFICIAL SEAL) Clint Reilly (SEAL)

State of Florida

ESCAMBIA County

As members of the Board of County Commissioners of Escambia County, Florida.

Before the subscriber personally appeared T. C. McCoy, as Chairman, Langley Bell, as clerk and T. C. McCoy, Clint Reilly, Frank L. Parise, Earl Westmark, James M. Cooper, as members, Board of County Commissioners, Escambia County, Florida his wife, known to me, and known to me to be the individual described by said name. In and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth, and the said Voncile Dixon, wife of the said both on a private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily, and without fear, apprehension or constraint of or from her said husband, and for the purpose of renouncing, relinquishing and conveying all her rights of whatsoever kind in and to the said property.

GIVEN UNDER MY HAND and official seal, this 12th day of December 1944

(NOTARIAL SEAL) A. M. Bruno Notary Public. My Commission expires 3/3/48

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference
 [➔](#)

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<p>General Information</p> <p>Reference: 182S306000017047</p> <p>Account: 062928000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: H ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
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01/1982	✓1606	887	\$100	TD	View Instr								

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.1700

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

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

DEED

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 9000-1606 PAGE 887

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Fla. 32595

WHEREAS, Tax Certificate No. 601 was issued on the 31st day of May, 19 63, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August, 19 74, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Fla. 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

Lots 17 and 18, and the West 7 feet of lot 16, Fractional Block 47, Englewood Heights, Plat Deed Book 59, page 107, Section 18, Township 2 South, Range 30 West.

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
JAN 8 3 23 PM '82
JOE A. FLOWERS, COUNTY COMPTROLLER
ESCAMBIA COUNTY

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:

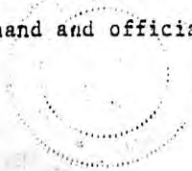
Claire Jarinas
Patricia Thammaler

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of Escambia County, Florida.
(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.



Claire Jarinas
Notary Public
My Commission Expires: 1/21/82

**Comprehensive Plan
Large-Scale Future Land Use Map Amendment
Staff Analysis**

General Data

Project Name: LSA 2015-02 – Escambia County Jail Site and Surrounding Escambia County Owned Property.

Location: 1200 Block of W Leonard Street, 1211 W Fairfield, N “H” Street and W Cross Street.

Parcel #s: 17-2S-30-5016-000-002 (Leonard Street)
17-2S-30-5016-002-002 (Fairfield Drive)
17-2S-30-5016-001-001 (N “H” Street and W Cross Street)
17-2S-30-5009-000-062 (N “H” Street and W Cross Street)
17-2S-30-5009-000-064 (N “H” Street and W Cross Street)
17-2S-30-5009-000-068 (N “H” Street and W Cross Street)
17-2S-30-5009-041-041 (N “H” Street and W Cross Street)
18-2S-30-6000-001-056 (N “H” Street and W Cross Street)
18-2S-30-6000-004-055 (N “H” Street and W Cross Street)
18-2S-30-6000-004-056 (N “H” Street and W Cross Street)
18-2S-30-6000-005-056 (N “H” Street and W Cross Street)
18-2S-30-6000-002-056 (N “H” Street and W Cross Street)
18-2S-30-6000-003-047 (N “H” Street and W Cross Street)
18-2S-30-6000-003-048 (N “H” Street and W Cross Street)
18-2S-30-6000-003-055 (N “H” Street and W Cross Street)
18-2S-30-6000-017-047 (N “H” Street and W Cross Street)

Acreage: 53.89 (+/-) acres

Request: From Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), Leonard Street Parcel, Map A.
From Commercial (C) to Public (P), Fairfield Drive Parcel, Map B.
From Mixed-Use Urban (MU-U) to Public (P), N “H” Street and W Cross Street Parcels Maps C and D.

Agent: Escambia County

Meeting Dates: Planning Board, January 5, 2016
BCC, February 2, 2016

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 53.89 (+/-) acre sixteen-parcel site from Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), from Commercial (C) to Public (P), and from Mixed-Use Urban (MU-U) to Public (P). The current zoning designation of the referenced parcels is HC/LI, HDR, HDMU, and Rec. The county proposes to rezone to Public (P) (case

number Z-2015-23) pending the approval of this FLU amendment. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan.

The subject parcels are located along the north and south side of Leonard Street, South of Fairfield Drive, East of N "L" Street and West of "G" Street. The properties are built out consisting of the Escambia Jail complex, County Park, storm water pond, Escambia County Area Transit, Health Department, State Work Release facility, and Escambia County Sheriff's Garage facilities.

The area to the south and east are residential uses and zoned High Density Residential (HDR). To the west and north the zoning consists of Heavy Commercial and Light Industrial (HC/LI) with all commercial type uses.

Analysis of Availability of Facilities and Services:

The availability of public facilities and services for the site of a Future Land Use map amendment requires analysis of the general demands of its proposed use. All specific level of service (LOS) standards established by Escambia County are evaluated for compliance during the review processes prescribed by the LDC for approval of proposed development.

Sanitary Sewer Service.

CP Policy INF 1.1.7 Level of Service (LOS) Standards. Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

CP Policy INF 1.1.11 Required New Service Connection. All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer and is already development. Any new proposed development will have a complete review during the Development Review Process.

Solid Waste Disposal.

CP Policy INF 2.1.2 Perdido Landfill Operation. Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

CP Policy INF 2.1.4 Level of Service (LOS) Standards. *The LOS standard for solid waste disposal will be 6 pounds per capita per day.*

Analysis: The subject area is within the service area of ECUA and meets the adopted level of services standards in the Comprehensive Plan. Based on population growth projections and estimated annual Class 1 municipal solid waste received, the Perdido Landfill can accommodate the development.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.*

CP Policy INF 4.1.6 Developer Responsibility. *The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.*

CP Policy INF 4.1.7 Level of Service (LOS) Standards. *The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.*

Analysis: The subject area is within the service area of ECUA for potable water and meets the adopted level of services standards in the Comprehensive Plan. Any new proposed development will have a complete review during the Development Review Process.

Stormwater Management.

CP Policy INF 3.1.5 Concurrency Management. *Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.*

CP Policy INF 3.1.6 Developer Responsibilities. *Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.*

CP Policy INF 3.1.7 Level of Service (LOS) Standards. *Stormwater management LOS will be monitored through the provisions in the LDC design standards.*

Analysis: The current site is already built out and a stormwater management system is already in place. Escambia County Public Works is in the process of improving the overall stormwater in the area as a major concern of flooding has occurred in major rain events.

Streets and Access.

CP Policy MOB 1.1.1 Level of Service (LOS) Standards. *Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.*

Analysis: The FLU amendment is for a developed area. Any new development will have to submit for Development Review Process.

Public School Facilities.

CP Policy ICE 1.3.1 Interlocal Agreement for Public School Facility Planning. *In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.*

Analysis: The FLU amendment does not include any impact on public schools.

Analysis of Suitability of Amendment for Proposed Use:

The suitability of a Future Land Use map amendment for its proposed use requires an analysis of the characteristics of the site and its resources relative to Comprehensive Plan (CP) goals, objectives, and policies. For these purposes, suitability is the degree to which the existing characteristics and limitations of land and water are compatible with the proposed use or development. Compliance with specific regulations and standards established by Escambia County, including those for public facilities and services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in Table 1 [of the Escambia County Comprehensive Plan].*

Analysis: The referenced Comprehensive Plan table describes the current MU-U FLU as intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Residential density is limited to 25 dwelling units per acre. The Comprehensive Plan table describes the current C FLU as intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. The other referenced Comprehensive Plan table describes the current Rec FLU as recreational opportunities for the Escambia County citizens including a system of public and private park facilities.

The proposed amendment FLU, as described by the same policy, is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or

other public institutions or agencies. Residential density within the Public category has no limits on dwelling units per acre.

Approval of the amendment would allow for zoning to be consistent with the existing land use that is owned by Escambia County and create a consisted zoning for the existing use that is currently already developed.

Impact on Wellheads.

CP Policy CON 1.4.1 Wellhead Protection. *Escambia County will provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions will establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.*

Analysis: There are no known public potable water wells in proximity to the subject property.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The FLU amendment does not have any significant impacts. During times of development review if any historic or archeological resources or structures are discovered the county will take the appropriate guidance, direction and technical assistance.

Impact on the Natural Environment.

CP Policy CON 1.1.2 Wetland and Habitat Indicators. *Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.*

CP Policy CON 1.1.6 Habitat Protection. *Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.*

CP Policy CON 1.3.1 Stormwater Management. *Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.*

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:*

CP Policy CON 1.6.3 Tree Protection. *Escambia County will protect trees through LDC provisions.*

Analysis: The proposed FLU amendment will not have an impact beyond existing development.

Urban Sprawl

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.”*

Analysis: The proposed FLU amendment would discourage urban sprawl through the characteristics of the existing development pattern and already developed area.

CP Policy FLU 2.2.1 Location. Public facilities and services will be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency will be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

CP Policy FLU 2.2.4 Existing Facilities. Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

Analysis: The proposed FLU amendment site has already been developed to encompass several blocks of already public facilities in a central location to maximize the efficiency to the public. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan.

LSA-2015-02

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT LSA 2015-02

Current FLU: MU-U/REC/C Desired FLU: (P) Public Zoning: HDR/REC Taken
by: John C Fisher

Planning Board Public Hearing, date(s): January 5, 2016

BCC Public Hearing, proposed date(s): tentative February

Fees Paid _____ Receipt # _____ Date: 12/3/2015

**OWNER'S NAME AND HOME ADDRESS AS SHOWN ON PUBLIC RECORDS OF
ESCAMBIA COUNTY, FL**

Name: Escambia County Board of County Commissioners

Address: 221 Palafox PL STE 420,

City: Pensacola State: Florida Zip Code: 32502

Telephone: (850) 595-3475

Email: _____

DESCRIPTION OF PROPERTY:

Street address: See attachment

Subdivision: _____

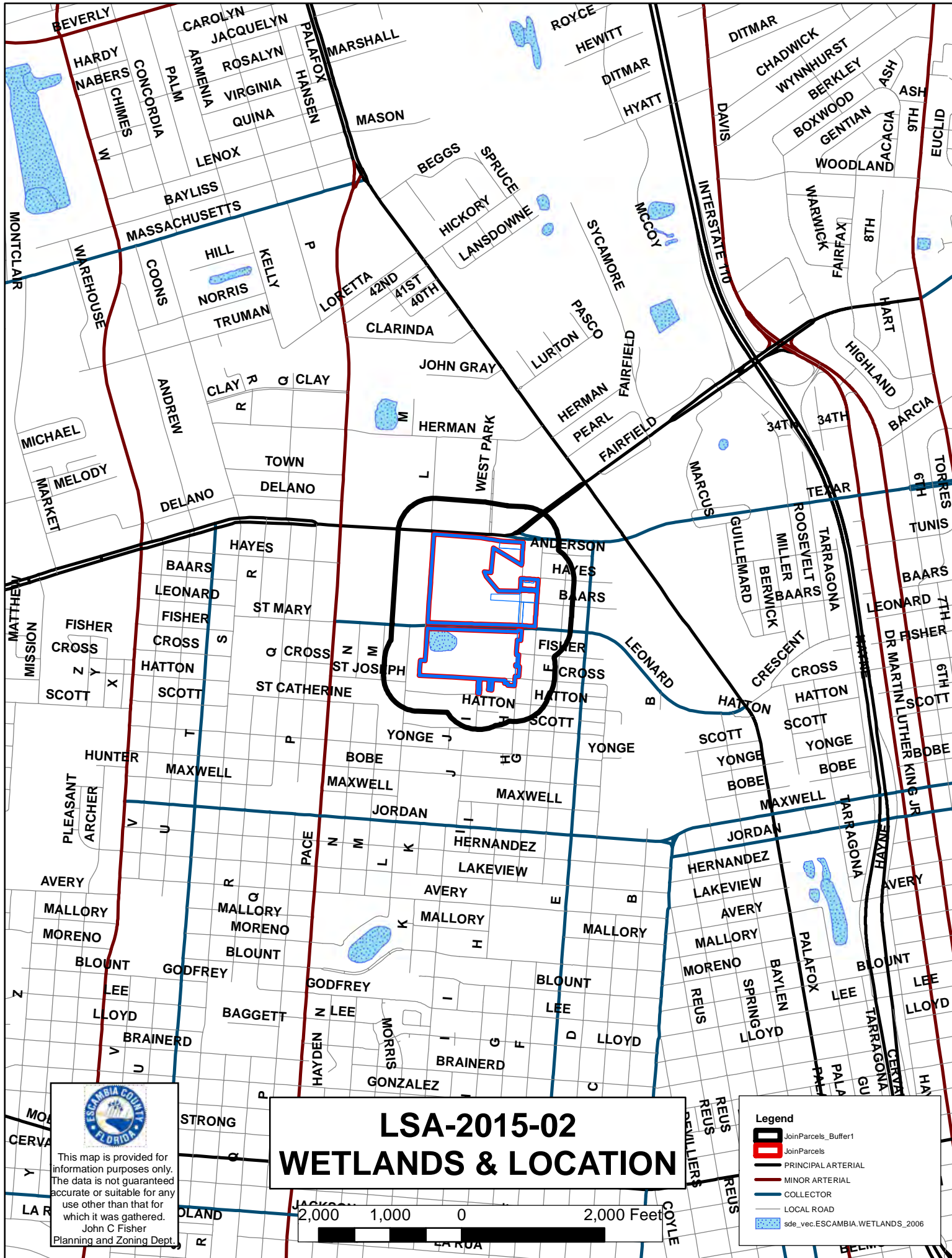
Property reference number: Section _____ Township _____ Range _____

Parcel _____ Lot _____ Block _____

Size of Property (acres) 54.24+/- Sewer X Septic Tank _____

JAIL SITES - PARCELS OF INTEREST**11/18/2015****Sheriff's Complex Block (East Block Englewood Park/Rec Site and "H" St. Corridor)**

REFNUM	OWNER	MAIL ADDRESS	SITE ADDRESS	LANDTYPE	LANDSIZE	EXEMPTION	LINK	NOTES
17-2S-30-5016-000-002	ESCAMBIA COUNTY JAIL SITE AND REC SITE.	221 PALAFOX PL STE 420	1200 W LEONARD ST	RESIDENTIAL	48.49	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305016000002	
17-2S-30-5016-001-001	ESCAMBIA COUNTY BCC Rectangle piece on Jail site.	221 PALAFOX PL STE 420	3101 N H ST	RESIDENTIAL	0.61	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305016001001	
18-2S-30-6000-001-056	ESCAMBIA COUNTY BCC	221 PALAFOX PL STE 420	3000 BLK N G ST	RESIDENTIAL	1.27	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000001056	
18-2S-30-6000-004-055	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	1190 W LEONARD ST	RESIDENTIAL	1.35	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000004055	
18-2S-30-6000-004-056	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	1125 W HAYES ST	RESIDENTIAL	0.08	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000004056	
18-2S-30-6000-005-056	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	1135 W HAYES ST	RESIDENTIAL	0.08	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000005056	
18-2S-30-6000-002-056	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	1400 BLK W HAYES ST	RIGHT OF WAY	0.06	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000002056	
18-2S-30-6000-003-047	ESCAMBIA COUNTY BCC	221 PALAFOX PL STE 420	H ST	RIGHT OF WAY	0.10	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000003047	
18-2S-30-6000-003-048	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	H ST	RIGHT OF WAY	0.16	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000003048	
18-2S-30-6000-003-055	ESCAMBIA COUNTY	221 PALAFOX PL STE 420		RIGHT OF WAY	0.44	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000003055	
17-2S-30-5009-000-062	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	I ST	RIGHT OF WAY	0.08	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305009000062	
18-2S-30-6000-017-047	ESCAMBIA COUNTY BCC	221 PALAFOX PL STE 420	H ST	RIGHT OF WAY	0.17	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=182S306000017047	
17-2S-30-5009-000-064	ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	1209 W CROSS ST	RESIDENTIAL	0.15	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305009000064	
17-2S-30-5009-000-068	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	1209 BLK W CROSS ST	RESIDENTIAL	0.20	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305009000068	
17-2S-30-5009-041-041	ESCAMBIA COUNTY	221 PALAFOX PL STE 420	I ST	RIGHT OF WAY	0.04	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305009041041	
17-2S-30-5016-002-002	ESCAMBIA COUNTY Work Release Site	221 PALAFOX PL STE 420	1211 W FAIRFIELD DR	COMMERCIAL	0.70	COUNTY OWNED	http://www.escpa.org/cama/Detail_a.aspx?s=172S305016002002	

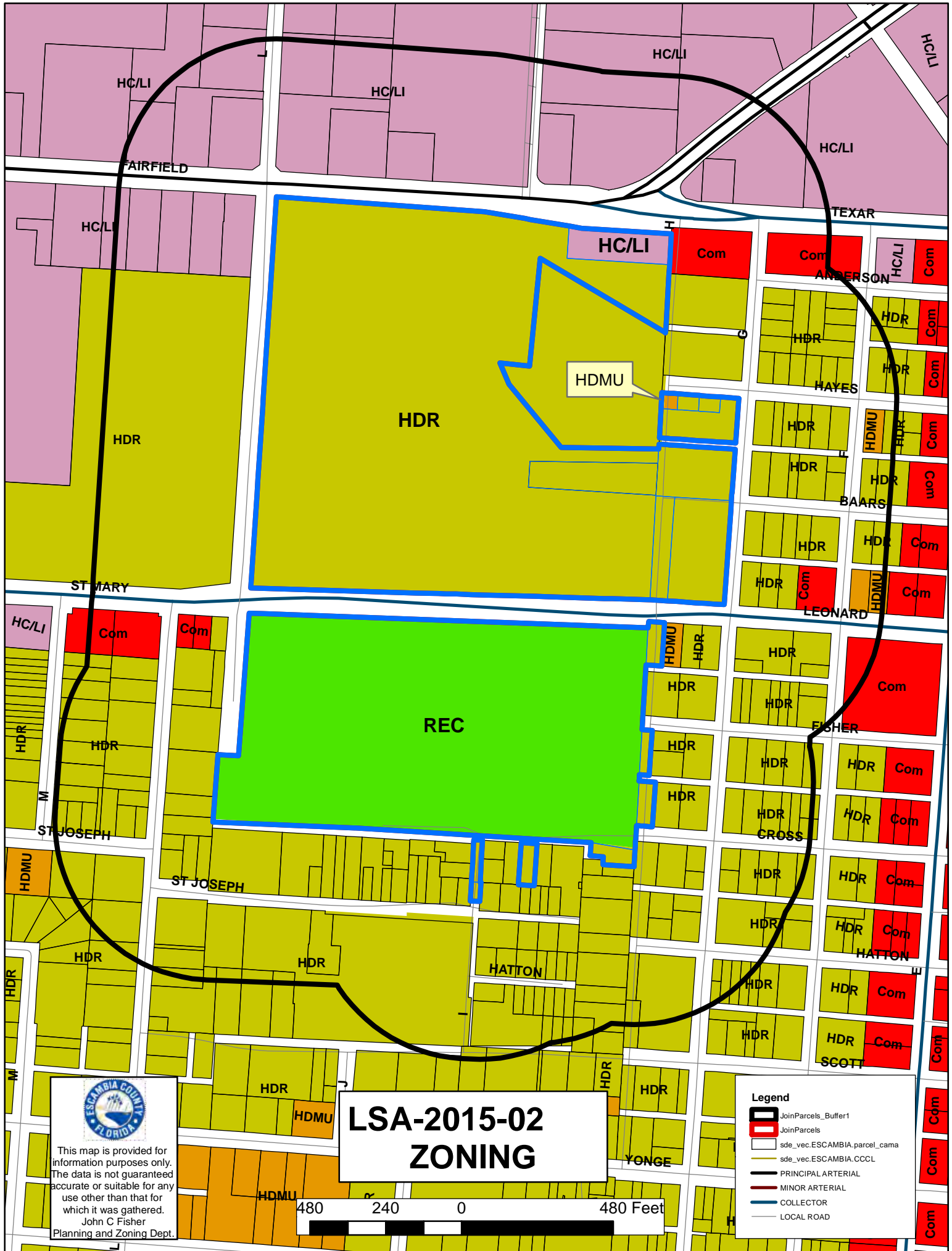


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered. John C Fisher Planning and Zoning Dept.


LSA-2015-02 WETLANDS & LOCATION



- Legend**
- JoinParcels_Buffert
 - JoinParcels
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL ROAD
 - sde_vec.ESCAMBIA.WETLANDS.2006











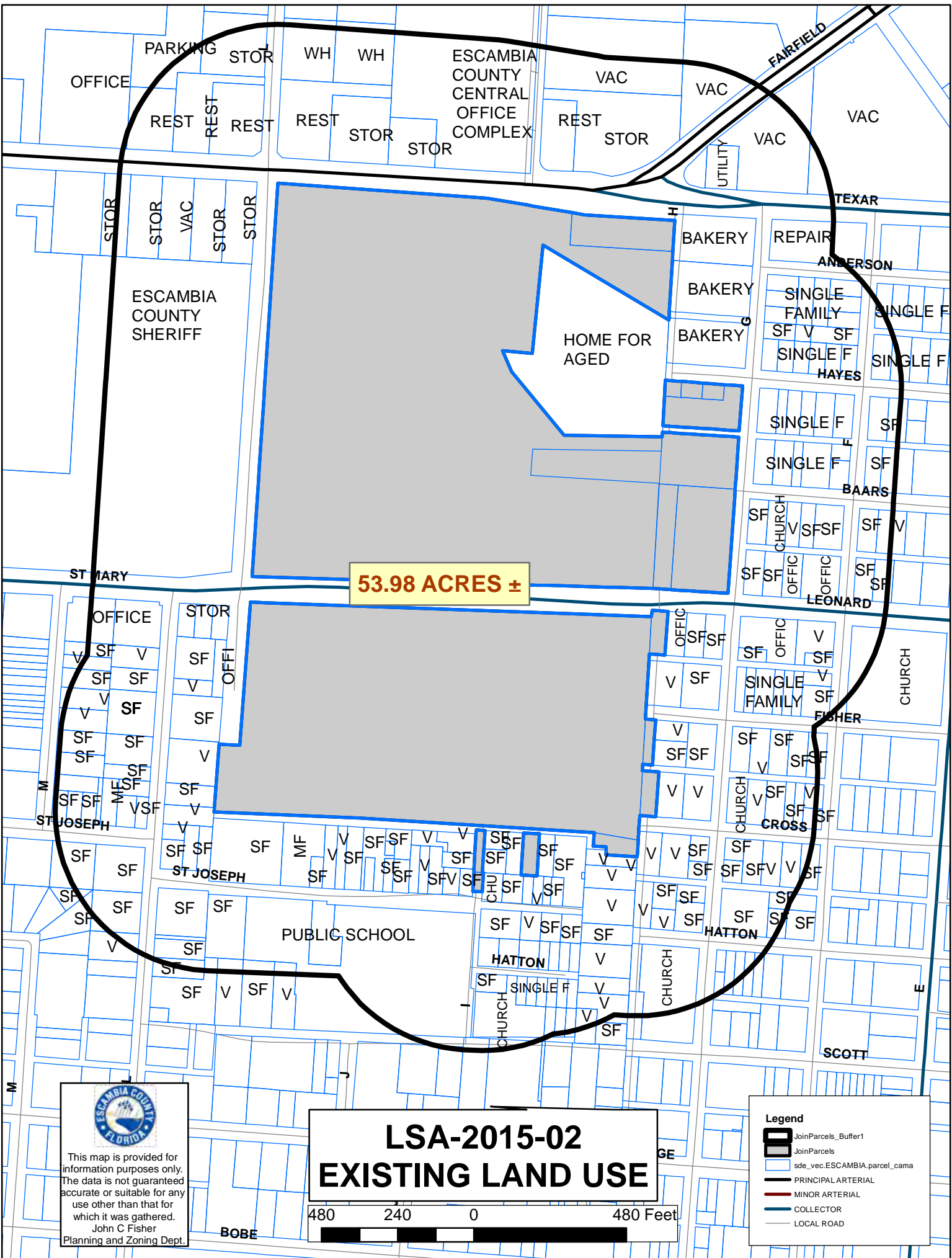
LSA-2015-02 ZONING


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 John C Fisher
 Planning and Zoning Dept.



Legend

-  JoinParcels_Buffer1
-  JoinParcels
-  sde_vec.ESCAMBIA.parcel_cama
-  sde_vec.ESCAMBIA.CCCL
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



53.98 ACRES ±

HOME FOR AGED

ESCAMBIA COUNTY SHERIFF

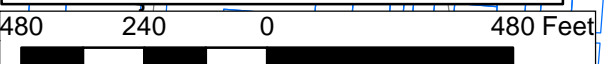
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX

PUBLIC SCHOOL



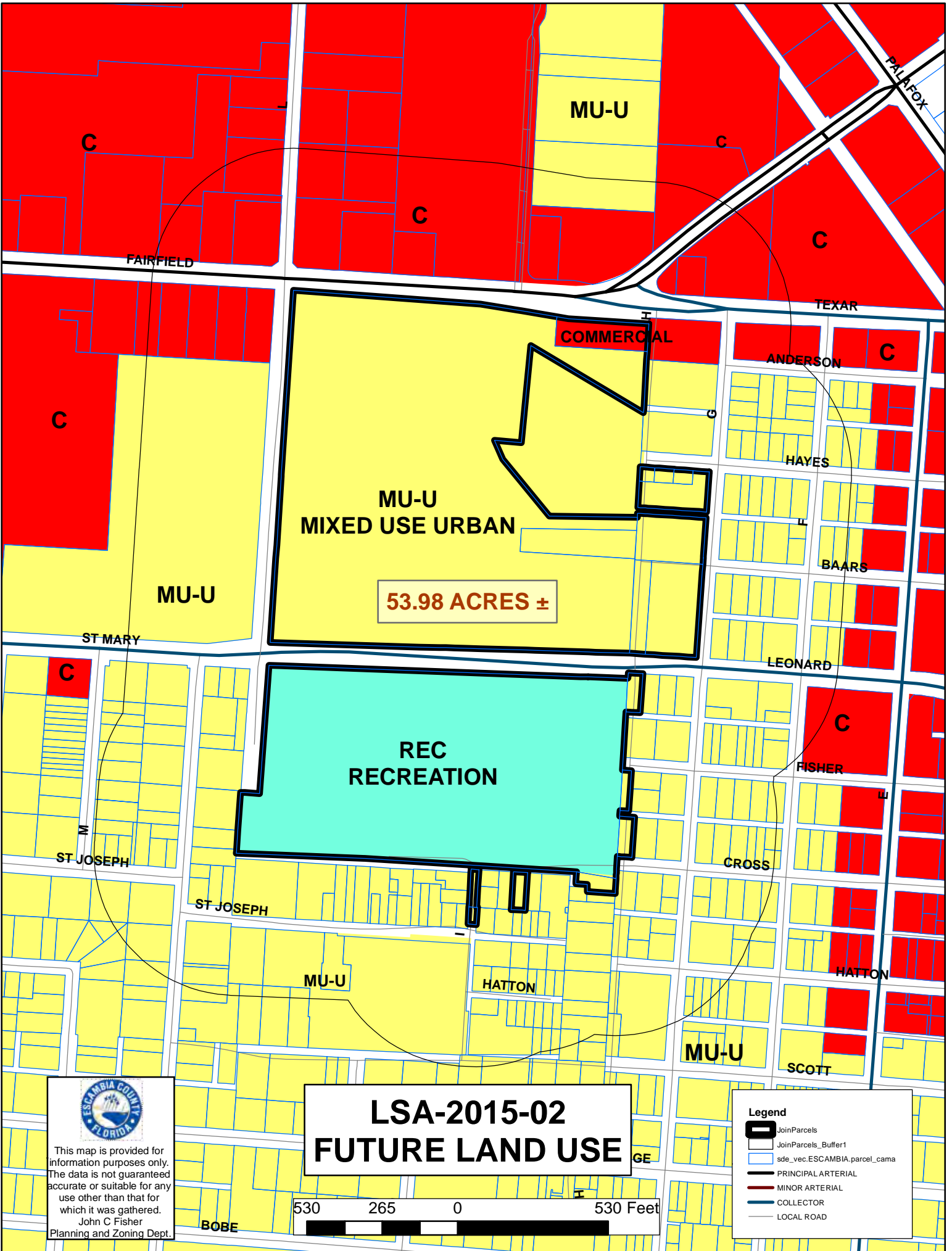
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John C Fisher
Planning and Zoning Dept.

**LSA-2015-02
EXISTING LAND USE**



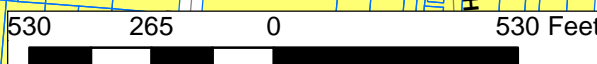
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- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



LSA-2015-02 FUTURE LAND USE

53.98 ACRES ±



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John C Fisher
Planning and Zoning Dept.

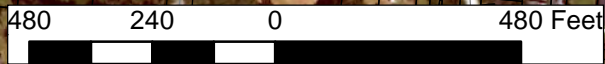
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- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



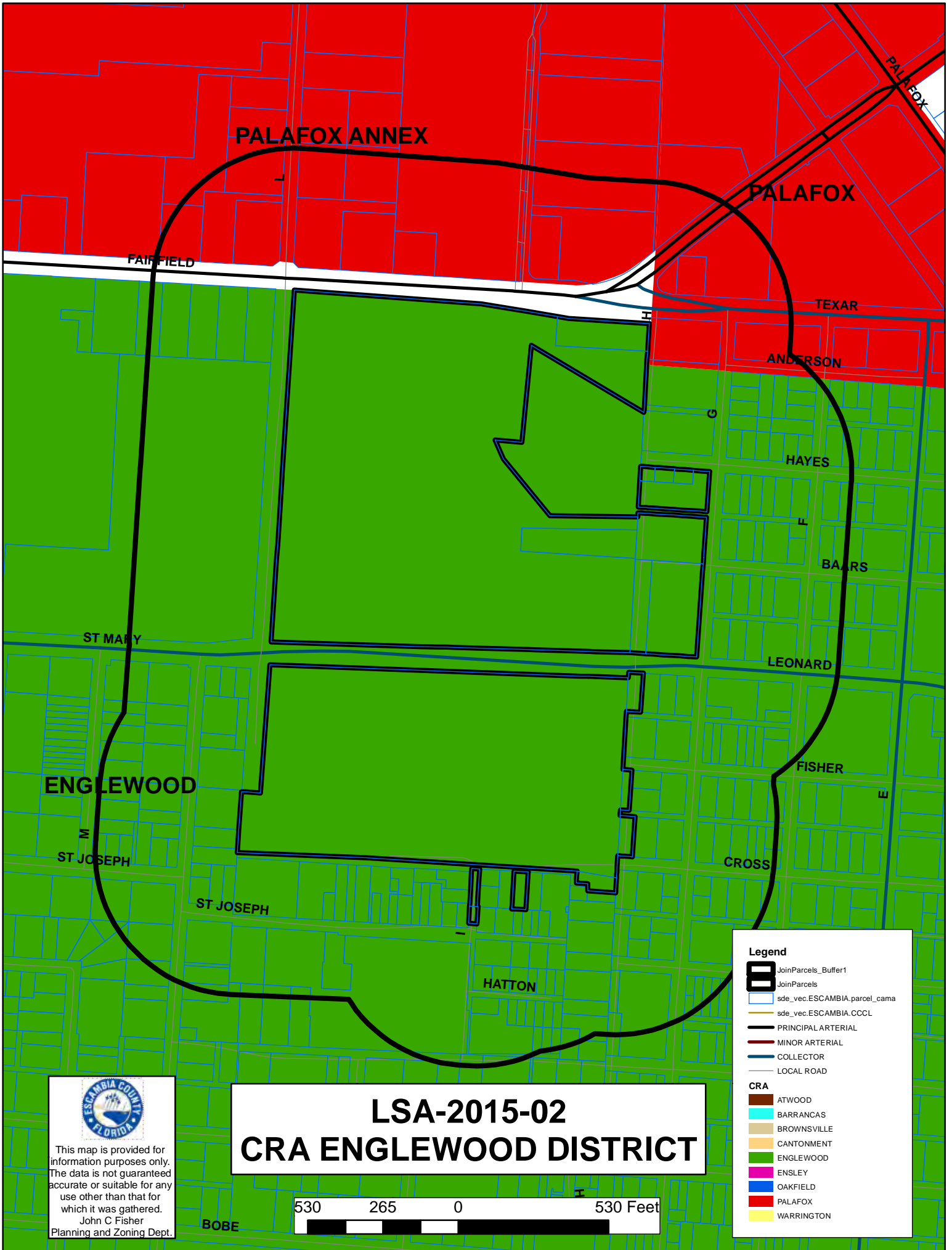
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 John C Fisher
 Planning and Zoning Dept.

LSA-2015-02 AERIAL



Legend

- JoinParcels_Buffer1
- JoinParcels
- sde_vec.ESCAMBIA.parcel_cama
- sde_vec.ESCAMBIA.CCCL
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



LSA-2015-02 CRA ENGLEWOOD DISTRICT

Legend

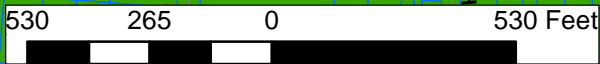
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- sde_vec.ESCAMBIA.CCCL
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

CRA

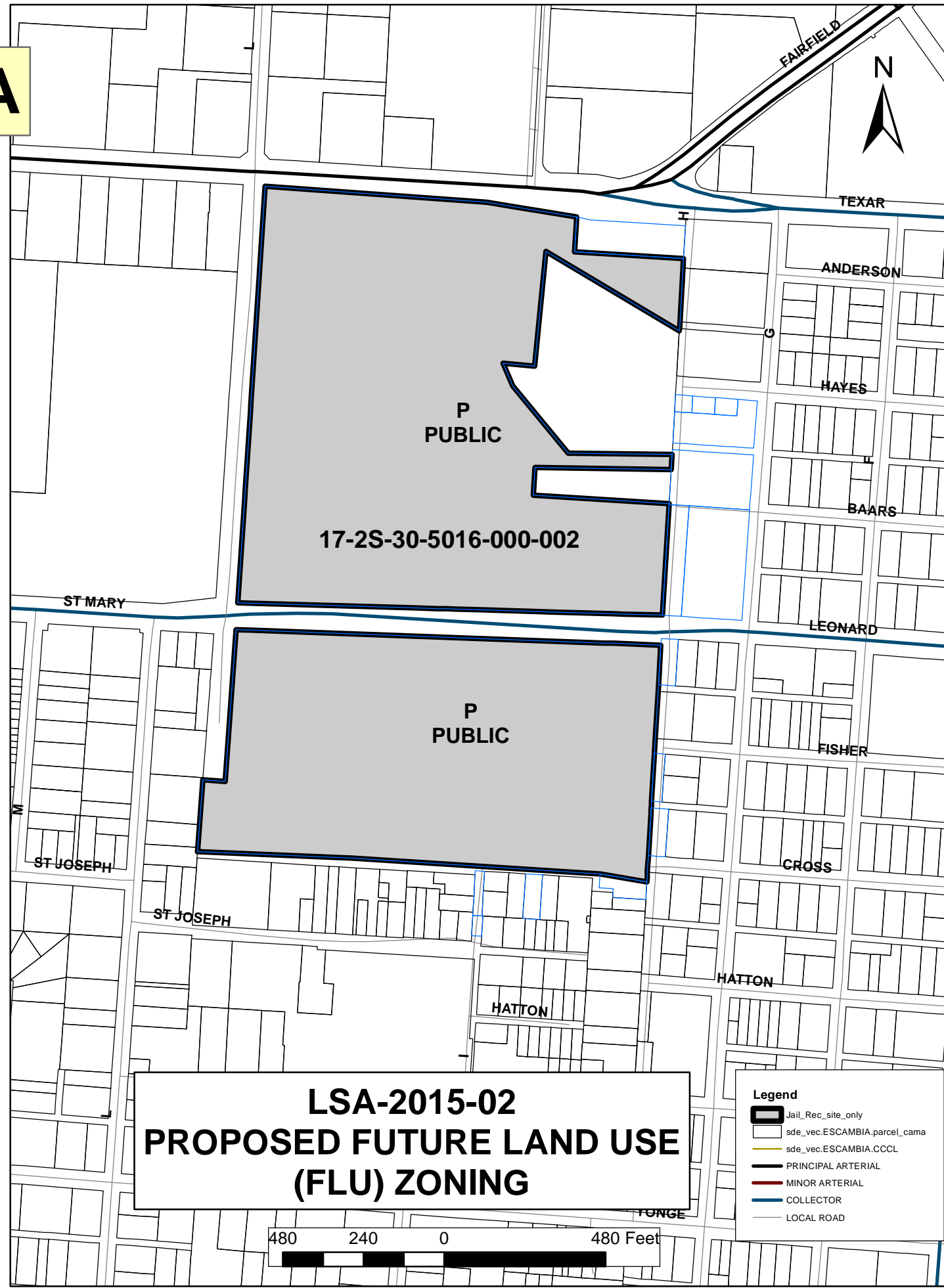
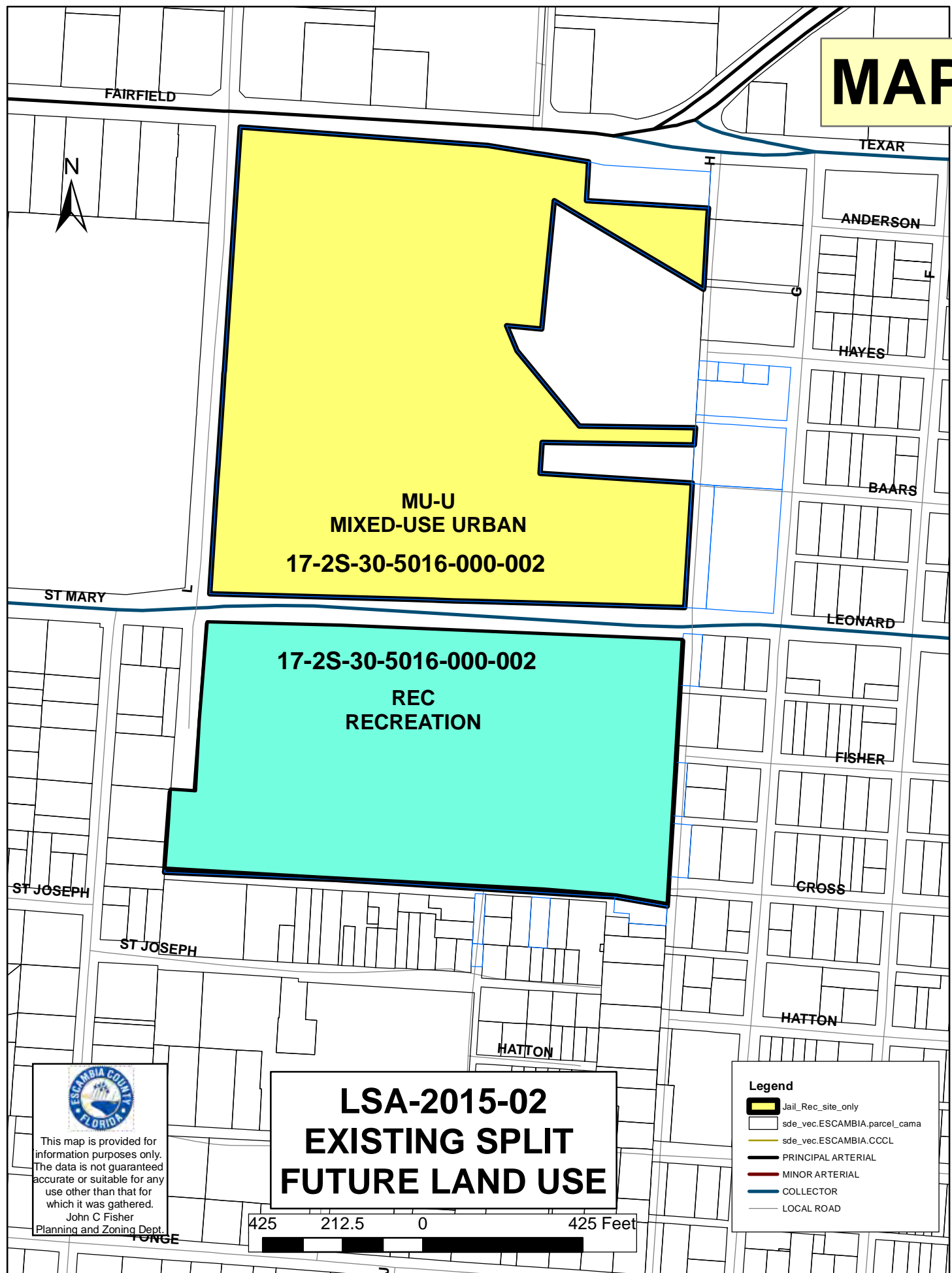
- ATWOOD
- BARRANCAS
- BROWNSVILLE
- CANTONMENT
- ENGLEWOOD
- ENSLEY
- OAKFIELD
- PALAFOX
- WARRINGTON



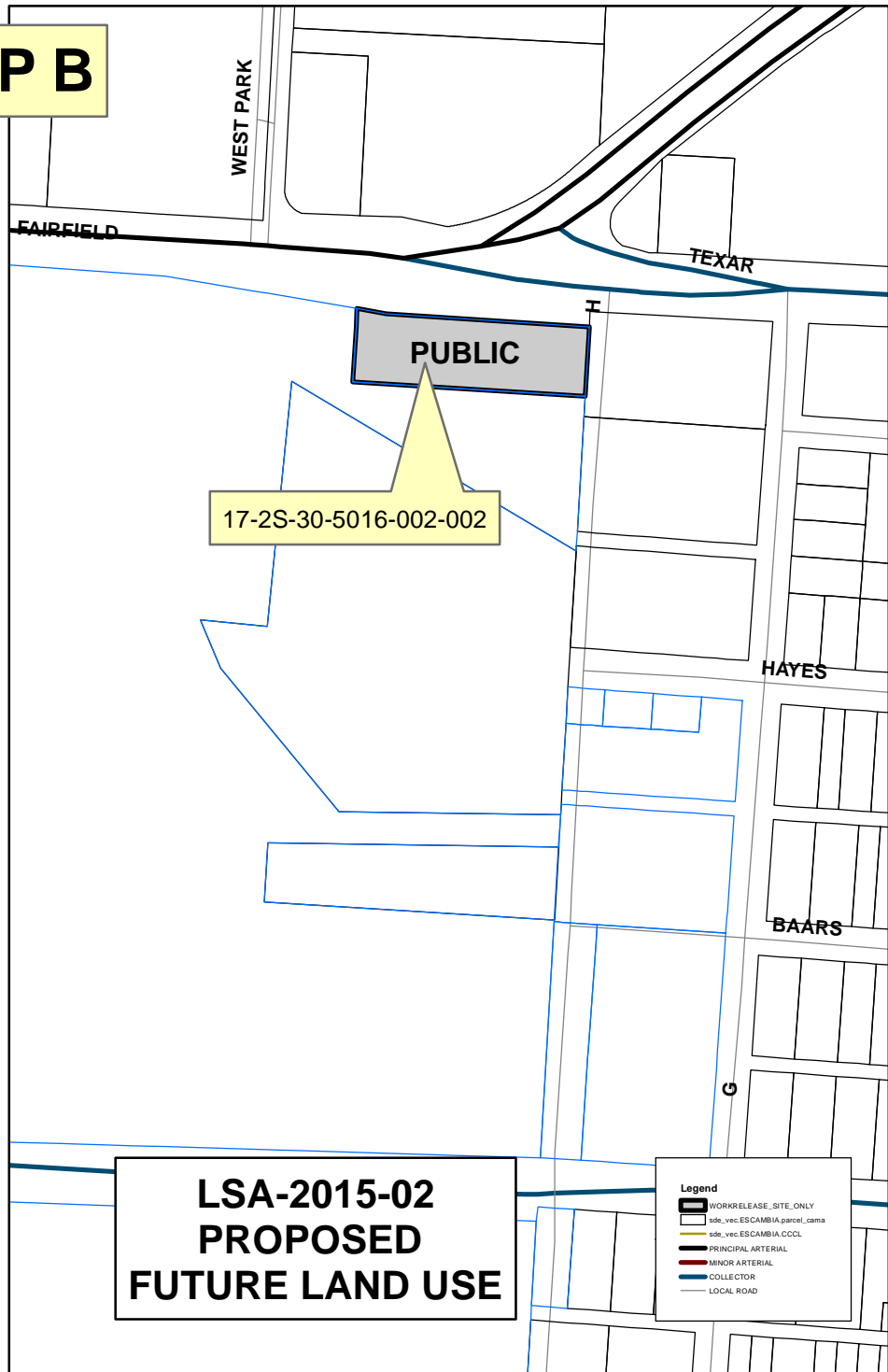
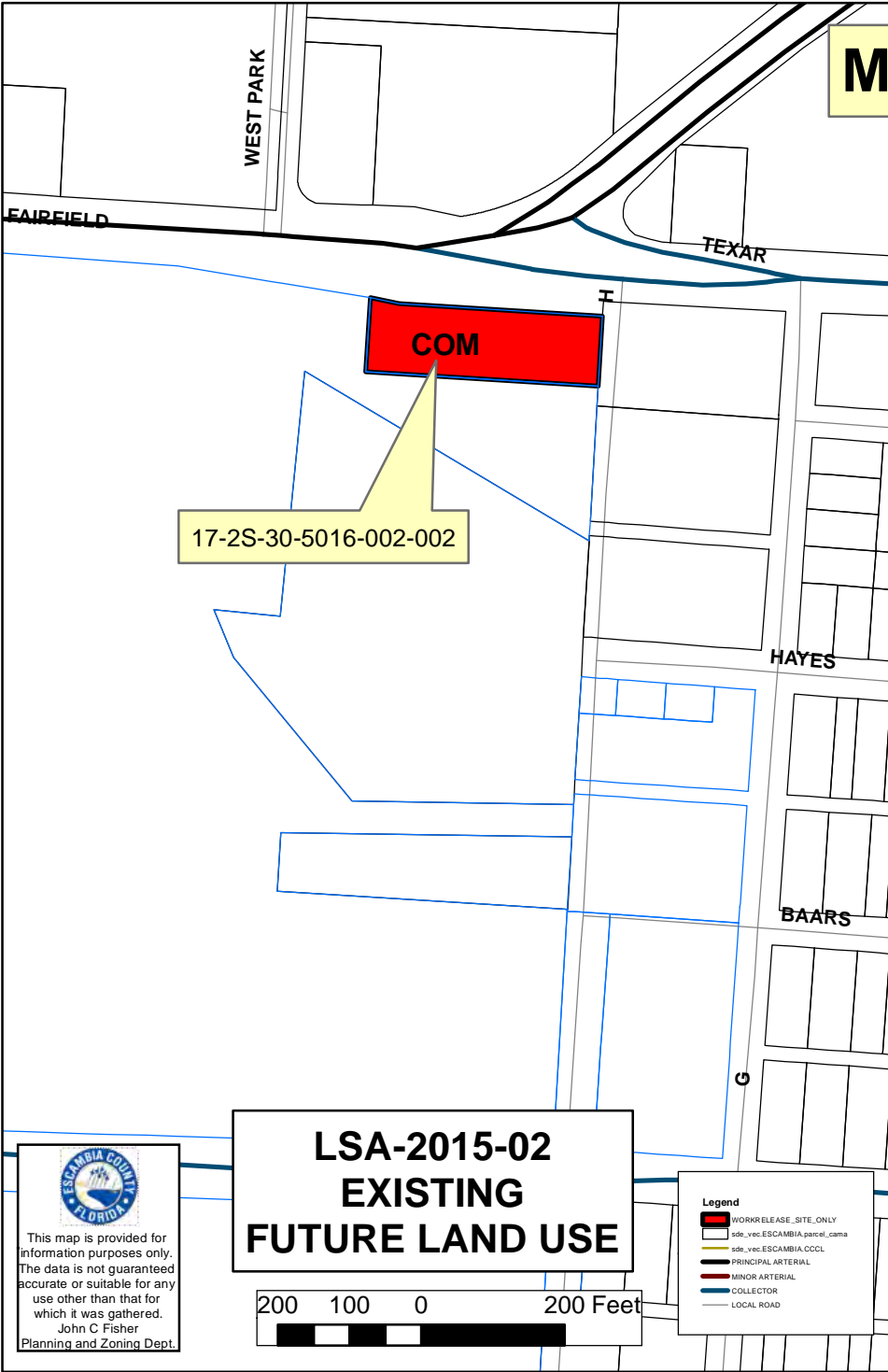
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John C Fisher
Planning and Zoning Dept.




MAP A

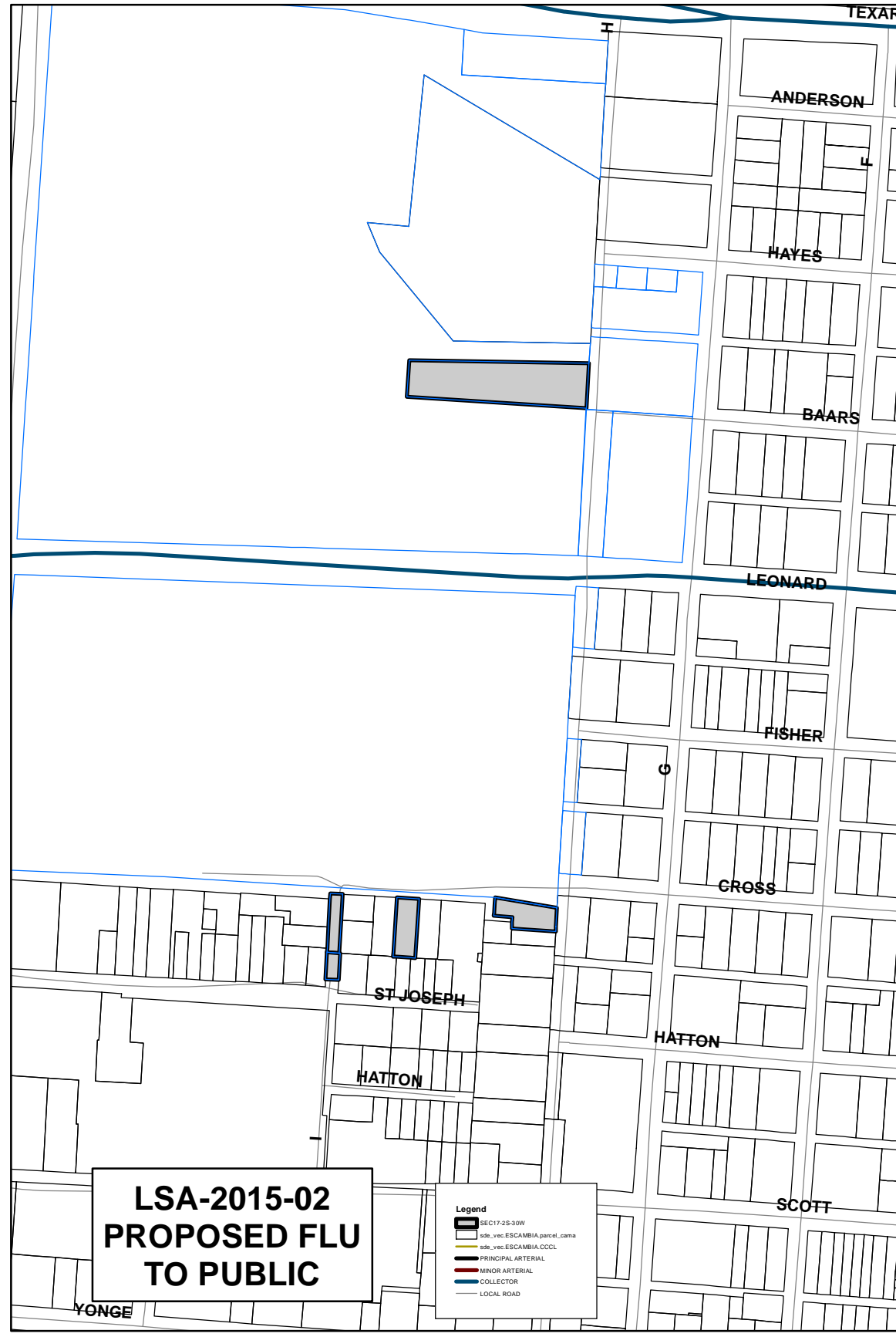
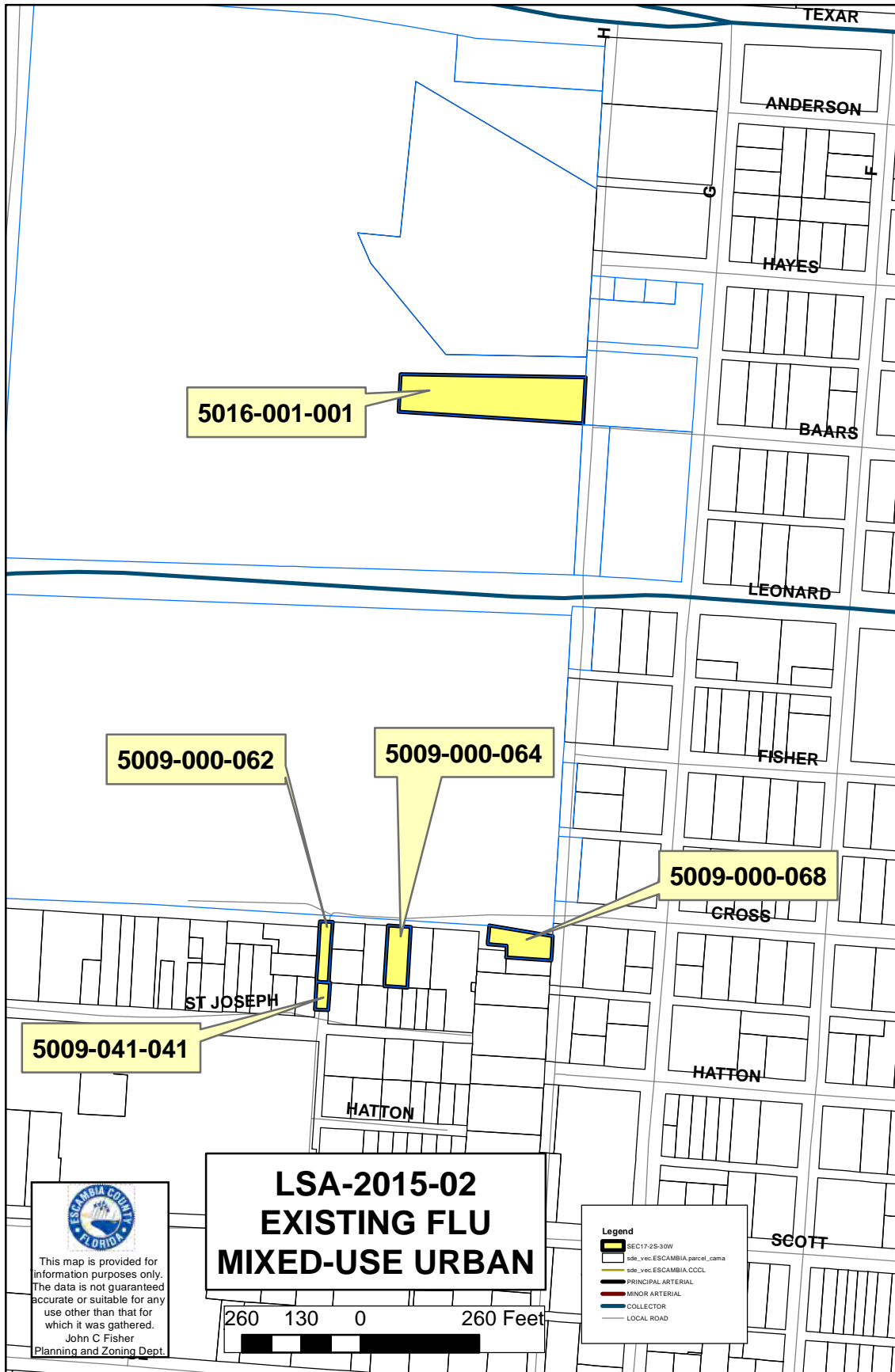


MAP B




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Planning and Zoning Dept.

MAP C
SECTION 17, TOWNSHIP 2S, RANGE 30W
FULL LEGAL DESCRIPTIONS WITH PROPOSED FUTURE LAND CHANGE



Escambia County Property Appraiser
 172S305009000064 - Full Legal Description
 BEG 148 FT S OF NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D W 310 FT FOR BEG
 CONTINUE W 50 FT N 133 FT E 50 FT S 1
 33 FT TO BEG LT 4 UNRECORDED PLAT OF
 PEAKMANS PIKE S/D OR 7166 P 629

Escambia County Property Appraiser
 172S305009000068 - Full Legal Description
 BEG 15 FT S OF NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D CONTINUE S 61 FT W
 100 FT N 26 FT W 42 FT N 50 FT E 142 FT TO BEG
 UNRECORDED PLAT OF
 PEAKMANS PIKE S/D OR 5765 P 566

Escambia County Property Appraiser
 172S305009041041 - Full Legal Description
 BEG AT NE COR OF S 1/2 OF LT 9
 BRAINERD & MCINTYRE S/D W 510 5/10 FT
 SLY 135 FT FOR POB S 61 FT E 31 FT N 61 FT
 W 31 FT TO POB LT 41 UNRECORDED PLAT
 OF ALLISON PROPERTY OR 1932 P 978
 ACCORDING TO FL STATUTE 197.502(8)

Escambia County Property Appraiser
 172S305016001001 - Full Legal Description
 BEG NW COR THEN S 2 DEG 4 MIN 47
 SEC W 315 57/100 FT N 87 DEG 55 MIN 13
 SEC W 13 FT TO A CONCRETE MONUMENT
 ON WLY R/W LI OF H ST (50 FT R/W) S 2
 DEG 4 MIN 47 SEC W ALG SAID R/W 465 37/100 FT
 FOR POB THEN S 2 DEG 4
 MIN 47 SEC W 100 63/100 FT N 87 DEG
 55 MIN 13 SEC W 389 38/100 FT N 2 DEG 4
 MIN 47 SEC E 68 08/100 FT N 87 DEG 18
 MIN 4 SEC E 390 74/ 100 FT TO POB OR 5475 P 31

Escambia County Property Appraiser
 172S305009000062 - Full Legal Description
 BEG AT NE COR OF S1/2 OF LT 9
 BRAINERD & MCINTYRE S/D S 148 FT W
 482 FT FOR BEG CONTINUE W 28 FT N 133 FT
 E 28 FT S 133 FT TO BEG OR PART OF LT 1 OF
 UNRECORDED PLAT OF PEAKMANS PIKE S/D
 OR 1247 P 891

ESCAMBIA COUNTY
 FLORIDA
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 which it was gathered.
 John C Fisher
 Planning and Zoning Dept.

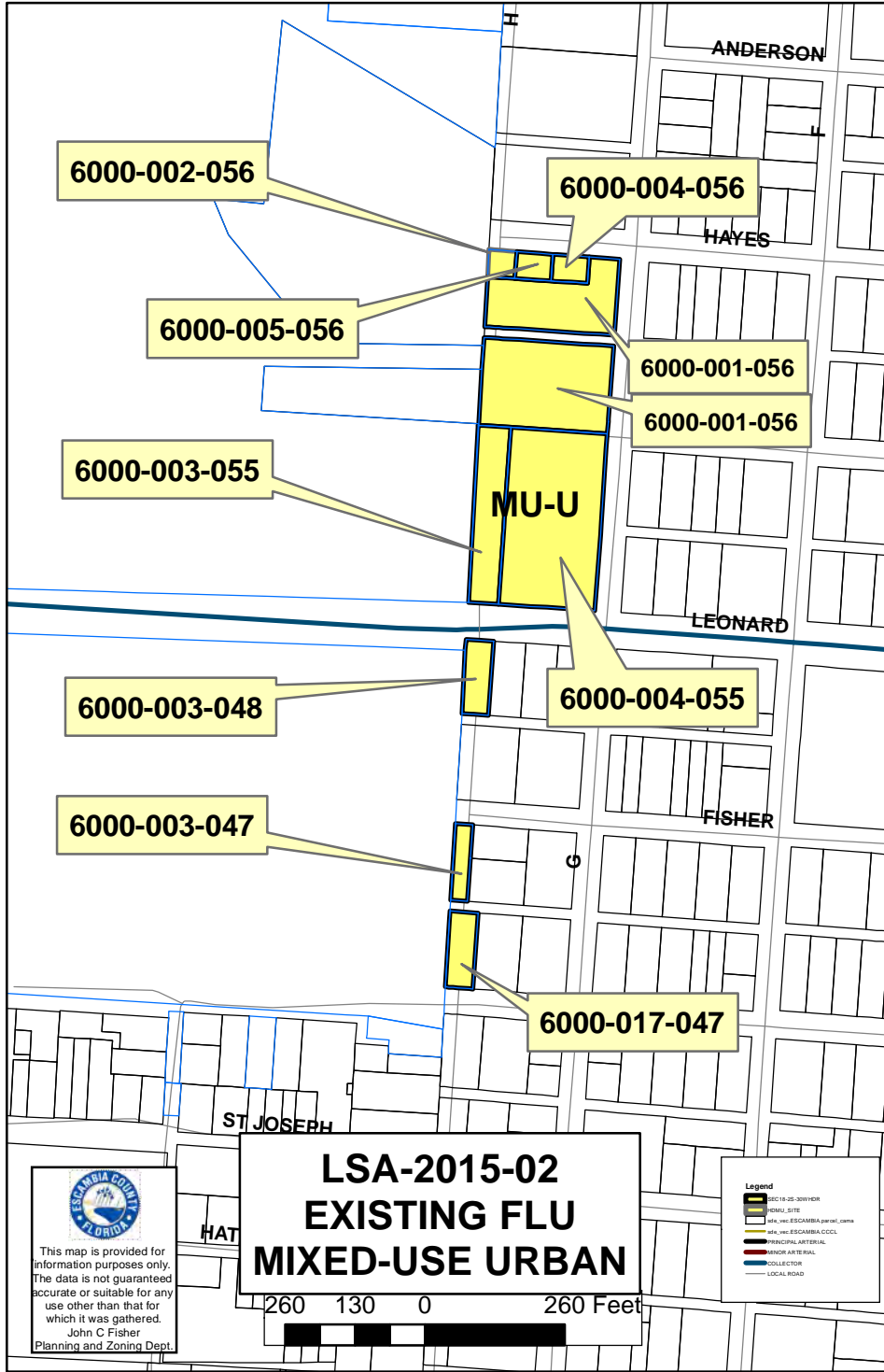
MAP D
SECTION 18, TOWNSHIP 2S, RANGE 30W
FULL LEGAL DESCRIPTIONS WITH PROPOSED FUTURE LAND CHANGE

Escambia County Property Appraiser
 182S30600002056 - Full Legal Description
 N 50 FT OF LTS 2 TO 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 CASE 97-278-
 CP-03 OR 6019 P 1488 LESS OR 2122 P 861 PRYDE

Escambia County Property Appraiser
 182S30600003047 - Full Legal Description
 ALL LT 3 AND W 15 FT OF LT 4 FRAC BLK 47
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR
 1606 P 889 ACCORDING TO FLORIDA STATUTE 197.502(8)

Escambia County Property Appraiser
 182S30600003055 - Full Legal Description
 LTS 3 & 18 & FRACTIONAL LTS 4 & 17 BLK 55
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB
 488 P 665 & S 1/2 OF VACATED BAARS
 ST ADJ LTS OR 4207 P 403

Escambia County Property Appraiser
 182S30600001056 - Full Legal Description
 ALL FRAC BLK 56 LESS N 50 FT OF LTS 2
 TO 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT
 DB 59 P 107 OR 2792 P 324 N 1/2 OF
 VACATED BAARS ST ADJ LTS OR 4207 P 403



Escambia County Property Appraiser
 182S30600003048 - Full Legal Description
 LTS 3 4 BLK 48 DB 503 P 312
 EN GLEWOOD HEIGHTS PLAT DB 59 P 1 07

Escambia County Property Appraiser
 182S30600004055 - Full Legal Description
 FRACTIONAL LT 4 & 17 & ALL LTS 5 TO
 16 & 20 FT ALLEY BLK 55
 ENGLEWOOD HTS PLAT
 DB 59 P 107 OR 952 P 942 S 1/2 OF
 VACATED BAARS ST ADJ LTS OR 4207 P 403

Escambia County Property Appraiser
 182S30600004056 - Full Legal Description
 BEG AT NE COR OF LT 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S
 R/W LI OF HAYES ST (55 FT R/W) 67 28/100 FT
 DEFLECT 90 DEG 29 MIN 34 SEC LEFT 50 FT
 DEFLECT 89 DEG 30 MIN 26 SEC LEFT 66 85/100 FT
 DEFLECT 90 DEG 0 MIN 0 SEC LEFT 50 FT
 TO POB OR 6019 P 1490

Escambia County Property Appraiser
 182S30600005056 - Full Legal Description
 BEG AT NE COR OF LT 8 FRAC BLK 56
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY
 ALG S R/W LI OF HAYES ST (55 FT R/W 67 28/100 FT
 FOR POB CONT ALG SAME COURSE 67 27/100
 FT TO E R/W LI OF H ST DEFLECT 90 DEG 58 MIN 40
 SEC LEFT ALG E R/W LI 50 FT DEFLECT
 89 DEG 01 MIN 20 SEC LEFT 66 85/100 FT DEFLECT
 90 DEG 29 MIN 34 SEC LEFT 50 FT TO POB
 OR 6019 P 1490

Escambia County Property Appraiser
 182S306000017047 - Full Legal Description
 LTS 17 18 AND W 7 FT OF 16 FRAC BLK 47
 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 1606
 P 887 ACCORDING TO FLORIDA STATUTE 197.502(8)



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE MU-U/Rec/C

PROPOSED FUTURE LAND USE Pub

CPA NUMBER LSA-2015-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

Public Hearing Sign

FOR MORE INFORMATION CALL:
PLANNING AND ZONING SERVICES

595-3475



Looking North Across Leonard Street and along "L" Street.



Looking East along Leonard Street.

NOTICE OF PUBLIC HEARING REZONING

CASE NO. **22-201592**

CURRENT ZONING: **IND. HOUSING** PROPOSED ZONING: **Pub**

PLANNING BOARD

DATE: **07/05/22** TIME: **09:00 AM**

LOCATION OF HEARING
 COLUMBIA COUNTY CENTRAL OFFICE BUILDING
 200 WEST 74th PLACE
 COLUMBIA, SOUTH CAROLINA

BOARD OF COUNTY COMMISSIONERS

DATE: **07/07/22** TIME: **09:00 AM**

LOCATION OF HEARING
 COLUMBIA COUNTY ADMINISTRATIVE CENTER
 101 PALMWOOD PLACE
 COLUMBIA, SOUTH CAROLINA

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
 DEVELOPMENT SERVICES AT 803-767-1911 OR VISIT
 WWW.COLUMBIACOUNTY.SC.GOV

PLANNING BOARD

DATE: **07/05/22** TIME: **09:00 AM**

LOCATION OF HEARING
 COLUMBIA COUNTY CENTRAL OFFICE BUILDING
 200 WEST 74th PLACE
 COLUMBIA, SOUTH CAROLINA



Looking Southeast on Stormwater Pond area.



Looking South From Leonard Street



Public Hearing Sign on NE Corner of "L" Street and Leonard Street

NOTICE OF PUBLIC HEARING REZONING
CASE NO. 150011-16
CURRENT ZONING MU-U/REC/C PUB
PLANNING BOARD
DATE: 01/05/16 TIME: 8:30 A.M.
LOCATION OF HEARING
BOARD OF COUNTY COMMISSIONERS
DATE: 02/02/16 TIME: 9:08 A.M.
LOCATION OF HEARING

NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE
EXISTING FUTURE LAND USE MU-U/Rec/C
PROPOSED FUTURE LAND USE Pub
CPA NUMBER LSA-2015-02
PUBLIC MEETING/HEARING
PLANNING BOARD
DATE: 01/05/16 TIME: 8:30 A.M.
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
BOARD MEETING ROOM
BOARD OF COUNTY COMMISSIONERS
DATE: 02/02/16 TIME: 9:08 A.M.
ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1st FLOOR BCC CHAMBERS
FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
895-3475

Public Hearing Sign on NE Corner of "L" Street and Leonard Street



Looking East Along Leonard Street from the Corner of "L" Street.



Looking South across Leonard Street



Looking West along Leonard Street and across "L" Street



Looking North along "L" Street from the corner of Leonard Street



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE MU-U/Rec/C

PROPOSED FUTURE LAND USE Pub

CPA NUMBER LSA-2015-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
595-3475



CASE NO.:
CURRENT ZONING: HD
Rec
PL

DATE: 01/05/16

LOCATION

ESCAMBIA COUNTY
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16

LOCATION

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
WWW.MYFLORIDA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign on SE Corner of "H" Street and Leonard Street



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE: MU-U/Rec/c

PROPOSED FUTURE LAND USE: Pub

CPA NUMBER: LSA-2015-02

PUBLIC MEETING/HEARING PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFIX PLACE
1st FLOOR BCC CHAMBERS

NOTICE OF PUBLIC HEARING REZONING

CASE NO.: 7-2015-23

CURRENT ZONING: HDR, HDM PROPOSED ZONING: Pub

Rec: NC/J

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:10 A.M.

LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFIX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL DEVELOPMENT SERVICES AT 361.343.6100

Public Hearing Sign Looking South Along "H" Street



Looking West on Recreation Site from “H” Street.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: 7-2015-23

CURRENT ZONING: INDR, HDMU PROPOSED ZONING: Pub

Rec, HC/LI

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

LOCATION OF HEARING
 ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
 203 WEST PARK PLACE
 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:10 A.M.

LOCATION OF HEARING
 ESCAMBA COUNTY GOVERNMENT CENTER
 27 PALMERS PLACE
 1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
 DEVELOPMENT SERVICES AT 985-3475 OR VISIT
WWW.ESCAMBA.COM

PLEASE DO NOT REMOVE THIS SIGN
 PROPERTY OF ESCAMBA COUNTY

NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE: MU-U/Rec/C

PROPOSED FUTURE LAND USE: Pub

CPA NUMBER: LSA-2015-02

PUBLIC MEETING/HEARING
PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
 203 WEST PARK PLACE
 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBA COUNTY COURTHOUSE
 201 PALMERS PLACE
 1st FLOOR BEC CHAMBER

FOR MORE INFORMATION CALL
 ESCAMBA COUNTY DEVELOPMENT SERVICES
 985-3475

Looking North Along "H" Street



Looking NE on the Corner of "H" Street and Leonard Street.



**NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE MU-U/Rec/C
PROPOSED FUTURE LAND USE Pub
CPA NUMBER LSA-2015-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
595-3475

Public Hearing Sign on NW Corner of “H” Street and Leonard Street

W Leonard St
North H St 2900



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE
EXISTING FUTURE LAND USE: MU-U/Rec/C
PROPOSED FUTURE LAND USE: Pub
CPA NUMBER: LSA-2015-02
PUBLIC MEETING/HEARING
PLANNING BOARD
DATE: 01/05/16 TIME: 8:30 A.M.
FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
893-3475

NOTICE OF PUBLIC HEARING REZONING
CASE NO.: 7-2015-23
CURRENT ZONING: INDL HDML PROPOSED ZONING: Pub
Rec/HCAJ
PLANNING BOARD
DATE: 01/05/16 TIME: 8:30 A.M.
LOCATION OF HEARING
ESCAMBIA COUNTY COURTHOUSE
201 PALMBOE PLACE
1ST FLOOR BOARD MEETING ROOM
INTERNAL ROOM
COUNTY COMMISSIONERS
MEETING TIME: 9:10 A.M.
LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
201 PALMBOE PLACE
1ST FLOOR BOARD MEETING ROOM
FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 893-3475 OR VISIT
WWW.ESCAMBIA.COM
PLEASE DO NOT REMOVE THIS SIGN

Looking East along Leonard Street



Looking Southeast Corner of "H" Street and across Leonard Street



Looking South Across Leonard Street from the corner of "H" Street.



Looking North along "H" Street



**NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE MU-U/Rec/C

PROPOSED FUTURE LAND USE Pub

CPA NUMBER LSA-2015-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:

Public Hearing Sign on NW Corner of "L" Street and Fairfield Drive



Looking East Along Fairfield Drive



Looking North across Fairfield Drive.



Looking Northeast along Fairfield Drive.



Looking Southeast from Fairfield Drive



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE
EXISTING FUTURE LAND USE: MU-U/Rec/C
PROPOSED FUTURE LAND USE: Pub
CPA NUMBER: LSA-2015-02
PUBLIC MEETING/HEARING
PLANNING BOARD
DATE: 01/05/16 TIME: 8:30 A.M.
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM
BOARD OF COUNTY COMMISSIONERS
DATE: 02/02/16 TIME: 9:00 A.M.
ESCAMBIA COUNTY COURTHOUSE
202 PALMARD PLACE
1ST FLOOR 1000 CHAMBERS
FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
922-2415

NOTICE OF PUBLIC MEETING/HEARING REZONING
CASE NO.: 2015-001
SUBJECT: REZONING
DATE: 01/05/16 TIME: 8:30 A.M.
LOCATION: ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM

Looking West along Fairfield Drive.



**NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE MU-U/Rec/C

PROPOSED FUTURE LAND USE Pub

CPA NUMBER LSA-2015-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1st FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
595-3475

Public Hearing Sign on Fairfield Drive.



Looking East along Fairfield Drive



Looking West along Fairfield

PROTECT YOURSELF AND YOUR BABY
flu
Get the Flu Shot
www.flu.gov

NOTICE OF PUBLIC HEARING REZONING

CASE NO: 7-2015-23

CURRENT ZONING: HC 11 PROPOSED ZONING: Pub

PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

LOCATION OF HEARING
ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 01/05/16 TIME: 9:10 A.M.

LOCATION OF HEARING
ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM

FOR MORE INFORMATION CALL
ESCAMBA COUNTY DEVELOPMENT SERVICES
380 WEST PARK PLACE
ESCAMBA COUNTY

NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE: MU-U/Rec/C

PROPOSED FUTURE LAND USE: Pub

CFA NUMBER: LSA-2015-02

PUBLIC MEETING/HEARING
PLANNING BOARD

DATE: 01/05/16 TIME: 8:30 A.M.

ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
380 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 02/02/16 TIME: 9:08 A.M.

ESCAMBA COUNTY COURTHOUSE
300 PALMER PLACE
1- FLOOR 810 CHAMBERS

FOR MORE INFORMATION CALL
ESCAMBA COUNTY DEVELOPMENT SERVICES
380-3473



Looking Northwest across Fairfield Drive.

Source: Escambia County Property Appraiser

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

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305016000002</p> <p>Account: 062439000</p> <p>Owners: ESCAMBIA COUNTY</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 1200 W LEONARD ST 32501</p> <p>Use Code: COUNTY OWNED</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$2,763,931</td> <td>\$12,187,991</td> <td>\$14,951,922</td> <td>\$14,951,922</td> </tr> <tr> <td>2014</td> <td>\$2,763,931</td> <td>\$12,260,118</td> <td>\$15,024,049</td> <td>\$15,024,049</td> </tr> <tr> <td>2013</td> <td>\$2,764,025</td> <td>\$11,834,570</td> <td>\$14,598,595</td> <td>\$14,598,595</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$2,763,931	\$12,187,991	\$14,951,922	\$14,951,922	2014	\$2,763,931	\$12,260,118	\$15,024,049	\$15,024,049	2013	\$2,764,025	\$11,834,570	\$14,598,595	\$14,598,595
Year	Land	Imprv	Total	Cap Val																	
2015	\$2,763,931	\$12,187,991	\$14,951,922	\$14,951,922																	
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2013	\$2,764,025	\$11,834,570	\$14,598,595	\$14,598,595																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/1992</td> <td>3254</td> <td>630</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>561</td> <td>1</td> <td>\$100</td> <td>OT</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)	07/1992	3254	630	\$100	WD	View Instr	01/1971	561	1	\$100	OT	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>N1/2 OF LT 9 ALL LT 16 DB 1/54 3 P 161/179 LESS OR 67 P 284 S TATE RD R/W LESS OR 429 P 980 STATE RD R/W LESS OR 561 P 3 R...</p> <p>Extra Features</p> <ul style="list-style-type: none"> ASPHALT PAVEMENT BLOCK/BRICK BUILDING CANOPY CONCRETE WALKS DUMBWAITER ELEVATOR FRAME BUILDING METAL SHED MISC OPEN PORCH PARKING LIGHT UTILITY BLDG WOOD FENCE
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
07/1992	3254	630	\$100	WD	View Instr														
01/1971	561	1	\$100	OT	View Instr														

Parcel Information

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 48.4900

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

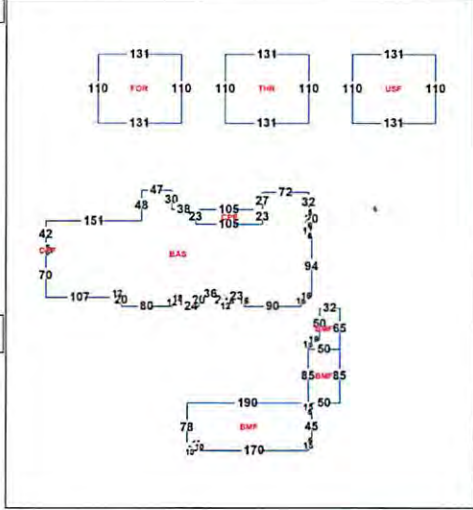
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address:1200 W LEONARD ST, Year Built: 1960, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS- 180
EXTERIOR WALL-STUCCO
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-360
NO. STORIES-4
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

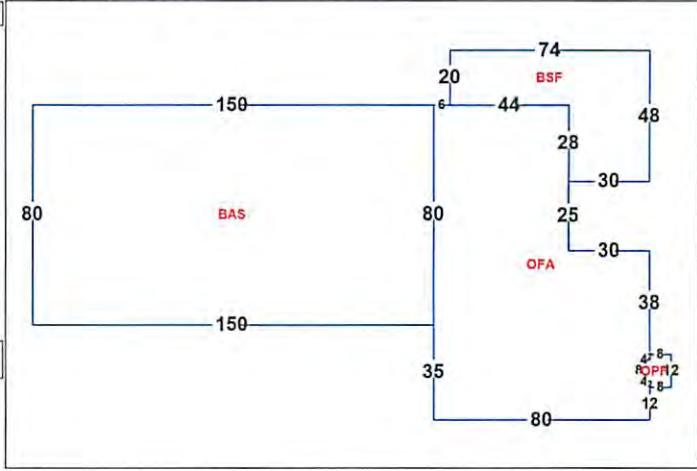
Areas - 124982 Total SF
BASE AREA - 58284
BASEMENT FIN - 21005
CARPORIT FIN - 2415
FOURTH STORY - 14410
OPEN PORCH FIN - 48
THIRD STORY - 14410
UPPER STORY FIN - 14410



Address:1515 W FAIRFIELD DR, Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-STRUCTURAL
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-CONCRTE REINFRD

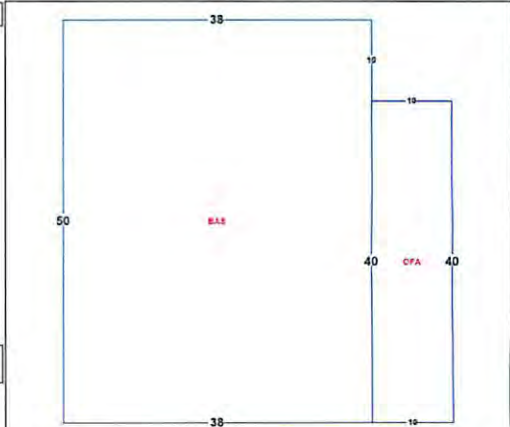
Areas - 22026 Total SF
BASE AREA - 12000
BASE SEMI FIN - 2320
OFFICE AVG - 7578
OPEN PORCH FIN - 128



Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-STRUCTURAL
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-20
STRUCTURAL FRAME-CONCRTE REINFRD

Areas - 2300 Total SF
BASE AREA - 1900
OFFICE AVG - 400



Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK

NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-20
STRUCTURAL FRAME-WOOD FRAME

Areas - 1150 Total SF
BASE AREA - 1150

Address:1770 W LEONARD ST, Year Built: 1993, Effective Year: 1993

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-60
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-15
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

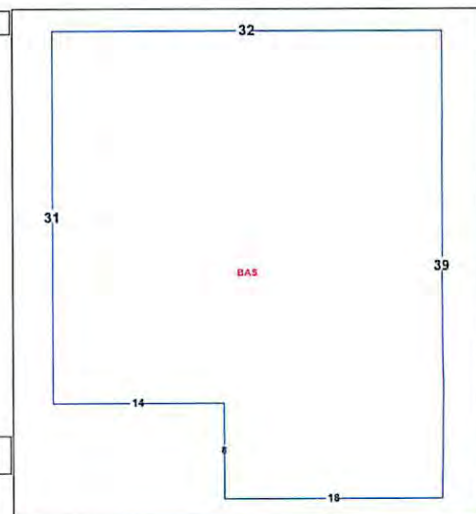
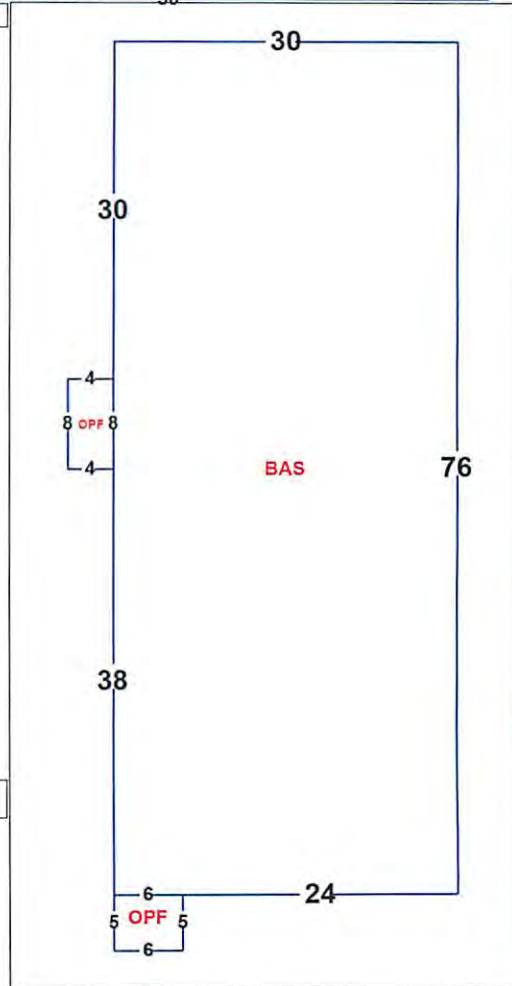
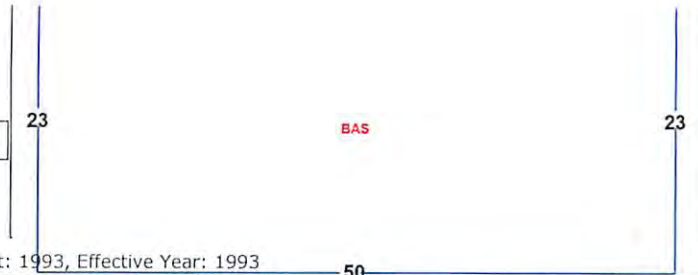
Areas - 2342 Total SF
BASE AREA - 2280
OPEN PORCH FIN - 62

Address:3101 N H ST, Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

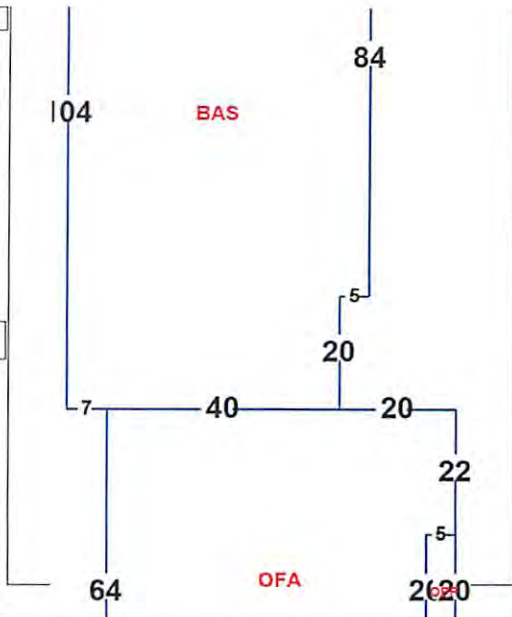
Areas - 1136 Total SF
BASE AREA - 1136

Address:2751 N H ST, Year Built: 1988, Effective Year: 1988



Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-18
STRUCTURAL FRAME-MASONRY PIL/STL

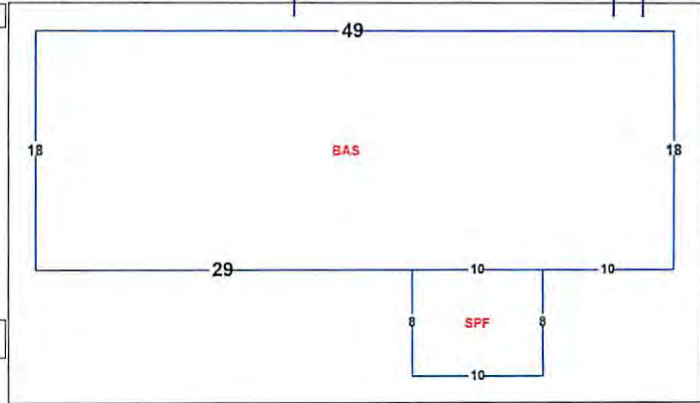
Areas - 9048 Total SF
BASE AREA - 5308
OFFICE AVG - 3640
OPEN PORCH FIN - 100



Address:3105 N H ST, Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-6
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-ASPHALT TILE
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

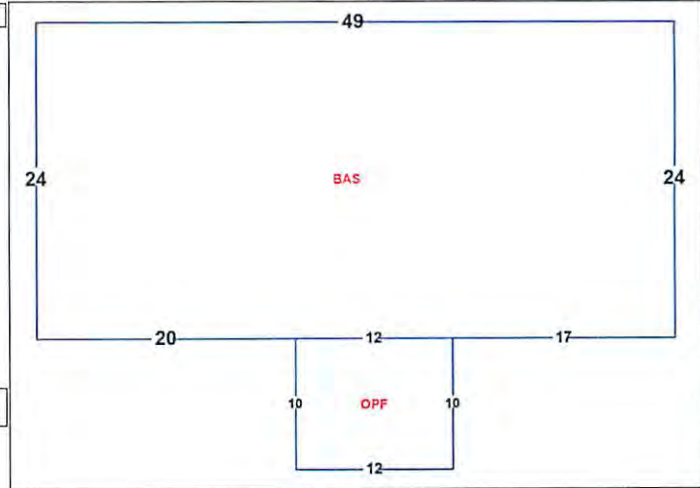
Areas - 962 Total SF
BASE AREA - 882
SCRN PORCH FIN - 80



Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-6
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-ASPHALT TILE
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1296 Total SF
BASE AREA - 1176
OPEN PORCH FIN - 120

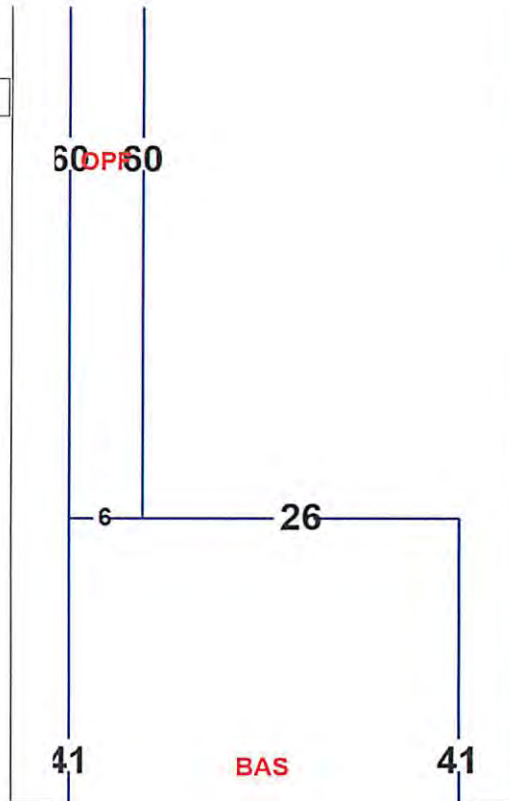


Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-6
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-ASPHALT TILE
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-ASBESTOS/WOOD S

ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1672 Total SF
 BASE AREA - 1312
 OPEN PORCH FIN - 360



Address:1700 W LEONARD ST, Year Built: 1953, Effective Year: 1953

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-80
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-STRUCTURAL
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-173
NO. STORIES-2
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

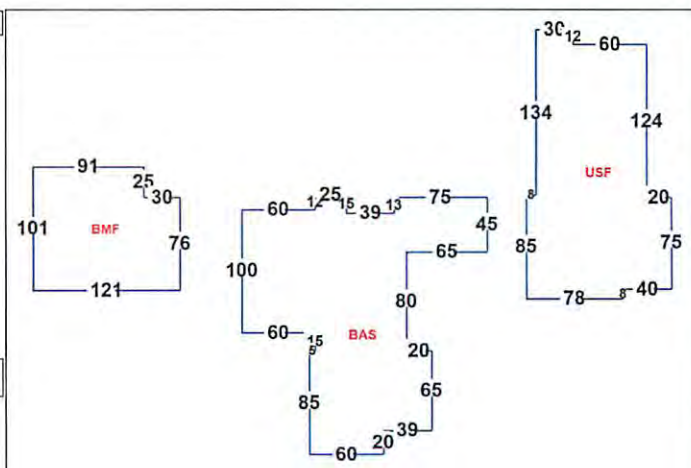
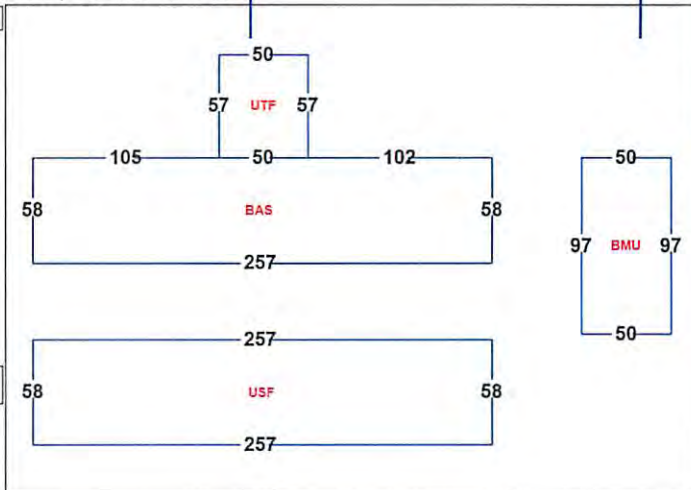
Areas - 37512 Total SF
 BASE AREA - 14906
 BASEMENT UNF - 4850
 UPPER STORY FIN - 14906
 UTILITY FIN - 2850

Year Built: 1980, Effective Year: 1990

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-74
NO. STORIES-2
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-14
STRUCTURAL FRAME-RIGID FRAME

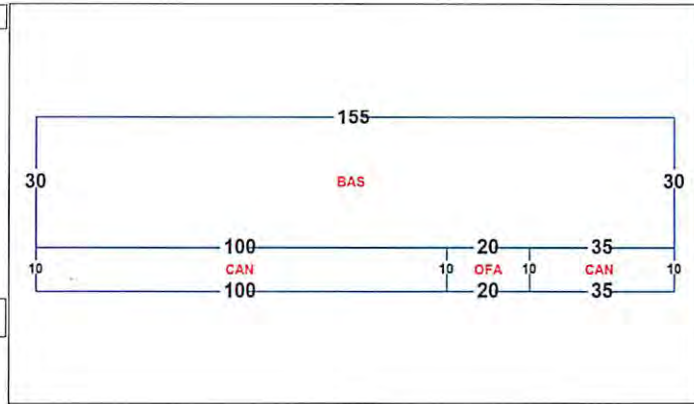
Areas - 57834 Total SF
 BASE AREA - 25353
 BASEMENT FIN - 11471
 UPPER STORY FIN - 21010



Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-UNFINISHED
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

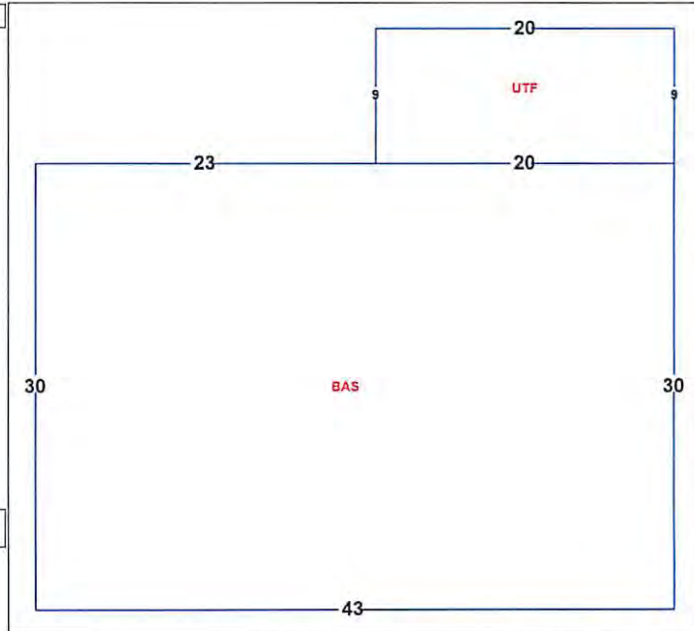
Areas - 6200 Total SF
BASE AREA - 4650
CANOPY - 1350
OFFICE AVG - 200



Year Built: 1975, Effective Year: 1975

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

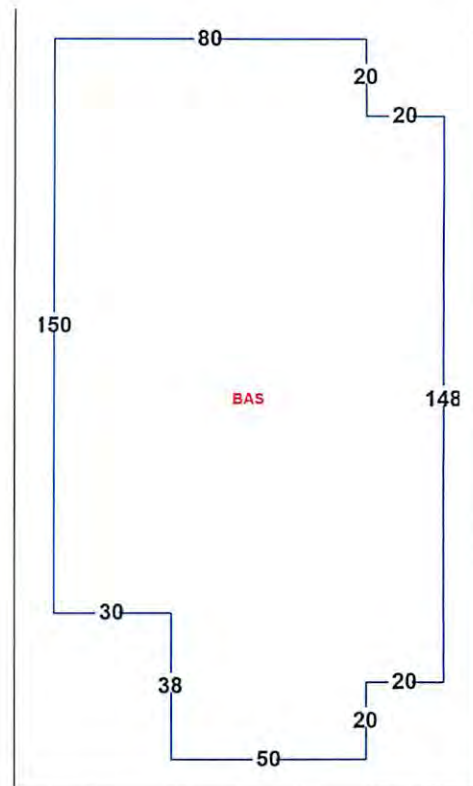
Areas - 1470 Total SF
BASE AREA - 1290
UTILITY FIN - 180



Year Built: 1978, Effective Year: 1978

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ABOVE GRDE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

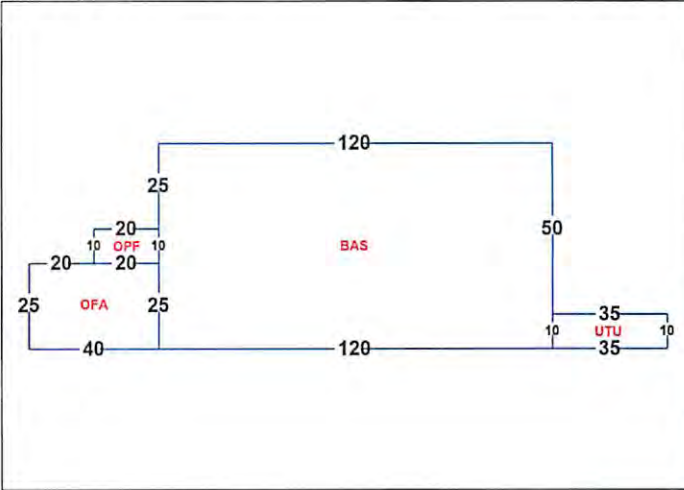
Areas - 16860 Total SF
BASE AREA - 16860



Address:2930 N L ST, Year Built: 1960, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
 PIL/STL

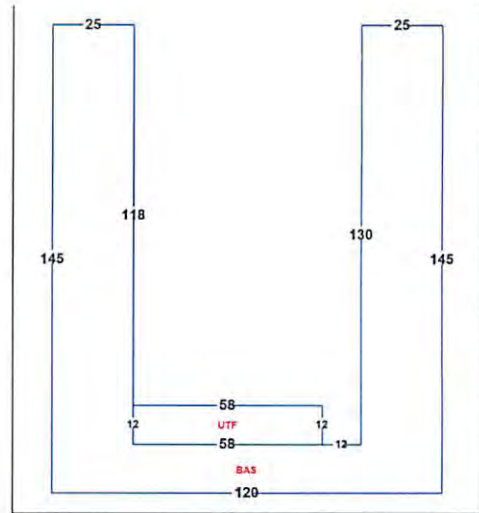
Areas - 8750 Total SF
BASE AREA - 7200
OFFICE AVG - 1000
OPEN PORCH FIN - 200
UTILITY UNF - 350



Address:3050 N L ST, Year Built: 1974, Effective Year: 1974

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-16
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

Areas - 8996 Total SF
BASE AREA - 8300
UTILITY FIN - 696

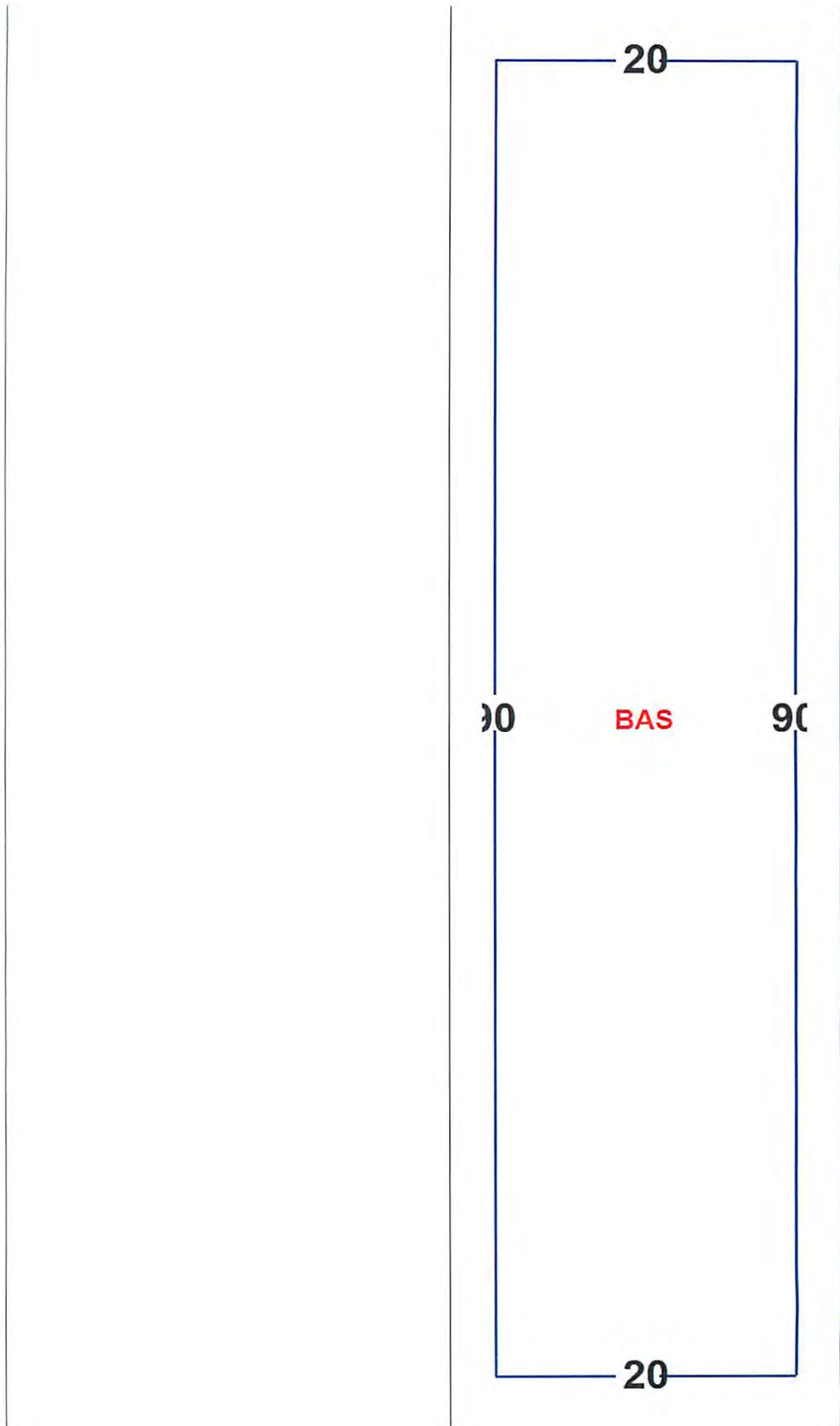


Address:3151 N H ST, Year Built: 1989, Effective Year: 1989

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-10
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1800 Total SF
BASE AREA - 1800



REC-32548 630

7/22/92
p. 4

B+2
Duc

T

CORRECTIVE SPECIAL WARRANT DEED

STATE OF FLORIDA

ss.

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA, ("Grantor") (whose mailing address is 215 W. Garden St., Pensacola, FL 32501) for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto ESCAMBIA COUNTY, FLORIDA, ("Grantee") (whose mailing address is Escambia County Courthouse, Pensacola, Florida 32501) its successors and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola, Escambia County, Florida, to-wit:

5.06 acres in Section 17, Township 2 South, Range 30 West, described as follows: From the northeast corner of said Section 17, run westerly along the North line thereof a distance of 312 feet to the West line of the "Farmers' Market" for "point of beginning" of this description; thence run, Southerly, parallel to the East line of said Section 17, a distance of 525 feet to a point, thence go Westerly, parallel to the north line of said Section, 420 feet to a point, thence go Northerly, parallel to the East line of said Section 17, a distance of 525 feet to a point on the North line of said Section; thence go Easterly, along the North line of said Section to "point of beginning"; all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and containing 5.06 acres, more or less.

LESS AND EXCEPT any portion thereof lying within the right of way of Fairfield Drive.

Property Appraiser ID No. 172530 5016 000 001

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

And further subject to that certain Lease Agreement between Grantor and the District Board of Trustees of Pensacola Junior College, Florida, dated December 21, 1984, concerning the construction and operation of a television transmission tower on a portion of said property. The Grantee agrees to honor such lease. The Grantee further agrees to assure to Grantor reasonable access for the operation, maintenance, replacement and repair of antennas of Grantor located on said tower.

And the said Grantor does hereby fully warrant the title to

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 172S305016002002 Account: 062439125 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1211 W FAIRFIELD DR 32501 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$32,127</td> </tr> <tr> <td>2014</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$29,207</td> </tr> <tr> <td>2013</td> <td>\$39,900</td> <td>\$0</td> <td>\$39,900</td> <td>\$26,552</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$39,900	\$0	\$39,900	\$32,127	2014	\$39,900	\$0	\$39,900	\$29,207	2013	\$39,900	\$0	\$39,900	\$26,552
Year	Land	Imprv	Total	Cap Val																	
2015	\$39,900	\$0	\$39,900	\$32,127																	
2014	\$39,900	\$0	\$39,900	\$29,207																	
2013	\$39,900	\$0	\$39,900	\$26,552																	

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 colspan="6">None</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)	None						2015 Certified Roll Exemptions COUNTY OWNED Legal Description BEG AT NE COR OF SEC S 3 DEG 3 3 MIN 17 SEC W ALG E LI OF SEC 315 63/100 FT N 86 DEG 26 MIN 43 SEC W 13 FT TO PRM LOC IN... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

Parcel Information

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.7000

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Escambia County Property Appraiser
172S305016002002 - Full Legal Description

BEG AT NE COR OF SEC S 3 DEG 33 MIN 17 SEC W ALG E LI OF SEC 315 63/100 FT
N 86 DEG 26 MIN 43 SEC W 13 FT TO PRM LOC IN W R/W LI H ST N 3 DEG 33 MIN
17 SEC E ALG SD W R/W LI 150 FT FOR POB N 86 DEG 51 MIN 43 SEC W 299 FT TO
E LI OF PROP OF BD OF PUBLIC INSTR DB 188 P 425 N 3 DEG 33 MIN 17 SEC E
ALG SD E LI OF SD PROP 103 89/100 FT TO PT IN SLY R/W LI TEXAR DR S 82 DEG
19 MIN 13 9/10 SEC E ALG SD SLY R/W LI 40 95/100 FT S 87 DEG 5 MIN 3 SEC E
ALG SD SLY R/W LI 258 16/100 FT TO PT IN W R/W LI H ST S 3 DEG 33 MIN 17 SEC
W ALG SD W R/W LI 101 55/100 FT TO POB

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305016001001</p> <p>Account: 062438100</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 3101 N H ST 32501</p> <p>Use Code: COUNTY OWNED</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$34,771</td> <td>\$328,074</td> <td>\$362,845</td> <td>\$309,911</td> </tr> <tr> <td>2014</td> <td>\$34,771</td> <td>\$328,058</td> <td>\$362,829</td> <td>\$281,738</td> </tr> <tr> <td>2013</td> <td>\$34,865</td> <td>\$325,216</td> <td>\$360,081</td> <td>\$256,126</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$34,771	\$328,074	\$362,845	\$309,911	2014	\$34,771	\$328,058	\$362,829	\$281,738	2013	\$34,865	\$325,216	\$360,081	\$256,126
Year	Land	Imprv	Total	Cap Val																	
2015	\$34,771	\$328,074	\$362,845	\$309,911																	
2014	\$34,771	\$328,058	\$362,829	\$281,738																	
2013	\$34,865	\$325,216	\$360,081	\$256,126																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/2004</td> <td>5475</td> <td>314</td> <td>\$110,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1996</td> <td>3907</td> <td>919</td> <td>\$100</td> <td>WD</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)	05/2004	5475	314	\$110,000	WD	View Instr	01/1996	3907	919	\$100	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
05/2004	5475	314	\$110,000	WD	View Instr														
01/1996	3907	919	\$100	WD	View Instr														

<p>Legal Description</p> <p>BEG NW COR THEN S 2 DEG 4 MIN 47 SEC W 315 57/100 FT N 87 DE G 55 MIN 13 SEC W 13 FT TO A C CONCRETE MONUMENT ON WLY R/W LI...</p>
<p>Extra Features</p> <p>None</p>

Parcel Information

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.6100

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

DEED DOC STAMPS PD & ESC CO \$ 770.00
08/11/04 ERNIE LEE HAGABA, CLERK

18.50
770.00

This Document Was Prepared by:
Office of the County Attorney
14 West Government Street, Room 411
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 21st day of MAY, 2004, by and between Council on Aging of West Florida, Inc., a Florida non-profit corporation, whose address is 21 South Tarragona Street, Pensacola, Florida 32502 (Grantor), and Escambia County, Florida, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 223 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land (Property) situated in Escambia County, Florida:

Commence at the Northeast Corner of Section 17, Township 2 South, Range 30 West of Escambia County, Florida: thence run South 02 degrees 04 minutes 47 seconds West for 315.57 feet; thence run North 87 degrees 55 minutes 13 seconds West for 13.00 feet to a concrete monument on the Westerly Right-of-Way line of "H" Street (50' R/W); thence run South 02 degrees 04 minutes 47 seconds West along said R/W for 465.37 feet for the Point of Beginning of this description:

Thence run South 02 degrees 04 minutes 47 seconds West for 100.63 feet; thence run North 87 degrees 55 minutes 13 Seconds West for 389.38 feet; thence run North 02 degrees 04 minutes 47 seconds East for 68.08 feet; thence run North 87 degrees 18 minutes 04 seconds East for 390.74 feet to the Point of Beginning and termination of this description. All lying and being in Section 17, Township 2 South, Range 30 West and containing .75 acres, more or less.

Parcel ID No. 17-2S-30-5016-001-001

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name JOHN B. CLARKE

COUNCIL ON AGING OF WEST FLORIDA,
INC.

Witness [Signature]
Print Name ROSA B. SAKALARIOS

By: [Signature]
Donna Jacobi, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of MAY, 2004, by Donna Jacobi, as President of the Council on Aging of West Florida, Inc., a Florida non-profit corporation, on behalf of the corporation. She is personally known to me, or has produced current as identification.

ROSA B. SAKALARIOS
NOTARY PUBLIC-STATE OF FL
COM. EXP. OCT. 19, 2008
COM. NO. DD137027
(Notary Seal)

[Signature]
Signature of Notary Public
ROSA B. SAKALARIOS
Printed Name of Notary Public

RCD Aug 11, 2004 02:58 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-274027

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	172S305009000062	Year	Land	Imprv	Total	Cap Val
Account:	062404000	2015	\$0	\$0	\$0	\$0
Owners:	ESCAMBIA COUNTY	2014	\$0	\$0	\$0	\$0
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:	I ST 32501	Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data		2015 Certified Roll Exemptions		
Sale Date	Book Page	Value	Type	Official Records (New Window)
01/1976	✓ 1247 891	\$100	QC	View Instr
01/1970	483 495	\$100	WD	View Instr
01/1967	352 240	\$2,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				
		Legal Description		
		BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D S 148 FT W 482 FT FOR BEG CONTINUE W 28 FT N 133 FT E 28 FT S 133...		
		Extra Features		
		None		

Parcel Information

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection(DEP) Data

QUIT CLAIM DEED

State of Florida
Escambia County

This instrument was prepared by
Joe A. Flowers, County Comptroller,
Escambia County Courthouse
Pensacola, Florida.

TITLE
BOOK 1247 PAGE 891

KNOW ALL MEN BY THESE PRESENTS, That

Byron M. Peoples

for and in consideration of one dollar and other good and valuable
considerations

DOLLARS

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto
Escambia County, Florida

I, Byron M. Peoples, heirs, executors, administrators and assigns forever, the following described property, situated
in the County of Escambia State of Florida to-wit:

Begin at the Northeast corner of the South half of
Lot 9, South 148 feet, West 482 feet for point of
beginning, continue West 28 feet, North 133 feet,
East 28 feet, South 133 feet to beginning, or part
of Lot 1 of unrecorded plat of Peckman's Park Sub-
division, Section 17, Township 2 South, Range 30
West.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 18th
day of June A. D. 1976 Byron M. Peoples (SEAL)

Signed, sealed and delivered in the presence of

Glenn Jarman
Walter Skilton

State of Florida,
Escambia County

This day, before the undersigned, personally appeared
Byron M. Peoples

to me well known to be the individual described in and who executed the foregoing Deed of Convey-
ance, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 18th
day of June A. D. 1976 Glenn Jarman

My Commission Expires
April 21, 1978

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
AUG 21 3 18 PM '76
J. BOYD, CLERK

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305009000064</p> <p>Account: 062406000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL PENSACOLA, FL 32502</p> <p>Situs: 1209 W CROSS ST 32501</p> <p>Use Code: VACANT RESIDENTIAL</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> <tr> <td>2014</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> <tr> <td>2013</td> <td>\$6,318</td> <td>\$0</td> <td>\$6,318</td> <td>\$6,318</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$6,318	\$0	\$6,318	\$6,318	2014	\$6,318	\$0	\$6,318	\$6,318	2013	\$6,318	\$0	\$6,318	\$6,318
Year	Land	Imprv	Total	Cap Val																	
2015	\$6,318	\$0	\$6,318	\$6,318																	
2014	\$6,318	\$0	\$6,318	\$6,318																	
2013	\$6,318	\$0	\$6,318	\$6,318																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/02/2014</td> <td>7166</td> <td>629</td> <td>\$100</td> <td>TD</td> <td>View Instr</td> </tr> <tr> <td>12/1985</td> <td>2156</td> <td>182</td> <td>\$1,000</td> <td>WD</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)	05/02/2014	7166	629	\$100	TD	View Instr	12/1985	2156	182	\$1,000	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
05/02/2014	7166	629	\$100	TD	View Instr														
12/1985	2156	182	\$1,000	WD	View Instr														

Legal Description

BEG 148 FT S OF NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S /D W 310 FT FOR BEG CONTINUE W 50 FT N 133 FT E 50 FT S 133...

Extra Features

None

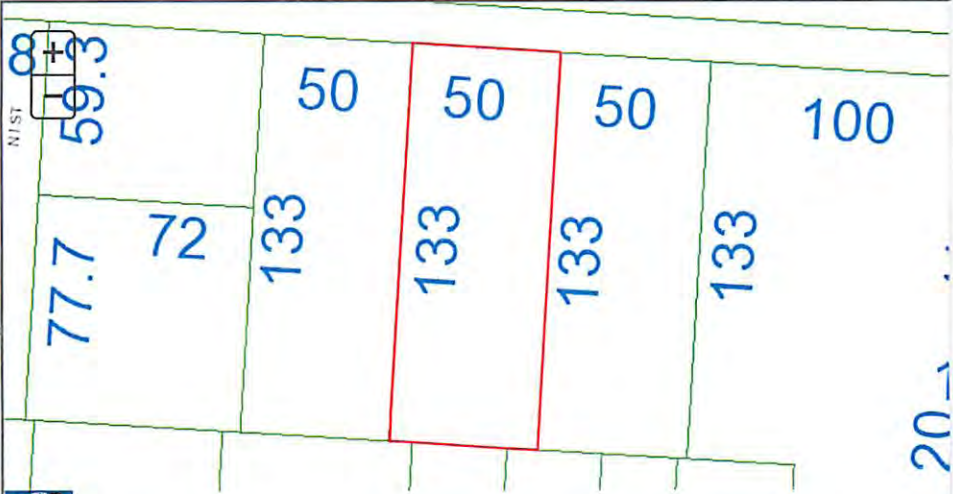
Parcel Information [Launch Interactive Map](#)

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.1527

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)



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

**DEED
ESCHEATED**

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida**

WHEREAS, Tax Certification No. 03165 was issued on May 30, 2008, against the land described herein-below, and the Tax Collector of Escambia County, Florida, duly delivered to the Clerk of the Circuit Court of said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 2nd day of May, 2011, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and three years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida, pursuant to Section 197.502(8), Florida Statutes; and

WHEREAS, Section 197.502(8), Florida Statutes, directs the Clerk of the Circuit Court to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Clerk, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.502(8), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Escambia County Board of County Commissioners, Escambia County, Florida, 221 Palafox Place, Pensacola, Florida, 32502, their successors and assigns, forever, the following described land in Escambia County, Florida, to wit:

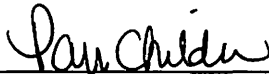
**BEG 148 FT S OF NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D W 310 FT FOR BEG CONTINUE W 50 FT N
133 FT E 50 FT S 133 FT TO BEG LT 4 UNRECORDED PLAT OF PEAKMANS PIKE S/D OR 2156 P 182**

**SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 172S305009000064
TAX ACCOUNT NUMBER 062406000**

** Property previously assessed to: EST OF JOHN RIVERS

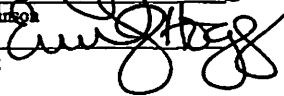
Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining.

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Clerk of the Circuit Court of said County, I have executed this deed and have hereunto set my official seal this 2nd day of May, 2014.

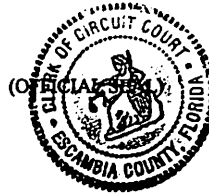

PAM CHILDERS,
Clerk of the Circuit Court
Escambia County, Florida

WITNESSES:


Mylinda Johnson

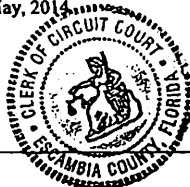

Emily Hogg

State of Florida
County of Escambia



Before me, the undersigned, personally appeared PAM CHILDERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Clerk of the Circuit Court of Escambia County, Florida, who acknowledged that he executed the same as Clerk of the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 2nd day of May, 2014.



Pam Childers, Clerk of the Circuit Court


Emily Hogg, Deputy Clerk

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

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<p>General Information</p> <p>Reference: 172S305009000068 Account: 062410000 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1200 BLK W CROSS ST 32501 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</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> <tr> <td>2014</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> <tr> <td>2013</td> <td>\$8,203</td> <td>\$0</td> <td>\$8,203</td> <td>\$8,203</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$8,203	\$0	\$8,203	\$8,203	2014	\$8,203	\$0	\$8,203	\$8,203	2013	\$8,203	\$0	\$8,203	\$8,203
Year	Land	Imprv	Total	Cap Val																	
2015	\$8,203	\$0	\$8,203	\$8,203																	
2014	\$8,203	\$0	\$8,203	\$8,203																	
2013	\$8,203	\$0	\$8,203	\$8,203																	
<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2005</td> <td>5765</td> <td>566</td> <td>\$100</td> <td>CT</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)	10/2005	5765	566	\$100	CT	View Instr	<p>2015 Certified Roll Exemptions COUNTY OWNED</p> <p>Legal Description BEG 15 FT S OF NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/ D CONTINUE S 61 FT W 100 FT N 26 FT W 42 FT N 50 FT E 142 FT...</p> <p>Extra Features None</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
10/2005	5765	566	\$100	CT	View Instr																

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[17-2S-30-1](#)

Approx. Acreage:
0.1982

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

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

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ESCAMBIA COUNTY, FLORIDA,
A political subdivision of
the State of Florida,

Plaintiff

vs.

CASE NO. 2005-CA-689

DIVISION B

CERTAIN LANDS upon which nuisance
abatement liens are delinquent,

Defendants.

CERTIFICATE OF TITLE

THE UNDERSIGNED CLERK of the Court certifies that he executed and filed
a Certificate of Sale in this action on October 11, 2005 for the property
described herein and that no objections to the sale have been filed within the
time allowed for filing objections.

The following property in Escambia County, Florida:

County Account Number: 06-2410-000
Legal Description: BEGIN 15 FEET SOUTH OF NE CORNER OF S 1/2 OF LOT 9,
CONTINUE SOUTH 61', WEST 100' NORTH 26' WEST 42', N 50', E 142' TO A POINT OF
BEGINNING; SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY,
FLORIDA.

was sold to the Plaintiff, ESCAMBIA COUNTY, FLORIDA

WITNESS my hand and the Seal of the Court on this 27th day of
oct, 2005.

ERNIE LEE MAGAHA, CLERK
Clerk of Circuit and County Courts

By: Chris Magaha
Deputy Clerk



Copies furnished to:

Nixon and Associates, Attorney for Plaintiff, 3105 West Waters Avenue, #204,
Tampa, Florida 33614.

Estate of William Dortch, Will Dortch and Lelia May Dortch, 1201 W. Cross
Street, Pensacola, FL 32501

Suit 1, Property 3

Bid \$100⁰⁰

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 172S305009041041</p> <p>Account: 062399500</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: I ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
Year	Land	Imprv	Total	Cap Val																	
2015	\$0	\$0	\$0	\$0																	
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/1976</td> <td>✓ 1932</td> <td>978</td> <td>\$100</td> <td>TD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>374</td> <td>220</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1966</td> <td>303</td> <td>502</td> <td>\$1,000</td> <td>WD</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)	02/1976	✓ 1932	978	\$100	TD	View Instr	01/1968	374	220	\$100	WD	View Instr	01/1966	303	502	\$1,000	WD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>BEG AT NE COR OF S 1/2 OF LT 9 BRAINERD & MCINTYRE S/D W 510 5/10 FT SLY 135 FT FOR POB S 61 FT E 31 FT N 61 FT W 31 FT...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
02/1976	✓ 1932	978	\$100	TD	View Instr																				
01/1968	374	220	\$100	WD	View Instr																				
01/1966	303	502	\$1,000	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id: [17-2S-30-1](#)

Approx. Acreage: 0.0400

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

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

This instrument was prepared by
Joe A. Flowers, Comptroller
Escambia County Courthouse
Pensacola, FL

D.R. 1932 PAGE 978
BOOK

FILED
JUL 3 4 1984
T

S. D. McC
Chy SEC

DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WHEREAS, Tax Certificate No. 946 was issued on the
1st day of June, 1973 against the land described herein-
below, and the Tax Collector of Escambia County, Florida, duly delivered
to the Comptroller of said County a certificate as required by law as to
the application for a Tax Deed thereon, and due notice of sale was published
and mailed as required by law, and no person entitled so to do appeared to
redeem said land, and said land was, on the 23rd day of February,
1976, offered for public sale as required by law, and there being no bidders
at the public sale, the land was entered on the list of "Lands Available
for Taxes" and notice thereof sent to the County Commission and any other
persons holding certificates against said land as required by law, and no
person or governmental unit having purchased said land, and seven years
having elapsed since the land was offered for public sale, the land has
escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida
Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller
to now execute a tax deed vesting title in the Board of County Commissioners
of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned
Comptroller, for Escambia County, Florida, in consideration of these premises,
and pursuant to Section 197.241(5), Florida Statutes, do hereby release, re-
mise, quitclaim, and convey to the Board of County Commissioners of Escambia
County, Florida, (whose mailing address is P. O. Box 1111
Pensacola, FL 32595), their successors and assigns, for-
ever, the following described land in Escambia County, Florida, to-wit:

Begin at the NE cor of the S 1/2 of Lot 9, West 510.5 feet, Southerly 135
feet for pob, South 61 feet, East 31 Feet, North 61 feet, West 31 feet to
pob, Lot 41 Section 17, Township 2 South, Range 30 West.
Acct. # 06-2399-500.

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for
and on behalf of Escambia County, Florida, as Comptroller of said County, I
have executed this deed and have hereunto set my official seal this 3rd
day of July, 1984.

Witnesses:
Blaine Sainas
Patricia Sainas

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of Escambia
County, Florida
(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared
JOE A. FLOWERS, to me well known and known to me to be the individual
described by that name who executed the foregoing instrument, and also
known to me to be the Comptroller of Escambia County, Florida, who
acknowledged that he executed the same as Comptroller for the uses and
purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 3rd day of
July, 1984.

Blaine Sainas
Notary Public
My Commission Expires: 4/21/86

503-2-1-1-3



Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000001056</p> <p>Account: 062968000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 3000 BLK N G ST 32501</p> <p>Use Code: VACANT RESIDENTIAL</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$64,716</td> </tr> <tr> <td>2014</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$58,833</td> </tr> <tr> <td>2013</td> <td>\$72,390</td> <td>\$0</td> <td>\$72,390</td> <td>\$53,485</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$72,390	\$0	\$72,390	\$64,716	2014	\$72,390	\$0	\$72,390	\$58,833	2013	\$72,390	\$0	\$72,390	\$53,485
Year	Land	Imprv	Total	Cap Val																	
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Sale Date	Book	Page	Value	Type	Official Records (New Window)														
12/1989	2792	324	\$80,000	WD	View Instr														
01/1972	630	812	\$20,000	WD	View Instr														

Parcel Information

Section Map Id: [18-2S-30](#)

Approx. Acreage: 1.2700

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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Prepared by & Return to:
Linda G. Salter, an employee of
Southland Title of Pensacola, Inc.
900 E. Scott Street
Pensacola, Florida 32503 **27921 324**

CORPORATION WARRANTY DEED

FILE NO. 89-1270
DOC. 89-00 440.00
REC. 6.00 571
TOTAL 89-00 446.00
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Tax ID # _____

KNOW ALL MEN BY THESE PRESENTS: That

C. A. HOBBS, JR., INC., A Florida Corporation, Grantor*,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of
which is hereby acknowledged has bargained, sold, conveyed and granted unto

ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, Grantee*
Address: P. O. Box 1591, Pensacola, Florida 32597
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Escambia, State of Florida, to-wit:

Lots 2 through 18, inclusive, Block 56, Englewood Heights, a subdivision according to
Plat recorded in Deed Book 59 at page 107 of the Public Records of Escambia County,
Florida. Less and except the North 50 feet of Lots 2 through 8, inclusive, and less and
except any portion lying within right-of-way of "H" Street. Together with alleys as
vacated in Official Record Book 629, at page 48, less and except any portion lying within
right of way of "H" Street.

D.S. PD. \$ 440.00
DATE 12/19/89
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. 459-2043328-27-01

FILED
THE PUBLIC
RECORDS
OF ESCAMBIA COUNTY
FLORIDA
DEC 19 9 14 AM '89
7.64999

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

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

*Wherever used herein, the term "grantee/grantee" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 18, 1989

Attest: _____
Secretary

Signed, sealed and delivered
in the presence of:

[Signature]
Linda G. Salter

C. A. HOBBS, JR., INC.
BY: [Signature]
C. A. Hobbs, Jr., PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this December 15, 1989 by
C. A. Hobbs, Jr., President of C. A. HOBBS, JR., INC., a
Florida corporation, on behalf of the corporation.

CLERK FILE NO
[Empty box for clerk file number]

[Signature]
Notary Public

June 2, 1991
My Commission Expires

(Notary Seal)

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000004055</p> <p>Account: 062967250</p> <p>Owners: ESCAMBIA COUNTY</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: 1190 W LEONARD ST 32501</p> <p>Use Code: OFFICE, 1 STORY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$76,950</td> <td>\$951,330</td> <td>\$1,028,280</td> <td>\$1,028,280</td> </tr> <tr> <td>2014</td> <td>\$76,950</td> <td>\$953,438</td> <td>\$1,030,388</td> <td>\$1,030,388</td> </tr> <tr> <td>2013</td> <td>\$76,950</td> <td>\$973,672</td> <td>\$1,050,622</td> <td>\$1,050,622</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$76,950	\$951,330	\$1,028,280	\$1,028,280	2014	\$76,950	\$953,438	\$1,030,388	\$1,030,388	2013	\$76,950	\$973,672	\$1,050,622	\$1,050,622
Year	Land	Imprv	Total	Cap Val																	
2015	\$76,950	\$951,330	\$1,028,280	\$1,028,280																	
2014	\$76,950	\$953,438	\$1,030,388	\$1,030,388																	
2013	\$76,950	\$973,672	\$1,050,622	\$1,050,622																	

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Sale Date	Book	Page	Value	Type	Official Records (New Window)														
01/1971	37	181	\$10,000	OJ	View Instr														
01/1970	473	192	\$5,000	WD	View Instr														

Parcel Information

Section Map Id: [18-2S-30](#)

Approx. Acreage: 1.3500

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

D-2
10/25/68
10/25/68

FOR RECORDING PURPOSES BY
THE STATE OF FLORIDA
TAMPA, FLORIDA 33602

473 MAR 1968

Form 140
Revised and For Sale
By the Printing Co.
Tampa, Fla.

State of Florida
Hernando County

WARRANTY DEED

to be 8105 - Pensacola, Fla.

Know All Men by These Presents: That G. H. Mason and Louise D. Mason,
husband and wife

for and in consideration of One Dollar and other valuable considerations
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
The Home Owners and Investors Company of Florida, Inc.

and its heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida

All of lots 3 to 19 both inclusive, Block 55, less the West
37 feet, Emblewood Heights according to plat of Emblewood
Heights, Pensacola Realty subdivision of the West 1277 feet
of Section 18, Township 2 South, Range 30 West recorded in
Deed Book 57, Page 107 of the Public Records of Escambia
County, Florida.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
15.00

DOCUMENTARY SURTAX
05.50
FLORIDA
JUN 16 1968
FD 10020

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And they covenant that they are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that their heirs, executors and administrators, the said grantee its heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, they have hereunto set their hands and seal on this 6th
day of August A. D. 1968.

Signed, sealed and delivered in the presence of
[Signatures]

[Signature] (SEAL)
Louise D. Mason (SEAL)

State of Florida
Hernando County

Before the undersigned personally appeared
G. H. Mason and Louise D. Mason
his wife, known to me, and known to me to be the individual(s) described by said name(s). In and who executed the
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein as forth.

Given under my hand and official seal this

6th day of August 1968
[Signature]
Notary Public
By [Signature]

405351
RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBA COUNTY, FLORIDA
JUN 15 9 25 AM '68
NOTARY PUBLIC'S OFFICE
ESCAMBA COUNTY

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 182S306000004056 Account: 062969500 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: 1125 W HAYES ST 32501 Use Code: MULTI-FAMILY <=9 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$4,560</td> <td>\$28,285</td> <td>\$32,845</td> <td>\$32,845</td> </tr> <tr> <td>2014</td> <td>\$4,560</td> <td>\$26,813</td> <td>\$31,373</td> <td>\$31,373</td> </tr> <tr> <td>2013</td> <td>\$4,560</td> <td>\$25,808</td> <td>\$30,368</td> <td>\$30,368</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$4,560	\$28,285	\$32,845	\$32,845	2014	\$4,560	\$26,813	\$31,373	\$31,373	2013	\$4,560	\$25,808	\$30,368	\$30,368
Year	Land	Imprv	Total	Cap Val																	
2015	\$4,560	\$28,285	\$32,845	\$32,845																	
2014	\$4,560	\$26,813	\$31,373	\$31,373																	
2013	\$4,560	\$25,808	\$30,368	\$30,368																	

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>10/2006</td> <td>6019</td> <td>1490</td> <td>\$160,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2006</td> <td>6018</td> <td>1882</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>07/2006</td> <td>5949</td> <td>1847</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>06/2000</td> <td>4567</td> <td>2007</td> <td>\$217,000</td> <td>WD</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)	10/2006	6019	1490	\$160,000	WD	View Instr	09/2006	6018	1882	\$100	WD	View Instr	07/2006	5949	1847	\$100	QC	View Instr	06/2000	4567	2007	\$217,000	WD	View Instr	2015 Certified Roll Exemptions COUNTY OWNED Legal Description BEG AT NE COR OF LT 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S R/W LI OF H AYES ST (55 FT R/W) 67 28/100... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
10/2006	6019	1490	\$160,000	WD	View Instr																										
09/2006	6018	1882	\$100	WD	View Instr																										
07/2006	5949	1847	\$100	QC	View Instr																										
06/2000	4567	2007	\$217,000	WD	View Instr																										

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

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

This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 26th day of October, 2006, by and between James E. Way, Jr., whose address is 2600 North Palafox Street, Pensacola, Florida 32501 (Grantor), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Numbers: 18-2S-30-6000-002-056, 18-2S-30-6000-004-056, and 18-2S-30-6000-005-056 (Property).

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2006; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

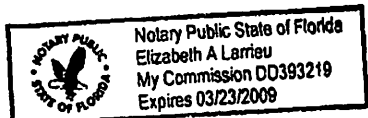
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name Stephen G. West

Witness [Signature]
Print Name Elizabeth A. Larrieu James E. Way, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of October, 2006, by James E. Way, Jr., who () is personally known to me, or has produced current FL Drivers License as identification.



(Notary Seal)

[Signature]
Signature of Notary Public
Elizabeth A. Larrieu
Printed Name of Notary Public

Source: Escambia County Property Appraiser

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

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	182S306000005056	Year	Land	Imprv	Total	Cap Val
Account:	062969510	2015	\$4,560	\$42,733	\$47,293	\$47,293
Owners:	ESCAMBIA COUNTY	2014	\$4,560	\$42,388	\$46,948	\$46,948
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$4,560	\$42,425	\$46,985	\$46,985
Situs:	1135 W HAYES ST 32501	Disclaimer				
Use Code:	COUNTY OWNED	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data							2015 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)		COUNTY OWNED	
10/2006	6019	1490	\$160,000	WD	View Instr			
09/2006	6048	1882	\$100	WD	View Instr			
07/2006	5964	374	\$100	WD	View Instr			
02/2000	4530	85	\$55,000	WD	View Instr			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description	
							BEG AT NE COR OF LT 8 FRAC BLK 56 ENGLEGWOOD HEIGHTS PLAT DB 59 P 107 WLY ALG S R/W LI OF HAYES ST (55 FT R/W 67 28/100...	
							Extra Features	
							CHAINLINK FENCE	

Parcel Information

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0800

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

W HAYES ST

N H ST

38

50

67.27

67.28

133.7

[Launch Interactive Map](#)

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

This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 21st day of October, 2006, by and between James E. Way, Jr., whose address is 2600 North Palafox Street, Pensacola, Florida 32501 (Grantor), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Numbers: 18-2S-30-6000-002-056, 18-2S-30-6000-004-056, and 18-2S-30-6000-005-056 (Property).

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2006; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

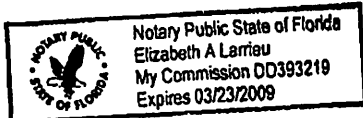
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name Stephen G. West

Witness [Signature]
Print Name Elizabeth A. Larrieu James E. Way, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of October, 2006, by James E. Way, Jr., who () is personally known to me, or has produced current FL Drivers License as identification.



(Notary Seal)

[Signature]
Signature of Notary Public

Elizabeth A. Larrieu
Printed Name of Notary Public

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	182S306000002056	Year	Land	Imprv	Total	Cap Val
Account:	062969000	2015	\$0	\$0	\$0	\$0
Owners:	ESCAMBIA COUNTY	2014	\$0	\$0	\$0	\$0
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:	1400 BLK W HAYES ST 32501	Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data							2015 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)		COUNTY OWNED
10/2006	6019	1488	\$100	QC	View Instr		
07/1984	1942	708	\$1,000	TD	View Instr		
01/1970	520	31	\$1,600	WD	View Instr		
01/1970	473	114	\$100	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description
							N 50 FT OF LTS 2 TO 8 FRAC BLK 56 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 CASE 97-278-CP-03 OR 6019 P 1488 LESS OR 2122 P 861...
							Extra Features
							None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.0600

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

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

This document prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
14 West Government Street, Room 411
Pensacola, Florida 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 11 day of October, 2006, between Dolores Cox, as Trustee under that certain trust instrument recorded in Official Record Book 4920 at page 1303 of the public records of Escambia County, Florida, whose address is 4665 Southside Drive, Gulf Breeze, Florida 32563 (Grantor) and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 223 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH, that Grantor for and in consideration of the sum of one dollar and other good and valuable consideration, in hand paid by Grantee, receipt of which is acknowledged, quitclaims to Grantee, and Grantee's successors and assigns forever, all of the right, title, and interest in the following described property in Escambia County, Florida:

The North 50 feet of lots 2 to 8, fractional block 56, Englewood Heights, Plat Deed Book 59, page 107 of the public records of Escambia County, Florida.

Parcel Identification Number 18-2S-30-6000-002-056

THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Signed in the presence of:

GRANTOR:

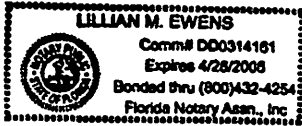
Witness *Amy W. Cochran*
Print Name Amy W. Cochran

Witness *Lillian M. Ewens*
Print Name Lillian M. Ewens

By: *M Dolores Cox*
Dolores Cox, as Trustee

STATE OF FLORIDA
COUNTY OF ESCAMBIA *Santa Rosa*

The foregoing instrument was acknowledged before me this 11 day of October, 2006, by Dolores Cox. She is personally known to me, or produced current Florida Drivers License as identification.



Lillian M. Ewens
Signature of Notary Public
Lillian M. Ewens
Printed Name of Notary Public

(Notary Seal)

ACCEPTANCE

This Quitclaim Deed accepted by Escambia County, Florida on the 24th day of October, 2006, as authorized by the Board of County Commissioners of Escambia County, Florida at its meeting held on the 17th day of August, 2006.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

[Signature]
D. M. "Mike" Whitehead, Chairman

ATTEST: Ernie Lee Marzetta
Clerk of the Circuit Court

Patricia M. Cotton
Deputy Clerk

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000003047</p> <p>Account: 062921000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: H ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
Year	Land	Imprv	Total	Cap Val																	
2015	\$0	\$0	\$0	\$0																	
2014	\$0	\$0	\$0	\$0																	
2013	\$0	\$0	\$0	\$0																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1982</td> <td>1606</td> <td>889</td> <td>\$100</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)	01/1982	1606	889	\$100	TD	View Instr	<p>2015 Certified Roll Exemptions</p> <p>COUNTY OWNED</p> <p>Legal Description</p> <p>ALL LT 3 AND W 15 FT OF LT 4 F RAC BLK 47 ENGLEWOOD HEIGHTS P LAT DB 59 P 107 OR 1606 P 889 ACCORDING TO FLORIDA STATUTE 1...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
01/1982	1606	889	\$100	TD	View Instr								

<p>Parcel Information</p> <p>Section Map Id: 18-2S-30</p> <p>Approx. Acreage: 0.1000</p> <p>Zoned: HDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
<p>View Florida Department of Environmental Protection(DEP) Data</p>	

400 June

DEED

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 32595

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Florida 32595

1606 PAGE 889

WHEREAS, Tax Certificate No. 978 was issued on the first day of June, 19 67, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August 19 74, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Florida 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

All of lot 3 and the West 15 feet of lot 4, Fractional Block 47, Englewood Heights, Plat Deed Book 59, page 107, Section 18, Township 2 South, Range 30 West.

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLA. ON JAN 8 3 23 PM '82

121249

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:
Clair Tainar
Patricia Thorne

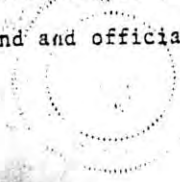
Joe A. Flowers
JOE A. FLOWERS, as Comptroller of
Escambia County, Florida

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.



Clair Tainar
Notary Public
My Commission Expires: 4/21/82

400 deede

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 32595

DEED

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Florida 32595

1606 PAGE 888

WHEREAS, Tax Certificate No. 1026 was issued on the 29th day of May, 19 69, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August, 19 70, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Fla. 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

West one-half of lot 16, all of lots 17 and 18,
Fractional Block 40, Englewood Heights, Plat
Deed Book 59, page 107, Deed Book 320, page 525,
Section 18, Township 2 South, Range 30 West.

121248
FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA ON
JAN 8 3 23 PM '82
JOE A. FLOWERS, COUNTY COMPTROLLER
ESCAMBIA COUNTY

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:

Claire Sarina
Caticia Brumaker

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of
Escambia County, Florida.

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.

Claire Sarina
Notary Public
My Commission Expires: 4/21/82

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	182S306000003048	Year	Land	Imprv	Total	Cap Val
Account:	062929000	2015	\$0	\$0	\$0	\$0
Owners:	ESCAMBIA COUNTY	2014	\$0	\$0	\$0	\$0
Mail:	221 PALAFOX PL STE 420 PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:	H ST 32501	Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data		2015 Certified Roll Exemptions	
Sale Date	Book Page Value Type	COUNTY OWNED	
None			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description	
		LTS 3 4 BLK 48 DB 503 P 312 EN GLEWOOD HEIGHTS PLAT DB 59 P 1 07 ✓	
		Extra Features	
		None	

Parcel Information

Section Map Id:
[18-2S-30](#)

Approx. Acreage:
0.1600

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

7-50

PENSACOLA News Journal

PUBLISHED DAILY

Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared

Glenda Nall

who is personally known to me and who on oath says that he/she is a representative of The Pensacola News Journal, a daily newspaper published at Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a legal in the matter of _____

Notice of Public Hearing

_____ in the _____ Court, was

published in said newspaper in the issues of

Nov. 16, 1997

Affiant further says that the said Pensacola News Journal is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each day and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 18th

day of Nov. A.D., 19 97

Bereth Ferguson
Notary Public

12/4/97
5:35 pm
DR BK 4207 P60402
Escambia County, Florida
INSTRUMENT 97-445058

NOTICE OF PUBLIC HEARING ON PETITION TO VACATE, CLOSE AND ABANDON CERTAIN ROAD RIGHTS-OF-WAY OR ALLEYWAY

TO WHOM IT MAY CONCERN:

Notice is hereby given that a public hearing will be held on December 4th, A.D., 1997, at 5:35 p.m., in the Board of County Commissioner's meeting room, on the 3rd floor of the Escambia County Courthouse, Pensacola, Florida to consider the advisability of vacating, closing, abandoning and discontinuing the following described road right-of-way or alleyway:

All that portion of Beers Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood heights, a subdivision of a subdivision of a portion of Section 18 Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 109 of the public records of said County. Subject to a utility easement being retained over said right-of-way to be vacated.

Board of County Commissioners
Escambia County, Florida

A copy of the agenda for these meetings containing specific items to be considered in the order of presentation may be obtained from the County Administrator's Office, Room 300, Courthouse, 223 Palafox Place at Government Street. Persons who need an accommodation, pursuant to the American Disabilities Act, in order to attend or participate in the above meetings should contact Ms. Shirley Gafford at 438-5776 at least 48 hours in advance of the meeting.

Any person who decides to appeal any decision made by an board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings of the meeting. Since the Board of County Commissioners does not make verbatim records of its meeting, such person may need to independently secure a record which should include the testimony or evidence on which the appeal is to be based.

Legal No. 52080 1T November 18, 1997

PERSON
Florida
10, 2001
980

BERETH FERGUSON
Notary Public, State of Florida
My comm. expires Oct. 10, 2001
Comm. No. CC667980

[Empty box]

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA, CLOSING AND
ABANDONING CERTAIN PROPERTY ACQUIRED AS A ROAD
RIGHT-OF-WAY AND RENOUNCING AND DISCLAIMING
ANY RIGHT OF THE COUNTY AND THE PUBLIC IN AND TO SUCH LAND

WHEREAS, the Board of County Commissioners of Escambia County, Florida, on their own motion and pursuant to Section 336.09 Florida Statutes, has determined it to be in the best interest of Escambia County to adopt a resolution vacating, abandoning, discontinuing and closing the following described property acquired as a road right-of-way:

All that portion of Baars Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood Heights, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 100 of the public records of said County. Subject to a utility easement being retained over said right-of-way being vacated.

and any right of the County and the public in and to the above described land is hereby renounced and disclaimed; and

WHEREAS, the Board of County Commissioners have caused to be published on November 16, 1997 notice in a newspaper of general circulation in Escambia County, Florida, that a public hearing thereon would be held at 5:35 p.m., December 4, 1997 in the Board meeting room, Escambia County Courthouse, Pensacola, Florida; and

WHEREAS, the vacating, abandoning, discontinuing and closing of said property acquired as a road right-of-way and the disclaiming of any right of the County and the public in and to said land will not materially interfere with and will not deprive any person of any reasonable means of ingress and egress to such person's property:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

1. That the motion of the Board to vacate is hereby adopted and approved.
2. That the following described property acquired as a road right-of-way is hereby vacated, abandoned, discontinued and closed:

All that portion of Baars Street, a 55.00 foot wide, dedicated County right-of-way, lying between Blocks 55 and 56, Englewood Heights, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, per the plat of said subdivision recorded in Deed Book 59 Page 100 of the public records of said County. Subject to a utility easement being retained over said right-of-way being vacated.

and any right of the County and the public in and to the above described land is hereby renounced and disclaimed.

3. That this resolution shall be spread upon the minutes of the Board of County Commissioners of Escambia County, Florida, and notice of its adoption shall be published one time within thirty days hereafter in a newspaper of general circulation in Escambia County, Florida.

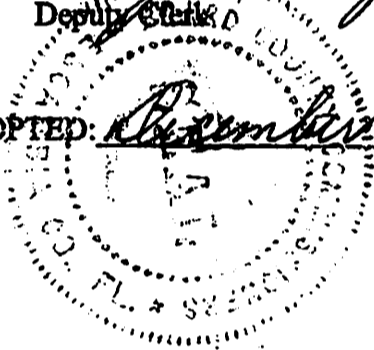
ESCAMBIA COUNTY, FLORIDA
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

M. De Barr

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By Marilyn Singrey
Deputy Clerk

ADOPTED: September 4, 1997



PENSACOLA
News Journal

PUBLISHED DAILY

Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared

Glenda Hall

who is personally known to me and who on oath says that he/she is a representative of The Pensacola News Journal, a daily newspaper published at Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a legal in the matter of

Notice of Adoption of Resolution

in the _____ Court, was

published in said newspaper in the issues of

Dec. 21, 1997

Affiant further says that the said Pensacola News Journal is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each day and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 23rd day of Dec. A.D., 19 97

Bereth Ferguson

Notary Public

BERETH FERGUSON
Notary Public, State of Florida
My comm. expires Oct. 10, 2001
Comm. No. CC667980

ERNIE LEE
CLERK OF THE COURT
ESCAMBIA COUNTY, FL

DEC 30 10 25 AM '97

CLERK OF THE BOARD OF
COUNTY COMMISSIONERS

OR BK 4207 PG0405
Escambia County, Florida
INSTRUMENT 97-445058

LEGAL NOTICE LEGAL NOTICE LEGAL NOT

NOTICE OF ADOPTION OF RESOLUTION TO BOARD OF COUNTY COMMISSIONERS CLOSING CERTAIN ROAD RIGHTS-OF-WAY OR ALLEYWAY

NOTICE IS HEREBY GIVEN that on December 4, A.D., 1997 in accordance with Section 336.10, Florida Statutes, the Board of County Commissioners of Escambia County, Florida, adopted a resolution closing, vacating, discontinuing and abandoning that certain right-of-way or alleyway in Escambia County, Florida, described as follows:

All that portion of Bears Street, a 55.00 foot wide, dedicated Co right-of-way, lying between Blocks 55 and 56, Englewood Height subdivision of a portion of Section 18, Township 2 South, Range West, Escambia County, Florida, per the plat of said subdivision corded in Deed Book 39 Page 100 of the public records of Escambia County, Florida, Subject to a utility easement being retained over said right-of-way being vacated.

and renouncing and disclaiming any right of Escambia County, Florida and the public in and to the aforesaid property.

Dated this 4th day of December, A.D., 1997.

Board of County Commissioner
Escambia County, Florida

Legal No. 54040 1T December 21, 1997

RCD Dec 31, 1997 07:55 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-445058

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference

[Restore Full Page Version](#)

General Information Reference: 182S306000003055 Account: 062967100 Owners: ESCAMBIA COUNTY Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502 Situs: Use Code: RIGHT-OF-WAY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
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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>None</td> <td></td> <td></td> <td></td> <td></td> <td></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)	None						2015 Certified Roll Exemptions COUNTY OWNED
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None													

Legal Description LTS 3 & 18 & FRACTIONAL LTS 4 & 17 BLK 55 ✓ ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 488 P 665 & S 1/2 OF VACATED BAARS ST AD...	Extra Features None
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OR 4207 403

Parcel Information
[Launch Interactive Map](#)

Section Map Id: [18-2S-30](#)

Approx. Acreage: 0.4400

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)

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

State of Florida

Escambia County

No. 10308

Filed for Record 18th day of December 1944 at 5:30P.M.

WARRANTY DEED OF REALTY

Know all Men by these Presents, That T. C. McCoy, as Chairman, and Clint Reilly, Frank L. Parise, Earl Westmark, and James M. Cooper as members of the Board of County Commissioners of Escambia County, Florida for and in consideration of \$1.00 (One Dollar)

DOLLARS,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Board of Public Instruction of Escambia County, Florida

successors heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to-wit: 5.06 Acres in Section seventeen (17), Township 2 South, Range 30 West, described as follows: From the Northeast corner of said Section 17, run westerly along the North line thereof a distance of 312 feet to the West line of the "Farmers' Market" for "point of beginning" of this description; thence run, Southerly, parallel to the East line of said Section 17, a distance of 525 feet to a point, thence go Westerly, parallel to the North line of said Section, 420 feet to a point; thence go Northerly, parallel to the East line of said Section 17, a distance of 525 feet to a point on the North line of said Section; thence go Easterly, along the North line of said Section to "point of beginning"; All lying and being in Section 17, Twp. 2 South, Range 30 West, Escambia County, Florida, and containing 5.06 acres, more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And covenant that well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of incumbrance, and that heirs, executors and administrators, the said grantee, heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal at this 12th day of December A. D. 1944 BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA Signed, sealed and delivered in the presence of BY T. C. McCoy, CHAIRMAN A. M. Bruno J. M. Cooper (SEAL) Voncile Dixon Earl Westmark (SEAL) ATTEST: Frank L. Parise (SEAL) Langley Bell, Clerk (OFFICIAL SEAL) Clint Reilly (SEAL)

State of Florida

ESCAMBIA County

As members of the Board of County Commissioners of Escambia County, Florida.

Before the subscriber personally appeared T. C. McCoy, as Chairman, Langley Bell, as clerk and T. C. McCoy, Clint Reilly, Frank L. Parise, Earl Westmark, James M. Cooper, as members, Board of County Commissioners, Escambia County, Florida his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth, and the said Voncile Dixon, wife of the said both on a private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily, and without fear, apprehension or constraint of or from her said husband, and for the purpose of renouncing, relinquishing and conveying all her rights of whatsoever kind in and to the said property.

GIVEN UNDER MY HAND and official seal, this 18th day of December 1944

A. M. Bruno Notary Public. My Commission expires 3/3/48

(NOTARIAL SEAL)

Source: Escambia County Property Appraiser

Navigate Mode
 Account
 Reference
 [➔](#)

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S306000017047</p> <p>Account: 062928000</p> <p>Owners: ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS</p> <p>Mail: 221 PALAFOX PL STE 420 PENSACOLA, FL 32502</p> <p>Situs: H ST 32501</p> <p>Use Code: RIGHT-OF-WAY</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>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2014</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2013</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$0	\$0	\$0	\$0	2014	\$0	\$0	\$0	\$0	2013	\$0	\$0	\$0	\$0
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<p>Parcel Information</p> <p>Section Map Id: 18-2S-30</p> <p>Approx. Acreage: 0.1700</p> <p>Zoned: HDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
<p>View Florida Department of Environmental Protection(DEP) Data</p>	

DEED

This instrument was prepared by:
Joe A. Flowers, County Comptroller
Escambia County Courthouse
Pensacola, Florida 9000-1606 PAGE 887

STATE OF FLORIDA P. O. Box 1111
COUNTY OF ESCAMBIA Pensacola, Fla. 32595

WHEREAS, Tax Certificate No. 601 was issued on the 31st day of May, 19 63, against the land described herein below, and the Tax Collector of Escambia County, Florida, duly delivered to the Comptroller of the said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 26th day of August, 19 74, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and seven years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida pursuant to Section 197.241(5), Florida Statutes; and

WHEREAS, Section 197.241(5), Florida Statutes, directs the Comptroller to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Comptroller, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.241(5), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Board of County Commissioners of Escambia County, Florida, (whose mailing address is P. O. Box 1111 Pensacola, Fla. 32595), their successors and assigns, forever, the following described land in Escambia County, Florida, to-wit:

Lots 17 and 18, and the West 7 feet of lot 16, Fractional Block 47, Englewood Heights, Plat Deed Book 59, page 107, Section 18, Township 2 South, Range 30 West.

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA. ON
JAN 8 3 23 PM '82
JOE A. FLOWERS, COUNTY COMPTROLLER
ESCAMBIA COUNTY

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

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Comptroller of said County, I have executed this deed and have hereunto set my official seal this 5th day of January, 19 82.

Witnesses:

Claire Jarinas
Patricia Thammaler

Joe A. Flowers
JOE A. FLOWERS, as Comptroller of
Escambia County, Florida
(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared JOE A. FLOWERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Comptroller of Escambia County, Florida, who acknowledged that he executed the same as Comptroller for the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 5th day of January, 19 82.

Claire Jarinas
Notary Public
My Commission Expires: 1/21/82

**Comprehensive Plan
Large-Scale Future Land Use Map Amendment
Staff Analysis**

General Data

Project Name: LSA 2015-02 – Escambia County Jail Site and Surrounding Escambia County Owned Property.

Location: 1200 Block of W Leonard Street, 1211 W Fairfield, N “H” Street and W Cross Street.

Parcel #s: 17-2S-30-5016-000-002 (Leonard Street)
17-2S-30-5016-002-002 (Fairfield Drive)
17-2S-30-5016-001-001 (N “H” Street and W Cross Street)
17-2S-30-5009-000-062 (N “H” Street and W Cross Street)
17-2S-30-5009-000-064 (N “H” Street and W Cross Street)
17-2S-30-5009-000-068 (N “H” Street and W Cross Street)
17-2S-30-5009-041-041 (N “H” Street and W Cross Street)
18-2S-30-6000-001-056 (N “H” Street and W Cross Street)
18-2S-30-6000-004-055 (N “H” Street and W Cross Street)
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18-2S-30-6000-005-056 (N “H” Street and W Cross Street)
18-2S-30-6000-002-056 (N “H” Street and W Cross Street)
18-2S-30-6000-003-047 (N “H” Street and W Cross Street)
18-2S-30-6000-003-048 (N “H” Street and W Cross Street)
18-2S-30-6000-003-055 (N “H” Street and W Cross Street)
18-2S-30-6000-017-047 (N “H” Street and W Cross Street)

Acreage: 53.89 (+/-) acres

Request: From Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), Leonard Street Parcel, Map A.
From Commercial (C) to Public (P), Fairfield Drive Parcel, Map B.
From Mixed-Use Urban (MU-U) to Public (P), N “H” Street and W Cross Street Parcels Maps C and D.

Agent: Escambia County

Meeting Dates: Planning Board, January 5, 2016
BCC, February 2, 2016

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 53.89 (+/-) acre sixteen-parcel site from Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), from Commercial (C) to Public (P), and from Mixed-Use Urban (MU-U) to Public (P). The current zoning designation of the referenced parcels is HC/LI, HDR, HDMU, and Rec. The county proposes to rezone to Public (P) (case

number Z-2015-23) pending the approval of this FLU amendment. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan.

The subject parcels are located along the north and south side of Leonard Street, South of Fairfield Drive, East of N "L" Street and West of "G" Street. The properties are built out consisting of the Escambia Jail complex, County Park, storm water pond, Escambia County Area Transit, Health Department, State Work Release facility, and Escambia County Sheriff's Garage facilities.

The area to the south and east are residential uses and zoned High Density Residential (HDR). To the west and north the zoning consists of Heavy Commercial and Light Industrial (HC/LI) with all commercial type uses.

Analysis of Availability of Facilities and Services:

The availability of public facilities and services for the site of a Future Land Use map amendment requires analysis of the general demands of its proposed use. All specific level of service (LOS) standards established by Escambia County are evaluated for compliance during the review processes prescribed by the LDC for approval of proposed development.

Sanitary Sewer Service.

CP Policy INF 1.1.7 Level of Service (LOS) Standards. Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

CP Policy INF 1.1.11 Required New Service Connection. All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer and is already development. Any new proposed development will have a complete review during the Development Review Process.

Solid Waste Disposal.

CP Policy INF 2.1.2 Perdido Landfill Operation. Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

CP Policy INF 2.1.4 Level of Service (LOS) Standards. *The LOS standard for solid waste disposal will be 6 pounds per capita per day.*

Analysis: The subject area is within the service area of ECUA and meets the adopted level of services standards in the Comprehensive Plan. Based on population growth projections and estimated annual Class 1 municipal solid waste received, the Perdido Landfill can accommodate the development.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.*

CP Policy INF 4.1.6 Developer Responsibility. *The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.*

CP Policy INF 4.1.7 Level of Service (LOS) Standards. *The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.*

Analysis: The subject area is within the service area of ECUA for potable water and meets the adopted level of services standards in the Comprehensive Plan. Any new proposed development will have a complete review during the Development Review Process.

Stormwater Management.

CP Policy INF 3.1.5 Concurrency Management. *Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.*

CP Policy INF 3.1.6 Developer Responsibilities. *Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.*

CP Policy INF 3.1.7 Level of Service (LOS) Standards. *Stormwater management LOS will be monitored through the provisions in the LDC design standards.*

Analysis: The current site is already built out and a stormwater management system is already in place. Escambia County Public Works is in the process of improving the overall stormwater in the area as a major concern of flooding has occurred in major rain events.

Streets and Access.

CP Policy MOB 1.1.1 Level of Service (LOS) Standards. *Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.*

Analysis: The FLU amendment is for a developed area. Any new development will have to submit for Development Review Process.

Public School Facilities.

CP Policy ICE 1.3.1 Interlocal Agreement for Public School Facility Planning. *In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.*

Analysis: The FLU amendment does not include any impact on public schools.

Analysis of Suitability of Amendment for Proposed Use:

The suitability of a Future Land Use map amendment for its proposed use requires an analysis of the characteristics of the site and its resources relative to Comprehensive Plan (CP) goals, objectives, and policies. For these purposes, suitability is the degree to which the existing characteristics and limitations of land and water are compatible with the proposed use or development. Compliance with specific regulations and standards established by Escambia County, including those for public facilities and services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in Table 1 [of the Escambia County Comprehensive Plan].*

Analysis: The referenced Comprehensive Plan table describes the current MU-U FLU as intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Residential density is limited to 25 dwelling units per acre. The Comprehensive Plan table describes the current C FLU as intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. The other referenced Comprehensive Plan table describes the current Rec FLU as recreational opportunities for the Escambia County citizens including a system of public and private park facilities.

The proposed amendment FLU, as described by the same policy, is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or

other public institutions or agencies. Residential density within the Public category has no limits on dwelling units per acre.

Approval of the amendment would allow for zoning to be consistent with the existing land use that is owned by Escambia County and create a consisted zoning for the existing use that is currently already developed.

Impact on Wellheads.

CP Policy CON 1.4.1 Wellhead Protection. *Escambia County will provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions will establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.*

Analysis: There are no known public potable water wells in proximity to the subject property.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The FLU amendment does not have any significant impacts. During times of development review if any historic or archeological resources or structures are discovered the county will take the appropriate guidance, direction and technical assistance.

Impact on the Natural Environment.

CP Policy CON 1.1.2 Wetland and Habitat Indicators. *Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.*

CP Policy CON 1.1.6 Habitat Protection. *Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.*

CP Policy CON 1.3.1 Stormwater Management. *Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.*

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:*

CP Policy CON 1.6.3 Tree Protection. *Escambia County will protect trees through LDC provisions.*

Analysis: The proposed FLU amendment will not have an impact beyond existing development.

Urban Sprawl

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.”*

Analysis: The proposed FLU amendment would discourage urban sprawl through the characteristics of the existing development pattern and already developed area.

CP Policy FLU 2.2.1 Location. Public facilities and services will be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency will be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

CP Policy FLU 2.2.4 Existing Facilities. Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

Analysis: The proposed FLU amendment site has already been developed to encompass several blocks of already public facilities in a central location to maximize the efficiency to the public. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. B.

Meeting Date: 01/05/2016

Issue: A Public Hearing Concerning the Review of Redfish Harbor, a Planned Unit Development.

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of Redfish Harbor, a Planned Unit Development.

That the Board review the development plan for Redfish Harbor residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

BACKGROUND:

Hammond Engineering, Inc., project agent and engineer, submitted a preliminary plat and associated subdivision development plans for PUD approval. The development proposes a residential subdivision of 92 single-family lots within a 29.59-acre, two-parcel site (parcel numbers 14-3S-32-1000-040-002; 14-3S-32-1000-050-002) along the north side of Innerarity Point Road at Japonica Avenue. The site is within the High Density Residential (HDR) zoning district and the Mixed-Use Suburban (MU-S) future land use category.

The PUD proposes front and rear yards less than the zoning district minimums and right-of-way widths less than county standards as variances to the applicable provisions of the LDC. As required by LDC Section 2-6.8, the development application is being evaluated through the Development Review Committee (DRC) and the Planning Board prior to potential BCC approval of the plan with its requested exceptions.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the approval of the PUD.

LEGAL CONSIDERATIONS/SIGN-OFF:

The legal advertisement of the PUD has been reviewed and approved for legal sufficiency by Kerra Smith, Assistant County Attorney.

PERSONNEL:

No additional county personnel are required to process the PUD application.

POLICY/REQUIREMENT FOR BOARD ACTION:

Section 2-6.8 of the Land Development Code requires that the Planning Board review the PUD in a quasi-judicial public hearing and transmit its recommendation to the BCC for a final decision on the development plan.

IMPLEMENTATION/COORDINATION:

The PUD has been reviewed and commented upon by the Development Review Committee prior to consideration and recommendation by the Planning Board. Approval of the proposed development plan by the BCC would authorize the applicant to proceed under the conditions of a PUD preliminary plat Development Order, including the subsequent submission of an implementing subdivision infrastructure construction plan for county approval. Upon completion of construction and Final Plat approval, the Building Inspections Department would be authorized to issue permits allowing construction of homes on all residential lots within the subdivision.

Attachments

Staff Analysis

Preliminary Plat PUD

Background Documents

**Staff Analysis of Specific Land Development Code (LDC)
Planned Unit Development (PUD) Approval Criteria
for
the Proposed Redfish Harbor PUD**

LDC Sec. 2-6.8 Planned Unit Developments.

(a) General. Planned unit development is an optional and supplemental compliance review process for the subdivision of land. It allows flexibility in LDC requirements to encourage greater creativity in land use planning and design for the mutual benefit of developers and the public. The intent of the PUD is to obtain benefits not anticipated by the strict application of zoning district regulations and subdivision standards, and not available by other variance processes. For the private gain of greater design flexibility, developers are required to provide greater public benefits through permanently preserved common open space, infrastructure improvements, accommodation of environmental and aesthetic features, and other permanent site improvements and amenities benefiting public health, safety and welfare. Proposed PUD is evaluated first through a quasi-judicial public hearing by the Planning Board and then by the Board of County Commissioners (BCC).

General description of proposed development: The 29.59-acre development parcel fronts Innerarity Point Road and is bounded on the west by Japonica Avenue. The parcel extends northward to Garcon Bayou and includes 16.36 acres of jurisdictional wetlands. The preliminary plat of Redfish Harbor proposes subdivision for 92 single-family residential lots along paved private streets, and other private parcels to accommodate proposed amenities and stormwater ponds. The development is within the High Density Residential (HDR) zoning district and Mixed-use Suburban (MU-S) future land use category.

The variances requested through the PUD proposal are limited to reducing the front and rear principal structure setbacks of the applicable zoning district by five feet each to 15 and 10 feet respectively, and reducing the right-of-way width required for streets with curb and gutter from 50 feet to 40 feet with adjoining 10-foot utility easements on each side.

(b) Limits on PUD. Planned unit development can be used to mix land uses, provide broader housing choices, and allow more compact development through specific height, area, yard, size and use requirements that are different in any or all respects from those required by the applicable zoning district, or subdivision design standards different from those prescribed in [LDC] Chapter 5. Planned unit development is allowed for subdivision within any zoning district or future land use category, but it is subject to the following limitations:

(1) Land uses. Land uses may vary from the specific uses allowed by the applicable zoning district, but they shall comply with the range of allowed uses within the applicable future land use category.

The proposed single-family residential use is allowed by the applicable zoning district and future land use category.

- (2) Density.** The number of dwelling units shall not exceed the density allowed by the applicable future land use category or zoning district.

The proposed number of dwelling units does not exceed the density allowed by either the applicable future land use category or zoning district.

- (3) Other processes.** The PUD process supplements but does not replace other applicable compliance review processes of the LDC, including those for approval of preliminary plats, construction plans, and final plats.

The preliminary development plan of the PUD has been forwarded to the Planning Board for its consideration after review and written comment by the members of the Development Review Committee (DRC). Prior to PUD plan review and final determination by the Board of County Commissioners (BCC), the plan must address any remaining conditions of LDC compliance not modified by the proposed variances of the PUD and must respond to any conditions of the Planning Board's recommendation to the BCC.

The essential commitments of the development plan and the expectations of the county will be established upon BCC approval of the PUD, which includes the preliminary plat and associated documenting plans. The implementing subdivision infrastructure construction plans and final plat must be in substantial conformance with the approved PUD plans as determined through the established review and approval processes of the LDC.

- (4) Standards.** The PUD process shall not modify any level of service standards for adequate public facilities or standards for accessibility, life safety, or health.

The proposed development will comply with all applicable level of service standards.

- (e) Compliance review.** The Planning Board shall conduct a quasi-judicial public hearing as noticed to consider whether conditions warrant the proposed modifications and make recommendations regarding the proposal to the BCC and for them to consider and act on those recommendations.

The Planning Official has forwarded the proposed PUD and an analysis of its compliance with the requirements of the Land Development Code to the Planning Board for its required consideration and recommendation.

- (f) Criteria for PUD approval.** The applicant has the burden of presenting competent substantial evidence to the [Planning] board that establishes each of the following conditions for the PUD:

(1) Creative Planning. Uses and structures are arranged in a manner that demonstrates creative concepts of land use planning throughout the development area. Residential uses include a complementary and sustainable mix of dwelling unit types or mix with non-residential uses.

The majority wetland area of the development parcel constrains viable arrangements of uses and structures and limits creative development options on the remaining uplands. Single-family dwellings appear to be a sustainable land use for the site, but no mix of dwelling unit types is documented in the submitted plans. No non-residential uses other than accessory to the dwellings are proposed within the subdivision.

Recommendation: *That the PUD document the characteristics of dwelling units to which the PUD can commit, including floor area, stories, provision of garage or other parking outside of rights-of-way, and any diversity of housing styles and materials.*

(2) Natural amenities. Clustering, setbacks, easements and other methods are utilized to preserve to the greatest extent practicable the natural amenities and characteristics of the land, including open space, topography, natural vegetation, groundwater recharge, waterways, and scenic views. Deficiencies in natural amenities are supplemented through landscaping and other enhancements.

Small upland lots, narrower rights-of-way, and reduced building setbacks are among the methods used to maintain viable density while preserving natural amenities. However, there is no documentation that at least 90 percent of the site wetlands will remain undisturbed and maintained under a conservation easement or other method as LDC clustering provisions would require. The entire wetland area is proposed to be subdivided among one common parcel and 22 residential lots that front the shoreline of Bayou Garcon. Extending lot lines through the required wetland buffer and through the wetlands to the shoreline increases the potential for adverse impacts to the wetlands and the difficulty in identifying and appropriately mitigating such impacts.

Recommendation: *That the PUD cluster the proposed development on the upland area of the site such that at least 90 percent of wetland and wetland buffer area is excluded from residential lots, a conservation easement is executed, and the conservation area is dedicated to the home owners association to comply with the minimum clustering provisions of the LDC (DSM Sec. 1-2). The complete exclusion of wetlands from individual lots and minimized buffer impacts is preferred.*

(3) Desirable environment. A more desirable environment in which to live or work is created than would be possible through the strict application of the minimum requirements of the LDC. Common open space area is within reasonable walking distance of all dwelling units in the development.

In addition to the community boardwalk to the Bayou Garcon shoreline and a pier with covered deck beyond, the development plan includes outdoor lighting and a one-acre central private park to serve the subdivision with neighborhood oriented amenities not required by the LDC. The plan indicates that those structures within common areas will be in place prior to final plat approval, which would precede all dwelling unit construction except as model homes may be permitted. Sidewalks will be provided throughout the development and along the Innerarity Point Road frontage.

Recommendation: The PUD development plan would benefit from more specific documentation of the proposed amenities to the minimum extent that their installation is intended. Without such documentation the compliance of an implementing subdivision construction plan cannot be confirmed. Given that a community swimming pool and bathrooms, a perimeter park fence and landscaping, lighting throughout the development, and other improvements are proposed as part of the more desirable environment required of a PUD, their minimum specifications (e.g., dimensions, quantities, materials) should be included in the plan.

As a component of site development, the applicant has proposed and initiated a wetland restoration project through the reduction of woody vegetation that benefits both wetland functions and aesthetic benefits. Common ownership of the wetland area will allow for continued maintenance of the wetland in a restored state.

- (4) Mobility.** Internal circulation systems promote both pedestrian and vehicular mobility, especially between residential areas and local public open space, schools, retail sales and services, and employment. Sidewalks are located on at least one side of every street to support safe pedestrian mobility within the development and appropriate access to surrounding uses.

Safe and effective pedestrian and vehicular mobility within the subdivision is promoted through compact upland development, looped streets, central park placement, and a network of sidewalks that includes the park perimeter and Innerarity Point Road frontage. The three connections of subdivision streets with public streets support vehicular mobility for both residents and public service vehicles.

- (5) Efficient land use.** An efficient use of land results in smaller networks of streets and utilities. If street rights-of-way are proposed to be less than standard width, easements will provide adequate space to install and maintain utilities.

The interconnection of subdivision streets, small lots, and the limitation of improvements largely to the minority area uplands all support an efficient use of land that results in smaller networks of streets and utilities. Easements will supplement proposed less-than-standard width rights-of-way to accommodate underground utilities.

(6) Compatibility. The development is compatible with surrounding areas and provides stable conditions and character to maintain long-term compatibility.

The proposed density of single-family detached dwellings is compatible with the predominantly medium density single-family development of the surrounding areas, and the constructed improvements of a residential subdivision will provide the stable conditions and character to maintain that compatibility long term.

Other considerations: In the review and analysis of the proposed development the Planning Board may include conditions relative to the six LDC criteria for PUD approval to insure the intent of the process is achieved.

A PRELIMINARY PLAT OF *REDFISH HARBOR*

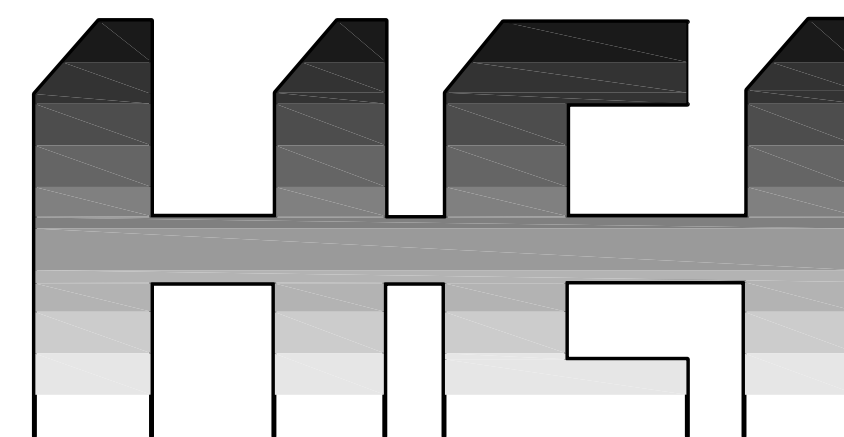
A 92 LOT PLANNED UNIT DEVELOPMENT
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA

ZONED: HDR
FUTURE LAND USE: MU-S
NOVEMBER 2015

PARCEL #1: 14-3S-32-1000-040-002
PARCEL #2: 14-3S-32-1000-050-002
13900 INNERARITY POINT ROAD

PREPARED BY

HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603



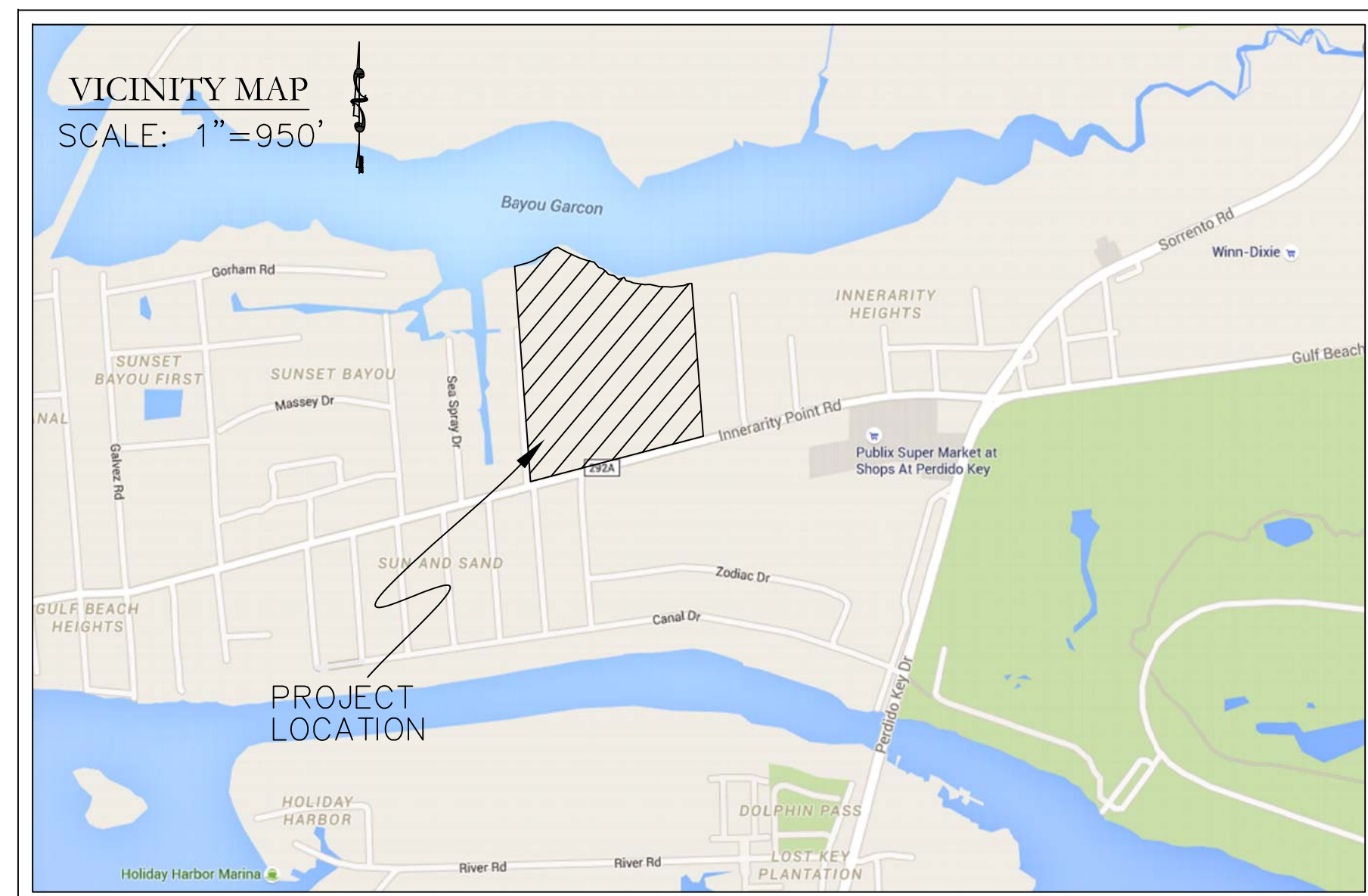
1. COVER SHEET
2. PRELIMINARY PLAT
3. MASTER PLAN
4. DRAINAGE PLAN
5. UTILITY PLAN

SURVEYING BY

MERRILL PARKER SHAW, INC.
4928 NORTH DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

OWNER/DEVELOPER

REDFISH HARBOR, LLC
106 STONE BLVD.
CANTONMENT, FL 32533
(850) 968-0991



PRELIMINARY PLAT OF

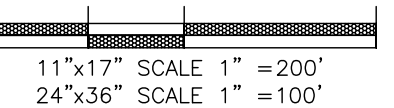
REDFISH HARBOR PUD SUBMITTAL

A PROPOSED PLANNED UNIT DEVELOPMENT OF A PORTION OF A SUBDIVISION RECORDED IN DEED BOOK 5576, PAGE 789 LYING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST ESCAMBIA COUNTY, FLORIDA ZONED: HDR, FUTURE LAND USE: MU-S NOVEMBER 2015

MERRILL PARKER SHAW, INC. 4928 NORTH DAVIS HIGHWAY PENSACOLA, FL 32503 (850) 478-4923

HAMMOND ENGINEERING, INC. THOMAS G. HAMMOND JR., P.E. 3802 NORTH "S" STREET PENSACOLA, FLORIDA 32505 PHONE (850) 434-2603 FAX (850) 434-2650

DESCRIPTION: (OFFICIAL RECORDS BOOK 5576, PAGE 789) 29.59 ACRES OF THE PARCEL DESCRIBED BELOW BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INNERARY ROAD (COUNTY ROAD NO. 297-50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF JAPONICA AVENUE (50' R/W); THENCE GO NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF JAPONICA AVENUE (50' R/W) A DISTANCE OF 921.89 FEET TO A POINT AT THE NORTHERLY END OF JAPONICA AVENUE; THENCE CONTINUE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG AN EXTENSION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF JAPONICA AVENUE (50' R/W) A DISTANCE OF 249.23 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID EXTENSION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF JAPONICA AVENUE (50' R/W) A DISTANCE OF 179 FEET MORE OR LESS TO THE SHORELINE OF BAYOU GARCON; THENCE MEANDER EASTERLY ALONG SAID SHORELINE A DISTANCE OF 1180 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SHORELINE AND THE EAST LINE OF LOT 4, INNERARY HEIGHTS AS RECORDED IN DEED BOOK 102 AT PAGE 308, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE OF LOT 4 A DISTANCE OF 139.00 FEET MORE OR LESS TO A POINT LYING SOUTH 86 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 1094.76 FEET FROM THE AFORESAID POINT "A"; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE OF LOT 4 A DISTANCE OF 900.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INNERARY ROAD (COUNTY ROAD NO. 297 - 50' R/W); THENCE GO SOUTH 79 DEGREES 38 MINUTES 04 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1113.18 FEET TO THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND SITUATED IN A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.



- DENOTES: 1/2" CAPPED IRON ROD, NUMBERED 5903 (FOUND) 1/2" CAPPED IRON ROD, NUMBERED 6499 (FOUND) 1/2" IRON ROD, UNNUMBERED (FOUND) 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND) RIGHT-OF-WAY DEED INFORMATION FIELD INFORMATION WATER VALVE/METER FIRE HYDRANT POWER POLE GUY ANCHOR OVERHEAD ELECTRIC CONTOUR LINE AND ELEVATION SPOT ELEVATION BENCHMARK IN VICINITY 4" CHAIN LINK FENCE

WETLAND JURISDICTION LINE TABLE with columns for LINE, BEARING, and LENGTH. Includes sub-tables for CORPUS/DEEP WETLANDS (712,501.41 SF - 16.36 ACRES) and PROPOSED WETLAND BUFFER (28,635.78 SF - 0.66 AC).

UTILITIES NARRATIVE POTABLE WATER: AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

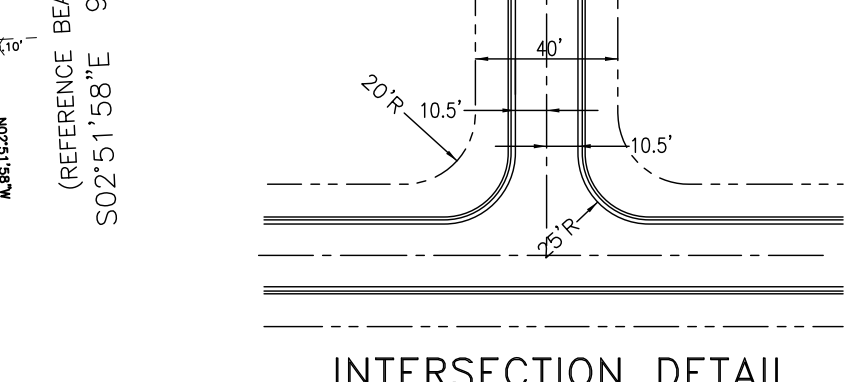
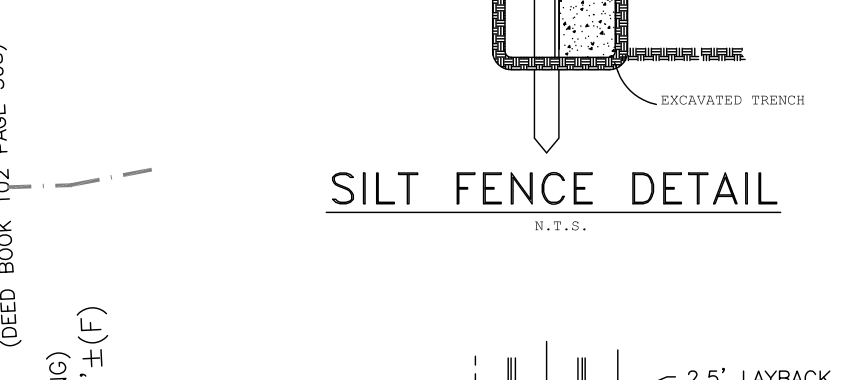
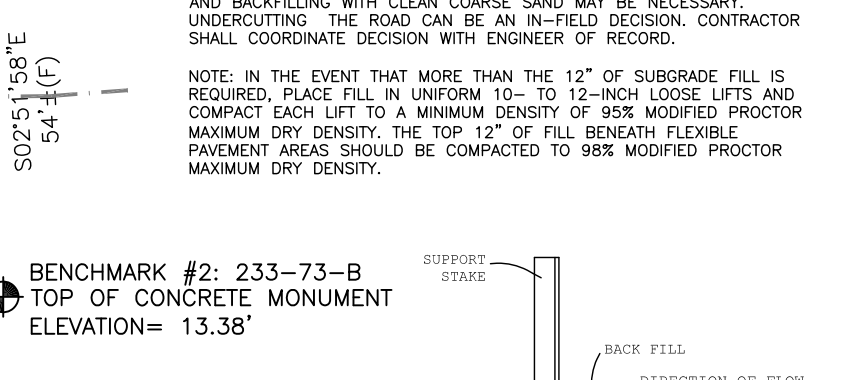
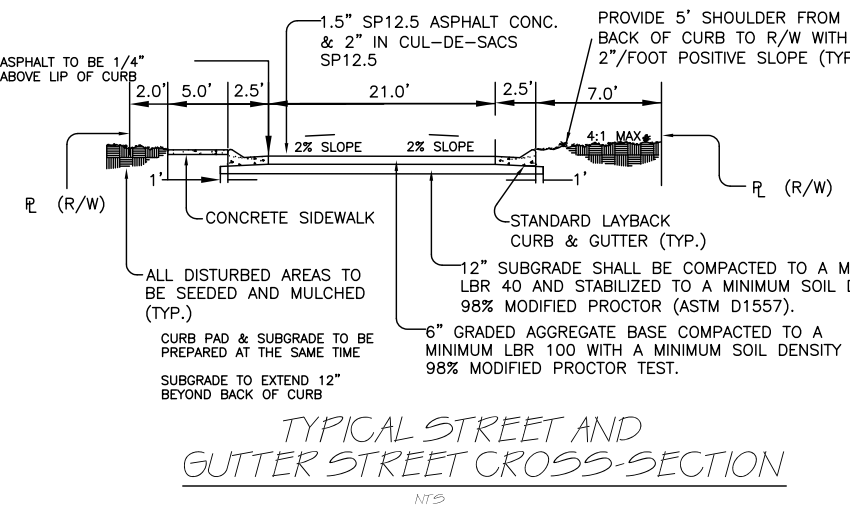
GENERAL NOTES: 1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S02°51'58"E ALONG THE EAST LINE OF THE SUBJECT PROPERTY ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(07).

UTILITIES INFORMATION ELECTRIC: GULF POWER COMPANY 9220 PINE FOREST ROAD PENSACOLA, FLORIDA 32534 (850) 484-5770 NATURAL GAS: ENERGY SERVICES OF PENSACOLA 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32514 (850) 474-5300 SANITARY SEWER: EMERALD COAST UTILITIES AUTHORITY 9300 STURDEVANT STREET PENSACOLA, FLORIDA 32514 (850) 969-3310 TELEPHONE: BELL SOUTH 418 WEST GARDEN STREET PENSACOLA, FLORIDA 32501 (850) 436-1616 TV CABLE: COX COMMUNICATIONS 2205 LA VISTA AVENUE PENSACOLA, FLORIDA 32504 (850) 477-2695 WATER: EMERALD COAST UTILITIES AUTHORITY 9300 STURDEVANT STREET PENSACOLA, FLORIDA 32514 (850) 969-3310

MEAN HIGH WATER LINE TABLE with columns for LINE, BEARING, and LENGTH. Lists 15 points along the water line.



SITE REQUIREMENTS: TOTAL SITE AREA: 1,288,930.85 SQUARE FEET, 29.59 ACRES WETLAND AREA: 712,501.41 SQUARE FEET, 16.36 ACRES UPLAND AREA: 576,429.47 SQUARE FEET, 13.23 ACRES NUMBER OF LOTS: 92 LOT DENSITY: 3.10 UNITS PER ACRE



NOTES: ALL ROAD AND STORMWATER IMPROVEMENTS ARE TO REMAIN PRIVATE. NOTHING PROPOSED IN THIS PROJECT WILL BE DEEDED OVER TO ESCAMBIA COUNTY FOR OWNERSHIP AND MAINTENANCE. A HOME OWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR MAINTENANCE OF SAID IMPROVEMENTS. COVENANTS AND RESTRICTIONS ADDRESSING THESE ISSUES WILL BE RECORDED AT FINAL PLAT.

PROPERTY VARIANCES & BUILDING REQUIREMENTS: LDC STANDARDS BASED PROPOSED VARIANCES ON HDR ZONING. BUILDING SETBACK LINES: MINIMUM FRONT YARD OF 20' MINIMUM REAR YARD OF 15' R/W WIDTH: MINIMUM WIDTH OF 50'

BUILDING REQUIREMENTS FOR HDR ZONE: LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 20 PERCENT (80 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES. LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 40 FEET FOR ALL OTHER LOTS, AND A MINIMUM WIDTH OF 40 FEET AT THE FRONT BUILDING LINE FOR ALL LOTS.

PROPOSED AMENITIES: PARCEL A: 1.05 ACRES. PRIVATE PARK THAT INCLUDES A BASKETBALL COURT, TENNIS COURT, SWIMMING POOL, PICNIC TABLES WITH BBQ GRILLS, ENHANCED LANDSCAPING AND SIDEWALK. PLAYGROUND WITH SWING SET AND GAZEBO FOR FAMILY FUNCTIONS. LIGHTING TO BE INSTALLED THROUGHOUT THE DEVELOPMENT. PRIVATE PIER TO WATERWAY WITH COVERED DECK.

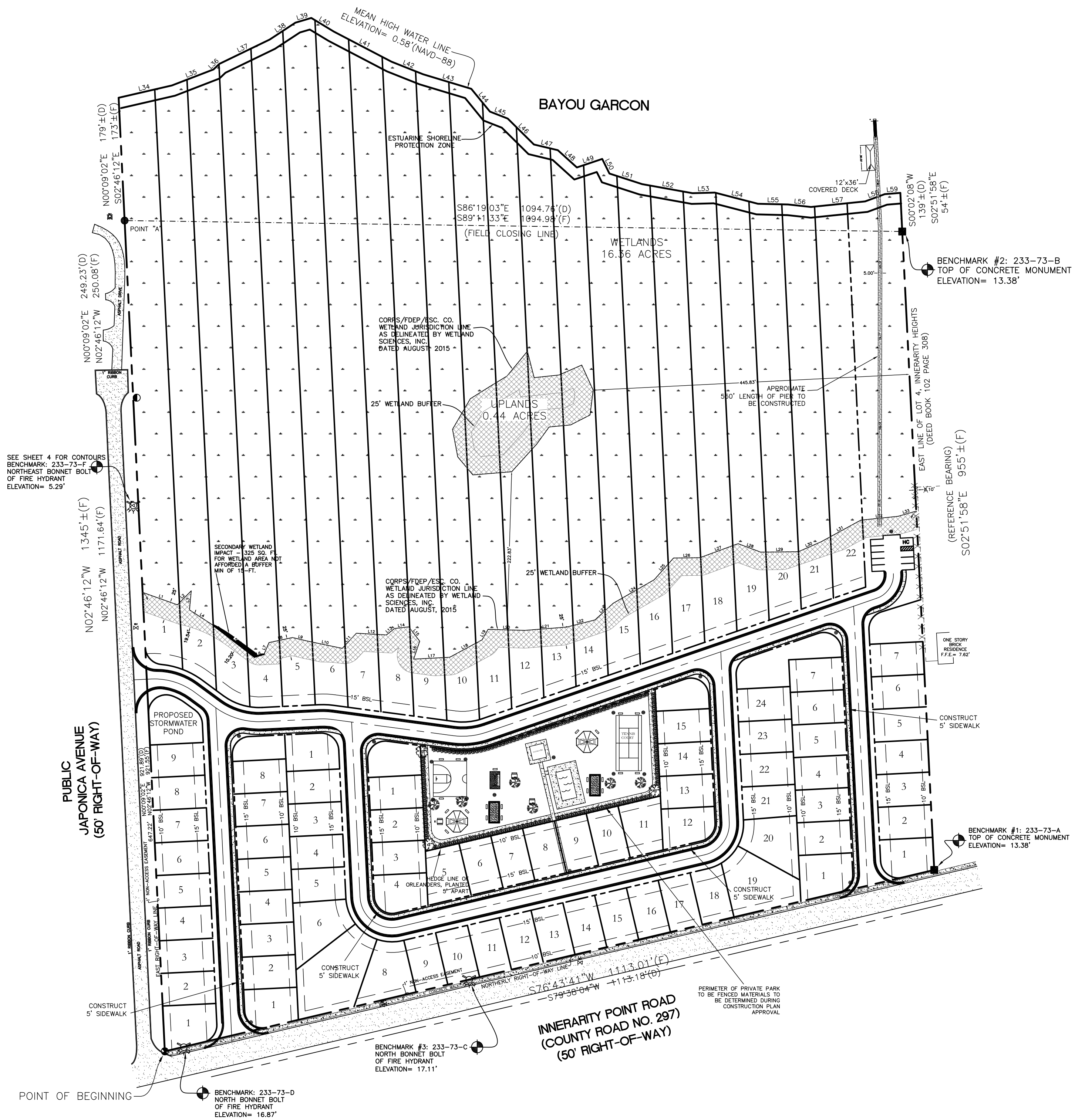
NOTES: 1. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (904) 995-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL. 2. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY: 1-800-432-4770.

EROSION & SEDIMENT CONTROL NOTE: THE DEVELOPER SHALL REQUIRE THE CONTRACTOR, AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, TO PROVIDE AND MAINTAIN THE NECESSARY EARTH BERMS, HAY BALES, BONDING AREA, SILT FENCES AND SEDIMENTATION CONTROLS ALONG THE STREET RIGHTS-OF-WAY, EASEMENTS AND STORMWATER AREA TO CONTROL AND PREVENT EROSION RESULTING FROM INCREASED RUNOFF DUE TO CONSTRUCTION. EROSION AND SEDIMENTATION CONTROLS SHALL BE ESTABLISHED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

NOTES: 1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

Vertical sidebar containing project information: PRELIMINARY PLAT OF REDFISH HARBOR PUD SUBMITTAL, ESCAMBIA COUNTY, FLORIDA. Includes Hammonds Engineering, Inc. contact info and project details.

11"x17" SCALE 1" = 200'
24"x36" SCALE 1" = 100'



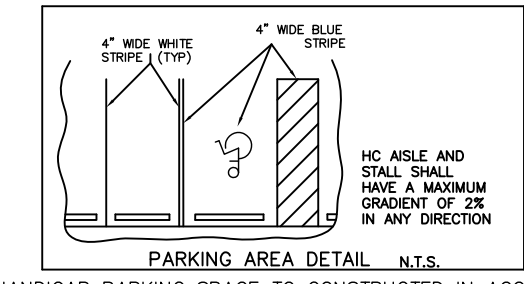
NOTE:
-CONSTRUCTION OF PERMANENT STRUCTURES FOUND IN COMMON AREAS IS TO BE COMPLETED PRIOR TO FINAL PLAT APPROVAL.
STRUCTURES INCLUDE:
BASKETBALL COURTS
PLAYGROUNDS
COMMON AREA LIGHTING
5' CONCRETE SIDEWALK
GAZEBO
SWIMMING POOL
BATHROOMS

★ DENOTES PROPOSED LIGHTING
FINAL LIGHTING DESIGN TO BE DETERMINED DURING CONSTRUCTION PLAN APPROVAL

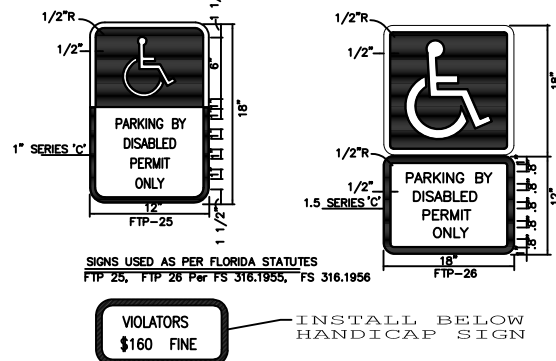
SEE SHEET 4 FOR CONTOURS
BENCHMARK #3: 233-73-C
NORTH BONNET BOLT
OF FIRE HYDRANT
ELEVATION= 17.11'

PUBLIC
JAPONICA AVENUE
(50' RIGHT-OF-WAY)

INNERARITY POINT ROAD
(COUNTY ROAD NO. 297)
(50' RIGHT-OF-WAY)



HANDICAP PARKING SPACE TO CONSTRUCTED IN ACCORDANCE TO FOOT ROADWAY AND TRAFFIC DESIGN STANDARD 173.46



NOTES:
1. Top portion of FTP 25 & 26 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black space legend and border.
3. FTP 25 & 26 may be fabricated on one panel or two.
4. FTP 25 & 26 may be substituted for the FTP 25 in areas where space is limited.
5. Signs are to be mounted at standard height (7' from pavement to bottom of sign).
N.T.S.
HANDICAPPED PARKING SIGN DETAIL

NO.	DATE	REVISIONS
1.	11-18-15	AS PER ESCAMBIA COUNTY

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH 15TH STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDESIGN.COM

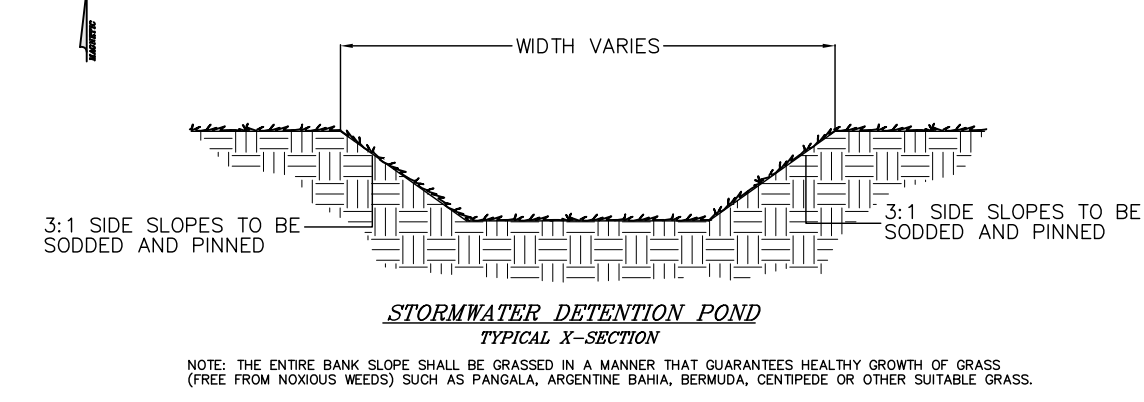
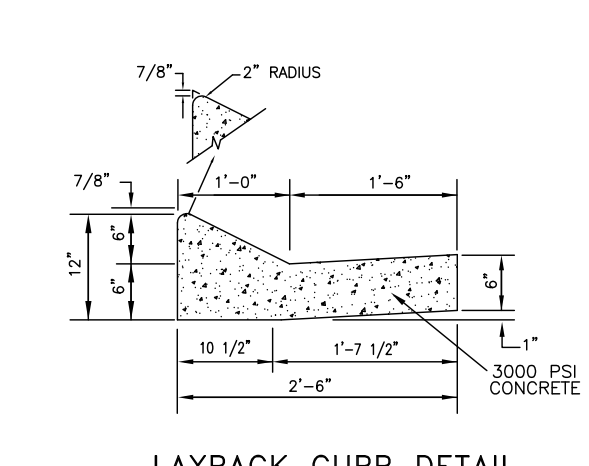
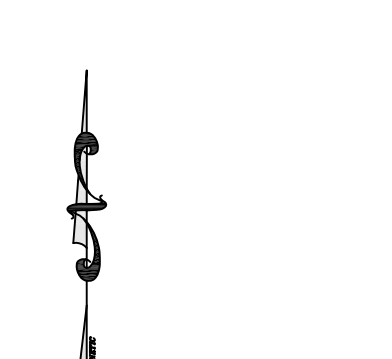
PRELIMINARY PLAT OF
REDFISH HARBOR
MASTERPLAN
ESCAMBIA COUNTY FLORIDA

DRAWN BY: TGH/ARS	BY:
DESIGNED BY: TGH	DATE:
CHECKED BY: TGH	NOT RELEASED FOR CONSTRUCTION
DATE: 10/20/15	
SCALE: AS SHOWN	

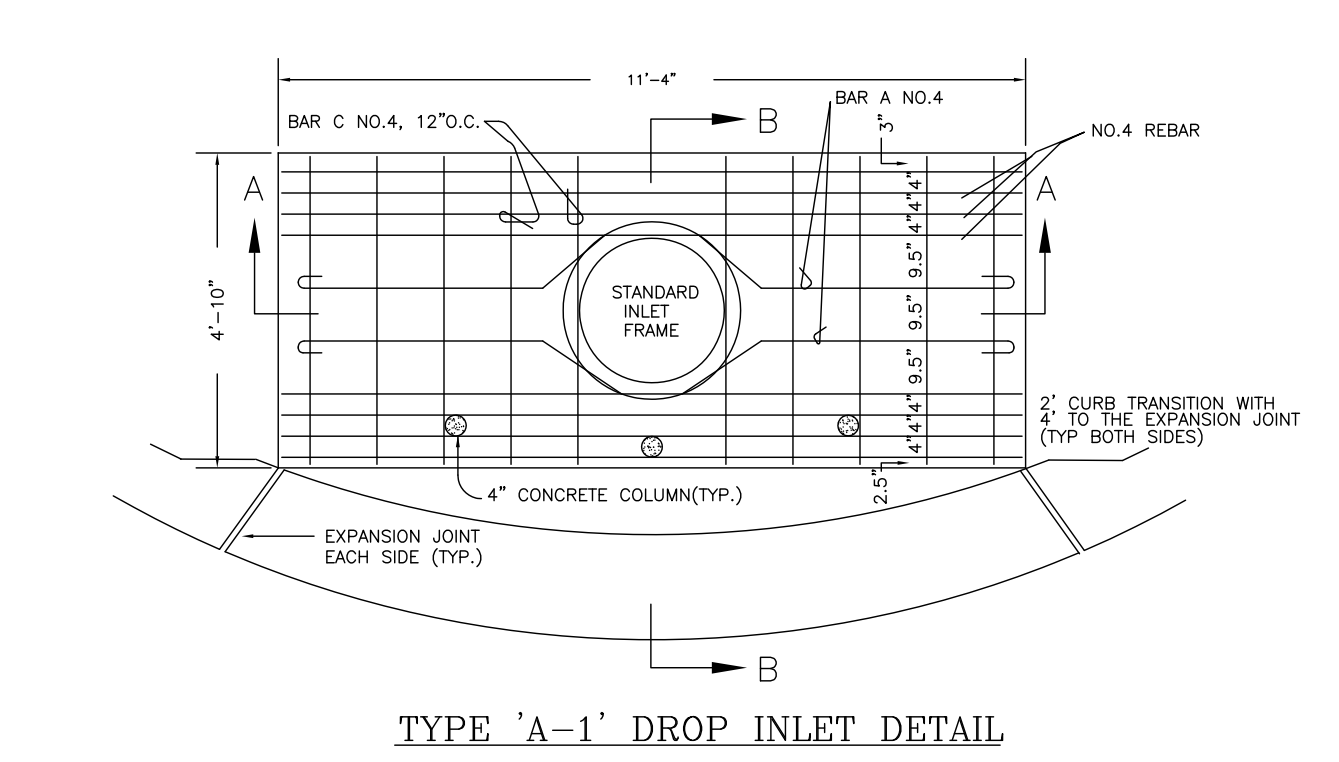
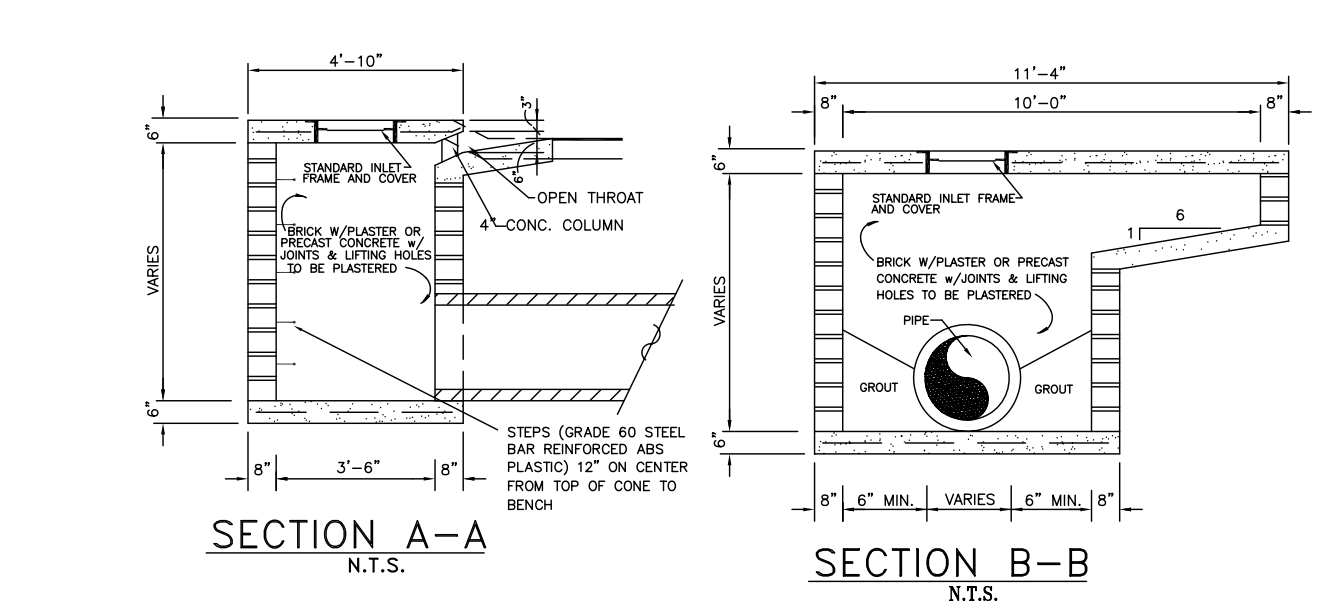
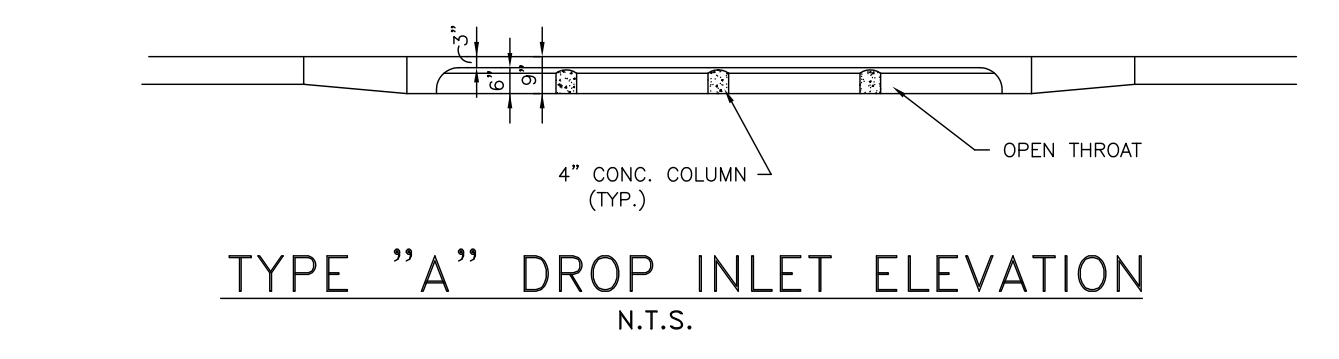
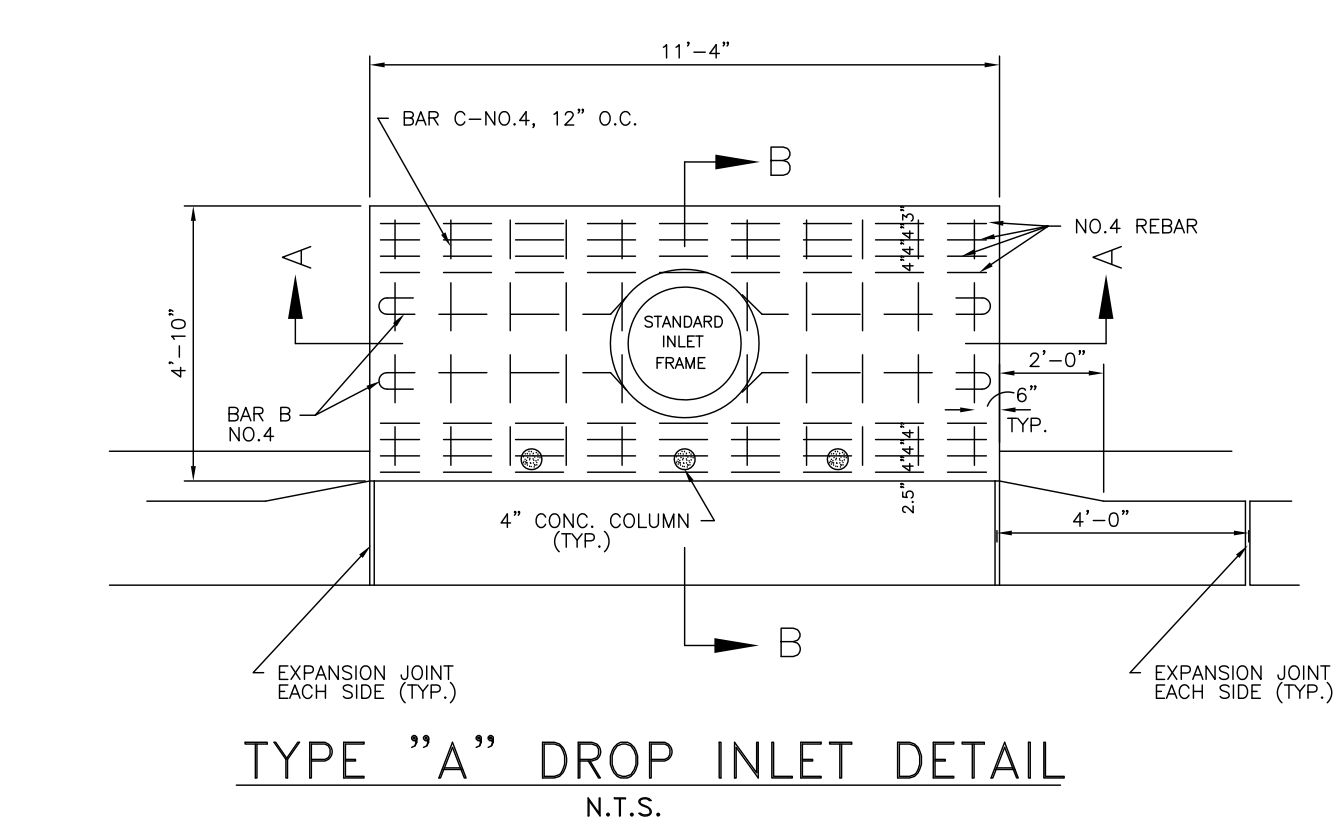
PROJECT NO: 15-035
SHEET: 03

THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

11"x17" SCALE 1" = 20'
24"x36" SCALE 1" = 100'

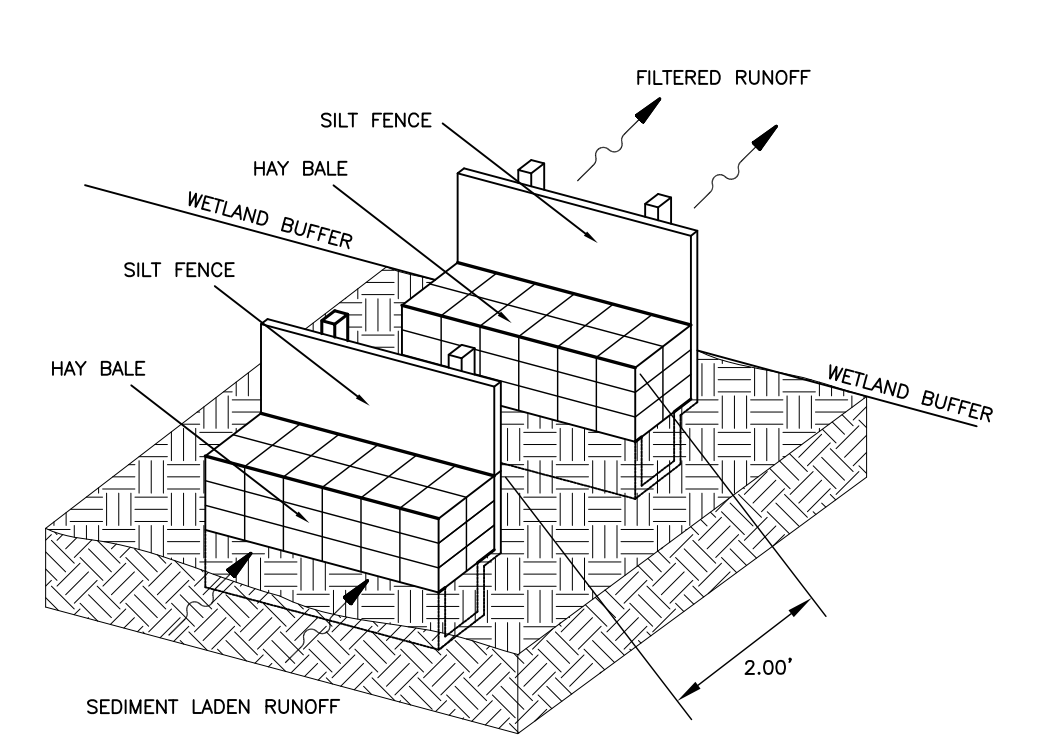
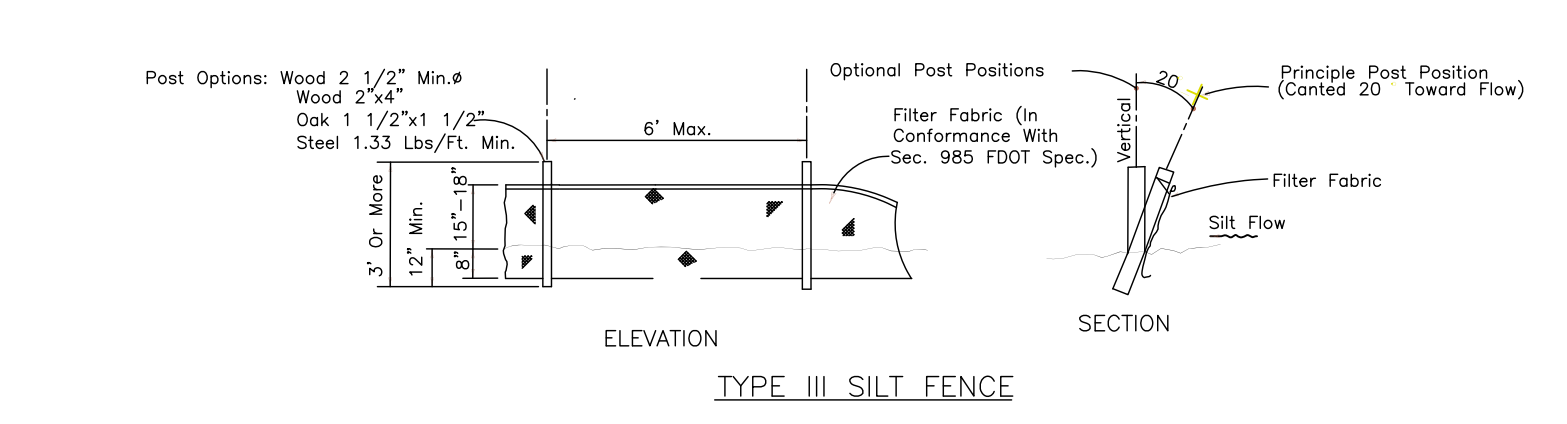
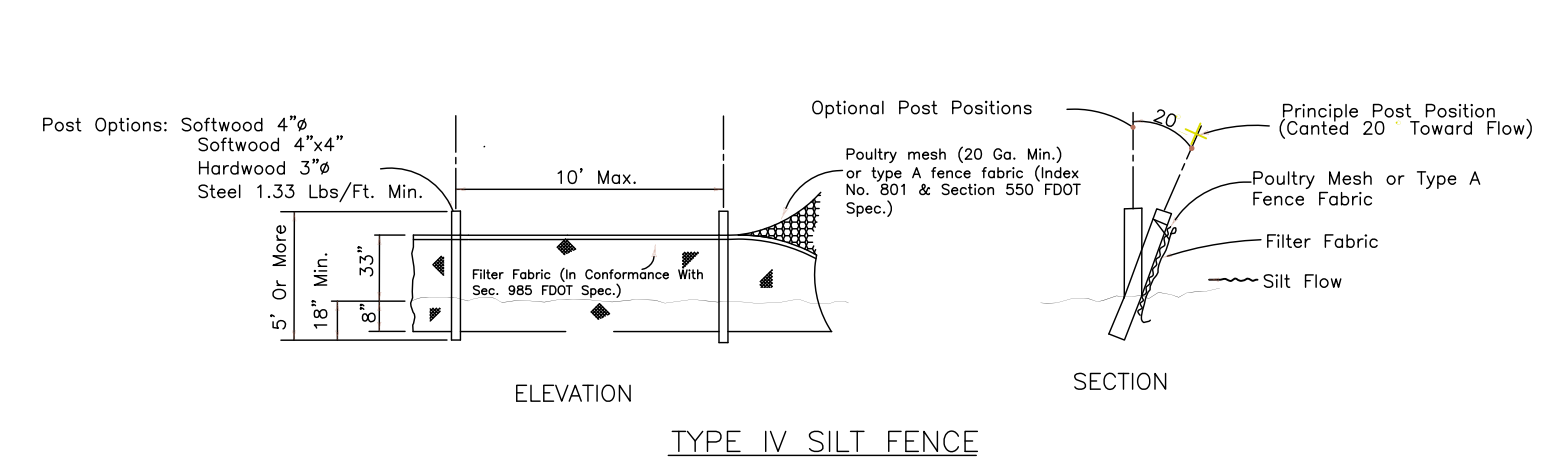


NOTE: THE ENTIRE BANK SLOPE SHALL BE GRASESSED IN A MANNER THAT GUARANTEES HEALTHY GROWTH OF GRASS (FREE FROM NOXIOUS WEEDS) SUCH AS PANGOLA, ARGENTINE BANNA, BERMUDA, CENTROPHE OR OTHER SUITABLE GRASS.



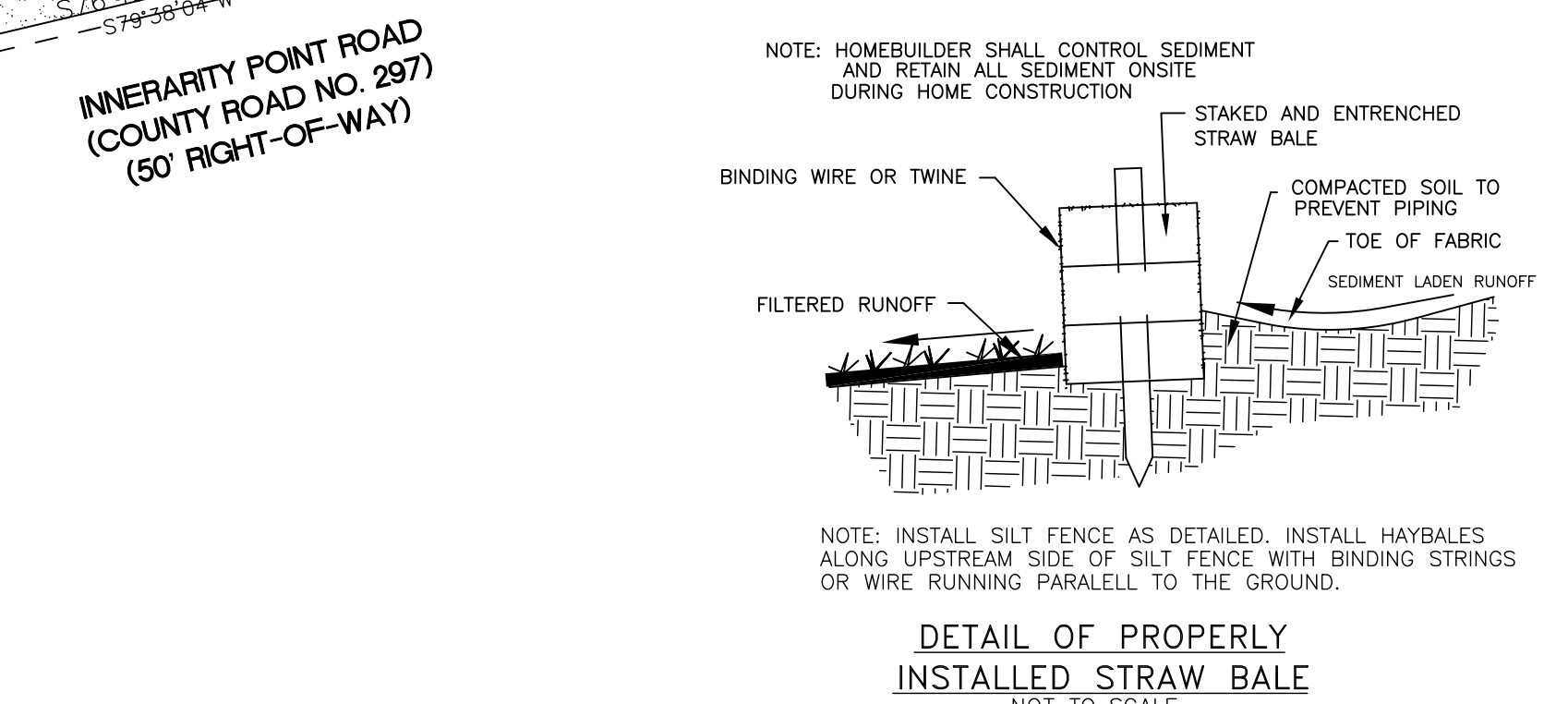
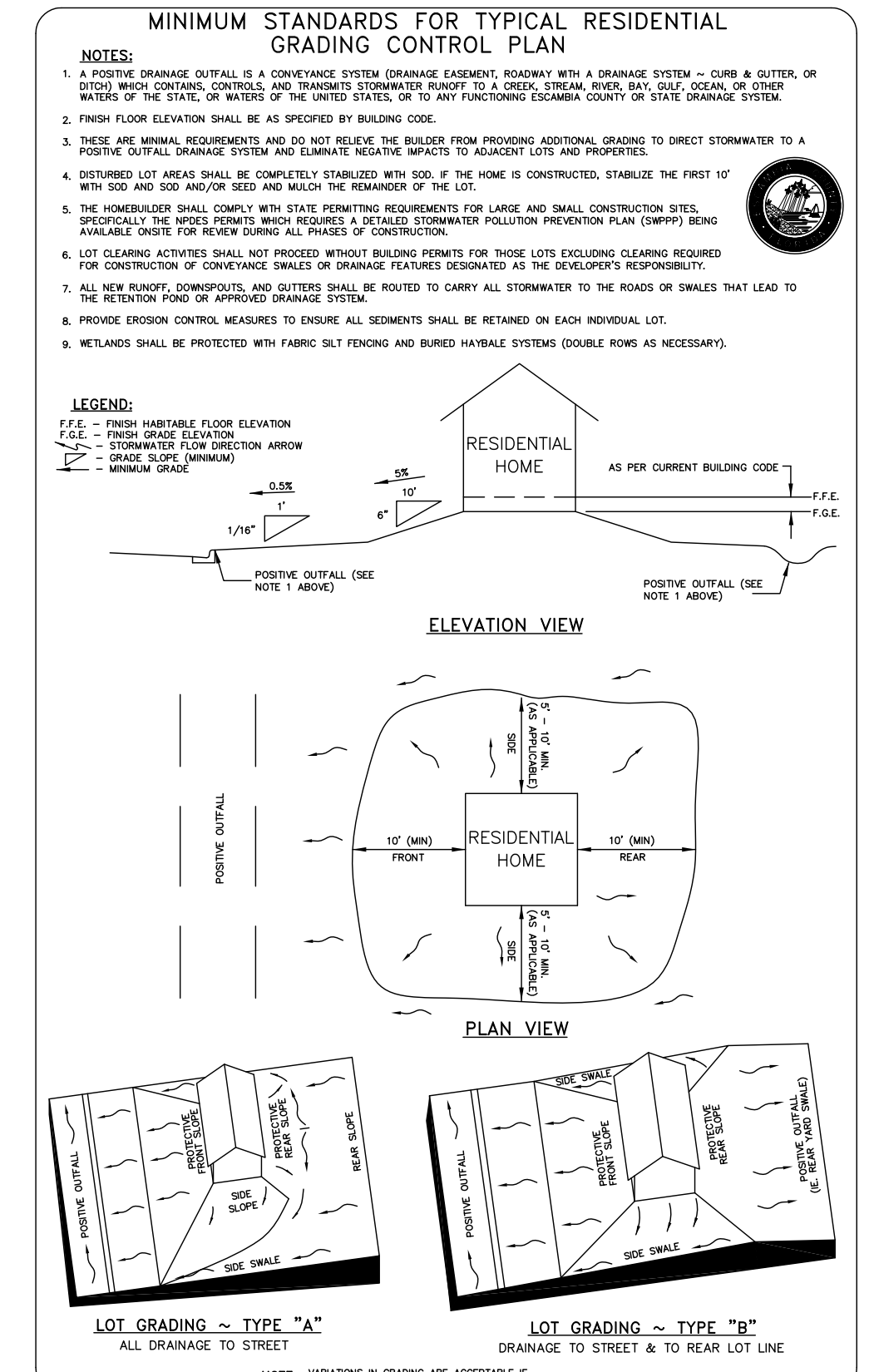
NOTES:
1. CONTRACTOR SHALL MAINTAIN AND INSPECT EROSION CONTROL DEVICES IN ACCORDANCE TO THE STORMWATER POLLUTION PREVENTION PLAN.
2. CONSTRUCTION ACTIVITIES ARE LIMITED TO ROADS, PONDS, AND EASEMENTS.
3. THE PROPOSED PONDS SHALL BE UTILIZED FOR STORMWATER DETENTION AND TEMPORARY SEDIMENT.
4. THE PROPOSED PONDS SHALL BE CONSTRUCTED FOLLOWING CLEARING AND GRUBBING OF R/W'S EASEMENTS ETC. AND PRIOR TO UTILITY INSTALLATION.
5. ALL DRAINAGE EASEMENTS, PUBLIC AND PRIVATE, SHALL REMAIN UNOBSTRUCTED.

NOTE: ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS DECLARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THE PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS, WHERE SPECIFICATIONS OVERLAP (WATER, SEWER, ETC.), THE CONTRACTOR SHALL COMPLY WITH THE MOST STRINGENT SPECIFICATION.
NOTE: TO COMPLY WITH NPDES REQUIREMENTS, EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2\"/>



DETAIL OF DOUBLE INSTALLED HAY BALE & SILT FENCE
NOT TO SCALE

HOMEOWNER NOTES:
1. INSTALL SILT FENCE ALONG ALL DOWN GRADIENT LOT BOUNDARY LINES.
2. PROVIDE 12\"/>



NOTE: HOMEOWNER SHALL CONTROL SEDIMENT AND RETAIN ALL SEDIMENT ON-SITE DURING HOME CONSTRUCTION.
NOTE: INSTALL SILT FENCE AS DETAILED. INSTALL HAYBALES ALONG UPSTREAM SIDE OF SILT FENCE WITH BINDING STRINGS OR WIRE RUNNING PARALLEL TO THE GROUND.

NO.	DATE	REVISIONS
1.	11-18-15	AS PER ESCAMBIA COUNTY

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH 15TH STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDESIGN.COM

PRELIMINARY PLAT OF
REDFISH HARBOR
DRAINAGE PLAN
FLORIDA

DRAWN BY: TGH/ARS
DESIGNED BY: TGH
CHECKED BY: TGH
DATE: 10/20/15
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 15-035
SHEET: C4

11"x17" SCALE 1" = 200'
24"x36" SCALE 1" = 100'

UTILITIES NARRATIVE:

POTABLE WATER:
AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:
AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTION OF PRIVATE LOW PRESSURE SYSTEMS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM LOCATED WITHIN THE RIGHTS OF WAYS AND EASEMENTS WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:
AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL TURNED OVER TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE INCLUDING THE DETENTION PONDS.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

NOTES:
ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY SHALL BE ALLOWED TO BE OPEN-CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.

ROUGH GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT MINIMUM AND MAXIMUM DEPTHS.

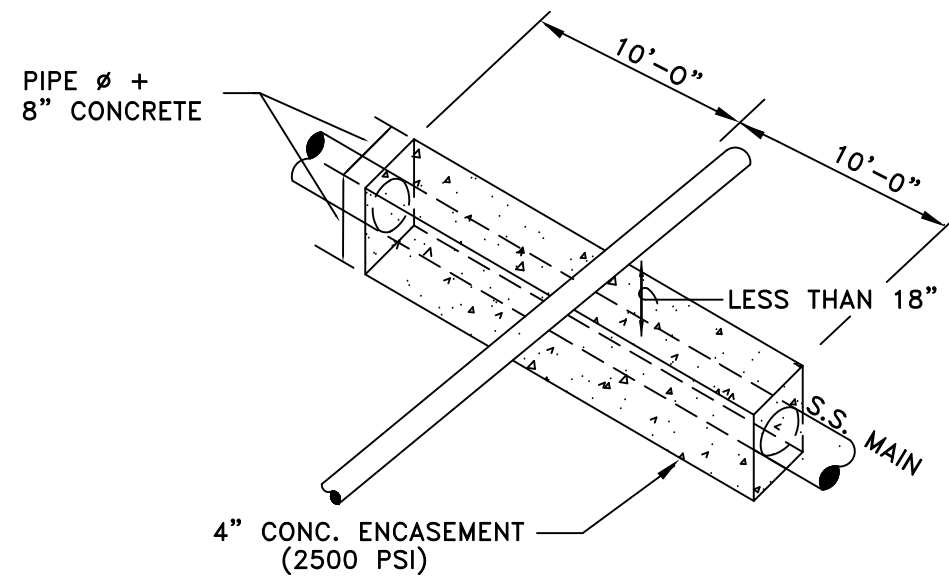
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.

CONTRACTOR TO INSTALL WATER SERVICES FOR EACH LOT, OPPOSITE THE PROPERTY CORNER THAT GULF POWER HAS PROPOSED POWER TRANSFORMERS.

PROPOSED WATERLINES AND FORCE MAIN SHALL HAVE A MINIMUM COVER OF 30" AND A MAXIMUM COVER OF 36" BELOW PROPOSED FINISHED GRADE UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.

ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE/ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.



SEWER ENCASEMENT DETAIL

N.T.S.

SANITARY SEWER LINES (GRAVITY OR PRESSURE) SHALL HAVE 18" OR GREATER VERTICAL CLEARANCE BELOW ANY POTABLE WATER LINE WHEN CROSSING. MINIMUM OF 6" VERTICAL CLEARANCE IS REQUIRED FOR OTHER UTILITIES. HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER LINE WHICH IS PARALLEL TO AND LESS THAN 18" BELOW A POTABLE WATER LINE SHALL BE 10'-0" OR GREATER. MINIMUM OF 30" IS REQUIRED FOR OTHER UTILITIES.

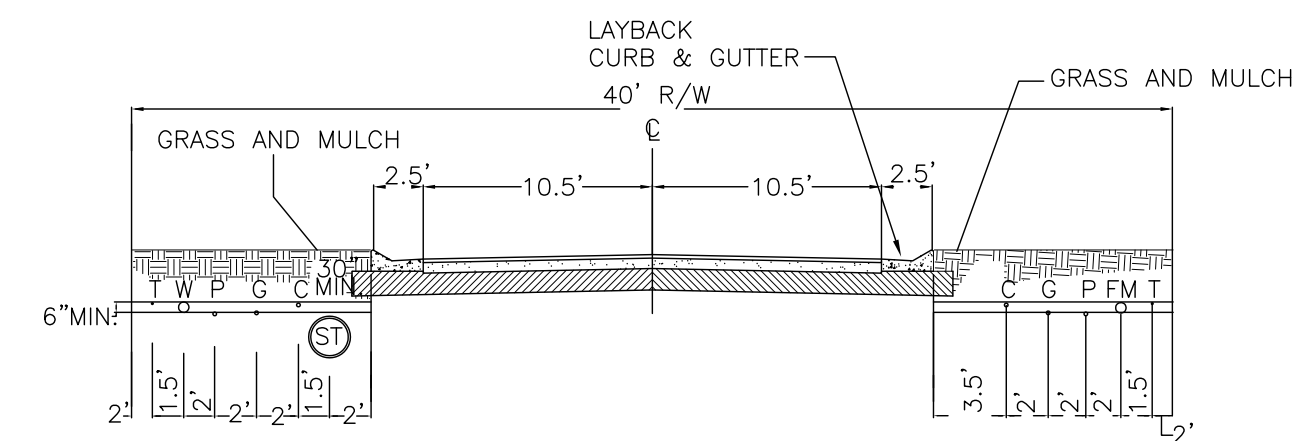
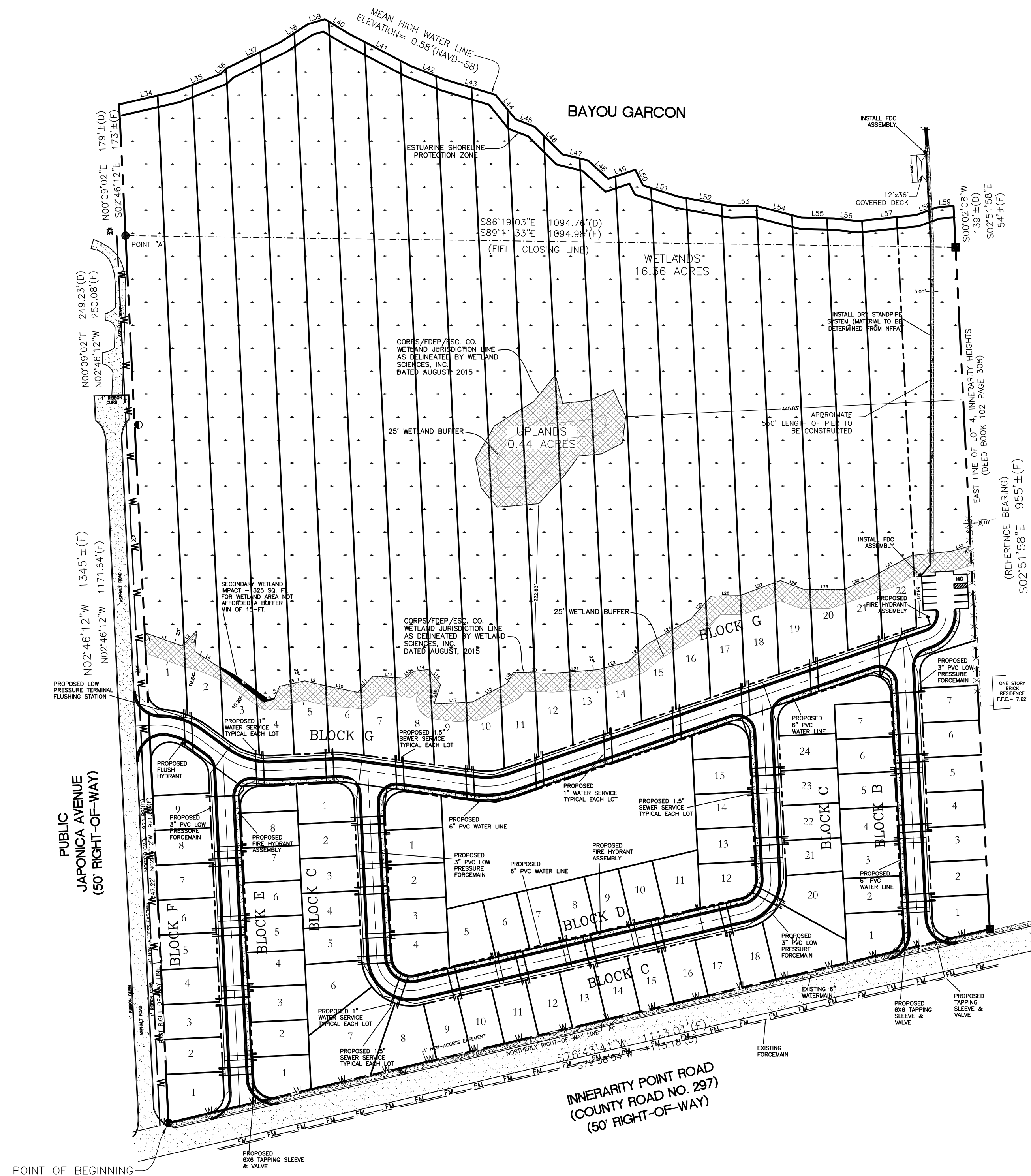
IF THIS IS NOT POSSIBLE OR PRACTICAL, SEE BELOW:

FOR CROSSINGS: ENCASE AS SHOWN SO THAT ENDS OF ENCASEMENT ARE AT LEAST 12' FROM ANY WATER LINE JOINT. WATER LINE JOINT MUST NOT BE CLOSER THAN 5' TO POINT OF CROSSING, OR IT MUST ALSO BE ENCASED.

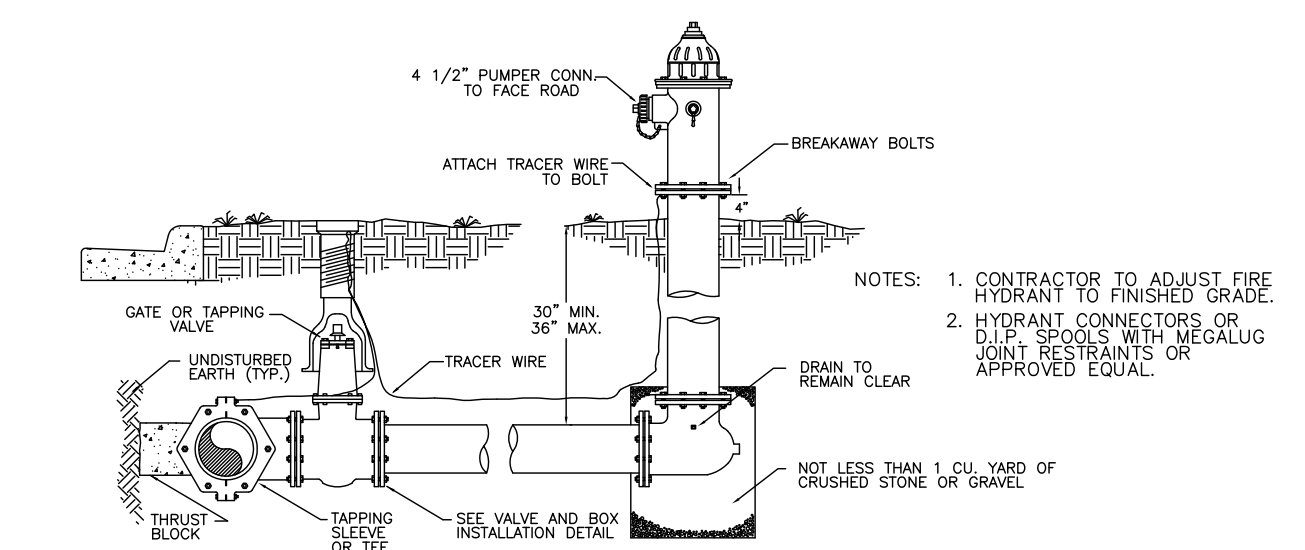
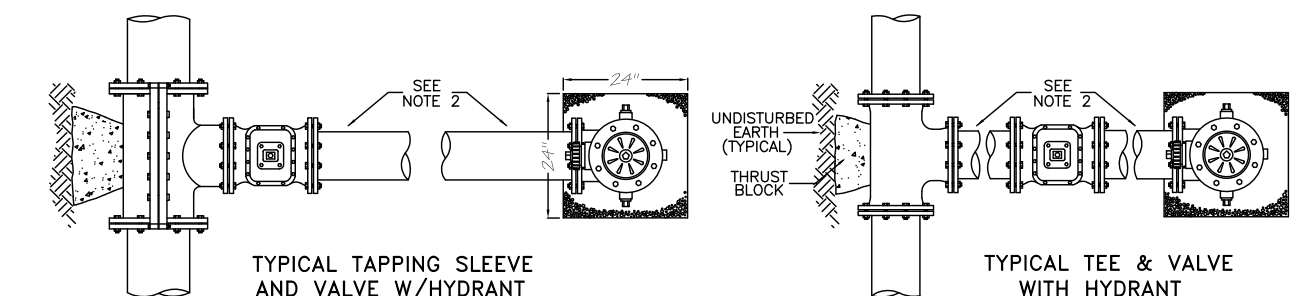
ALTERNATE 1: USE EQUALLY (OR HIGHER) RATED PRESSURE SEWER WITH NO JOINTS CLOSER THAN 12' APART AND 6" VERTICAL CLEARANCE.

ALTERNATE 2: PUT SEWER LINE INTO STEEL CASING AND CENTER 20' PIECE WITH 4' VERTICAL CLEARANCE AND SEAL ENDS.

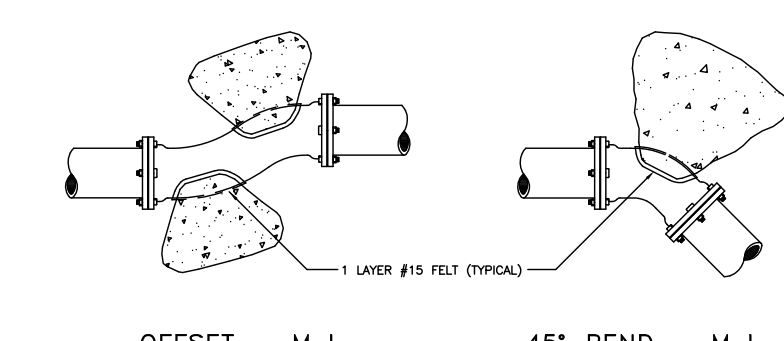
FOR PARALLEL: AND 6' TO 10' APART USE ONE OF ABOVE, BUT IF MORE THAN 40' LONG, MUST USE ALTERNATE 1 AND KEEP JOINTS STAGGERED. IF LINES MUST BE 3' TO 6' APART THEN MUST USE ALTERNATE 1 WITH HIGHER RATED PRESSURE PIPE FOR SEWER (I.E., WATER LINE IS DR25 THEN USE DR18 OR 21 FOR SEWER).



COMMON TRENCH (40' R/W~21' ASPH.)

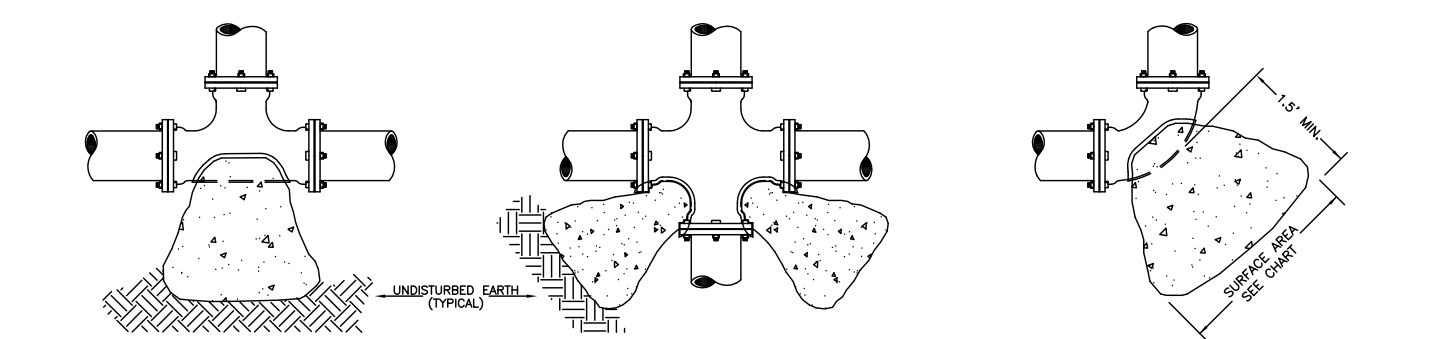


FIRE HYDRANT ASSEMBLY



MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL				
FITTING PIPE SIZE	DEAD END OR TEE	90° BEND		
		45° BEND	45° BEND	22.5° BEND
4"	1' x 2'	1.5' x 1.5'	1' x 1.5'	1' x 1'
6"	2' x 2'	2.5' x 2.5'	2' x 1.5'	1' x 1.5'
8"	2.25' x 3'	3' x 3'	2' x 2.5'	1.5' x 1.5'
10"	3.5' x 3'	4' x 3.75'	2.75' x 3'	2' x 2'
12"	4' x 4'	4' x 5'	3' x 4'	2' x 2'
16"	5' x 5.5'	6' x 6.5'	4' x 5'	3' x 3.5'

NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL.



THRUST BLOCK DETAILS

N.T.S.

NO.	DATE	REVISIONS
1.	11-18-15	AS PER ESCAMBIA COUNTY

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH 15TH STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDESIGN.COM

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PRELIMINARY PLAT OF
REDFISH HARBOR
UTILITY PLAN
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: TGH/ARS
DESIGNED BY: TGH
CHECKED BY: TGH
DATE: 10/20/15
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 15-035
SHEET: 05

Property Owners: Name: Redfish Harbor LLC

Street address: 106 Stone Blvd. City: Cantonment State: FL

Zip Code: 32533 Phone: Work (850) 968-0991 Cell () _____ Fax (850) 968-0996

E-mail address: _____

Developer: Name: Redfish Harbor LLC

Street address: 106 Stone Blvd. City: Cantonment State: FL

Zip Code: 32533 Phone: Work (850) 968-0991 Cell () _____ Fax (850) 968-0991

E-mail address: _____

Agent / Engineer: Name: Thomas G. Hammond, Jr. PE, Hammond Engineering, Inc.

Street address: 3802 North 'S' Street City: Pensacola State: FL

Zip Code: 32505 Phone: Work (850) 434-2603 Cell (850) 554-9389 Fax (850) 43-2650

E-mail address: Tom@selanddesign.com

Provide the requested information in the space provided:

Future Land Use Category(ies): MU-S Zoning District(s): HDR

Has any part of the project site been previously involved in a Future Land Use Map Amendment, Application for Rezoning, Application for Conditional Use, Application for Variance, Application for Vested Rights, Appeal of Administrative Decision, other county review?
No Yes _____ If YES, which type: _____, Date ____/____/____, Case # _____

Does the proposed project require a Variance, Conditional Use Approval, Rezoning, or a Future Land Use Change?
No Yes _____ If YES, which: _____ If YES, attach written explanation.

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact (850) 595-3472.**

Provide the requested information in the space provided:

Water Provider: ECUA Septic _____ Sewer Provider: ECUA

Are there existing building(s) on site? No Yes _____

Describe last use of building(s): _____

SQ. FT. of Building Footprint: _____

SQ. FT. of Impervious Surface (Including Bldg Footprint): _____

Total Site Acreage: _____ Total Acreage to be disturbed: _____

Total Acres of Wetlands: _____ Total Acres of Wetlands to be disturbed: _____

Number of Trees on site: _____ Number of Trees to be removed: _____

If you have any question or comments regarding this application, please contact us at (850) 595-3472.

We appreciate suggestions of how to improve our services.

DEVELOPMENT REVIEW APPLICATION CERTIFICATION FORM

I affirm and certify that I am duly qualified as authorized agent to make such application; that I understand the questions asked in the application; that all information and statements submitted in any documents or plans concerning this application are accurate to the best of my knowledge and belief; that I understand the application, attachments, and fees become part of the Official Records of Escambia County and not returnable or refundable; that this application is of my own choosing and staff has explained all procedures relating to this request; that there are no guarantees as to the outcome of this request; that the application is being accepted subject to verification of information; that any false information knowingly given by me may result in denial of the application, and that additional information may be required by Escambia County in order to make a determination.

Redfish Harbor

Name of Proposed Development

Authorized Agent's Signature

10/28/15

Date

Agents Name (print): Thomas G. Hammond, Jr. PE

Company Name: Hammond Engineering, Inc.

Street address: 3802 North 'S' Street City: Pensacola State: FL

Zip Code: 32505 Phone: Work (850) 434-2603 Fax: (850) 434-2650

STATE of Florida

COUNTY of Escambia

The forgoing instrument was acknowledged before me this 28 day of October, year of 2015 by Thomas G. Hammond Jr., who () did (x) did not take an oath.

He/she is (x) personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

Signature of Notary Public

10/28/15
Date

Printed Name of Notary
Ryan Sieg

My Commission Expires

Commission No. (Notary seal must be affixed)



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

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at the northeast quadrant of the Innerarity Point/Japonica Ave. intersection, Pensacola, Florida, property reference number(s) 14-3S-32-1000-050-002 & 14-3S-32-1000-040-002, I hereby designate Hammond Engineering, Inc. for the sole purpose of completing this Development Review Application and to act on my behalf during the county's processing of the Development Review Application on the above referenced property.

This Limited Power of Attorney is granted on this 28 day of October the year of 2015 and is effective until the County 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 Department of Growth Management.

M. Pair 10/28/15 MATTHEW PAIR
Signature of Property Owner Date Printed Name of Owner

STATE of Florida
COUNTY of Escambia

The forgoing instrument was acknowledged before me this 28 day of October, year of 2015 by Matthew Pair who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] 10/28/15 Ryan Sieg
Signature of Notary Public Date Printed Name of Notary

My Commission Expires _____



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

Commission No. (Notary seal must be affixed) _____



HAMMOND ENGINEERING, INC.
Florida Certificate of Authorization No. 9130
Alabama Certificate of Authorization No. 3277

Redfish Harbor

Project Narrative

October 28, 2015

The proposed project consists of the division of two lots located on the north side of Innerarity Point Road and along the east side of Japonica Avenue in Escambia County. The project parcels are currently zoned HDR and have a future land use designation of MU-S. The parcels have a combined area of 29.59 acres and are bordered by Bayou Garcon to the north. The site contains approximately 12.93 acres of jurisdictional wetlands.

Portions of the development are located in the AE flood zone with a base flood elevation 5.0'.

The developers are proposing to permit the property through the Planned Unit Development (PUD) process into 92 single family residential lots. The project will require variances to the right of way width, and the front and rear setback lines. Amenities will include a common pier to access Bayou Garcon, and community swimming pool, and a community playground.

Each of the 22 lots along the north portion (water front) of the site will share a common pier to access Bayou Garcon.

We will request stormwater quantity (attenuation) requirements be waived due to the project bordering a tidally influenced body of water. Stormwater quality requirements will be achieved by constructing shallow dry ponds and vegetative natural buffers.

Water and sewer are to be provided by ECUA.

Prepared By: Stephen R. Moorhead
McDonald Fleming Moorhead, Attorneys at Law
4300 Bayou Blvd. Suite 13
PENSACOLA, FL
File Number: 05-0705
Parcel ID #: 14-3s-32-1000-040-002, 14-3s-1000-050-002 and 14-3s-32-1000-000-003
Grantee(s) SS #:

**WARRANTY DEED
(CORPORATE)**

REC'D OCT 29 2015

This WARRANTY DEED, dated 02/07/2005
by Heron Bay, LLC, a Florida limited liability company
whose post office address is:
399 Creary Street, Pensacola, FL 32507
hereinafter called the GRANTOR, to
Redfish Harbor, LLC, a Florida limited liability company
whose post office address is:
2755 Fenwick Road, Pensacola, FL 32526

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Beginning at the intersection of the Northerly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W) and the Easterly right-of-way line of Japonica Avenue (50' R/W); thence go North 00 degrees 09 minutes 02 seconds East along said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 921.89 feet to a point at the Northerly end of Japonica Avenue; thence continue North 00 degrees 09 minutes 02 seconds East along an extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 249.23 feet to a point hereinafter referred to as Point "A"; thence continue North 00 degrees 09 minutes 02 seconds East along said extension of the said Easterly right-of-way line of Japonica Avenue (50' R/W) a distance of 179 feet more or less to the shoreline of Bayou Garcon; thence meander Easterly along said shoreline a distance of 1180 feet more or less to an intersection with said shoreline and the East line of Lot 4, Innerarity Heights as recorded in Deed Book 102 at Page 308, of the Public Records of Escambia County, Florida; thence go South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 139.00 feet more or less to a point lying South 86 degrees 19 minutes 03 seconds East a distance of 1094.76 feet from the aforementioned Point "A"; thence continue South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 900.50 feet to the Northerly right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W); thence go South 79 degrees 38 minutes 04 seconds West along said Northerly right-of-way line a distance of 1113.18 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 14, Township 3 South, Range 32 West, Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Heron Bay, LLC, a Florida limited liability company

Signature: [Signature]
Print Name: **DOROTHY A. GARRETT**
Signature: [Signature]
Print Name: **STEPHEN R. MOORHEAD**


By: [Signature]
Matthew Pair, its manager
By: [Signature]
Ashton Hayward, its member

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 02/07/2005, by: Ashton Hayward, as member, and Matthew Pair, as manager of Heron Bay, LLC, a Florida limited liability company, on behalf of the company.

Notary Seal
 Personally Known
OR
 Produced Identification
Type of Identification Produced _____

Signature: [Signature]
Print Name: DOROTHY A. GARRETT, Notary Public

 Dorothy A. Garrett
MY COMMISSION # DD83648 EXPIRES
January 14, 2006
DONORDED THEM THEY PAID PURSUANT TO THE...

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Innerarity Point Road

Legal Address of Property: Innerarity Point Road Pensacola FL 32507

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: McDonald Fleming Moorhead, Attorneys At Law
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

AS TO SELLER(S):

Heron Bay, LLC, a Florida limited liability company

By: [Signature]
Matthew Pair, its manager

By: [Signature]
Ashton Hayward, its member

[Signature]
Witness: DOROTHY A. GARRETT

[Signature]
Witness: STEPHEN R. MOORHEAD

AS TO BUYER(S):

Redfish Harbor, LLC, a Florida limited liability company

By: [Signature]
Cody Rawson, its member

By: [Signature]
Matthew Pair, its member

By: [Signature]
Allan Bell, its member

By: [Signature]
Ashton Hayward, its member

[Signature]
Witness: DOROTHY A. GARRETT

[Signature]
Witness: STEPHEN R. MOORHEAD



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00009130

Redfish Harbor

REC'D NOV 24 2015

A. **Owner:** Redfish Harbor, LLC
106 Stone Blvd.
Cantonment, FL 32533

Applicant: Thomas G. Hammond, Jr., P.E.
Hammond Engineering, Inc.
3802 North "S" Street
Pensacola, Florida 32505
850 434-2603

Date: November 18, 2015

B. Stormwater Narrative

1. **Project Description:** Redfish Harbor is a proposed 92 lot, Planned Unit Development project. All roadways will be paved and the project will have underground utilities. All stormwater runoff will be collected and conveyed via curb and gutter and concrete flumes into one of the proposed detention basins. The ponds will be designed in accordance to Escambia County requirements and will remain private. The total project area is 25.66 acres.
2. **Project Location:** The site is located on the north side of Innerarity Point Road and the east side of Japonica Avenue in Section 14, Township 3 South, Range 32 West, Escambia County, Florida. The project is bordered by jurisdictional wetlands and Garcon Bayou to the north.
3. **Existing Site Environmental and Hydrologic Conditions:**
 - a. There are approximately 16.36 acres of jurisdictional wetlands on the site. We propose minimal impacts to the wetlands.
 - b. Currently, the entire site flows from Innerarity Point Road northerly toward Garcon Bayou.
4. **Post-Development Hydrological Conditions:**

Runoff from the project will be collected in the proposed roads and routed to one of the proposed detention basins. Each basin will be designed to meet Escambia County requirements. The site is located on a tidal body of water; therefore we request that attenuation requirements be waived as allowed in the LDC.

Escambia County Requirements

The proposed drainage systems will be designed to meet the requirements of the current Escambia County LDC.

NFWFMD Requirements

The proposed drainage systems will be designed to meet the requirements of the NFWFMD thru the use of dry ponds and natural vegetative buffers.

Positive Outflow

Positive outflow for the project will discharge into Garcon Bayou as needed.

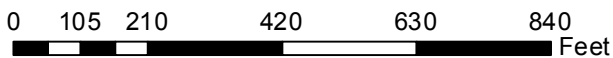
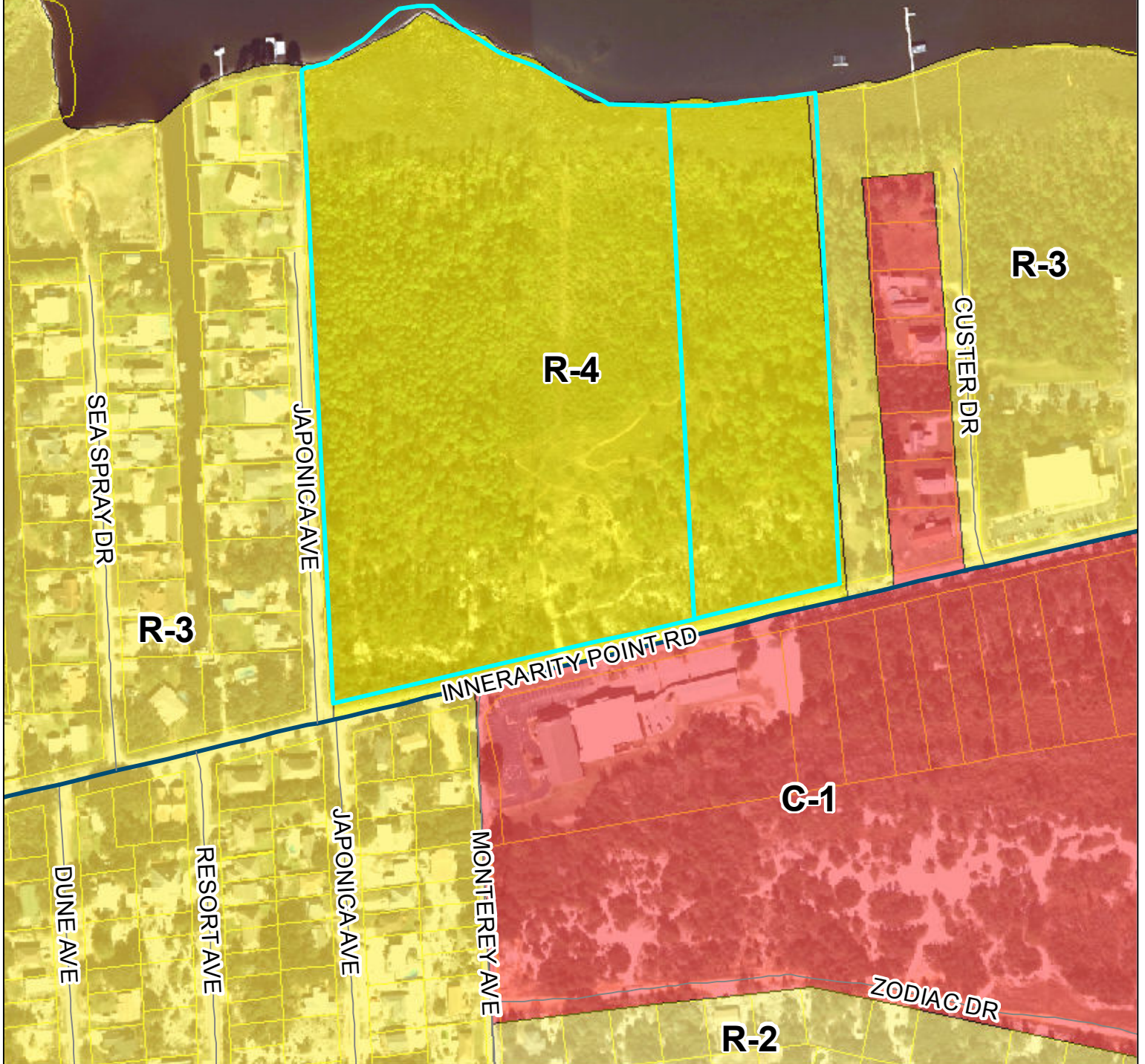
Off-site runoff

The design will include offsite runoff from the Innerarity Road right of way.

SDD

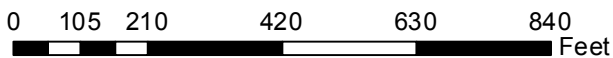


Shelter Cove PUD Innerarity Point Rd Drawing - Zoning Map



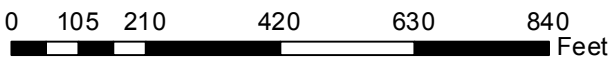
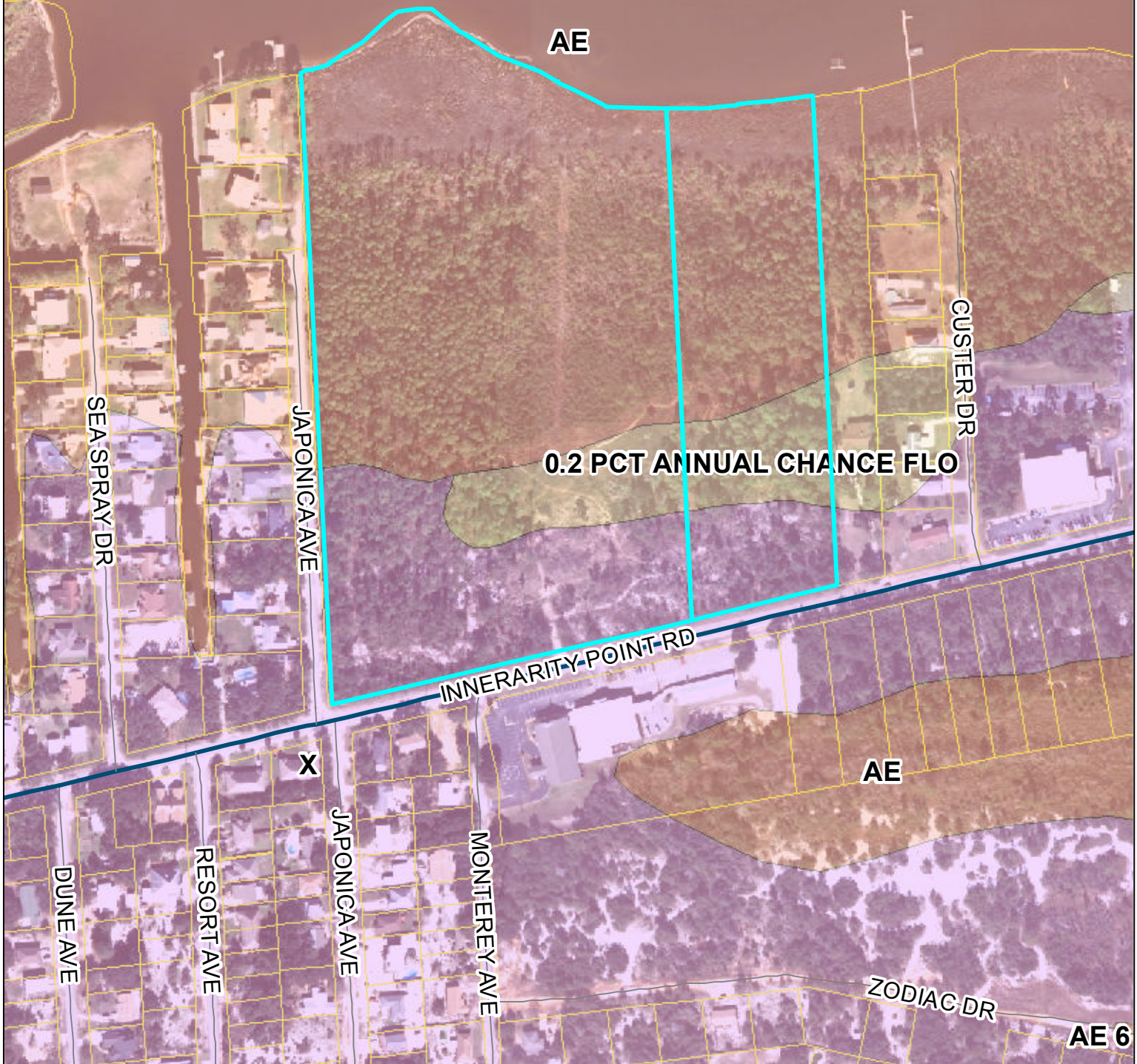
This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.

Shelter Cove PUD Innerarity Point Rd Drawing - AerialMap

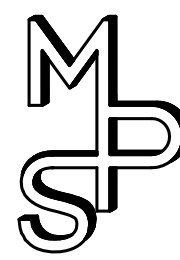


This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.

Shelter Cove PUD Innerarity Point Rd Drawing - Flood Map

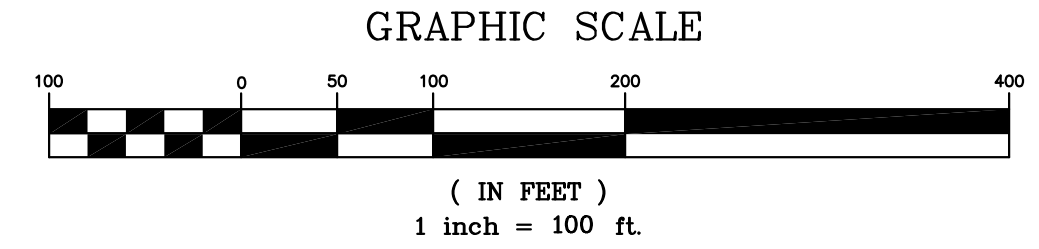
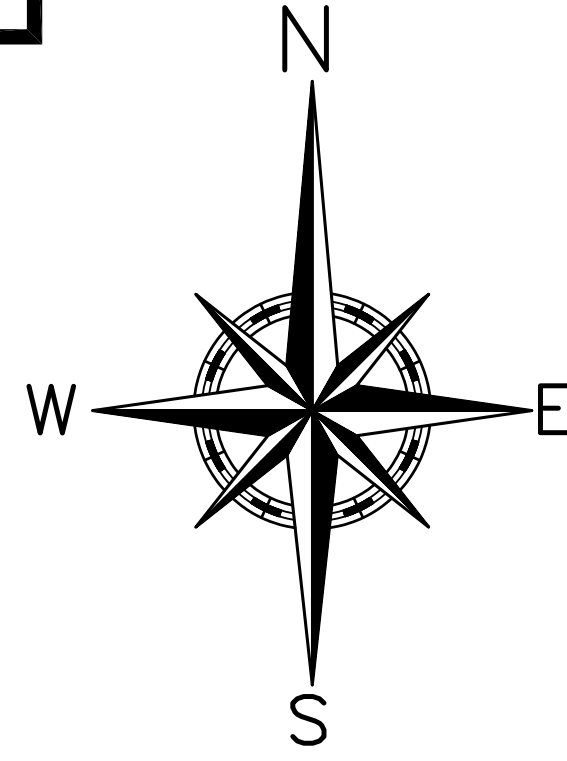


This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.



BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY

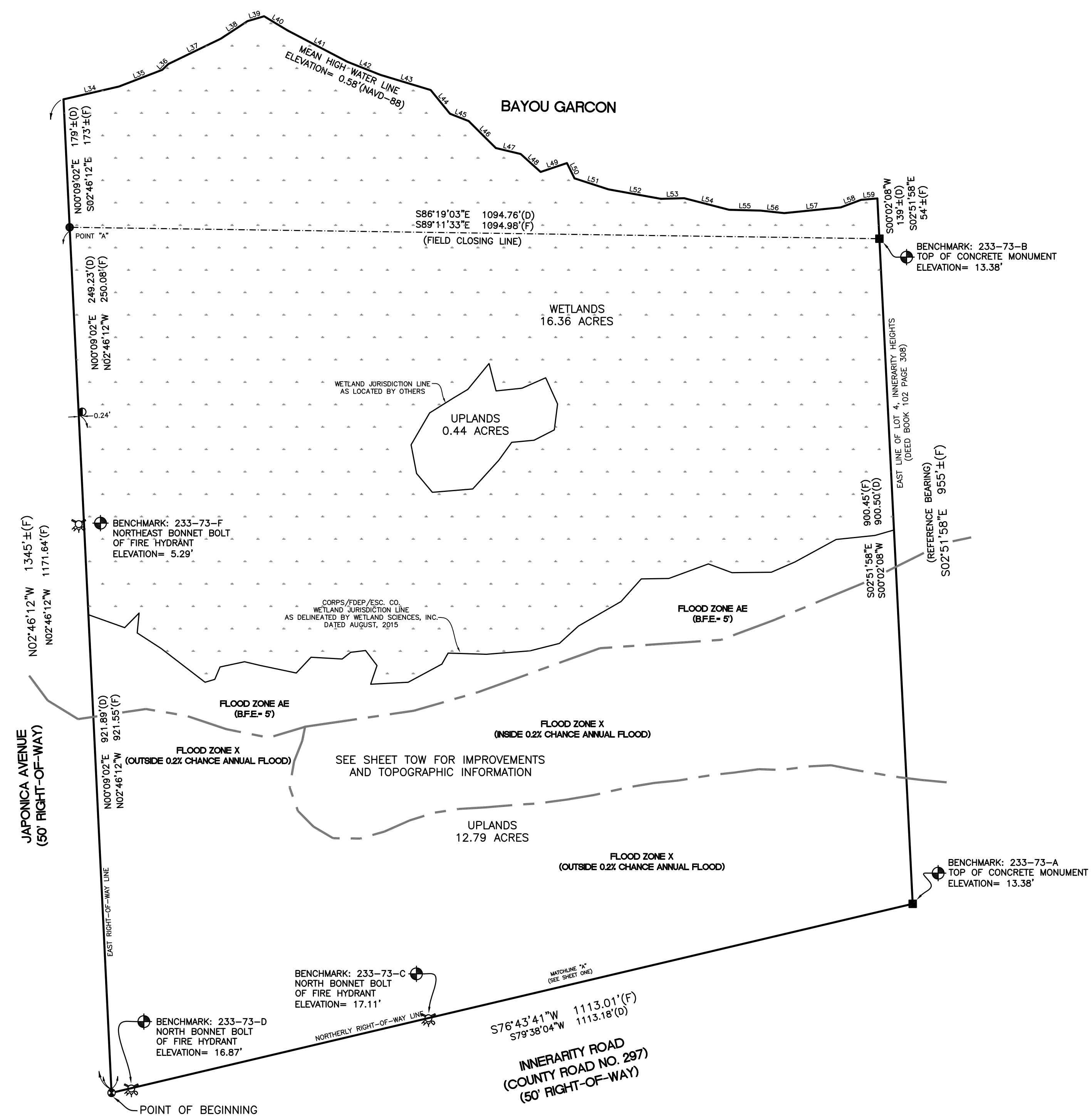
OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH, RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.



LEGAL DESCRIPTION: AS RECORDED IN O.R. BOOK 5576 AT PAGE 789

Beginning at the intersection of the Northern right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W) and the Eastern right-of-way line of Japonica Avenue (50' R/W); thence go North 00 degrees 09 minutes 02 seconds East along said Eastern right-of-way line of Japonica Avenue (50' R/W) a distance of 921.89 feet to a point at the Northern end of Japonica Avenue; thence continue North 00 degrees 09 minutes 02 seconds East along an extension of the said Eastern right-of-way line of Japonica Avenue (50' R/W) a distance of 249.23 feet to a point hereinafter referred to as Point "A"; thence continue North 00 degrees 09 minutes 02 seconds East along said extension of the said Eastern right-of-way line of Japonica Avenue (50' R/W) a distance of 179 feet more or less to the shoreline of Bayou Garcon; thence meander Easterly along said shoreline a distance of 1180 feet more or less to an intersection with said shoreline and the East line of Lot 4, Innerarity Heights as recorded in Deed Book 102 at Page 308, of the Public Records of Escambia County, Florida; thence go South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 139.00 feet more or less to a point lying South 86 degrees 19 minutes 03 seconds East a distance of 1094.76 feet from the aforementioned Point "A"; thence continue South 00 degrees 02 minutes 08 seconds West along said East line of Lot 4 a distance of 900.50 feet to the Northern right-of-way line of Innerarity Road (County Road No. 297 - 50' R/W); thence go South 79 degrees 38 minutes 04 seconds West along said Northern right-of-way line a distance of 1113.18 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 14, Township 3 South, Range 32 West, Escambia County, Florida.

LINE	BEARING	LENGTH
L34	N77°00'42"E	76.94'
L35	N68°54'32"E	62.79'
L36	N46°22'30"E	11.34'
L37	N64°12'29"E	78.74'
L38	N56°43'08"E	43.23'
L39	N73°28'45"E	23.40'
L40	S58°52'33"E	36.95'
L41	S62°22'04"E	91.60'
L42	S68°19'44"E	47.98'
L43	S73°19'21"E	70.90'
L44	N39°14'47"W	41.43'
L45	S68°37'16"E	26.99'
L46	S45°13'14"E	51.80'
L47	S76°30'58"E	34.63'
L48	S47°52'39"E	36.20'
L49	N71°25'47"E	37.61'
L50	S22°21'36"E	22.99'
L51	S72°03'32"E	48.42'
L52	S79°47'11"E	71.94'
L53	N88°27'01"E	31.47'
L54	S75°28'25"E	62.70'
L55	S88°36'00"E	42.65'
L56	S83°40'12"E	32.24'
L57	N84°09'30"E	76.66'
L58	N69°37'42"E	29.50'
L59	N85°24'53"E	21.97'



- GENERAL NOTES:
- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S02°51'58"E ALONG THE EAST LINE OF THE SUBJECT PROPERTY ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(07).
 - THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY MERRILL PARKER SHAW, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
 - THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 - FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTIONS. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
 - ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, FROM THE TRIMBLE VRS NOW NETWORK GPS OBSERVATION.
 - THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON HAS BEEN ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NUMBER 3358.
 - THIS MEAN HIGH WATER LINE SURVEY HAS BEEN FILED AT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY'S BUREAU OF SURVEYING AND MAPPING PUBLIC REPOSITORY, AS MEAN HIGH WATER SURVEY FILE NUMBER _____.
 - THE PROPERTY AS SHOWN HEREON IS SITUATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 5 FEET, FLOOD ZONE X (AREAS INSIDE THE 0.2% CHANCE ANNUAL FLOOD) AND FLOOD ZONE X (AREAS INSIDE THE 0.2% CHANCE ANNUAL FLOOD) AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C 0508G, REVISED SEPTEMBER 29, 2006. ESCAMBIA COUNTY FLOOD PLAIN MANAGEMENT REQUIRES A THREE FOOT FREEBOARD BEYOND THE BASE FLOOD ELEVATION.

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

MERRILL PARKER SHAW, INC. PROFESSIONAL LAND SURVEYING SERVICES
4928 N. DAVIS HWY., PENSACOLA, FL. 32503
PHONE: (850) 478-4823 FAX: (850) 478-4824
FLORIDA CORPORATION NUMBER 7174

BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH, RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.

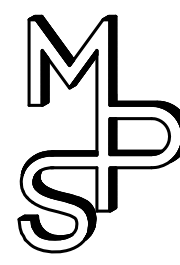
REQUESTED BY: CODY RAWSON
PREPARED FOR: REDFISH HARBOR, LLC.

NO.	DATE	APPR.	REVISIONS:

SCALE: 1" = 100' DRAWN: AES CHECKED: EWP DATE: 10/15/15 FIELD BOOK: 233, PAGES: 72-74 FIELD DATE: 9/29/15

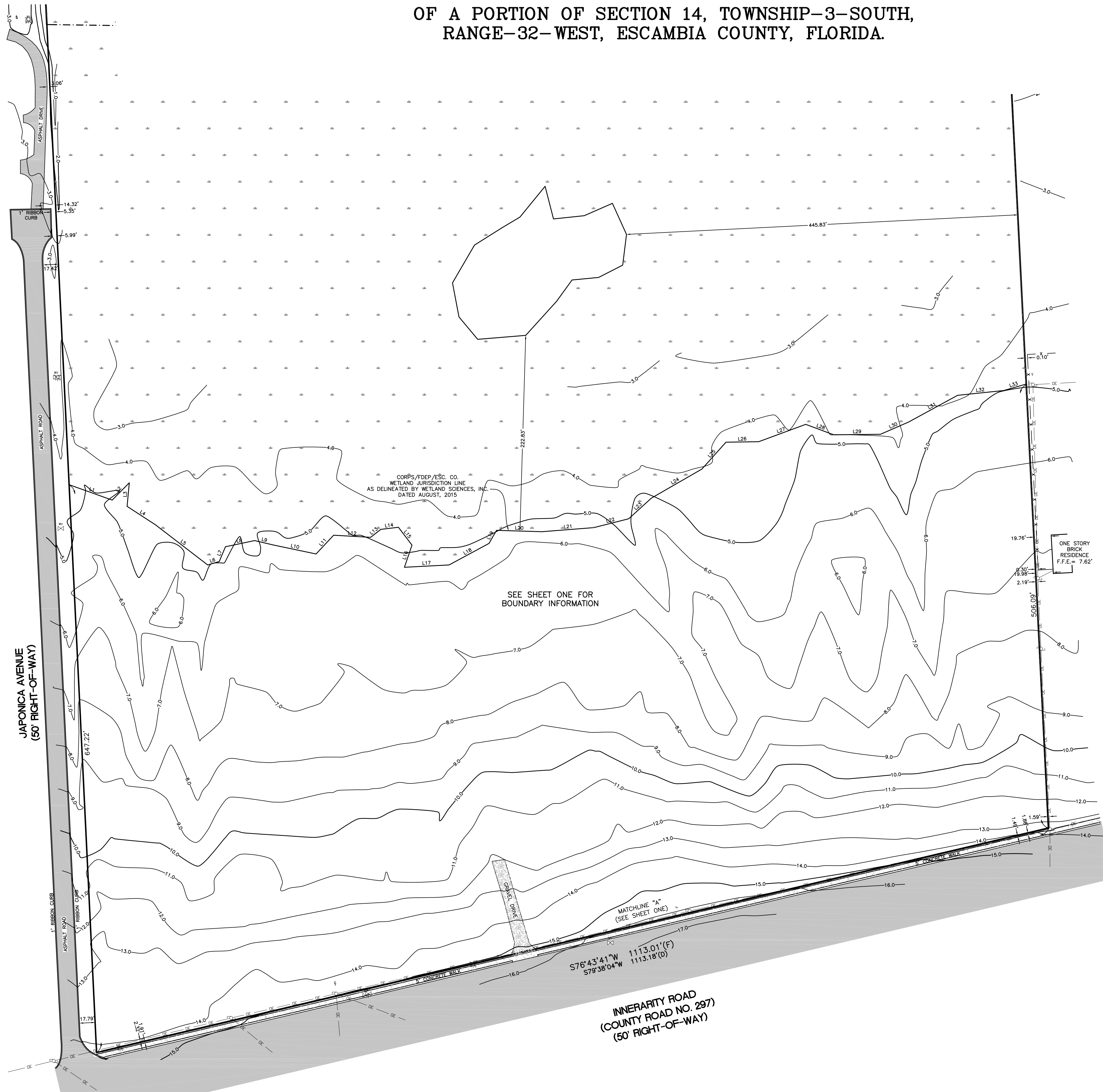
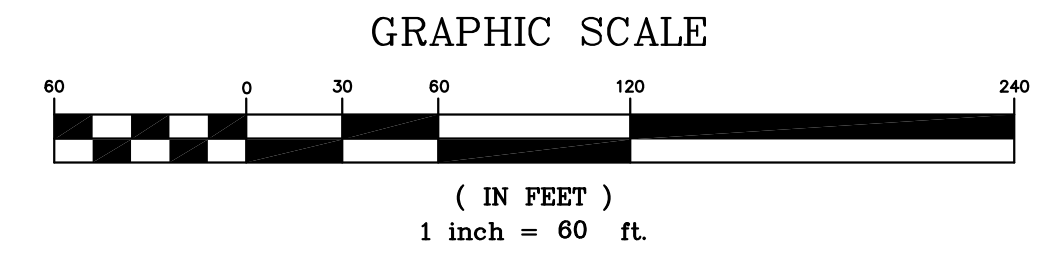
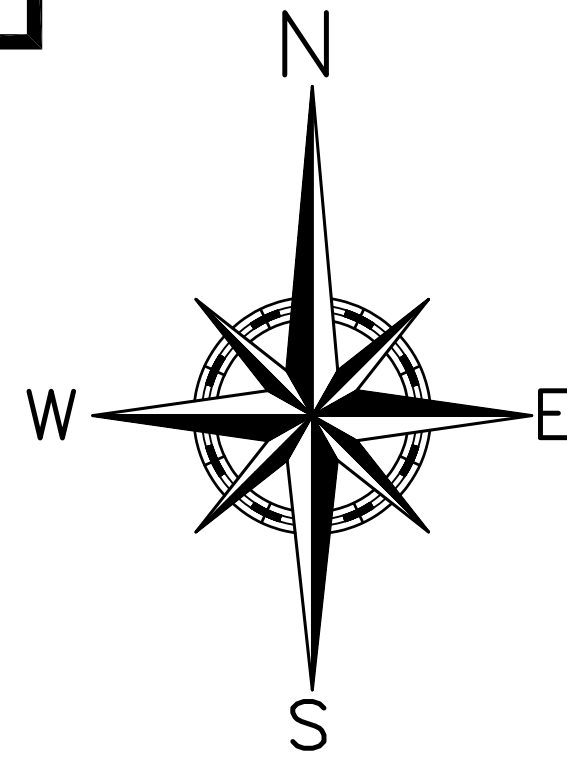
JOB NO.	SHEET
15-7889-S-1	1 OF 2

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BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY

OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH,
RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.



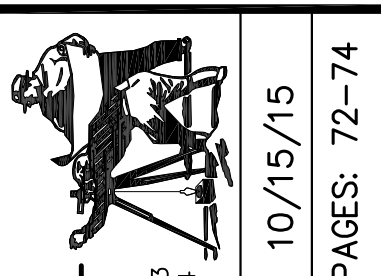
LINE	BEARING	LENGTH
L1	S70°22'37"E	52.06'
L2	N44°42'33"E	27.72'
L3	S05°26'14"W	27.01'
L4	S37°01'01"E	38.42'
L5	S52°27'00"E	75.06'
L6	N73°31'07"E	13.73'
L7	N22°48'54"E	18.20'
L8	N77°59'30"E	33.94'
L9	S76°43'19"E	21.30'
L10	S78°07'15"E	50.29'
L11	N43°05'07"E	29.23'
L12	S86°42'26"E	42.18'
L13	N51°57'39"E	14.72'
L14	N83°11'40"E	20.16'
L15	S37°18'40"E	25.49'
L16	S18°46'10"W	26.71'
L17	N85°58'34"E	50.86'
L18	N61°40'17"E	51.70'
L19	N29°48'17"E	17.11'
L20	S88°18'40"E	51.73'
L21	N85°29'48"E	59.28'
L22	N75°45'55"E	40.82'
L23	N47°45'14"E	34.99'
L24	N03°04'03"E	66.40'
L25	N41°48'56"E	40.98'
L26	N89°08'57"E	37.26'
L27	N69°45'57"E	57.03'
L28	S69°34'33"E	34.07'
L29	N89°22'01"E	53.13'
L30	N66°26'05"E	34.93'
L31	N61°24'14"E	63.49'
L32	N84°03'31"E	52.73'
L33	N74°05'41"E	25.66'

- DENOTES:
- - 1/2" CAPPED IRON ROD, NUMBERED 5903 (FOUND)
 - - 1/2" CAPPED IRON ROD, NUMBERED 6499 (FOUND)
 - - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- R/W - RIGHT-OF-WAY
 (D) - DEED INFORMATION
 (F) - FIELD INFORMATION
 ⊗ - WATER VALVE/METER
 ⊕ - FIRE HYDRANT
 ⊕ - POWER POLE
 ⊕ - GUY ANCHOR
 — — — — — OVERHEAD ELECTRIC
 ~ ~ ~ ~ ~ CONTOUR LINE
 ● - SPOT ELEVATION
 ⊕ - BENCHMARK IN VICINITY
 x - 4' CHAIN LINK FENCE

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NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE ORIGINAL BOUNDARY SURVEY LICENSE NUMBER AND MAPPER



MERRILL PARKER SHAW, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 4928 N. DAVIS HWY.
 PENSACOLA, FL 32503
 FLORIDA CORPORATION NUMBER 7174
 PH: (850) 478-4923
 FAX: (850) 478-4924

SCALE: 1" = 60'
 DATE: 9/29/15
 DRAWN: AES
 CHECKED: EWP
 DATE: 10/15/15
 FIELD BOOK: 233, PAGES: 72-74

BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY
 OF A PORTION OF SECTION 14, TOWNSHIP-3-SOUTH,
 RANGE-32-WEST, ESCAMBIA COUNTY, FLORIDA.

REQUESTED BY: CODY RAWSON
 PREPARED FOR: REDFISH HARBOR, LLC.

JOB NO.	SHEET
15-7889-S-1	2 OF 2

Plan Reviewer Evaluation Comments

Preliminary Plat Reviewer Comments

DRC Meeting Date: November 04, 2015

Project #: PSD150400015

Project Name: Redfish Harbor

Project Address: Innerarity Point Rd

Please Address the Following Comments

Addressing

Reviewer: Rick Geiberger @ 850-595-3458
Rick_Geiberger@co.escambia.fl.us

- 1) PSD 150400015 Redfish Harbor, **13900 Innerarity Point Road.**

Access Management

Reviewer: Jason Walters @ 850-595-3422
Jason_Walters@co.escambia.fl.us

- 1) Show a 1' non-access easement along the Innerarity Point Road and Japonica Avenue frontage of the development.
- 2) Show the 35' sight triangle to be measured from the edge of asphalt. Show the 35' sight triangle on all effected corner lots.
- 3) There is a note on the drawing (page C3) that states that 5' sidewalks are proposed for the entire site. Is this note intended to mean sidewalks will be constructed along all roadways within the development? Please clarify.
- 4) Will the development be gated?

Stormwater

Reviewer: Roza I. Sestnov @ 850-595-3411
Roza_Sestnov@co.escambia.fl.us

1. **Please note that a PUD process differentiates from a typical subdivision process. Prior to Preliminary Plat/Construction Plan approval by DRC this proposal will have to be approved by the Planning Board. Please refer to Terry Williams comments.**
2. It is unclear if a conservation easement is going to be proposed and recorded for the existing wetlands. The waiver of quantity (attenuation) may be granted only if there is assurance that this development has and always will have a direct connection to open body water. See comment #3.
3. Demonstrate where overflow from the proposed ponds will be discharged. Additional drainage easements, overflow structures/piping will be required.
4. Submit a copy of the conceptual stormwater management plan with a narrative description of the proposed development and preliminary drainage calculations.
5. The BCC and the County Engineer do not support subdivisions designed below County standards, even if the subdivision is going to be private. Please revise typical street cross sections, provide cross section in accordance with the current County's Technical Specifications.
6. Detention and retention basins (ponds), designed to impound more than two feet of water, must contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two feet below control elevation. Alternatively, the basin can be fenced with a perimeter fence to restrict public access. It is unclear what depth is proposed for all retention ponds. Please clarify.
7. FYI: Sodded rear yard sheet flow off site would be acceptable if the engineer can provide certified calculations that each rear yard runoff is decreased the pre-development, in volume and velocity (ie no adverse impacts). The other option is to install a private drainage access easement with a swale conveying the stormwater to the pond or R/W. Reference to lots 7 through 19, Block C.
8. FYI: Low pressure private sewer systems: please provide a signed and sealed statement, should include: expected annual cost, cost of replacement of the system, estimated life of the system, and how this information will be disclosed to the homebuyers. Also attach to this statement the system/pump specifications. Add applicable

Plan Reviewer Evaluation Comments

notes to the plans. FM located in the County R/W shall be maintained by ECUA, provide applicable note. ECUA permit shall be required prior to CP approval.

9. **FYI: For Preliminary Plat:** It appears fence restrictions may be required for private and public drainage easements for conveyance swale areas. Fence restriction notes will be required on the Final Plat drawing and in the Restrictive Covenants.
For Final Plat: Add a Fence Restriction note to the drawing for drainage easements. Also add language to the Restrictive Covenants indicating lot owners will not be allowed to locate fences within drainage easements, that easements shall be accessible at all times, and structures shall not be located within them that may prohibit or restrict flow of stormwater.
10. Provide written proof that all utility providers have been provided a copy of the proposed subdivision plans. The engineer of record or developer will be responsible for providing said written proof (copy of a transmittal letter is acceptable). Notification to utility companies is necessary at the preliminary plat stage of the review for utility company scheduling.
11. FYI: For project with construction activities that disturb > 1 acre, or is part of a larger common plan of development or sale that will disturb > 1 acre and stormwater discharge is to the surface water of the state or to a municipal separate storm sewer system (MS4), an NPDES permit is required. Submit copy of "Notice of Intent" submitted the FDEP prior to commencement of construction.
12. FYI: Upon approval of the preliminary plat, the developer may clear the proposed rights-of-way provided that all county, state or federal permits governing the clearing activities and rights-of-way locations have been obtained. All sediment control measures must be accommodated on the preliminary plat in accordance with LDC and FDEP Best Management Practices.
13. FYI: The effective period of Preliminary Plat approval is 2 years.
14. Please add the following notes:
 - a) "All aspects of the Stormwater/drainage components and/or transportation components shall be completed prior to requesting a final inspection"
15. FYI: for Disposition Sign-Off: Please contact any of the following if the assigned reviewer indicated is not available: Chris Curb
16. **For Preliminary Plats:** Include an engineer's statement certifying all proposed roadways, drainage, and other improvements will be designed to comply with all applicable federal, state, and local development requirements, signed, sealed, and dated by a Florida Professional Engineer.
For Final Plats: Include an engineer's statement certifying all constructed roadways, drainage, and other improvements are designed to comply with all applicable federal, state, and local development requirements and that they are Engineer of Record for the Subdivision.
17. Please indicate: street names, Right of Ways width, and "Private" dedication.
18. Please add "Dry" or "Wet" to each pond parcel.
19. FYI: Subdivision entrance marker signs are to be dedicated private parcels or sign easements, owned and maintained by the Developer or Home Owners Association. If no sign is proposed, include by note on face of plat.
20. FYI: The county encourages the developer to request the roads and streets, and the stormwater management system be dedicated to the county concurrently. If the developer chooses to dedicate the roads and streets separate from the stormwater system, the roads and streets may be dedicated without the stormwater management system only if it is determined the roads and streets will not be negatively impacted if the stormwater management system should fail.
21. Additional comments may apply pending submittal of requested documents.

1. On sheet 2 of 5, under Building Requirements for HDR Zone correct Side Yard Setback from "whichever is greater" to whichever is less, but at least 5 feet.

Plan Reviewer Evaluation Comments

2. Define buffering width, vegetation density and type around the recreation park.

Health Dept

Stephen Metzler 850-595-6700
stephen_metzler@doh.state.fl.us

The FDOH in Escambia has reviewed the above referenced project and we have the following comments:

- Project documents indicate that swimming pools/spas are to be constructed at the site.
 - Prior to obtaining your construction permits from the local building department you must submit the following documents to the health department for each pool/spa to be constructed on the site.
 1. A copy of the pool/spa plans that you will be submitting to the building department for review and approval.
 2. Completed form DH 4159
 3. Initial operating inspection fee of \$150.00
- Additional information concerning the swimming pool and spa construction process can be obtained from Miss Louviminda Donado by phone at (850) 595-6700 or by email at louviminda.donado@flhealth.gov or from Mr. Mark Spitznagel by phone at (850) 595-6700 or by email at mark.spitznagel@flhealth.gov.

ECUA

Wendell Kutzer 850-969-3310
wkutzer@ecua.org

No comment.

ECAT

Ted Woolcock 850-595-3228 ext 225
ted_woolcock@co.escambia.fl.us

No Comments

Environmental Permitting

Reviewer: Brad Bane @ 850-595-4572
Bradley_Bane@co.escambia.fl.us

1. Current Environmental "Site Specific Survey" for the sites, the proposed plat & the survey show different wetland delineation dates & upland vs. wetland areas; please clarify.
2. As such, ALL "Environmentally sensitive lands" (per LDC 3.00.00 definition) & their boundaries shall be revised & labeled accordingly to scale on all revised plats as derived from the most current & ACCURATE s.s. survey.
3. Provide accurate wetland buffer dimensions/ widths. Provide buffer average if such is being proposed.
4. As shown, 82 lots are proposed in uplands & 22 lots are proposed containing both uplands & vast expanses of Jurisdictional Wetlands. The 22 lots, or some combinations of the 22 lots, shall be redesigned to exclude all Wetlands & Wetland buffers. There is sufficient uplands to plat along Wetlands & their required Wetland buffers under LDC 7.13.03 N./N3 to accomplish this as code further addresses this requirement under LDC 7.13.03 C ("provide written demonstration...that impacts have been avoided to the maximum extent possible..", LDC 7.13.04 "Clustering of Wetlands away from Wetlands & Environmentally sensitive lands", & other codes.
5. Mitigation proposals & plans per current code for all wetland impacts; Conservation Easements will likely be required.
6. Clarify code provisions for clustering away from Wetlands..
7. Clarify "Common pier...access" in narrative & "proposed shared dock easement (typical)" on plat on & for each lot, as they relate to the *subdivision* & as only 1 boardwalk on east side of lots is shown on the proposed site plans (a "dock" would be "...a structure waterward of the MHWL"... which is not currently shown on SP). As previously discussed but not clarified from our Pre-App. discussions, **will DEP allow the numerous impacts to wetlands as proposed for the individual boardwalks &/or dock structures behind these lots?** Some preliminary clarification from them &/or ACOE is needed due to potentially large amount of impacts to wetlands & surface waters under these agencies' jurisdiction.
8. Applications made ASAP to other additional Jurisdictional agencies for Wetland/ESL impacts is strongly encouraged as their requirements will likely shape the development proposal(s) as well.
9. Please read all applicable codes carefully, apply to site plans, & respond to comments in writing. Additional comments & standards may apply upon resubmittal. Thank you.

Plan Reviewer Evaluation Comments

Floodplain Management

Reviewer: Juan Lemos @ 850-595-3467
Juan_Lemos@co.escambia.fl.us

Ready for final.

At the time of construction the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area. Contact Escambia County Floodplain Manager/Building Inspections: **Harry T. Gibson, (850)-554-2826**

Fire Safety

Reviewer: Joe Quinn @ 850-595-1814
Joe_Quinn@co.escambia.fl.us

- 1) **18.2.3.4.1.1** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 2) **18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour. Fire Hydrants and Spacing per the LDC.
- 3) The construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats shall comply with **NFPA 303**, *Fire Protection Standard for Marinas and Boatyards*, and Section **28.1**
- 4) **28.1.6.1.1.1.1** Placement of portable fire extinguishers on piers and along bulkheads where vessels are moored or are permitted to be moored shall meet the following criteria:
 - a. (1) Extinguishers listed for Class A, Class B, and Class C fires shall be installed at the pier/land intersection on a pier that exceeds 25 ft (7.62 m) in length.
 - b. (2) Additional fire extinguishers shall be placed such that the maximum travel distance to an extinguisher does not exceed 75 ft (22.86 m). [**303:6.2.1.1.1**]
- 5) **28.1.6.2.5*** An approved water supply shall be provided within 100 ft (30 m) of the pier/land intersection or fire department connection serving fire protection systems. [**303:6.3.5**]
- 6) **28.1.6.3.1** Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft (45 m). [**303:6.4.1**]
- 7) Provide current flow test data from the closest (2) hydrants.

Plat Review

Reviewer: Rick Geiberger @ 850-595-3458
Rick_Geiberger@co.escambia.fl.us

1. Contact reviewer for comments

Please contact each reviewer to schedule an appointment.



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

REC'D NOV 24 2015

November 16, 2015

Escambia County Development Services Bureau
3363 West Park Place
Pensacola, Florida 32505

**Reference: Redfish Harbor PUD
HEI Project No. 15-035
Response to Comments**

Rick Gieberger:

I have changed the address of Redfish Harbor to the address to 13900 Innerarity Point Road on Cover sheet.

Jason Walters:

1. We have drawn in a 1' non-access easement.
2. We have included 35' sight triangle on all lots were applicable.
3. We have noted 5' sidewalks in several places.
4. The subdivision will not be gated at this.

Roza Sestnov:

1. Noted
2. We are not opposed to placing the wetlands we do not intend to impact in a conservation easement. The only proposed impacts will be for access to the water via elevated walkways. In return for the easement, we expect Escambia County to waive the stormwater attenuation requirement for this project.
3. The PUD plans are conceptual. So is the stormwater management plan. Positive discharge is clearly available for the project. It is not appropriate for us to indicate easements and discharge routes on a conceptual plan that may not be required once the actual design is completed. Consider this, the soils on-site are sands, we are not going to have to provide attenuations, we are proposing shallow ponds and vegetative natural buffers to provide treatment. It's possible the ponds would not need a positive discharge.
4. Attached is a copy of the conceptual stormwater management plan.
5. We have revised the roadway cross section accordingly.
6. There is nothing to clarify at this point, there has been no pond design which would give us the depth.
7. Noted
8. Noted
9. Noted
10. We will send letters to the utility providers if this concept plan gets approved by the BOCC and we submit the preliminary plat/construction plans.
11. Noted
12. Noted
13. Noted
14. We have added the notes to the plans.
15. Noted
16. Noted
17. We will indicate Street Names at the appropriate time, not on a conceptual plan. We added the other requested revisions.

18. Done
19. Noted
20. Noted
21. Noted

Terry Williams:

1. I have changed the wording for Building Requirements for HDR about the Side Yard Setback from "whichever is greater" to whichever is less, but at least 5 feet.
2. I have defined and leader lined the buffering to have various widths and provided what the average width will be.

Joe Quinn:

1. Not proposing anything less than 20'. Our cross section detail has description of how the road will be developed.
2. Fire flow test will be acquired when we go to construction plans.
3. Would you like for me to add this to my notes on the plans?
4. Would you like for me to add this to my notes on the plans?
5. I have provided an attachment showing dimensions of the water supply being less than 100'.
6. I have provided a dry standpipe systems along the pier.
7. We will do a fire flow test when we go to construction plans.

From: Keith Johnson [<mailto:keith@wetlandsciences.com>]
Sent: Thursday, November 19, 2015 2:56 PM
To: Bradley D Bane; Timothy R. Day; Andrew D. Holmer
Subject: Redfish Harbor PUD Pre-Plat

Tim, Brad, and/or Drew,

The following e-mail is in response to the plan reviewer comments from Brad Bane dated November 4, 2015. For ease of review I will respond to each comment in the order presented.

Brad #1. Current Environmental "Site Specific Survey" for the sites, the proposed plat & the survey show different wetland delineation dates & upland vs. wetland areas; please clarify

Response: WSI has revised the Site Specific Survey (See attached). Our initial review left out an upland island centrally located within the existing wetland community. Our firm did not originally identify this feature as the proposed development plan completely avoided this area.

Brad #2. As such, ALL "Environmentally sensitive lands" (per LDC 3.00.00 definition) & their boundaries shall be revised & labeled accordingly to scale on all revised plats as derived from the most current & ACCURATE s.s. survey.

Brad # 3. Provide accurate wetland buffer dimensions/ widths. Provide buffer average if such is being proposed.

Response to #2-3: The plans were revised. The wetland buffer is labeled and hatched. Specific dimensions were added. The Estuarine Protection Zone was added to the plans. With the exception of lots 2-4 a buffer with a min width of 25-ft is proposed throughout. Within lots 2-4 the buffer will be a minimum of 10-ft. Since the buffer within these lots is less than what is prescribed by code (15-ft.), secondary wetland impacts are depicted on the plan. The proposed secondary wetland impacts are 325 sq. ft. This represents the wetland area not afforded a buffer with a minimum width of 15-ft. Additional uplands will be preserved located upland of the county's 25-ft buffer requirement. The existing buffer area without the development is 44,406.65 sq. ft. With the development the buffer is 47,745 sq. ft. The "with development" scenario is greater since there will be additional uplands beyond the 25-ft. requirement to be preserved. These calculations are summarized in a table that is located in the upper right hand corner of the pre-plat submittal (labeled "On-Site Wetlands Information Table"). In addition, the remaining wetlands (16.36 acres) on the site will be protected via a conservation easement. The easement will be worded so that it will allow at least one elevated boardwalk within the common property to access the waterfront. I have not taken the time to prepare a UMAM effect assessment

since the proposed preservation of both uplands/wetlands far outweigh the secondary impact of 325 sq. ft. of wetlands by virtue of a reduced buffer. The plan completely avoids primary impacts to wetland resources.

Brad #4. As shown, 82 lots are proposed in uplands & 22 lots are proposed containing both uplands & vast expanses of Jurisdictional Wetlands. The 22 lots, or some combinations of the 22 lots, shall be redesigned to exclude all Wetlands & Wetland buffers. There is sufficient uplands to plat along Wetlands & their required Wetland buffers under LDC 7.13.03 N./N3 to accomplish this as code further addresses this requirement under LDC 7.13.03 C ("provide written demonstration...that impacts have been avoided to the maximum extent possible..", LDC 7.13.04 "Clustering of Wetlands away from Wetlands & Environmentally sensitive lands", & other codes.

Response: The applicant desires to have lots platted to the mean high water line. During the adoption of the most recent land development code assurances were provided to both the planning board and board of county commission that lot boundary lines could extend into wetlands so long as sufficient buildable uplands exists. There is sufficient uplands within each of the proposed lots whereas primary wetland impacts will not be required. The applicant will record a conservation easement in favor of Escambia County preserving and protecting the post development upland buffers and wetlands. Clustering is not required.

Brad #5. Mitigation proposals & plans per current code for all wetland impacts; Conservation Easements will likely be required.

Response: The applicant will record a conservation easement in favor of Escambia County within the post development upland buffer and wetland areas.

Brad #6. Clarify code provisions for clustering away from Wetlands.

Response: The proposed plan does not require clustering.

Brad #7. Clarify "Common pier...access" in narrative & "proposed shared dock easement (typical)" on plat on & for each lot, as they relate to the subdivision & as only 1 boardwalk on east side of lots is shown on the proposed site plans (a "dock" would be "...a structure waterward of the MHWL"... which is not currently shown on SP). As previously discussed but not clarified from our Pre-App. discussions, **will DEP allow the numerous impacts to wetlands as proposed for the individual boardwalks &/or dock structures behind these lots?** Some preliminary clarification from them &/or ACOE is needed due to potentially large amount of impacts to wetlands & surface waters under these agencies' jurisdiction.

Response: The common pier easements were removed from the plans. A common dock within the common parcel that is riparian to Bayou Garcon will remain. The removal of the common pier easements from the plan should address this concern.

Brad #8. Applications made ASAP to other additional Jurisdictional agencies for Wetland/ESL impacts is strongly encouraged as their requirements will likely shape the development proposal(s) as well.

Response: We cannot make application to other agencies until we have approval of the PUD. This process is subject to review of both the Planning Board and Board of County Commission. ERP application requires full civil construction plans. This requires a significant expenditure of capital and would be all for not if the PUD is not approved. Let us determine the appropriate critical path.

Brad #9. Please read all applicable codes carefully, apply to site plans, & respond to comments in writing. Additional comments & standards may apply upon resubmittal. Thank you

Response: We have read what we believe to be the applicable codes and carefully I might add. Please consider this our response to your comments.

This concludes our response to the plan reviewer comments. I would like to expand on a lingering issue associated with the previous clearing of upland/wetland communities without prior authorization. In our response to the notice of violation, our firm summarized the historical conditions of the subject property and the indirect ecological benefits of the clearing activity. To briefly summarize and for the record, the property owner cleared approximately 5.13 acres of forested wetlands. There are two distinct ecological communities located within the wetlands which include wet flatwoods and emergent tidal marsh. A possible third ecological community, shrub bog, may have been located in between the delineated wetland boundary and a small upland island which is centrally located within the wetland community. Forestry mowing activities largely occurred within the wet flatwoods located landward of the emergent tidal marsh. The distinction between both communities is clearly evident on the sketch depicted on the aerial photograph taken in 1958. It is clearly obvious in this photograph that the community once consisted of an open canopy of scattered pine with a dense groundcover of hydrophytic herbs and shrubs. This can be discerned through signatures noted in the 1958 aerial photograph. I have included an original copy of the photograph so these signature can be clearly observed.

It is commonly understood that the most important physical factor of wet flatwoods is fire. In pre-Columbian times natural fires occurred every 3 to 5 years. The animal and plant community of wet flatwoods are dependent on these periodic fires. In the absence of periodic fires this community transitions into a hardwood/shrub dominated forest that over time develops a canopy, subcanopy that eventually will eliminate any existing groundcover.

As noted in the sketch that depicts the site over an aerial photograph taken in 2014, the absence of fire has clearly caused a dramatic increase in the coverage of canopy, subcanopy, and shrubs within the wet flatwood community located on the subject property. Photographic signatures within this photograph indicate a dense coverage of canopy, thick shrubby understory and little or no groundcover. This is typical of a fire suppressed wet pine flatwood.

The forestry mowing machine used by the respondent is designed to leave soil structure and the root system of neighboring canopy trees intact. This is a management practice often used to mimic prescribed burning. In areas not suitable for prescribed burning, forestry mowing is most logical management technique. The benefits of forestry mowing include the reduction of hazardous fuels, invasive species control, restoration and improvement of natural forest conditions, promotion of seed germination and flowering, and improved wildlife habitat. This is a management technique often used to enhance forested wetland communities that are fire suppressed.

Certainly there is a small area where mowing activities extended into what is currently and was historically a shrub bog. This community was largely devoid of canopy trees but contained a dense understory of buckwheat (*Cliftonia monophylla*), swamp cyrilla (*Cyrilla racemiflora*), and juvenile sweetbay (*Magnolia virginiana*). The mowing merely cut down and mulched existing buckwheat (*Cliftonia monophylla*), swamp cyrilla (*Cyrilla racemiflora*) large leaf gallberry (*Ilex coriacea*), gallberry (*Ilex glabra*), and bamboo vine (*Smilax laurifolia*). Coppice sprouts are already beginning to develop on the sides of the cut stumps. This is a similar response to natural fire.

In my professional opinion, the owner inadvertently enhanced the historic wet flatwoods located in the subject property. The overall ecological improvement of the property by forestry mowing certainly outweighs the minimal rutting and deposition of chipped wood within the subject property. The removal of any woody debris left by the forestry mowing activities would in my opinion further impact the property. This is an activity that the owner wishes to continue and expand. The owner would like to continually conduct forestry mowing/shrub reduction within the forested component of the 16.36 acre wetland located within the subject property. Mowing would exclude the emergent tidal marsh area. The intent is to reduce shrub and woody growth, to reduce the fuel load of

the existing area, and promote an appropriate herbaceous stratum. The mowing activity will be conducted using a low pressure rubber tracked ASV loader or equivalent. The ASV will be attached with equipment that will allow for the clearing of trees and shrubs. Any excess debris created from the mowing activities shall be removed from the on-site wetland area or burned in place. All stumps and root masses shall be left in place. All machinery shall avoid any areas too wet that cannot be cleared without rutting the underlying ground surface. Any disturbance to onsite wetland soils will be restored. Restoration shall include, but is not limited to, restoring any disturbed areas or rutting to elevations that existed prior to the described activities.

The areas subject to the mowing activities will be monitored at least once yearly during the growing season to evaluate the presence of plant species identified in the Florida Exotic Pest Plant Council Category 1 and 2 list (E&N species). Any E&N species identified during the growing season inspection will be treated with appropriate herbicides.

I've been asked have the plan reviewer comments addressed before Friday to meet specific planning board and county commission meetings planned the future. I believe this comprehensive response should satisfactorily address all of the comments. If not please let me know ASAP. I would be happy to meet any time to facilitate this request.

Respectfully,

Keith Johnson

Wetland Sciences, Inc.

3308 Gulf Beach Hwy

Pensacola, FL 32507

Tel: 850.453.4700



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. C.

Meeting Date: 01/05/2016

Issue: A Public Hearing Concerning the Review of an LDC Ordinance, Chapter 4, Article 2, Floodplain Ordinance.

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an LDC Ordinance Amending Chapter 4, Article 2, Floodplain Ordinance.

That the Board review and recommend approval to the Board of County Commissioners (BCC) an Ordinance to the Land Development Code (LDC) replacing Chapter 4, Article 2, Floodplain Management, in its entirety.

BACKGROUND:

To continue to meet the Federal requirements for participation in the National Flood Insurance Program by adopting regulations designed to promote public health, safety and general welfare of the citizens of Escambia County.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the board.

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

DRAFT Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Floodplain Art 4 & ordinance

Date: 12/1/15

Date requested back by: 12/7/15

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by Kenya A. Smith

Date Received: 12/1/15

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Please mark the attachment as Exhibit A as referenced in the ordinance. See comments related to formatting/spacing.

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ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, TO REPEAL AND REPLACE CHAPTER 4, ARTICLE 2, FLOODPLAIN MANAGEMENT, IN ITS ENTIRETY; TO ADOPT A NEW ARTICLE 2, FLOODPLAIN MANAGEMENT, ADOPTING THE FLOOD INSURANCE STUDY FOR ESCAMBIA COUNTY AND FLOOD INSURANCE RATE MAPS; ADOPTING PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Escambia County and that such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, Escambia County was accepted for participation in the National Flood Insurance Program on 30 September 1997 and the Board of County Commissioners desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County that the following Floodplain Management regulations are hereby adopted.

Section 1. Purpose.

The purpose of this ordinance is to repeal and replace Chapter 4, Article 2 of the Escambia County Land Development Code, Floodplain Management, which previously replaced Ordinance No. 2013-56.

Section 2. Land Development Code.

Chapter 4, Article 2 of the Escambia County Land Development Code is repealed and replaced as shown Exhibit A.

Section 3. Severability.

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this ordinance.

1 **Section 4. Inclusion in the code.**

2
3 The Board of County Commissioners intends that the provisions of this ordinance will be codified
4 as required by Section 125.68, Florida Statutes, and that the sections of this ordinance may be
5 renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other
6 appropriate word of phrase in order to accomplish its intentions.
7

8 **Section 5. Effective date.**

9
10 This ordinance shall become effective upon filing with the Department of State.

11
12 DONE AND ENACTED this ____ day of _____, 2016.

13
14 BOARD OF COUNTY COMMISSIONERS
15 ESCAMBIA COUNTY, FLORIDA

16
17
18 By: _____
19 Grover C. Robinson, IV, Chairman

20 ATTEST: Pam Childers
21 Clerk of the Circuit Court

22 By: _____ Date Executed: _____
23 Deputy Clerk

24
25 (SEAL)

26
27 ENACTED:

28
29 FILED WITH THE DEPARTMENT OF STATE:

30
31 EFFECTIVE DATE:
32
33

1 **Article 2 Floodplain Management**

2
3 **Sec. 4-2.1 Administration**

4
5 **(a) General.** These regulations shall be known as the *Floodplain Management Ordinance of*
6 **Escambia County**, hereinafter referred to as “this article.”

7
8 **(b) Scope.** The provisions of this article shall apply to all development that is wholly within or
9 partially within any flood hazard area, including but not limited to the subdivision of land; filling,
10 grading, and other site improvements and utility installations; construction, alteration,
11 remodeling, enlargement, improvement, replacement, repair, relocation or demolition of
12 buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement,
13 installation, or replacement of manufactured homes and manufactured buildings; installation or
14 replacement of tanks; placement of recreational vehicles; installation of swimming pools; and
15 any other development.

16
17 **Sec. 4-2.2 General provisions**

18
19 **(a)** The purposes of this article and the flood load and flood resistant construction requirements
20 of the *Florida Building Code* are to establish minimum requirements to safeguard the public
21 health, safety, and general welfare and to minimize public and private losses due to flooding
22 through regulation of development in flood hazard areas to:

- 23 (1) Minimize unnecessary disruption of commerce, access and public service during
24 times of flooding;
- 25 (2) Require the use of appropriate construction practices in order to prevent or
26 minimize future flood damage;
- 27 (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations,
28 storage of equipment or materials, and other development which may increase
29 flood damage or erosion potential;
- 30 (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to
31 minimize the impact of development on the natural and beneficial functions of the
32 floodplain;
- 33 (5) Minimize damage to public and private facilities and utilities;
- 34 (6) Help maintain a stable tax base by providing for the sound use and development
35 of flood hazard areas;
- 36 (7) Minimize the need for future expenditure of public funds for flood control projects
37 and response to and recovery from flood events;
- 38 (8) Meet the requirements of the National Flood Insurance Program for community
39 participation as set forth in the Title 44 Code of Federal Regulations, Section
40 59.22.

41 **(b) Coordination with the *Florida Building Code*.** This article is intended to be administered
42 and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to
43 the edition of the standard that is referenced by the *Florida Building Code*.

44 **(c) Warning.** The degree of flood protection required by this article and the *Florida Building Code*,
45 as amended by this community, is considered the minimum reasonable for regulatory
46 purposes and is based on scientific and engineering considerations. Larger floods can and will
47 occur. Flood heights may be increased by man-made or natural causes. This article does not
48 imply that land outside of mapped special flood hazard areas, or that uses permitted within such
49 flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and

1 base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance
2 Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and
3 60 may be revised by the Federal Emergency Management Agency, requiring this community
4 to revise these regulations to remain eligible for participation in the National Flood Insurance
5 Program. No guaranty of vested use, existing use, or future use is implied or expressed by
6 compliance with this article.

7 **(d) Disclaimer of Liability.** This article shall not create liability on the part of **Board of**
8 **County Commissioners of Escambia County** or by any officer or employee thereof for
9 any flood damage that results from reliance on this article or any administrative decision
10 lawfully made thereunder.
11

12 **Sec 4-2.3 APPLICABILITY**

13 **(a) General.** Where there is a conflict between a general requirement and a specific
14 requirement, the specific requirement shall be applicable.

15 **(b) Areas to which this article applies.** This article shall apply to all flood hazard areas
16 within Escambia County, as established in Section 4-2.3(c) of this article.

17 **(c) Basis for establishing flood hazard areas.** The Flood Insurance Study for **Escambia**
18 **County, Florida and Incorporated Areas** dated September 29, 2006, and the
19 accompanying Flood Insurance Rate Maps (FIRM), are adopted by reference as a part of
20 this article and shall serve as the minimum basis for establishing flood hazard areas.
21 Studies and maps that establish flood hazard areas are on file at the **Escambia County**
22 **Building Inspections Department, 3363 West Park Place, Pensacola, Florida 32505.**

23 **(d) Submission of additional data to establish flood hazard areas.** To establish flood
24 hazard areas and base flood elevations, pursuant to Section 4-2.6 of this article the
25 Floodplain Administrator may require submission of additional data. Where field surveyed
26 topography prepared by a Florida licensed professional surveyor or digital topography
27 accepted by the community indicates that ground elevations:

28 **(1)** Are below the closest applicable base flood elevation, even in areas not delineated as a
29 special flood hazard area on a FIRM, the area shall be considered as flood hazard area
30 and subject to the requirements of this article and, as applicable, the requirements of the
31 *Florida Building Code*.

32 **(2)** Are above the closest applicable base flood elevation, the area shall be regulated as
33 special flood hazard area unless the applicant obtains a Letter of Map Change that
34 removes the area from the special flood hazard area.

35 **(e) Other laws.** The provisions of this article shall not be deemed to nullify any provisions of
36 local, state or federal law.

37 **(f) Abrogation and greater restrictions.** This article supersedes any ordinance in effect for
38 management of development in flood hazard areas. However, it is not intended to repeal or
39 abrogate any other provisions of existing ordinances including but not limited to land
40 development regulations, zoning ordinances stormwater management regulations, or the
41 *Florida Building Code*. In the event of a conflict between these regulations and any other
42 regulation, the more restrictive shall govern. This article shall not impair any deed restriction,
43 covenant or easement, but any land that is subject to such interests shall also be governed
44 by this article.

45 **(g) Interpretation.** In the interpretation and application of this article, all provisions shall be:

46 **(1)** Considered as minimum requirements;

- 1 (2) Liberally construed in favor of the governing body; and
- 2 (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

3
4 **Sec 4-2.4 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR**

5
6 **(a) Designation.** The **County Administrator** is designated as the Floodplain Administrator.
7 The Floodplain Administrator may delegate performance of certain duties to other
8 employees.

9 **(b) General.** The Floodplain Administrator is authorized and directed to administer and enforce
10 the provisions of this article. The Floodplain Administrator shall have the authority to render
11 interpretations of this article consistent with the intent and purpose of this article and may
12 establish policies and procedures in order to clarify the application of its provisions. Such
13 interpretations, policies, and procedures shall not have the effect of waiving requirements
14 specifically provided in this article without the granting of a variance pursuant to Section 4-
15 2.8 of this article.

16 **(c) Applications and permits.** The Floodplain Administrator, in coordination with other
17 pertinent offices of the community, shall:

- 18 (1) Review applications and plans to determine whether proposed new development will be
19 located in flood hazard areas;
- 20 (2) Review applications for modification of any existing development in flood hazard areas
21 for compliance with the requirements of this article;
- 22 (3) Interpret flood hazard area boundaries where such interpretation is necessary to
23 determine the exact location of boundaries; a person contesting the determination shall
24 have the opportunity to appeal the interpretation;
- 25 (4) Provide available flood elevation and flood hazard information;
- 26 (5) Determine whether additional flood hazard data shall be obtained from other sources or
27 shall be developed by an applicant;
- 28 (6) Review applications to determine whether proposed development will be reasonably
29 safe from flooding;
- 30 (7) Issue floodplain development permits or approvals for development other than buildings
31 and structures that are subject to the *Florida Building Code*, including buildings,
32 structures and facilities exempt from the *Florida Building Code*, when compliance with
33 this article is demonstrated, or disapprove the same in the event of noncompliance; and
- 34 (8) Coordinate with and provide comments to the Building Official to assure that
35 applications, plan reviews, and inspections for buildings and structures in flood hazard
36 areas comply with the applicable provisions of this article.

37 **(d) Substantial Improvements and substantial damage determinations.** For applications for
38 building permits to improve buildings and structures, including alterations, movement,
39 enlargement, replacement, repair, change of occupancy, additions, rehabilitations,
40 renovations, substantial improvements, repairs of substantial damage, and any other
41 improvement of or work on such buildings and structures, the Floodplain Administrator, in
42 coordination with the Building Official, shall:

- 43 (1) Estimate the market value, or require the applicant to obtain an appraisal of the market
44 value prepared by a qualified independent appraiser, of the building or structure before
45 the start of construction of the proposed work; in the case of repair, the market value of

1 the building or structure shall be the market value before the damage occurred and
2 before any repairs are made;

3 (2) Compare the cost to perform the improvement, the cost to repair a damaged building to
4 its pre-damaged condition, or the combined costs of improvements and repairs, if
5 applicable, to the market value of the building or structure;

6 (3) Determine and document whether the proposed work constitutes substantial
7 improvement or repair of substantial damage;

8 (4) Notify the applicant if it is determined that the work constitutes substantial improvement
9 or repair of substantial damage and that compliance with the flood resistant construction
10 requirements of the *Florida Building Code* and this article is required.

11 (e) **Modifications of the strict application of the requirements of the Florida Building**
12 **Code.** The Floodplain Administrator shall review requests submitted to the Building Official
13 that seek approval to modify the strict application of the flood load and flood resistant
14 construction requirements of the *Florida Building Code* to determine whether such requests
15 require the granting of a variance pursuant to Section 4-2.8 of this article.

16 (f) **Notices and orders.** The Floodplain Administrator shall coordinate with appropriate local
17 agencies for the issuance of all necessary notices or orders to ensure compliance with this
18 article.

19 (g) **Inspections.** The Floodplain Administrator shall make the required inspections as specified
20 in Section 4-2.7 of this article for development that is not subject to the *Florida Building*
21 *Code*, including buildings, structures and facilities exempt from the *Florida Building Code*.
22 The Floodplain Administrator shall inspect flood hazard areas to determine if development is
23 undertaken without issuance of a permit.

24 (h) **Other duties of the Floodplain Administrator.** The Floodplain Administrator shall have
25 other duties, including but not limited to:

26 (1) In coordination with the Building Official review all permits for construction within the
27 Special Flood Hazard Areas to ensure that the proposed project meets the freeboard
28 requirements. In Escambia County the freeboard requirement is 3 feet above the
29 designated FEMA Base Flood Elevation.

30 (2) Establish, in coordination with the Building Official, procedures for administering and
31 documenting determinations of substantial improvement and substantial damage made
32 pursuant to Section 4-2.4(d) of this article;

33 (3) Require that applicants proposing alteration of a watercourse notify adjacent
34 communities and the Florida Division of Emergency Management, State Floodplain
35 Management Office, and submit copies of such notifications to the Federal Emergency
36 Management Agency (FEMA);

37 (4) Require applicants who submit hydrologic and hydraulic engineering analyses to
38 support permit applications to submit to FEMA the data and information necessary to
39 maintain the Flood Insurance Rate Maps if the analyses propose to change base flood
40 elevations, flood hazard area boundaries, or floodway designations; such submissions
41 shall be made within 6 months of such data becoming available;

42 (5) Review required design certifications and documentation of elevations specified by this
43 article and the *Florida Building Code* to determine that such certifications and
44 documentations are complete; and

1 (6) Advise applicants for new buildings and structures, including substantial improvements,
2 that are located in any unit of the Coastal Barrier Resources System established by the
3 Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement
4 Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such
5 construction; areas subject to this limitation are identified on Flood Insurance Rate Maps
6 as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."

7 (i) **Floodplain management records.** Regardless of any limitation on the period required for
8 retention of public records, the Floodplain Administrator shall maintain and permanently
9 keep and make available for public inspection all records that are necessary for the
10 administration of this article and the flood resistant construction requirements of the *Florida*
11 *Building Code*, including Flood Insurance Rate Maps; Letters of Change; records of
12 issuance of permits and denial of permits; determinations of whether proposed work
13 constitutes substantial improvement or repair of substantial damage; required design
14 certifications and documentation of elevations specified by the *Florida Building Code* and
15 this article; notifications to adjacent communities, FEMA, and the state, related to alterations
16 of watercourses; assurances that the flood carrying capacity of altered watercourses will be
17 maintained; documentation related to appeals and variances, including justification for
18 issuance or denial; and records of enforcement actions taken pursuant to this article and the
19 flood resistant construction requirements of the *Florida Building Code*. These records shall
20 be available for public inspection at Escambia County Development Services.

21
22 **Sec 4-2.5 PERMITS**

23 (a) **Permits required.** Any owner or owner's authorized agent (hereinafter "applicant") who
24 intends to undertake any development activity within the scope of this article, including
25 buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly
26 within or partially within any flood hazard area shall first make application to the Floodplain
27 Administrator, and the Building Official if applicable, and shall obtain the required permit(s)
28 and approval(s). No such permit or approval shall be issued until compliance with the
29 requirements of this article and all other applicable codes and regulations has been satisfied.
30

31 (b) **Floodplain development permits or approvals.** Floodplain development permits or approvals
32 shall be issued pursuant to this article for any development activities not subject to the
33 requirements of the *Florida Building Code*, including buildings, structures and facilities exempt
34 from the *Florida Building Code*. Depending on the nature and extent of proposed development
35 that includes a building or structure, the Floodplain Administrator may determine that a
36 floodplain development permit or approval is required in addition to a building permit.

37 (c) **Buildings, structures and facilities exempt from the *Florida Building Code*.** Pursuant
38 to the requirements of federal regulation for participation in the National Flood Insurance
39 Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall
40 be required for the following buildings, structures and facilities that are exempt from the
41 *Florida Building Code* and any further exemptions provided by law, which are subject to the
42 requirements of this article:

43 (1) Railroads and ancillary facilities associated with the railroad.

44 (2) Nonresidential farm buildings on farms, as provided in Section 604.50, F.S.

45 (3) Temporary buildings or sheds used exclusively for construction purposes.

46 (4) Mobile or modular structures used as temporary offices.

47 (5) Those structures or facilities of electric utilities, as defined in Section 366.02, F.S., which

1 are directly involved in the generation, transmission, or distribution of electricity.

2 **(6)** Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole
3 Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided
4 wooden hut that has a thatched roof of palm or palmetto or other traditional materials,
5 and that does not incorporate any electrical, plumbing, or other non-wood features.

6 **(7)** Family mausoleums not exceeding 250 square feet in area which are prefabricated and
7 assembled on site or preassembled and delivered on site and have walls, roofs, and a
8 floor constructed of granite, marble, or reinforced concrete.

9 **(8)** Temporary housing provided by the Department of Corrections to any prisoner in the
10 state correctional system.

11 **(9)** Structures identified in Section 553.73(10)(k), F.S., are not exempt from the *Florida*
12 *Building Code* if such structures are located in flood hazard areas established on Flood
13 Insurance Rate Maps.

14 **(d) Application for a permit or approval.** To obtain a floodplain development permit or
15 approval the applicant shall first file an application in writing on a form furnished by the
16 community. The information provided shall:

17 **(1)** Identify and describe the development to be covered by the permit or approval.

18 **(2)** Describe the land on which the proposed development is to be conducted by legal
19 description, street address or similar description that will readily identify and definitively
20 locate the site.

21 **(3)** Indicate the use and occupancy for which the proposed development is intended.

22 **(4)** Be accompanied by a site plan or construction documents as specified in Section 4-2.6
23 of this article.

24 **(5)** State the valuation of the proposed work.

25 **(6)** Be signed by the applicant or the applicant's authorized agent.

26 **(7)** Give such other data and information as required by the Floodplain Administrator.

27 **(e) Validity of permit or approval.** The issuance of a floodplain development permit or
28 approval pursuant to this article shall not be construed to be a permit for, or approval of, any
29 violation of this article, the *Florida Building Codes*, or any other ordinance of this community.
30 The issuance of permits based on submitted applications, construction documents, and
31 information shall not prevent the Floodplain Administrator from requiring the correction of
32 errors and omissions.

33
34 **(f) Expiration.** A floodplain development permit or approval shall become invalid unless the
35 work authorized by such permit is commenced within 180 days after its issuance, or if the
36 work authorized is suspended or abandoned for a period of 180 days after the work
37 commences. Extensions for periods of not more than 180 days each shall be requested in
38 writing and justifiable cause shall be demonstrated.

39 **(g) Suspension or revocation.** The Floodplain Administrator is authorized to suspend or
40 revoke a floodplain development permit or approval if the permit was issued in error, on the
41 basis of incorrect, inaccurate or incomplete information, or in violation of this article or any
42 other ordinance, regulation or requirement of this community.

1 **(h) Other permits.** Floodplain development permits and building permits shall include a
2 disclaimer that all other applicable state or federal permits be obtained by the applicant
3 before commencement of the permitted development. Such permits may include but not
4 limited to the following:

- 5 **(1)** The Northwest Florida Water Management District; Section 373.036, F.S.
- 6 **(2)** Florida Department of Health for onsite sewage treatment and disposal systems; Section
7 381.0065, F.S. and Chapter 64E-6, F.A.C.
- 8 **(3)** Florida Department of Environmental Protection for construction, reconstruction,
9 changes, or physical activities for shore protection or other activities seaward of the
10 coastal construction control line; Section 161.141, F.S.
- 11 **(4)** Florida Department of Environmental Protection for activities subject to the Joint Coastal
12 Permit; Section 161.055, F.S.
- 13 **(5)** Florida Department of Environmental Protection for activities that affect wetlands and
14 alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section
15 404 of the Clean Water Act.
- 16 **(6)** Federal permits and approvals.

17 18 **Sec 4-2.6 SITE PLANS AND CONSTRUCTION DOCUMENTS**

19 **(a) Information for development in flood hazard areas.** The site plan or construction
20 documents for any development subject to the requirements of this article shall be drawn to
21 scale and shall include, as applicable to the proposed development:

- 22 **(1)** Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood
23 elevation(s), and ground elevations if necessary for review of the proposed
24 development.
- 25 **(2)** Where base flood elevations, or floodway data are not included on the FIRM or in the
26 Flood Insurance Study, they shall be established in accordance with Section 4-
27 2.6(b)(2) or (3) of this article.
- 28 **(3)** Where the parcel on which the proposed development will take place will have more
29 than 50 lots or is larger than 5 acres and the base flood elevations are not included on
30 the FIRM or in the Flood Insurance Study, such elevations shall be established in
31 accordance with Section 4-2.6(b)(1) of this article.
- 32 **(4)** Location of the proposed activity and proposed structures, and locations of current
33 buildings and structures; in coastal high hazard areas, new buildings shall be located
34 landward of the reach of mean high tide.
- 35 **(5)** Location, extent, amount, and proposed final grades of any filling, grading, or
36 excavation.
- 37 **(6)** Where the placement of fill is proposed, the amount, type, and source of fill material;
38 compaction specifications; a description of the intended purpose of the fill areas; and
39 evidence that the proposed fill areas are the minimum necessary to achieve the intended
40 purpose.
- 41 **(7)** Delineation of the Coastal Construction Control Line or notation that the site is seaward
42 of the coastal construction control line, if applicable.
- 43 **(8)** Extent of any proposed alteration of sand dunes or mangrove stands provided such
44 alteration is approved by the Florida Department of Environmental Protection.
- 45 **(9)** Existing and proposed alignment of any proposed alteration of a watercourse.
- 46
- 47

1 The Floodplain Administrator is authorized to waive the submission of site plans,
2 construction documents, and other data that are required by this article but that are not
3 required to be prepared by a registered design professional if it is found that the nature of
4 the proposed development is such that the review of such submissions is not necessary to
5 ascertain compliance with this article.

6 **(b) Information in flood hazard areas without base flood elevations (approximate Zone A).**

7 Where flood hazard areas are delineated on the FIRM and base flood elevation data have
8 not been provided, the Floodplain Administrator shall:

9 **(1)** Require the applicant to include base flood elevation data prepared in accordance with
10 currently accepted engineering practices.

11 **(2)** Obtain, review, and provide to applicants base flood elevation and floodway data
12 available from a federal or state agency or other source or require the applicant to obtain
13 and use base flood elevation and floodway data available from a federal or state agency
14 or other source.

15 **(3)** Where base flood elevation data and floodway data are not available from another
16 source, where the available data are deemed by the Floodplain Administrator to not
17 reasonably reflect flooding conditions, or where the available data are known to be
18 scientifically or technically incorrect or otherwise inadequate:

- 19
- 20 a. Require the applicant to include base flood elevation data prepared in accordance
21 with currently accepted engineering practices; or
- 22 b. Specify that the base flood elevation is 3 feet above the highest adjacent grade at
23 the location of the development, provided there is no evidence indicating flood
24 depths have been or may be greater than two (2) feet.

25

26 **(4)** Where the base flood elevation data are to be used to support a Letter of Map Change
27 from FEMA, advise the applicant that the analyses shall be prepared by a Florida
28 licensed engineer in a format required by FEMA, and that it shall be the responsibility of
29 the applicant to satisfy the submittal requirements and pay the processing fees.

30 **(c) Additional analyses and certifications.** As applicable to the location and nature of the
31 proposed development activity, and in addition to the requirements of this section, the
32 applicant shall have the following analyses signed and sealed by a Florida licensed engineer
33 for submission with the site plan and construction documents:

34 **(1)** For development activities proposed to be located in a regulatory floodway, a floodway
35 encroachment analysis that demonstrates that the encroachment of the proposed
36 development will not cause any increase in base flood elevations; where the applicant
37 proposes to undertake development activities that do increase base flood elevations, the
38 applicant shall submit such analysis to FEMA as specified in Section 4-2.6(d) of this
39 article and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with
40 the site plan and construction documents.

41 **(2)** For development activities proposed to be located in a riverine flood hazard area for
42 which base flood elevations are included in the Flood Insurance Study or on the FIRM
43 and floodways have not been designated, a hydrological and hydraulic analysis that
44 demonstrates that the cumulative effect of the proposed development, when combined
45 with all other existing and anticipated flood hazard area encroachments, will not increase
46 the base flood elevation more than one (1) foot at any point within the community. This

1 requirement does not apply in isolated flood hazard areas not connected to a riverine
2 flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

3 **(3)** For alteration of a watercourse, an engineering analysis prepared in accordance with
4 standard engineering practices which demonstrates that the flood-carrying capacity of
5 the altered or relocated portion of the watercourse will not be decreased, and
6 certification that the altered watercourse shall be maintained in a manner which
7 preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to
8 FEMA as specified in Section 4-2.6(d) of this article.

9 **(4)** For activities that propose to alter sand dunes or mangrove stands in coastal high
10 hazard areas (Zone V), an engineering analysis that demonstrates that the proposed
11 alteration will not increase the potential for flood damage.

12
13 **(d) Submission of additional data.** When additional hydrologic, hydraulic or other engineering
14 data, studies, and additional analyses are submitted to support an application, the applicant
15 has the right to seek a Letter of Map Change from FEMA to change the base flood
16 elevations, change floodway boundaries, or change boundaries of flood hazard areas shown
17 on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be
18 prepared by a Florida licensed engineer in a format required by FEMA. Submittal
19 requirements and processing fees shall be the responsibility of the applicant.

20 21 **Sec 4-2.7 INSPECTIONS**

22
23 **(a) General.** Development for which a floodplain development permit or approval is required
24 shall be subject to inspection.

25 **(b) Development other than buildings and structures.** The Floodplain Administrator shall
26 inspect all development to determine compliance with the requirements of this article and
27 the conditions of issued floodplain development permits or approvals.

28 **(c) Buildings, structures and facilities exempt from the *Florida Building Code*.** The
29 Floodplain Administrator shall inspect buildings, structures and facilities exempt from the
30 *Florida Building Code* to determine compliance with the requirements of this article and the
31 conditions of issued floodplain development permits or approvals.

32 **(d) Buildings, structures and facilities exempt from the *Florida Building Code*, lowest
33 floor inspection.** Upon placement of the lowest floor, including basement, and prior to
34 further vertical construction, the owner of a building, structure or facility exempt from the
35 *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain
36 Administrator:

37 **(1)** If a design flood elevation was used to determine the required elevation of the lowest
38 floor, the certification of elevation of the lowest floor prepared and sealed by a Florida
39 licensed professional surveyor; or

40 **(2)** If the elevation used to determine the required elevation of the lowest floor was
41 determined in accordance with Section 4-2.6(b)(3)(b) of this article, the documentation of
42 height of the lowest floor above highest adjacent grade, prepared by the owner or the
43 owner's authorized agent.

44
45 **(e) Buildings, structures and facilities exempt from the *Florida Building Code*, final
46 inspection.** As part of the final inspection, the owner or owner's authorized agent shall
47 submit to the Floodplain Administrator a final certification of elevation of the lowest floor or

1 final documentation of the height of the lowest floor above the highest adjacent grade; such
2 certifications and documentations shall be prepared as specified in Section 4-2.7(d) of this
3 article.
4

- 5 **(f) Manufactured homes.** The **Building Official** shall inspect manufactured homes that are
6 installed or replaced in flood hazard areas to determine compliance with the requirements of
7 this article and the conditions of the issued permit. Upon placement of a manufactured
8 home, certification of the elevation of the lowest floor shall be submitted to the **Building**
9 **Official**.

10 **Sec 4-2.8 VARIANCES AND APPEALS**

- 11
12
13 **(a) General.** The **Escambia County Board of Adjustments (BOA)** shall hear and decide on
14 requests for appeals and requests for variances from the strict application of this article.
15 Pursuant to Section 553.73(5), F.S., the **BOA** shall hear and decide on requests for appeals
16 and requests for variances from the strict application of the flood resistant construction
17 requirements of the *Florida Building Code*. This section does not apply to Section 3109 of
18 the *Florida Building Code, Building*.
- 19 **(b) Appeals.** The **BOA** shall hear and decide appeals when it is alleged there is an error in
20 any requirement, decision, or determination made by the Floodplain Administrator in the
21 administration and enforcement of this article. Any person aggrieved by the decision of
22 **BOA** may appeal such decision to the Circuit Court, as provided by Florida Statutes.
- 23 **(c) Limitations on authority to grant variances.** The BOA shall base its decisions on
24 variances on technical justifications submitted by applicants, the considerations for issuance
25 in Section 4-2.8(g) of this article, the conditions of issuance set forth in Section 4-2.8(h) of
26 this article, and the comments and recommendations of the Floodplain Administrator and
27 the Building Official. The BOA has the right to attach such conditions as it deems necessary
28 to further the purposes and objectives of this article.
29
- 30 **(d) Restrictions in floodways.** A variance shall not be issued for any proposed development
31 in a floodway if any increase in base flood elevations would result, as evidenced by the
32 applicable analyses and certifications required in Section 4-2.6(c) of this article.
33
- 34 **(e) Historic buildings.** A variance is authorized to be issued for the repair, improvement, or
35 rehabilitation of a historic building that is determined eligible for the exception to the flood
36 resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter
37 11 Historic Buildings, upon a determination that the proposed repair, improvement, or
38 rehabilitation will not preclude the building's continued designation as a historic building and
39 the variance is the minimum necessary to preserve the historic character and design of the
40 building. If the proposed work precludes the building's continued designation as a historic
41 building, a variance shall not be granted and the building and any repair, improvement, and
42 rehabilitation shall be subject to the requirements of the *Florida Building Code*.
43
- 44 **(f) Functionally dependent uses.** A variance is authorized to be issued for the construction or
45 substantial improvement necessary for the conduct of a functionally dependent use, as
46 defined in this article, provided the variance meets the requirements of Section 4-2.8(d), is
47 the minimum necessary considering the flood hazard, and all due consideration has been
48 given to use of methods and materials that minimize flood damage during occurrence of the
49 base flood.

1
2 **(g) Considerations for issuance of variances.** In reviewing requests for variances, the **BOA**
3 shall consider all technical evaluations, all relevant factors, all other applicable provisions of
4 the *Florida Building Code*, this article, and the following:

- 5 (1) The danger that materials and debris may be swept onto other lands resulting in
6 further injury or damage;
- 7 (2) The danger to life and property due to flooding or erosion damage;
- 8 (3) The susceptibility of the proposed development, including contents, to flood damage
9 and the effect of such damage on current and future owners;
- 10 (4) The importance of the services provided by the proposed development to the
11 community;
- 12 (5) The availability of alternate locations for the proposed development that is subject to
13 lower risk of flooding or erosion;
- 14 (6) The compatibility of the proposed development with existing and anticipated
15 development;
- 16 (7) The relationship of the proposed development to the comprehensive plan and
17 floodplain management program for the area;
- 18 (8) The safety of access to the property in times of flooding for ordinary and emergency
19 vehicles;
- 20 (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport
21 of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- 22 (10) The costs of providing governmental services during and after flood conditions
23 including maintenance and repair of public utilities and facilities such as sewer, gas,
24 electrical and water systems, streets and bridges.

25
26 **(h) Conditions for issuance of variances.**

27 Variances shall be issued only upon:

- 28 (1) Submission by the applicant, of a showing of good and sufficient cause that the unique
29 characteristics of the size, configuration, or topography of the site limit compliance with
30 any provision of this article or the required elevation standards;
- 31 (2) Determination by the BOA that:
- 32 a. Failure to grant the variance would result in exceptional hardship due to the physical
33 characteristics of the land that render the lot undevelopable; increased costs to satisfy
34 the requirements or inconvenience do not constitute hardship;
- 35 b. The granting of a variance will not result in increased flood heights, additional threats
36 to public safety, extraordinary public expense, nor create nuisances, cause fraud on or
37 victimization of the public or conflict with existing local laws and article; and
- 38 c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
- 39 d. Receipt of a signed statement by the applicant that the variance, if granted, shall be
40 recorded in the Office of the Clerk of the Court in such a manner that it appears in the
41 chain of title of the affected parcel of land; and
- 42 e. If the request is for a variance to allow construction of the lowest floor of a new
43 building, or substantial improvement of a building, below the required elevation, a copy
44 in the record of a written notice from the Floodplain Administrator to the applicant for
45 the variance, specifying the difference between the base flood elevation and the
46 proposed elevation of the lowest floor, stating that the cost of federal flood insurance

1 will be commensurate with the increased risk resulting from the reduced floor elevation
2 and stating that construction below the base flood elevation increases risks to life and
3 property.

4 5 **Sec 4-2.9 VIOLATIONS**

6 **(a) Violations.** Any development that is not within the scope of the *Florida Building Code* but
7 that is regulated by this article that is performed without an issued permit, that is in conflict
8 with an issued permit, or that does not fully comply with this article, shall be deemed a
9 violation of this article. A building or structure without the documentation of elevation of the
10 lowest floor, other required design certifications, or other evidence of compliance required
11 by this article or the *Florida Building Code* is presumed to be a violation until such time as
12 that documentation is provided.

13 **(b) Authority.** For development that is not within the scope of the *Florida Building Code* but
14 that is regulated by this article and that is determined to be a violation, the Floodplain
15 Administrator is authorized to serve notices of violation or stop work orders to owners of the
16 property involved, to the owner's agent, or to the person or persons performing the work.

17 **(c) Unlawful continuance.** Any person who shall continue any work after having been served
18 with a notice of violation or a stop work order, except such work as that person is directed to
19 perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as
20 prescribed by law.

21 22 **Sec 4-2.10 DEFINITIONS**

23
24 **(a) General.** Unless otherwise expressly stated, the following words and terms shall, for the
25 purposes of this article, have the meanings shown in this section.

26
27 **(b) Terms defined in the *Florida Building Code*.** Where terms are not defined in this article
28 and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed
29 to them in that code.

30
31 **(c) Terms not defined.** Where terms are not defined in this article or in the *Florida Building*
32 *Code*, such terms shall have ordinarily accepted meanings such as the context implies.

33 **Alteration of a watercourse.** A dam, impoundment, channel relocation, change in channel
34 alignment, channelization, or change in cross-sectional area of the channel or the channel
35 capacity, or any other form of modification which may alter, impede, retard or change the
36 direction and/or velocity of the riverine flow of water during conditions of the base flood.

37
38 **Appeal.** A request for a review of the Floodplain Administrator's interpretation of any provision
39 of this article.

40
41 **ASCE 24.** A standard titled *Flood Resistant Design and Construction* that is referenced by the
42 *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil
43 Engineers, Reston, VA.

44
45 **Base flood.** A flood having a 1-percent chance of being equaled or exceeded in any given
46 year. The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual
47 chance flood."
48

1 **Base flood elevation.** The elevation of the base flood, including wave height, relative to the
2 National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other
3 datum specified on the Flood Insurance Rate Map (FIRM)
4

5 **Basement.** The portion of a building having its floor sub-grade (below ground level) on all
6 sides.
7

8 **Coastal construction control line.** The line established by the State of Florida pursuant to
9 Section 161.053, F.S., and recorded in the official records of the community, which defines that
10 portion of the beach-dune system subject to severe fluctuations based on a 100-year storm
11 surge, storm waves or other predictable weather conditions.
12

13 **Coastal high hazard area.** A special flood hazard area extending from offshore to the inland
14 limit of a primary frontal dune, along an open coast and any other area subject to high velocity
15 wave action from storms or seismic sources. Coastal high hazard areas are also referred to as
16 "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on
17 Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.
18

19 **Datum.** A reference surface used to ensure that all elevation records are properly related. The
20 current national datum is the National Geodetic Vertical Datum (NGVD) of 1929, which is
21 expressed in relation to mean sea level, or the North American Vertical Datum (NAVD) of 1988.
22

23 **Design flood.** The flood associated with the greater of the following two areas:

- 24 1. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year.
- 25 2. Area designated as a flood hazard area on the community's flood hazard map, or
26 otherwise legally designated.
27

28 **Design flood elevation.** The elevation of the "design flood," including wave height, relative to
29 the datum specified on the community's legally designated flood hazard map. In areas
30 designated as Zone AO, the design flood elevation shall be the elevation of the highest existing
31 grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard
32 map.
33

34 **Development.** Any man-made change to improved or unimproved real estate, including but not
35 limited to, buildings or other structures, tanks, temporary structures, temporary or permanent
36 storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling
37 operations or any other land disturbing activities.
38

39 **Encroachment.** The placement of fill, excavation, buildings, permanent structures or other
40 development into a flood hazard area which may impede or alter the flow capacity of riverine
41 flood hazard areas.
42

43 **Elevated building.** A non-basement building built to have the lowest floor elevated above the
44 ground level by foundation walls, posts, piers, columns, pilings, or shear walls.
45

46 **Existing building and existing structure.** Any buildings and structures for which the "start of
47 construction" commenced before September 30, 1977.
48

49 **Existing manufactured home park or subdivision.** A manufactured home park or subdivision
50 for which the construction of facilities for servicing the lots on which the manufactured homes

1 are to be affixed (including, at a minimum, the installation of utilities, the construction of streets,
2 and either final site grading or the pouring of concrete pads) was completed before September
3 30, 1977.
4

5 **Expansion to an existing manufactured home park or subdivision.** The preparation of
6 additional sites by the construction of facilities for servicing the lots on which the manufactured
7 homes are to be affixed (including the installation of utilities, the construction of streets, and
8 either final site grading or the pouring of concrete pads).
9

10 **Federal Emergency Management Agency (FEMA).** The federal agency that, in addition to
11 carrying out other functions, administers the National Flood Insurance Program.
12

13 **Flood or flooding.** A general and temporary condition of partial or complete inundation of
14 normally dry land from the overflow of inland or tidal waters or the unusual and rapid
15 accumulation or runoff of surface waters from any source.
16

17 **Flood damage-resistant materials.** Any construction material capable of withstanding direct
18 and prolonged contact with floodwaters without sustaining any damage that requires more than
19 cosmetic repair.
20

21 **Flood hazard area.** The greater of the following two areas:

- 22 1. The area within a floodplain subject to a 1-percent or greater chance of flooding in any
23 year.
- 24 2. The area designated as a flood hazard area on the community's flood hazard map, or
25 otherwise legally designated.
26

27 **Flood Insurance Rate Map (FIRM).** The official map of the community on which the Federal
28 Emergency Management Agency has delineated both special flood hazard areas and the risk
29 premium zones applicable to the community.
30

31 **Flood Insurance Study (FIS).** The official report provided by the Federal Emergency
32 Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and
33 Floodway Map (if applicable), the water surface elevations of the base flood, and supporting
34 technical data.
35

36 **Floodplain Administrator.** The office or position designated and charged with the
37 administration and enforcement of this article (may be referred to as the Floodplain Manager).
38

39 **Floodplain development permit or approval.** An official document or certificate issued by the
40 community, or other evidence of approval or concurrence, which authorizes performance of
41 specific development activities that are located in flood hazard areas and that are determined to
42 be compliant with this article.
43

44 **Floodplain management regulations.** This article and other zoning articles, subdivision
45 regulations, building codes, health regulations, special purpose ordinances (such as floodplain
46 ordinance, grading ordinance, and erosion control ordinance), and other applications of police
47 power which control development in floodprone areas. The term describes federal, State of
48 Florida, or local regulations in any combination thereof, which provide standards for preventing
49 and reducing flood loss and damage.

1
2 **Floodproofing.** A combination of design modifications which results in a building or structure,
3 including the attendant utility and sanitary facilities, being water tight with walls substantially
4 impermeable to the passage of water and with structural components having the capacity to
5 resist loads as identified in the *Florida Building Code*.
6

7 **Floodway.** The channel of a river or other riverine watercourse and the adjacent land areas
8 that must be reserved in order to discharge the base flood without cumulatively increasing the
9 water surface elevation more than one (1) foot.

10
11 **Floodway encroachment analysis.** An engineering analysis of the impact that a proposed
12 encroachment into a floodway is expected to have on the floodway boundaries and base flood
13 elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using
14 standard engineering methods and models.
15

16 **Florida Building Code.** The family of codes adopted by the Florida Building Commission,
17 including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building*
18 *Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*;
19 *Florida Building Code, Fuel Gas*.
20

21 **Freeboard.** The additional height, usually expressed as a factor of safety in feet, above a flood
22 level for purposes of floodplain management.
23

24 **Functionally dependent use.** A use which cannot perform its intended purpose unless it is
25 located or carried out in close proximity to water, including only docking facilities, port facilities
26 that are necessary for the loading and unloading of cargo or passengers, and ship building and
27 ship repair facilities; the term does not include long-term storage or related manufacturing
28 facilities.
29

30 **Hardship/unique hardship.** A hardship results if due to circumstances involving the parcel's
31 size, location, configuration or geotechnical condition, the strict application of this article:

- 32 A. Renders the parcel unusable; or
33 B. Denies the owner of the same development rights commonly enjoyed by similarly
34 situated property owners who are in compliance with the ordinance.
35

36 A hardship may not result through the fault of the owner, e.g. such as by building without a
37 permit.
38

39 **Highest adjacent grade.** The highest natural elevation of the ground surface prior to
40 construction next to the proposed walls or foundation of a structure.
41

42 **Historic structure.** Any structure that is determined eligible for the exception to the flood
43 hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic
44 Buildings.
45

46 **Letter of Map Change (LOMC).** An official determination issued by FEMA that amends or
47 revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map
48 Change include:

- 49 Letter of Map Amendment (LOMA): An amendment based on technical data showing
50 that a property was incorrectly included in a designated special flood hazard area. A

1 LOMA amends the current effective Flood Insurance Rate Map and establishes that a
2 specific property, portion of a property, or structure is not located in a special flood
3 hazard area.

4 Letter of Map Revision (LOMR): A revision based on technical data that may show
5 changes to flood zones, flood elevations, special flood hazard area boundaries and
6 floodway delineations, and other planimetric features.

7 Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or
8 parcel of land has been elevated by fill above the base flood elevation and is, therefore,
9 no longer located within the special flood hazard area. In order to qualify for this
10 determination, the fill must have been permitted and placed in accordance with the
11 community's floodplain management regulations.

12 Conditional Letter of Map Revision (CLOMR): A formal review and comment as to
13 whether a proposed flood protection project or other project complies with the minimum
14 NFIP requirements for such projects with respect to delineation of special flood hazard
15 areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood
16 Insurance Study; upon submission and approval of certified as-built documentation, a
17 Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

18
19 **Light-duty truck.** As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds
20 Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or
21 less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- 22 1. Designed primarily for purposes of transportation of property or is a derivation of such a
23 vehicle, or
- 24 2. Designed primarily for transportation of persons and has a capacity of more than 12
25 persons; or
- 26 3. Available with special features enabling off-street or off-highway operation and use.

27
28 **Lowest floor.** The lowest floor of the lowest enclosed area of a building or structure, including
29 basement, but excluding any unfinished or flood-resistant enclosure, other than a basement,
30 usable solely for vehicle parking, building access or limited storage provided that such
31 enclosure is not built so as to render the structure in violation of the non-elevation requirement
32 of the *Florida Building Code* or ASCE 24

33
34 **Manufactured home.** A structure, transportable in one or more sections, which is eight (8) feet
35 or more in width and greater than four hundred (400) square feet, and which is built on a
36 permanent, integral chassis and is designed for use with or without a permanent foundation
37 when attached to the required utilities. The term "manufactured home" does not include a
38 "recreational vehicle" or "park trailer."

39
40 **Manufactured home park or subdivision.** A parcel (or contiguous parcels) of land divided
41 into two or more manufactured home lots for rent or sale.

42
43 **Market value.** The price at which a property will change hands between a willing buyer and a
44 willing seller, neither party being under compulsion to buy or sell and both having reasonable
45 knowledge of relevant facts. As used in this article, the term refers to the market value of
46 buildings and structures, excluding the land and other improvements on the parcel. Market
47 value may be established by a qualified independent appraiser, Actual Cash Value
48 (replacement cost depreciated for age and quality of construction), or tax assessment value
49 adjusted to approximate market value by a factor provided by the Property Appraiser.

1 **New construction.** For the purposes of administration of this article and the flood resistant
2 construction requirements of the *Florida Building Code*, structures for which the “start of
3 construction” commenced on or after September 30, 1977 and includes any subsequent
4 improvements to such structures.

5
6 **New manufactured home park or subdivision.** A manufactured home park or subdivision for
7 which the construction of facilities for servicing the lots on which the manufactured homes are to
8 be affixed (including at a minimum, the installation of utilities, the construction of streets, and
9 either final site grading or the pouring of concrete pads) is completed on or after September 30,
10 1977.

11
12 **North American Vertical Datum (NAVD) of 1988.** A vertical control used as a reference for
13 establishing varying elevations within the floodplain.

14
15 **Park trailer.** A transportable unit which has a body width not exceeding fourteen (14) feet and
16 which is built on a single chassis and is designed to provide seasonal or temporary living
17 quarters when connected to utilities necessary for operation of installed fixtures and appliances.
18 [Defined in section 320.01, F. S.]

19
20 **Recreational vehicle.** A vehicle, including a park trailer, which is: [Defined in Section 320.01,
21 F.S.)

- 22 1. Built on a single chassis;
- 23 2. Four hundred (400) square feet or less when measured at the largest horizontal
24 projection;
- 25 3. Designed to be self-propelled or permanently towable by a light-duty truck; and
- 26 4. Designed primarily not for use as a permanent dwelling but as temporary living quarters
27 for recreational, camping, travel, or seasonal use.

28
29 **Regulatory floodway.** The channel of a river or other watercourse and the adjacent land areas
30 that must be reserved in order to discharge the base flood without cumulatively increasing the
31 water surface elevation more than one foot.

32
33 **Riverine.** Relating to, formed by, or resembling a river (including tributaries), stream, brook,
34 etc .

35
36 **Sand dunes.** Naturally occurring accumulations of sand in ridges or mounds landward of the
37 beach.

38
39 **Special flood hazard area.** An area in the floodplain subject to a 1 percent or greater chance of
40 flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO,
41 A1-A30, AE, A99, AH, V1-V30, VE or V

42
43 **Start of construction.** The date of issuance for new construction and substantial improvements
44 to existing structures, provided the actual start of construction, repair, reconstruction,
45 rehabilitation, addition, placement, or other improvement is within 180 days of the date of the
46 issuance. The actual start of construction means either the first placement of permanent
47 construction of a building (including a manufactured home) on a site, such as the pouring of slab
48 or footings, the installation of piles, the construction of columns.

1 Permanent construction does not include land preparation (such as clearing, grading, or
2 filling), the installation of streets or walkways, excavation for a basement, footings, piers, or
3 foundations, the erection of temporary forms or the installation of accessory buildings such as
4 garages or sheds not occupied as dwelling units or not part of the main buildings. For a
5 substantial improvement, the actual "start of construction" means the first alteration of any wall,
6 ceiling, floor or other structural part of a building, whether or not that alteration affects the
7 external dimensions of the building
8

9 **Substantial damage.** Damage of any origin sustained by a building or structure whereby the
10 cost of restoring the building or structure to its before-damaged condition would equal or exceed
11 50 percent of the market value of the building or structure before the damage occurred
12

13 **Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other
14 improvement of a building or structure, the cost of which equals or exceeds 50 percent of the
15 market value of the building or structure before the improvement or repair is started. If the
16 structure has incurred "substantial damage," any repairs are considered substantial
17 improvement regardless of the actual repair work performed. The term does not, however,
18 include either

- 19 1. Any project for improvement of a building required to correct existing health, sanitary, or
20 safety code violations identified by the building official and that are the minimum
21 necessary to assure safe living conditions.
- 22 2. Any alteration of a historic structure provided the alteration will not preclude the
23 structure's continued designation as a historic structure.
24

25 **Variance.** A grant of relief from the requirements of this article, or the flood resistant
26 construction requirements of the *Florida Building Code*, which permits construction in a manner
27 that would not otherwise be permitted by this article or the *Florida Building Code*. A quasi-
28 judicial remedy for hardship administered by the Board of Adjustment in accordance with the
29 procedures contained in this article. See Section 4-2.8.
30

31 **Watercourse.** A river, creek, stream, channel or other topographic feature in, on, through, or
32 over which water flows at least periodically.
33

34 **Water surface elevation.** The height, in relation to the North American Vertical Datum (NAVD)
35 of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine
36 areas.
37

38 **Sec 4-2.11 FLOOD RESISTANT DEVELOPMENT**

39
40 **(a) Buildings and Structures.** Pursuant to Section 4-2.5(c) of this article, buildings, structures
41 and facilities that are exempt from the *Florida Building Code*, including substantial improvement
42 or repair of substantial damage of such buildings, structures and facilities, shall be designed and
43 constructed in accordance with the flood load and flood resistant construction requirements of
44 ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed
45 buildings shall comply with the requirements of Section 4-2.17 of this article.
46

47 **(b) Buildings and structures seaward of the coastal construction control line.** If
48 extending, in whole or in part, seaward of the coastal construction control line and also
49 located, in whole or in part, in a flood hazard area:

1 (1) Buildings and structures shall be designed and constructed to comply with the more
2 restrictive applicable requirements of the *Florida Building Code, Building Section 3109*
3 and *Section 1612* or *Florida Building Code, Residential Section R322*.

4 (2) Minor structures and non-habitable major structures as defined in Section 161.54, F.S.,
5 shall be designed and constructed to comply with the intent and applicable provisions of
6 this article and ASCE 24.

7 **Sec 4-2.12 SUBDIVISIONS**

8
9 (a) **Minimum requirements.** Subdivision proposals, including proposals for manufactured home
10 parks and subdivisions, shall be reviewed to determine that:

11 (1) Such proposals are consistent with the need to minimize flood damage and will be
12 reasonably safe from flooding;

13 (2) All public utilities and facilities such as sewer, gas, electric, communications, and water
14 systems are located and constructed to minimize or eliminate flood damage; and

15 (3) Adequate drainage is provided to reduce exposure to flood hazards: in Zones AH and
16 AO, adequate drainage paths shall be provided to guide floodwaters around and away
17 from proposed structures.

18 (b) **Subdivision plats.** Where any portion of proposed subdivisions, including manufactured
19 home parks and subdivisions, lies within a flood hazard area, the following shall be required:

20 (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design
21 flood elevations, as appropriate, shall be shown on preliminary plats and final plats;

22 (2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood
23 elevations are not included on the FIRM, the base flood elevations determined in
24 accordance with Section 4-2.6(b)(1) of this article; and

25 (3) Compliance with the site improvement and utility requirements of Section 4-2.13 of this
26 article.

27 28 **Sec 4-2.13 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS**

29
30 (a) **Minimum requirements.** All proposed new development shall be reviewed to determine
31 that:

32 (1) Such proposals are consistent with the need to minimize flood damage and will be
33 reasonably safe from flooding;

34 (2) All public utilities and facilities such as sewer, gas, electric, communications, and water
35 systems are located and constructed to minimize or eliminate flood damage; and

36 (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and
37 AO, adequate drainage paths shall be provided to guide floodwaters around and away
38 from proposed structures

39 (b) **Sanitary sewage facilities.** All new and replacement sanitary sewage facilities, private
40 sewage treatment plants (including all pumping stations and collector systems), and on-site
41 waste disposal systems shall be designed in accordance with the standards for onsite sewage
42 treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize
43 or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood
44 waters, and impairment of the facilities and systems.

45 (c) **Water supply facilities.** All new and replacement water supply facilities shall be designed in
46 accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and

1 ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

2 **(d) Limitations on sites in regulatory floodways.** No development, including but not limited to
3 site improvements, and land disturbing activity involving fill or regrading, shall be authorized
4 in the regulatory floodway unless the floodway encroachment analysis required in Section 4-
5 2.6(c)(1) of this article demonstrates that the proposed development or land disturbing
6 activity will not result in any increase in the base flood elevation.

7 **(e) Limitations on placement of fill.** Subject to the limitations of this article, fill shall be
8 designed to be stable under conditions of flooding including rapid rise and rapid drawdown
9 of floodwaters, prolonged inundation, and protection against flood-related erosion and scour.
10 In addition to these requirements, if intended to support buildings and structures (Zone A
11 only), fill shall comply with the requirements of the *Florida Building Code*.

12 **(f) Limitations on sites in coastal high hazard areas (Zone V).** In coastal high hazard areas,
13 alteration of sand dunes and mangrove stands shall be permitted only if such alteration is
14 approved by the Florida Department of Environmental Protection and only if the engineering
15 analysis required by Section 4-2.6(c)(4) of this article demonstrates that the proposed
16 alteration will not increase the potential for flood damage. Construction or restoration of
17 dunes under or around elevated buildings and structures shall comply with Section 4-
18 2.18(h)(3) of this article.

20 **Sec 4-2.14 MANUFACTURED HOMES**

21
22 **(a) General.** All manufactured homes installed in flood hazard areas shall be installed by an
23 installer that is licensed pursuant to Section 320.8249, F.S, and shall comply with the
24 requirements of Chapter 15C-1, F.A.C. and the requirements of this article. If located
25 seaward of the Coastal Construction Control Line, all manufactured homes shall comply with
26 the more restrictive of the applicable requirements.

27 **(b) Foundations.** All new manufactured homes and replacement manufactured homes installed
28 in flood hazard areas shall be installed on permanent, reinforced foundations that:

29 **(1)** In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in
30 accordance with the foundation requirements of the *Florida Building Code, Residential*
31 *Section R322.2* and this ordinance.

32 **(2)** In coastal high hazard areas (Zone V), are designed in accordance with the foundation
33 requirements of the *Florida Building Code, Residential Section R322.3* and this
34 ordinance.

35 **(c) Anchoring.** All new manufactured homes and replacement manufactured homes shall be
36 installed using methods and practices which minimize flood damage and shall be securely
37 anchored to an adequately anchored foundation system to resist flotation, collapse or lateral
38 movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame
39 ties to ground anchors. This anchoring requirement is in addition to applicable state and local
40 anchoring requirements for wind resistance.

41 **(d) Elevation.** Manufactured homes that are placed, replaced, or substantially improved shall
42 comply with Section 4-2.146(e) or (f) of this article, as applicable.

43
44 **(e) General elevation requirement.** Unless subject to the requirements of Section 4-2.14(f) of
45 this article, all manufactured homes that are placed, replaced, or substantially improved on
46 sites located:

47 **(1)** outside of a manufactured home park or subdivision;

- 1 (2) in a new manufactured home park or subdivision;
- 2 (3) in an expansion to an existing manufactured home park or subdivision; or
- 3 (4) in an existing manufactured home park or subdivision upon which a manufactured home
- 4 has incurred "substantial damage" as the result of a flood, shall be elevated such that
- 5 the bottom of the frame is at or above the elevation required, as applicable to the flood
- 6 hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or
- 7 Section R322.3 (Zone V).

8 **(f) Elevation requirement for certain existing manufactured home parks and subdivisions.**

9 Manufactured homes that are not subject to Section 4-2.14(e) of this article, including
10 manufactured homes that are placed, replaced, or substantially improved on sites located in
11 an existing manufactured home park or subdivision, unless on a site where substantial
12 damage as result of flooding has occurred, shall be elevated such that either the:

- 13 (1) Bottom of the frame of the manufactured home is at or above the elevation required, as
- 14 applicable to the flood hazard area, in the *Florida Building Code, Residential* Section
- 15 R322.2 (Zone A) or Section R322.3 (Zone V); or
- 16 (2) Bottom of the frame is supported by reinforced piers or other foundation elements of at
- 17 least equivalent strength that are not less than 60 inches in height above grade.

18 **(g) Enclosures.** Enclosed areas below elevated manufactured homes shall comply with the
19 requirements of the *Florida Building Code, Residential* Section R322 for such enclosed
20 areas, as applicable to the flood hazard area.

21
22 **(h) Utility equipment.** Utility equipment that serves manufactured homes, including electric,
23 heating, ventilation, plumbing, and air conditioning equipment and other service facilities,
24 shall comply with the requirements of the *Florida Building Code, Residential* Section R322,
25 as applicable to the flood hazard area.

26
27 **Sec 4-2.15 RECREATIONAL VEHICLES AND PARK TRAILERS**

28
29 **(a) Temporary placement.** Recreational vehicles and park trailers placed temporarily in flood
30 hazard areas (no longer than 14 days) shall be fully licensed and ready for highway use,
31 which means the recreational vehicle or park model is on wheels or jacking system, is
32 attached to the site only by quick-disconnect type utilities and security devices, and has no
33 permanent attachments such as additions, rooms, stairs, decks and porches.

34 **(b) Permanent placement.** Recreational vehicles and park trailers that do not meet the
35 limitations in Section 4-2.15(a) of this article for temporary placement shall meet the
36 requirements of Section 4-2.14 of this article for manufactured homes.

37 **Sec 4-2.16 TANKS**

38 **(a) Underground tanks.** Underground tanks in flood hazard areas shall be anchored to
39 prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic
40 loads during conditions of the design flood, including the effects of buoyancy assuming the
41 tank is empty.

42 **(b) Above-ground tanks, not elevated.** Above-ground tanks that do not meet the elevation
43 requirements of Section 4-2.16(c) of this article shall:

- 44 (1) Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas,
- 45 provided the tanks are anchored or otherwise designed and constructed to prevent
- 46 flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic

1 loads during conditions of the design flood, including the effects of buoyancy assuming
2 the tank is empty and the effects of flood-borne debris.

3 **(2)** Not be permitted in coastal high hazard areas (Zone V).

4 **(c) Above-ground tanks, elevated.** Above-ground tanks in flood hazard areas shall be
5 attached to and elevated to or above the design flood elevation on a supporting structure
6 that is designed to prevent flotation, collapse or lateral movement during conditions of the
7 design flood. Tank-supporting structures shall meet the foundation requirements of the
8 applicable flood hazard area.

9 **(d) Tank inlets and vents.** Tank inlets, fill openings, outlets and vents shall be:

10 **(1)** At or above the design flood elevation or fitted with covers designed to prevent the
11 inflow of floodwater or outflow of the contents of the tanks during conditions of the
12 design flood; and

13 **(2)** Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic
14 loads, including the effects of buoyancy, during conditions of the design flood.

15 16 **Sec 4-2.17 OTHER DEVELOPMENT**

17
18 **(a) General requirements for other development.** All development, including man-made
19 changes to improved or unimproved real estate for which specific provisions are not
20 specified in this article or the *Florida Building Code*, shall:

21 **(1)** Be located and constructed to minimize flood damage;

22 **(2)** Meet the limitations of Section 4-2.13(d) of this article if located in a regulated floodway;

23 **(3)** Be anchored to prevent flotation, collapse or lateral movement resulting from
24 hydrostatic loads, including the effects of buoyancy, during conditions of the design
25 flood;

26 **(4)** Be constructed of flood damage-resistant materials; and

27 **(5)** Have mechanical, plumbing, and electrical systems above the design flood elevation,
28 except that minimum electric service required addressing life safety and electric code
29 requirements is permitted below the design flood elevation provided it conforms to the
30 provisions of the electrical part of building code for wet locations.

31
32 **(b) Fences in regulated floodways.** Fences in regulated floodways that have the potential to
33 block the passage of floodwaters, such as stockade fences and wire mesh fences, shall
34 meet the limitations of Section 4-2.13(d) of this article.

35 **(c) Retaining walls, sidewalks and driveways in regulated floodways.** Retaining walls and
36 sidewalks and driveways that involve the placement of fill in regulated floodways shall meet
37 the limitations of Section 4-2.13(d) of this article.

38 **(d) Roads and watercourse crossings in regulated floodways.** Roads and watercourse
39 crossings, including roads, bridges, culverts, low-water crossings and similar means for
40 vehicles or pedestrians to travel from one side of a watercourse to the other side, that
41 encroach into regulated floodways shall meet the limitations of Section 4-2.13(d) of this
42 article. Alteration of a watercourse that is part of a road or watercourse crossing shall meet
43 the requirements of Section 4-2.6(c)(3) of this article.

44 **(e) Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways,**
45 **patios and similar nonstructural uses in coastal high hazard areas (Zone V).** In
46 coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings,

1 decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent
2 to buildings and structures provided the concrete slabs are designed and constructed to be:

- 3 (1) Structurally independent of the foundation system of the building or structure;
- 4 (2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of
5 causing significant damage to any structure; and
- 6 (3) Have a maximum slab thickness of not more than four (4) inches.

7
8 **(f) Decks and patios in coastal high hazard areas (Zone V).** In addition to the requirements
9 of the *Florida Building Code*, in coastal high hazard areas decks and patios shall be located,
10 designed, and constructed in compliance with the following:

- 11 (1) A deck that is structurally attached to a building or structure shall have the bottom of the
12 lowest horizontal structural member at or above the design flood elevation and any
13 supporting members that extend below the design flood elevation shall comply with the
14 foundation requirements that apply to the building or structure, which shall be designed
15 to accommodate any increased loads resulting from the attached deck.
- 16 (2) A deck or patio that is located below the design flood elevation shall be structurally
17 independent from buildings or structures and their foundation systems, and shall be
18 designed and constructed either to remain intact and in place during design flood
19 conditions or to break apart into small pieces to minimize debris during flooding that is
20 capable of causing structural damage to the building or structure or to adjacent buildings
21 and structures.
- 22 (3) A deck or patio that has a vertical thickness of more than twelve (12) inches or that is
23 constructed with more than the minimum amount of fill necessary for site drainage shall
24 not be approved unless an analysis prepared by a qualified registered design
25 professional demonstrates no harmful diversion of floodwaters or wave run-up and wave
26 reflection that would increase damage to the building or structure or to adjacent buildings
27 and structures.
- 28 (4) A deck or patio that has a vertical thickness of twelve (12) inches or less and that is at
29 natural grade or on nonstructural fill material that is similar to and compatible with local
30 soils and is the minimum amount necessary for site drainage may be approved without
31 requiring analysis of the impact on diversion of floodwaters or wave run-up and wave
32 reflection.

33 **(g) Other development in coastal high hazard areas (Zone V).** In coastal high hazard
34 areas, development activities other than buildings and structures shall be permitted only if
35 also authorized by the appropriate federal, state or local authority; if located outside the
36 footprint of, and not structurally attached to, buildings and structures; and if analyses
37 prepared by qualified registered design professionals demonstrate no harmful diversion of
38 floodwaters or wave run-up and wave reflection that would increase damage to adjacent
39 buildings and structures. Such other development activities include but are not limited to:

- 40 (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
- 41 (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed
42 and constructed to fail under flood conditions less than the design flood or otherwise
43 function to avoid obstruction of floodwaters; and
- 44 (3) On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled
45 systems or mound systems.
- 46 (4) A pool adjacent to an elevated V zone building may be constructed at grade or elevated
47 so that the lowest horizontal structural member supporting the pool is at or above BFE.

1 A Florida registered design professional must certify that such structure will not be
2 subject to breaking up or floating out of the ground and affecting the pilings and
3 columns of the supporting system of the surrounding buildings. The certified
4 professional must also verify that the pool and accessory equipment will not divert
5 waves an increase potential damage to any nearby buildings. All pool equipment must
6 be strapped down or elevated above BFE to prevent flotation.

7 **(h) Nonstructural fill in coastal high hazard areas (Zone V).** In coastal high hazard areas:

- 8 **(1)** Minor grading and the placement of minor quantities of nonstructural fill shall be
9 permitted for landscaping and for drainage purposes under and around buildings.
- 10 **(2)** Nonstructural fill with finished slopes that are steeper than one unit vertical to five units
11 horizontal shall be permitted only if an analysis prepared by a qualified registered
12 design professional demonstrates no harmful diversion of floodwaters or wave run-up
13 and wave reflection that would increase damage to adjacent buildings and structures.
- 14 **(3)** Where authorized by the Florida Department of Environmental Protection or applicable
15 local approval, sand dune construction and restoration of sand dunes under or around
16 elevated buildings are permitted without additional engineering analysis or certification
17 of the diversion of floodwater or wave run-up and wave reflection if the scale and
18 location of the dune work is consistent with local beach-dune morphology and the
19 vertical clearance is maintained between the top of the sand dune and the lowest
20 horizontal structural member of the building.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. A.

Meeting Date: 01/05/2016

Agenda Item:

Wildwood Estates Amended Development Agreement.

Attachments

Amended Development Agreement

Original Development Agreement

TTO Comments

**AMENDMENT TO WILDWOOD
ESTATES DEVELOPMENT AGREEMENT**

THIS AMENDMENT to the Wild Wood Estates Development Agreement ("this Amendment") is made and entered into this _____ day of ____, 2016, by and between Escambia County, a political subdivision of the State of Florida (the "County"), whose mailing address is 221 Palafox Place, Pensacola, Florida 32502, and Devine Farms, LLC (the "Developer"), whose mailing address is 23 South A Street, Pensacola, Florida 32501.

WITNESSETH

WHEREAS, the County and the Developer entered into that certain Development Agreement dated August 7, 2007 (the "Agreement"), which Agreement is recorded in Official Record Book 6201, at pages 239-249, of the Public Records of Escambia County, Florida; and

WHEREAS, the Agreement memorialized a dwelling unit cap on the property that was required by the Escambia County Comprehensive Plan and Future Land Use Maps in effect at the time the Agreement was signed; and

WHEREAS, the dwelling unit cap specified in the Agreement is not required by the current Escambia County Comprehensive Plan: 2030, adopted on April 29, 2014; and

WHEREAS, the Developer desires to develop dwelling units in excess of the number authorized in the Agreement; and

WHEREAS, pursuant to Section 15.1 of the Agreement, the County and Developer wish to amend the Agreement to provide for development in accordance with Comprehensive Plan: 2030 and the Escambia County Mid-West Sector Plan;

NOW, THEREFORE, THE ABOVE PREMISES CONSIDERED, the parties agree as follows:

1. All the above recitals are true and correct.
2. The County and the Developer confirm the continued validity of the Agreement, except as modified herein, and confirm that both parties are in full compliance with the requirements of same.
3. Pursuant to Section 15.1 of the Agreement, the procedures set forth in Section 163.3225, Florida Statutes, have been complied with relative to this Amendment.
4. Paragraph F of the recitals of the Agreement, and Section 7.1 of the Agreement, are hereby amended to authorize a total of nine hundred (900) dwelling units on the Property.

5. Section 11.1 of the Agreement is amended to extend the term of the Agreement for a period of an additional ten (10) years, through and including August 2, 2027.

6. All other terms and conditions of said Development Agreement remain in full force and effect.

7. The County and the Developer understand that, pursuant to Section 5.2 of the Agreement, the site plan, preliminary plat, construction plans, and final plat shall be subject to the Land Development Regulations in effect at the time of those submittals, and that said regulations shall include the Escambia County Mid-West Sector Plan, and the Escambia County Land Development Code adopted April 16, 2015, pursuant to Ordinance No. 2015-12, as amended.

IN WITNESS WHEREOF, the parties have executed this Amendment to Development Agreement on the day and year first set forth above.

WITNESS:

DEVELOPER/OWNER

Signature: _____

By: _____

Printed Name: _____

Title: Managing Member

Address: _____

(SEAL)

Signature: _____

Printed Name: _____

Address: _____

_____ day of _____, 2016

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

BOARD of COUNTY
COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Grover C. Robinson IV, Chairman

(SEAL)

BCC Approved: _____

Date Executed:

August 7, 2007

**WILDWOOD ESTATES
DEVELOPMENT AGREEMENT**

Between

ESCAMBIA COUNTY

And

**DEVINE FARMS, LLC
23 South A Street
Pensacola, Florida 32501**

For

Wildwood Estates

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 2nd
day of August, 2007 between **Escambia County**, a political subdivision of the
State of Florida ("**County**") and its successors and **Devine Farms, LLC**, 23 South A
Street, Pensacola, Florida 32501 ("**Developer**"), its successors and assigns.

RECITALS

- A. The Developer owns certain lands in Escambia County, Florida, of approximately 777.43 acres in size which is to be known as the Wildwood Estates, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and,
- B. The Developer intends to construct on the Property a phased subdivision for primarily single-family homes to be known as Wildwood Estates ("Development"). The development plan is to be set forth in a Master Plan; and,
- C. In order for the proposed development to proceed, Developer has applied for a future land use map amendment to change the future land use map designation of the Property from Agricultural (AG) and Mixed Use - 6 (MU-6) to Residential (R).
- D. The Development consists of distinct phases to be indicated on a Master Plan.

Date: 8/1/2007 Verified By: *Artemus*

- E. The County encourages the utilization of a "Development Agreement" for master planned or multi-planned projects in order to regulate the timing of construction and development of large projects, and the Developer desires to enter into a Development Agreement with the County in order to clarify and formalize its development rights, and to proceed with the development of the Property in an orderly, planned and consistent manner.
- F. The parties, by means of this Development Agreement, memorialize a dwelling unit cap of 670 units for the Property and the Department of Community Affairs has encouraged this dwelling unit cap in order for the Department to support the future land use map amendment.

NOW, THEREFORE, in consideration of the foregoing recitals of fact, the mutual benefits and burdens contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE I. PARTIES AUTHORITY TO ENTER INTO AGREEMENT

The County and the Developer represent the following:

- 1.1 The above recitals are true and correct and shall be incorporated by reference herein.
- 1.2 Escambia County, a political subdivision of the State of Florida, has authority to enter into this Agreement.
- 1.3 The Developer warrants that it has the authority to enter into this Agreement and that the Developer is the fee simple owner of the Property.
- 1.4 On the 2nd day of October 1997, Escambia County enacted Ordinance 97-51 which establishes procedures and requirements as set forth in sections 163.3220-163.3243, Fla. Stat. (2006), authorizing the County to consider and enter into a Development Agreement with any person having a legal or equitable interest in real property located within the unincorporated area of Escambia County.
- 1.5 It is the intent of the County and Developer to be bound by the terms of this Agreement.
- 1.6 The relationship between the County and the Developer is contractual only. The Developer is not affiliated with the County in any manner, nor an agent of the County.

ARTICLE II. MUTUAL BENEFITS AND BURDENS

- 2.1 The County finds and declares that the lack of certainty in the approval of development can result in a waste of economic and land resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning.
- 2.2 The County finds and declares the Developer may proceed in accordance with the terms and conditions of the Agreement, which strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the Development, and encourages private participation in comprehensive planning.
- 2.3 The County finds and declares that the process of properly planned developments, such as the Development herein, can preserve, promote, protect and improve the public health, safety, comfort, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources.
- 2.4 The County finds and declares that with approval of the future land use map amendment the Development appears consistent with the Escambia County Comprehensive Plan and the land development regulations in effect as of the date of this Agreement. However, Developer must still make all submittals to Escambia County and each submittal must comply with the Comprehensive Plan and the Land Development Code.

ARTICLE III. NOTICE AND HEARING

- 3.1 Notice of intent to consider this Agreement was advertised on the 4th and 20th day of May/July 2007, in the *Pensacola News Journal* a newspaper of general circulation.
- 3.2 The two public hearings required by section 163.3225, Florida Statutes, were held on the 14th day of May, 2007, and on the 2nd day of August, 2007, before the Escambia County Planning Board and the Escambia County Board of County Commissioners, respectively.

ARTICLE IV. LEGISLATIVE ACT

- 4.1 This Agreement is deemed to be a legislative act by the Board of County Commissioners as authorized by sections 125.01 and 163.3220 – 163.3243, Fla. Stat. (2006).

ARTICLE V. APPLICABLE LAND USE REGULATIONS

- 5.1 The County and the Developer agree that the Wildwood Estates' future land use map amendment application was received on January 12, 2007, and as such was based upon the Escambia County Land Development Regulations in effect at that time.
- 5.2 The parties agree those Escambia County Land Development Regulations in effect on the date of adoption of this Agreement shall govern with regards to the Master Plan submittal. However, all subsequent submittals, including site plan, preliminary plat, construction plans and final plat shall be subject to the Escambia County Land Development Regulations in effect at the time of those submittals to Escambia County.
- 5.3 However, with regards to the Master Plan submittal, pursuant to section 163.3233 (2)(a) through (e), Florida Statutes, the County may apply subsequently adopted laws and policies to it if the local government has held a public hearing and determined:
 - (a) They are not in conflict with the laws and policies governing the development agreement and do not prevent development of the land uses, intensities, or densities in the development agreement;
 - (b) They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;
 - (c) They are specifically anticipated and provided for in the development agreement;
 - (d) The local government demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of the development agreement, or
 - (e) The development agreement is based on substantially inaccurate information supplied by the developer.

ARTICLE VI. APPROVAL AND PERMIT PROCEDURES

- 6.1 The Developer submitted its future land use map amendment application on January 12 2007.
- 6.2 The Developer will be required to obtain master plan, site plan, preliminary plat, construction plan and final plat approvals from Escambia County as well as any and all other permits and approvals required by the Escambia County Land

Development Code, other applicable regulations and other agencies with relevant jurisdiction.

- 6.3 Except as specifically set forth in this Agreement, Developer shall comply with all existing state, local and federal requirements governing approval and permitting of the proposed Development. Developer and County agree that nothing herein shall alter or waive any federal or state regulations or permitting requirements.
- 6.4 The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

ARTICLE VII. PERMITTED USES UNDER THE AGREEMENT

- 7.1 In the event the requested future land use amendment is adopted and becomes effective, Developer will be entitled to uses allowed by the Residential Future Land Use designation, in conjunction with any underlying zoning. Developer can use the applicable densities, intensities and height allowed by the future land use and zoning designations. However, the Developer shall be capped at 670 total dwelling units on the Property. Once this cap is reached, the County shall not permit any additional dwellings on the property, regardless of available density.
- 7.2 The permitted uses for the Development will be as defined by those zoning designations in place at the time of the development plan application; at this time, the Property is zoned VR-1, VR-2, AIPD-2, and VAG-2 and the Land Development Regulations at sections 6.05.23, 11.02.01, 11.02.03 and 6.05.22 would govern. This section is incorporated by reference as of the date of this Agreement. Note that Developer must comply with the Airfield Environs regulations found in the Code including Article II.
- 7.3 The Development is expected to include open green space and conservation areas.
- 7.4 The intensity of use and the maximum height and size of the proposed buildings will be as defined in the Escambia County Land Development Regulations for the zoning district in effect at the time of the development plan application. The Property is currently zoned VR-1, VR-2, AIPD-2, and VAG-2 as found at sections 6.05.23, 11.02.01 and 6.05.22 of the Code.
- 7.5 This Agreement is not an assurance that roadway capacity will be available nor does it constitute a certificate of concurrency. Furthermore, final development approval may be conditioned on roadway improvements paid for in whole or in part by Developer.
- 7.6 In each year in which this Agreement is in effect, Developer shall submit to the County, on or before the anniversary date of the effective date of the Agreement,

an annual report on the progress of the Development. Developer shall submit as a part of the annual report, the number of units completed.

ARTICLE VIII. PUBLIC FACILITIES

- 8.1 Public facilities and services under the authority of Escambia County and serving the permitted development include mass transit, transportation, solid waste management, and recreation/open space land. Pursuant to this Agreement, the permitted use of the Property shall be allocated sufficient capacity for the purpose of maintaining the adopted levels of service for these systems.
- 8.2 The Development is located within the Perdido Landfill area served by Escambia County Utilities Authority for wastewater, for solid waste service and Farm Hill Utilities for potable water. The project will have access to wastewater service at both Kingsfield Road at County Road 97 and at County Roads 297A and 97.
- 8.3 The Development is located entirely within the Gulf Power Company service area. Electric utility service within the Development will be located underground.

ARTICLE IX. DEDICATIONS AND RESERVATIONS

- 9.1 The Developer plans to make dedications and reservations of environmentally sensitive portions of the Property. These areas will be determined during later development submittals to Escambia County.

ARTICLE X. TRANSFER AND ASSIGNMENTS

- 10.1 The rights and interest provided herein to Developer benefit and are appurtenant to the Property. Developer has the right to sell, assign and transfer all of its duties and obligations hereunder; provided, however, that such rights and interest may not be transferred or assigned except in strict compliance with the following conditions precedent:
 - (i) Rights, obligations and interests, in whole or in part, may be transferred along with assignment of the portions of the Property to which they relate, including any transfer or assignment pursuant to any foreclosure of a Mortgage or a deed in lieu of such foreclosure; and
 - (ii) Contemporaneously with any assignment or transfer of interest in the Property, Developer shall specify the portions of the Property to which the assignment or transfer is appurtenant, and designate the Development rights which are included within the transfer. Any attempt to assign or transfer any right, obligation or interest in this Agreement except in strict compliance with this Section, shall be null and void and of no force and effect until such compliance has occurred.

- (iii) Notwithstanding the foregoing, the Developer may transfer or assign this Agreement and the rights hereunder to an affiliate or subsidiary of the Developer in connection with a corporate re-organization or restructuring.

10.2 Following an assignment or transfer of any of the rights and interest of the Developer under this Agreement, the exercise, use and enjoyment thereof shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee was the Developer. Without limiting the generality of the foregoing:

- (i) The further assignment or transfer of any of the rights, obligations or interests under this Agreement shall be made only in accordance with and subject to the terms of this Section.
- (ii) The rights, obligations and interests assigned or transferred are subject to termination in accordance with this Agreement.

10.3 The assignee or transferee of any of the rights and interests of the Developer shall have no duty or obligation to perform the Developer's obligations or other affirmative covenants of Developer under this Agreement unless such obligations and covenants are expressly assumed in connection with the conveyance of said rights and interests.

10.4 Notwithstanding the assignment or transfer of portions or all of the Property or rights or interests under this Agreement, Developer shall continue to be obligated under this Agreement unless released or partially released by the County with respect to Developer's obligations and the other duties and obligations of Developer under this Agreement, which release or partial release shall be provided by County upon the satisfaction by Developer of the following conditions:

- (i) Developer is not in default under this Agreement;
- (ii) Developer has provided County with the written notice of such Assignment;
- (iii) The assignee or transferee has assumed the duties and obligations as to which Developer is requesting to be released and has provided County with reasonable assurances demonstrating that Developer's obligations and other duties and obligations of Developer under this Agreement for which Developer is being released will be fully performed.

ARTICLE XI. DURATION OF THE AGREEMENT

11.1 The term of this Agreement shall begin on the date last executed by the parties and shall terminate ten (10) years there from or when all construction of the

improvements authorized under this Agreement is completed by the Developer, whichever occurs first; provided, however, that where Developer has initiated work on the Property and the work is continuing in good faith, the terms of this Agreement shall, with the mutual consent of the parties and subject to the public hearing requirements of Section 163.3225, Florida Statutes (2006), be extended by amendment to allow for completion of any Development Environmental mitigation work, for which a guarantee of success is required under environmental permits, shall be considered initiated work and will extend through required mitigation monitoring periods even if those periods exceed the ten (10) year term of this Agreement. In the event the attendant future land use amendment is unsuccessful, the Development Agreement may be terminated at the Developer's written request.

- 11.2 After termination, no party shall have any further right or obligation hereunder except with respect to any obligation which should have been performed prior to termination or with respect to any default in the performance of the provisions of this Agreement occurring prior to termination.

ARTICLE XII. DEFAULT

- 12.1 Upon default hereunder, the non-defaulting party shall have such rights and remedies as are provided by law or equity; provided, however, that where Developer has initiated work on the Property and the work is continuing in good faith, the terms of this Agreement shall, with the mutual consent of the parties and subject to the public hearing requirements of Section 163.3225, Florida Statutes (2006), be extended by amendment to allow for completion of the Development.

ARTICLE XIII. ESTOPPEL CERTIFICATE

- 13.1 Either party may, at any time, and from time to time, deliver written notice to the other party requesting certification in writing that, to the knowledge of the certifying party (i) this Agreement is in full force and effect and a binding obligations of the party (ii) this Agreement has not been modified or amended either orally or in writing, or if amended, identifying the amendments, and (iii) the requesting party is not in default, or if in default, to describe therein the nature and amount of any such defaults.

ARTICLE XIV. EFFECT OF AGREEMENT ON TITLE

- 14.1 Subject to the protections afforded mortgages hereunder:
- (i) All of the provisions, rights, terms, covenants, obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring

any rights or interests in the Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns;

- (ii) All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable law.
- (iii) Each covenant to do or refrain from doing some act on the Property (or a specific portion thereof) hereunder: (A) is for the benefit of and is a burden upon the applicable portions of the Property, (B) runs with the Property, and (C) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and shall benefit each party and its lands hereunder, and each other person succeeding to an interest in such lands.

14.2 Any assignee or transferee or mortgagee which acquires rights or interest in or with respect to the Property or any portion thereof shall take and hold such rights and interests subject to this Agreement, but shall not have been deemed to have assumed the Developer's obligations or the other affirmative duties and obligations of Developer (which Developer obligations and other affirmative duties shall be retained by Developer pursuant to this Agreement) hereunder, except:

- (i) To the extent that any such assignees, transferees or mortgagees have expressly assumed any of the duties or obligation of Developer hereunder; or;
- (ii) To the extent that the performance of any duty or obligation by developer is a condition precedent to the performances of a covenant by County, it shall continue to be a condition to County's performance hereunder.

**ARTICLE XV. AMENDMENTS AND CANCELLATION,
MODIFICATION OR REVOCATION**

15.1 This Agreement may be amended, in accordance with the procedures set forth in section 163.3225, Florida Statutes (2006), or canceled by mutual consent of the County and Developer.

15.2 If state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of the Agreement, the County and Developer agree to modify this Agreement as is necessary to comply with relevant state or federal laws. Any modification shall be

the minimum necessary to comply with the state or federal law. Such modifications shall to the extent possible be tailored to preserve the intent of the Agreement.

IN WITNESS THEREOF, the parties hereto have made and executed this Agreement; COUNTY through its Board of County Commissioners signing by and through its Chairman and DEVELOPER signing by and though its managing member.

WITNESSES:

Signature: [Signature]
Printed Name: TIM O'TOOLE
Address: 2540 CELTIC CIRCLE
PENSACOLA, FL 32503

Signature: [Signature]
Printed Name: Robert A. Emmanue/
Address: 1900 E Strong St.
Pensacola, FL 32501

DEVELOPER/OWNER:

By: [Signature]
Managing Member
Title: Managing Member

SEAL

_____ day of _____, 200__

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: [Signature]
Kevin W. White, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk



BCC APPROVED 08-02-2007

Date Executed

8-2-2007

This document approved as to form and legal sufficiency

By: [Signature]
Title: Deputy County Attorney
Date: 8/3/07

"EXHIBIT A"

ENGINEERING & SURVEYING, INC.:

PARCEL 1 (NORTH)

COMMENCE AT A 3" X 3" LIGHT WOOD STAKE MARKING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 31 WEST ESCAMBA COUNTY, FLORIDA; THENCE GO NORTH 82 DEGREES 34 MINUTES 03 SECONDS WEST A DISTANCE OF 2820.32 FEET TO A 4" X 4" ST. REGIS CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 31; THENCE GO NORTH 01 DEGREES 04 MINUTES 26 SECONDS EAST A DISTANCE OF 882.18 FEET TO THE SOUTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE OF KINGSFIELD ROAD (50' WIDE COUNTY MAINTENANCE CLAIM); THENCE CONTINUE NORTH 01 DEGREES 04 MINUTES 26 SECONDS EAST A DISTANCE OF 52.14 FEET TO A 1/2" CAPPED IRON ROD NO. 4082 LOCATED ON THE NORTHERLY FIELD MONUMENTED RIGHT OF WAY LINE OF KINGSFIELD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 04 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE AFORESAID SECTION 31 A DISTANCE OF 4058.29 FEET TO A 1/2" CAPPED IRON ROD NO. 4082; THENCE GO SOUTH 52 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 152.17 FEET TO A 1/2" CAPPED IRON ROD NO. 4082; THENCE GO SOUTH 85 DEGREES 33 MINUTES 37 SECONDS EAST A DISTANCE OF 484.07 FEET TO A 1/2" CAPPED IRON ROD NO. 4082; THENCE GO NORTH 02 DEGREES 04 MINUTES 32 SECONDS EAST A DISTANCE OF 123.59 FEET TO A 1/2" CAPPED IRON ROD NO. 4082; THENCE GO SOUTH 85 DEGREES 45 MINUTES 48 SECONDS EAST A DISTANCE OF 186.35 FEET TO A 1/2" CAPPED IRON ROD NO. 4082; THENCE GO NORTH 49 DEGREES 28 MINUTES 01 SECONDS EAST A DISTANCE OF 348.39 FEET TO A 1/2" CAPPED IRON ROD NO. 4082 SAID POINT LYING ON THE NORTH LINE OF THE AFORESAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 31 WEST, THENCE GO SOUTH 88 DEGREES 39 MINUTES 22 SECONDS EAST ALONG THE AFORESAID NORTH LINE A DISTANCE OF 888.19 FEET; THENCE GO SOUTH 01 DEGREES 20 MINUTES 48 SECONDS WEST A DISTANCE OF 1565.00 FEET; THENCE GO SOUTH 88 DEGREES 38 MINUTES 28 SECONDS EAST A DISTANCE OF 734.22 FEET TO THE WESTERLY FIELD MONUMENTED RIGHT OF WAY LINE OF KINGSFIELD ROAD (50' WIDE COUNTY MAINTENANCE CLAIM); THENCE GO SOUTH 01 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE AFORESAID RIGHT OF WAY LINE A DISTANCE OF 508.91 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2804 AT PAGES 884 AND 885 CIVIL ACTION NO. 88-2784-CA-01; THENCE GO NORTH 89 DEGREES 05 MINUTES 11 SECONDS WEST A DISTANCE OF 575.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID PARCEL OF LAND; THENCE GO SOUTH 01 DEGREES 22 MINUTES 24 SECONDS WEST A DISTANCE OF 730.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL OF LAND; THENCE GO NORTH 89 DEGREES 03 MINUTES 02 SECONDS WEST A DISTANCE OF 257.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A UNITED GAS PIPE LINE EASEMENT, SAID EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1157 AT PAGES 528 AND 529 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY FLORIDA; THENCE GO NORTH 48 DEGREES 00 MINUTES 40 SECONDS WEST ALONG THE AFORESAID NORTHERLY LINE OF SAID UNITED GAS PIPE LINE EASEMENT A DISTANCE OF 321.88 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 89 DEGREES 05 MINUTES 51 SECONDS WEST A DISTANCE OF 138.23 FEET TO THE SOUTHERLY LINE OF UNITED GAS PIPE LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1157 AT PAGES 528 AND 529, SAID POINT ALSO BEING THE MOST EASTERLY POINT OF OFFICIAL RECORDS BOOK 2223 PAGE 730; THENCE GO NORTH 47 DEGREES 01 MINUTES 24 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 807.40 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2223 PAGE 730; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, GO SOUTH 01 DEGREES 50 MINUTES 42 SECONDS WEST A DISTANCE OF 707.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2223 PAGE 730; THENCE GO SOUTH 89 DEGREES 05 MINUTES 51 SECONDS EAST A DISTANCE OF 382.83 FEET TO THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 2223 PAGE 730; SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE GO SOUTH 01 DEGREES 12 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 914.09 FEET TO THE NORTHERLY FIELD MONUMENTED RIGHT OF WAY LINE OF KINGSFIELD ROAD (50' WIDE COUNTY MAINTENANCE CLAIM); THENCE GO SOUTH 74 DEGREES 34 MINUTES 02 SECONDS WEST ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1370.14 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION LYING WITHIN THE 50 FOOT COUNTY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1020 AT PAGES 518-525 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA AND CONTAINS 154.18 ACRES.



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: December 29, 2015

RE: Planning Board Action Item - Amended Development Agreement for
Wildwood Estate - Transportation & Traffic Operations (TTO) Comments


TTO Staff appreciates the opportunity to review the aforementioned action item. Please see our staff comments listed below:

Upon review of the Wildwood Estate Development Agreement, the roads that would be affected by the proposed development include: SR297 (Pine Forest Road), South Highway 97, Devine Farms Road, Hwy 297A, Kingsfield Road, and US90A (Nine Mile Road).

- Devine Farms Road will be required to meet all County standards for pavement and width (11-foot lanes plus 4-foot paved shoulders). A detailed design for safety improvements to the intersection of Devine Farms Road and Highway 97 will be required as well. The improvements will be implemented as new traffic is generated by the phased development.
- Kingsfield Road west of Highway 97 will need to meet county standards for pavement and width (11-foot lanes with 4-foot paved shoulders).
- A detailed design for safety improvements to the intersection of Highway 297A and Highway 97 will be required. The improvements will be implemented as new traffic is generated by phased development.
- Any potential mitigation, in order to ensure operational level of service, will be addressed during the development review process.

Please copy Transportation & Traffic Operations staff with any annual reports provided by the developer.

Respectfully,

A handwritten signature in blue ink that reads "Thomas Brown, Jr." with a stylized flourish at the end.

Thomas Brown, Jr, Transportation Planner
Transportation & Traffic Operations Division
Public Works Department

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director
David Forte, TTO Division Manager

A handwritten signature in blue ink, appearing to be "DF", with a long horizontal stroke extending to the right.