AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
November 20, 2019–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

2. Swearing in of Staff and acceptance of staff as expert witness

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

4. Proof of Publication and waive the reading of the legal advertisement.

5. Approval of Resume Minutes.

A. Approval of Resume Meeting Minutes from the October 16, 2019, Board of Adjustment Meeting.

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

A. **Case No.: CU-2019-15**

Address:	3800 BLK Hollywood Avenue
Request:	Conditional Use request to allow for a salvage yard in HC/LI zoning
Requested by:	Litvak Beasley Wilson & Ball, LLP Agent for Debra Lavalle c/o Matt Crosby

B. **Case No.: CU-2019-11**

Address: 6032 &6042 Mobile Hwy
Request: Allow restaurant with drive-thru within 200 feet of MDR zoning
Requested by: Wiley C. "Buddy" Page, Agent for Jupiter's Gold LLC

C. **Case No.: CU-2019-12**

Address: 960 East Nine Mile Road

Request:	Conditional use for proposed retail building in excess of 6,000 sq. feet.
Requested by:	Mark Evan Robertson II, PE, Rebol-Battle, Agent for Shoppes at Nine Mile, LLC, Jim Schafer

D. **Case No.: CU-2019-13**

Address:	10789 Sorrento Road
Request:	Conditional Use to allow for a new Elementary School be built in a LDR and HDMU zoning.
Requested by:	Anthony Noles, Director of Facilities Planning, for School Board of Escambia County

E. **Case No.: CU-2019-14**

Address:	6146 Mobile Hwy
Request:	Conditional use to allow for outside storage, tree-removal equipment, and employees vehicles
Requested by:	Wayne Williams, Owner

F. **Case No.: CU-2019-16**

Address:	5001 Northpointe Parkway
Request:	Outdoor Storage not among pemitted uses, including outdoor storage of trailered boates and operable rrecreational vehicles
Requested by:	Luke Kolbeck, Owner

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, December 18, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment **5. A.**

Meeting Date: 11/20/2019

Attachments

Draft October 16, 2019 BOA Minutes

D R A F T

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT
HELD October 16, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 11:39 A.M)
(11:47A.M. – 12:02 P.M)

Present:	Auby Smith
	Bill Stromquist
	Michael Godwin
	Willie Kirkland, Jr.
	Walker Wilson
Absent:	Judy Gund
	Jennifer Bass
Staff Present:	Andrew Holmer, Division Manager, Planning & Zoning
	Horace Jones, Director, Development Services
	Kayla Meador, Administrative Supervisor
	Kristin Hual, Assistant County Attorney

REGULAR BOA AGENDA

1. Call to Order.

2. Swearing in of Staff and acceptance of staff as expert witness

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

   Motion by Board Member Michael Godwin, Seconded by Vice Chairman Walker Wilson

   Motion was made to accept the October 16, 2019 BOA meeting packet.

   Vote: 5 - 0 Approved

4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Board Member Willie Kirkland, Jr., Seconded by Vice Chairman Walker Wilson

The Clerk provided proof of publication and motion was made to accept.

Vote: 5 - 0 Approved

5. Approval of Resume Minutes.

A. Approval of Resume Meeting Minutes from the September 18, 2019 Board of Adjustment Meeting.

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Michael Godwin

Motion was made to approve the September 18, 2019 BOA Resume Meeting Minutes.

Vote: 4 - 0 Approved

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

A. **Case No.: CU-2019-10**

Address:	2115 Herman Street
Request:	Conditional use to allow for a salvage yard
Requested by:	Buddy Page, Agent for Northern Horizons, LLC,Owner

Motion by Board Member Willie Kirkland, Jr., Seconded by Vice Chairman Walker Wilson

Motion was made to accept Staff's Findings of Fact and deny the conditional use.

Vote: 4 - 1 Approved

Voted No: Board Member Auby Smith

B. **Case No.:**

Address:	5047 Challenger Way
Request:	Reduced setback to two feet for pool enclosure
Requested by:	John and Veronique Landis, Owners

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Walker Wilson

Motion was made to accept applicant exhibit.

Vote: 4 - 0 Approved

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Auby Smith

Motion was made to approve the variance based on applicant's testimony.

Vote: 4 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, November 20, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment	**6. A.**
Meeting Date:	11/20/2019
CASE:	CU-2019-15
APPLICANT:	Litvak Beasley Wilson & Ball, LLP Agent for Debra Lavalle c/o Matt Crosby
ADDRESS:	3800 BLK Hollywood Avenue
PROPERTY REFERENCE NO.:	09-2S-30-0400-020-001
ZONING DISTRICT:	HC/LI, Heavy Commercial and Light Industrial
FUTURE LAND USE:	MU-U, Mixed-Use Urban
OVERLAY DISTRICT:	Palafox

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
Conditional Use request to allow for a salvage yard in HC/LI zoning.

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:Section:3-2.11(c)(5)c.

c. Salvage yards not otherwise requiring approval as solid waste processing facilities.

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

CRITERION (a)

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

FINDINGS-OF-FACT
The parcel was split zoned High Density Mixed-Use district (HDMU) and Heavy Commercial and Light Industrial district (HC/LI); the applicant submitted a request to have the entire parcel assigned the HC/LI zoning designation as allowed per Article 1, Section 3-1.3(d) of the Escambia County Land Development Code. The split zone request was approved 10-23-19. It must be noted, as indicated in the application form, that said provision does not guarantee any proposed use, development right or proposed land use/activity and/or development.
The subject property is joined on 3 sides by residential uses and a salvage facility would not be compatible with those uses. There is a salvage yard to the South but it is not adjacent to the proposed yard. Between the existing yard and the proposed site are a vacant parcel and a large apartment complex.

CRITERION (b)

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

FINDINGS-OF-FACT
The applicant does not propose impacts to existing public services and facilities. Any services required will need to provided as necessary.

CRITERION (c)

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

FINDINGS-OF-FACT
If the Conditional Use is approved, the applicant will submit a formal application for the project to the Development Review Committee; on-site circulation will be reviewed in accordance with the adopted standards in the Land Development Code.

CRITERION (d)

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

FINDINGS-OF-FACT
The proposed use **has the potential to create** nuisance conditions and cause adverse impacts on surrounding and adjacent residential uses. The potential for environmental risk and unsafe conditions is associated with this type of use. Sec 42-196 of the Escambia County Code of Ordinance defines Nuisance Conditions as the creation and maintenance of any condition conductive to the breeding of rats, vermin, flies, mosquitoes, or other arthropods that are capable of transmitting diseases directly or indirectly to humans.

CRITERION (e)

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

FINDINGS-OF-FACT
Applicant stated that solid waste containers will be on-site. Location of the solid waste containers will be reviewed and approved during the Site Plan Review process. Granting the Conditional Use followed by a Site Plan Review process approval will not negate the creation of nuisance impacts.

CRITERION (f)

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

FINDINGS OF FACT:
The LDC requires that any proposed industrial type development provide the necessary screening and buffering protection for the adjacent or surrounding existing residential uses. The project will be review for buffering requirements during the Site Plan Review process. Granting the Conditional Use followed by a Site Plan Review process approval will not negate the creation of nuisance impacts.

CRITERION (g)

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

FINDINGS OF FACT:
Any proposed signs will require review and permitting in accordance to LDC regulations. During the Site Plan Review process staff will ensure that proposed signs and lighting will be compatible adjoining and surrounding properties. Granting the Conditional Use followed by a Site Plan Review process approval will not negate the creation of nuisance impacts.

CRITERION (h)

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

FINDINGS OF FACT:
Under LDC Section 3-2.11 Heavy Commercial and Light Industrial district (HC/LI) the proposed use and location **will not meet the access criteria requirements** in the Land Development Code:
(d) Site and building requirements. The following site and building requirements apply to uses within the HC/LI district:
(8) Other requirements.

a. Access. For any industrial use south of Well Line Road, site access **shall be** provided by curb cuts on an **arterial or collector street.** Alternatively, a private or public street may link the site to an arterial or collector, provided that the private or public street does not traverse a residential subdivision or predominantly residential neighborhood between the site and the arterial or collector street.
Based on the County's GIS street layer Hollywood Avenue and Hansel Street level of service is as a **local street.** Based on the Escambia County public records, there are two platted subdivisions between the parcel and Massachusetts Avenue, the nearest arterial service level road: Scenic Terrace and Lot 4 Chas Develliers Grant between the property and the nearest designated arterial roads.

CRITERION (i)

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

FINDINGS OF FACT:
The applicant did not address the HC/LI requirements for access for industrial uses south of Well Line road. The proposed use does not comply with the requirement of the location criteria and a compatibility analysis was not provided.

STAFF FINDINGS

The proposed use, location and application for a Conditional Use did not properly address the requirements under Criteria a, d, h and i, therefore, staff recommends denial of the Conditional Use.

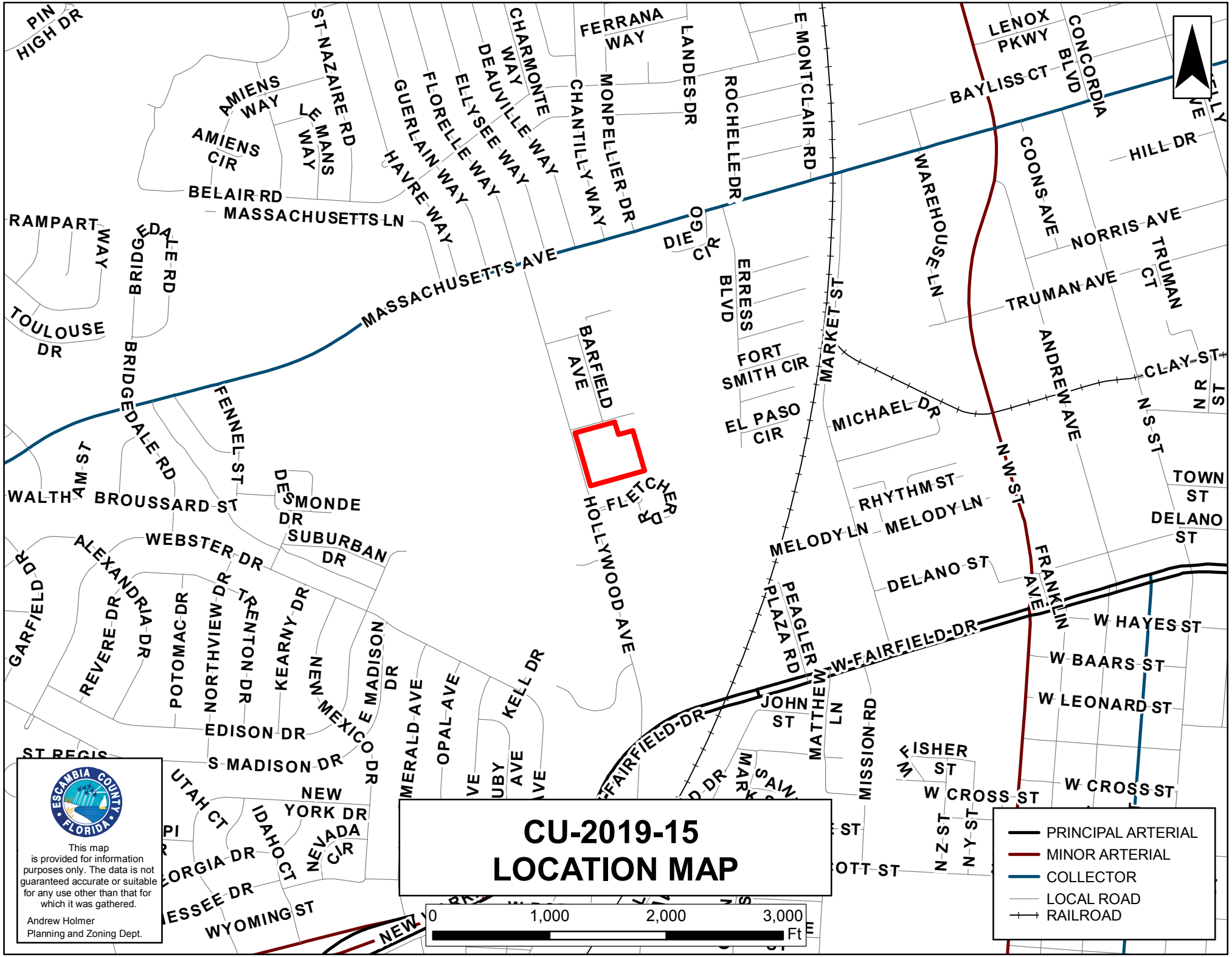
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

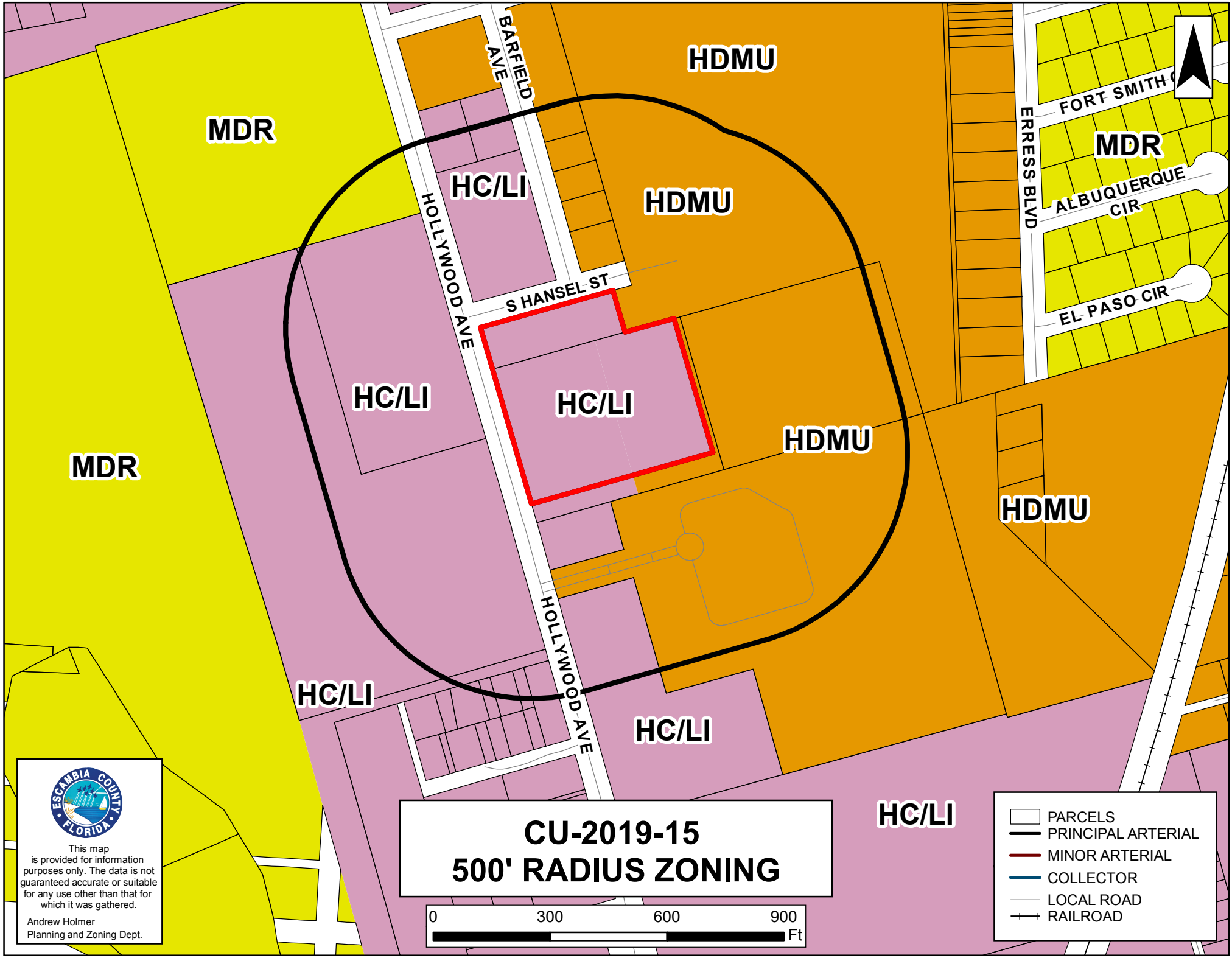
Attachments

Working Case File

CU-2019-15



CU-2019-15
LOCATION MAP


HDMU
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CU-2019-15
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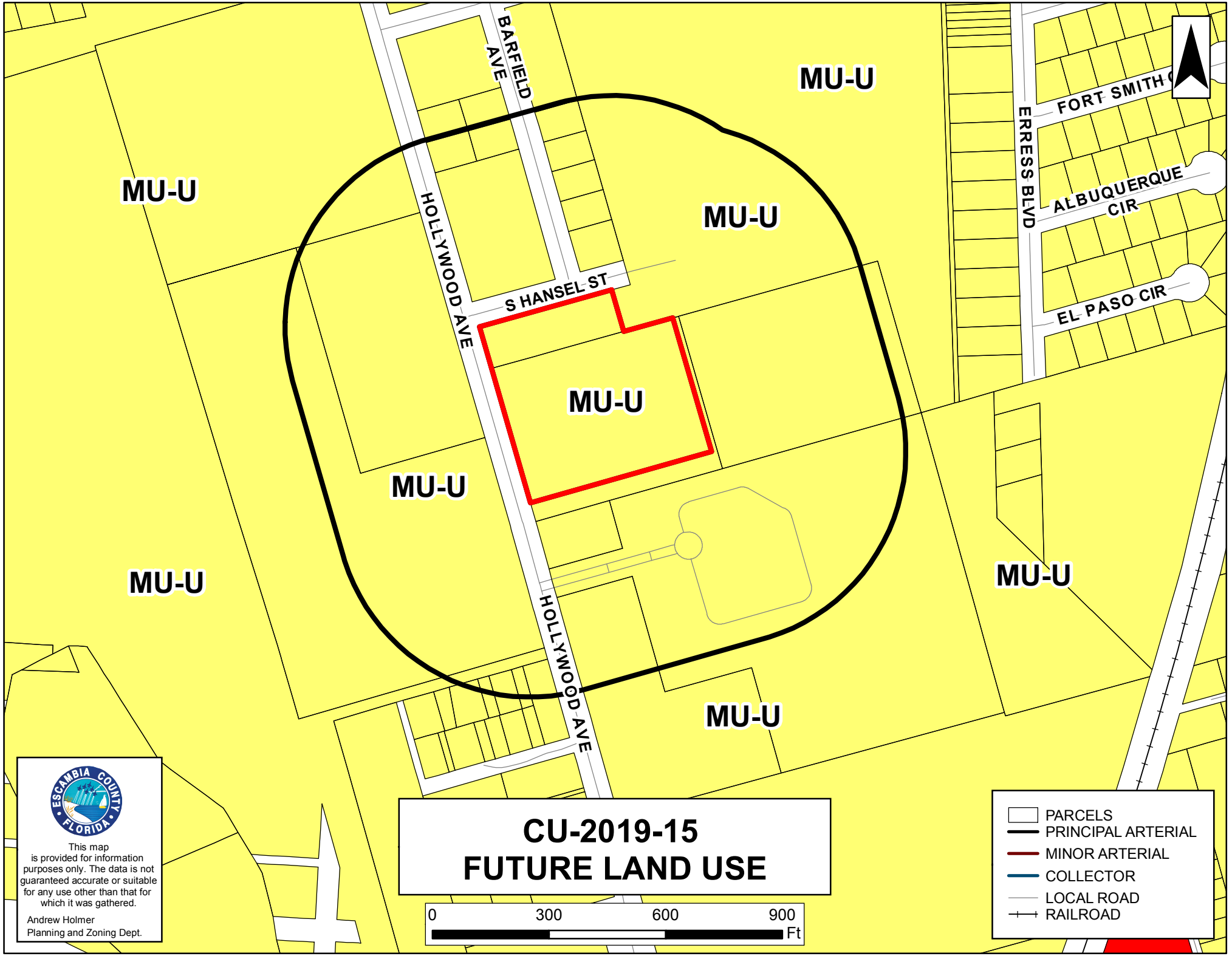
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.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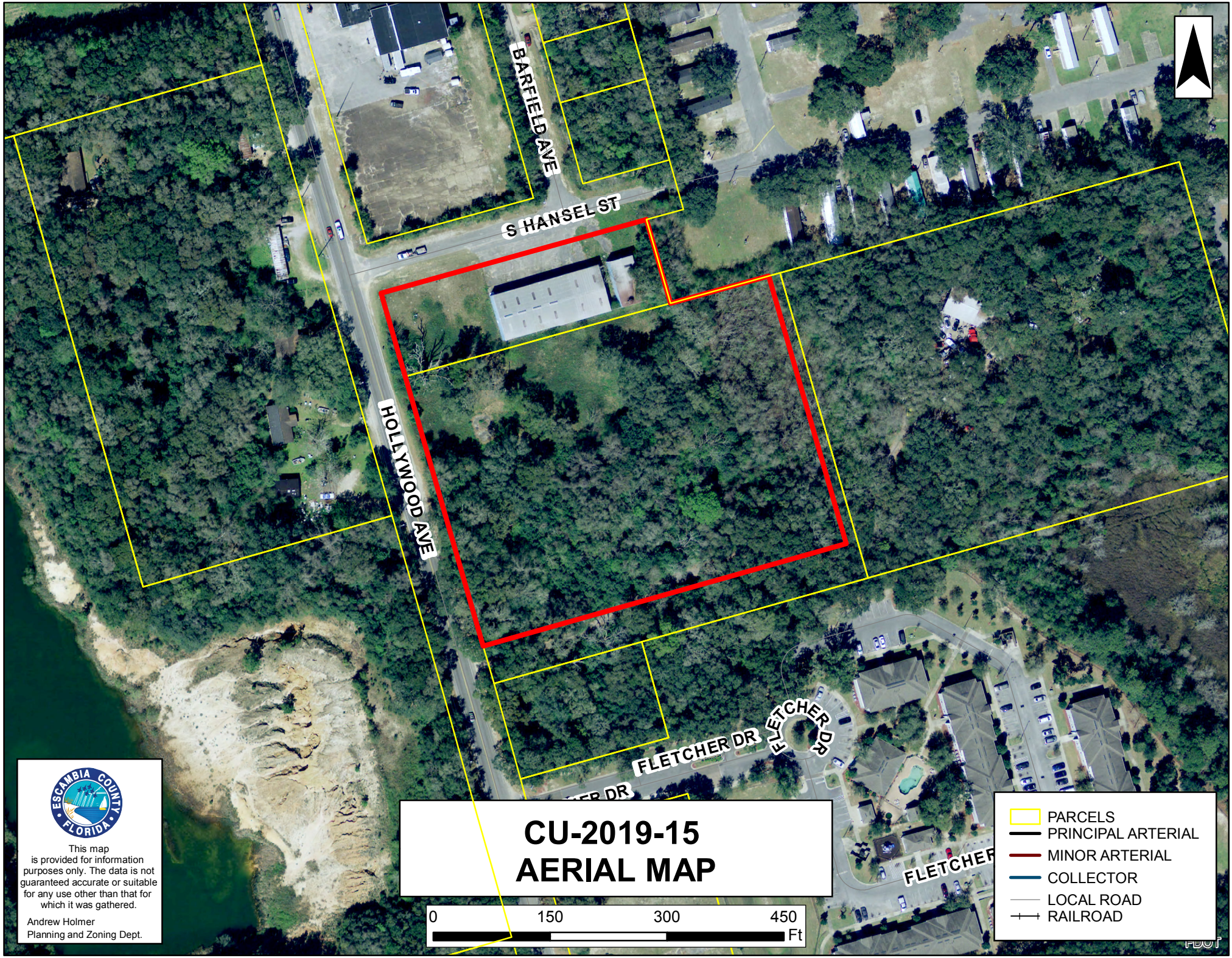
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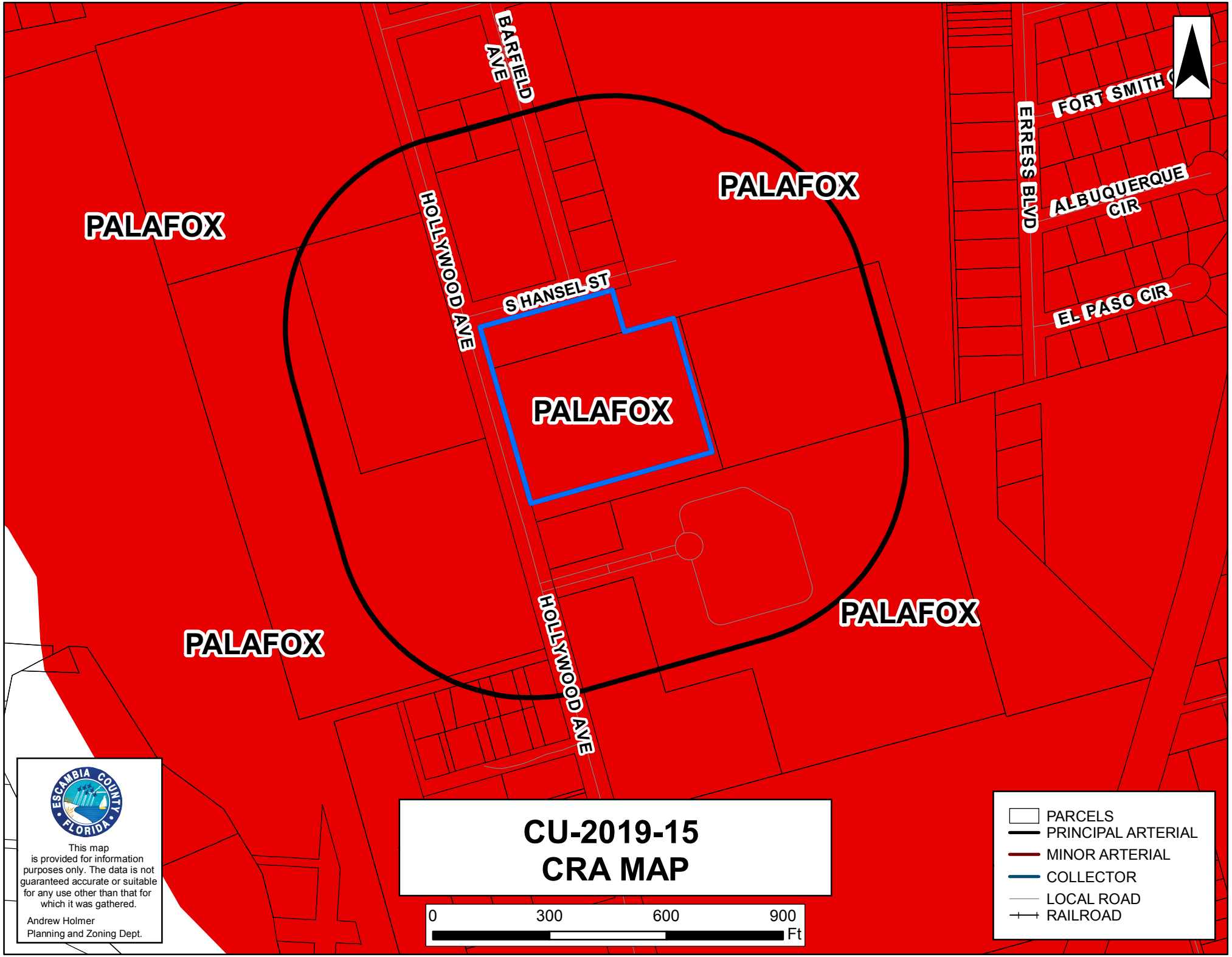
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HOLLYWOOD AVE
ESCAMBIA COUNTY FLORIDA
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Andrew Holmer
Planning and Zoning Dept.
CU-2019-15
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PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD

Looking Northeast into property

Looking Northwest from subject property across Hollywood Ave

Looking Southwest across Hollywood Avenue

Looking West from subject property

Looking Southwest along Hollywood Avenue

Escambia County Planning and Zoning 19103529PBA
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU2019-15 Accepted by: C.M. BOA Meeting: 11/20/19

Conditional Use Request for: _____

~~**Variance** Request for:~~ _____

1. **Contact Information:**
   - **A. Property Owner/Applicant:** Debra Lavalle c/o Matt Crosby
     Mailing Address: 9452 5500 Hwy 99, Molino, FL 32577
     Business Phone: (850) 754-0420 Cell: _____
     Email: mcrosbyllc@gmail.com
   - **B. Authorized Agent (if applicable):** Litvak Beasley Wilson & Ball, LLP
     Mailing Address: 40 S. Palafox Place, Suite 300
     Business Phone: 850-432-9818 Cell: _____
     Email: rob@lawpensacola.com and dclark@lawpensacola.com

   ***Note:** Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*
2. **Property Information:**
   - **A.** Existing Street Address: 3800 Blk Hollywood Ave 32505
     Parcel ID (s): 092S300400020001
   - **B.** Total acreage of the subject property: 3.99
   - **C.** Existing Zoning: HC/LI+ HDMU
     FLU Category: MU-U
   - **D.** Is the subject property developed (if yes, explain): No.
   - **E.** Sanitary Sewer: _____ Septic: X

3. **Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

The parcel is currently split zoned HC/LI and HDMU. The majority of the property is HC/Li and the surrounding Properties are HC/LI. Application is seeking a conditional use as a salvage yard for storage of vehicles while they are being worked on. Applicant has submitted a Split Zoned Parcel Request for the parcel to be completely zoned HC/LI.

B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)

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

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

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

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

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

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

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

There are numerous auto repair facilities in the adjacent area. Properties to the immediate North, South, and West are zoned HC/ LI and therefore this parcel would be compatible with the adjacent properties and properties in the immediate area.

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

This conditional use Will not impact facilities and services of the public. There will not be an increase in demand on any public service based on this conditional use. Further, there will be no entrance from property to Hollywood Blvd so no increase traffic.

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

There is sufficient ingress to and egress from the site and its structures. There is efficient traffic flow and control and on site parking. There will be No change in circulation as cars will go from the yard and then into the shop.

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

There will be no unreasonable nuisance as no work will be performed on this parcel. Work will be performed on cars inside shop which is on the adjacent parcel which is already zoned HC/LI. This parcel will be for storage only.

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

There will be appropriate solid waste containers located for functional access and limited off-site visibility with minimal odor and other nuisance impacts. Any remaining recyclables will go to the scrap yard.

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

The entire perimeter of the property will be fenced in and appropriately screened.

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

The existing sign on the corner of Hollywood and Hansel will be utilized and will be compatible with adjoining properties and other properties in the immediate area.

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

The size, shape, location and topography of the site are adequate to accommodate the proposed use. The size is approximately 3.99 acres.

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

The proposed use complies with the condition use requirements of HC/LI under the LDC 3-2.11 (c) 5(C), which includes salvage yard . This will be salvage but repair using old vehicles.

5. Submittal Requirements

A. ✓ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. ✓ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. ✓ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. ✓ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and

2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and

3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and

4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and

5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

_____ DeWitt Clark

Signature of Owner/Agent — Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 10th day October of 2019

_____ 20 ____, by DeWitt Clark.

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

_____ Julia A Whitson

Signature of Notary — Printed Name of Notary

(Notary Seal)

JULIA A. WHITSON MY COMMISSION EXPIRES AUGUST 17, 2023 #GG 346035 Bonded thru Budget Notary Services NOTARY PUBLIC, STATE OF FLORIDA

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 115 S. Hansel st Pensacola, Florida, property reference number(s) 092S30040101000 4 I hereby designate Robert Beasley & Dewitt Clark for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 5th day of September the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Robert Beasley & Dewitt Clark
Email: Rob@Lawpensacola.com

Address: 40 Palafox Pl suite 300 Pensacola, FL 32502 Phone: 850-432-9819

Debra C. Lavallee — Debra C. Lavallee — 9/5/19
Signature of Property Owner — Printed Name of Property Owner — Date

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER 20 19,
by DEBRA C LAVALLEE

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

Tina M Smith — TINA M SMITH
Signature of Notary — Printed Name of Notary

TINA M. SMITH
MY COMMISSION # FF 246131
EXPIRES: October 28, 2019
Bonded Thru Notary Public Underwriters

(Notary Seal)

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 3800 Blk Hollywood Ave Pensacola, Florida, property reference number(s) 092S3004000200001 I hereby designate Robert Beasley & Dewitt Clark for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 5th day of September the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Robert Beasley & Dewitt Clark
Email: Rob@Lawpensacola.com

Address: 40 Palafox Pl suite 300 Pensacola, FL 32533 Phone: 850 432 9818

Debra C. LaVallee — Debra C. Lavallee — 9/5/19
Signature of Property Owner — Printed Name of Property Owner — Date

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER 20 19,
by DEBRA C LAVALLEE

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

Tina M. Smith — TINA M SMITH
Signature of Notary — Printed Name of Notary

(Notary Seal)

TINA M. SMITH
MY COMMISSION # FF 246131
EXPIRES: October 28, 2019
Bonded Thru Notary Public Underwriters

6-
560.00

OR BK 4516 PG1093
Escambia County, Florida
INSTRUMENT 00-700674

DEED DOC STAMPS PD @ ESC CO $ 560.00
01/25/00 ERNIE LEE MAGAHA, CLERK
By:

RCD Jan 25, 2000 09:00 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-700674

Parcel ID Number: 09-2S-30-0400-000-001
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 21st day of January, 2000 A.D., **Between**
Adolph Carter, a single man,

of the County of , State of , **grantor,** and
Paul R. Lavallee and Debra C. Lavallee, husband and wife,

whose address is: 775 S. Hansel Street, Pensacola, FL 32505

of the County of Escambia, State of Florida, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of - TEN & NO/100($10.00) - DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Begin at the Southwest corner of Lot 1, Block 4, Scenic Terrace Subdivision, a subdivision of a portion of Section 9, Township 2 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 4 at Page 96 of the Public Records of said County, said point being on the East right of way line of Hollywood Avenue (66' R/W); thence Southerly along said east right of way line for a distance of 359.96 feet; thence Easterly deflecting 90 degrees 06'00" to the left for a distance of 484.06 feet; thence Northerly deflecting 89 degrees 54'00" to the left for a distance of 359.96 feet to the South line of said Scenic Terrace Subdivision; thence Westerly deflecting 90 degrees 06'00" to the left along said south line for a distance of 484.06 feet to the point of beginning.

All lying and being in Section 9, Township 2 South, Range 30 West, Escambia County, Florida. Containing 4.00 acres more or less.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1999.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness
Printed Name: GERALD D. MITCHELL

Witness
Printed Name: Ceola McCullough

Adolph Carter (Seal)
P.O. Address 2801 W. Fairfield Drive

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21st day of January, 2000 by
Adolph Carter, a single man,

who is personally known to me or who has produced his Florida driver's license Identification card as identification.

This Document Prepared By:
EDSEL F. MATHEWS, JR., ESQ.
EDSEL F. MATTHEWS, JR., P.A.
308 SOUTH JEFFERSON ST.
PENSACOLA, FL 32501

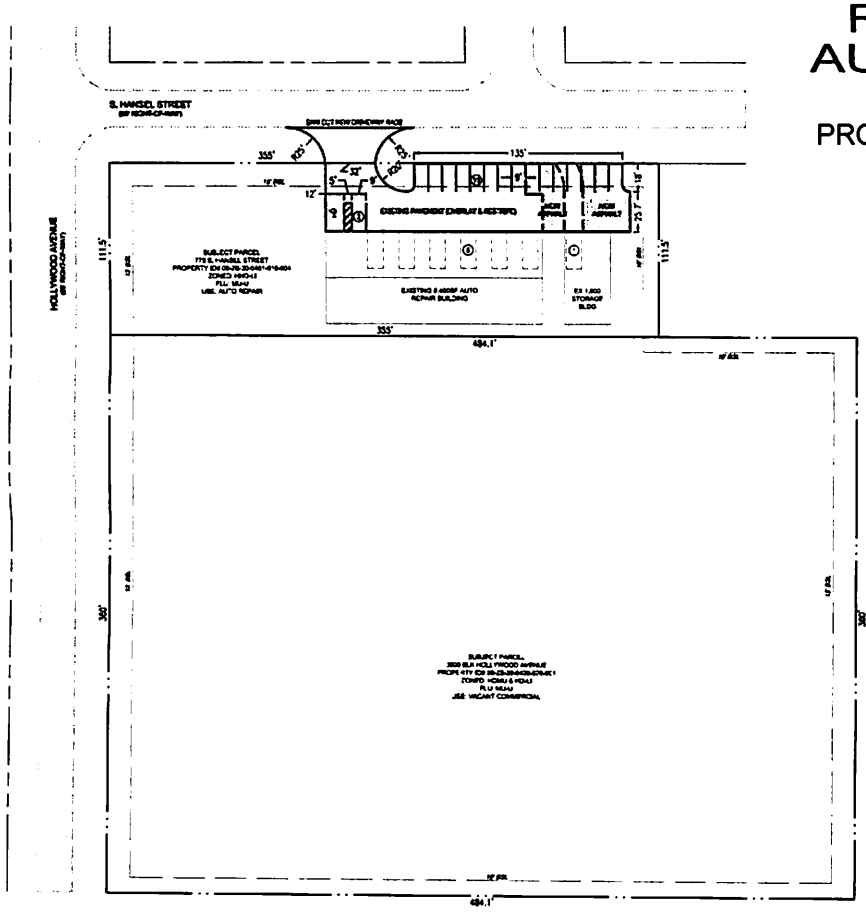
Printed Name: Lisa Novatka
NOTARY PUBLIC
My Commission Expires: 1-4-2004

LISA NOVATKA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC000000
EXPIRES 1/4/2004
BONDED THRU ASA 1-800-NOTARY1

00-004

FILS GROUP, LLC.
AUTO SALES, PARTS & REPAIR

PROPERTY ID# 09-2S-30-0401-010-004
& #09-2S-30-0400-020-001
775 S. HANSEL STREET
PENSACOLA, FLORIDA
ZONED = HD-LI & HDMU
FLU = MU-U
USE = AUTO REPAIR &
VACANT COMMERCIAL



PARKING CALCULATION:

VEHICLE REPAIR = 1 SPACE PER 400SF (INCLUDING BAYS)
8,400 / 400 = 21 SPACES REQUIRED

STORAGE = 1 SPACE PER 1,000
1,800 /1,000 = 1.8 (2) SPACES REQUIRED

TOTAL EXISTING PARKING = 24 SPACES
1 HC SPACES
23 STD SPACES

NOTE: THE CONCEPTUAL LAYOUT SHOWN HEREON IS BASED UPON OUR INTERPRETATION OF THE CURRENT COUNTY LAND DEVELOPMENT CODE AND MAY CHANGE WHEN PRESENTED TO THE COUNTY AND OTHER MUNICIPALITIES. R/W FRONTAGE IS APPROXIMATE AND TAKEN FROM COUNTY GIS SYSTEM

GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
4010 JAMESON CIRCLE PACE FL 32571
PHONE (850) 712-2419
E-MAIL: gmbishop@yahoo.com &
gsbishop.engineering@gmail.com

FILS GROUP, LLC.
AUTO SALES, PARTS & REPAIR
775 S. HANSEL STREET
PENSACOLA, FLORIDA

This is only for combination of zoning.
* This does NOT guarantee any proposed use.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place
Pensacola, Fl 32505
www.myescambia.com

SPLIT ZONED PARCEL REQUEST

Sec. 3-1.3 Zoning and future land use.

(d) Split parcels. The adopted zoning districts and FLU categories are parcel-based, but their boundaries are not prohibited from dividing a parcel. For parcels split by these boundaries, including overlay district boundaries, only that portion of a parcel within a district or category is subject to its requirements. ***Where a zoning district boundary divides a parcel that is ten acres or less in size and not part of a platted residential subdivision, the zoning district of the larger portion may be applied to the entire parcel if requested by the parcel owner, consistent with the applicable FLU category, and in compliance with the location criteria of the requested zoning.*** Zoning map amendment is otherwise required to apply a single district to a split-zoned parcel.

No fee

Debra C. LaVallee
Property owner name

3000 Blk Hollywood Ave
Property address

09-2S-30-0400-020-001
Parcel reference number

Current split zoning of HC/LI and HDMU Largest split zoned HC/LI

Parcel is not part of a platted subdivision No

Current FLU MU-U **Location criteria** ☐ Meet ☐ Does not meet

Total acreage 3.99 (Ten or less)

Proposed zoning consolidation to HC/LI

I, Debra C. LaVallee submit this request to the Planning Official to apply the following zoning HC/LI to the entire parcel, as listed above.

Debra C. LaVallee
Owner signature

10/09/19
Date

T Wilson
County staff name

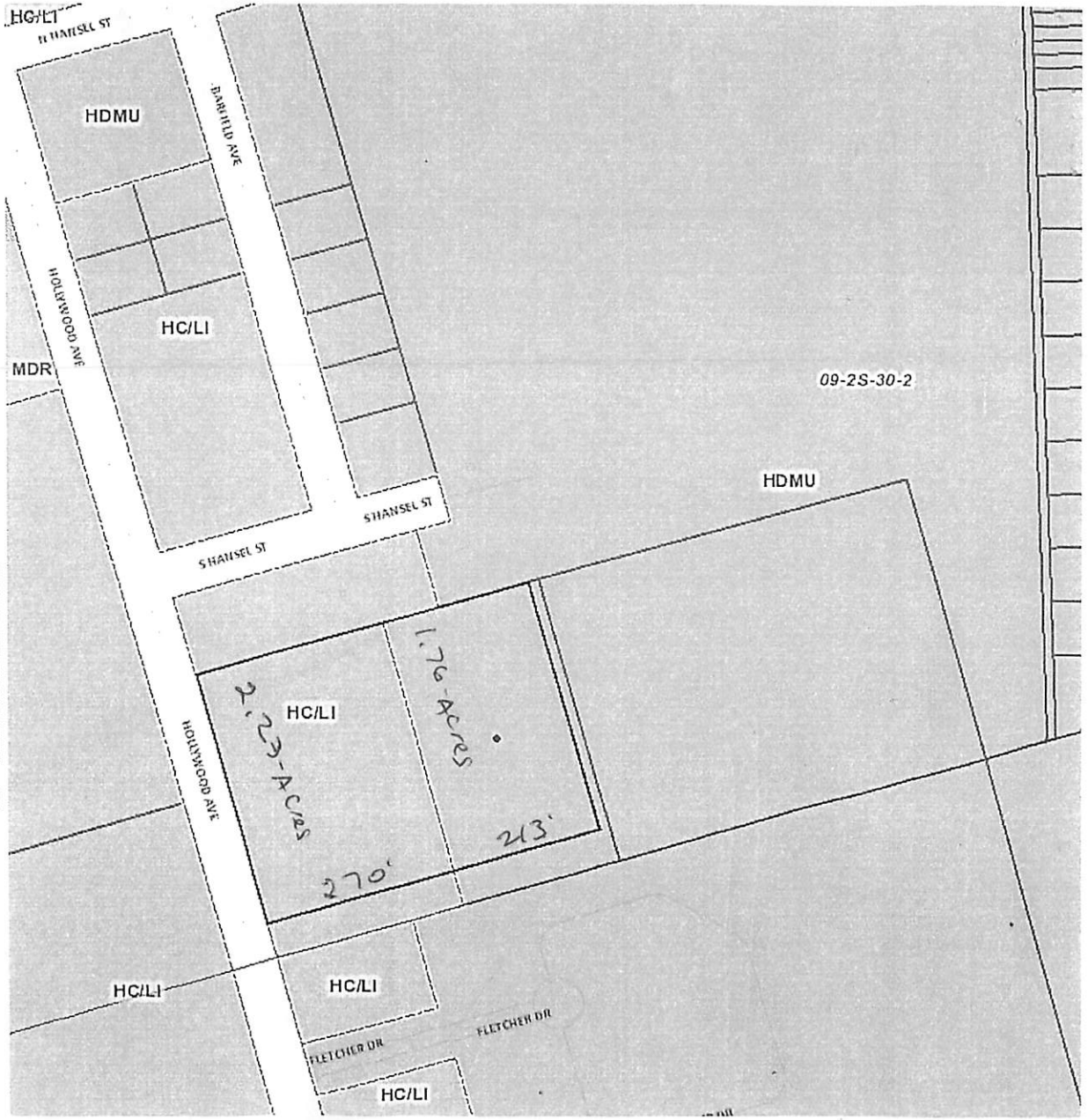
☒ Approved ☐ Disapproved

Submitted to GIS for zoning map adjustment on 10-23-19 received by: SOP GIS assigned #SZ-2019-01

Signed copy to owner, to GIS, to file

Chris Jones - Escambia County Property Appraiser

Account: 052102020
Refno: 092S300400020001
OName1: LAVALLEE PAUL R
MailingAddr: 751 HOLSBERRY PL+PENSACOLA, FL 32534
Situs: 3800 BLK HOLLYWOOD AVE
LastSale: 1/2000
LastSalePr: 80000
DORCd: VACANT COMMERCIAL
acreage: 3.9900
BldCnt: 0
TotHeatArea: 0
SecMapId: 09-2S-30-2
ComplexType:
ComplexDscr:
Zoned: HDMU
MLSNbr:
TaxAuth: COUNTY MSTU
PicCnt: 0
Schools: ||



SCENIC TERRACE SUBDIVISION

BEING A PORTION OF SEC. 9, T 2S, R 30 W

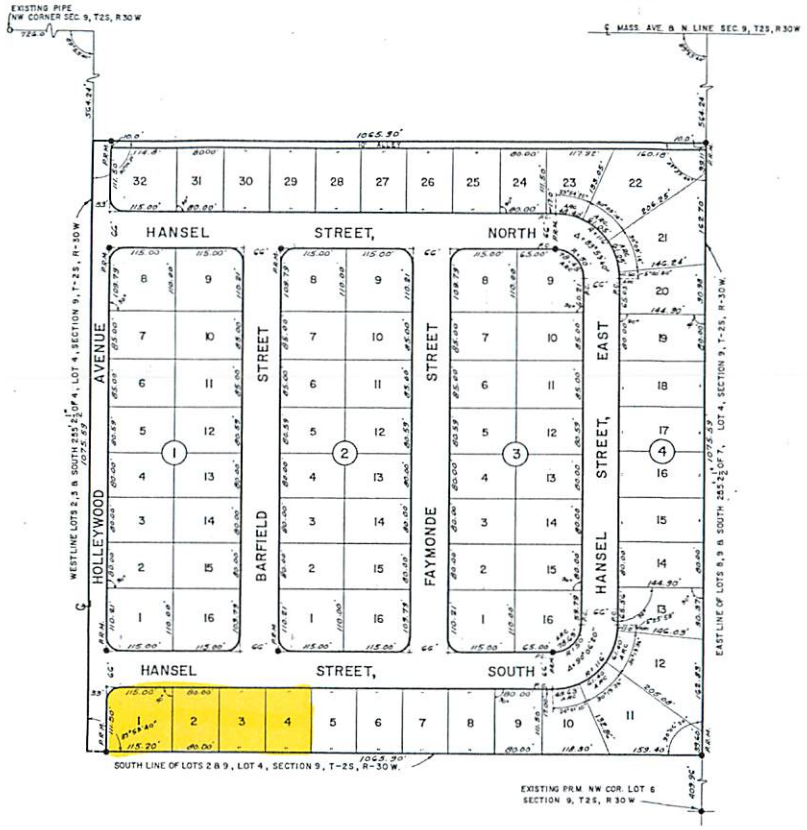
ESCAMBIA COUNTY, FLORIDA

SCALE: 1" = 100' JULY, 1958

R. D. HINSON

REGISTERED SURVEYOR NO. 825

STATE OF FLORIDA



DESCRIPTION

All of Lots 2, 3, 8, and 9 and the South 255' 2½" of Lots 4 and 7 according to a plat of a subdivision of Lot 4 of the Carlos DeVilliers Grant, being Section 9, Township 2 South, Range 30 West, said Subdivision being recorded in Deed Book 23, at Page 626 of the Public Records of Escambia County, Florida. Said Lot 4 is according to a plat of the West 352 acres of said Section by W. H. Davison, County Surveyor, dated February 20, 1885.

COUNTY CLERK'S CERTIFICATE

I, Langley Bell, Clerk of Circuit Court, Escambia County, Florida, hereby certify that this plat complies with all the requirements of the Plat Act (Chapter 10275 of the 1925 Acts of the Legislature of Florida) and the same was filed for record on the 1st day of August 1958, and filed in Plat Book 4, at Page 96.

Langley Bell
Clerk of Circuit Court,
Escambia County, Florida

DEDICATION

Know all men by these presents, that Scenic Terrace, Inc., owners of the land herein subdivided, hereby dedicate to the public the streets, avenue, and alley shown hereon, reserving to themselves, their heirs, and assigns, the reversion or reversions thereof whenever discontinued by law.

Signed, Sealed, and Delivered in the presence of:

Harvey N. Clem

J. H. Kohler Jr., President

Robert L. Bryans, Secretary

STATE OF FLORIDA, COUNTY OF ESCAMBIA

Before the subscriber personally appeared J. H. Kohler, Jr. and Robert L. Bryans known to me to be the individuals who executed the above dedication and acknowledged they executed the same for the purposes therein set forth.

Given under my hand and official seal this 5th day of June, 1958.

Notary Public, State of Florida
My commission expires: Nov. 12, 1958

ENGINEER'S CERTIFICATE

This is to certify that I have surveyed and subdivided the land as shown hereon; that Permanent Reference Monuments (Indicated P.R.M.) have been placed as required by the Plat Act (Chapter 10275 of the 1925 Acts of the Legislature of Florida), that radii on corners are 25.0 feet unless otherwise marked, and that all side lot lines are radial or right angles unless otherwise marked.

Registered Surveyor No. 825, State of Fla.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

I, Langley Bell, County Clerk of Escambia County, Florida, hereby certify that the within plat being presented to the Board of County Commissioners of said County at their meeting held on the 1st day of August, 1958, was approved for filing by said Board, and I, as Clerk of said Board was instructed by it to so certify hereon.

Langley Bell
County Clerk, Escambia County, Florida

PB 4 PG 96

4/96

Board of County Commissioners • Escambia County, Florida

Clara Long, FRA-RP, Division Manager
Community Redevelopment Agency

November 7, 2019

Horace Jones, Director
Development Services Department
c/o Planning and Zoning

RE: Conditional Use for property located at 3800 Blk Hollywood

This property is in the County CRA Palafox Redevelopment District and designated as a CRA due to blight and slum conditions under Chapter 163 Florida Statutes. The County and CRA mission are provide efficient, responsive services that enhance quality of life, meet common needs, and promote a safe and healthy community.

CRA staff supports the approved Palafox Redevelopment Plan which it states the Plan supports initiatives that reverse current trends that impacts population, deflates property values and overall negative decline and desirability of the area neighborhoods.

CRA staff does not see this proposed use consistent with the Palafox Redevelopment Plan. Additionally, this proposal will contribute to proliferation or a continuation of blighted conditions within the Palafox CRA Area. One of many CRA goals is to reduce blighted conditions. If this proposal is allowed or permitted even with conditional use approval for the proposed use (salvage yard) could have negative and adverse impacts on the community. Section 3-3.2. has very compelling language. How could this use enhance the quality of life, encourage private sector re-investment? Based on CRA opinion, it will not enhance the quality of life nor encourage private sector re-investment.

Sec. 3-3.6 Palafox Overlay (Pfox-OL).
(a) Purpose. The Palafox Overlay (Pfox-OL) district establishes supplemental land use regulations to support the objectives of the adopted Palafox area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Palafox area.
(b)) Permitted uses. Within the Pfox-OL district, for any mix of permitted residential and non-residential uses within the same building, the non-residential uses shall occupy the first or bottom floor and the residential uses shall occupy the second or upper floors.
(c) Conditional uses. The Pfox-OL district does not modify the conditional uses of any underlying zoning districts.
(d)) Prohibited uses. The following uses are prohibited in the Pfox-OL district regardless of their status in any underlying zoning district:
(1) Manufactured (mobile) homes. The construction of modular homes is not prohibited.
(2) Manufactured (mobile) home subdivisions and parks.

(e) Non-residential site and building requirements. The following non-residential site and building requirements apply within the Pfox-OL district

(1) Structure height. New or redeveloped buildings, or building additions, shall complement the existing pattern of building heights. No structure shall exceed 45 feet in height and any lower height required by the underlying zoning district shall govern.

(2) Materials and detailing. New structures, additions and renovations shall be constructed to be long-lasting and use materials and detailing that maintain the distinct character and harmony of the Palafox Community Redevelopment District. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. All accessory structures shall use the same materials, color, and/or style of the primary façade if visible from a public way.
(3) Setbacks. New construction shall be set back a distance similar to that of adjacent buildings unless customer parking is provided adjacent to the street in support of CPTED principles. Exceptions may be granted if the setback is

pedestrian oriented and contributes to the quality and character of the streetscape.
(4) Facades.
a. Front facades. A front building facade more than 80 feet in width shall be divided into increments by changes in materials, bay windows, wall offsets, or similar methods.
b. Rear façade. A minimum of 15 feet of a building's rear façade facing a public right of way, parking area, or open space shall consist of transparent materials, not including reflective glass.
(5) Natural features. Natural features shall be protected and integrated into site design and development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.
(6) Landscaping. Water conservation is encouraged through proper landscape plant selection, installation and maintenance practices. Native plant species are required. All non-residential development applications shall include a landscape plan as part of compliance review. The plan shall include the areas of natural vegetation to be protected, location and species of all plants to be installed, and an irrigation plan.
(7) Signs. Site signage is limited to one freestanding monument sign per development parcel, scaled primarily for pedestrians, and not to exceed 100 square feet in area and 12 feet in height, except for multi-tenant development where the sign may be up to 300 square feet. Sign colors, materials, and lighting shall avoid adverse visual impacts on surrounding properties. Wall signs shall not obstruct design details, windows, or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs shall not exceed 20 square feet per sign.
(8) Lighting. Lighting in the overlay district should serve to illuminate facades, entrances and signage to provide an adequate level of personal safety while enhancing the aesthetic appeal of the buildings. Building and signage lighting must be indirect, with the light source hidden from direct pedestrian and motorist view.
(9) Parking. Parking in the overlay district must adequately serve the users without detracting from the compact design that makes it a successful commercial center. Off-street parking must be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking on the side would then be

permitted.
(10) Buffers and screening of outdoor storage. All outside storage must be screened from public view. The screening must use the same materials, color, and/or style as the primary building for architectural compatibility with the primary building and the building it is adjacent to. If the outside storage area is separate from the building it serves the following shall apply:
LDC 3:76
a. Type. Only fences constructed of legitimate fencing materials (may or may not be opaque) or masonry, concrete or stucco walls may supplement buffers. Specifically, garage doors and sheets of roofing material do not qualify for fencing or wall materials.
b. Screening of outdoor storage. Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot concrete or stucco wall may also be used to screen outdoor storage.

Thank you for your time and help in this project. If you have any questions, please call (850) 595-3596, which is my direct office line.

Sincerely,
Clara Long, FRA-RP
CRA Division Manager

Board of Adjustment		**6. B.**
Meeting Date:	11/20/2019	
CASE:	CU-2019-11	
APPLICANT:	Wiley C. "Buddy" Page, Agent for Jupiter's Gold LLC.	
ADDRESS:	6032,6042 Mobile Hwy	
PROPERTY REFERENCE NO.:	39-1S-31-4409-001-001; 39-1S-31-4406-000-003;39-1S-31-4406-000-006	
ZONING DISTRICT:	Com, Commercial district and MDR, Medium Density Residential district	
FUTURE LAND USE:	C, Commercial and MU-U, Mixed-Use Urban	
OVERLAY DISTRICT:	N/A	

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
To allow a restaurant with a drive-thru be allowed within 200 feet of MDR zoning category.

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.10(c)(3)a

a. Restaurants not among the permitted uses of the district.

CRITERIA:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4
Sale of Alcohol, Section 4-7.5(e)

CRITERION (a)

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

If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain 1- 5 below:
1.The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business.
2.The 1000-foot minimum distance is not achieved.
3.The conflicting uses are visible to each other.
4. Any on-premises consumption is outdoors.
5. Any conditions or circumstances mitigate any incompatibility.

FINDINGS-OF-FACT
The proposed use consisting of three parcels along Mobile Highway is compatible with the commercial uses in the area, and is within an area of existing commercial development. It will maintain balance and allow neighboring uses to coexist in a stable fasion.

CRITERION (b)

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

FINDINGS-OF-FACT
Based on the application and a site visit, the properties have the necessary exiting public utilities. If the Conditional Use is approved and a formal application sumitted, the DRC staff will evalute and provide comments regarding the applicable requirments of the LDC.

CRITERION (c)

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

FINDINGS-OF-FACT

The applicant submitted a site plan showing one ingress/egress for the proposed development on Mobile Highway, a State road. The DRC staff will review and comment on any proposed layout to ensure vehicle and pedestrian safety and convenience are addressed, as well as the efficiency of the traffic flow and control. The on-site parking, loading and emergency vehicle access will be reviewed for compliance with the LDC regulations.

CRITERION (d)

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

FINDINGS-OF-FACT

There is currently vegetation on three sides of the properties which is to remain. Only removing the necessary trees in the building footprint and parking areas should ensure the protection of any existing residential uses.

CRITERION (e)

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

FINDINGS-OF-FACT

The location of the solid waste container will be reviewed during the DRC process using current regulations.

CRITERION (f)

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

FINDINGS OF FACT:

The use of the existing natural vegetation with additional screening as required will be reviewed during the DRC process to protect the nearby residential uses and zoning.

CRITERION (g)

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

FINDINGS OF FACT:

All signs and lighting will be reviewed and in compliance with the LDC regulations to ensure it does not adversly affect the neighboring properties.

CRITERION (h)

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

FINDINGS OF FACT:

If the Conditional Use is approved, then the applicant will submit a formal DRC project application that will address all site characteristics as identified in the LDC. Based on site visit, the intensity of the proposed operations will be compatible with other sites in the area.

CRITERION (i)

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

FINDINGS OF FACT:
Based on the applicant's request, the primary use of the property is for a fast food restaurant, allowed under the current zoning and typically including a drive-through amenity. The reason for the request is to address the parcel's boundaries that are located less than 200 feet from an MDR zoning. There are no additional Conditional Use requirements.

STAFF FINDINGS

Staff finds that the applicant's request for a Conditional Use can meet all of the requirements under the existing regulations. Staff recommends approval of the Conditional Use. The applicant will submit the project applications to the DRC for review and approval; there will be no land disturbance on-site until a Development Order is issued or the necessary permits are approved.

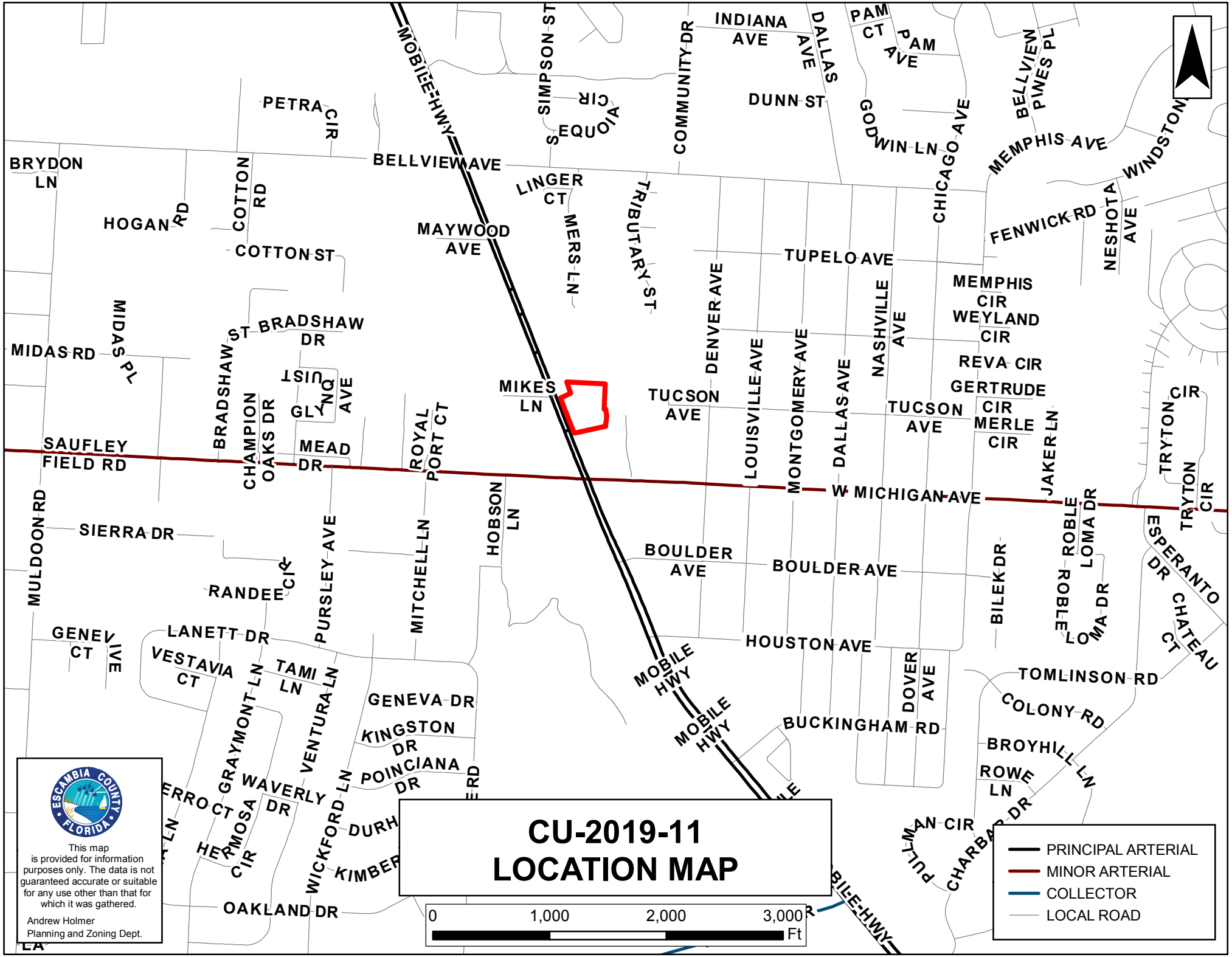
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case File11

CU-2019-11


CU-2019-11
LOCATION MAP
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
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PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
MOBILE HWY
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SAUFLEY FIELD RD
BELLVIEW AVE
MIKES LN
BOULDER AVE
HOUSTON AVE
TUPELO AVE
MAYWOOD AVE
COTTON ST
MIDAS RD
MEAD DR
SIERRA DR
RANDEE CIR
LANETT DR
GENEVIVE CT
VESTAVIA CT
TAMI LN
GRAYMONT LN
VENTURA LN
GENEVA DR
KINGSTON DR
POINCIANA DR
WAVERLY DR
WICKFORD LN
OAKLAND DR
HERMOSA CIR
BUCKINGHAM RD
TOMLINSON RD
COLONY RD
BROYHILL LN
ROWE LN
CHARBAR DR
PULLMAN CIR
ESPERANTO DR
CHATEAU CT
TRYTON CIR
JAKER LN
ROBLE LOMA DR
BILEK DR
DOVER AVE
TUCSON AVE
GERTRUDE CIR
MERLE CIR
REVA CIR
WEYLAND CIR
MEMPHIS CIR
FENWICK RD
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DALLAS AVE
BELLVIEW PINES PL
WINDSTON
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NASHVILLE AVE
LOUISVILLE AVE
DENVER AVE
MONTGOMERY AVE
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PETRA CIR
BRYDON LN
HOGAN RD
COTTON RD
MIDAS PL
BRADSHAW ST
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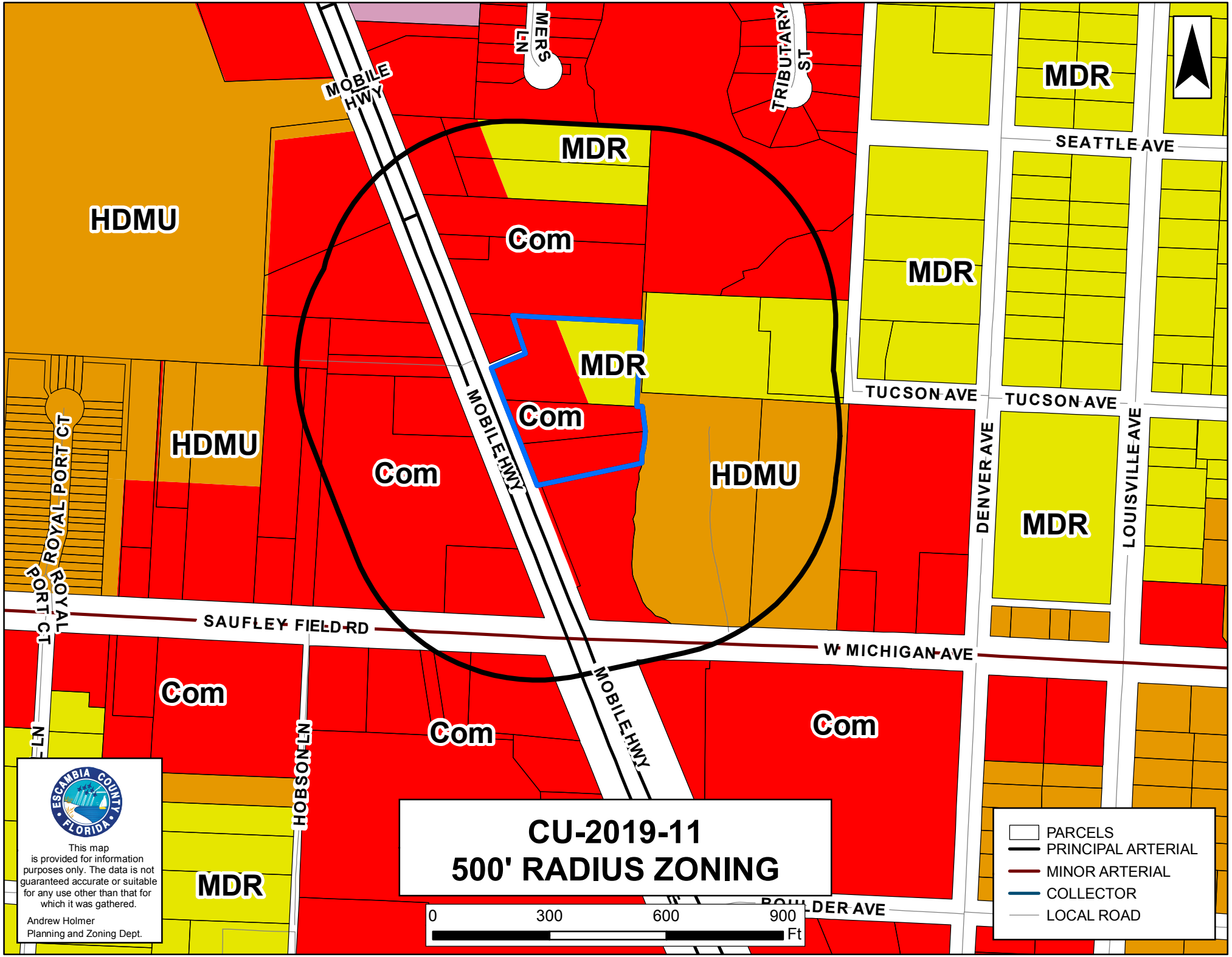
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COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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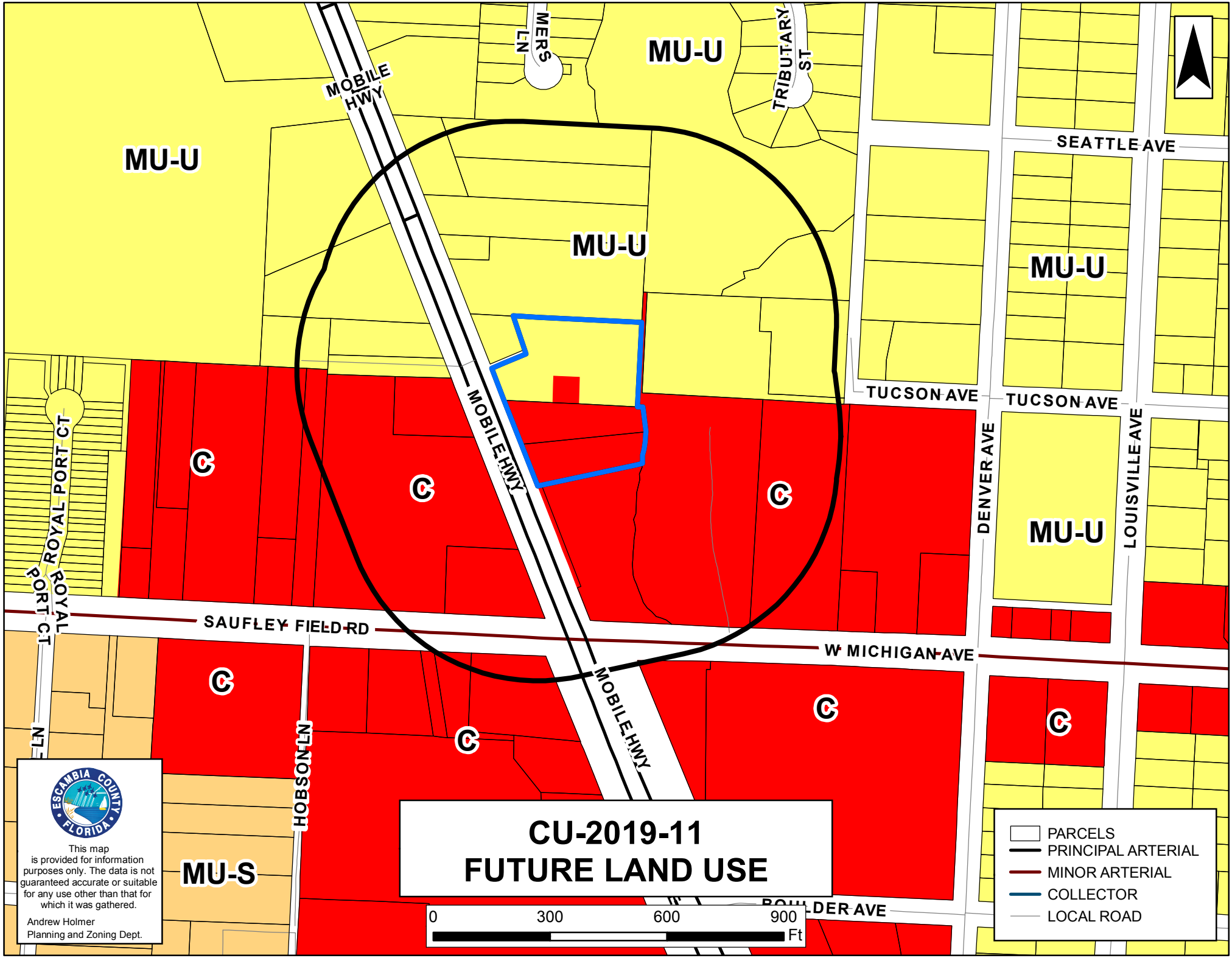
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SAUFLEY FIELD RD
W MICHIGAN AVE
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BOULDER AVE
CU-2019-11
FUTURE LAND USE
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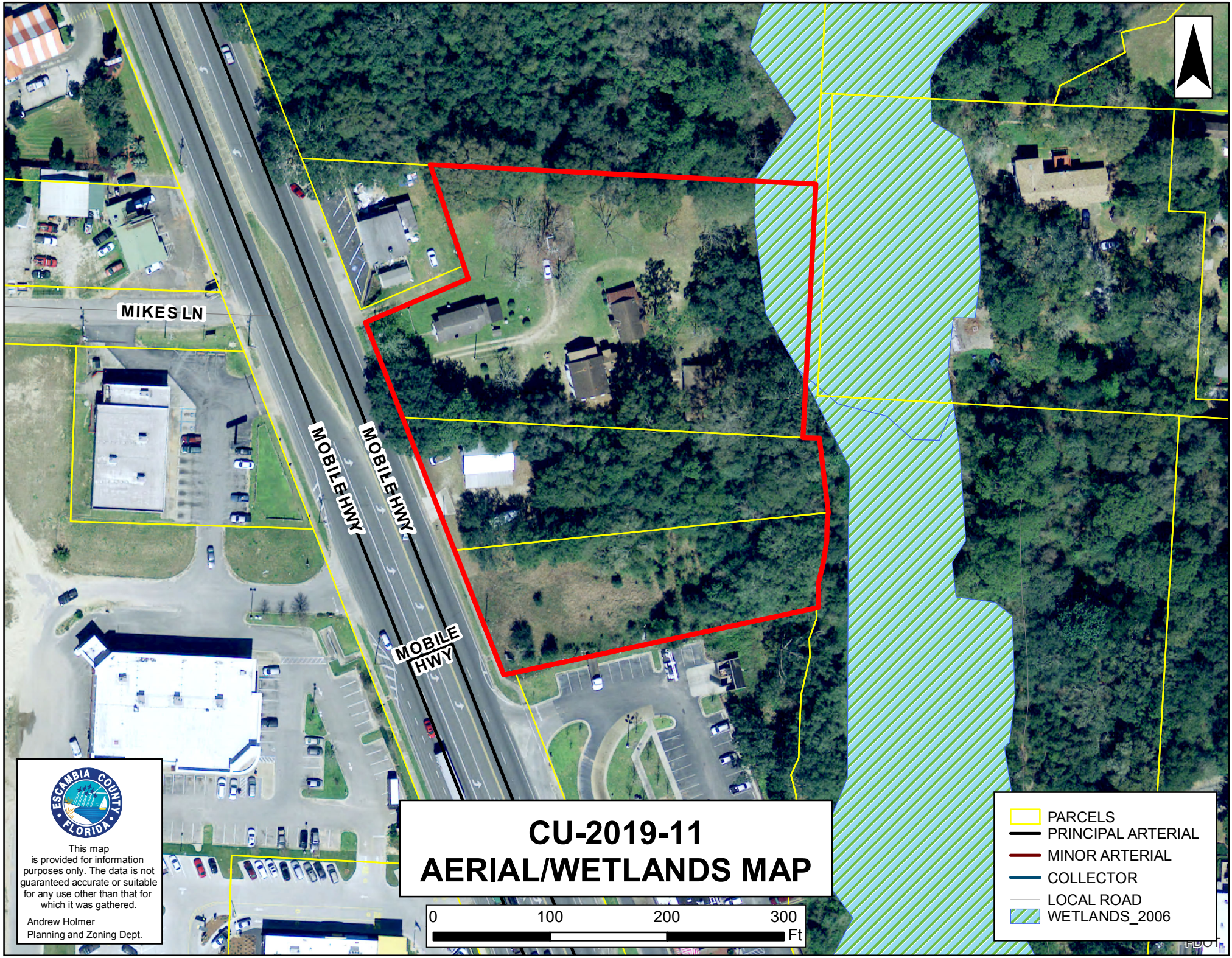
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MOBILE HWY
CU-2019-11
AERIAL/WETLANDS MAP
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PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
WETLANDS_2006
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Public Hearing Sign

Looking onto the northern parcel

Looking onto
middle parcel

Looking on to southern parcel

Looking west
across Mobile Hwy

Looking southwest toward intersection Saufley Field & Mobile Hwy

Looking north from subject parcel

Looking northwest
across Mobile Hwy

CU 2019-11

Wiley C."Buddy" Page, MPA, APA

Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpagel@att.net

Sept. 9, 2019
VIA HAND DELIVERY

Mr. Horace Jones, Director
Department of Growth Management
3363 West Park Avenue
Pensacola, Florida 32505

RE: **Conditional Use Request**
Parcels: **39-1S-31-4406-000-006**
39-1S-31-4406-000-003
39-1S-31-4409-001-001
Address: **6000 blk. Mobile Hwy 32526**

Dear Mr. Jones:

The attached application requests Board of Adjustment (BOA) consideration to allow a drive-through restaurant to be located within 200' of parcels with an MDR zoning classification.

This proposed project went through the Development Review Process on August 21, 2019 and it was recommended by staff to submit for this Conditional Use request.

The application contains the required filing fee together with additional information regarding location, proof of ownership and referenced materials. Please contact me if you have any questions or require anything further. Thank you.

Very truly yours,

Wiley C. "Buddy" Page

DRC-Pre-App
19082804 PSP-PA

Last Updated: 06/21/18

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU2019-11 Accepted by: A Lindsay BOA Meeting: 11/20/19

Conditional Use Request for: _____

~~**Variance**~~ Request for: Allow a drive-through within 200' of ~~EDR and~~ MDR zoning categories

1. **Contact Information:**

   A. **Property Owner/Applicant:** Jupiter's Gold, LLC - Ralph Walker

   Mailing Address: 2024 Peregrine Court Pensacola, Florida 32506

   Business Phone: _____ Cell: _____

   Email: _____

   B. **Authorized Agent (if applicable):** Wiley C."Buddy" Page

   Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

   Business Phone: _____ Cell: 850 232-9853

   Email: budpage1@att.net

   Note: *Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

2. **Property Information:**

   A. Existing Street Address: 6032 Mobile Highway Pensacola, Florida 325

   Parcel ID (s): 39-1S-31-4409-001-001 & 39-1S-31-4406-000-003 & 39-1S-31-4406-000-006

   B. Total acreage of the subject property: 3.13ac

   C. Existing Zoning: COM & MDR

   FLU Category: COM & MU-U

   D. Is the subject property developed (if yes, explain): One SFR and several outbuildings/sheds

   E. Sanitary Sewer: X Septic: _____

3. **Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

Parcels containing a drive-through must be at least 200 feet from residential districts LDR & MDR. Adjacent lot to the east is zoned MDR and owned by the applicants.

B. **For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)**

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

Parcels containing a drive-through must be at least 200 feet from residential districts LDR & MDR. Adjacent lot to the east is zoned MDR and owned by the applicants.
Parcels containing a drive-through must be at least 200 feet from residential districts LDR & MDR. Adjacent lot to the east is zoned MDR and owned by the applicants.

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

Requirement of the Land Development Code

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

This requested variance is avaiable to other similarly situated land owners in the area.

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

If granted, the requested variance will allow the applicant to comply with the provision in the Land Development Code.

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

If granted, the drive-through area will then be consistent with LDC requirements.

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

While this request will not be detrimental or injurious to it will comply with the general intent of the LDC. Properties to the east are separated from the subject parcels by a heavy growth of jurisdictional wetlands which will not be disturbed by the proposed development.

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

This drive-through restaurant will face Mobile Highway with in-car pickup service available along the easterly side of the building. The property is zoned Commercial as is adjacent property to the north and south. Property adjacent and east of the building is zoned MDR, contains jurisdictional wetlands and will provide a heavily vegetated buffer which should all lend itself to a compatible operation.

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

Water, sewer, electric, ample parking and bus service are available at curbside.

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

As shown on the attached proposed site plan, ingress/egress will be provided from Mobile Hwy. with ample parking. Loading will be at the rear of the building while emergency vehicle access will be at the main entrance in the handicapped parking area.

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

Following the construction period, the operation of the restaurant should not produce any unreasonable vibration, odor, smoke, glare, noise or other nuisances to surrounding properties.

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

Location of the Dempster Dumpsters is shown at the south-east corner of the pavement.

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

All required screening and buffering will be constructed/erected in compliance with County Land Development Code requirements.

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

All proposed lighting and signage plans will be submitted the the County for review and approval prior to any construction.

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

The site slops down west to east requiring the holding pond to be located on the east side of the property. Beyond the holding pond is a vegetated understory with trees and wetland areas. The site measures some 3.13acres which is more than adequate for the proposed development.

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

The proposed restaurant use is allowed in the existing Commercial zoning district category and will be in compliance with other LDC provisions.

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 6032 Mobile Hwy, Florida, property reference number(s) 39-1S-30-4406-000-006 I hereby designate Wiley C."Buddy" Page for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Wiley C."Buddy" Page
Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

⇨ x Gary Lambert _____
Signature of Property Owner Printed Name of Property Owner Date

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 11th day of Sept. 2019, by Gary Dale Lambert

Personally Known ☐ OR Produced Identification ☑ Type of Identification Produced: FLDL

K Thomas
Signature of Notary

Kimberly Thomas
Printed Name of Notary

(Notary Seal)

KIMBERLY THOMAS
MY COMMISSION # GG087871
EXPIRES March 28, 2021

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 6032 Mobile Hwy, Florida, property reference number 39-1S-30-4406-000-006 I hereby designate Wiley C."Buddy" Page for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this _____day of_____ the year of,_____, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Wiley C."Buddy" Page
Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

[signature] PEGGY M. DOCHERTY 9/23/19
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 23rd day of September 20 19,
by Peggy Docherty

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

[signature] Sandra Lapata
Signature of Notary Printed Name of Notary

SANDRA LAPATA
Notary Public – State of Florida
Commission # GG 163123
My Comm. Expires Nov 26, 2021
Bonded through National Notary Assn

Chris Jones
Escambia County Property Appraiser

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	391S314406000006
Account:	092003850
Owners:	LAMBERT GARY D & DOCHERTY PEGGY M
Mail:	8995 N EIGHT MILE CREEK RD PENSACOLA, FL 32534
Situs:	6032 MOBILE HWY 32526
Use Code:	VACANT COMMERCIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	$75,509	$0	$75,509	$75,509
2018	$75,509	$0	$75,509	$75,509
2017	$75,509	$0	$75,509	$75,509

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1998	4212	850	$100	WD	View Instr
01/1997	4094	66	$100	CJ	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG AT INTER OF N R/W LI OF MICHIGAN AVE & ELY R/W LI OF MOBILE HWY N 24 DEG 25 MIN 0 SEC W ALG ELY R/W 369 16/100...

Extra Features

None

Parcel Information

Launch Interactive Map

Section Map Id: 39-1S-31-2

Approx. Acreage: 0.6587

Zoned: Com

Evacuation & Flood Information Open Report

View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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

94.50
.70

OR BK 4212 PG0850
Escambia County, Florida
INSTRUMENT 98-449110

DEED DOC STAMPS PD @ ESC CO $ 0.70
01/15/98 ERNIE LEE MAGAHA, CLERK
By:

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THIS WARRNATY DEED made the 15th day of January 1998,by
Gary D. Lambert, SSN [redacted] Hereinafter called the Grantor,
to Gary D. Lambert, SSN [redacted] and Peggy M. Docherty,
SSN [redacted] hereinafter called the Grantees,

WITNESSETH

That the Grantors, for and in consideration of TEN DOLLARS($10.00) and other valuable conderations, receipt whereof is hereby acknowledged, hereby grant , bargain, sell, alien, remise, release, convey and confrim unto the Grantees, all that certain land situate in Escambia County, Florida, to wit:

Commencing at an iron rod and cap marked Fla. D.O.T. at the intersection of the North R/W line of Michigan Ave (100' R/W); and the easterly R/W line of S.R. #10-a.k.a. Mobile Highway (106'R/W); thence N. 24°25'00" W. along the Easterly R/W line of Mobile Highway for 369.16" to an iron rod and cap marked #3578 and point of beginning: thence continue N. 24°25"oo" W. along the same course for 114.16' to an iron Pipe and cap marked T.A. S. #2843; thence N. 80°20' 00" E. for 306.80' to an iron pipe and cap marked T.A.S. #2843; thence continue same course for 32.20' ; thence s. 03°46'29" w. for 81.08' to a point bearing N. 74°08'10" E. from begimng rod; thence S. 74°08' 10" W. for 292.78' to P.o.b. All lying and being in section 39, Township 1 South, Range 31 west, Escambia County, Florida.

PARCEL ID #39-1S-31-4402-000000

Together with all the tenement, hereditaments and appurtenances thereto belonging or in any wise appertaing.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors hereby coveants with the with the Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to selland convey said land; that the grantors fully warrant the title to said land and will defend the same against the lawful claim of all persons whomever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written/
Signed,sealed and delivered
in our presence

Cindy Mason-Benton
Cindy Mason-Benton

Clay Stewart
Clay Stewart

Gary D Lambert
Gary D. Lambert

OR BK 4212 PG0851
Escambia County, Florida
INSTRUMENT 98-449110

WARRNATY DEED- page two

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acklowledged before me this 15th day of JAN 1998, by GARY D. LAMBERT,who produced identification of FLDL and did not take an oath.

Lisa Weber
Notary Public

LISA WEBNER
MY COMMISSION # CC 464907
EXPIRES: April 25, 1999
Bonded Thru Notary Public Underwriters

Prepared by:
Peggy M. Docherty
8995 N. Eight Mile Creek Road
Pensacolz FL 32534
Return to:
same name and Address as above

RCD Jan 15, 1998 04:21 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-449110

5. **Submittal Requirements**

A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and

2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and

3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and

4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and

5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

⇨ x Gary Lambert
Signature of Owner/~~Agent~~

GARY LAMBERT
Printed Name of Owner/~~Agent~~

STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 11th day September of 2019.

_____ 20 19, by Gary Lambert.

Personally Known ☐ OR Produced Identification ☑. Type of Identification Produced: FL DL

K Thomas
Signature of Notary

Kimberly Thomas
Printed Name of Notary

(Notary Seal)

KIMBERLY THOMAS
MY COMMISSION # GG087871
EXPIRES March 28, 2021

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5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Signature of Owner/~~Agent~~ Peggy M. Docherty
Printed Name of Owner/~~Agent~~

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 23rd day September of

_____ 20 19, by Peggy M. Docherty.

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

Signature of Notary Sandra Lapata
Printed Name of Notary

(Notary Seal)

SANDRA LAPATA
Notary Public - State of Florida
Commission # GG 163123
My Comm. Expires Nov 26, 2021
Bonded through National Notary Assn

Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	391S314409001001
Account:	092006000
Owners:	DUGUID VICKI LYNN
Mail:	5605 BRIGHTON ROSE LN SUGAR HILL, GA 30518
Situs:	6042 MOBILE HWY 32526
Use Code:	SINGLE FAMILY RESID
Units:	3
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	$149,212	$58,558	$207,770	$101,407
2018	$149,212	$55,189	$204,401	$99,517
2017	$149,212	$51,269	$200,481	$97,471

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/11/2019	8110	420	$100	OT	View Instr
10/30/2018	7991	1466	$100	QC	View Instr
01/04/2013	6957	1551	$100	OT	View Instr
11/08/2007	6247	1281	$100	CJ	View Instr
10/26/2007	6246	1448	$100	WD	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION,SENIOR EXEMPTION 25 YRS & OVER,TOTAL & PERMANENT,WIDOW

Legal Description

BEG ON E LI OF HWY 648 5/10 FT FROM S LI OF SEC ELY 145 FT FOR POB ELY 70 FT N 70 FT W 70 FT S 70 FT TO POB DB 479...

Extra Features

BLOCK/BRICK BUILDING
FRAME GARAGE
GREENHOUSE

Parcel Information

Section Map Id: 39-1S-31-2

Approx. Acreage: 1.7002

Zoned: CONSULT ZONING AUTHORITY

Evacuation & Flood Information Open Report

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:6042 MOBILE HWY, Year Built: 1938, Effective Year: 1960

Structural Elements
DECOR/MILLWORK-*BELOW AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER *PINE/SOFTWOOD*

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 6042 Mobile Hwy, Florida, property reference number(s) 391531440900100 I hereby designate Wiley C."Buddy" Page for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 30 day of Aug the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Wiley C."Buddy" Page
Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

Vicki Lynn Duguid
Signature of Property Owner

Vicki Lynn Duguid 8/30/2019
Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 30 day of August 20 19
by Vicki Lyn Duguid

Personally Known ☐ OR Produced Identification☐. Type of Identification Produced: FA Driver Lic

Janet Lynn Weston
Signature of Notary

Janet Lynn Weston
Printed Name of Notary
State of Florida
My Commission Expires 01/25/2022
Commission No. GG 168449

(Notary Seal)

5. Submittal Requirements

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D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

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2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and

3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and

4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and

5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Vicki Lynn Duguid
Signature of Owner/~~Agent~~

Vicki Lynn Duguid
Printed Name of Owner/~~Agent~~

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 30 day August of

July 2019, by Vicki Lynn Duguid.

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

Signature of Notary

Janet Lynn Weston
State of Florida
My Commission Expires 01/25/2022
Commission No. GG 168449
Printed Name of Notary

(Notary Seal)

2019 NOTICE OF PROPOSED PROPERTY TAXES

ESCAMBIA COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Real Property Acct: 092006000
Property Ref No: 39-1S-31-4409-001-001

Location: 6042 MOBILE HWY
BEG ON E LI OF HWY 648 5/10
FT FROM S LI OF SEC ELY 145
FT FOR POB ELY 70 FT N 70 FT

R 092006000
S - 069242 / 015999 JDS75347
DUGUID VICKI LYNN
5605 BRIGHTON ROSE LN
SUGAR HILL GA 30518-7704

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budget and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY TAX INFORMATION

REAL ESTATE	LAST YEAR'S TAXABLE VALUE (2018)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2018)		CURRENT TAXABLE VALUE (2019)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
TAXING AUTHORITY	COLUMN 1	COLUMN 2 MILLAGE RATE	COLUMN 2 TAXES	COLUMN 3	COLUMN 4 MILLAGE RATE	COLUMN 4 TAXES	COLUMN 5 MILLAGE RATE	COLUMN 5 TAXES
COUNTY	$0	6.6165	$0	$0	6.303400	$0	6.616500	$0
SCHOOL BY LOCAL BOARD	$73,517	2.1250	$156.22	$75,407	2.030400	$153.11	2.099000	$158.28
SCHOOL BY STATE LAW	$73,517	4.2000	$308.77	$75,407	4.013000	$302.61	3.944000	$297.41
WATER MANAGEMENT	$48,517	0.0338	$1.64	$50,407	0.032700	$1.65	0.032700	$1.65
SHERIFF	$0	0.6850	$0	$0	0.644800	$0	0.685000	$0
LIBRARY	$0	0.3590	$0	$0	0.339600	$0	0.359000	$0
TOTAL AD-VALOREM PROPERTY TAXES			$466.63			$457.37		$457.34

PROPERTY APPRAISER VALUE INFORMATION

	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	2018	2019	2018	2019	2018	2019	2018	2019
MARKET VALUE	$204,401	$207,770	$204,401	$207,770	$0	$0	$204,401	$207,770
LESS APPLIED ASSESSMENT REDUCTIONS								
Save Our Homes Benefit	$104,884	$106,363	$104,884	$106,363	$0	$0	$104,884	$106,363
Non-Homestead Benefit	$0	$0	$0	$0	$0	$0	$0	$0
Agricultural Classification	$0	$0	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0	$0	$0
ASSESSED VALUE	$99,517	$101,407	$99,517	$101,407	$0	$0	$99,517	$101,407
LESS EXEMPTIONS								
First Homestead	$25,000	$25,000	$25,000	$25,000	$0	$0	$25,000	$25,000
Add'l Homestead	$25,000	$25,000	$0	$0	$0	$0	$25,000	$25,000
Senior Exemption	$48,517	$50,407	$0	$0	$0	$0	$0	$0
Combat Veteran's	$0	$0	$0	$0	$0	$0	$0	$0
Other Exemptions	$1,000	$1,000	$1,000	$1,000	$0	$0	$1,000	$1,000
TAXABLE VALUE	$0	$0	$73,517	$75,407	$0	$0	$48,517	$50,407

he Taxing Authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates. The purpose of these PUBLIC HEARINGS is to review opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

Taxing Authority Hearing Information

Taxing Authority	Hearing Location	Date	Time	Phone
CENTURY	CENTURY TOWN HALL 7995 N. CENTURY BLVD.	September 9, 2019	6:29 PM	(850) 256-3208
COUNTY SHERIFF LIBRARY	BOARD CHAMBERS 221 PALAFOX PLACE, PENSACOLA FL	September 10, 2019	5:31 PM	(850) 595-4960
PENSACOLA DOWNTOWN	COUNCIL CHAMBERS, PENSACOLA CITY HALL 222 WEST MAIN ST., PENSACOLA FL	September 11, 2019	5:30 PM	(850) 435-1820
SCHOOL BY LOCAL BOARD BY STATE LAW	J.E. HALL CTR - ROOM 160 30 E. TEXAR DRIVE, PENSACOLA FL	September 17, 2019	5:01 PM	(850) 469-6122
WATER MANAGEMENT	GULF COAST ST COLL, STUDENT UNION EAST, RM 10 5230 WEST U.S. HIGHWAY 98, PANAMA CITY FL	September 12, 2019	5:05 PM EDT	(850) 539-5999

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE, OR IF YOU ARE ENTITTLED TO AN EXEMPTION OR CLASSIFICATION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT:

221 Palafox Pl, Ste 300, Pensacola FL 32502 (850) 434-2735

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE OR CLASSIFICATION OR AN EXEMPTION, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE CLERK OF CIRCUIT COURT, 221 PALAFOX PLACE SUITE 130 AND MUST BE FILED ON OR BEFORE: Sept. 3, 2019

SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE.

Recorded in Public Records 10/31/2018 4:00 PM OR Book 7991 Page 1466,
Instrument #2018087125, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording $18.50 Deed Stamps $0.70

ENHANCED LIFE ESTATE DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

This Deed, between the Grantor, FRANCES FAYE OSBAHR, a widow, whose address is 6042 Mobile Highway, Pensacola, Florida, 32526, and the Grantee, my daughter, VICKI LYNN DUGUID, whose address is 6042 Mobile Highway, Pensacola, Florida, 32526.
WITNESSETH, That the Grantor, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE EASTERN RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 10-A; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 648.5 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION A DISTANCE OF 363.2 FEET; THENCE NORTHERLY AT RIGHT ANGLES A DISTANCE OF 217.2 FEET; THENCE WESTERLY PARALLEL TO SOUTH LINE OF SAID SECTION A DISTANCE OF 460 FEET, MORE OR LESS, TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 238 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS AND EXCEPT CONVEYANCES OF RECORD.

ALSO:

COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 90, AT A POINT 648.5 FEET (MEASURED ALONG SAID RIGHT-OF-WAY LINE) FROM THE SOUTH LINE OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, WHICH IS THE POINT OF BEGINNING OF THAT CERTAIN ONE ACRE PARCEL DESCRIBED IN DEED BOOK 173 AT PAGE 182, THENCE EASTERLY WITH THE SOUTH LINE OF SAID ONE ACRE PARCEL 145 FEET TO POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE EASTERLY WITH THE AFORESAID SOUTH LINE 70 FEET, THENCE NORTH AT RIGHT ANGLES 70 FEET, THENCE WEST AT RIGHT ANGLES 70 FEET, THENCE SOUTH AT RIGHT ANGLES 70 FEET TO POINT OF BEGINNING, LYING, BEING AND SITUATE IN ESCAMBIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 6042 Mobile Highway, Pensacola, Florida, 32526
PROPERTY IDENTIFICATION NO.: 391S314409000000

Being the same property described in OR Book 6246 Page 1448.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record, if any. Subject also to oil, gas, and mineral reservations of record.

F.O.

EXPRESSLY RESERVING a life estate unto FRANCES FAYE OSBAHR, a widow, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, to the Grantee.

EXECUTED this 30 day of October, 2018.

Signed, sealed and delivered in the presence of:

S. A. RODDENBERY, JR.

FRANCES FAYE OSBAHR

MELINDA L. BROOME

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 30 day of October, 2018, by FRANCES FAYE OSBAHR, a widow, (X) who is personally known to me or ( ) who has produced a Florida Driver License as identification.

S. A. RODDENBERY, JR.
NOTARY PUBLIC, State of Florida
My Commission No.: FF 906754
My Commission Expires: 10/21/2019

Prepared by:
S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(850) 944-3001

S. A. RODDENBERY, JR.
MY COMMISSION # FF 906754
EXPIRES: October 21, 2019
Bonded Thru Notary Public Underwriters

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	391531440600003
Account:	092003700
Owners:	AUSTIN MICHAEL M LIFE EST AUSTIN CAROLE F LIFE EST MAY TAMMY L
Mail:	6027 BIRMINGHAM AVE PENSACOLA, FL 32526
Situs:	6032 MOBILE HWY 32526
Use Code:	AUTO REPAIR
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	$68,970	$18,513	$87,483	$87,483
2018	$68,970	$17,497	$86,467	$86,467
2017	$68,970	$16,439	$85,409	$85,409

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/18/2015	7437	1920	$100	WD	View Instr
09/1984	1962	52	$100	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG AT INTER OF OLD ELY R/W OF MOBILE HWY ST RD 10-A (66 FT R/W) AND S LI OF SEC N 24 DEG 25 MIN 0 SEC W ALG SD R/W...

Extra Features

CANOPY
CHAINLINK FENCE

Parcel Information

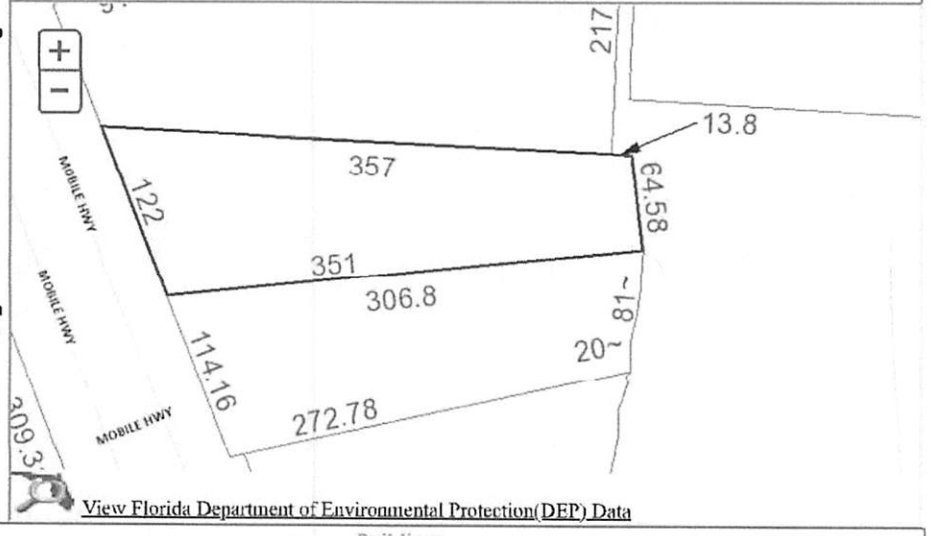
Launch Interactive Map

Section Map Id: 39-1S-31-2

Approx. Acreage: 0.6867

Zoned: Com

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:6032 MOBILE HWY, Year Built: 1978, Effective Year: 1978

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-*EXPOSED BLK/BRK*
NO. PLUMBING FIXTURES-*4*
NO. STORIES-*1*
ROOF COVER-*METAL/MODULAR*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*10*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 1648 Total SF

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 6032 Mobile Hwy, Florida, property reference number(s) _____ I hereby designate Wiley C."Buddy" Page for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Wiley C."Buddy" Page
Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853

⇨ X Carole Austin Carole Austin 9-11-19
Signature of Property Owner Printed Name of Property Owner Date

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 11th day of September 20 19
by Carole Austin

Personally Known ☐ OR Produced Identification ☑ Type of Identification Produced: FL DL

K Thomas Kimberly Thomas
Signature of Notary Printed Name of Notary

(Notary Seal) KIMBERLY THOMAS
MY COMMISSION # GG087871
EXPIRES March 28, 2021

5. Submittal Requirements

A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and

2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and

3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and

4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and

5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

X Carole Austin
Signature of Owner/~~Agent~~

Carole Austin
Printed Name of Owner/~~Agent~~

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 11th day September of

_____ 20 19 by Carole Austin.

Personally Known ☐ OR Produced Identification ☑ Type of Identification Produced: FL DL

K Thomas
Signature of Notary

Kimberly Thomas
Printed Name of Notary

(Notary Seal)

KIMBERLY THOMAS
MY COMMISSION # GG087871
EXPIRES March 28, 2021

Recorded in Public Records 11/18/2015 at 03:58 PM OR Book 7437 Page 1920, Instrument #2015088008, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

ENHANCED LIFE ESTATE DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

This Deed, between the Grantor, MICHAEL M. AUSTIN and CAROLE F. AUSTIN, husband and wife, whose address is 6027 Birmingham Ave., Pensacola, FL 32526, and the Grantee, our daughter, TAMMY L. MAY, whose address is 6027 Birmingham Ave., Pensacola, FL 32526.

WITNESSETH, That the Grantor, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

COMMENCE AT THE INTERSECTION OF THE OLD EASTERLY RIGHT OF WAY OF MOBILE HIGHWAY-STATE ROAD NO. 10-A (66 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 24 DEGREES 25 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 523.10 FEET; THENCE NORTH 80 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 21.72 FEET TO THE NEW EASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY-STATE ROAD NO. 10-A (106 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE AT A DISTANCE OF 319 FEET; THENCE NORTH 9 DEGREES 38 MINUTES 27 SECONDS WEST A DISTANCE OF 64.58 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 357 FEET TO THE NEW RIGHT OF WAY LINE MOBILE HIGHWAY-STATE ROAD NO. 10-A (106 FOOT RIGHT OF WAY); THENCE SOUTH 24 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 122 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS : 6032 Mobile Hwy., Pensacola, FL 32526
PROPERTY IDENTIFICATION NO.: 391S314406000003
Being the same property described in OR Book 1962 Page 52.
Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record, if any.

EXPRESSLY RESERVING a life estate unto the Grantor, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, to the Grantee.

EXECUTED this 18 day of November, 2015.

Signed, sealed and delivered in the presence of:

S. A. RODDENBERY, JR.

MELINDA L. BROOME

MICHAEL M. AUSTIN

CAROLE F. AUSTIN

Culver's

Culver Franchising System, LLC.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

PROPOSED SITE PLAN

PENSACOLA, FL. CUSTOM METRO XL SHOWN

LOT AREA APPROX. TBD

OPTION: 6

Drawn By: JGD

09/05/2019

This drawing is conceptual only. All shown dimensions, utility easements, lot property lines, grading, and site requirements pertaining to the property should be verified by surveyor and/or civil engineer before actual construction.

Board of Adjustment **6. C.**

Meeting Date:	11/20/2019
CASE:	CU-2019-12
APPLICANT:	Mark Evan Robertson II, PE, Rebol-Battle, Agent for Shoppes at Nine Mile, LLC, Jim Schafer
ADDRESS:	960 East Nine Mile Road
PROPERTY REFERENCE NO.:	06-1S-30-2101-065-001
ZONING DISTRICT:	HDMU, High Density Mixed-use district
FUTURE LAND USE:	C, Commercial
OVERLAY DISTRICT:	N/A

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
Conditional use request for a retail building in excess of 6,000 sq. feet. The proposed retail building will be approximately 9,350 sq. ft. if approved.

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 3-2.9 (c)(2)
(2) Retail sales. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

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

CRITERION (a)

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

FINDINGS-OF-FACT
The proposed primary retail sales use is listed as permitted under the HDMU zoning district, however, due to the proposed size of the building, larger than the 6,000 sq. ft. permitted, Conditional Use approval is required. During the site visit, staff observed multiple medium-size retail and commercial operations along Nine Mile Road; immediate area parcels are zoned Commercial, HDMU, and HC/LI, with adjacent existing uses that are compatible in intensity to the described use. The adjacent property to the East is currently under construction for a new Ever'mans grocery store that is 22,185 sq ft on a property zoned commercial. The applicant has received comments from the

Development Review staff for a proposed site layout that shows a large storm water pond that would potentially serve as a buffer from the adjacent residential use to the North. If the Conditional Use is approved, the project will need to complete the Site Plan Review Process.

CRITERION (b)

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

FINDINGS-OF-FACT

Public facilities and services are available and will provide adequate capacity. The project will need to be reviewed and approved using the established Site Plan Review process.

CRITERION (c)

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

FINDINGS-OF-FACT

Ingress and egress from the site will use Nine Mile road; as the road is under State jurisdiction, the developer will have to coordinate access to the parcel with the designated agencies. Pedestrian safety, on-site parking, loading and emergency vehicle access will be reviewed during the Site Plan Review process.

CRITERION (d)

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

FINDINGS-OF-FACT

The scale and intensity of the proposed operation should not generate unreasonable noise, glare, dust, smoke, odor, vibration, electric interference or other nuisances. All of these standards will be review for compliance with current regulations during the Site Plan Review process.

CRITERION (e)

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

FINDINGS-OF-FACT

All on-site solid waste containers will be appropriately located for functional access. The location, access and buffering requirements of the LDC will be reviewed and implemented during the Site Plan Review process.

CRITERION (f)

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

FINDINGS OF FACT:
The parcel does share a property line with an established residential parcel to the North. The proposed site layout shows the storm water pond located between the proposed building and the neighbor to the North, in fact serving as a man-made physical buffer. The LDC has additional screening and buffering requirements for commercial uses adjacent to residential uses; those standards will be implemented during the Site Plan Review process in order to protect less intense residential uses.

CRITERION (g)

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

FINDINGS OF FACT:
All exterior signs and lights will need to meet the requirements of the LDC and not cause unfavorable impacts on neighboring properties.. The LDC regulation specifically address signs and lighting which will be implemented during the Site Plan Review process.

CRITERION (h)

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

FINDINGS OF FACT:
Based on the proposed site layout and description provided by the applicant, it appears that the site would be able to accommodate the use.

CRITERION (i)

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

FINDINGS OF FACT:
The proposed use must comply with any additional requirements and provisions of the LDC as applicable during the DRC process.

STAFF FINDINGS

Staff finds that the application as submitted can meet all the Conditional Use requirements. If the Conditional Use is approved, the applicant must finish the review process thru the Development Review Committee.

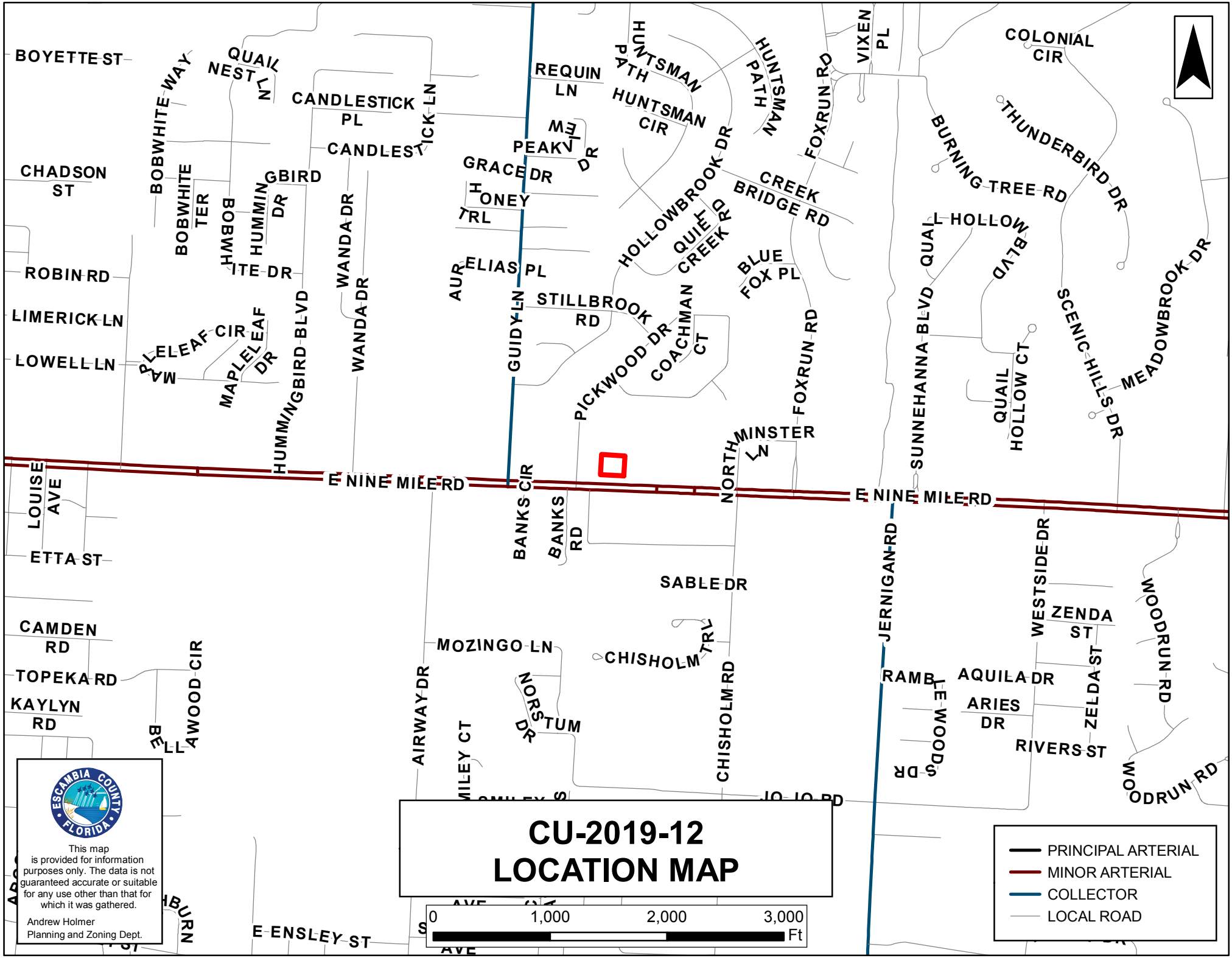
BOA DECISION

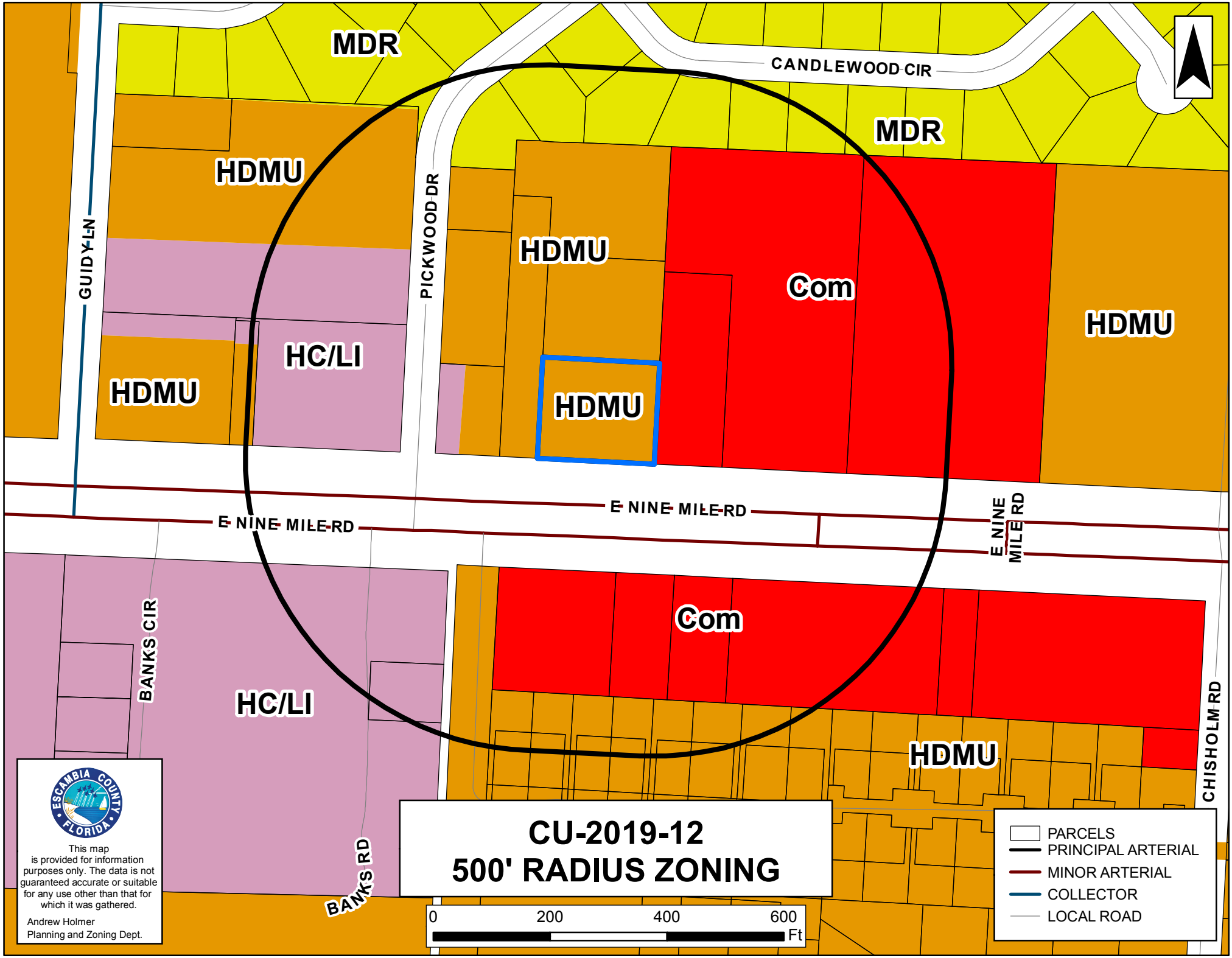
BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case File

CU-2019-12


BOYETTE ST
QUAIL NEST LN
BOBWHITE WAY
CANDLESTICK PL
CANDLESTICK LN
REQUIN LN
HUNTSMAN PATH
HUNTSMAN CIR
HUNTSMAN PATH
FOXRUN RD
VIXEN PL
COLONIAL CIR
CHADSON ST
BOBWHITE TER
HUMMINGBIRD DR
PEAKVIEW DR
GRACE DR
HONEY TRL
HOLLOWBROOK DR
QUIET CREEK RD
CREEK BRIDGE RD
BURNING TREE RD
THUNDERBIRD DR
ROBIN RD
WANDA DR
AURELIAS PL
GUIDY LN
STILLBROOK RD
BLUE FOX PL
QUAIL HOLLOW BLVD
LIMERICK LN
MAPLELEAF CIR
MAPLELEAF DR
HUMMINGBIRD BLVD
PICKWOOD DR
COACHMAN CT
FOXRUN RD
SUNNEHANNA BLVD
SCENIC HILLS DR
MEADOWBROOK DR
LOWELL LN
QUAIL HOLLOW CT
E NINE MILE RD
NORTHMINSTER LN
LOUISE AVE
BANKS CIR
BANKS RD
ETTA ST
SABLE DR
JERNIGAN RD
WESTSIDE DR
ZENDA ST
WOODRUN RD
CAMDEN RD
MOZINGO LN
CHISHOLM TRL
TOPEKA RD
BELLAWOOD CIR
AIRWAY DR
NORSTUM DR
CHISHOLM RD
RAMBLEWOODS DR
AQUILA DR
ARIES DR
ZELDA ST
KAYLYN RD
MILEY CT
RIVERS ST
WOODRUN RD
JO JO RD
E ENSLEY ST
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.
Andrew Holmer
Planning and Zoning Dept.
CU-2019-12
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


MDR
CANDLEWOOD CIR
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HDMU
GUIDY LN
PICKWOOD DR
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HC/LI
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E NINE MILE RD
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E NINE MILE RD
BANKS CIR
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HC/LI
HDMU
CHISHOLM RD
BANKS RD
CU-2019-12
500' RADIUS ZONING
0
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600
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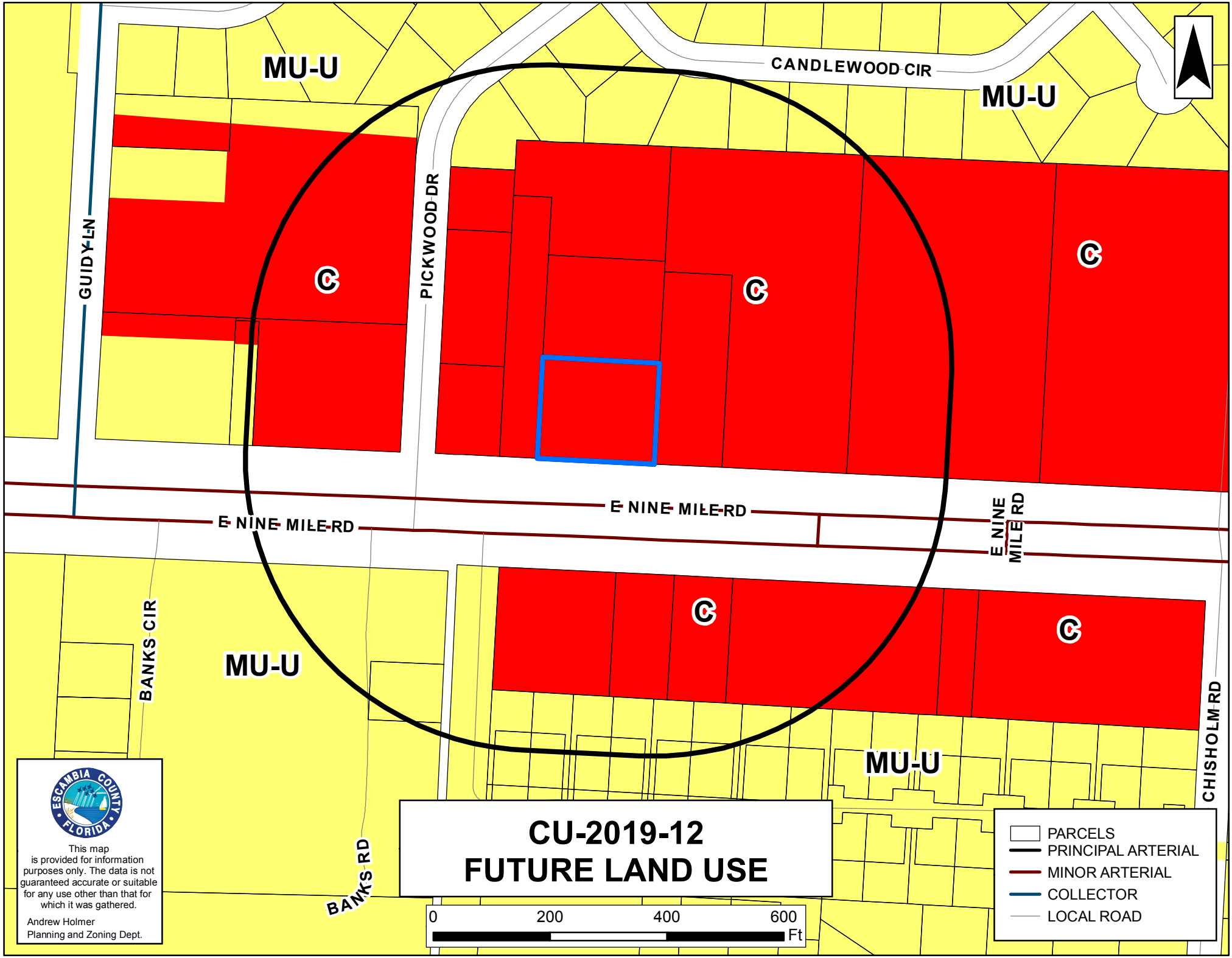
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.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MU-U
MU-U
CHISHOLM RD
BANKS RD
CU-2019-12
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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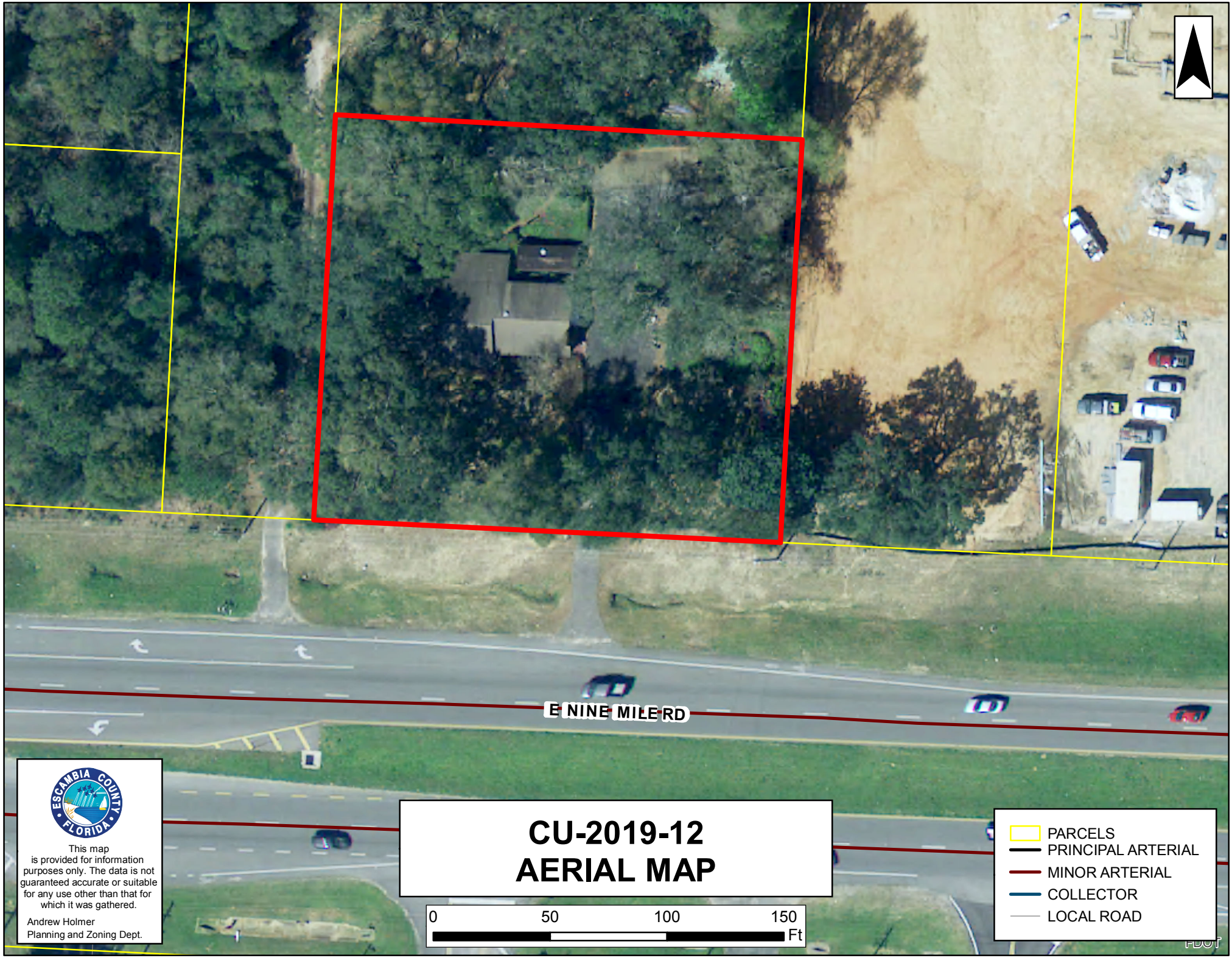
Andrew Holmer
Planning and Zoning Dept.


E NINE MILE RD
CU-2019-12
AERIAL MAP
0
50
100
150
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
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.
Andrew Holmer
Planning and Zoning Dept.

CU-2019-12 PUBLIC HEARING SIGN

CU-2019-12 LOOKING WEST ALONG E NINE MILE ROAD

CU-2019-12 LOOKING NORTH AT SUBJECT PROPERTY

CU-2019-12 LOOKING NORTHEAST AT EVERMAN'S PROPERTY

CU-2019-12 LOOKING SOUTH CROSS E NINE MILE ROAD

CU-2019-12 LOOKING EAST ALONG E NINE MILE ROAD

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU2019-12 Accepted by: ALindsay BOA Meeting: 11/20/19

Conditional Use Request for: _____

Variance Request for: _____

1. **Contact Information:**
   - **A. Property Owner/Applicant:** Shoppes at Nine Mile LLC / Jim Schafer
     Mailing Address: 4632 Sunset Pointe Destin, FL 32541
     Business Phone: (386) 801-2684 Cell: _____
     Email: jimaschafer@msn.com
   - **B. Authorized Agent (if applicable):** Mark Evan Robertson II, PE
     Mailing Address: 2301 N. 9th Ave, Suite 300 Pensacola, FL 32503
     Business Phone: (850) 438-0400 Cell: _____
     Email: evanr@rebol-battle.com

   Note: *Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

2. **Property Information:**
   - **A.** Existing Street Address: 960 East Nine Mile Road
     Parcel ID (s): 06-15-30-2101-065-001
   - **B.** Total acreage of the subject property: 0.80
   - **C.** Existing Zoning: HDMU
     FLU Category: Commercial
   - **D.** Is the subject property developed (if yes, explain): Yes, residential single family home (vacant)
   - **E.** Sanitary Sewer: X Septic: _____

3. **Amendment Request**

   A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

   _____

   _____

   _____

   _____

   _____

   B. **For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)**

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

   _____

   _____

   _____

   _____

   _____

   _____

   _____

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

   _____

   _____

   _____

   _____

   _____

   _____

   _____

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

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

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

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

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

The proposed use is compatible with the current zoning of HDMU. The conditional use is required to construct a 9,350-sf shopping center. HD MU only allows for a 6,000-sf shopping center without a conditional use.

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

The proposed development does not negatively impact any facilities or services in any manner.

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

The site has been designed to meet current Land Development Code requirements.

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

The proposed development is to be buffered within accordance to the Land Development Code. None of the afore mentioned nuisances and hazards are expected as a part of this development.

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

A screened dumpster enclosure is planned as a part of this development.

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

Buffering is provided as per the current Land Development Code

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

All signs will cohere to the current Land Development Code

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

The proposed development meets all the above requirements

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

The requested Conditional Use meets the requirement within the Land Development Code for the ADMU zoning

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 960 E. Nine Mile Road, Florida, property reference number(s) 06-1S-30-2101-065-001 I hereby designate Mark Evan Robertson III, PE for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 19th day of September the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Mark Evan Robertson II
Email: evanr@rebel-battle.com
Address: 4632 Sunset Pointe Destin, FL 32533 Phone: (386) 801-2684

Signature of Property Owner — Jim Schafer — 09/19/19
Printed Name of Property Owner — Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 19th day of September 20 19,
by Mark Evan Robertson II

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

Signature of Notary — Julie Jane Franklin
Printed Name of Notary

(Notary Seal)
Julie Jane Franklin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF986787
Expires 4/27/2020

5. Submittal Requirements

A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. X Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Signature of Owner/Agent

Mark Evan Robertson II, PE
Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 19th day September of

_____ 20 2019 by Mark Evan Robertson II.

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

Signature of Notary

Julie Jane Franklin
Printed Name of Notary

(Notary Seal)

Julie Jane Franklin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF986787
Expires 4/27/2020

Escambia County
Planning and Zoning Payment Receipt

9/26/2019

19093360PBA — Ref: 4129350

960 E NINE MILE RD
PENSACOLA FL 32514

Paid By:
N/A

, FL

Payment Description:
SHOPPES AT WEST NINE MILE, LLC

Payments

Payment ID	Receieved Date	Payment Type	Reference Num	Fee	Amount
2990257	9/26/2019	Check	1151	BOA Conditional Use	$1,270.50
				DSD Construction Technology Fee	$5.00
					$1,275.50
Total					**$1,275.50**

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

N

W E

S

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- DEMOLITION
- DEMOLITION LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOODEN FENCE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- WATER LINE
- SEWER LINE (GRAVITY)
- FORCE MAIN
- OVERHEAD UTILITIES
- BURIED TELEPHONE LINE
- GAS LINE
- BURIED ELECTRIC LINE
- BURIED FIBER OPTIC CABLE
- BURIED TV LINE
- EXISTING CONTOUR
- STRAW BALE
- SILT FENCE
- UTILITY POLE
- LIGHT POLE
- TELEPHONE BOX
- GAS VALVE
- MAILBOX
- POST
- STREET SIGN
- SIGN
- BENCHMARK
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- SEWER MANHOLE
- STORMWATER MANHOLE
- GUY ANCHOR

REPLACEMENT RATIO: (DSM 2-5.2 (a))

TOTAL PROTECTED TREE TRUNK DIAMETER (DBH) REMOVED = 404 INCHES
404 X 0.50 = 202 INCHES. TOTAL CALIPER REPLACEMENT = 202 INCHES

REPLACEMENT LIMITS: (DSM 2-5.2 (a))

TOTAL TREE REPLACEMENT FOR NON-HERITAGE TREES NEED NOT EXCEED 25 CALIPER INCHES PER DEVELOPMENT SITE ACRE.
TOTAL DEVELOPMENT SITE = 0.787 ACRE X 25 = 19.68
REPLACEMENT LIMITS = 20 INCHES

TOTAL 2.5 INCH TREES REQUIRED = 20 OR TOTAL 3 INCH TREES REQUIRED = 15
DEVELOPER MAY CHOOSE COMBINATION OF 2.5 AND 3 INCH TREES BUT A TOTAL OF 45 CALIPER INCHES ARE TO BE REPLACED/PLANTED USING A MINIMUM 2.5 CALIPER INCH NATIVE, CANOPY REPLACEMENT/MITIGATION TREE. THE DEVELOPER MAY ALSO CHOOSE TO PAY INTO THE ESCAMBIA COUNTY TREE FUND.

TREE PROTECTION NOTE:
ALL TREE BARRICADES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES (STORMWATER POND, GRADING, ETC.) AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.

2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.

3. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

4. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.

5. ALL SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.

6. THE RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.

7. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE FDOT INDEX.

8. ALL AREAS NOT PAVED OR DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SEEDING AND MULCHING OR SODDING. SEED AND MULCH OR SOD SHALL BE PLACED, WATERED, FERTILIZED WITH APPROPRIATE SOIL AMENDMENTS IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.

9. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.

10. ALL CONSTRUCTION AROUND TREES SHALL BE DONE IN A MANNER TO MINIMIZE DAMAGE TO THE TREE AND ITS ROOT SYSTEM.

11. THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.

12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.

14. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.

15. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.

16. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

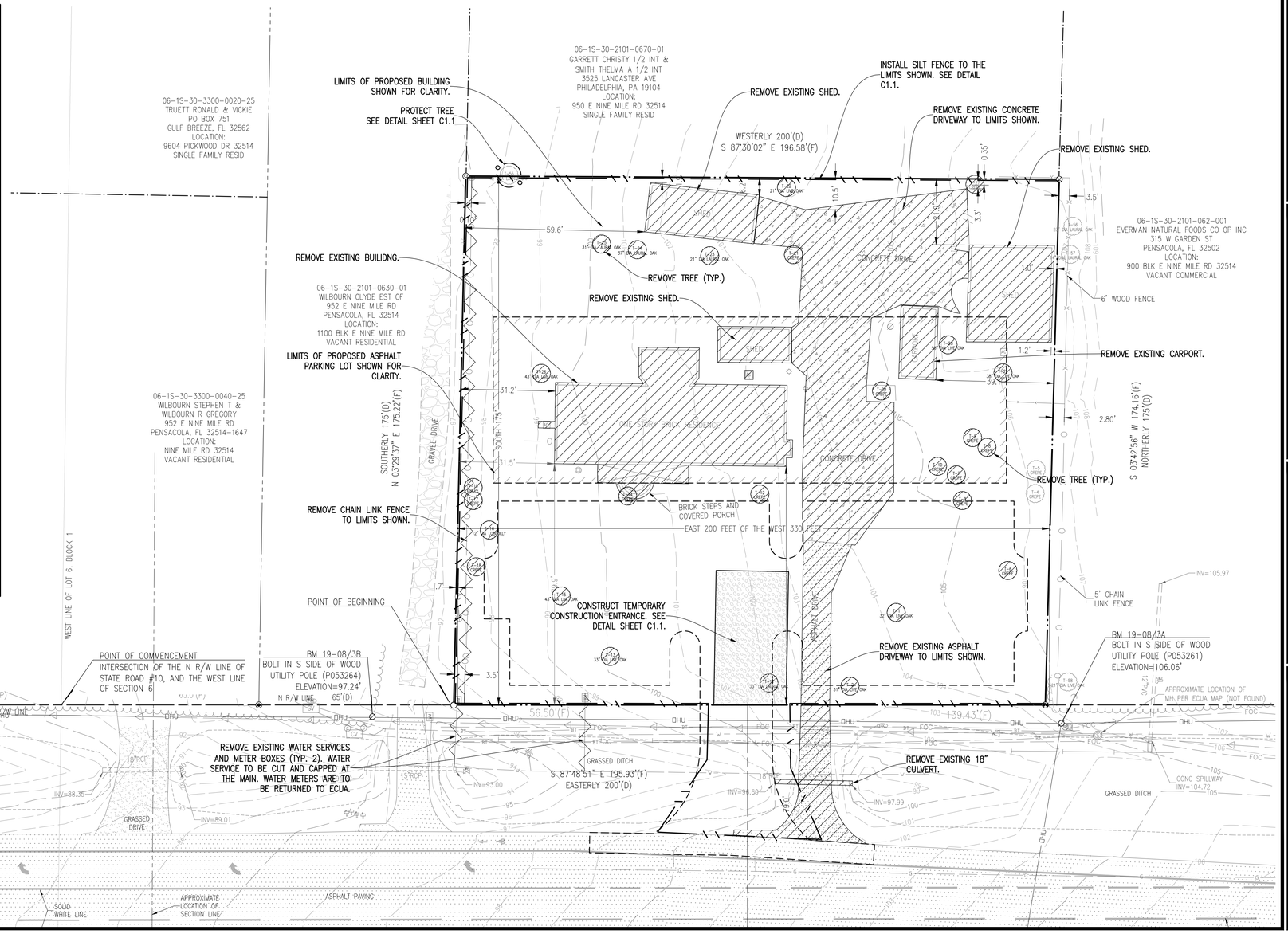
17. HAY BALES SHALL NOT BE PERMITTED WITHIN THE RIGHT-OF-WAY. ONLY SYNTHETIC BALES MAY BE USED.

18. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

19. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850)595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

TREE CHART

TREE #	SIZE & TYPE	REMOVE / PROTECT
T-1	32" DIA LIVE OAK	REMOVE
T-2	31" DIA LIVE OAK	REMOVE
T-3	CREPE	REMOVE
T-4	CREPE	PROTECT
T-5	CREPE	PROTECT
T-6	CREPE	REMOVE
T-7	CREPE	REMOVE
T-8	CREPE	REMOVE
T-9	CREPE	REMOVE
T-10	CREPE	REMOVE
T-11	33" DIA LAURAL OAK	REMOVE
T-12	CREPE	REMOVE
T-13	33" DIA LIVE OAK	REMOVE
T-14	CREPE	REMOVE
T-15	43" DIA LIVE OAK	REMOVE
T-16	12" DIA LOBLOLLY	REMOVE
T-17	CREPE	REMOVE
T-18	CREPE	REMOVE
T-19	CREPE	REMOVE
T-20	CREPE	REMOVE
T-21	CREPE	REMOVE
T-22	21" DIA LIVE OAK	REMOVE
T-23	21" DIA LAURAL OAK	REMOVE
T-24	37" DIA LAURAL OAK	REMOVE
T-25	31" DIA LAURAL OAK	REMOVE
T-26	43" DIA LIVE OAK	REMOVE
T-27	CREPE	PROTECT
T-28	50" DIA LIVE OAK	REMOVE
T-29	38" DIA LIVE OAK	REMOVE



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.433.1541 Fax: 850.438.0448
EB 00009857 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

SHOPPES @ EAST NINE MILE

960 E Nine Mile Road
ESCAMBIA COUNTY , FLORIDA

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

Mark E. Robertson II, P.E.
No. 83341

Dr. By: GTP
Ck By: MER
Job No.: 2019-025
Date: 09/04/2019

DRAWING No.

C1.0

SHEET 2 OF 12

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

Board of Adjustment	**6. D.**
Meeting Date:	11/20/2019
CASE:	CU-2019-13
APPLICANT:	Anthony Noles, Director of Facilities Planning, for School Board of Escambia County
ADDRESS:	10789 Sorrento Road
PROPERTY REFERENCE NO.:	13-3S-31-2301-000-000; 13-3S-31-2401-000-000
ZONING DISTRICT:	HDMU, High Density Mixed-use district and LDR, Low Density Residential district
FUTURE LAND USE:	MU-S, Mixed-Use Suburban
OVERLAY DISTRICT:	AIPD 2, Airfield Influence Planning District 2

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
Conditional Use request to allow for a new Elementary School be built on parcels within LDR and HDMU zoning

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.5.c.2.b
Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
Section:3-2.9.c.4.f
Educational facilities not among the permitted uses of the district.

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

CRITERION (a)

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

FINDINGS-OF-FACT
The compatibility of this proposed use hinges on the the surrounding land uses, AIPD requirements, land suitability, and transportation infrastructure.
The surrounding land uses are primarily vacant land both private residential and state owned with a landscaping business to the North. The subject property is also within an AIPD 2 zone but outside of current airfield noise contours and accident potential zones. The proposed school can be compatible with these land uses under current regulations.

Suitability of the site for a involves 2 physical factors, wetlands and flood zones. These both carry restrictions for the location of improvements to the property and will require engineering and analysis and possibly approvals from agencies outside of the County. Transportation infrastructure will also require additional analysis beyond what has been submitted at this point. Sorrento Road at this location is under State jurisdiction and staff can not guarantee the compatibility of this proposal with the State's road.

CRITERION (b)

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

FINDINGS-OF-FACT
Public services, utilities and facilities are available and will need to be provided as necessary.

CRITERION (c)

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

FINDINGS-OF-FACT
The submitted plan proposes to use Sorrento Road and Etheridge Road for ingress and egress along with internal drives and parking.

CRITERION (d)

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

FINDINGS-OF-FACT
This proposed use should not create any nuisances on surrounded properties given the size of the property and the ability to provide buffering.

CRITERION (e)

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

FINDINGS-OF-FACT
This proposed use will utilize solid waste containers with adequate screening and buffering.

CRITERION (f)

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

FINDINGS OF FACT:
The amount and specifications of required buffering will be reviewed at the Site Plan Review Process and there appears to be adequate room to meet the standards.

CRITERION (g)

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

FINDINGS OF FACT:
Exterior signs or lighting will be reviewed during the Site Plan Review Process.

CRITERION (h)

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

FINDINGS OF FACT:
The site characteristics and location are not typical urban planning concepts for a Elementary School. Ideally an elementary school would be within walking distance of the residential neighborhoods it is expected to serve and that isn't the case for this proposal. This proximity is one of the issues the County is to take into account when reviewing new schools as detailed in the Interlocal Agreement for Public School Facility Planning between Escambia County, the City of Pensacola, and the School Board of Escambia County.

CRITERION (i)

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

FINDINGS OF FACT:
There are no additional conditional use requirements for the proposed use.

STAFF FINDINGS

County Staff finds that as proposed, this project doesn't meet all of required criteria and are unable to recommend approval at this time.

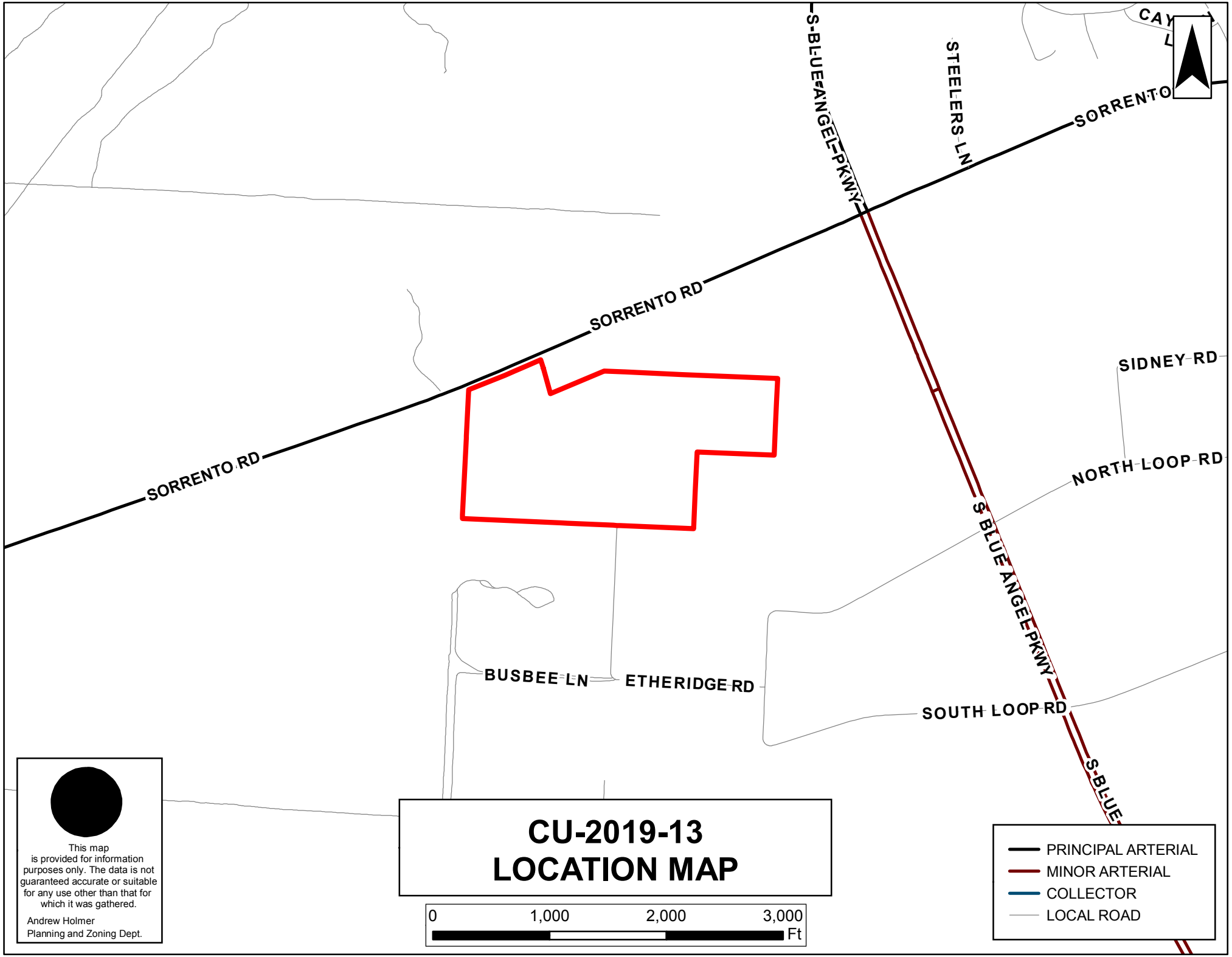
BOA DECISION

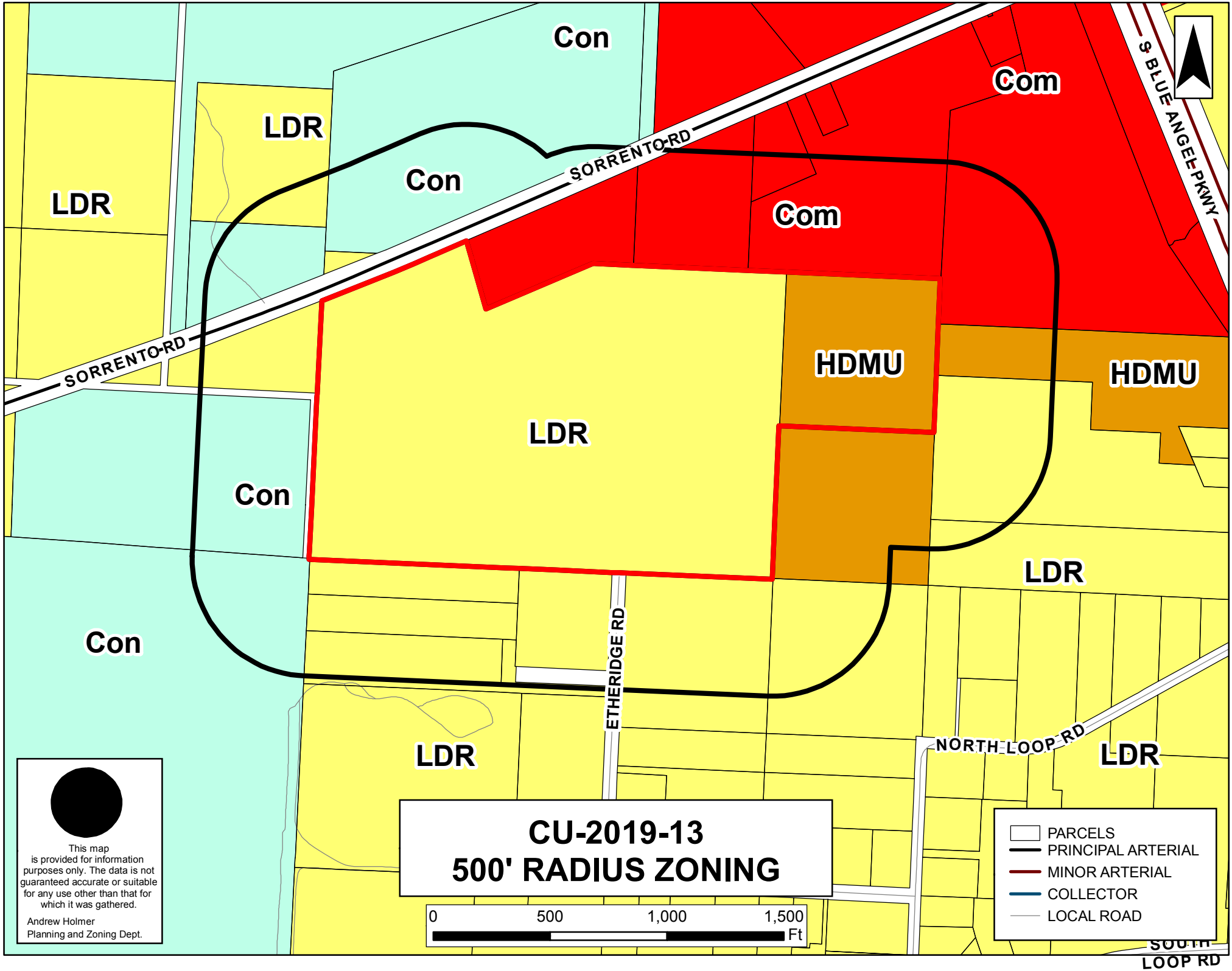
BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case File

CU-2019-13


S-BLUE-ANGEL-PKWY
STEELERS-LN
SORRENTO
SORRENTO RD
SORRENTO RD
SIDNEY-RD
NORTH-LOOP-RD
S-BLUE-ANGEL-PKWY
BUSBEE-LN
ETHERIDGE-RD
SOUTH-LOOP-RD
S-BLUE
This map
is provided for information
purposes only. The data is not
guaranteed accurate or suitable
for any use other than that for
which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
CU-2019-13
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


Con
Com
LDR
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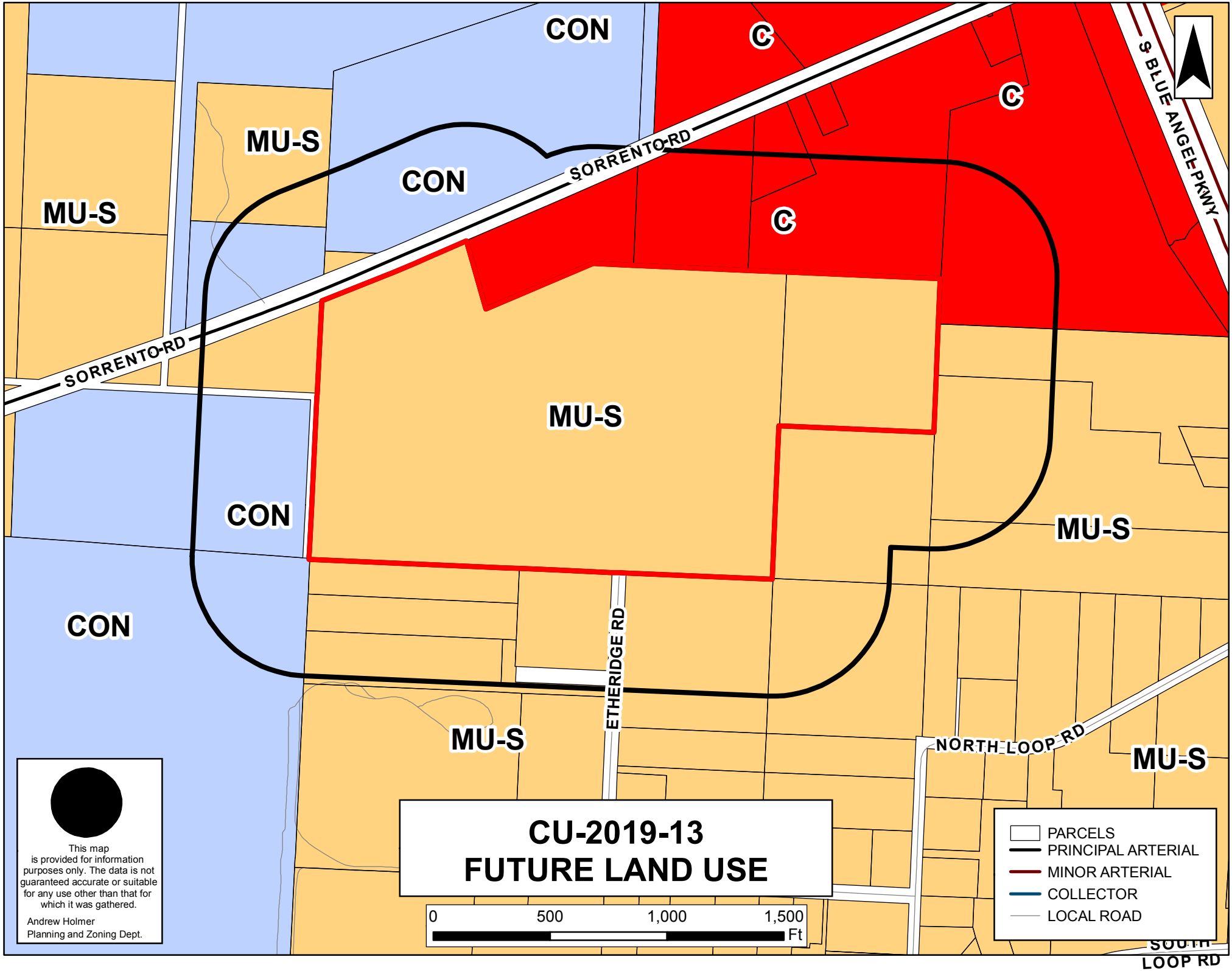
LOCAL ROAD
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
SOUTH LOOP RD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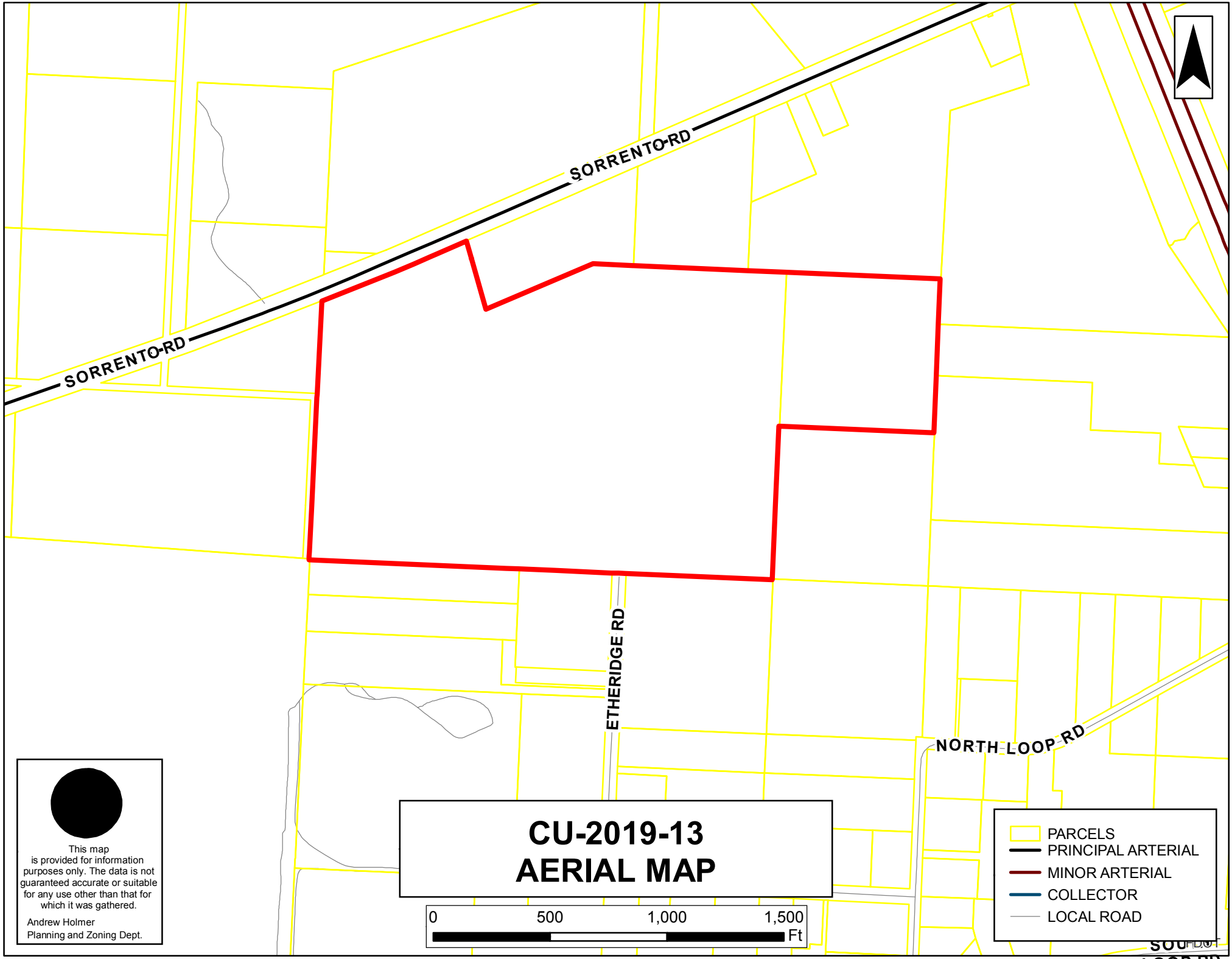
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
SOUTH LOOP RD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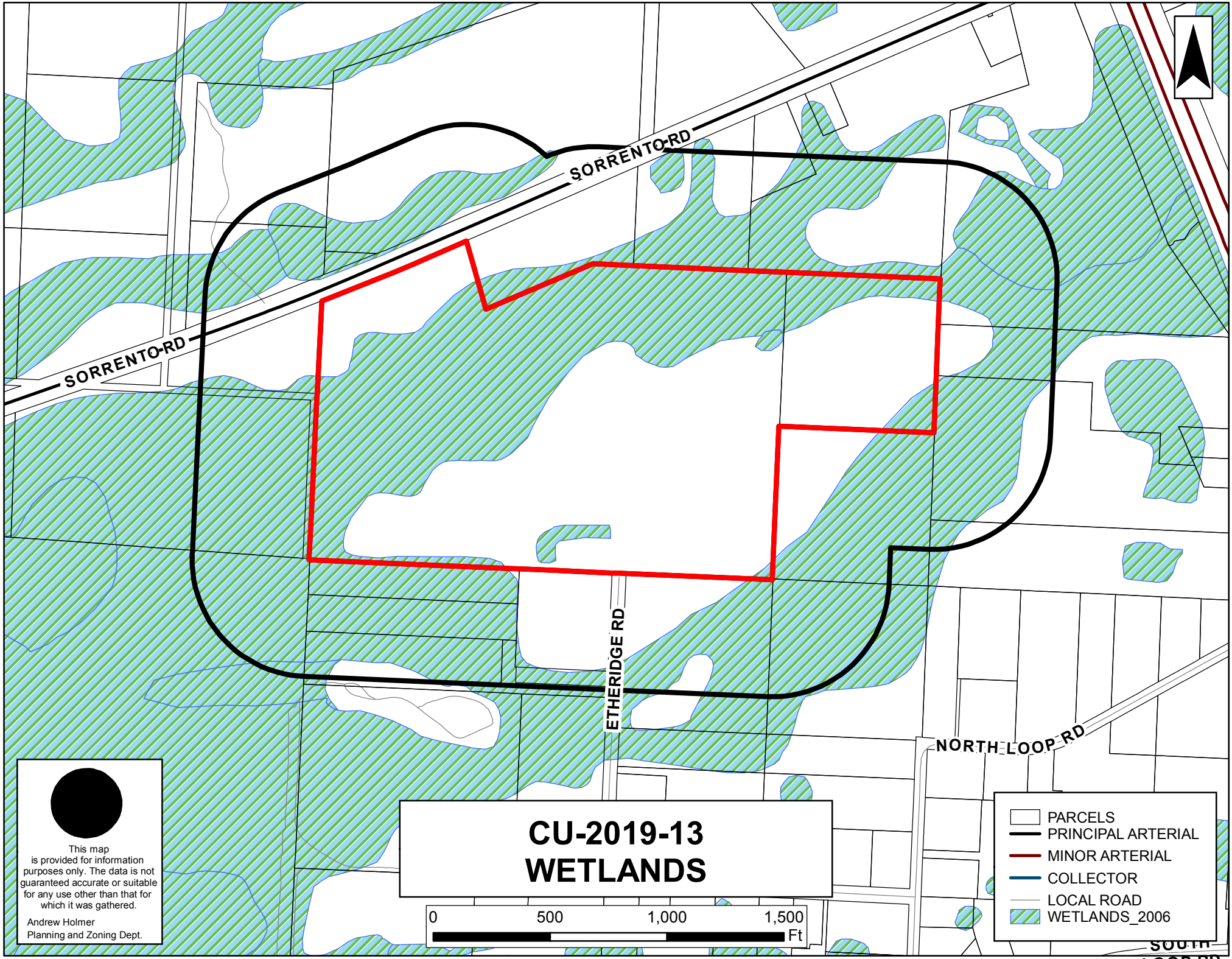
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.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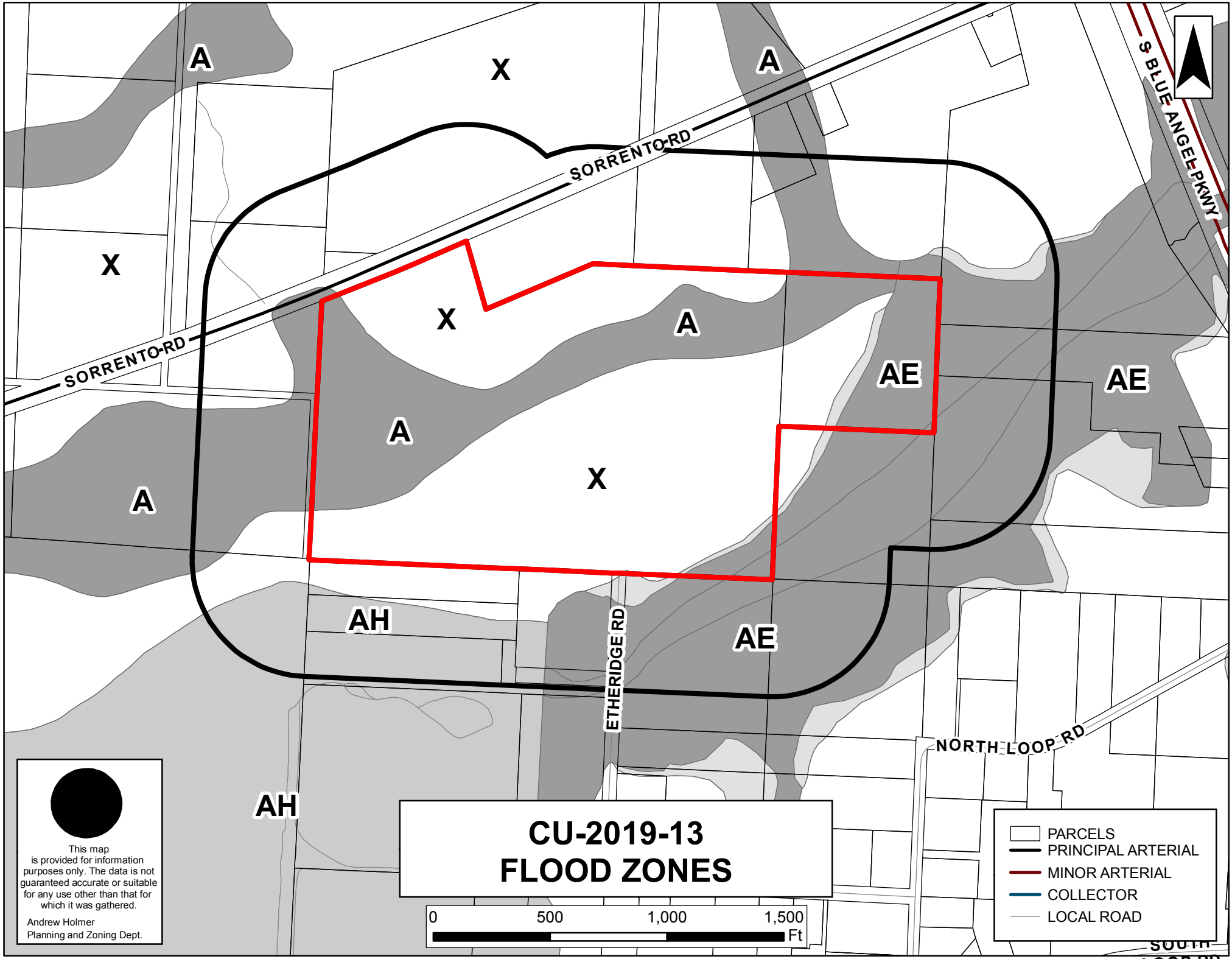
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.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This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
CU-2019-13
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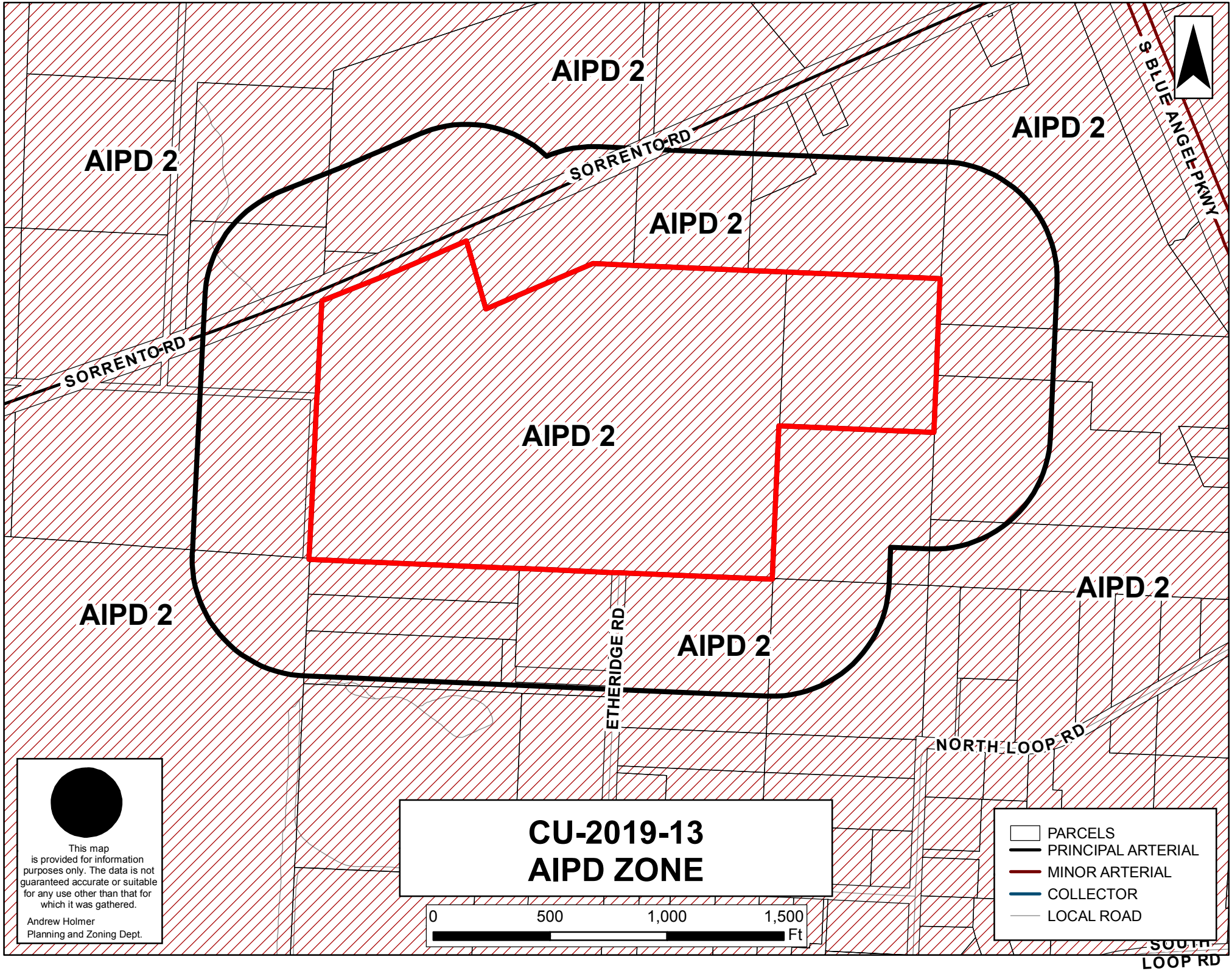
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LOCAL ROAD
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

CU-2019-13 PUBLIC HEARING SIGN

CU-2019-13 LOOKING EAST ALONG SORRENTO ROAD

CU-2019-13 LOOKING SOUTH AT
SUBJECT PROPERTY

CU-2019-13 LOOKING NORTHWEST
ALONG SORRENTO ROAD

CU-2019-13 LOOKING WEST ALONG SORRENTO ROAD

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CV-2019-13 Accepted by: _____ BOA Meeting: 11/20/19

Conditional Use Request for: Pleasant Grove Elementary School Replacement

Variance Request for: _____

1. **Contact Information:**

   A. **Property Owner/Applicant:** School Board of Escambia County (Anthony Noles, Dir. of Facilities Planning)

   Mailing Address: 75 N Pace Blvd, Pensacola, FL 32505

   Business Phone: (850) 469-5669 Cell: _____

   Email: anoles@escambia.k12.fl.us

   B. **Authorized Agent (if applicable):** _____

   Mailing Address: 7201 N 9th Ave, Suite 6, Pensacola FL 32504

   Business Phone: (850) 471-0093 Cell: _____

   Email: nick@kh-a.com

   Note: *Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

2. **Property Information:**

   A. Existing Street Address: 10789 Sorrento Road, Pensacola, FL 32507

   Parcel ID (s): 13-3S-31-2301-000-000, 13-3S-31-2401-000-000

   B. Total acreage of the subject property: 68.48

   C. Existing Zoning: LDR, HDMU

   FLU Category: MU-S

   D. Is the subject property developed (if yes, explain): A single-family residential structure and metal storage building are present on parcel 13-3S-31-2301-000-000

   E. Sanitary Sewer: X Septic: _____

3. **Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

The owner of the above parcels seeks to construct a new Elementary School with associated parking, drive aisles, sidewalks, PE facilities, stormwater management system, and required landscaping. The site consists of parcels that are zoned as LDR and HDMU, which allow educational facilities as a Conditional Use. The parcels both have MU-S Future Land Uses, which are compatible with the proposed school. The owner seeks Conditional Use approval.

B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

C. For <u>Conditional Use</u> Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

The surrounding area to the South and East contains single family residences. There is one commercial development to the North. The remaining area to the Northeast is undeveloped. Educational facilities of this nature exist in all types of commercially-zoned and residential areas. The facility will serve the surrounding public by providing public education to nearby residents and potentially increasing local property values. The proposed use will not negatively impact the surrounding community.

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

Existing public facilities and services in immediate proximity to the proposed development are capable of providing the levels of service necessary to support the proposed use. See attached ECUA Letter of Availability.

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

The proposed use will not impede on-site circulation. The attached site plan shows that there is adequate room for ingress/egress from the two surrounding roadways (Sorrento Road and Etheridge Road), required parking, and life safety access. Etheridge is proposed to serve Emergency Vehicles only.

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

The proposed use will not create unreasonable noise, glare, smoke, odor or other harmful effects to any extent that would exceed allowable uses under the current zoning designation.

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

The proposed use (educational facility) is not a significant solid waste producer. However, all on-site solid waste containers will be properly screened to limit off-site visibility and minimize odor or other nuisance impacts.

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

The proposed use will allow educational use of the property. The parcels are adjoined by single family residences to the South and East and a commercial use to the North. The proposed use will require a 16' buffer along the property line and may require additional fencing and vegetation following the DRC process.

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

The proposed use will require signage. Signage will be addressed during the DRC process and will require a sign permit. All exterior signs and lighting will be compatible with other properties in the immediate area and will not adversely impact glare or traffic safety.

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

The proposed parcels are adequately sized to accomodate the proposed use. The parcels allow for ingress/egress to Sorrento Road with secondary Emergency Access to Etheridge Road, abundant open space for landscaping, and more than adequate room for required setbacks and buffers.

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

We have met with the Director of Developmental Services and have had a DRC pre-application review and were directed to obtain Conditional Use approval from the Board of Adjustment.

No other requirements are mandatory at this time according to staff.

4. **Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney**

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 10789 Sorrento Road, Pensacola, FL 32507, Florida, property reference number(s) 13-3S-31-2301-000-000 & 13-3S-31-2401-000-000 I hereby designate Kenneth Horne & Associates, Inc. for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 7th day of OCT the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Nicholas R. King, PE
Email: nick@kh-a.com

Address: 7201 North 9th Ave, Ste 6, Pensacola, FL 32504 Phone: (850) 471-9005

Signature of Property Owner — Anthony Noles (Printed Name of Property Owner) — 10/7/19 (Date)

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 7 day of October 2019, by Anthony Noles

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

Signature of Notary — Brenda H. Nall (Printed Name of Notary)

(Notary Seal)

BRENDA H. NALL
Notary Public - State of Florida
Commission # GG 006428
My Comm. Expires Oct 22, 2020
Bonded through National Notary Assn.

5. Submittal Requirements

A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. X Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. X A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. X Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Signature of Owner/Agent

Nicholas R. King, PE
Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 7th day October of

2019, by Nicholas R. King.

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

Belinda G. Rowell
Signature of Notary

Belinda G. Rowell
Printed Name of Notary

(Notary Seal)

BELINDA G. ROWELL
NOTARY PUBLIC, STATE OF FLORIDA
Commission No. GG 24815
My Commission Expires Nov. 7, 2020

Recorded in Public Records 12/18/2015 at 02:38 PM OR Book 7452 Page 72, Instrument #2015095812, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $6300.00

Prepared by and return to:
Stephen B. Shell
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
226 Palafox Place
Pensacola, FL 32502
850-434-2411
File Number: **B2287.00059**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **December, 2015** between **McGee Masonry, Inc., a Florida corporation** and **Roy H. McGee**, a married man, whose post office address is 7037 Pro Am Court, Navarre, FL 32566, grantor, and **The School Board of Escambia County, Florida** whose post office address is 75 N. Pace Boulevard, Pensacola, FL 32505, grantee:

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

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

Commence at the northwest corner of Section 13, Township 3 South, Range 31 West, Escambia County, Florida; thence South 01 degrees 07'15" West along the west line of said Section for a distance of 1580.69 feet to the south right of way line of Sorrento Road (State Road #S-292, 100' R/W), for the point of beginning.

Thence continue South 01 degrees 07'15" West along the west line of said Section for a distance of 1085.55 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 13; thence South 88 degrees 40'55" East along the south line of said Southwest Quarter of the Northwest Quarter for a distance of 1996.73 feet to the southeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 13; thence North 01 degrees 05'45" East along the east line of said West Half of the Southeast Quarter of the Northwest Quarter for a distance of 665.32 feet; thence South 88 degrees 40'45" East for a distance of 665.32 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter; thence North 01 degrees 05'32" East along the east line of said Northeast Quarter of the Southeast Quarter of the Northwest Quarter for a distance of 665.00 feet north the north line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 13; thence North 88 degrees 39'55" West along said north line for a distance of 665.37 feet; thence South 01 degrees 05'19" West for a distance of 9.65 feet; thence North 88 degrees 21'51" West for a distance of 825.90 feet; thence South 65 degrees 02'26" West for a distance of 449.70 feet; thence North 24 degrees 55'09" West for a distance of 299.63 feet to the southerly right of way line of said Sorrento Road; thence South 65 degrees 02'07" West (this course and the next course along said southerly right of way line) for a distance of 433.84 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 11509.16 feet and delta angle of 01 degrees 21'04"; thence Southwesterly along said curve for an arc distance of 271.42 feet (chord distance of 271.41 feet, chord bearing of South 65 degrees 40'54" West) to the point of beginning.

All lying and being in Section 13, Township 3 South, Range 31 West, Escambia County, Florida. Containing 68.48 acres, more or less.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015.**

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

Signed, sealed and delivered in our presence:

Witness Name: Geoffrey P. Brodersen

Witness Name: Aurora Osborn

McGee Masonry, Inc., a Florida corporation

By: _____
Roy H. McGee, President

(Corporate Seal)

Witness Name: Geoffrey P. Brodersen

Witness Name: Aurora Osborn

_____ (Seal)
Roy H. McGee, Individually

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Roy H. McGee, President of McGee Masonry, Inc., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

AURORA OSBORN
Commission # FF 911709
My Commission Expires
October 26, 2019

Notary Public

Printed Name: AURORA OSBORN

My Commission Expires: 10/26/2019

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Roy H. McGee, individually, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

AURORA OSBORN
Commission # FF 911709
My Commission Expires
October 26, 2019

Notary Public

Printed Name: AURORA OSBORN

My Commission Expires: 10/26/2019

EMERALD COAST UTILITIES AUTHORITY

P.O. Box 17089 • 9255 Sturdevant Street
Pensacola, Florida 32522-7089
ph: 850 476-5110 • fax: 850 969-3308

March 6, 2019

Kenneth Horne and Associates, Inc.
Attn: Nick King
7201 N 9th Ave Ste 6
Pensacola, FL 32504

RE: Westside Elementary School
10789 Sorrento Road
Pensacola, Florida 32507
Letter of Capacity Reservation - Water and Sewer

Dear Mr. King:

In response to your inquiry concerning the availability of water and sewer services for the above-referenced project, ECUA anticipates no problems in water supply and sewerage treatment plant capacity. Our review indicates this project will not degrade ECUA's water and sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service as defined in the Escambia County Comprehensive Plan.

For the purpose of concurrency review, ECUA will guarantee the availability of water and sewer system capacity up to the requested demand and flow for a period not to exceed one (1) year from the date of this letter. The administration of the Concurrency Review Process is the sole responsibility of Escambia County. This letter is provided to assist in that process.

The connection of the proposed project to ECUA's systems is the responsibility of the developer. Extensions of the ECUA potable water distribution and sewerage collection systems to serve this project must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements.

Sincerely,

Michael N. Hayden /ACTING

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb

cc: Project File

O:\System Extension Projects\Letters of Capacity Reservation\2019\Westside Elementary School\Letter of Capacity Reservation.docx

Vicki Campbell District One | Lois Benson District Two | Elvin McCorvey District Three | Dale Perkins District Four | Larry Walker District Five

Capacity Reservation Form

Date 2/28/2019 Service Requested: Water X Sewer X

Name of Project Westside Elementary School Area(Acres) 58.33

Project Address (attach location map): 10789 Sorrento Road

Type Development: Residential ____ Commercial ____ Industrial ____ Other X

(Explain) New Elementary School

Number and/or Size of Units 1

Estimated Flow: (Average Day) Water 38.7K Sewer 38.7K Fire 0

How will water and/or sewer be provided if not from ECUA? Provided by ECUA

Special Requirements: ____

Owner of Property: (type or print) Escambia County School District-Facilities Planning

Address: 30 E Texar Dr., Pensacola, FL 32503 Phone: 850-469-5652

Developer: (type or print) Escambia County School District-Facilities Planning

Address: 30 E Texar Dr., Pensacola, FL 32503 Phone: 850-469-5652

Engineer: (type or print) Kenneth Horne & Associates, Inc.

Address: (type or print) 7201 N 9th Ave. Ste 6 Phone: 850-471-9005 Email: nick@kh-a.com

Submitted By: (type or print) Nick King Title: Project Engineer

Signature of Submitter [signature] Title: Project Engineer

FOR ECUA USE: **MAP PAGE:** P60

Nearest Water Line of Adequate Size: Sorrento Rd.

Size: 2 Line on Sorrento 10" PVC 24" DI Pressure: #7086 #2852 Both on the 24" Line

Nearest Sewer Line of Adequate Size: Sorrento Rd.

Size: 16" PE 1st L/S: #379 Blue Angle Target 2nd L/S: #147 Blue Angle Parkway Plant: Bayou Marcus

ECUA Sanitation? Yes (40)

Prepared By James Williams **Date** 3/5/19 **Reviewed By** ____

EMERALD COAST
UTILITIES AUTHORITY

ECUA Fire Hydrant Flow Data

Requested Information

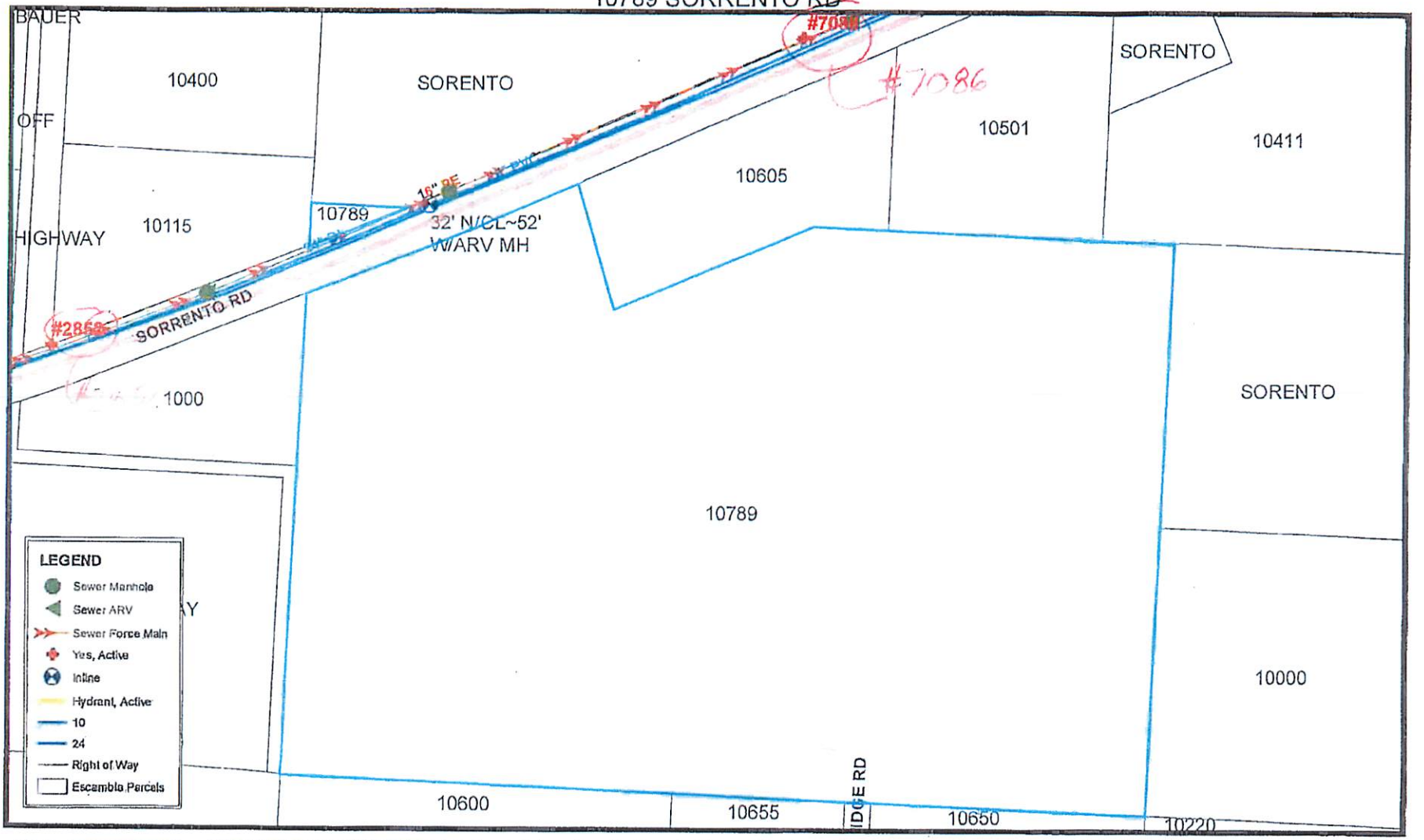
In response to your request for fire hydrant flow information, ECUA is able to provide the data in the table below. Additional testing or data collection may be performed with the approval and supervision of ECUA.

ECUA Fire Hydrant #	Date Tested	Flow [gpm]	Static Pressure [psi]	Residual Pressure [psi]	Comments
2852	9/14/17	1160	80	70	2852 PGFD SORRENTO RD & BLUE ANGEL
7086	9/14/17	1110	70	66	7086 PGFD SORRENTO RD & BLUE ANGEL

DISCLAIMER

This Emerald Coast Utilities Authority fire hydrant flow test data is from a single test performed at an arbitrary point in time and as such is not assumed to be representative of typical water system conditions. No representation is made as to its accuracy and ECUA disclaims any and all liability with respect to any information given. It is provided as information only and is not to be used as the basis for development of construction plans or any type of engineering service. This data is not guaranteed to be accurate or suitable for any use other than that for which it was gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

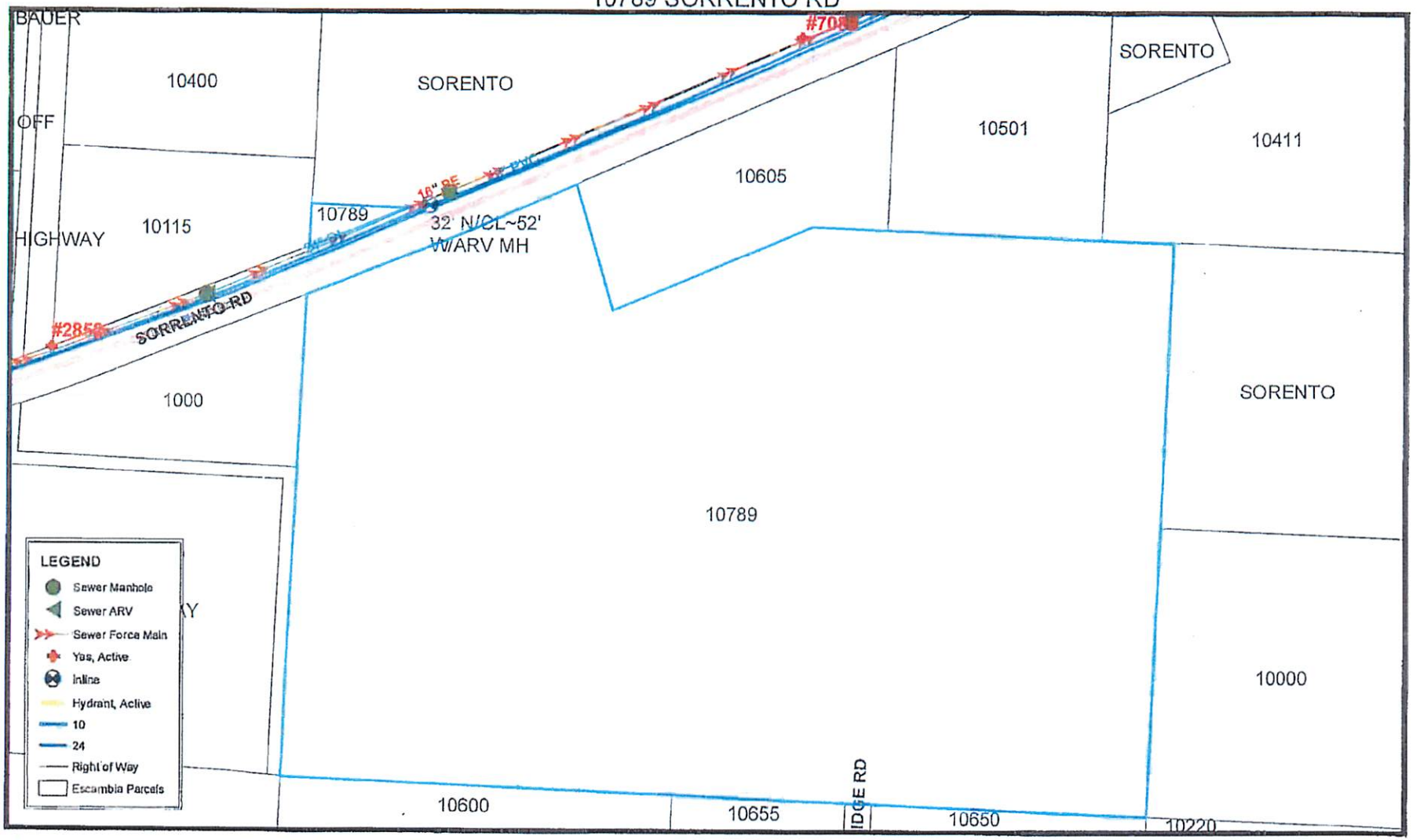
10789 SORENTO RD



1 inch = 200 feet
Date: 3/5/2010

DISCLAIMER: The Emerald Coast Utilities Authority maps/data are informational records of the approximate location of ECUA Water and/or Sewer Facilities. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown; which may or may not include water and sewer facilities not owned by ECUA. ECUA provides this service for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. These maps/data are not guaranteed accurate or suitable for any use other than that for which they were gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

10789 SORRENTO RD



1 inch = 200 feet
Date: 3/5/2019

DISCLAIMER: The Emerald Coast Utilities Authority maps/data are informational records of the approximate location of ECUA Water and/or Sewer Facilities. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown; which may or may not include water and sewer facilities not owned by ECUA. ECUA provides this service for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. These maps/data are not guaranteed accurate or suitable for any use other than that for which they were gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

Point	Diameter in Inches	Type Tree	Half Spread in Feet
564	13	Cedar	5
565	14	Miscellaneous	10
566	13	Miscellaneous	10
567	32	Oak	12
578	16	Cedar	20
579	12	Oak	5
580	16	Oak	10
1451	27 Twin	Oak	15
1452	11	Miscellaneous	10
1538	19	Oak	15
1595	15	Bay Magnolia	10
1674	16	Cedar	15
1675	19 Twin	Oak	15
1676	19 Twin	Oak	15
1677	28 Cluster	Dogwood	20
1678	12	Cedar	10
1679	19	Cedar	15
1704	21	Cedar	10
1723	14	Bay Magnolia	15
1724	14	Bay Magnolia	15
1725	12	Bay Magnolia	10
1744	16 Twin	Oak	15
1745	13	Miscellaneous	10
1746	14	Miscellaneous	12
1747	19	Miscellaneous	20
1748	13	Miscellaneous	10
1749	14	Miscellaneous	15
1750	14	Miscellaneous	12
1751	15	Cedar	12
1809	13	Oak	15
1810	19	Bay Magnolia	15
1811	12	Bay Magnolia	15
1822	13	Oak	10
1823	12	Oak	10
1824	13	Oak	12
1825	16 Triple	Oak	10
1850	12	Oak	10
1851	13	Bay Magnolia	12
1852	13	Oak	10
1853	12	Oak	10
1854	14	Bay Magnolia	12
1855	16	Miscellaneous	15
1856	15	Miscellaneous	15
1857	16	Miscellaneous	10
1862	13	Oak	10
1885	12	Oak	10
1886	19 Twin	Miscellaneous	15
1887	12	Miscellaneous	8
1888	13	Miscellaneous	8
1889	12	Miscellaneous	8
1890	13	Miscellaneous	10
1891	13	Miscellaneous	8
1892	13	Oak	10
1895	18	Oak	15
1897	12	Oak	10
1898	12	Oak	10
1899	13	Oak	12

Point	Diameter in Inches	Type Tree	Half Spread in Feet
1900	16	Oak	15
1901	14	Bay Magnolia	10
1902	14	Oak	15
1903	12	Miscellaneous	8
1904	13	Miscellaneous	10
1905	14	Oak	15
1906	16	Oak	10
1907	16	Oak	15
1908	19	Oak	15
1909	24	Bay Magnolia	20
1910	13	Bay Magnolia	10
1932	12	Oak	10
1946	16	Oak	15
1947	12	Oak	10
1988	18 Triple	Oak	15
1989	14	Oak	101
1990	12	Oak	10
1991	12	Oak	10
1992	14	Oak	15
1993	14	Oak	15
2008	16	Cedar	8
2026	13	Oak	10
2027	18	Oak	15
2028	14	Oak	10
2029	13	Oak	10
2030	14	Oak	10
2031	13	Oak	15
2032	30 Twin	Oak	20
2033	31 Twin	Oak	20
2034	18 Triple	Oak	20
2035	24 Cluster	Oak	15
2036	21 Cluster	Oak	15
2037	12	Oak	10
2038	17	Oak	15
2039	16	Oak	15
2086	14	Oak	12
2090	16	Oak	15
2105	14	Oak	10
2140	19	Oak	15
2141	14	Oak	10
2201	16	Miscellaneous	20
2250	22	Oak	20
2251	27	Oak	20
2252	16	Cedar	15
2253	17	Oak	15
2276	18 Twin	Bay Magnolia	15
2291	24	Bay Magnolia	5
2316	14	Cedar	10
2317	13	Oak	15
2318	14	Oak	15
2379	13	Bay Magnolia	10
2380	13	Oak	12
2381	12	Oak	10
2383	21	Cedar	15
2384	13	Miscellaneous	10
2386	16	Cedar	12
2430	12	Oak	10

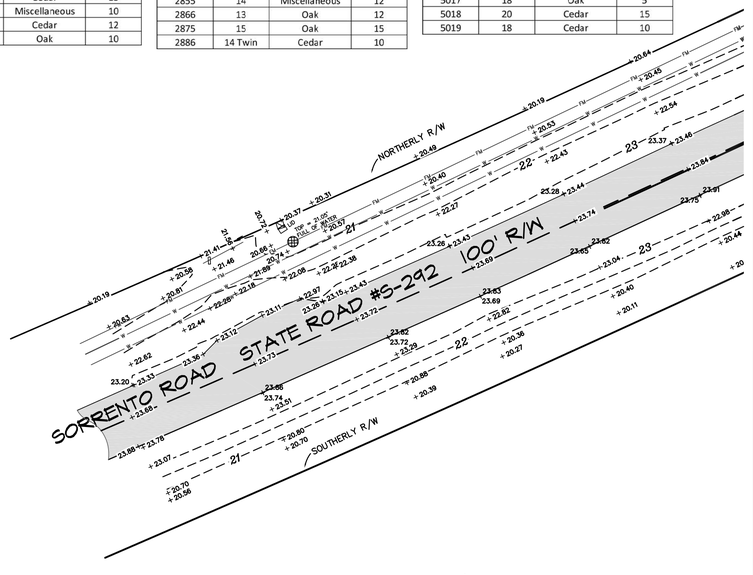
Point	Diameter in Inches	Type Tree	Half Spread in Feet
2433	14	D	15
2459	18	Bay Magnolia	15
2460	13	Oak	10
2481	12	Miscellaneous	5
2493	14	Oak	10
2511	19	Oak	20
2530	12	Oak	10
2531	12	Miscellaneous	10
2539	12	Miscellaneous	12
2551	14	Miscellaneous	10
2605	14 Twin	Oak	10
2614	13	Miscellaneous	15
2615	16 Twin	Miscellaneous	15
2646	21 Cluster	Miscellaneous	15
2647	12	Bay Magnolia	15
2655	14	Miscellaneous	15
2657	20 Triple	Oak	20
2700	28 Cluster	Maple	20
2701	13	Oak	10
2702	22 Cluster	Maple	15
2707	10	Miscellaneous	10
2708	13	Miscellaneous	5
2712	12	Oak	15
2713	12	Miscellaneous	15
2714	12	Miscellaneous	13
2715	19 Twin	Oak	20
2716	14	Miscellaneous	15
2730	14	Miscellaneous	12
2736	13	Oak	15
2769	14	Magnolia	10
2770	13	Miscellaneous	10
2771	13	Miscellaneous	10
2772	13	Miscellaneous	10
2773	12	Miscellaneous	5
2774	14	Miscellaneous	10
2788	14	Miscellaneous	10
2791	13	Miscellaneous	1
2793	14	Miscellaneous	10
2794	20 Twin	Oak	10
2795	16 Twin	Miscellaneous	10
2796	13	Miscellaneous	10
2800	19	Oak	15
2802	13	Miscellaneous	10
2808	12	Oak	12
2811	14	Cedar	15
2815	16 Twin	Miscellaneous	15
2817	20 Twin	Oak	20
2818	13	Miscellaneous	12
2820	13	Miscellaneous	10
2821	26 Cluster	Miscellaneous	25
2852	13	Oak	10
2853	19 Twin	Miscellaneous	15
2854	16 Twin	Oak	12
2855	14	Miscellaneous	12
2866	13	Oak	12
2875	15	Oak	15
2886	14 Twin	Cedar	10

Point	Diameter in Inches	Type Tree	Half Spread in Feet
2889	40	Oak	15
2891	14	Oak	15
2904	13	Cedar	8
2906	12	Cedar	5
2907	13	Cedar	8
2908	17 Twin	Miscellaneous	12
2909	18 Twin	Miscellaneous	12
2910	18	Cedar	15
2912	16 Cluster	Miscellaneous	15
2913	13	Miscellaneous	8
2914	14	Miscellaneous	15
2915	15	Miscellaneous	10
2917	14	Cedar	5
2918	14	Cedar	8
2920	14	Miscellaneous	12
2921	16 Twin	Miscellaneous	15
2951	16	Cedar	15
2953	14 Twin	Cedar	12
2955	13	Miscellaneous	12
2959	21	Cedar	10
2960	14	Miscellaneous	10
2961	15	Cedar	8
2962	15 Twin	Cedar	15
2963	18	Cedar	12
2977	19 Twin	Cedar	10
2981	16	Cedar	5
2985	16	Cedar	12
2986	16	Cedar	12
2994	12	Oak	15
3010	51	Cypress	25
3012	12	Miscellaneous	5
3104	14	Miscellaneous	10
3105	16 Cluster	Miscellaneous	15
3106	14	Miscellaneous	12
3202	21	Miscellaneous	25
3207	12	Oak	15
3247	23	Oak	25
3326	18	Oak	20
3327	16	Oak	20
3328	17	Oak	25
3329	19	Oak	20
3330	16	Oak	15
3331	31	Oak	25
3332	23	Oak	25
3333	16	Oak	15
3334	17	Oak	15
3335	16	Oak	15
3336	12	Oak	15
3337	17	Oak	20
3338	21	Oak	25
3339	20	Oak	25
4001	15	Maple	13
4002	17	Oak	20
5017	18	Oak	5
5018	20	Cedar	15
5019	18	Cedar	10

1A | 2

LEGEND:

R/W	Right of way
BM	Benchmark
ELEV	Elevation
INV	Invert
CP	Concrete pipe
CMP	Corrugated metal pipe
CPP	Corrugated plastic pipe
FL	Flow line
○	1" iron pipe found
⊕	1/2" iron rod found
⊛	1/2" Capped iron found #noted
●	1/2" Capped iron rod set #7078
◪	4"x4" Concrete monument found no #
⊕	Sanitary sewer manhole
⊠	Water meter
⊡	Water faucet
◇———	Guy wire
○	Power pole
▭	Road sign
◩	Telephone marker
◘	Gas marker
+123.45	Spot elevation
— —123— —	Contour line
——o——	Wood fence
——x——	Chain link
——fm——	Force main
——w——	Water line
~~	Approximate vegetation line
◯	Oak tree
◯	Dogwood
◯	Maple
◯	Cedar
◯	Cypress
◯	Bay magnolia
◯	Miscellaneous



1A | 2
5

1B
2

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

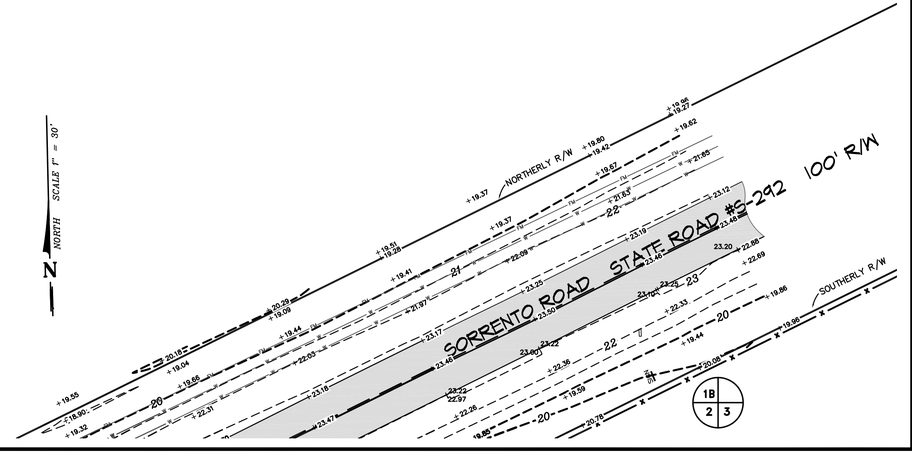
LEGAL DESCRIPTION: Proposed
Commence at the northwest corner of Section 13, Township 3 South, Range 31 West, Escambia County, Florida; thence South 01 degrees 07'15" West along the west line of said Section for a distance of 1580.69 feet to the south right of way line of Sorrento Road (State Road #S-292, 100' R/W), for the point of beginning.
Thence continue South 01 degrees 07'15" West along the west line of said Section for a distance of 1085.55 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 13; thence South 88 degrees 40'55" East along the south line of said Southwest Quarter of the Northwest Quarter for a distance of 1996.73 feet to the southeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 13; thence North 01 degrees 05'45" East along the east line of said West Half of the Southeast Quarter of the Northwest Quarter for a distance of 665.32 feet; thence South 88 degrees 40'45" East for a distance of 665.32 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter; thence North 01 degrees 05'32" East along the east line of said Northeast Quarter of the Southeast Quarter of the Northwest Quarter for a distance of 665.00 feet north the north line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 13; thence North 88 degrees 39'55" West along said north line for a distance of 665.37 feet; thence South 01 degrees 05'19" West for a distance of 9.65 feet; thence North 88 degrees 21'51" West for a distance of 825.90 feet; thence South 65 degrees 02'26" West for a distance of 449.70 feet; thence North 24 degrees 55'09" West for a distance of 249.65 feet to the southerly right of way line of said Sorrento Road; thence South 65 degrees 02'07" West (this course and the next course along said southerly right of way line) for a distance of 433.84 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 11509.16 feet and delta angle of 01 degrees 21'04"; thence Southwesterly along said curve for an arc distance of 271.42 feet (chord distance of 271.41 feet, chord bearing of South 65 degrees 40'54" West) to the point of beginning.
All lying and being in Section 13, Township 3 South, Range 31 West, Escambia County, Florida. Containing 68.48 acres, more or less.

BENCHMARKS:
43-05-B09Y – A 4"x4" concrete monument with brass disk (FDOT) located 1'+/- mile west of the intersection of Blue Angel Road and Sorrento Road; 21'+/- south of south edge of pavement of Sorrento Road and 13'+/- northeast of the east end of a concrete headwall.
Elevation = 22.96'
1553/36A – A cotton gin spike in the east side of a 18" pine tree located 37'+/- south of the edge of asphalt of Sorrento Road and 20'+/- west of the drive located at the northwest corner of parcel surveyed.
Elevation = 22.14'
1553/36B – An "X" in the concrete headwall located 145'+/- west of the northeast property corner of parcel surveyed, and 25'+/- south of the edge of asphalt of Sorrento Road.
Elevation = 22.00'
1553/36C – A cotton gin spike in the northeast side of a 17" oak tree located 300'+/- north of the south line of parcel surveyed; 450'+/- west of the centerline projection of Etheridge Road and 150'+/- northwest of northwest corner of "L" shaped pond.
Elevation = 20.55'
1553/37A – A cotton gin spike in the north side of a power pole located 200'+/- north of the south property line parcel surveyed, 1650'+/- east of the west property line parcel surveyed and 310'+/- east of east right of way of Etheridge Road; 45'+/- southwest of southwest corner of covered area
Elevation = 19.03'
1553/37B – A cotton gin spike in the north side of a power pole located 300'+/- north of the south property line parcel surveyed, 1850'+/- east of the west property line parcel surveyed and 490'+/- east of east right of way of Etheridge Road.
Elevation = 19.08'
1553/37C – A cotton gin spike in the west side of a 15" oak tree located 37'+/- northwest of the end of a wire fence and 325'+/- north of covered area.
Elevation = 18.93'
1553/50A – A cotton gin spike in the south side of a magnolia tree located 890'+/- north of south property line, 945'+/- east of the projected centerline of Etheridge Road and 180'+/- southwest of small pond.
Elevation = 18.87'

SURVEYOR'S NOTES:
1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
2. This survey does not reflect or determine ownership.
3. This survey is subject to any facts that may be disclosed by a full and accurate title search.
4. This survey is subject to setbacks, easements, and restrictions of record.
5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
6. Footings and foundations below natural ground not located.
7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
8. Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.
9. Coordinates based on control points:

ESC 4115	ESC 4116
N 504585.14	N 513388.02
E 1067167.38	E 1069577.02

UTILITY COMPANIES:
Utility information shown as per field information and information furnished by utility companies involved.
TELEPHONE – AT & T, Inc., 605 West Garden Street, Pensacola, Florida 32501; (850) 436-1616
ELECTRIC – Gulf Power Company, 9220 Pine Forest Road, Pensacola, Florida 32534; (850) 484-5770
SANITARY SEWER/WATER – Emerald Coast Utility Authority, Ellyson Industrial Park, Pensacola, Florida; (850) 476-5110
NATURAL GAS – Pensacola Energy, 16 South Palafox Street, Pensacola, Florida; (850) 474-5322



1B | 2
3

Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 13
AS S 01°07'15" W
Ordered By: MR. TONY NOLES
Encroachments: FENCES
Source of Information: PUBLIC RECORDS, TAX MAPS, D.O.T R/W MAP SR #S-292, SECTION 48522-2601; SURVEYS BY THIS FIRM
Elevation Reference: NAVD 88
GRAPHIC SCALE – 1" = 30'
30 20 10 0 15 30 60

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze
FSM #6190

David D. Glaze
FSM #5605

SHEET 1 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR

File No. C-7634-1
Job No. 36694-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-54
FB PG
Drawn by PMJ
Checked By WJG

1A 2 | 11 | 12 | 14 | 13

P.O.C. – NORTHWEST CORNER
SECTION 13, T-3-S, R-31-W

1580.69'
1333.12'
WEST LINE SECTION 13

S 01°07'15" W

SOUTH LINE OF NORTH 1/2 OF THE NORTHWEST 1/4

NORTH
SCALE 1" = 30'

1B 2

1B 2 3

SORRENTO ROAD STATE ROAD #S-292 100' R/W

NORTHERLY R/W

SOUTHERLY R/W

S 65°02'07" W
499.84'

N 24°55'04" W
294.63'

S 65°02'26" W
444.70'

DELTA = 01°21'04"
CH = 271.41'
C.B. = S 65°40'54" W
ARC = 271.42'
R = 11509.16'

BM 1553/36B
ELEV. = 23.90'
APPROXIMATE
LOCATION

P.O.B.
N 1064263.87
E 1063396.99

1085.55'
(M&B)
WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 01°07'15" W

WOODED AREA

1A 2 | 5

2 3 | 5 6

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 13
AS S 01°07'15" W
Ordered By MR. TONY NOLES
Elevation Reference NAVD 88
Encroachments FENCES
Source of Information PUBLIC RECORDS, TAX MAPS, D.O.T R/W MAP SR #5-248, SECTION 48522-2601; SURVEYS BY THIS FIRM

GRAPHIC SCALE – 1" = 30'
30 20 10 0 15 30 60

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

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Email: pgsurvey@bellsouth.net

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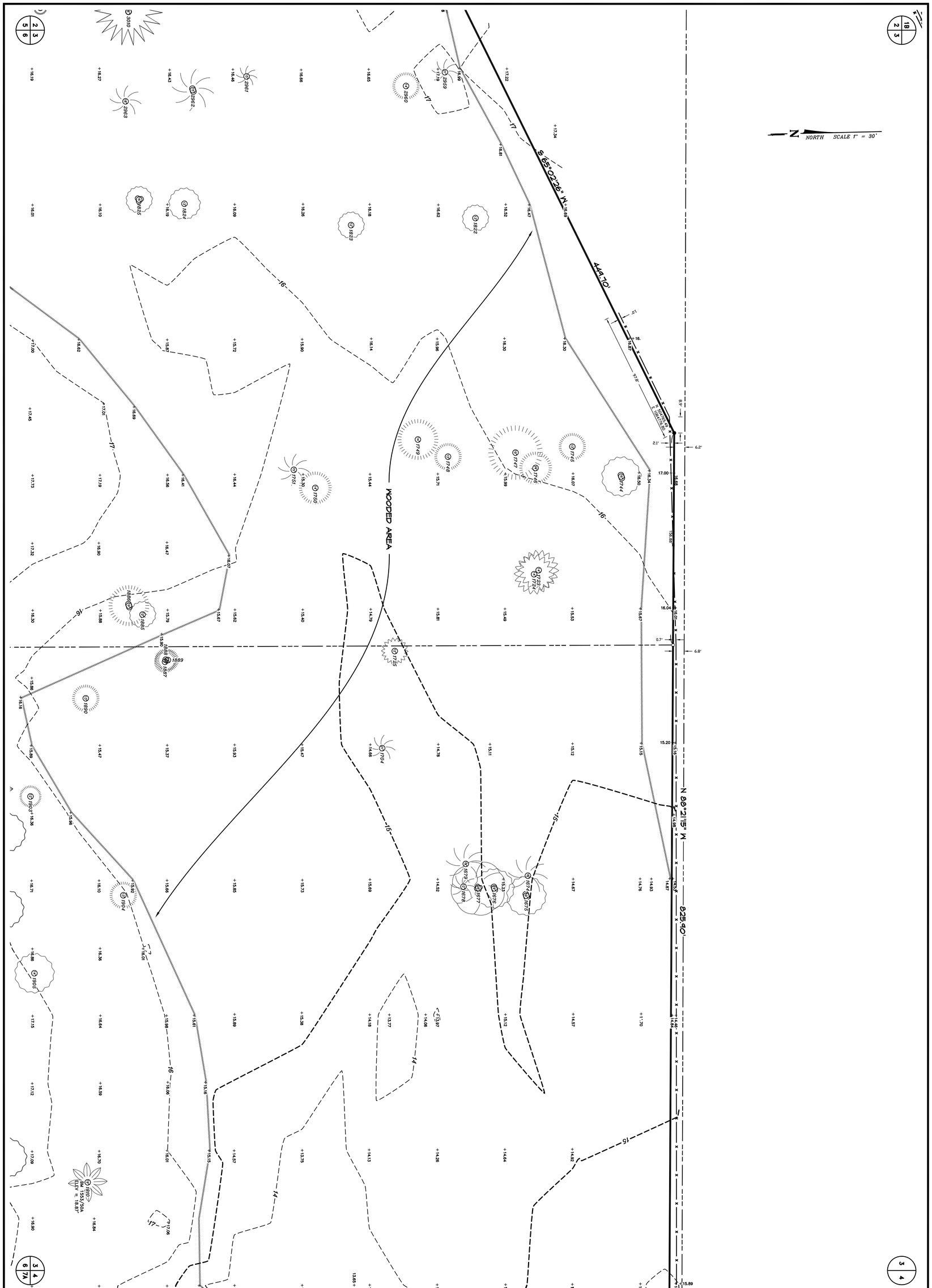
David D. Glaze ☐ FSM #5605
Walter J. Glaze ■ FSM #6190

SHEET 2 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL AND SIGN BY SURVEYOR

File No. C-7634-2
Job No. 36694-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-56
FB PG
Drawn by PMJ
Checked By WJG



Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 13 AS S 01°07'15" W

Ordered By: MR. TONY NOLES — Elevation Reference: NAVD 88

Encroachments: FENCES

Source of Information: PUBLIC RECORDS; TAX MAPS; D.O.T R/W MAP SR #5-29B, SECTION 48522-2601; SURVEYS BY THIS FIRM

GRAPHIC SCALE – 1" = 30'

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

File No. C-7634-3
Job No. 36634-16
Scale 1" = 30'
Date of Survey 5-22-2017
Date of Plat 5-25-2017
Field Book LB32 — PG 36-38
Drawn by PMJ
Checked by WJG

SHEET 3 OF 3 SHEETS

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze — PSM #5605
Walter J. Glaze — PSM #6190

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Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

3 | 4

NORTH SCALE 1" = 30'

N 88°21'15" W 825.90'

N 504720.00
E 1065601.89

N 504729.64
E 1065601.89

S 01°05'19" W 9.65'

N 88°39'55" W 665.37'

NORTH LINE OF NORTHEAST 1/4 OF SOUTHEAST 1/2 OF NORTHWEST 1/4

N 504696.49
E 1066266.43

NORTHEAST CORNER
NORTHEAST 1/4 OF
SOUTHEAST 1/4 OF
NORTHWEST 1/4

EAST LINE NORTHEAST 1/4
OF SOUTHEAST 1/4
OF NORTHWEST 1/4

N 01°05'52" E 665.00'

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4

WOODED AREA

APPROXIMATE
LIMITS OF POND

3 | 4
6 | 7A

4
7A

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 13
AS S 01°05'19" W
Ordered By MR. TONY NOLES Elevation Reference NAVD 88
Encroachments FENCES
Source of Information PUBLIC RECORDS; TAX MAPS; D.O.T R/W MAP SR #5-295, SECTION 48522-2601; SURVEYS BY THIS FIRM

GRAPHIC SCALE - 1" = 30'
30 20 10 0 15 30 60

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

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Email: pgasurvey@bellsouth.net

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David D. Glaze ☐ FSM #5605
Walter J. Glaze ■ FSM #6190

SHEET 4 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED SEAL AND SIGN BY SURVEYOR

File No. C-7634-4
Job No. 36694-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-56
FB PG
Drawn by PMJ
Checked By WJG

1A 2 / 5

NORTH SCALE 1" = 30'

2 3 / 5 6

S 01°07'15" W 1085.55'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

WOODED AREA

SOUTHWEST 1/4 OF NORTHWEST 1/4

APPROXIMATE LIMITS OF POND

WOODED AREA

BM 155¢/36¢ ELEV = 18.93'

5 6 / 8A 8B

5 / 8A

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 18 AS S 01°07'15" W

Ordered By: MR. TONY NOLES — Elevation Reference: NAVD 88

Encroachments: FENCES

Source of Information: PUBLIC RECORDS; TAX MAPS; D.O.T R/W MAP SR #5-295, SECTION 48522-2601; SURVEYS BY THIS FIRM

GRAPHIC SCALE - 1" = 30'

30 20 10 0 15 30 60

Measurements made in accordance with United States Standards.

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 18, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze ■ FSM #5605

Walter J. Glaze ■ FSM #6190

SHEET 5 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL AND SIGN BY SURVEYOR

File No. C-7694-5
Job No. 36694-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-56
FB PG
Drawn by PMJ
Checked By WJG

WOODED AREA

WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

APPROXIMATE LIMITS OF POND

BM 1556/385
ELEV = 19.83

BM 1553/437A
ELEV=19.03'

NORTH SCALE 1" = 30'

GRAPHIC SCALE - 1" = 30'

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 18
AS S 01°01'15" W

Measurements made in accordance with United States Standards.

Ordered By MR. TONY NOLES Elevation Reference NAVD 88

Encroachments FENCES

Source of Information PUBLIC RECORDS: TAX MAPS; D.O.T R/W MAP SR #5-249, SECTION 48522-2601; SURVEYS BY THIS FIRM

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 18, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
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5700 N. DAVIS HIGHWAY, SUITE 3
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David D. Glaze PSM #5605

Walter J. Glaze PSM #6190

SHEET 6 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR

File No. C-7694-6
Job No. 36694-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-56
FB PG
Drawn by PMJ
Checked By WJG

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 18
AS SURVEYED
Ordered By: MR. TONY NOLES
Encroachments: FENCES
Source of Information: PUBLIC RECORDS; TAX MAPS; D.O.T R/W MAP SR #5-295, SECTION 48522-2601; SURVEYS BY THIS FIRM

Elevation Reference: NAVD 88

GRAPHIC SCALE 0 10 20 30 60 — 1" = 30'

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 18, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
FSM #5605

Walter J. Glaze
FSM #6190

SHEET 7 OF 8

LB No. 7078

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL AND SIGNED BY SURVEYOR

File No. C-7634-T
Job No. 86634-16
Scale 1" = 30'
Date of Survey 3-22-2017
Date of Plat 3-23-2017
Date of Revision
FB 1553 PG 36-56
FB PG
Drawn by PMJ
Checked By WJG

Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 13 AS S 01°07'15" W

Ordered By: MR. TONY NOLES — Elevation Reference: NAVD 88

Encroachments: FENCES

Source of Information: PUBLIC RECORDS; TAX MAPS; D.O.T R/W MAP SR #5-29B, SECTION 48522-2601; SURVEYS BY THIS FIRM

GRAPHIC SCALE – 1" = 30'

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, T-3-S, R-31-W, ESCAMBIA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze ☐ PSM #5605

Walter J. Glaze ■ PSM #6190

LB No. 7073

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR

SHEET 8 OF 8

File No. C-16634-B
Job No. 16634-16
Scale 1" = 30'
Date of Survey 5-22-2017
Date of Plat 5-25-2017
Date of Revision
FB LB32 PG 36-56
Drawn by PMJ
Checked by WJG

CERTIFIED TO MEET STANDARDS OF PRACTICE TO:
SCHOOL BOARD OF ESCAMBIA COUNTY
FIRST AMERICAN TITLE INSURANCE COMPANY
SHELL, FLEMING, DAVIS & MENGE

LEGAL DESCRIPTION: PROPOSED

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 07'15" WEST ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 1580.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF SORRENTO ROAD (STATE ROAD #S-292, 100' R/W), FOR THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 01 DEGREES 07'15" WEST ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 1085.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 88 DEGREES 40'55" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 1996.73 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 01 DEGREES 05'45" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 665.32 FEET; THENCE SOUTH 88 DEGREES 40'45" EAST FOR A DISTANCE OF 665.32 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 05'32" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 665.00 FEET NORTH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 39'55" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 665.37 FEET; THENCE SOUTH 01 DEGREES 05'19" WEST FOR A DISTANCE OF 9.65 FEET; THENCE NORTH 88 DEGREES 21'51" WEST FOR A DISTANCE OF 825.90 FEET; THENCE SOUTH 65 DEGREES 02'26" WEST FOR A DISTANCE OF 449.70 FEET; THENCE NORTH 24 DEGREES 55'09" WEST FOR A DISTANCE OF 299.63 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SORRENTO ROAD; THENCE SOUTH 65 DEGREES 02'07" WEST (THIS COURSE AND THE NEXT COURSE ALONG SAID SOUTHERLY RIGHT OF WAY LINE) FOR A DISTANCE OF 433.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 11509.16 FEET AND DELTA ANGLE OF 01 DEGREES 21'04"; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 271.42 FEET (CHORD DISTANCE OF 271.41 FEET, CHORD BEARING OF SOUTH 65 DEGREES 40'54" WEST) TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. CONTAINING 68.48 ACRES, MORE OR LESS.

BENCHMARKS:

48-05-B09V - A 4"X4" CONCRETE MONUMENT WITH BRASS DISK (FDOT) LOCATED 1'+/- MILE WEST OF THE INTERSECTION OF BLUE ANGEL ROAD AND SORRENTO ROAD; 21'+/- SOUTH OF SOUTH EDGE OF PAVEMENT OF SORRENTO ROAD AND 13'+/- NORTHEAST OF THE EAST END OF A CONCRETE HEADWALL.
ELEVATION = 22.96'

1553/36A - A COTTON GIN SPIKE IN THE EAST SIDE OF A 18" PINE TREE LOCATED 37'+/- SOUTH OF THE EDGE OF ASPHALT OF SORRENTO ROAD AND 20'+/- WEST OF THE DRIVE LOCATED AT THE NORTHWEST CORNER OF PARCEL SURVEYED.
ELEVATION = 22.14'

1553/36B - AN "X" IN THE CONCRETE HEADWALL LOCATED 145'+/- WEST OF THE NORTHEAST PROPERTY CORNER OF PARCEL SURVEYED, AND 25'+/- SOUTH OF THE EDGE OF ASPHALT OF SORRENTO ROAD.
ELEVATION = 22.00'

1553/36C - A COTTON GIN SPIKE IN THE NORTHEAST SIDE OF A 17" OAK TREE LOCATED 300'+/- NORTH OF THE SOUTH LINE OF PARCEL SURVEYED; 450'+/- WEST OF THE CENTERLINE PROJECTION OF ETHERIDGE ROAD AND 150'+/- NORTHWEST OF NORTHWEST CORNER OF "L" SHAPED POND.
ELEVATION = 20.55'

1553/37A - A COTTON GIN SPIKE IN THE NORTH SIDE OF A POWER POLE LOCATED 200'+/- NORTH OF THE SOUTH PROPERTY LINE PARCEL SURVEYED, 1650'+/- EAST OF THE WEST PROPERTY LINE PARCEL SURVEYED AND 310'+/- EAST OF EAST RIGHT OF WAY OF ETHERIDGE ROAD; 45'+/- SOUTHWEST OF SOUTHWEST CORNER OF COVERED AREA
ELEVATION = 19.03'

1553/37B - A COTTON GIN SPIKE IN THE NORTH SIDE OF A POWER POLE LOCATED 300'+/- NORTH OF THE SOUTH PROPERTY LINE PARCEL SURVEYED, 1850'+/- EAST OF THE WEST PROPERTY LINE PARCEL SURVEYED AND 490'+/- EAST OF EAST RIGHT OF WAY OF ETHERIDGE ROAD.
ELEVATION = 19.08'

1553/37C - A COTTON GIN SPIKE IN THE WEST SIDE OF A 15" OAK TREE LOCATED 37'+/- NORTHWEST OF THE END OF A WIRE FENCE AND 325'+/- NORTH OF COVERED AREA.
ELEVATION = 18.93'

1553/50A - A COTTON GIN SPIKE IN THE SOUTH SIDE OF A MAGNOLIA TREE LOCATED 890'+/- NORTH OF SOUTH PROPERTY LINE, 395'+/- EAST OF THE PROJECTED CENTERLINE OF ETHERIDGE ROAD AND 180'+/- SOUTHWEST OF SMALL POND.
ELEVATION = 18.87'

SURVEYOR'S NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES OR THAT THEY ARE THE EXACT SIZE, MATERIAL, OR LOCATION AS INDICATED.
2. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO SETBACKS, EASEMENTS, AND RESTRICTIONS OF RECORD.
5. TO ASSURE THE CONTRACTOR IS ON THE SAME VERTICAL AND HORIZONTAL DATUM AS THIS SURVEY, IT IS STRONGLY RECOMMENDED THAT VERTICAL CHECKS BE MADE BETWEEN TWO BENCHMARKS AND THAT HORIZONTAL CHECKS BE MADE BETWEEN THREE CONTROL POINTS OR PROPERTY CORNERS.
6. FOOTINGS AND FOUNDATIONS BELOW NATURAL GROUND NOT LOCATED.
7. DUE TO CURRENT SAFETY REGULATIONS, WE ARE UNABLE TO ACCESS ANY SEWER MANHOLES AND/OR STRUCTURES IN ORDER TO VERIFY PIPE SIZE OR MATERIAL. PIPE SIZE AND MATERIAL HAS BEEN SHOWN AS PER PLANS OR BY APPROXIMATE MEASUREMENTS. IT IS STRONGLY RECOMMENDED THAT SIZE AND MATERIAL ARE VERIFIED BEFORE ANY DESIGN WORK BEGINS.
8. COORDINATES SHOWN ARE STATE PLANE COORDINATES REFERENCED TO N.A.D. 83 DATUM, 2011 ADJUSTMENT, FLORIDA NORTH ZONE AND EXPRESSED IN U.S. SURVEY FEET.
9. COORDINATES BASED ON CONTROL POINTS:

ESC 4115	ESC 4116
N 509585.14	N 513388.02
E 1067167.38	E 1069577.02

UTILITY COMPANIES:

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

SITE DATA:

PROPERTY REFERENCE NO: 13-3S-31-2301-000-000
PROPERTY ADDRESS: 10789 SORRENTO RD
ZONING: LDR
FLU: MU-S
PROPOSED USE: SCHOOL
PROJECT AREA DISTURBED: 23.93 ACRES
POND BASIN AREA: 22.13 ACRES
EXISTING IMPERVIOUS AREA: 0.07 ACRES
PROPOSED IMPERVIOUS AREA: 9.54 ACRES (INCLUDES 10% FOR FUTURE GROWTH)
PROPOSED PERVIOUS AREA: 12.59 ACRES

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATIONS 13-17 (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFES ARE SHOWN WITHIN THESE ZONES), AND FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE FLOOD ZONE X (SHADED) AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0526G, MAP REVISION DATED SEPTEMBER 29, 2006.'

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ESCAMBIA COUNTY STANDARDS.
2. CONTRACTOR SHALL NOTIFY THE OWNER FORTY-EIGHT HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL LANDSCAPING SHALL COMPLY WITH ARTICLE 7 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
4. ALL WORK WITHIN THE RIGHT-OF-WAYS SHALL CONFORM TO ESCAMBIA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND F.D.O.T. STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
5. CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES." CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE OWNER WILL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF COMMENCEMENT AND FOR MONITORING CONSTRUCTION. THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR SUBMITTING THE AS-BUILT CERTIFICATION.
7. THE GENERAL CONTRACTOR IS TO MAINTAIN (CUT AND WATER) THE VEGETATION INSIDE THE CONSTRUCTION FENCE DURING ENTIRE CONSTRUCTION.
8. TEMPORARY SECURITY FENCE AND ALL REMNANTS THEREOF SHALL BE REMOVED WHEN PROJECT IS COMPLETE.
9. ANY NECESSARY PERMITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER OF RECORD WILL ASSIST CONTRACTOR WITH ANY REQUIRED PERMITS. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
10. ROLL GRADE BEFORE AND ROLL SOD AFTER PLACEMENT TO ENSURE SMOOTH FINAL GRADE. NO RUTTING WILL BE ACCEPTABLE AT PROJECT CLOSE-OUT.
11. CONTRACTOR SHALL VIEW SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO BIDDING FOR ADDITIONAL REQUIREMENTS / INFORMATION ON SITE PREPARATION, FILL, EARTHWORK QUALITY CONTROL, BUILDING FOUNDATION, AND STORMWATER POND.
12. CONTRACTOR SHALL HAUL AWAY ALL EXCESS MATERIAL AND DEBRIS AND DISPOSE OF OFFSITE IN A LEGAL MANNER.
13. FOR STAGING, EQUIPMENT STORAGE, EMPLOYEE PARKING, AND SITE ACCESS, COORDINATE WITH OWNER.
14. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, DRAINS, WATER OR GAS PIPES, ELECTRICAL, CONDUITS, POLES, WALLS, POST, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED UNLESS NOTED.
15. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
16. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE SODDED W/ TIFWAY 419 BERMUDA. ALL PLASTIC BACKING SHALL BE REMOVED FROM SOD PRIOR TO INSTALLATION.
17. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT 850-595-3472. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
18. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
19. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD INDEX 600 (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
20. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.
21. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
22. CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
23. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
24. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE WITHOUT PRIOR AUTHORIZATION OF THE OWNER.
25. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX, LATEST EDITION.
26. ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865, LATEST EDITION, WIND ZONE NO. 1.
27. PRIOR TO CONSTRUCTION A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALL(S) HIGHER THAN 2 FEET.
28. OWNER/CONTRACTOR SHALL OBTAIN A SIGN PERMIT THROUGH ESCAMBIA COUNTY PRIOR TO ERECTING OR CONSTRUCTING ANY SITE BUILDING SIGNS. ADDITIONAL RESTRICTIONS MAY APPLY.

EROSION CONTROL NOTES:

1. HAY BALES OR SILT FENCE SHALL BE PLACED AS REQUIRED. POSTS FOR SILT FENCE SHALL BE AT A DEPTH TO RESIST OVERTURNING, THE BOTTOM EDGE OF THE FABRIC SHALL BE BELOW GRADE AND COVERED WITH SOIL. SUPPLEMENT WITH HAY BALES AS REQUIRED TO PREVENT THE PASSAGE OF SOIL MATERIALS. HAY BALES ARE TO BE PROPERLY PLACED AND STAKED. (SEE TYPICAL DETAILS)
2. ISOLATED AREAS OF CONSTRUCTION MAY NEED TO BE ADDRESSED BY THE CONTRACTOR AS FIELD CONDITIONS DICTATE.
3. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH SOD.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES USED ARE MAINTAINED AND FULLY FUNCTIONAL DURING RAINFALL EVENTS.
5. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
6. CONTRACTOR SHALL INSPECT AND REESTABLISH EROSION CONTROL BARRIERS WEEKLY AND AFTER EVERY SIGNIFICANT STORM EVENT.

STORMWATER NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
3. ALL NEW STORMWATER RUNOFF IS TO BE DIRECTED TO THE NEW STORMWATER COLLECTION SYSTEM.
4. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
5. TRENCHING AND GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
6. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPOGRAPHY OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
8. A COPY OF THE NWFWMD ERP PERMIT WILL BE KEPT ON SITE AT ALL TIMES.
9. THE CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE NWFWMD PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT.
10. THE ENGINEER OF RECORD, NICHOLAS R. KING, SHALL BE RESPONSIBLE FOR MONITORING CONSTRUCTION, ENSURING THAT THE NOTICE OF COMMENCEMENT IS FILED WITH THE NWFWMD AND THAT THE AS-BUILT CERTIFICATION IS PROVIDED WHEN THE PROJECT IS COMPLETED.
11. ALL NEW BUILDING ROOF DRAINS, DOWNSPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

UTILITY NOTES:

1. CONTRACTOR SHALL LOCATE, SUPPORT & PROTECT EXISTING UTILITIES TO REMAIN, AS REQUIRED. ALL KNOWN UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL UTILIZE GROUND PENETRATING RADAR OR EQUIVALENT TO LOCATE ALL EXISTING UTILITIES WITHIN ALL AREAS OF CONSTRUCTION. CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES TO BE RELOCATED AND/OR IN DIRECT CONFLICT WITH CONSTRUCTION ACTIVITIES. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH VARIOUS UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. IF EXISTING UTILITY LINES ABOVE OR BELOW GROUND ARE DISTURBED DUE TO CONSTRUCTION ACTIVITY THEY WILL BE RELOCATED AS PER UTILITY OWNER AND OWNER REQUIREMENTS.
3. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY; 1-800-432-4770.
4. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTHS BEFORE BEGINNING CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PRESERVING AND PROTECTING SAID UTILITIES OR STRUCTURES.

A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated December 18, 2014, along with Update #1 dated September 1, 2016 (hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and the Plans, Contractor shall consult Engineer of Record on the appropriate resolution.

B. Additional Documents (to be completed by the Engineer of Record)

Does this Project have additional technical specifications or construction details that supercede the Manual listed above? ☐ Yes ☐ No . If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specification	Detail	Plans	Project Manual*
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

*Project Manuals used only with ECUA CIP Projects

C. Engineer of Record Responsibilities

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portion of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on the Project.

EXIST. LEGEND:

R/W	RIGHT OF WAY
BM	BENCHMARK
ELEV	ELEVATION
INV	INVERT
CP	CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
FL	FLOW LINE
○	1" IRON PIPE FOUND
⊕	1/2" IRON ROD FOUND
◔	1/2" CAPPED IRON FOUND #NOTED
●	1/2" CAPPED IRON ROD SET #7073
▩	4"X4" CONCRETE MONUMENT FOUND NO #
	SANITARY SEWER MANHOLE
	WATER METER
	WATER FAUCET
	GUY WIRE
	POWER POLE
	ROAD SIGN
	TELEPHONE MARKER
	GAS MARKER
+ 514.38	SPOT ELEVATION
123	CONTOUR LINE
	WOOD FENCE
	CHAIN LINK
	FORCE MAIN
	WATER LINE
	APPROXIMATE VEGETATION LINE
	OAK TREE
	DOGWOOD
	MAPLE
	CEDAR
	CYPRESS
	BAY MAGNOLIA
	MISCELLANEOUS
	TREE TO BE REMOVED
	ASPHALT
	CONCRETE
	ITEM TO BE REMOVED

NEW LEGEND:

TC	TOP CONCRETE
TP	TOP PAVING
FG	FINISH GRADE
EP	EXISTING PAVING
ME	MATCH EXISTING
CO	CLEAN OUT
	MITERED END SECTION
	CONCRETE HEADWALL
	STORM INLET
	STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
FDC	FIRE DEPT CONNECTION
ST	STORM LINE
SS	SANITARY SEWER LINE
WTR	WATER LINE
	SANITARY SEWER MH
	BUILDING
	ASPHALT
	CONCRETE
	SOLID SOD
	EROSION CONTROL
	CONSTRUCTION FENCE
	6' CHAIN LINK FENCE
	4' CHAIN LINK FENCE

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REVISIONS:

SIGNATURE AND SEAL

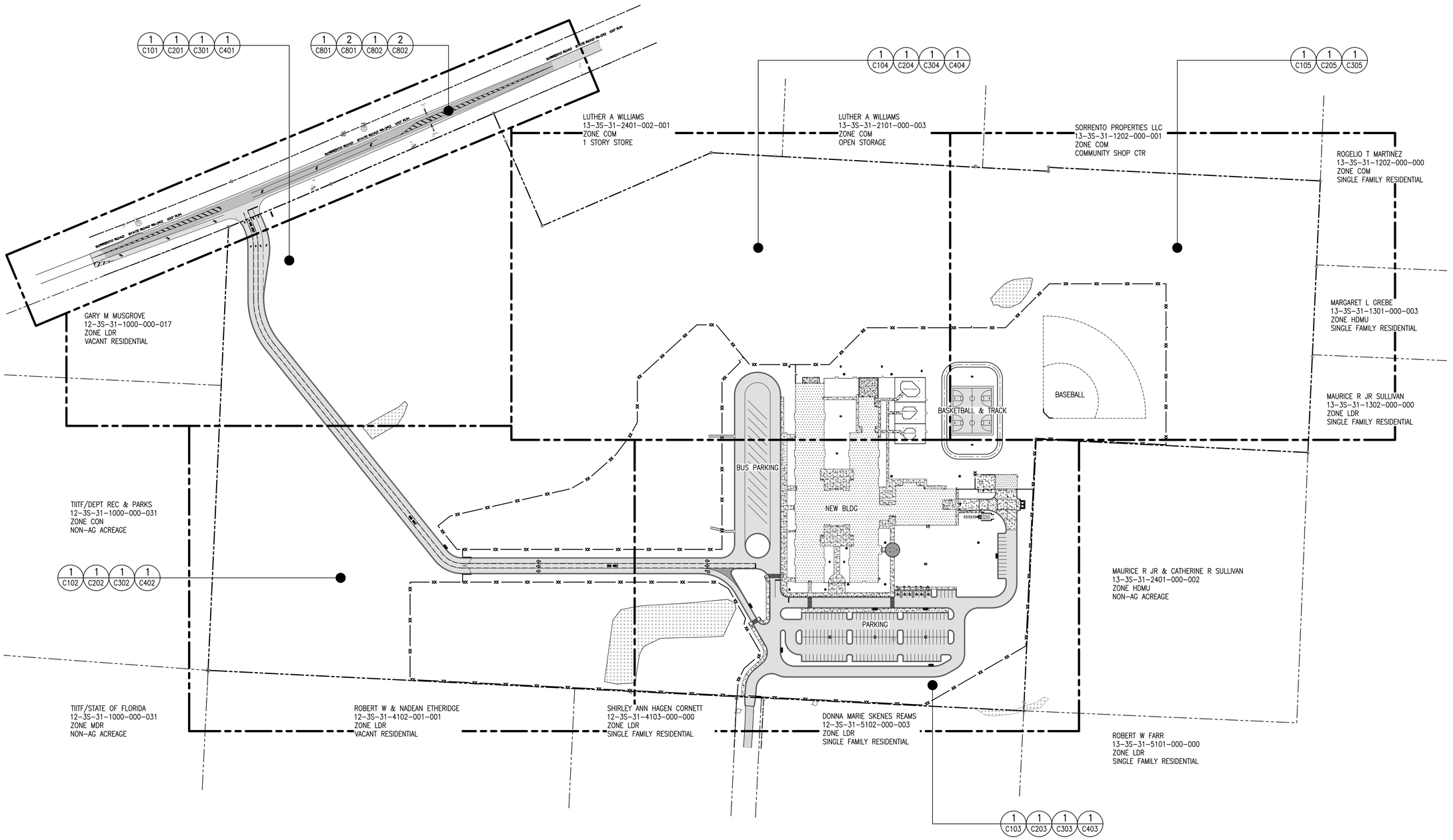
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: GENERAL NOTES & LEGEND

SHEET: C001



PARKING REQUIREMENTS			
AREA	PARKING REQUIREMENTS	REQUIRED	PROVIDED
ELEMENTARY SCHOOL	* 0.17 SPACES PER STUDENT 650 STUDENTS x 0.17 = 111	111	165

* PER INSTITUTE OF TRANSPORTATION ENGINEERS PARKING GENERATION MANUAL – FOURTH EDITION (ITE CODE 520)

SHEET DESIGNATIONS:
C10X EXISTING CONDITIONS & DEMOLITION PLAN
C20X SITE GEOMETRY PLAN
C30X SITE GRADING PLAN
C40X SITE UTILITY PLAN

1 C002 OVERALL KEY PLAN
1" = 100.00'
0' 50' 100' 200' 300'

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
OVERALL KEY PLAN

SHEET:
C002

SORRENTO ROAD STATE ROAD #5-292 100' R/W

NORTHERLY R/W

SOUTHERLY R/W

FOR TEMPORARY CONSTRUCTION ENTRANCE DETAIL, SEE 1/C106

REMOVE 18" CMP & MITERED END SECTIONS

C.B. S 65°40'54" W
R = 1809.16' DELTA = 01°21'04"
ARC = 271.42' CH = 271.41'

S 65°02'01" W

N 504583.85
E 1063596.99

BM 1553/36A
ELEV = 22.14'
APPROXIMATE LOCATION

BM 1553/36B
ELEV = 22.00'

N 504681.05
E 1063417.22

N 24°59'59" W 455.84'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 01°01'55" E 1055.55'

WETLANDS LINE

WOODS LINE

WOODED AREA

REMOVE WOODED AREA AS REQ'D, COOR W/ SITE GRADING PLAN

FOR TREE BARRICADE DETAIL, SEE 2/C106

FOR EROSION CONTROL DETAILS, SEE 3/C106

APPROXIMATE LIMITS OF POND

SOUTHWEST 1/4 OF NORTHWEST 1/4

MATCH LINE "A" SEE SHT C102

MATCH LINE "C" SEE SHT C104

FOR LEGEND SEE C-001

FOR TREE SCHEDULE SEE SHEET C106

1/C101 EXISTING CONDITIONS & DEMOLITION PLAN
1" = 30.00'
0' 10' 20' 30' 60' 90'

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
EXISTING CONDITION & DEMOLITION PLAN

SHEET:
C101

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MATCH LINE "A" SEE SHT C101

MATCH LINE "A" SEE SHT C104

MATCH LINE "B" SEE SHT C103

FILL POND AS REQ'D, COOR W/ SITE GRADING PLAN

REMOVE WOODED AREA AS REQ'D, COOR W/ SITE GRADING PLAN

WETLANDS LINE

WOODS LINE

WOODED AREA

WOODED AREA

APPROXIMATE LIMITS OF POND

S 01°07'15" W 1085.55'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 01°07'15" W 1085.55'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

SOUTHWEST CORNER SOUTHWEST 1/4 OF NORTHWEST 1/4

N 504499.46
E 1063546.94

0.3' ASSUMED BEARING

S 88°40'55" E 1996.73'

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

FOR LEGEND SEE C-001

1 C102 EXISTING CONDITIONS & DEMOLITION PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

FOR TREE SCHEDULE SEE SHEET C106

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
EXISTING CONDITION & DEMOLITION PLAN

SHEET:
C102

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MATCH LINE "A" SEE SHT C104

MATCH LINE "A" SEE SHT C105

MATCH LINE "B" SEE SHT C102

ELEV = 18.93'
3247

N 504065.17
E 1065571.60

APPROXIMATE LIMITS OF POND

REMOVE COVERED AREA

REMOVE POLES & OVERHEAD ELEC LINES, COOR W/ ELEC DWG'S (TYP)

BM 1553/378
ELEV=19.08

BM 1553/374
ELEV=19.03

REMOVE POLES & OVERHEAD ELEC LINES, COOR W/ ELEC DWG'S (TYP)

REMOVE WOODED AREA AS REQ'D, COOR W/ SITE GRADING PLAN

REMOVE FENCE INSIDE RIGHT OF WAY

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 88°40'55" E
1496.73'

ETHERIDGE ROAD
66' R/W

EAST LINE OF WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4
665.32'
N 01°05'45" E

WETLANDS LINE

WOODS LINE

WOODED AREA

CREEK

S 88°40'55" E
1978.13'

SOUTHEAST CORNER WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4
N 503400.55
E 1065541.22

FOR LEGEND SEE C-001

1 / C103 EXISTING CONDITIONS & DEMOLITION PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

FOR TREE SCHEDULE SEE SHEET C106

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
EXISTING CONDITION & DEMOLITION PLAN

SHEET:
C103

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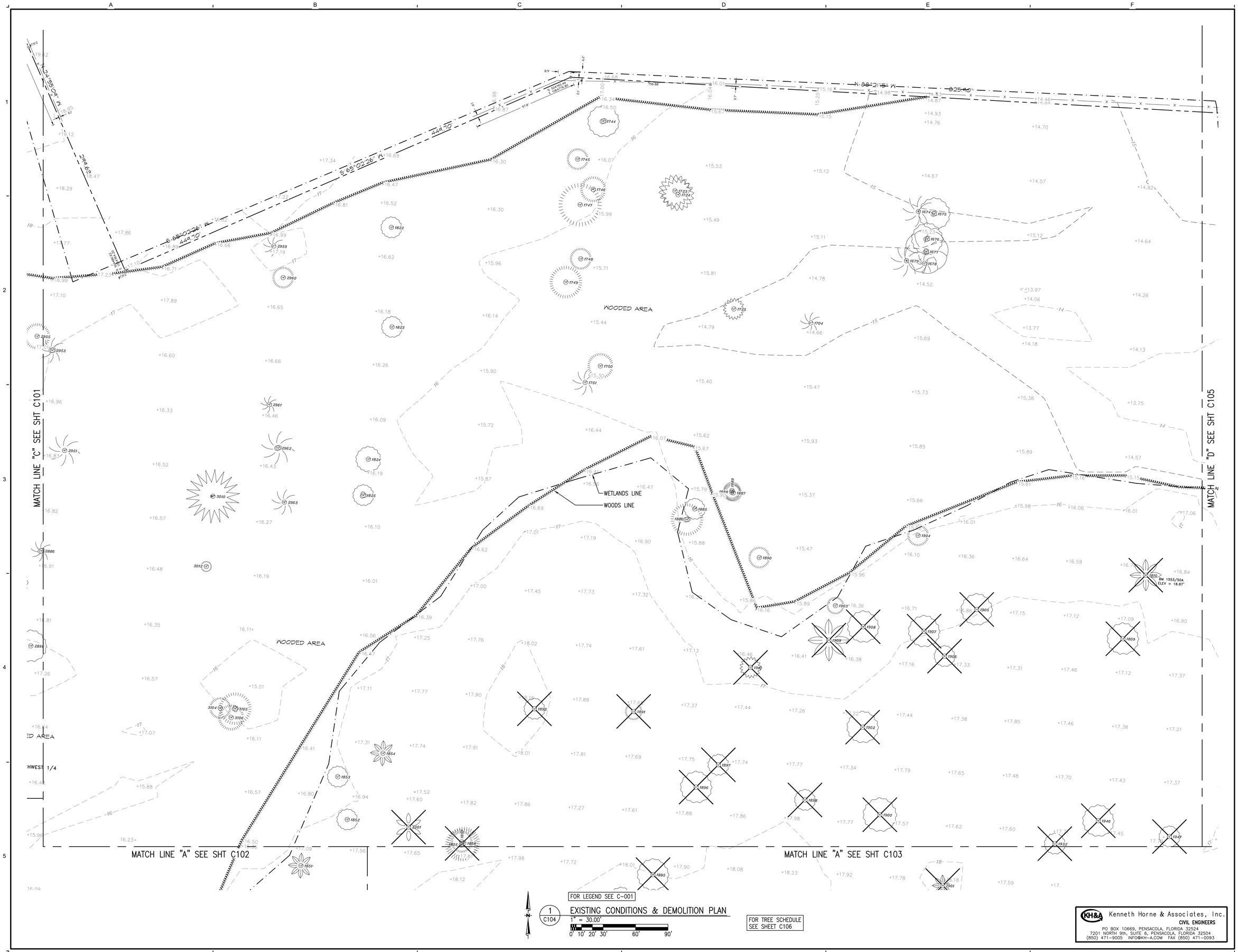

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
EXISTING CONDITION & DEMOLITION PLAN

SHEET:
C104

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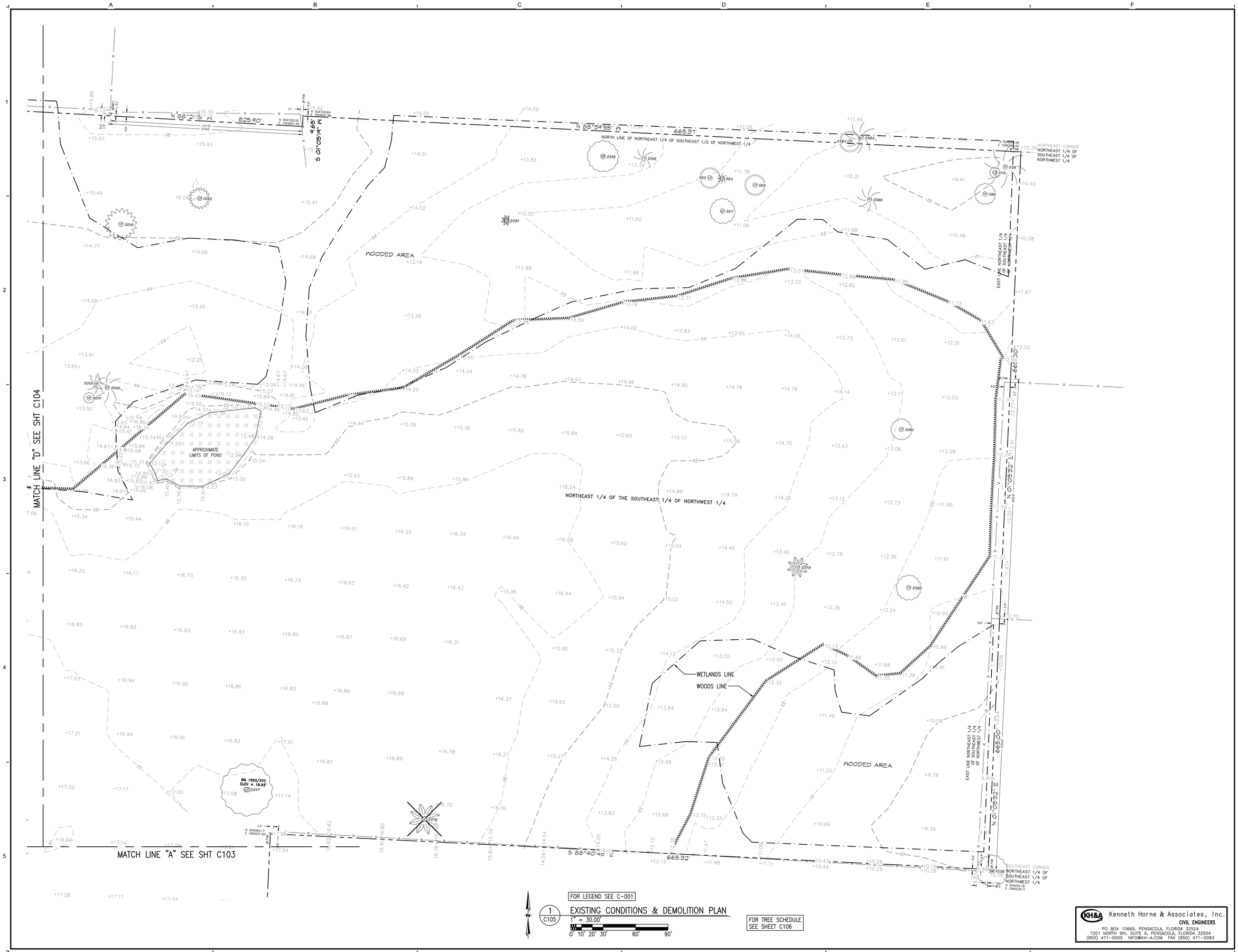

FOR LEGEND SEE C-001

1 / C105 EXISTING CONDITIONS & DEMOLITION PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

FOR TREE SCHEDULE SEE SHEET C106

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
EXISTING CONDITION & DEMOLITION PLAN

SHEET:
C105

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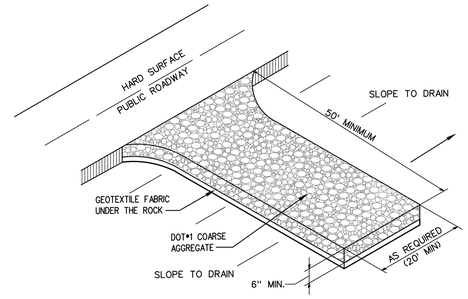
Point	Diameter in Inches	Type Tree	Half Spread in Feet	STATUS
564	13	Cedar	5	REMAIN
565	14	Miscellaneous	10	REMAIN
566	13	Miscellaneous	10	REMAIN
567	32	Oak	12	REMAIN
578	16	Cedar	20	REMAIN
579	12	Oak	5	REMAIN
580	16	Oak	10	REMAIN
1451	27 Twin	Oak	15	REMAIN
1452	11	Miscellaneous	10	REMAIN
1538	19	Oak	15	REMAIN
1595	15	Bay Magnolia	10	REMAIN
1674	16	Cedar	15	REMAIN
1675	19 Twin	Oak	15	REMAIN
1676	19 Twin	Oak	15	REMAIN
1677	28 Cluster	Dogwood	20	REMAIN
1678	12	Cedar	10	REMAIN
1679	19	Cedar	15	REMAIN
1704	21	Cedar	10	REMAIN
1723	14	Bay Magnolia	15	REMAIN
1724	14	Bay Magnolia	15	REMAIN
1725	12	Bay Magnolia	10	REMAIN
1744	16 Twin	Oak	15	REMAIN
1745	13	Miscellaneous	10	REMAIN
1746	14	Miscellaneous	12	REMAIN
1747	19	Miscellaneous	20	REMAIN
1748	13	Miscellaneous	10	REMAIN
1749	14	Miscellaneous	15	REMAIN
1750	14	Miscellaneous	12	REMAIN
1751	15	Cedar	12	REMAIN
1809	13	Oak	15	**REMOVE**
1810	19	Bay Magnolia	15	**REMOVE**
1811	12	Bay Magnolia	15	**REMOVE**
1822	13	Oak	10	REMAIN
1823	12	Oak	10	REMAIN
1824	13	Oak	12	REMAIN
1825	16 Triple	Oak	10	REMAIN
1850	12	Oak	10	**REMOVE**
1851	13	Bay Magnolia	12	REMAIN
1852	13	Oak	10	REMAIN
1853	12	Oak	10	REMAIN
1854	14	Bay Magnolia	12	REMAIN
1855	16	Miscellaneous	15	**REMOVE**
1856	15	Miscellaneous	15	**REMOVE**
1857	16	Miscellaneous	10	**REMOVE**
1862	13	Oak	10	**REMOVE**
1885	12	Oak	10	REMAIN
1886	19 Twin	Miscellaneous	15	REMAIN
1887	12	Miscellaneous	8	REMAIN
1888	13	Miscellaneous	8	REMAIN
1889	12	Miscellaneous	8	REMAIN
1890	13	Miscellaneous	10	REMAIN
1891	13	Miscellaneous	8	**REMOVE**
1892	13	Oak	10	**REMOVE**
1894	14	Oak	15	**REMOVE**
1895	18	Oak	15	**REMOVE**
1896	21	Oak	25	**REMOVE**
1897	12	Oak	10	**REMOVE**
1898	12	Oak	10	**REMOVE**
1899	13	Oak	12	**REMOVE**

Point	Diameter in Inches	Type Tree	Half Spread in Feet	STATUS
1900	16	Oak	15	**REMOVE**
1901	14	Bay Magnolia	10	**REMOVE**
1902	14	Oak	15	**REMOVE**
1903	12	Miscellaneous	8	REMAIN
1904	13	Miscellaneous	10	REMAIN
1905	14	Oak	15	**REMOVE**
1906	16	Oak	10	**REMOVE**
1907	16	Oak	15	**REMOVE**
1908	19	Oak	15	**REMOVE**
1909	24	Bay Magnolia	20	**REMOVE**
1910	13	Bay Magnolia	10	**REMOVE**
1932	12	Oak	10	**REMOVE**
1946	16	Oak	15	**REMOVE**
1947	12	Oak	10	**REMOVE**
1988	18 Triple	Oak	15	**REMOVE**
1989	14	Oak	101	**REMOVE**
1990	12	Oak	10	**REMOVE**
1991	12	Oak	10	**REMOVE**
1992	14	Oak	15	**REMOVE**
1993	14	Oak	15	**REMOVE**
2008	16	Cedar	8	REMAIN
2026	13	Oak	10	**REMOVE**
2027	18	Oak	15	**REMOVE**
2028	14	Oak	10	**REMOVE**
2029	13	Oak	10	**REMOVE**
2030	14	Oak	10	**REMOVE**
2031	13	Oak	15	**REMOVE**
2032	30 Twin	Oak	20	REMAIN
2033	31 Twin	Oak	20	REMAIN
2034	18 Triple	Oak	20	REMAIN
2035	24 Cluster	Oak	15	REMAIN
2036	21 Cluster	Oak	15	REMAIN
2037	12	Oak	10	**REMOVE**
2038	17	Oak	15	**REMOVE**
2039	16	Oak	15	**REMOVE**
2086	14	Oak	12	REMAIN
2090	16	Oak	15	REMAIN
2105	14	Oak	10	**REMOVE**
2140	19	Oak	15	REMAIN
2141	14	Oak	10	**REMOVE**
2201	16	Miscellaneous	20	REMAIN
2250	22	Oak	20	**REMOVE**
2251	27	Oak	20	**REMOVE**
2252	16	Cedar	15	**REMOVE**
2253	17	Oak	15	**REMOVE**
2276	18 Twin	Bay Magnolia	15	**REMOVE**
2291	24	Bay Magnolia	5	REMAIN
2316	14	Cedar	10	REMAIN
2317	13	Oak	15	REMAIN
2318	14	Oak	15	REMAIN
2379	13	Bay Magnolia	10	REMAIN
2380	13	Oak	12	REMAIN
2381	12	Oak	10	REMAIN
2383	21	Cedar	15	REMAIN
2384	13	Miscellaneous	10	REMAIN
2386	16	Cedar	12	REMAIN
2430	12	Oak	10	REMAIN

Point	Diameter in Inches	Type Tree	Half Spread in Feet	STATUS
2433	14	D	15	REMAIN
2459	18	Bay Magnolia	15	REMAIN
2460	13	Oak	10	REMAIN
2481	12	Miscellaneous	5	REMAIN
2493	14	Oak	10	REMAIN
2511	19	Oak	20	REMAIN
2530	12	Oak	10	REMAIN
2531	12	Miscellaneous	10	REMAIN
2539	12	Miscellaneous	12	REMAIN
2551	14	Miscellaneous	10	REMAIN
2605	14 Twin	Oak	10	REMAIN
2614	13	Miscellaneous	15	REMAIN
2615	16 Twin	Miscellaneous	15	REMAIN
2646	21 Cluster	Miscellaneous	15	REMAIN
2647	12	Bay Magnolia	15	REMAIN
2655	14	Miscellaneous	15	REMAIN
2657	20 Triple	Oak	20	REMAIN
2700	28 Cluster	Maple	20	REMAIN
2701	13	Oak	10	REMAIN
2702	22 Cluster	Maple	15	REMAIN
2707	10	Miscellaneous	10	REMAIN
2708	13	Miscellaneous	5	REMAIN
2712	12	Oak	15	REMAIN
2713	12	Miscellaneous	15	REMAIN
2714	12	Miscellaneous	13	REMAIN
2715	19 Twin	Oak	20	REMAIN
2716	14	Miscellaneous	15	REMAIN
2730	14	Miscellaneous	12	REMAIN
2736	13	Oak	15	REMAIN
2769	14	Magnolia	10	**REMOVE**
2770	13	Miscellaneous	10	**REMOVE**
2771	13	Miscellaneous	10	**REMOVE**
2772	13	Miscellaneous	10	**REMOVE**
2773	12	Miscellaneous	5	**REMOVE**
2774	14	Miscellaneous	10	REMAIN
2788	14	Miscellaneous	10	REMAIN
2791	13	Miscellaneous	1	REMAIN
2793	14	Miscellaneous	10	REMAIN
2794	20 Twin	Oak	10	REMAIN
2795	16 Twin	Miscellaneous	10	REMAIN
2796	13	Miscellaneous	10	REMAIN
2800	19	Oak	15	REMAIN
2802	13	Miscellaneous	10	REMAIN
2808	12	Oak	12	REMAIN
2811	14	Cedar	15	REMAIN
2815	16 Twin	Miscellaneous	15	REMAIN
2817	20 Twin	Oak	20	REMAIN
2818	13	Miscellaneous	12	REMAIN
2820	13	Miscellaneous	10	REMAIN
2821	26 Cluster	Miscellaneous	25	REMAIN
2852	13	Oak	10	REMAIN
2853	19 Twin	Miscellaneous	15	REMAIN
2854	16 Twin	Oak	12	REMAIN
2855	14	Miscellaneous	12	REMAIN
2866	13	Oak	12	**REMOVE**
2875	15	Oak	15	**REMOVE**
2886	14 Twin	Cedar	10	REMAIN

Point	Diameter in Inches	Type Tree	Half Spread in Feet	STATUS
2889	40	Oak	15	REMAIN
2891	14	Oak	15	REMAIN
2904	13	Cedar	8	REMAIN
2906	12	Cedar	5	REMAIN
2907	13	Cedar	8	REMAIN
2908	17 Twin	Miscellaneous	12	REMAIN
2909	18 Twin	Miscellaneous	12	REMAIN
2910	18	Cedar	15	REMAIN
2912	16 Clsuter	Miscellaneous	15	REMAIN
2913	13	Miscellaneous	8	REMAIN
2914	14	Miscellaneous	15	REMAIN
2915	15	Miscellaneous	10	REMAIN
2917	14	Cedar	5	REMAIN
2918	14	Cedar	8	REMAIN
2920	14	Miscellaneous	12	REMAIN
2921	16 Twin	Miscellaneous	15	REMAIN
2951	16	Cedar	15	REMAIN
2953	14 Twin	Cedar	12	REMAIN
2955	13	Miscellaneous	12	REMAIN
2959	21	Cedar	10	REMAIN
2960	14	Miscellaneous	10	REMAIN
2961	15	Cedar	8	REMAIN
2962	15 Twin	Cedar	15	REMAIN
2963	18	Cedar	12	REMAIN
2977	19 Twin	Cedar	10	REMAIN
2981	16	Cedar	5	REMAIN
2985	16	Cedar	12	REMAIN
2986	16	Cedar	12	REMAIN
2994	12	Oak	15	REMAIN
3010	51	Cypress	25	REMAIN
3012	12	Miscellaneous	5	REMAIN
3104	14	Miscellaneous	10	REMAIN
3105	16 Cluster	Miscellaneous	15	REMAIN
3106	14	Miscellaneous	12	REMAIN
3202	21	Miscellaneous	25	REMAIN
3207	12	Oak	15	REMAIN
3247	23	Oak	25	REMAIN
3326	18	Oak	20	**REMOVE**
3327	16	Oak	20	**REMOVE**
3328	17	Oak	25	**REMOVE**
3329	19	Oak	20	**REMOVE**
3330	16	Oak	15	**REMOVE**
3331	31	Oak	25	**REMOVE**
3332	23	Oak	25	**REMOVE**
3333	16	Oak	15	**REMOVE**
3334	17	Oak	15	REMAIN
3335	16	Oak	15	**REMOVE**
3336	12	Oak	15	REMAIN
3337	17	Oak	20	**REMOVE**
3338	21	Oak	25	**REMOVE**
3339	20	Oak	25	**REMOVE**
4001	15	Maple	13	**REMOVE**
4002	17	Oak	20	REMAIN
5017	18	Oak	5	REMAIN
5018	20	Cedar	15	REMAIN
5019	18	Cedar	10	REMAIN

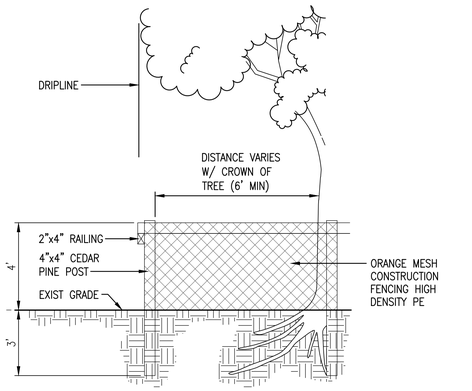
REMOVED TREES TOTAL DIAMETER (DBH) = 1,095"
MINIMUM REQUIRED REPLACEMENT (50%) = 548"



CONSTRUCTION ENTRANCE NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO OWNER.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.
6. REMOVE & RESTORE W/ SOD AFTER COMPLETION OF CONSTRUCTION

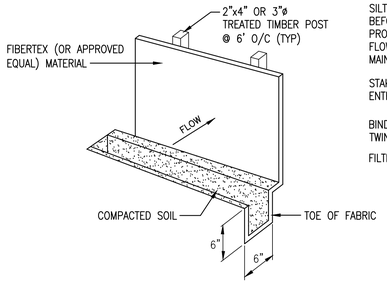
1 / C106 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TREE PROTECTION NOTES:

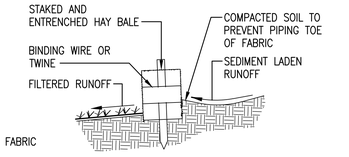
1. DURING DEVELOPMENT ACTIVITIES, PROTECTED TREES SHALL BE PROTECTED FROM ACTIVITIES WHICH MAY INJURE OR KILL THEM.
2. WITHIN THE DRIP LINE, THERE SHALL BE NO STORAGE OF FILL OR COMPACTION OF THE SOIL AS FROM HEAVY EQUIPMENT, OR ANY SPILLING, STORAGE OR DISPOSAL OF CONCRETE, MORTAR, PAINT, SOLVENTS, CHEMICALS, OR OTHER POTENTIALLY HARMFUL SUBSTANCES.
3. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY MEANS OF A PHYSICAL BARRIER WHICH WILL LIMIT ACCESS TO SAID TREE. SAID PROTECTIVE BARRIER SHALL BE COMPOSED OF WOOD OR OTHER SUITABLE MATERIALS WHICH ASSURE COMPLIANCE WITH THE INTENT OF THIS ORDINANCE. SAID PROTECTIVE BARRIERS, WHERE REQUIRED, SHALL REMAIN UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE. A MINIMUM OF ONE HUNDRED (100) PERCENT OF THE AREA WITHIN THE DRIP LINE SHALL BE SO PROTECTED.
4. TREE BARRICADES & TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO SITE CONSTRUCTION ACTIVITIES & REMAIN UNTIL SITE WORK IS COMPLETED & STABILIZED.

2 / C106 TREE BARRICADE DETAIL
NO SCALE

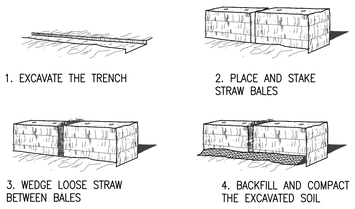


SILT FENCE DETAIL

SILT SCREEN OR STAKED HAY BALE SILT BARRIERS SHALL BE INSTALLED BEFORE CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITIES ARE INITIATED. PROVIDE TEMPORARY SWALES TO ASSURE THAT ALL STORM WATER DISCHARGES FLOW THROUGH SILT BARRIERS. BARRIERS TO REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED



DETAIL OF PROPERLY INSTALLED HAY BALE



CONSTRUCTION OF A STRAW BALE BARRIER

3 / C106 EROSION CONTROL DETAILS
NO SCALE

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REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
TREE SCHEDULE & DETAILS

SHEET:
C106

KH&A Kenneth Horne & Associates, Inc.
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(850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093

SORRENTO ROAD STATE ROAD #5-292 100' R/W

NORTHERLY R/W

SOUTHERLY R/W

FOR GEOMETRY PLAN @ ROADWAY, SEE 1/C801 2/C801

1/C501

N: 504632.5346
E: 1063617.7753

35'R

C.B.
S 65°40'54" W
R = 1909.16'
ARC = 271.42'
DELTA = 01°21'04"
CH = 271.41'

N 504689.01' R.O.W.
E 1063687.19' R.O.W.

ELECTRONIC SCHOOL SIGN, SEE ARCH & ELECT DWG'S FOR DETAILS

WIPEOUT CURBS W/ 4:1 SLOPE (TYP)

34.75'

12' 12' 12' 12'

BUS ONLY

15'

35'R

C.B.
N 504583.85
E 1063596.99

100'R

BM 1553/36A
ELEV = 22.14'
APPROXIMATE LOCATION

N: 504537.3649
E: 1063545.4283

148'R

N: 504530.3147
E: 1063548.3159

2/C501

2/C501

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 01°01'15" W

1055.55'

S 65°02'01" W

BM 1553/1569
ELEV = 22.00'

439.84'

N 504861.87
E 1064142.22

N 24°55'04" W

12'

12'

12'

N: 504408.5427
E: 1063845.7210

164'R

WETLANDS LINE

WOODS LINE

WOODED AREA

APPROXIMATE LIMITS OF POND

MATCH LINE "A" SEE SHT C202

MATCH LINE "C" SEE SHT C204

SOUTHWEST 1/4 OF NORTHWEST 1/4

FOR LEGEND SEE C-001

1/C201 SITE GEOMETRY PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

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10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE GEOMETRY PLAN

SHEET:
C201

MATCH LINE "A" SEE SHT C201

MATCH LINE "A" SEE SHT C204

MATCH LINE "B" SEE SHT C203

2 / C501

2 / C501

WOODED AREA

WOODED AREA

WOODED AREA

RETENTION POND

RETENTION POND

APPROXIMATE LIMITS OF POND

BUS ONLY

BUS ONLY

12'

12'

12'

38.00'

20'

74.20'

50'R

N: 503823.1834
E: 1064169.0215

DBL 21' ROLLING SWING GATES

20'

20'

WOODS LINE

WETLANDS LINE

30' OFFSET LINE

2' CLEAR

16' LANDSCAPE TYPE "B" BUFFER

S 01°07'15" W
1055.55'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 01°07'15" W
1055.55'

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

S 88°40'55" E
1496.73'

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

SOUTHWEST CORNER SOUTHWEST 1/4 OF NORTHWEST 1/4

N 504499.46
E 1063546.94

0.3'

0.2'

2.00' EFFECT

FOR CHAIN-LINK FENCE & GATE DETAILS, SEE 4 / C506

FOR LEGEND SEE C-001

1 / C202 SITE GEOMETRY PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE GEOMETRY PLAN

SHEET: C202

SITE GEOMETRY PLAN

1 C203 — 1" = 30.00'

0' 10' 20' 30' 60' 90'

FOR LEGEND SEE C-001

RETENTION POND

MATCH LINE "A" SEE SHT C204

MATCH LINE "A" SEE SHT C205

MATCH LINE "B" SEE SHT C202

NEW BLDG
FFE 22.00'

PRE-K PLAYGROUND

CURB CUT, WIPEOUT CURBS W/ 4:1 SLOPE

FOR BRICK PAVER DETAIL, SEE 10 C506

FOR FLAG POLE FDN, SEE 5 C506

FOR BOLLARD DETAIL, SEE 9 C506

FOR CONC RAMP DETAILS, SEE 6 C501 (SIM)

2' WIDE STOP BAR

APPROXIMATE LIMITS OF POND

ETHERIDGE ROAD
66' R/W

4' GATE

28' ROLLING GATE

WIPEOUT CURBS W/ 4:1 SLOPE (TYP)

16' LANDSCAPE TYPE "B" BUFFER

30' OFFSET LINE
WETLANDS LINE
WOODS LINE

WOODED AREA

CREEK

5'R TYPICAL @ PARKING STALLS

12 SP @ 9' = 108.00'

10 SP @ 9' = 90.00'

N: 504074.5092
E: 1065363.1088

N: 503804.1834
E: 1064890.4842

N: 503833.3842
E: 1065479.3172

N: 503714.4259
E: 1065185.7755

N: 503725.3842
E: 1065479.3172

N: 503496.3842
E: 1064933.4842

S 88°40'55" E 1996.73'

EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 N 01°05'45" E 665.32'

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4 S 88°40'55" E 1996.73'

EAST LINE OF WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 N 01°05'45" E 665.32'

SOUTHEAST CORNER WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4
N 503400.56
E 1065541.22

FOR CONC WALK JOINT DETAILS, SEE 5 C501 / 5A C501

FOR TYP RAMP DETAILS, SEE 6 C501

FOR HC LOGO & SIGN DETAILS, SEE 7 C501

FOR PAINTED CROSSWALK DETAIL, SEE 8 C501

FOR PAINTED DIRECTIONAL ARROWS, SEE 9 C501

FOR FENCE & GATE DETAILS, SEE 4 C506

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REVISIONS:

SIGNATURE AND SEAL

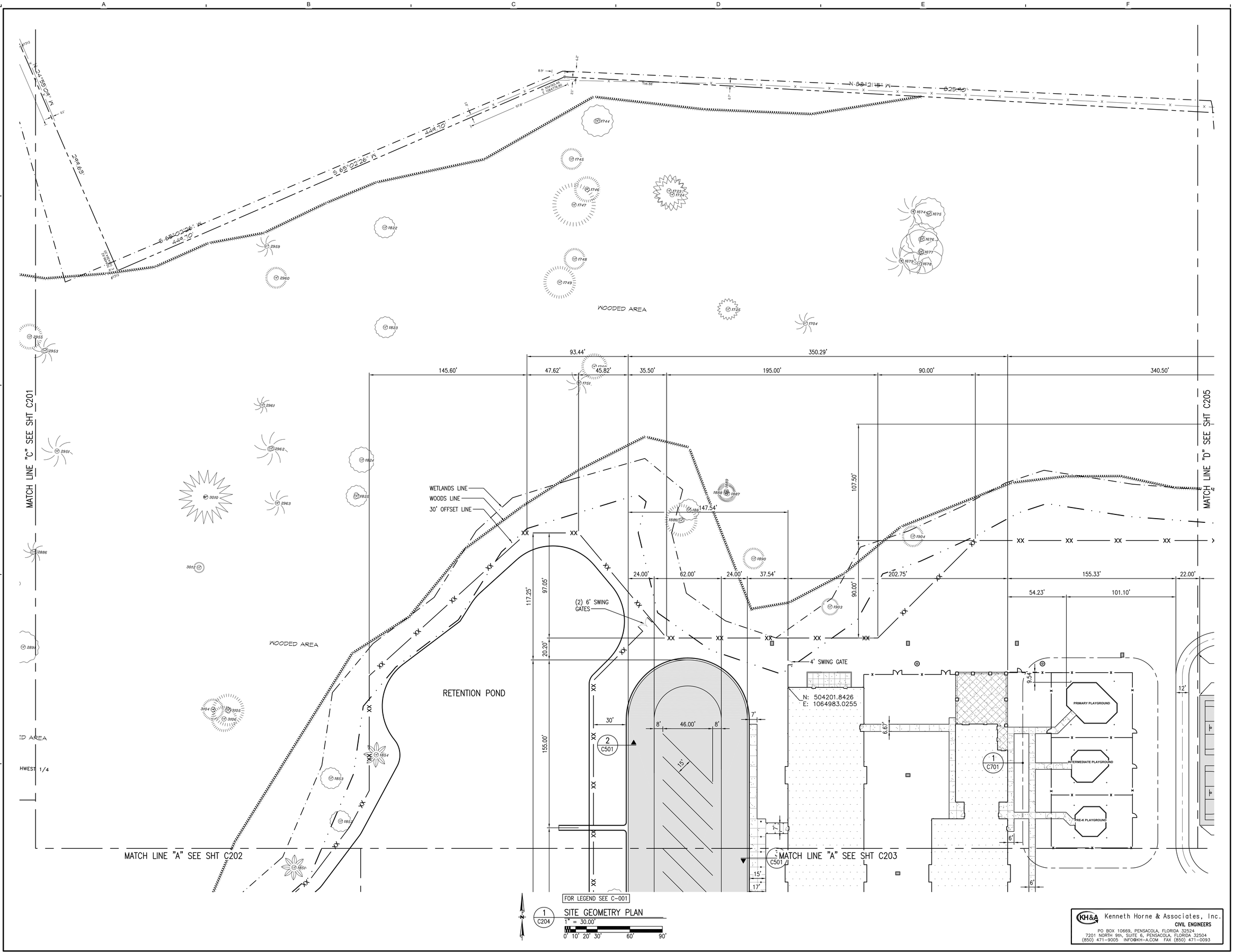
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE GEOMETRY PLAN

SHEET: C203



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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10799 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE GEOMETRY PLAN

SHEET:
C204

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

N 88°21'15" W 825.90'

S 01°05'19" W 665.37'

N 88°38'55" W 665.37'

NORTH LINE OF NORTHEAST 1/4 OF SOUTHEAST 1/2 OF NORTHWEST 1/4

NORTHEAST CORNER
NORTHEAST 1/4 OF
SOUTHEAST 1/4 OF
NORTHWEST 1/4

EAST LINE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

N 01°05'32" E 665.00

WOODED AREA

403.33'

300.00'

107.50'

285.12'

WETLANDS LINE

WOODS LINE

APPROXIMATE LIMITS OF POND

MATCH LINE "D" SEE SHT C204

4' SWING GATE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4

22.00' 104.00' 22.00' 100.00'

84.29'

29'R

N: 504194.5092
E: 1065363.1088

58.58'

12'

187.91'

120.00'

FOR BASKETBALL GOAL POST FDN, SEE 7 C506

BACKSTOP

BM 1553/37C
ELEV = 18.93'
3247

58.32'

25.37'

16' LANDSCAPE TYPE "B" BUFFER

N: 504074.5092
E: 1065363.1088

29'R

58.58'

49.25'

MATCH LINE "A" SEE SHT C203

S 88°40'45" E 665.32'

46.17' 49.96' 53.42' 46.28'

WOODED AREA

EAST LINE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

N 01°05'32" E 665.00

SOUTHEAST CORNER
NORTHEAST 1/4 OF
SOUTHEAST 1/4 OF
NORTHWEST 1/4
N 504202.18
E 1066236.11

FOR LEGEND SEE C-001

1 C205 SITE GEOMETRY PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE GEOMETRY PLAN

SHEET: C205

Kenneth Horne & Associates, Inc.
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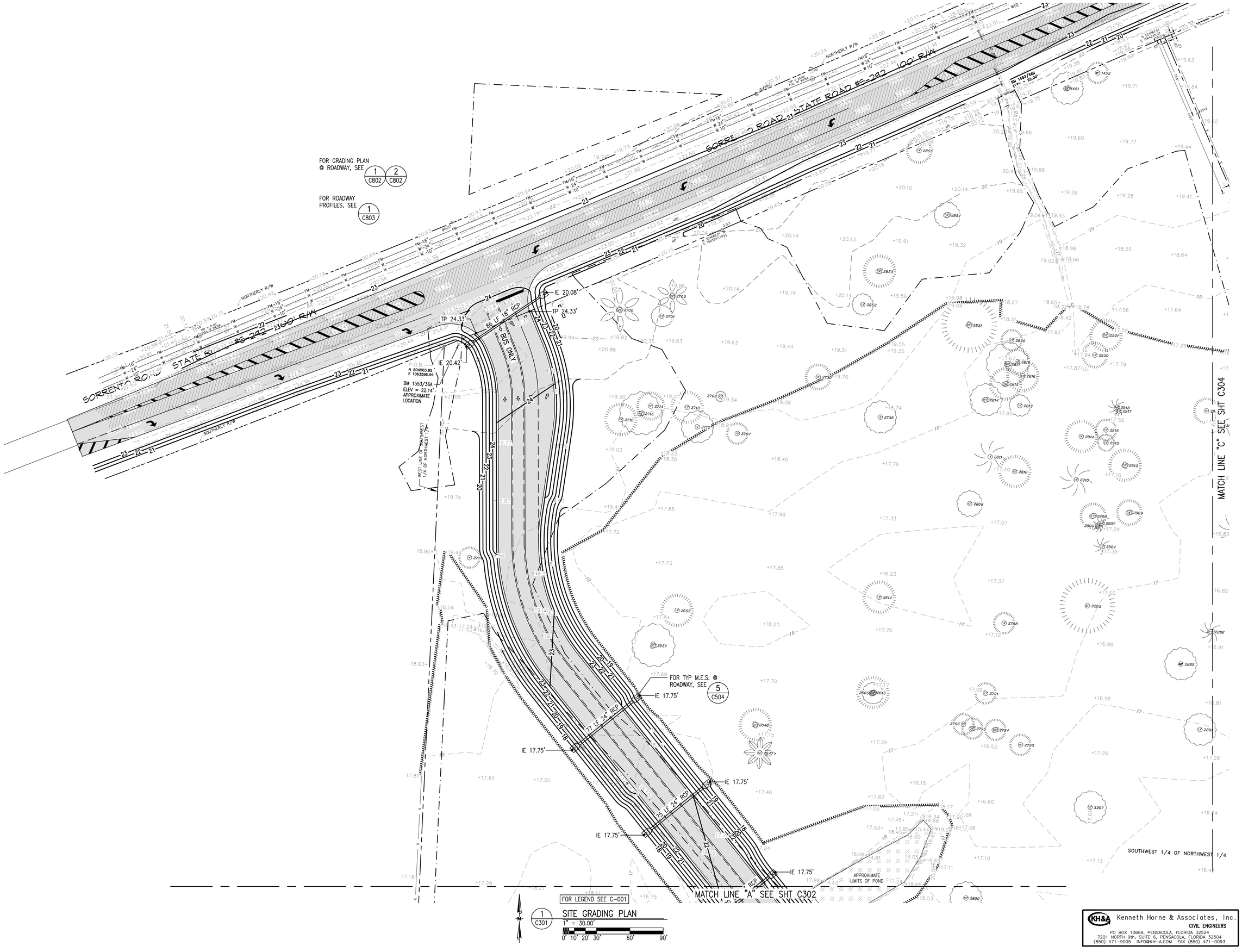

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10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE GRADING PLAN

SHEET: C301

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

MATCH LINE "A" SEE SHT C301

MATCH LINE "A" SEE SHT C304

IE 17.75'

70 LF 24" RCP

76 LF 24" RCP

76 LF 24" RCP

FOR TYP M.E.S. @ ROADWAY, SEE 5 C504

BUS ONLY

RETENTION POND

60 LF 24" RCP

TYPE "C" BUBBLE-UP
TE 17.42'
SLOT EL 16.75
IE 13.25'

TP 19.66'

TP 20.38'

TP 19.92'

TP 20.64'

126 LF 24" RCP

TP 21.82'

TP 22.54'

BUS ONLY

MATCH LINE "B" SEE SHT C303

TYPE "C" BUBBLE-UP
TE 17.42'
SLOT EL 16.75
IE 13.25'

RETENTION POND

APPROXIMATE LIMITS OF POND

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

SOUTHWEST CORNER SOUTHWEST 1/4 OF NORTHWEST 1/4

N 504499.46
E 1063546.94

0.3' EAST OF

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

FOR LEGEND SEE C-001

1 C302 SITE GRADING PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

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REVISIONS:

NO SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE GRADING PLAN

SHEET:
C302

MATCH LINE "A" SEE SHT C304

MATCH LINE "A" SEE SHT C305

MATCH LINE "B" SEE SHT C302

RETENTION POND

APPROXIMATE LIMITS OF POND

NEW BLDG FFE 22.00'

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

EAST LINE OF WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

SOUTHEAST CORNER WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4
N 503400.55
E 1065541.22

CREEK

FOR ROOF DRAINAGE PLAN, SEE 1/C306	FOR CURB INLET DETAIL, SEE 1/C504	FOR M.E.S./FLUME @ POND, SEE 4/C504	FOR TYPE "C" BUBBLE-UP DETAIL, SEE 9/C504	
FOR ROOF LEADER DETAIL, SEE 5/C503	FOR TYPE "E" INLET DETAIL, SEE 2/C504	FOR M.E.S. SEE 5/C504	FOR NYLOPLAST DRAIN DETAILS, SEE 10/C504	FOR SECTION @ SAND CHIMNEY, SEE 12/C504
FOR CLEAN OUT DETAIL, SEE 6/C503	FOR TYPE "C" INLET DETAIL, SEE 3/C504	FOR CONC WEIR PLAN, SEE 6/C504	FOR TYPICAL POND SECTION, SEE 11/C504	FOR JUNCTION BOX DETAIL, SEE 2/C506

1/C303 SITE GRADING PLAN
1" = 30.00'
0' 10' 20' 30' 60' 90'

FOR ROOF DRAINAGE PLAN SEE 1/C306

FOR LEGEND SEE C-001

PROVIDE UNIFORM SLOPES BETWEEN GIVEN ELEVATIONS

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BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE GRADING PLAN

SHEET: C303

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

MATCH LINE "C" SEE SHT C301

MATCH LINE "A" SEE SHT C202

MATCH LINE "A" SEE SHT C303

MATCH LINE "D" SEE SHT C305

RETENTION POND

TC 11.00'

M.E.S.
IE 11.00'

TP 18.50'

TP 20.42'

TP 21.00'
TC 21.50'
TC 21.67'

TP 21.00'
TC 21.50'
TE 20.50'
IE 16.25'
TYPE "C" INLET

TP 21.00'
TC 21.50'
TC 21.58'

TP 21.00'
TC 21.50'
TC 21.58'

IC 20.50
IE 15.65'
FG 21.50'

FG 21.50'

FG 21.75'

TYP @ DOORS
TC 21.98'

FG 21.50'
TC 21.83'

TC 21.70'

FG 21.50'
TC 21.90'

TC 21.96'
TC 21.75'

FG 21.50'

TC 21.17'

TC 21.98'

TC 21.83'

TC 21.58'

TC 21.42'

FG 21.00'

FG 20.25'

TC 21.25'

FG 20.50'

TC 21.25'

FG 20.50'

FG 20.25'

FG 20.75'

FG 19.17'
FG 19.00'

FG 18.83'
FG 19.00'
FG 19.17'

FG 19.50'
FG 19.67'
FG 19.83'

FG 19.17'
FG 19.00'
FG 18.83'

TE 18.25'
IE 14.55'
TYPE "C" INLET

TE 20.25'
IE 14.85'
TYPE "C" INLET

TE 20.25'
IE 15.10'
TYPE "C" INLET

TE 20.08'
IE 15.35'
TYPE "C" INLET

IE IN 17.80'

65 LF 36" HDPE

125 LF 36" HDPE

91 LF 18" HDPE

122 LF 18" HDPE

100 LF 24" HDPE

98 LF 24" HDPE

124 LF 18" HDPE

SEE C306 FOR CONTINUATION

SEE C306 FOR CONTINUATION

PRIMARY PLAYGROUND

INTERMEDIATE PLAYGROUND

TOT PLAYGROUND

1 C304 SITE GRADING PLAN

FOR LEGEND SEE C-001

1" = 30.00'

0' 10' 20' 30' 60' 90'

Kenneth Horne & Associates, Inc.
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7201 N. 9th AVE., SUITE 6, PENSACOLA, FLORIDA 32504
PO. BOX 16928, PENSACOLA, FLORIDA 32507
(850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

SHEET: C304

SHEET TITLE: SITE GRADING PLAN

BTA PROJECT NO: 14791.01
SHEET DATE: 09/16/19

REVISIONS:

SIGNATURE AND SEAL:

909 East Cervantes
Penasacola, FL. 32501
AAC000174
www.bullocktice.com
Fax: 850.432.5208
Phone: 850.434.5444

BTA
Bullock Tice Associates

MATCH LINE "D" SEE SHT C304

MATCH LINE "A" SEE SHT C303

167 LF 18" HDPE

18" HDPE

TYPE "C" INLET
TE 18.25
IE 15.66

TP 19.00'
TP 19.67'

FG 19.17'
FG 19.00'
FG 18.83'
FG 19.50'
FG 19.33'

FG 16.25'
FG 17.75'

APPROXIMATE LIMITS OF POND

BM = 1553.70'
ELEV = 19.83'
#32447

#1748
#5867
#1775

NORTH LINE OF NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4

EAST LINE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

SOUTHEAST CORNER NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4

NORTHEAST CORNER SOUTHEAST 1/4 OF NORTHWEST 1/4

2334.6'

FOR LEGEND SEE C-001

1 / C305 SITE GRADING PLAN

1" = 30.00'
0' 10' 20' 30' 60' 90'

Kenneth Horne & Associates, Inc.
CIVIL ENGINEERS
7201 N. 9th, SUITE 5 - PENSACOLA, FLORIDA 32504
(850) 471-9805 FAX (850) 471-0093
P.O. BOX 16909, PENSACOLA, FLORIDA 32507
INFO@KH-A.COM

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

SHEET 05

SHEET TITLE: GRADING

BTA PROJECT NO. 14797.01
SHEET DATE: 08/16/19

DRAWN

REVISIONS:

www.bullocktice.com
Fax: 850.432.5208
Phone: 850.434.5444

BTA
Bullock Tice Associates

SEE C304 FOR CONTINUATION

SEE C304 FOR CONTINUATION

53 LF 8" PVC

CO

212 LF 12" PVC

76 LF 10" PVC

54 LF 8" PVC

92 LF 10" PVC

50 LF 8" PVC

3
C701

301 LF 12" PVC

PRIMARY PLAYGROUND

INTERMEDIATE PLAYGROUND

PRE-K PLAYGROUND

85 LF 10" PVC

102 LF 10" PVC

119 LF 8" PVC

55 LF 8" PVC

58 LF 8" PVC

NEW BLDG
FFE 22.00'

49 LF 8" PVC

48 LF 8" PVC

69 LF 10" PVC

86 LF 10" PVC

132 LF 12" PVC

168 LF 10" PVC

96 LF 10" PVC

158 LF 12" PVC

SEE C303 FOR CONTINUATION

GRADING NOTES:

- ALL DOWNSPOUT LATERALS TO BE 8" PVC
- ALL NEW BLDG ROOF DRAINS, DOWNSPOUTS OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS
- PROVIDE UNIFORM SLOPES BETWEEN GIVEN ELEVATIONS

FOR ROOF LEADER DETAIL, SEE 5 / C503

FOR CLEAN OUT DETAIL, SEE 6 / C503

FOR LEGEND SEE C-001

1 / C306 ROOF DRAINAGE PLAN
1" = 20.00'

Kenneth Horne & Associates, Inc.
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BTA Bullock Tice Associates

REVISIONS:

SIGNATURE AND SEAL

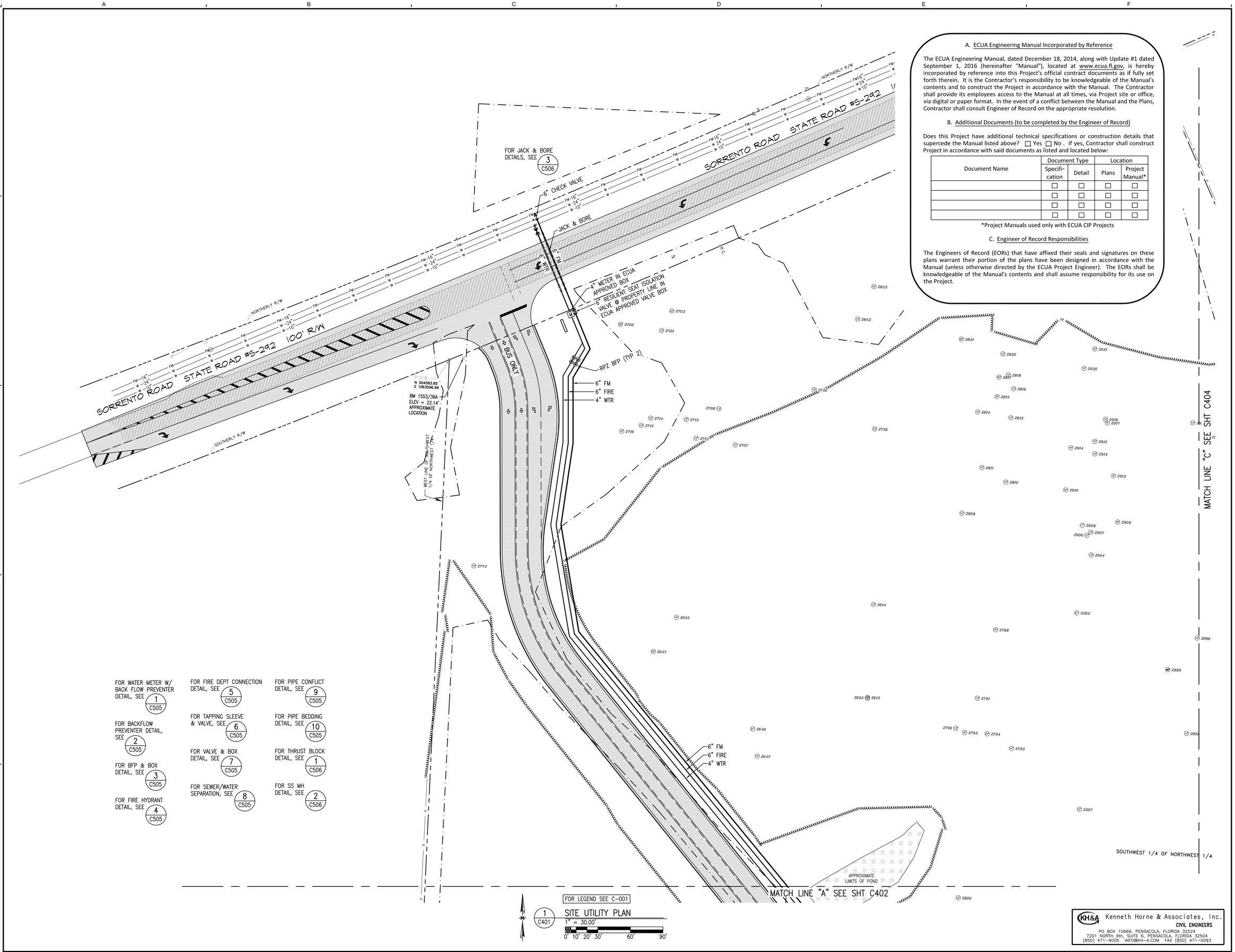
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
ROOF DRAINAGE PLAN

SHEET:
C306



A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated December 18, 2014, along with Update #1 dated September 1, 2016 (hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and the Plans, Contractor shall consult Engineer of Record on the appropriate resolution.

B. Additional Documents (to be completed by the Engineer of Record)

Does this Project have additional technical specifications or construction details that supercede the Manual listed above? ☐ Yes ☐ No . If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specification	Detail	Plans	Project Manual*
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

*Project Manuals used only with ECUA CIP Projects

C. Engineer of Record Responsibilities

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portion of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on the Project.

BTA Bullock Tice Associates

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REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SITE UTILITY PLAN

SHEET:

MATCH LINE "A" SEE SHT C401

MATCH LINE "A" SEE SHT C404

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

6" FM
6" FIRE
4" WTR

BUS ONLY

RETENTION POND

6" FM
6" FIRE
4" WTR

BUS ONLY

MATCH LINE "B" SEE SHT C403

RETENTION POND

APPROXIMATE LIMITS OF POND

SOUTHWEST CORNER SOUTHWEST 1/4 OF NORTHWEST 1/4

WEST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

SOUTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4

FOR LEGEND SEE C-001

1 / C402 SITE UTILITY PLAN

1" = 30.00'

0' 10' 20' 30' 60' 90'

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AAC000174
www.bullocktice.com
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Phone: 850.434.5444

REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE UTILITY PLAN

SHEET:
C402

RETENTION POND

RETENTION POND

MATCH LINE "B" SEE SHT C402

SS MH
TE 20.67'
IE 17.46'

116 LF 8" SS

SS MH
TE 20.92'
IE 17.00'

IE @ 18" HDPE 15.26'±
IE @ 4" SS 17.72'±

IE @ 18" HDPE 15.62'±
IE @ 4" SS 17.94'±

FOR SS LATERALS SIZE & LOCATIONS COOR W/ ARCH & PLUMB'G DWG'S (TYP)

282 LF 8" SS

250 LF 8" SS

PRIMARY PLAYGROUND

INTERMEDIATE PLAYGROUND

PRE-K PLAYGROUND

FH

6" FIRE

FDC

IE @ 18" HDPE 16.22'±
IE @ 4" SS 18.40'±

CO
IE 18.60'

NEW BLDG
FFE 22.00'

SS MH
TE 21.17'
IE 16.00'

167 LF 8" SS

SS MH
TE 20.30'
IE 15.33'

IE @ 18" HDPE 16.33'±
IE @ 8" SS 15.23'±

109 LF 8" SS

79 LF 4" SS

CO

14 LF 8" SS

2" WTR

IE 18.00', VERIFY W/ PLUMB'G DWG'S

GREASE TRAPS, SEE PLUMB'G DWG'S

LIFT STATION
TE 20.58'
IE IN 14.83'
SEE 1/C601

HB

SS MH
TE 20.75'
IE (N) 14.89'
IE (S) 16.02'

63 LF 8" SS

3/4" WTR

6" FM

2" WTR

3" WTR

228 LF 8" SS

SS MH
TE 19.83'
IE 16.28'

SS MH
TE 21.75'
IE 17.19'

CO
IE 19.00'

CO
IE 19.00'

FOR SS LATERALS SIZE & LOCATIONS COOR W/ ARCH & PLUMB'G DWG'S (TYP)

68 LF 4" SS

50 LF 4" SS

50 LF 4" SS

4" WTR

6" FIRE

6" FM

4" WTR

SS MH
TE 21.42'
IE 18.37'

88 LF 8" SS

102 LF 8" SS

3" WTR

SS MH
TE 21.40'
IE 17.98'

95 LF 8" SS

SS MH
TE 21.17'
IE 17.60'

6" FM
6" FIRE
4" WTR

6" FM
6" FIRE
3" WTR

6" FM
6" FIRE
4" WTR

FH

6" FM
6" FIRE
4" WTR

APPROXIMATE LIMITS OF POND

BM 1553/37C
ELEV = 18.93'
3247

EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4

NORTH 1/4 OF NORTHWEST 1/4

FOR WATER METER W/ BACK FLOW PREVENTER DETAIL, SEE 1/C505

FOR BACKFLOW PREVENTER DETAIL, SEE 2/C505

FOR BFP & BOX DETAIL, SEE 3/C505

FOR FIRE HYDRANT DETAIL, SEE 4/C505

FOR FIRE DEPT CONNECTION DETAIL, SEE 5/C505

FOR TAPPING SLEEVE & VALVE, SEE 6/C505

FOR VALVE & BOX DETAIL, SEE 7/C505

FOR SEWER/WATER SEPARATION, SEE 8/C505

FOR PIPE CONFLICT DETAIL, SEE 9/C505

FOR PIPE BEDDING DETAIL, SEE 10/C505

FOR THRUST BLOCK DETAIL, SEE 1/C506

FOR SS MH DETAIL, SEE 2/C506

FOR LEGEND SEE C-001

1/C403 SITE UTILITY PLAN
1" = 30.00'
0' 10' 20' 30' 60' 90'

KH&A Kenneth Horne & Associates, Inc.
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AAC000174
www.bullocktice.com
Fax: 850.432.5208
Phone: 850.434.5444

REVISIONS:

SIGNATURE AND SEAL

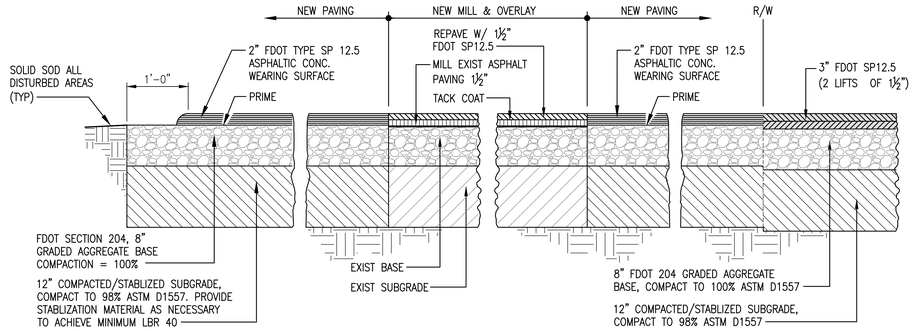
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10799 SORRENTO RD
PENSACOLA, FL 32507

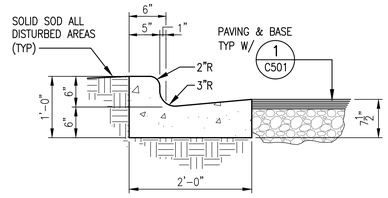
BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE UTILITY PLAN

SHEET:

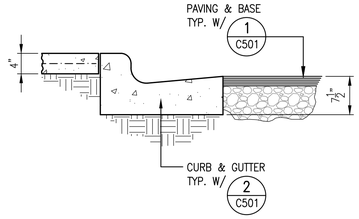


1 C501 PAVING SECTION
NO SCALE

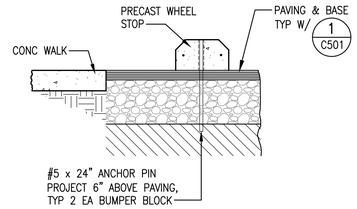


NOTE: WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF GUTTER SHALL MATCH THE CROSS OF ADJACENT PAVEMENT AND THE THICKNESS OF LIP SHALL BE 6", UNLESS SHOWN OTHERWISE ON THE PLANS

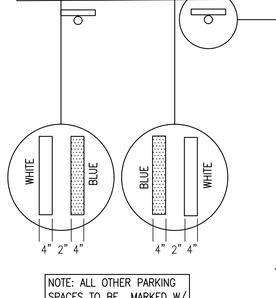
2 C501 FDOT TYPE "F" CURB & GUTTER
NO SCALE



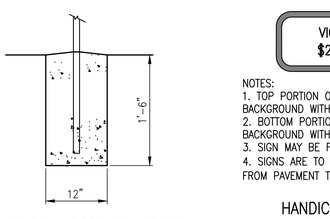
3 C501 CURB & GUTTER @ CONC WALK
NO SCALE



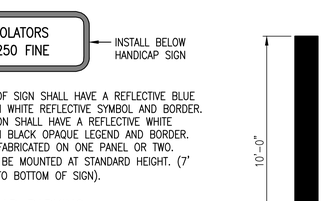
4 C501 HC PARKING SECTION
NO SCALE



5 C501 CONC WALK JOINT DETAILS
NO SCALE



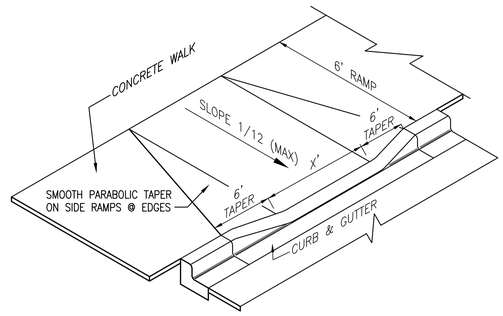
COL @ CORNER REINFORCING
NO SCALE



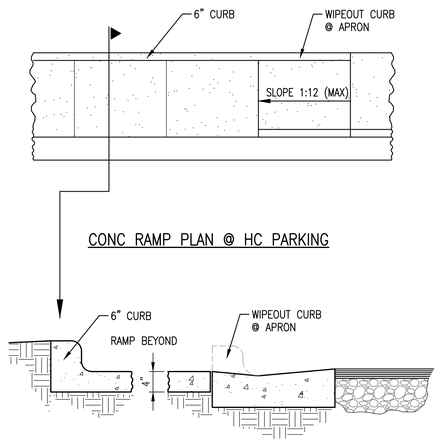
BLDG CORNER REINFORCING
NO SCALE

COL REINFORCING
NO SCALE

5A C501 REINFORCING DETAILS @ NO JOINT LOCATIONS
NO SCALE

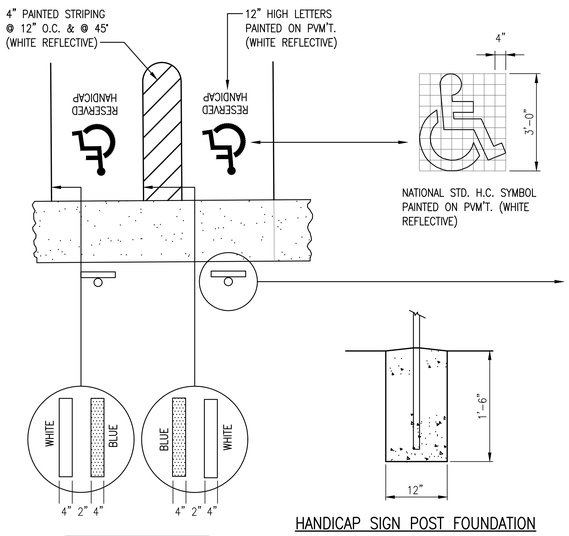


CONC RAMP SECTION



SECTION

6 C501 CONC RAMP DETAILS
NO SCALE



NOTE: ALL OTHER PARKING SPACES TO BE MARKED W/ WHITE STRIPING (4") WIDE

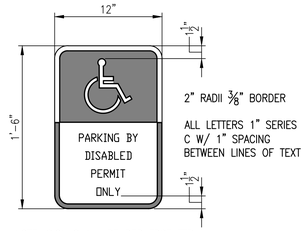
HANDICAP SIGN POST FOUNDATION

FOR STALL DIMENSIONS, SEE SITE GEOMETRY PLAN

FOR ELEVATIONS SEE SITE GRADING PLAN

7 C501 HC PLAN & DETAILS
NO SCALE

NATIONAL STD. H.C. SYMBOL PAINTED ON PVM'T. (WHITE REFLECTIVE)



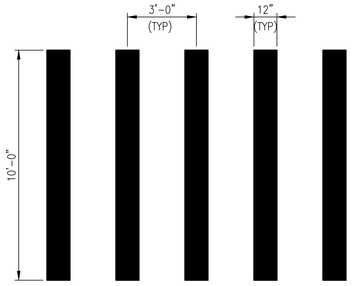
NOTE: SIGN SHALL BE PER FDOT FTP 20-06, POST & MOUNTING SHALL BE PER FDOT REQUIREMENTS

SIGNS USED AS PER FLORIDA STATUTES

VIOLATORS $250 FINE — INSTALL BELOW HANDICAP SIGN

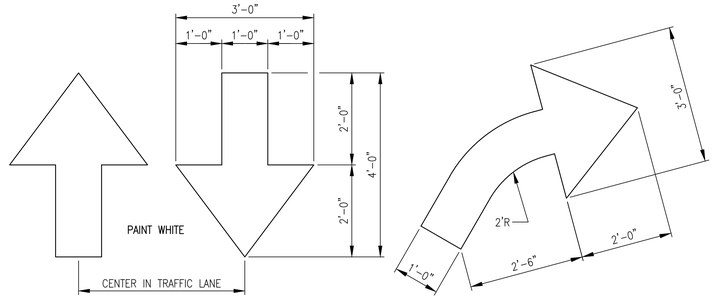
NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

HANDICAP PARKING SIGN DETAIL



ALL STRIPING SHALL BE WHITE REFLECTIVE PAINT

8 C501 CROSS WALK MARKINGS
NO SCALE



9 C501 PAINTED DIRECTIONAL ARROWS
NO SCALE

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Fax: 850.432.5208
Phone: 850.434.5444

REVISIONS

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SECTIONS & DETAILS

SHEET: C501

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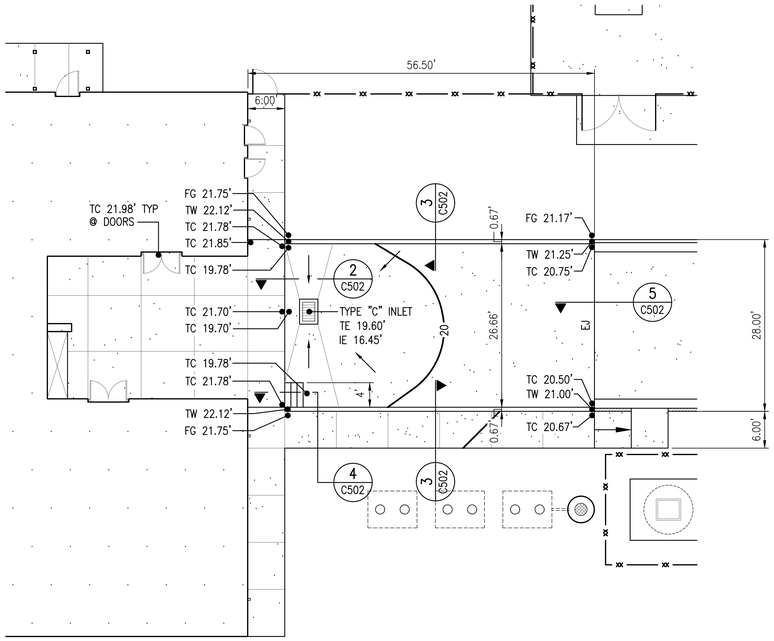
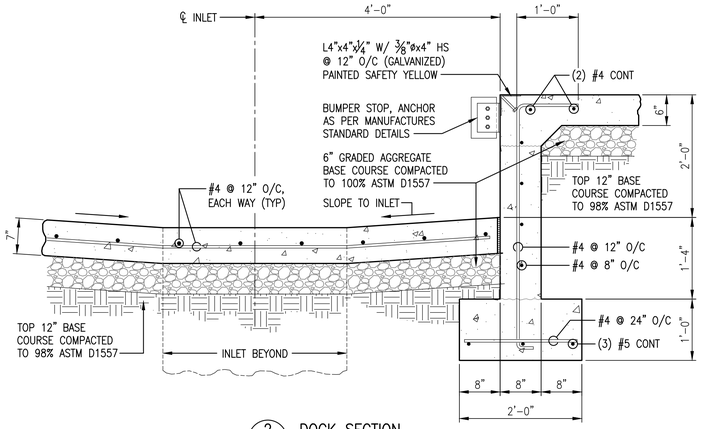
7201 NORTH 9th, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093

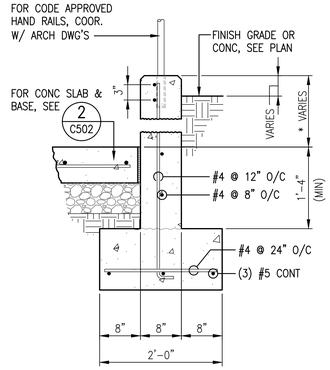


1 C502 ENLARGED DOCK PLAN
1" = 10.00'
0' 5' 10' 20' 30'

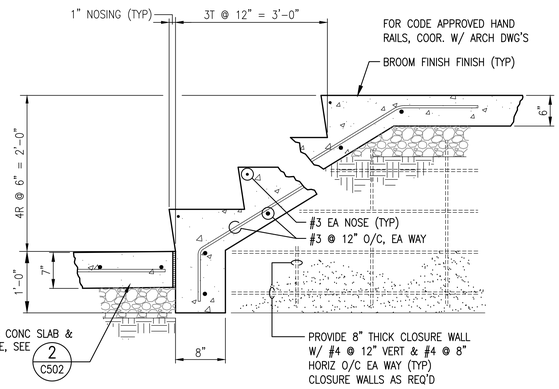


2 C502 DOCK SECTION
NO SCALE

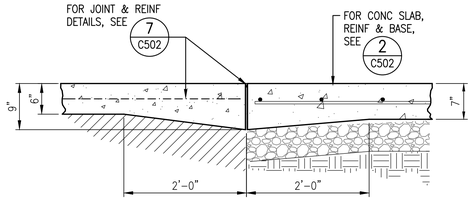
* PRIOR TO CONSTRUCTION A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALL(S) HIGHER THAN 2 FEET



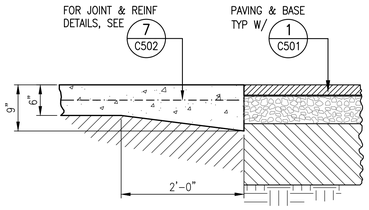
3 C502 WALL SECTION
NO SCALE



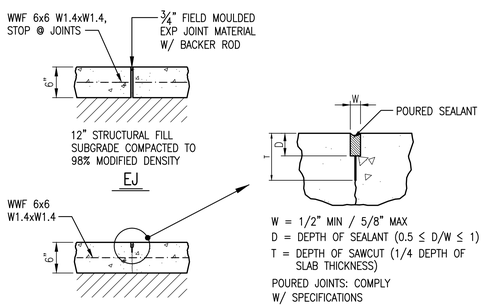
4 C502 STAIR SECTION
NO SCALE



5 C502 CONC SECTION
NO SCALE

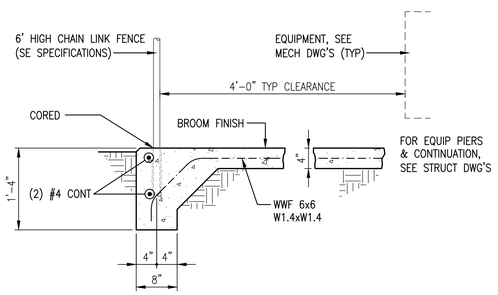


6 C502 CONC SECTION
NO SCALE

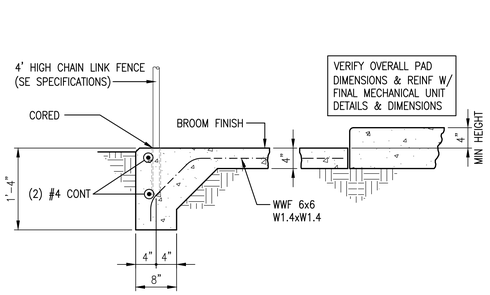


SEE GEOMETRY PLAN FOR LOCATIONS

7 C502 CONC PAVING JOINT DETAILS
NO SCALE



8 C502 MECH YARD PAD & FENCE DETAIL
NO SCALE



9 C502 EQUIPMENT PAD & FENCE DETAIL
NO SCALE

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SIGNATURE AND SEAL

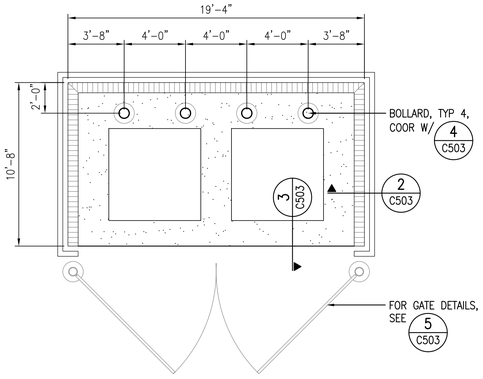
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

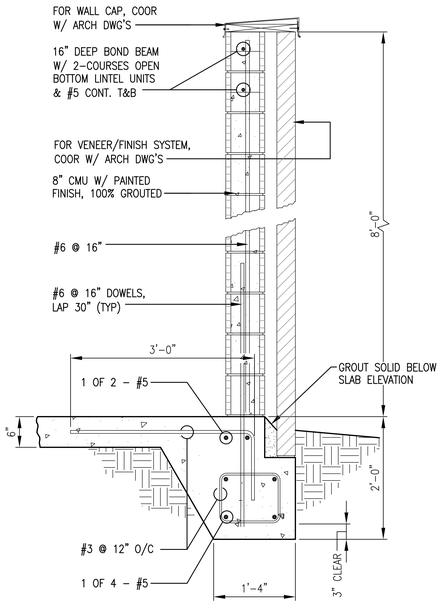
BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SECTIONS & DETAILS

SHEET:
C502



1 C503 ENLARGED DUMPSTER PLAN
NO SCALE



2 C503 DUMPSTER WALL SECTION
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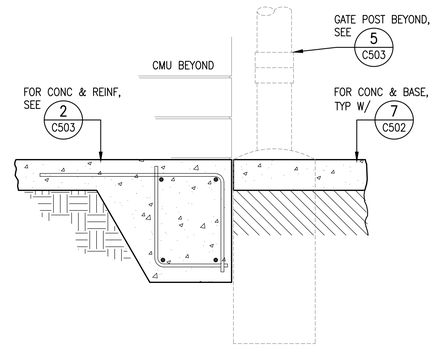

3 C503 DUMPSTER SLAB SECTION
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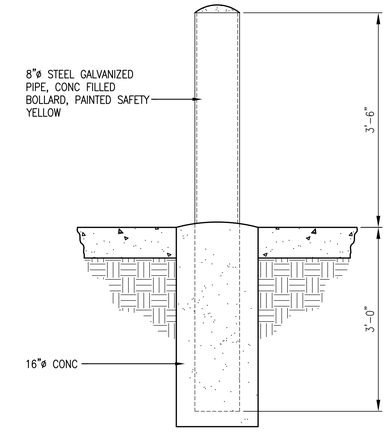

4 C503 BOLLARD DETAIL
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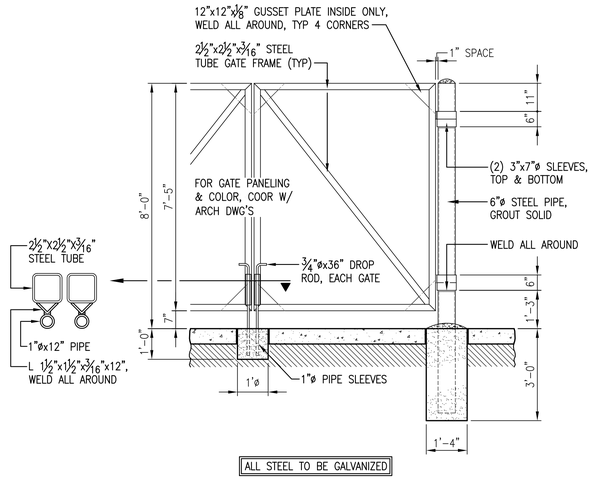
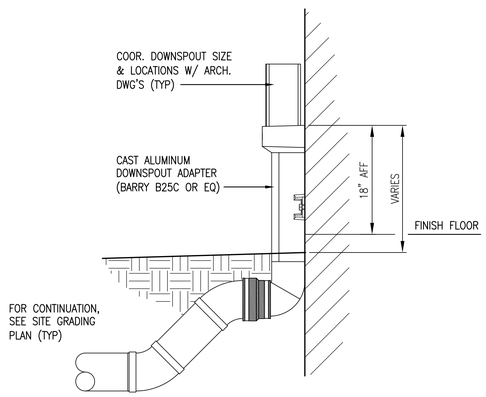


ALL STEEL TO BE GALVANIZED

5 C503 DOUBLE GATE ELEVATION
NO SCALE



5 C503 ROOF LEADER DETAIL
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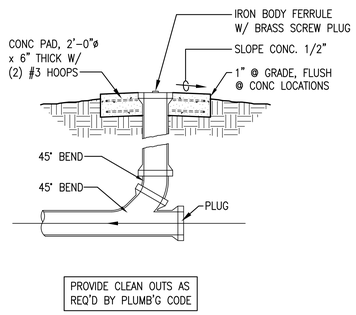

PROVIDE CLEAN OUTS AS REQ'D BY PLUMB'G CODE

6 C503 CLEAN OUT
NO SCALE

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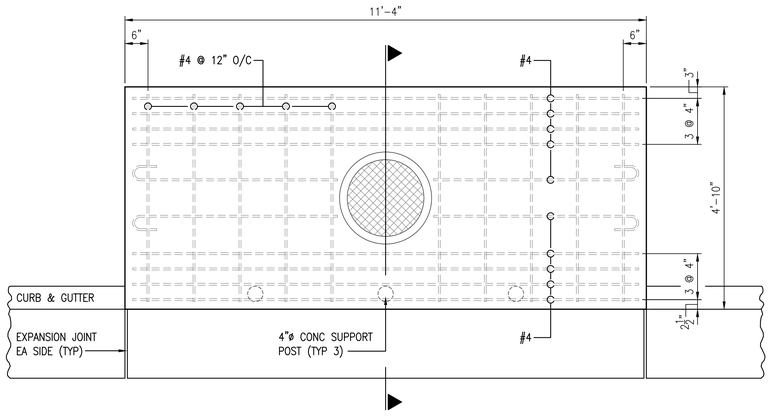
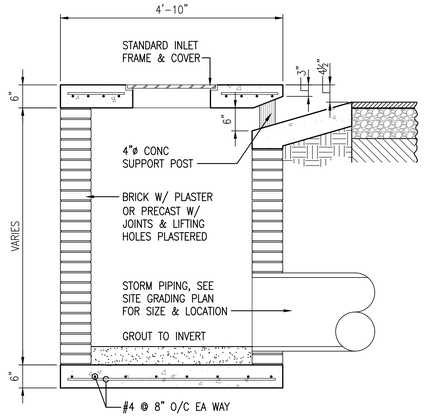
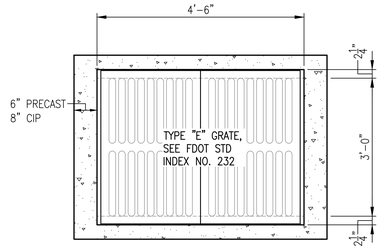
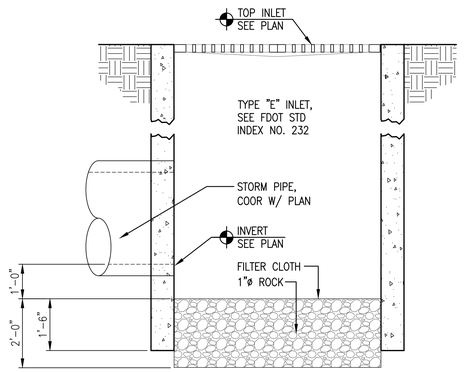




1 C504 TYPE "A" CURB INLET
NO SCALE





2 C504 TYPE "E" INLET
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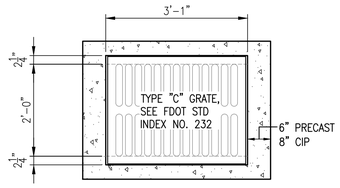
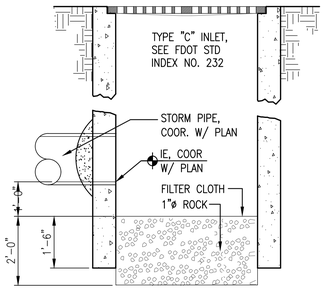
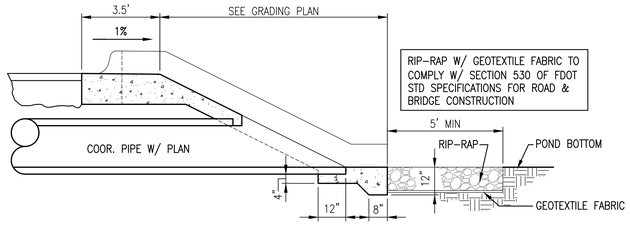
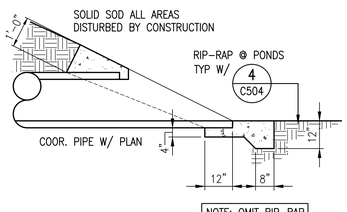


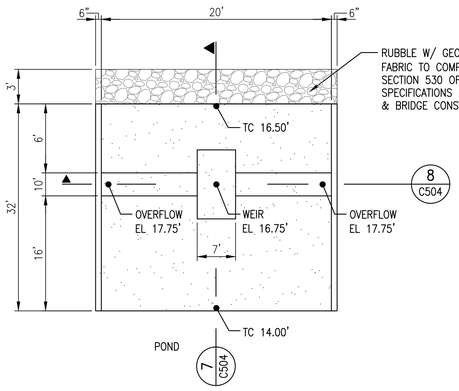


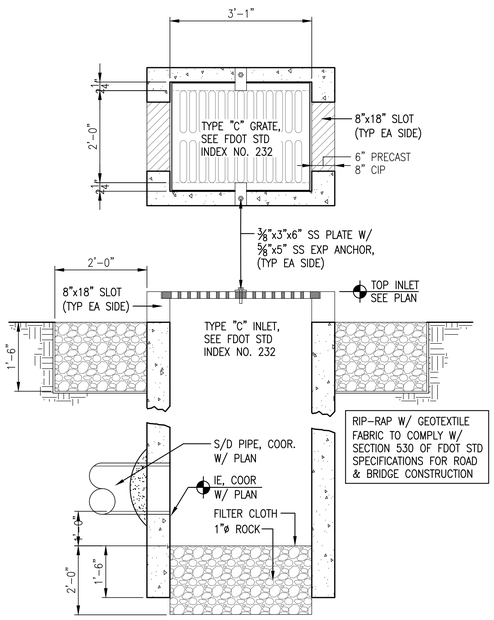
3 C504 TYPE "C" OPEN BOTTOM INLET
NO SCALE



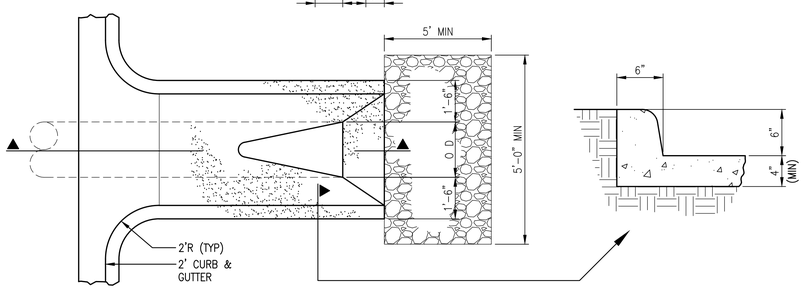


NOTE: OMIT RIP-RAP @ ROADWAY M.E.S.

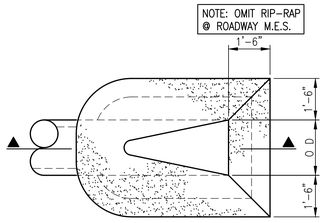




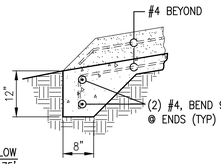
9 C504 TYPE "C" BUBBLE-UP
NO SCALE

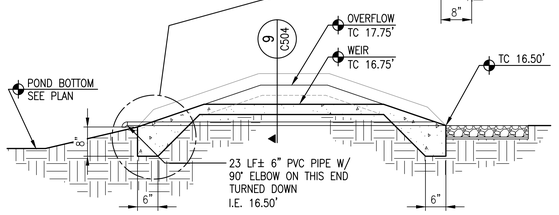


4 C504 MITERED END SECTION/FLUME @ POND
NO SCALE



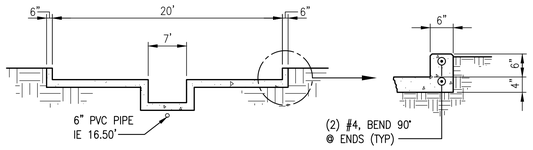
5 C504 MITERED END SECTION
NO SCALE





6 C504 CONC WEIR PLAN
NO SCALE

7 C504 CONC WEIR SECTION
NO SCALE

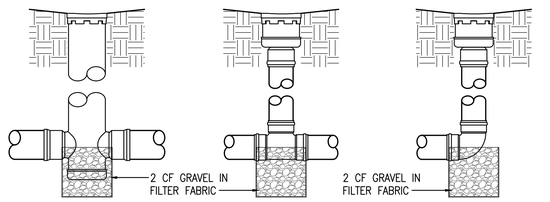


3000 PSI CONCRETE W/
FIBERMESH MIN. 4" THICK

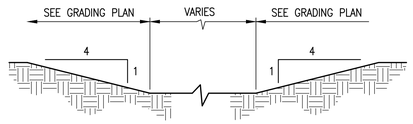
8 C504 CONC WEIR SECTION
NO SCALE

SEE LANDSCAPE DWG'S FOR GRADE MATERIAL (TYP)

ALL DRAINS TO BE "NYLOPLAST" W/ PEDESTRIAN H-10 RATED GRATES OR APPROVED EQUAL



10 C504 "NYLOPLAST" DRAIN DETAILS
NO SCALE



RETENTION POND & SWALE NOTES:
- SIDEWALLS TO RECEIVE SOLID SOD MATCH EXISTING SPECIES
- CLEAN OF ALL CONSTRUCTION DEBRIS AND SILT BEFORE SODING.

11 C504 TYPICAL POND SECTION
NO SCALE

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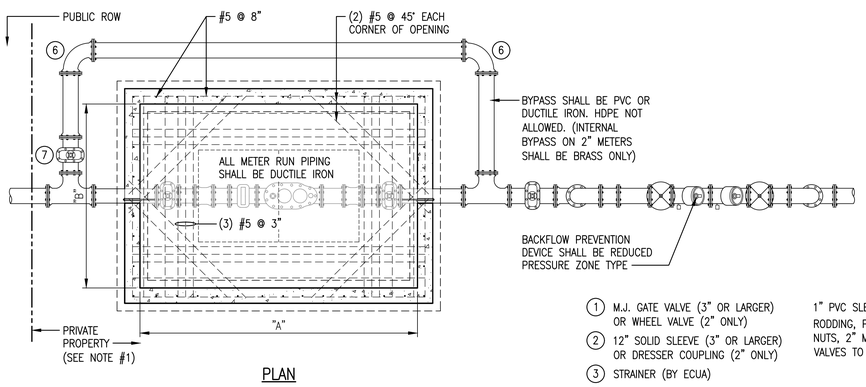
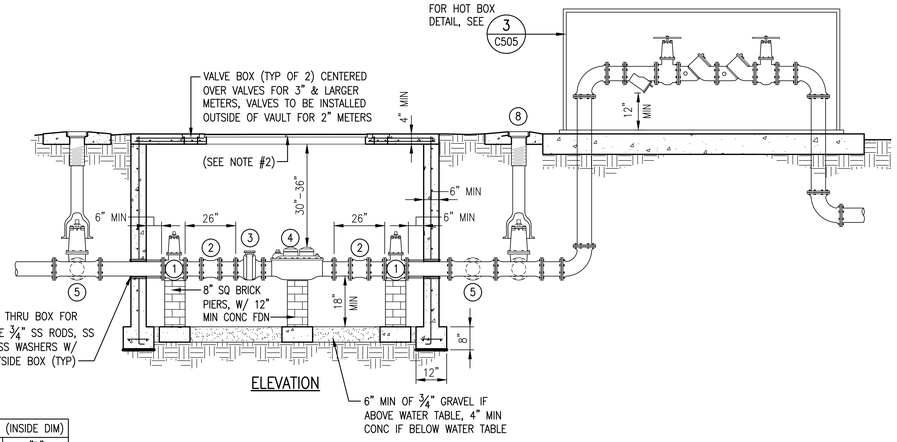


PLAN

1. METER VAULTS ARE TYPICALLY PLACED IN EASEMENT ON PRIVATE PROPERTY ABUTTING ROW LINE (SEE ECUA ENGINEERING FOR INFORMATION). METER SHALL NOT BE FENCED IN.
2. ALUMINUM OR GALVANIZED STEEL ANGLE FRAME HATCH W/ ALUMINUM DOUBLE COVER. SIZE 36"x48" FOR 2" METER VAULTS OR 36"x72" FOR 3" & LARGER METER VAULTS. NO CENTER BAR, DOORS HINGED ON OPPOSITE SHORT SIDE & OPEN TO 90° OR MORE. TYPE AHD FOR INCIDENTAL H20 RATED TRAFFIC, OR TYPE APD FOR 300 POUND PEDESTRIAN TRAFFIC USE.



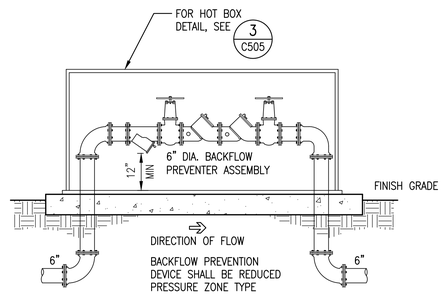
ELEVATION

1. M.J. GATE VALVE (3" OR LARGER) OR WHEEL VALVE (2" ONLY)
2. 12" SOLID SLEEVE (3" OR LARGER) OR DRESSER COUPLING (2" ONLY)
3. STRAINER (BY ECUA)
4. METER (BY ECUA)
5. M.J. TEE
6. M.J. ELBOW 90°
7. M.J. GATE VALVE & BOX
8. OWNER CONTROL GATE VALVE

METER SIZE	METER BOX (INSIDE DIM)	
	"A"	"B"
2"	6'-6"	4'-6"
3"	9'-0"	4'-6"
4"	9'-0"	5'-0"

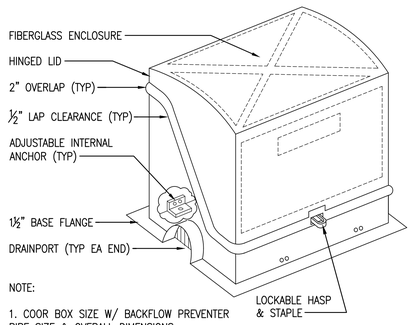
ALL WORK SHALL CONFORM TO ECUA'S STANDARD SPECIFICATIONS LATEST EDITION

1 C505 — 2", 3", & 4" METER VAULT
NO SCALE



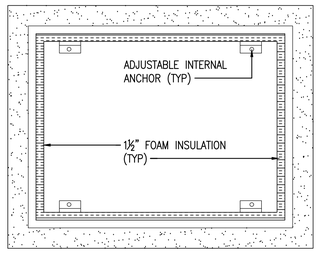
PIPING ABOVE GRADE TO HAVE 2.5" CELLULAR GLASS INSULATION WITH METAL JACKET. METAL JACKET SHALL HAVE SIDE & END LAPS AT LEAST 2" WIDE WITH THE CUT EDGE OF THE SIDE LAP TURNED UNDER 1" TO PROVIDE A SMOOTH EDGE. OVERLAP THE JACKET NOT LESS THAN 2" AT LONGITUDINAL AND CIRCUMFERENTIAL JOINTS AND SECURE WITH METAL BANDS NOT MORE THAN 9" CENTERS OR WITH SCREWS AT NOT MORE THAN 5" CENTERS. OVERLAP LONGITUDINAL JOINTS DOWN TO SHED WATER. SEAL CIRCUMFERENTIAL JOINTS WITH A COATING RECOMMENDED BY THE INSULATION MANUFACTURER FOR WATERPROOFING.

2 C505 — BACKFLOW PREVENTER
NO SCALE

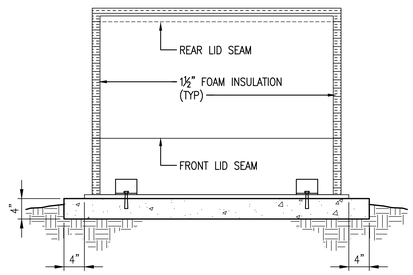


NOTE:

1. COOR BOX SIZE W/ BACKFLOW PREVENTER PIPE SIZE & OVERALL DIMENSIONS
2. PAINT COLOR SHALL BE TAN OR AS APPROVED BY OWNER
3. 1½" INSULATION: POLYISOCYANURATE, SPRAY APPLIED & BONDED

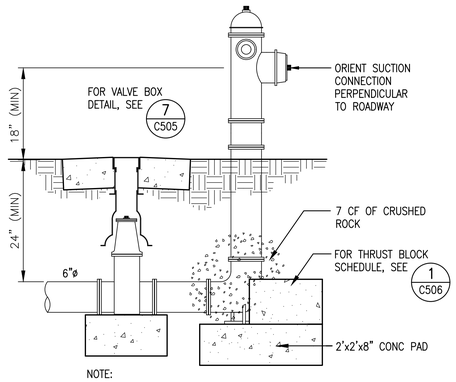


PLAN



ELEVATION

3 C505 — BFP HOT BOX
NO SCALE



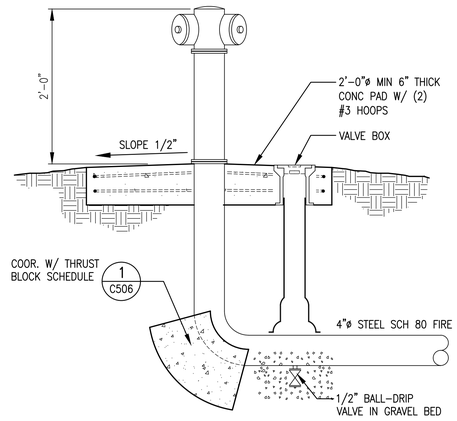
NOTE:

FOR ADDITIONAL HYDRANT INFORMATION SEE SPECIFICATIONS

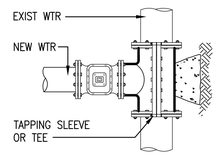
HYDRANT TO BE 3' CLEAR MIN & 7' MAX FROM ROADWAY

PROVIDE POSITIVE SLOPES AWAY FROM HYDRANT

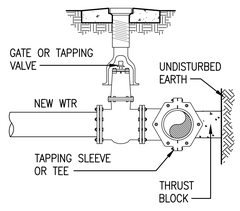
4 C505 — FIRE HYDRANT DETAIL
NO SCALE



5 C505 — FIRE DEPT CONNECTION DETAIL
NO SCALE



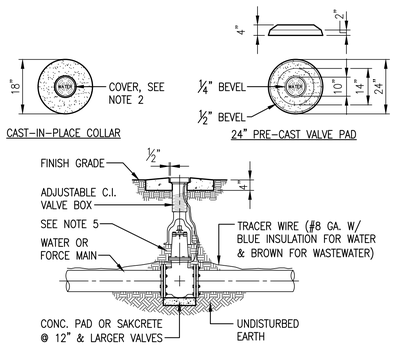
PLAN VIEW



ELEVATION

SEE SITE UTILITY PLAN FOR EXIST & NEW WATER LINE SIZES (TYP)

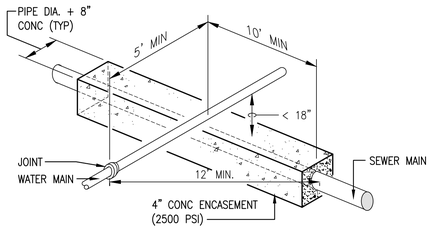
6 C505 — TAPPING SLEEVE & VALVE
NO SCALE



1. VALVE BOX & BOOT SHALL BE CAST IRON
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISH GRADE OR ½" ABOVE NATURAL GROUND.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUAL.
5. EARTH UNDER FLANGE OF VALVE BOX TO BE FIRM & WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.

7 C505 — TYP VALVE & BOX INSTALLATION
NO SCALE

SANITARY SEWER LINES (GRAVITY OR PRESSURE) SHALL HAVE 18" OR GREATER VERTICAL CLEARANCE BELOW ANY POTABLE WATER LINE WHEN CROSSING. A MINIMUM OF 6" VERTICAL CLEARANCE IS REQUIRED FOR OTHER UTILITIES. HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER LINE THAT IS PARALLEL TO AND LESS THAN 18" BELOW A POTABLE WATER LINE SHALL BE 10' OR GREATER. A MINIMUM OF 30" IS REQUIRED FOR OTHER UTILITIES. IF THIS IS NOT POSSIBLE OR PRACTICAL, SEE BELOW:



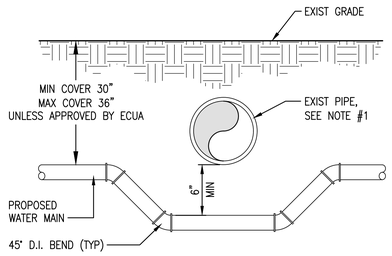
FOR CROSSING: ENCASE AS ABOVE SO THAT THE ENDS OF ENCASEMENT ARE AT LEAST 12' FROM ANY WATER LINE JOINT. WATER LINE JOINT MUST NOT BE CLOSER THAN 5' TO THE POINT OF CROSSING, OR IT MUST ALSO BE ENCASED.

ALTERNATE 1: USE EQUALLY (OR HIGHER) RATED PRESSURE PIPE FOR SEWER WITH NO JOINTS CLOSER THAN 12' APART AND 6" VERTICAL.

ALTERNATE 2: PLACE SEWER LINE INTO STEEL CASING AND CENTER 20' PIECE WITH 4' VERTICAL CLEARANCE AND SEAL ENDS.

FOR PARALLEL: AND 6' TO 10' APART USE ALTERNATE 2, BUT IF MORE THAN 40' IN LENGTH, ALTERNATE 1 MUST BE USED AND JOINTS ARE TO BE STAGGERED. IF LINES MUST BE 3' TO 6' APART, ALTERNATE 1 MUST BE USED WITH A HIGHER RATED PRESSURE PIPE FOR SEWER (i.e., WATER LINE IS DR25 THEN USE DR18 OR 21 FOR SEWER).

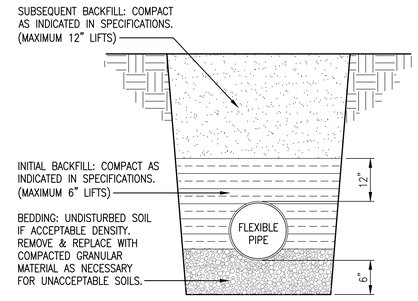
8 C505 — SEWER/WATER SEPARATION
NO SCALE



NOTE:

1. IF EXISTING PIPE IS A SEWER MAIN, REFER TO ENCASEMENT DETAIL FOR ADDITIONAL SPECIFICATIONS.
2. ALL FITTINGS ARE TO BE C.I. RETAINING JOINT TYPE.

9 C505 — CONFLICT DETAIL
NO SCALE



10 C505 — FLEXIBLE PIPE BEDDING
NO SCALE

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REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

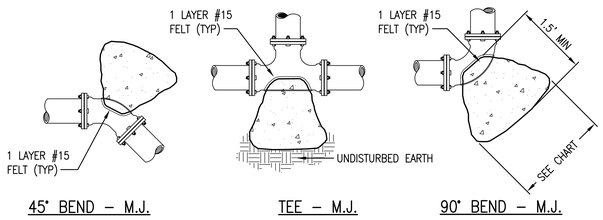
10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SECTIONS & DETAILS

SHEET:

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



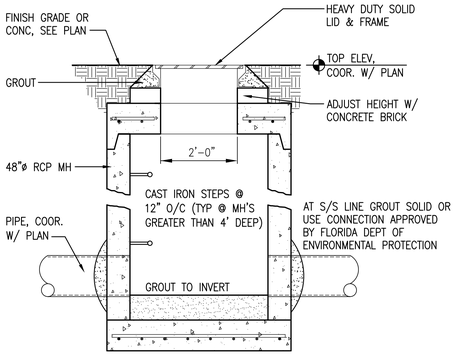
45° BEND – M.J. TEE – M.J. 90° BEND – M.J.

MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL

PIPE SIZE	DEAD END OR TEE	90° 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 3'
16"	5' x 5.5'	6' x 6.5'	4' x 5'	3' x 3.5'

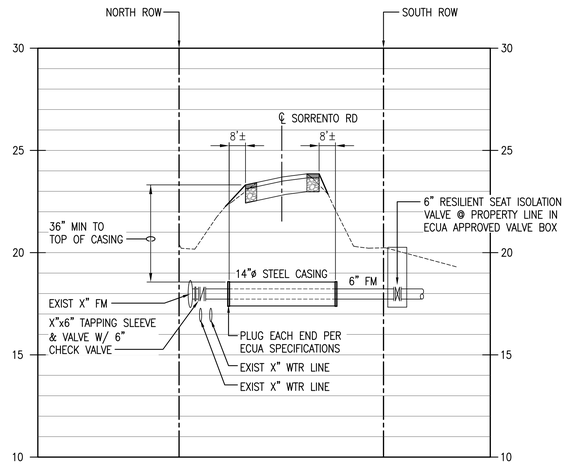
NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL
3. THRUST BLOCK DIMENSIONS BASED ON SM SOIL CLASSIFICATION
4. CONCRETE MIN. 2,500 PSI.
5. JOINT RESTRAINTS ARE TO BE USED ON ALL FITTINGS. TRUST BLOCKS REQUIRED ON 90° BENDS, 45° BENDS, TEES, TAPPING SLEEVES, AND DEAD ENDS.

1 / C506 THRUST BLOCK SCHEDULE & DETAILS
NO SCALE



MANHOLES SHALL COMPLY W/ ASTM C478 IN ACCORDANCE W/ THE APPLICABLE PROVISIONS OF SECTION 5.2.1 OR 5.2.2 OF THE REFERENCED STANDARDS. ALL MATERIALS & REINFORCING SHALL NOT BE LESS THAN PRESCRIBED BY THE STANDARDS. RUBBER GASKETS SHALL COMPLY W/ ASTM C-443

2 / C506 JUNCTION & SS MH
NO SCALE



STEEL CASING – JACK & BORE

3 / C506 FM CASING PROFILE
1" = 30' H / 1" = 3' V

BORING SHALL BE PREFORMED TO ALIGNMENT AND GRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS

THE ALLOWABLE TOLERANCE AS TO GRADE AND ALIGNMENT OF THE INSTALLED CASING SHALL NOT EXCEED 1" PER 100' OF CASING LENGTH

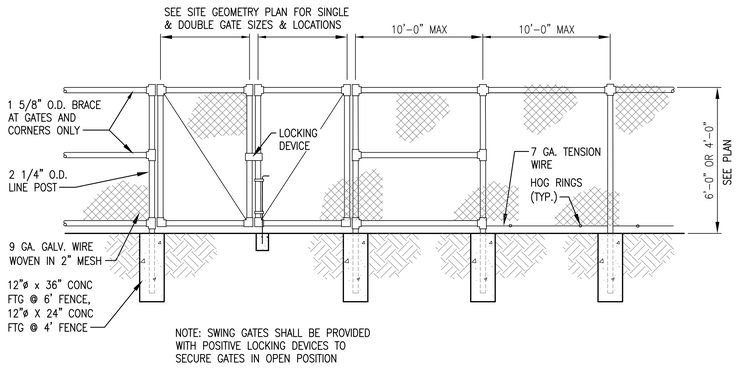
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY UNDERGROUND UTILITIES AND FOR ANY DAMAGE RESULTING TO LOCATED UTILITIES

THE CASING SHALL BE SEAMLESS OR ELECTRIC WELDED 14" OD STEEL PIPE ASTM A-139

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PRODUCING A SOUND, TIGHT INSTALLATION, TRUE TO LINE AND GRADE

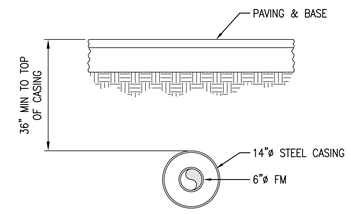
ONLY WORKMEN EXPERIENCED IN BORING OPERATION SHALL PERFORM THE WORK

THE PITS OR TRENCHES EXCAVATED TO FACILITATE JACKING OPERATIONS SHALL BE BACKFILLED IMMEDIATELY AFTER THE JACKING OF THE PIPE HAS BEEN COMPLETED

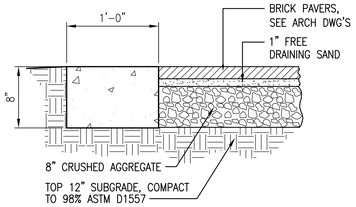


NOTE: SWING GATES SHALL BE PROVIDED WITH POSITIVE LOCKING DEVICES TO SECURE GATES IN OPEN POSITION

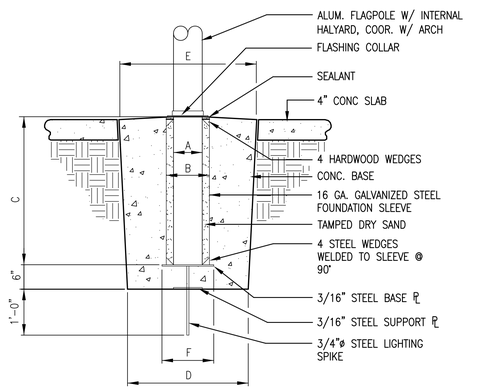
4 / C506 6' & 4' CHAIN-LINK FENCE & GATE
NO SCALE



3A / C506 FM CASING SECTION
NO SCALE



10 / C506 BRICK PAVER DETAIL
NO SCALE

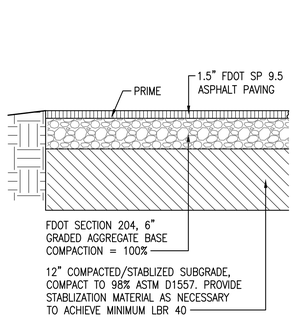


	A	B	C	D	E	F
20' POLE	5"	8"	24"	24"	30"	12"
30' POLE	6"	10"	36"	30"	36"	14"
35' POLE	7"	12"	42"	36"	42"	16"

CONFIRM POLE SELECTION W/ OWNER PRIOR TO ORDERING & INSTALLATION

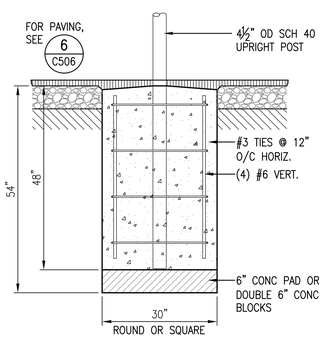
NOTE: REMOVE FLAG FROM POLE WHEN WIND IS EXPECTED TO EXCEED 75 MPH

5 / C506 FLAG POLE FOUNDATION
NO SCALE



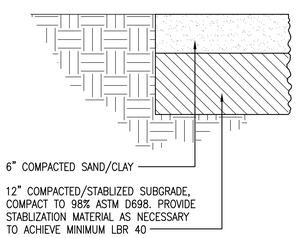
STRIPE ASPHALT W/ 2" WHITE PAINT MEETING FHSAA REQUIREMENTS, SEE SPECIFICATIONS

6 / C506 BASKETBALL COURT PAVING SECTION
NO SCALE

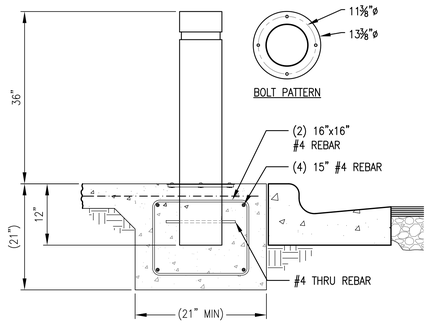


DETAIL REPRESENTS MINIMUM REQUIRED, CONFIRM FOUNDATION REQUIREMENTS W/ MANUFACTURER

7 / C506 BASKETBALL GOAL FOUNDATION
NO SCALE



8 / C506 CLAY TRACK SECTION
NO SCALE



NON-LIGHTED SECURITY BOLLARD DETAIL

BOLLARD W/O LIGHT (VEHICULAR RATED)
CALPIPE INDUSTRIES (OR APPROVED EQUAL)
BOLLARD CAP STYLE: VIKING
MODEL: IBF08080
36" CARBON STEEL 8" SCH. 80
BOLLARD FINISH: POWDER COATED, COLOR BY ARCH,
*SUBMIT PRODUCT FOR REVIEW & APPROVAL

9 / C506 BOLLARD DETAIL
NO SCALE

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BTA Bullock Tice Associates

REVISIONS:

SIGNATURE AND SEAL

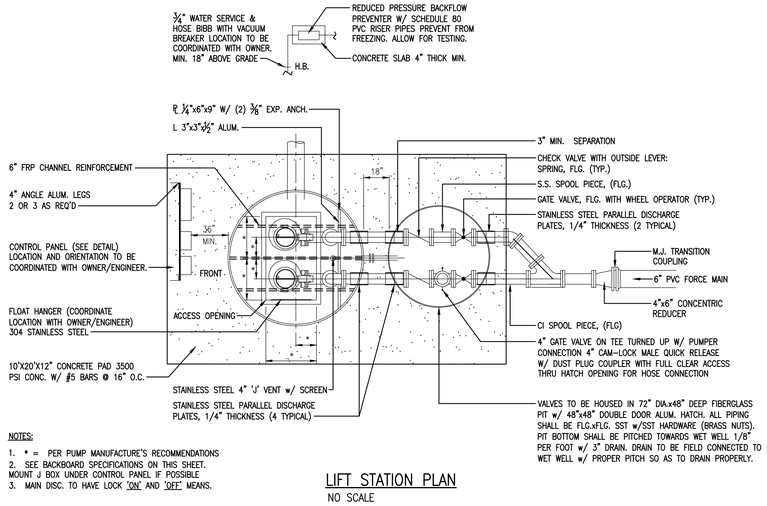
PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: SECTIONS & DETAILS

SHEET: C506



NOTES:

1. * = PER PUMP MANUFACTURE'S RECOMMENDATIONS
2. SEE BACKBOARD SPECIFICATIONS ON THIS SHEET. MOUNT J BOX UNDER CONTROL PANEL IF POSSIBLE
3. MAIN DISC. TO HAVE LOCK 'ON' AND 'OFF' MEANS.

LIFT STATION PLAN
NO SCALE

ESCAMBIA COUNTY SCHOOL DISTRICT
SANITARY SEWER LIFT STATION
AUTHORIZED PERSONNEL ONLY
IN CASE OF EMERGENCY CONTACT
DAYTIME: 850-469-5585
AFTER HOURS: 850-554-4221

24"x18" 040 ALUMINUM SIGN WITH 1" LETTERS

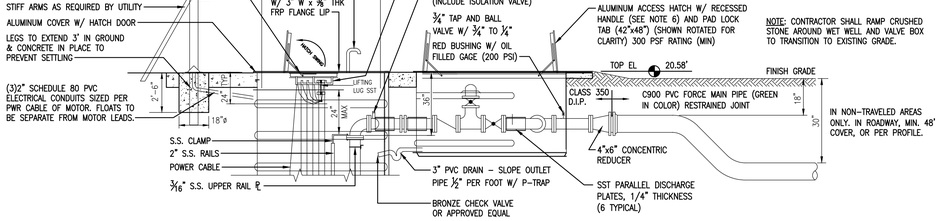
LIFT STATION SIGN
NO SCALE

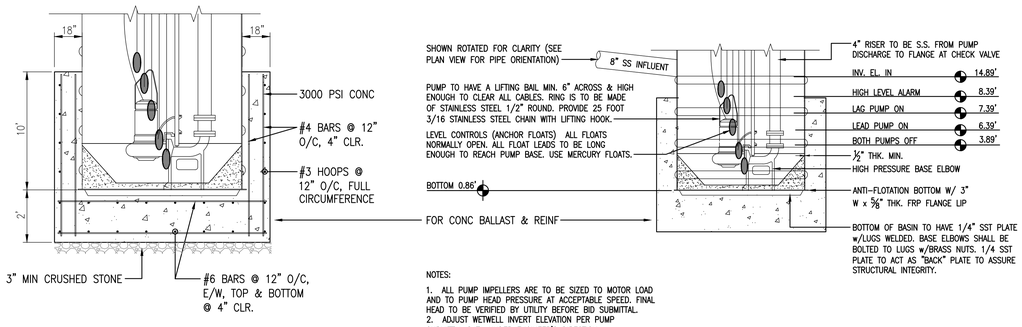
1. VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
2. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK SEALANT.
3. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
4. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY BY THE ENGINEER. DIMENSIONS DEPICTED ARE MINIMUM SIZE.
5. PUMPS OPERATING CONDITIONS SHALL BE X GPM AT X FEET TDH.
6. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL ASSEMBLED WITH ANTI-SEIZE. BOLT HARDWARE SHALL BE SST w/BRONZE NUTS.
7. ALL CONDUIT CONNECTING TO THE CONTROL PANEL WILL HAVE A WEATHER PROOF CONDUIT BODY.
8. PROVIDE CROUSE-HINDS TYPE ESUF OR EQUAL FILLED WITH NON-HARDENING COMPOUND.
9. SURGE SUPPRESSER SHALL BE CONNECTED TO THE MAIN POWER SUPPLY.
10. A STABILIZED / LEVEL DRIVE TO THE STATION WILL BE PROVIDED.
11. ENCLOSURES SHALL BE NEMA 4X SS.
12. ALL CONDUCTORS TO BE COPPER.
13. CONTROL PANEL TO HAVE WIRING SCHEMATIC PERMANENTLY AFFIXED TO INSIDE OF DOOR.
14. ALL WIRE TO JUNCTION BOX TO BE NUMBERED AT BOTH ENDS.
15. THE CONTRACTOR SHALL AT THE TIME OF START-UP, ATTACH AN EMERGENCY GENERATOR TO THE CONTROL PANEL TO CHECK FOR THE PROPER OPERATION AND CORRECT ROTATION.
16. ALL WET WELL & VALVE BOX PIPING AND FITTINGS SHALL BE 316 STAINLESS STEEL SCH 40 WITH WELDED FLANGES.
17. WET WELL SHALL MEET ASTM SPECIFICATION D3753.
18. POST UNOBSTRUCTED SIGN FOR EMERGENCY CONTACT ON CHAINLINK FENCE AROUND LIFT STATION.
19. THE WET WELL MUST HAVE A "SERIAL NUMBER" PRINTED ON THE TANK IN PLAIN SITE AFTER BEING INSTALLED. A COPY OF THIS SERIAL NUMBER AND A CERTIFICATE OF "A.S.T.M" COMPLIANCE MUST BE INCLUDED WITH OTHER EQUIPMENT OPERATION & MAINTENANCE MANUALS.
20. THE WET WELL & VALVE PIT SHALL BE CONSTRUCTED OF FIBERGLASS WITH ALL PIPING BEING WELDED FLANGED SCH.40 SST.
21. THE PUMPS RAIL SYSTEM BASE ELBOWS MUST BE INSTALLED AND INCLUDE A 1/4" THICK SST BACKING PLATE WITH THE STUDS WELDED IN PLACE.
22. THE WET WELL & VALVE PIT STRUCTURES MUST HAVE TEN (10) YEAR WRITTEN WARRANTIES. A COPY OF THE WARRANTY MUST BE INCLUDED WITH SUBMITTAL DATA.
23. WET WELL AND VALVE PIT SHALL BE FULLY INTEGRATED WITH CONTINUOUS SLAB TO RESIST FLOTATION UNDER FULLY SATURATED CONDITIONS.
24. ELECTRICAL SERVICE TO BE 240V 3 PHASE.

NW ELEMENTARY SCHOOL LIFT STATION

PUMP INFORMATION:	
MANUFACTURER	HYDROMATIC
TYPE PUMP	NON-CLOG
MODEL NO.	54P
CAPACITY (GPM - TDH)	355 GPM @ 36' HEAD
IMPELLOR SIZE & NO.	7.63
DISCHARGE PIPE SIZE	4"
HP. - RATED RPM	7.5
VOLT/PHASE	240 VOLT 3 PHASE

PUMP DISCHARGE SHALL BE CENTERLINE ONLY, NO TANGENTIAL DISCHARGE ALLOWED. IMPELLOR TO BE HARDENED METAL CONSTRUCTION. SEE PROJECT MANUAL SPECIFICATION 2540 FOR COMPLETE PUMP SPECIFICATIONS..

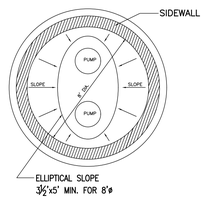




NOTES:

1. ALL PUMP IMPELLERS ARE TO BE SIZED TO MOTOR LOAD AND TO PUMP HEAD PRESSURE AT ACCEPTABLE SPEED. FINAL HEAD TO BE VERIFIED BY UTILITY BEFORE BID SUBMITTAL.
2. ADJUST WETWELL INVERT ELEVATION PER PUMP SUBMITTAL DATA UNDER ENGINEER'S DIRECTION.
3. PROVIDE COMPLETE SUBMITTAL TO INCLUDE PUMP CURVES BASIN LAY-OUT & MATERIALS OF CONSTRUCTION. SUBMITTAL MUST BE ALL "INCLUSIVE".

LIFT STATION SECTION
NO SCALE



LIFT STATION BASE PLAN
NO SCALE

1 / C601 LIFT STATION
NO SCALE

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REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: LIFT STATION DETAILS

SHEET: C601

Kenneth Horne & Associates, Inc.
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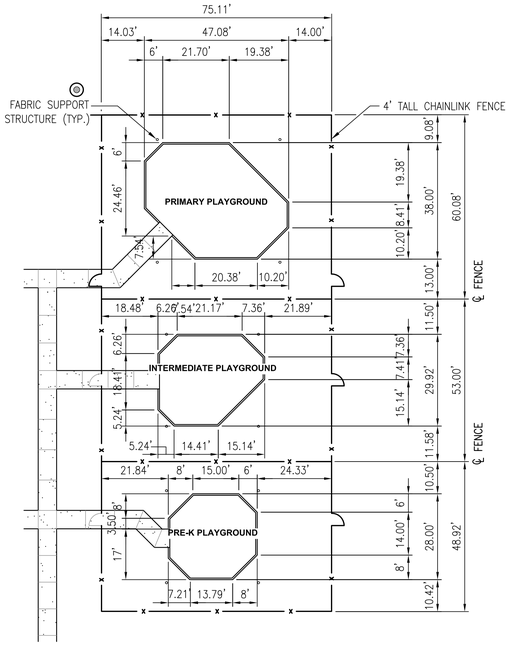
(850) 471-9005 INFO@KH-A.COM FAX (850) 471-0093



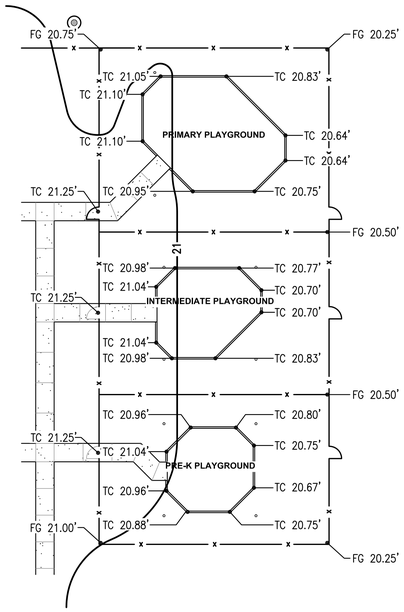
PLAYGROUND EQUIPMENT BY GAME TIME OR APPROVED EQUAL, SEE SPECIFICATIONS FOR ALLOWANCE

COLOR PALETTE: FRESH (CONFIRM W/ ARCH/OWNER)

AREAS INSIDE THE CURBING TO CONTAIN POURED IN PLACE RUBBER SURFACING BY "CREATIVE SAFETY SURFACING" OR APPROVED EQUAL. COLOR GREEN 50% / BLACK 50%

PLAYGROUND EQUIPMENT & SURFACING SHALL COMPLY W/ 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN CHAPTER 10

1 C701 SITE GEOMETRY PLAN
1" = 20.00'
0' 10' 20' 40' 60'



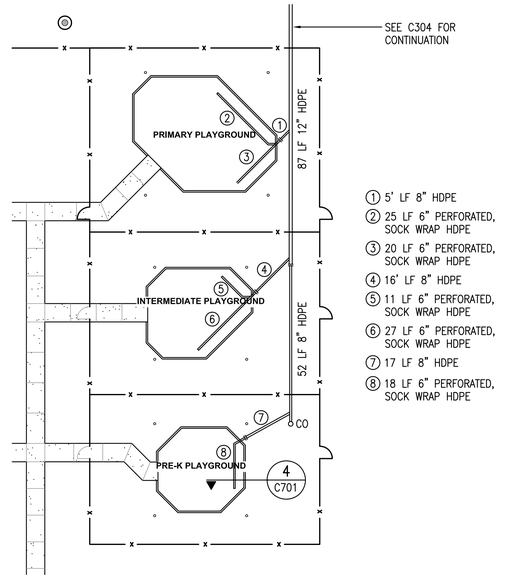
PLAYGROUND EQUIPMENT BY GAME TIME OR APPROVED EQUAL

COLOR PALETTE: FRESH (CONFIRM W/ ARCH/OWNER)

AREAS INSIDE THE CURBING TO CONTAIN POURED IN PLACE RUBBER SURFACING BY "CREATIVE SAFETY SURFACING" OR APPROVED EQUAL. COLOR GREEN 50% / BLACK 50%

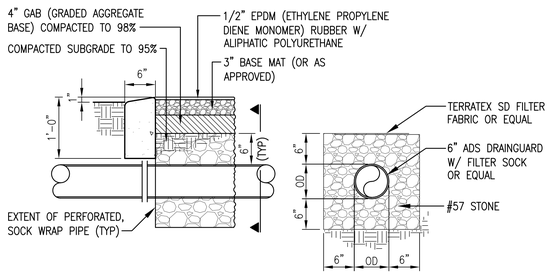
PLAYGROUND EQUIPMENT & SURFACING SHALL COMPLY W/ 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN CHAPTER 10

2 C701 SITE GRADING PLAN
1" = 20.00'
0' 10' 20' 40' 60'



1. 5' LF 8" HDPE
2. 25 LF 6" PERFORATED, SOCK WRAP HDPE
3. 20 LF 6" PERFORATED, SOCK WRAP HDPE
4. 16' LF 8" HDPE
5. 11 LF 6" PERFORATED, SOCK WRAP HDPE
6. 27 LF 6" PERFORATED, SOCK WRAP HDPE
7. 17 LF 8" HDPE
8. 18 LF 6" PERFORATED, SOCK WRAP HDPE

3 C701 SITE GRADING PLAN
1" = 20.00'
0' 10' 20' 40' 60'



4 C701 PIPE SECTION @ CURB
NO SCALE

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REVISIONS:

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PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE: ENLARGED PLAYGROUND PLANS

SHEET: C701

Kenneth Horne & Associates, Inc.
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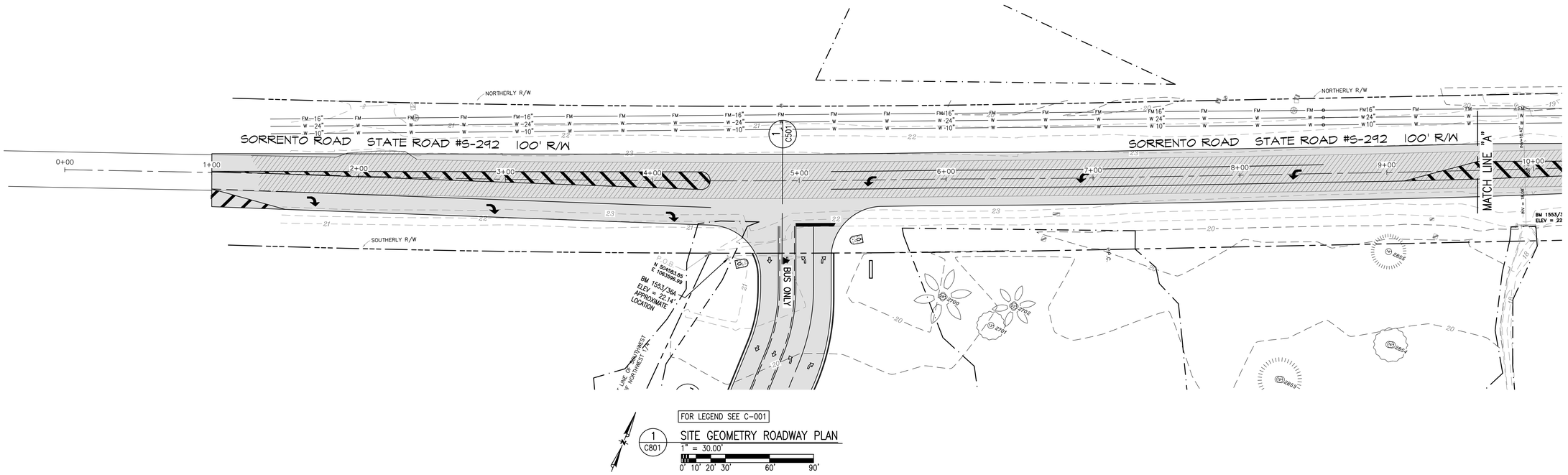
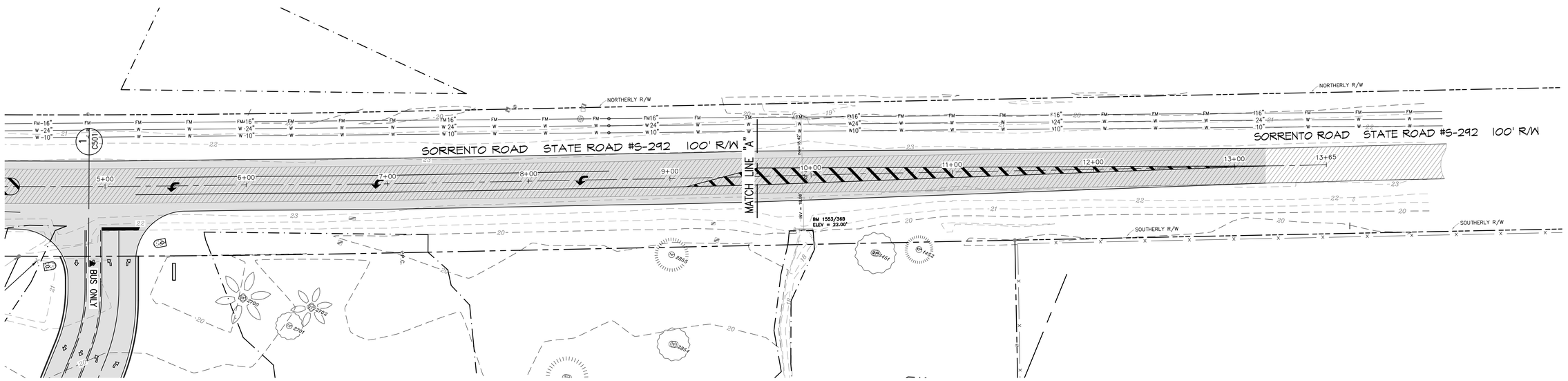


1 C801 SITE GEOMETRY ROADWAY PLAN

FOR LEGEND SEE C-001

1" = 30.00'

0' 10' 20' 30' 60' 90'



2 C801 SITE GEOMETRY ROADWAY PLAN

FOR LEGEND SEE C-001

1" = 30.00'

0' 10' 20' 30' 60' 90'

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SHEET TITLE:
SITE ROADWAY GEOMETRY PLANS

SHEET:
C801

KH&A Kenneth Horne & Associates, Inc.
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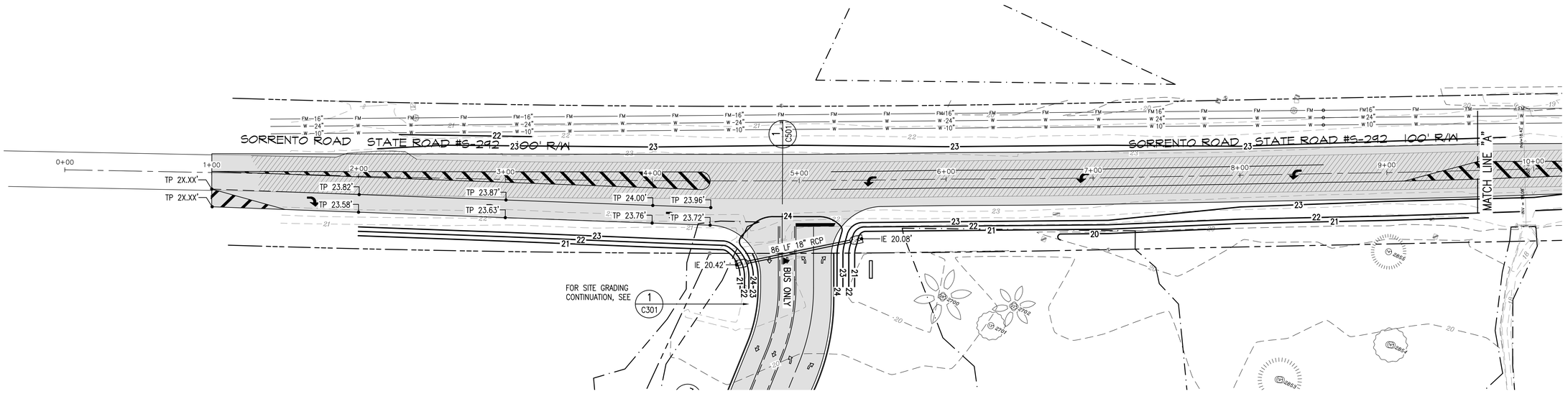

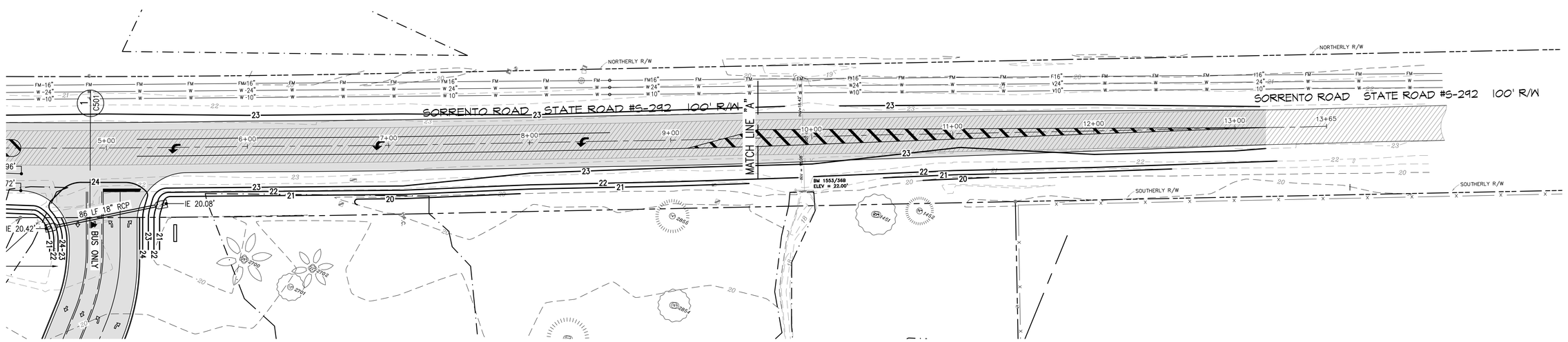

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10789 SORRENTO RD
PENSACOLA, FL 32507

147917.01
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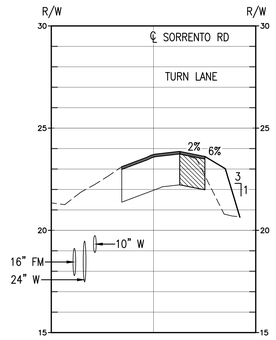
SHEET TITLE:
OADWAY
NG PLANS

SHEET:
802

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



STA: 2+00
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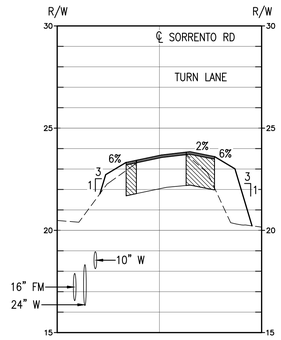

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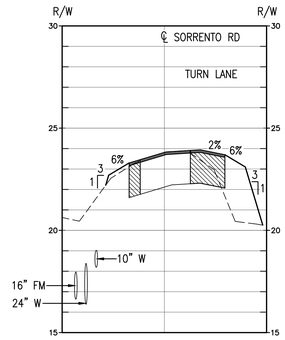

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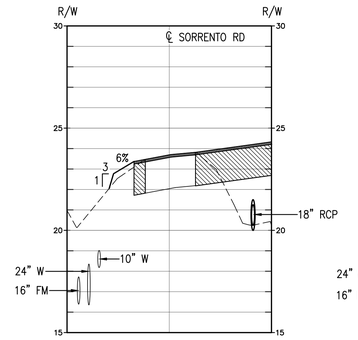

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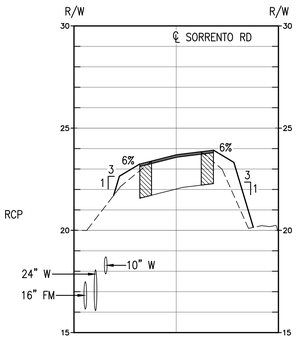

STA: 6+00
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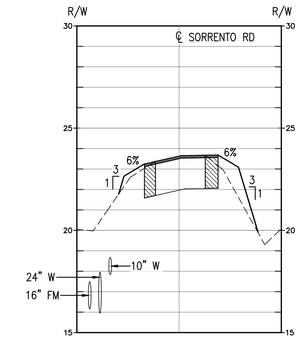

STA: 7+00
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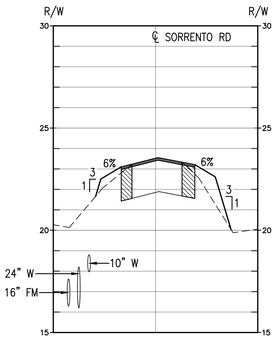

STA: 8+00
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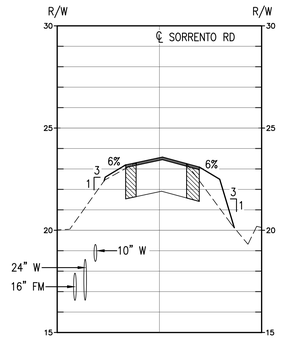
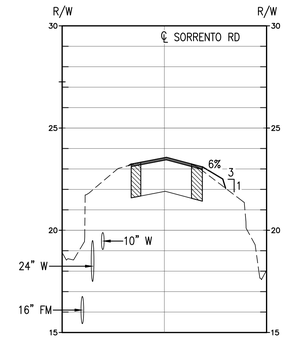


STA: 9+00
1" = 30'H / 1" = 3'V



STA: 10+00
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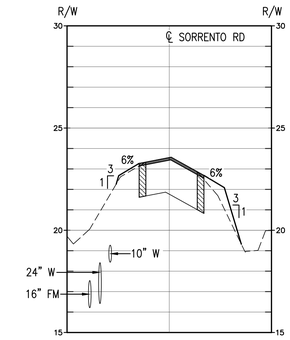

STA: 11+00
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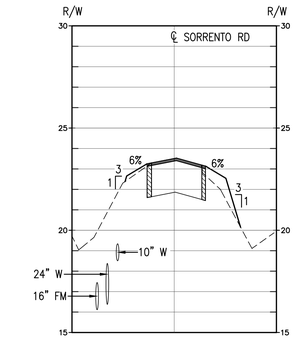

STA: 12+00
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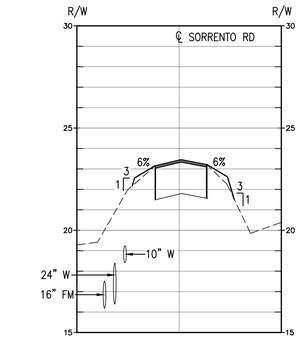


STA: 13+00
1" = 30'H / 1" = 3'V

1 / C803 ROADWAY PROFILES
1" = 30'H / 1" = 3'V

BTA Bullock Tice Associates
999 East Cervantes
Pensacola, FL. 32501
AAC000174
www.bullocktice.com
Fax: 850.432.5208
Phone: 850.434.5444

REVISIONS:

SIGNATURE AND SEAL

PLEASANT GROVE ELEMENTARY SCHOOL REPLACEMENT

10789 SORRENTO RD
PENSACOLA, FL 32507

BTA PROJECT NO: 147917.01
SHEET DATE: 09/16/19

SHEET TITLE:
SITE ROADWAY PROFILES

SHEET:
C803

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

Board of Adjustment		**6. E.**
Meeting Date:	11/20/2019	
CASE:	CU-2019-14	
APPLICANT:	Wayne Williams, Owner	
ADDRESS:	6146 Mobile Hwy	
PROPERTY REFERENCE NO.:	39-1S-31-4102-001-003, 39-1S-31-4102-000-003	
ZONING DISTRICT:	Com, Commercial district	
FUTURE LAND USE:	MU-U, Mixed-Use Urban	
OVERLAY DISTRICT:	N/A	

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
Conditional use to allow for outside storage, tree-removal equipment, and employees vehicles.

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section: 3-2.10.c.8.b
(8) Other uses.
b. Outdoor storage not among the permitted uses of the district, including outdoor storage of trailered boats and operable recreational vehicles, but no repair, overhaul, or salvage activities. All such storage shall be screened from residential uses and maintained to avoid nuisance conditions.

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

CRITERION (a)

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

FINDINGS-OF-FACT
The adjacent property to the north is zoned HC/LI and is vacant. The adjacent property to the east is has three single family homes abutting approximately half of the property line and the other half of the property line is abutting a stormwater retention pond. To the south the property is zoned Commercial and contains a barber shop. The proposed use could be compatible with these uses given appropriate buffering

CRITERION (b)

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

FINDINGS-OF-FACT
Water, electric and sewer facilities are currently available on site and will need to be provided as necessary.

CRITERION (c)

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

FINDINGS-OF-FACT
It appears there are two driveways to the site along Mobile Highway. A site plan was submitted and has been reviewed through the pre-application process. The county would be relying on Florida Department of Transportation for comments since Mobile Highway is a State roadway for ingress and egress access. There are no measurements at this time particularly regarding vehicle and pedestrian safety and convenience efficient traffic flow and control, on-site parking and loading, and emergency vehicle access, these will be reviewed during the Site Plan Review process.

CRITERION (d)

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

FINDINGS-OF-FACT
The site is surrounded by vacant land to the north, with a neighborhood to the east. No nuisances and hazards appear to effect the surrounding uses at this time. The avoidance of nuisances and hazards to the adjacent properties and properties in the immediate area will be evaluated during the Site Plan Review process.

CRITERION (e)

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

FINDINGS-OF-FACT
Solid waste service is available for the subject property, however, it is not anticipated to a need large containers at this time. This will be further evaluated during the Site Plan Review Process.

CRITERION (f)

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

FINDINGS OF FACT:
The project will need to be approved through the Site Plan Review Process and meet the following Design Manual (DSM) criteria.
DSM 2-2 Landscape areas and quantities.

2-2.1 Parcel total. No parcel shall provide less than 15 percent landscape area, regardless of the minimum pervious lot coverage required by the applicable zoning district. On-site permeable retention/detention ponds and permeable swales qualify as landscape area if their maximum depths are no more than three feet and their side slopes are no steeper than 2:1 (horizontal to vertical).

2-2.3 Buffers. Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:

a. **Required by use.** The character of adjoining land uses primarily determines the type of buffering required.

1. **Residential and non-residential.** All residential uses shall be buffered from all non-residential uses, other than passive recreation, conservation, or agricultural uses, according to the buffer types established in this section and following non-residential categories:

b. General commercial. General commercial uses consistent with the Commercial (Com) zoning district shall provide a Type-B buffer supplemented with an opaque fence or wall. Type-B consist of a 16 feet buffer width 2.5 canopy trees, 2 understory, and 20 shrubs for every 100 linear feet.

CRITERION (g)

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

FINDINGS OF FACT:
The applicant intends to have a sign and exterior lights on the property such as way-finding and nighttime security lighting. Lighting should be shielded and directed inward to alleviate any off-site impacts.

CRITERION (h)

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

FINDINGS OF FACT:
Based on the applicant's submitted plan for Development Review pre-application the size, shape and location of the parcel will accommodate the proposed use.

CRITERION (i)

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

FINDINGS OF FACT:
The proposed can meet all of the following criteria to use the property for outside storage with the completion of an Development Order.

STAFF FINDINGS

Staff recommends approval of the Conditional Use to allow for further review through the Development Review Process in order to receive a Development Order.

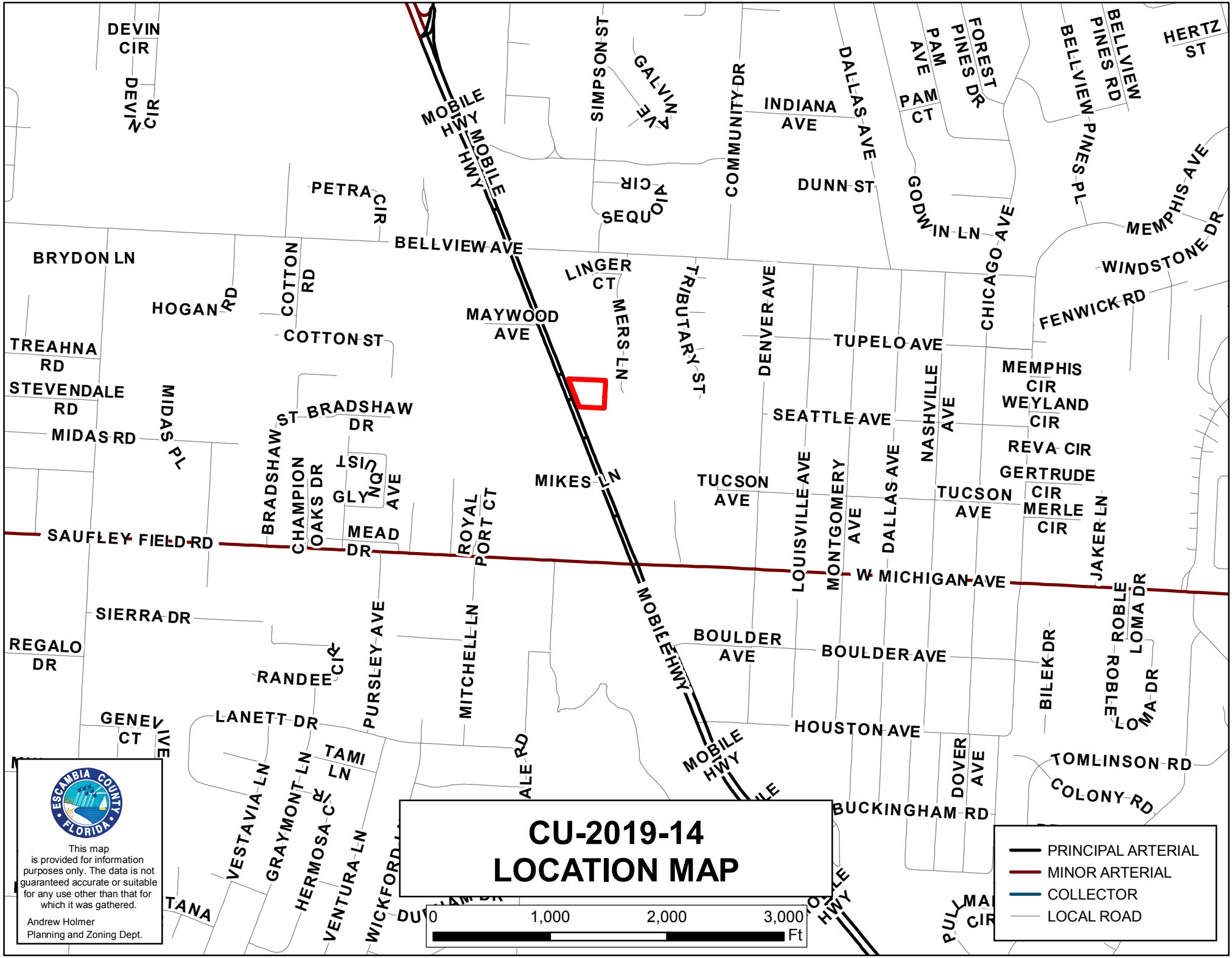
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

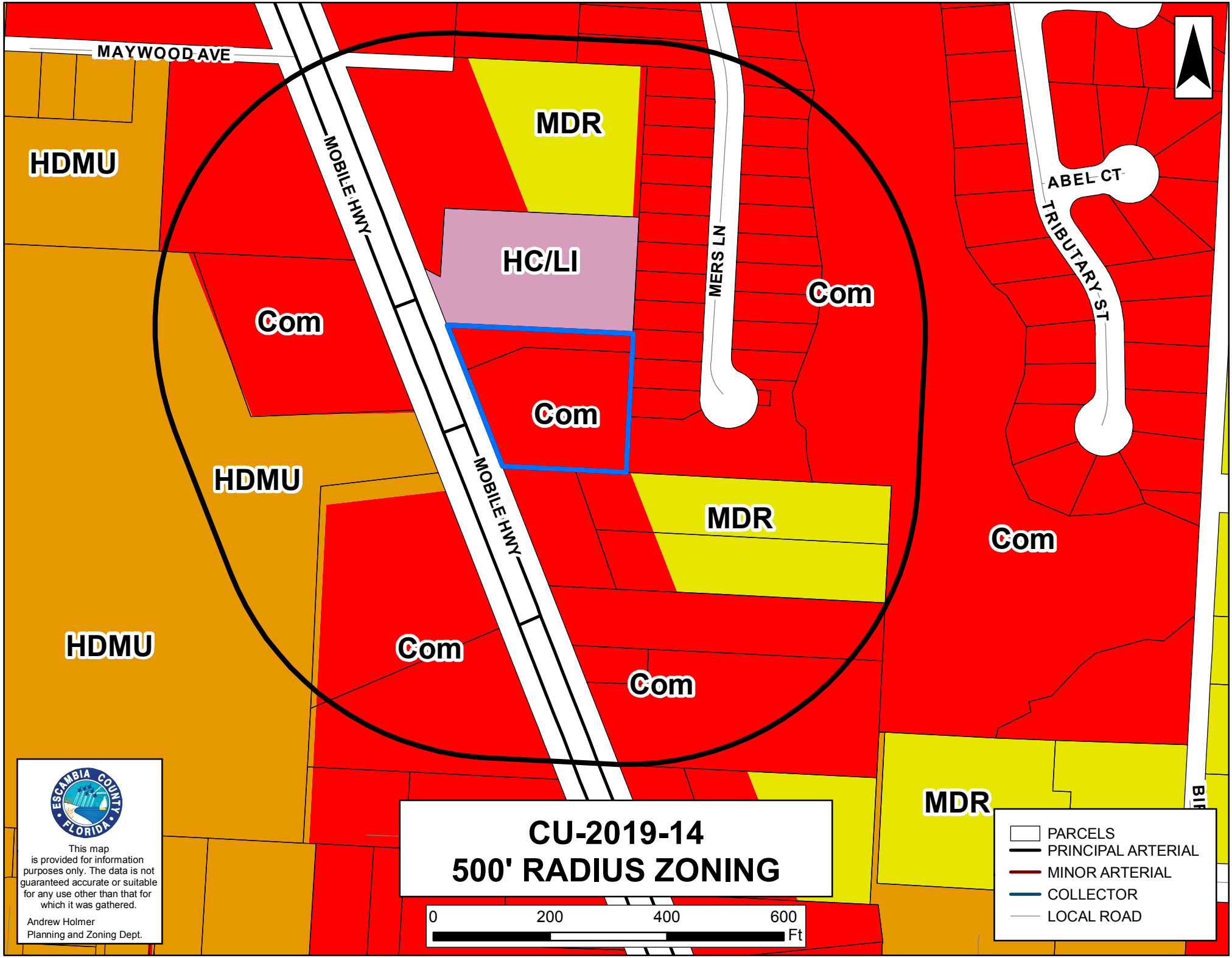
Attachments

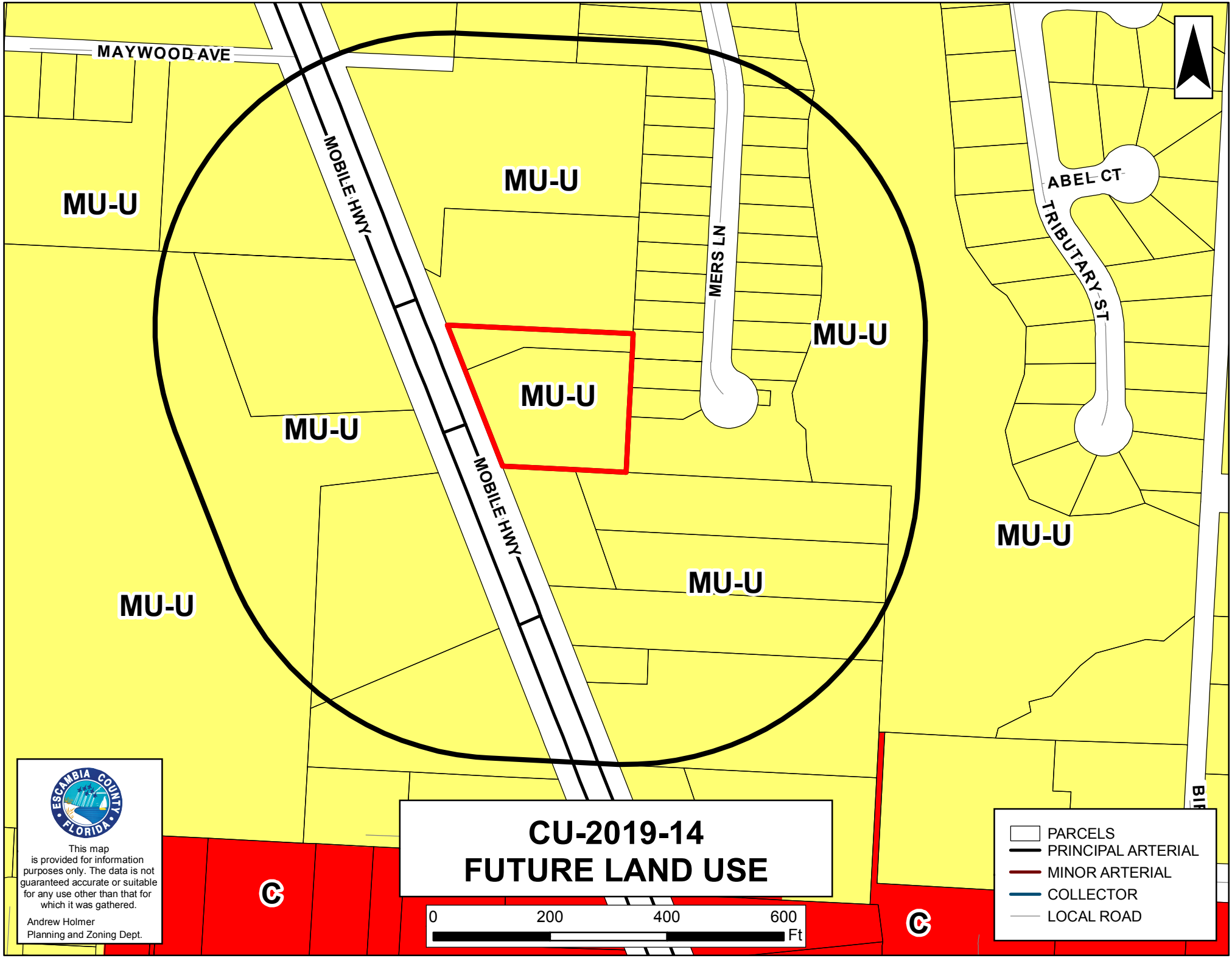
Working Case File

CU-2019-14



CU-2019-14
LOCATION MAP


MAYWOOD AVE
MOBILE HWY
MERS LN
ABEL CT
TRIBUTARY ST
MDR
HC/LI
Com
HDMU
CU-2019-14
500' RADIUS ZONING
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
0 200 400 600 Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD


MAYWOOD AVE
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CU-2019-14
FUTURE LAND USE
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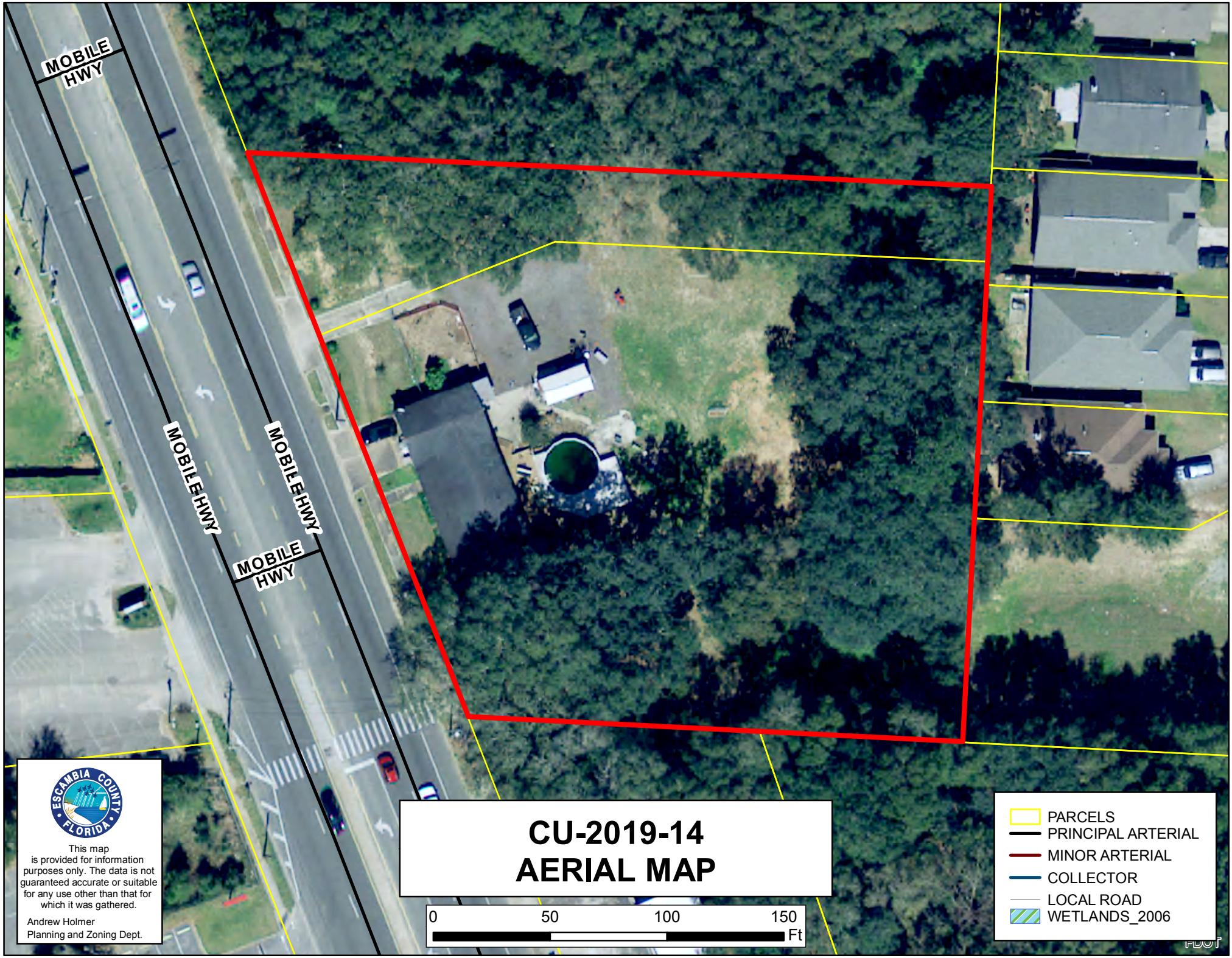
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.


MOBILE HWY
MOBILE HWY
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MOBILE HWY
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.
Andrew Holmer
Planning and Zoning Dept.
CU-2019-14
AERIAL MAP
0
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100
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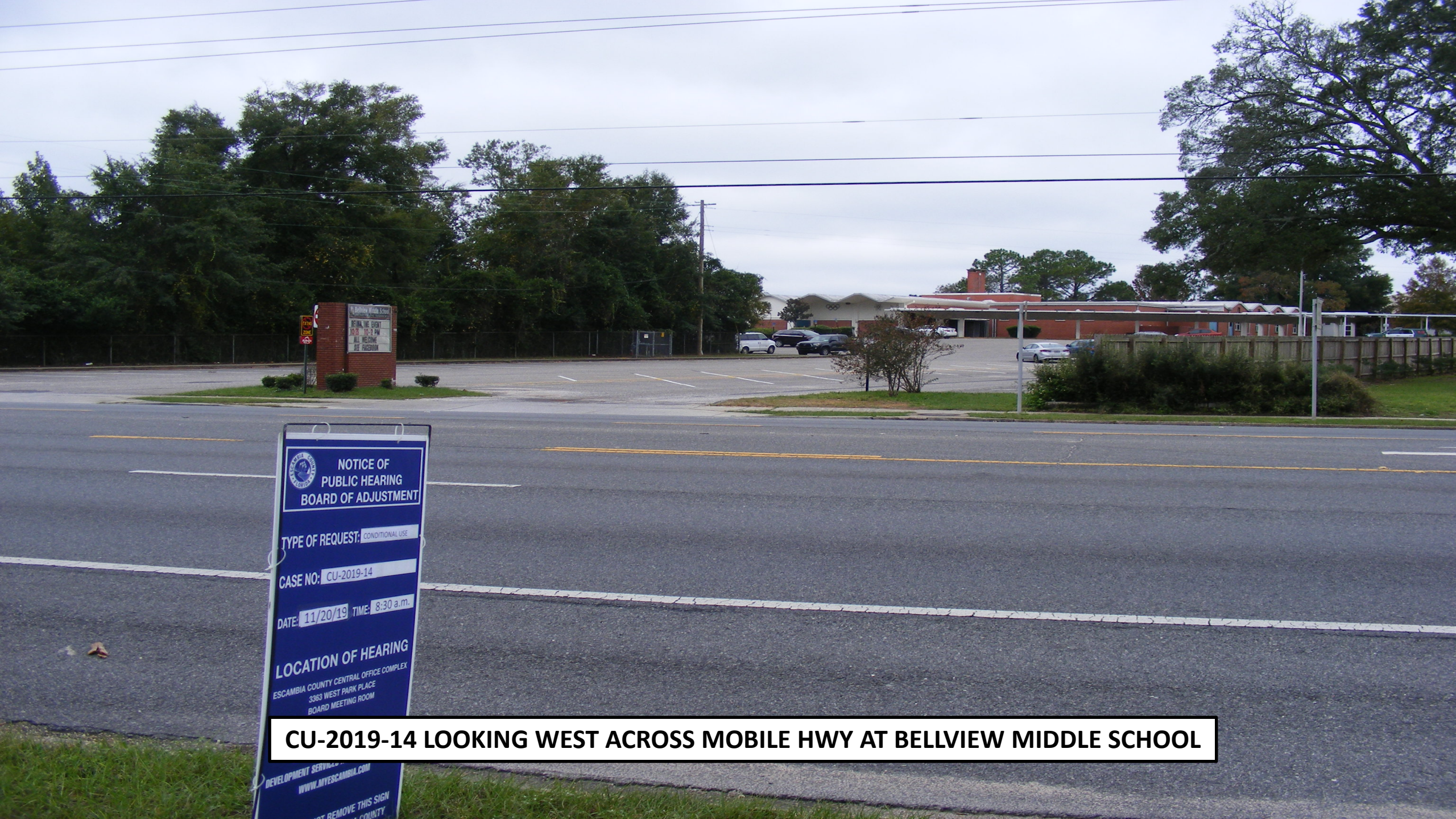
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
WETLANDS_2006
FDOT

CU-2019-14 PUBLIC HEARING SIGN

CU-2019-14 LOOKING SOUTH ALONG MOBILE HWY



CU-2019-14 LOOKING WEST ACROSS MOBILE HWY AT BELLVIEW MIDDLE SCHOOL

CU-2019-14 LOOKING NORTHWEST ALONG ALONG MOBILE HWY

CU-2019-14 LOOKING NORTHEAST AT SUBJECT PROPERTY

CU-2019-14 LOOKING AT SUBJECT PROPERTY

CU-2019-14 LOOKING EAST AT SUBJECT PROPERTY

CU 2019-14

David W. Fitzpatrick, P.E., P.A.

10250 North Palafox Street Pensacola, FL 32534
Phone (850) 476-8677 Fax (850) 476-7708
fitzpatrick@fitzeng.com
Board of Professional Engineers Certification # 00008423

October 9, 2019

Escambia County Board of Adjustment
RE: Conditional Use Application for Tri-State Tree Parking (Project 19072298PSP-PA)

Please find the following information in this Conditional Use Application package.

Hard copies of the following:

- Transmittal Letter
- Completed Application
- Legal Proof of Ownership (Warranty Deed)
- Site Plan
- Application fee: $1275.50 check# 6567

If you any questions, please contact our office.

Sincerely,

Paola Pearce

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU-2019-14 Accepted by: CGM BOA Meeting: 11/20/2019

Conditional Use Request for: Employee vehicle and equipment outside storage for Tri-State Tree Service

Variance Request for: _____

1. **Contact Information:**
   - **A. Property Owner/Applicant:** Wayne Williams
     Mailing Address: 435 Madura Rd., Gulf Breeze, FL 32563
     Business Phone: 850-453-7302 Cell: _____
     Email: tristatetree@yahoo.com
   - **B. Authorized Agent (if applicable):** N/A
     Mailing Address: _____
     Business Phone: _____ Cell: _____
     Email: _____

   Note: *Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

2. **Property Information:**
   - **A.** Existing Street Address: 6146 Mobile Hwy, Pensacola, FL 32526
     Parcel ID (s): 39-1S-31-4102-001-003 and 39-1S-31-4102-000-003
   - **B.** Total acreage of the subject property: approx. total 1.31
   - **C.** Existing Zoning: COM
     FLU Category: MU-U
   - **D.** Is the subject property developed (if yes, explain): One building @3458sf on 39-1S-31-4102-000-003
   - **E.** Sanitary Sewer: _____ Septic: X

3. **Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

A conditional use approval is a requirement of the current LDC and zoning for the outdoor storage of tree-removal equipment and employee vehicles.

B. **For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)**

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

The proposed use of the property is for the outdoor storage of tree-removal equipment and employee vehicles. The property is located in a commercial zone. Properties that are adjacent and in the immediate area include a commercial vacant lot (North), retail businesses (South & West-across Mobile Hwy). Mobile Hwy is a major 4-lane hwy with businesses consisting of outdoor storage. All out door storage will be behind existing building within privacy fences. Therefore the proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

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

The proposed use will utilize existing facilities and services. Water, septic, electric, and solid waste are all currently available. Therefore, no new facilities connections are planned with this proposal.

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

The proposed outdoor storage will be located behind the existing building and will use existing ingress and egress from the site. Mobile Hwy has four lanes plus a central multidirectional turn-lane. It is an FDOT highway. Driveway is existing. On-site circulation will not be adversely impacted due to this project.

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

It is anticipated that no nuisances nor hazards will be generated for adjoining properties and properties in the immediate area. All stored vehicles will be road-legal and in working order.

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

No change to on-site solid waste containers location are anticipated with this project. However if during the approval process it is determined changes are required, we will make those changes as required.

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

Screening and buffering will be provided as required by the LDC to meet DSM criteria. This will include eight-foot privacy fencing along East property line of both parcels. Any other screening and buffering will be provided as determined by LDC requirements.

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

Additional signs and lighting may be added to accommodate way-finding and night-time security. All proposed signage and lighting will be compatible to adjoining properties and other properties in the immediate area and will comply with LDC provisions.

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

The proposed outdoor storage will be located both behind the existing building and on parcel 39-1S-31-4102-001-003 which is currently vacant. These proposed sites are adequate to accommodate the proposed use within setbacks.

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

The proposed use, together with other allowed uses under the COM (Commercial) category will allow the owner to otherwise comply with LDC provisions.

5. Submittal Requirements

A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. X Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

E. N/A Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Signature of Owner/Agent — Wayne L Williams — Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 25 day Sept. of

2019, by Wayne L. Williams.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FLDL

Signature of Notary — Aubre Price — Printed Name of Notary

(Notary Seal)

AUBRE PRICE
MY COMMISSION # FF 974945
EXPIRES: March 24, 2020
Bonded Thru Notary Public Underwriters

Recorded in Public Records 5/8/2019 9:34 AM OR Book 8091 Page 360, Instrument #2019039871, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $1,071.00

R 18.50 Docs 1071.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 391S314102001003 & 291S3141020
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29th day of **April, 2019** by **Arthur C. Erd and Keely D. Erd, husband and wife**, whose post office address is **1509 Kings Road, Cantonment, FL 32533** herein called the grantors, to **Wayne Williams, a single man** whose post office address is **435 Madura Road, Gulf Breeze, FL 32563**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

Parcel 1:

Beginning at the intersection of the Easterly right of way line of Mobile Highway (State Highway 10-A, 106' R/W) and the South line of the Northeast Quarter of the Southeast Quarter of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; thence N 24 degrees 20 minutes 48 seconds W along the said Easterly right of way line for 178.26 feet; thence N 65 degrees 25 minutes 01 seconds E for a distance of 105.05 feet; thence N 89 degrees 50 minutes 40 seconds E a distance of 179.61 feet; thence S 00 degrees 22 minutes 46 seconds W for a distance of 206.28 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence S 89 degrees 54 minutes 27 seconds W along said South line for a distance of 200.28 feet to the Point of Beginning.

Parcel 2:

Commence at the Intersection of the Easterly right of way line of Mobile Highway (State Highway 10-A, 106' R/W) and the South line of the Northeast Quarter of the Southeast Quarter of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; thence N 24 degrees 20 minutes 48 seconds W along the said Easterly right of way line for 178.26 feet to the Point of Beginning; thence continue N 24 degrees 20 minutes 48 seconds W along said Easterly right of way line a distance of 83.80 feet to the South line of that property as described in Official Records Book 5588, at Page 1798, of the Public Records of Escambia County, Florida; thence N 89 degrees 54 minutes 27 seconds E along said South line for 309.90 feet; thence S 00 degrees 22 minutes 46 seconds W a distance of 32.66 feet; thence S 89 degrees 50 minutes 40 seconds W a distance of 179.61 feet; thence S 65 degrees 25 minutes 01 seconds W a distance of 105.05 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Arthur C. Erd

Keely D. Erd

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of April, 2019 by Arthur C. Erd and Keely D. Erd who are personally known to me or have produced current drivers license as identification.

Notary Public

SEAL

Printed Notary Name
My Commission Expires:

SUSAN SHARP
Notary Public State Office
Commission # GG 17135
My Comm. Expires Aug 7, 2020

Escambia County
Planning and Zoning Payment Receipt

10/10/2019

19103510PBA **Ref: 4145309**

6146 MOBILE HWY
PENSACOLA FL 32526

Paid By:
N/A

,

Payment Description:
Tri State Tree Service LLC

Payments

Payment ID	Receieved Date	Payment Type	Reference Num	Fee	Amount
3002799	10/10/2019	Check	6567	BOA Conditional Use	$1,270.50
				DSD Construction Technology Fee	$5.00
					$1,275.50
Total					**$1,275.50**

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

chain Link fence 2016 PROJECT TRI STATE PARKING

32'

Existing Tree

Proposed GRAVEL PARKING & THRU AROUND

Existing Trees

Existing Tree

Existing Tree

Proposed Priv. fence

current shed

current cement

current Deck

Above ground pool

Drive fence

current shop

current Deck

current Home 6146 mobile Hwy

Current Crushed Asphalt parking

Existing Tree canopy

Existing trees

Existing tree

Existing tree

Existing tree

chain Link fence

chain Link fence

chain Link fence

current fence GATE

current Drive

DRIVE

61'

MoBile Hwy

2004

Board of Adjustment **6. F.**

Meeting Date:	11/20/2019
CASE:	CU-2019-16
APPLICANT:	Luke Kolbeck, Owner
ADDRESS:	5001 Northpointe Parkway
PROPERTY REFERENCE NO.:	06-1S-29-1007-002-004
ZONING DISTRICT:	Com, Commercial district
FUTURE LAND USE:	MU-U, Mixed Use-Urban
OVERLAY DISTRICT:	

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:
Outdoor Storage not among pemitted uses, including outdoor storage of trailered boates and operable recreational vehicles

RELEVANT AUTHORITY:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.10(c)(8)(b)

CRITERIA:
Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4
Sale of Alcohol, Section 4-7.5(e)

CRITERION (a)

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

If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain 1- 5 below:
1.The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business.
2.The 1000-foot minimum distance is not achieved.
3.The conflicting uses are visible to each other.
4. Any on-premises consumption is outdoors.
5. Any conditions or circumstances mitigate any incompatibility.

FINDINGS-OF-FACT
The parcel is heavily wooded and if the majority of this buffering is kept, the request for outdoor storage could be compatible with the surrounding parcels. There is a commercial use to the east, on the corner of Northpointe and Scenic Hwy. To the west there is a retirement home which has its own vegetation as screening adjacent to the

subject property. The proposed use would be a transition between the commercial use and the residential use to the west.

CRITERION (b)

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

FINDINGS-OF-FACT
There are public facilities and services in the area although the applicant states the property will not utilize them at this time.

CRITERION (c)

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

FINDINGS-OF-FACT
There is currently no curb cut for access onto the site. The submitted site plan shows two entrances on the more upland portions of the site connected by an access drive. There is no measurement at this time regarding vehicle and pedestrian safety. The proposed use will be required to go through the Site Plan Development Review Process.

CRITERION (d)

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

FINDINGS-OF-FACT
The site currently is wooded and the proposed use for outdoor storage of boats and rv's should not produce noise, dust or other nuisances or hazards to the nearby parcels since it is seperated on one side by Northpointe Parkway, a boulevard and the interstate on the other.

CRITERION (e)

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

FINDINGS-OF-FACT
At this time the applicant states there will not be any solid waste containers. This will be reviewed during the Site Plan review process.

CRITERION (f)

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

FINDINGS OF FACT:
There is existing vegetative buffering on the site that can provide adequate screening from view of lower intensity uses as well as to protect natural resources from intrusive activities and negative impacts of the development.

CRITERION (g)

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

FINDINGS OF FACT:
Signage and lighting must comply with the LDC requirements and will be addressed during the Site Plan Review process

CRITERION (h)

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

FINDINGS OF FACT:
The 2.94 +/- acre parcel lies between Northpointe Parkway and the interstate ramp and appears adequate to accommodate the proposed use as well as meeting the access, setbacks, stormwater, and other LDC requirements. The parcel topography slopes from the rear and sides to the center front of the property and the proposed stormwater pond. That area contains hydric soils and wetland indicator vegetation. These issue will be reviewed at the time of Site Plan review and while they present a development challenge, they do not prohibit the proposed use.

CRITERION (i)

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

FINDINGS OF FACT:
The proposed use can be designed to meet LDC standards and although it is on a local road,Northpoint Parkway functions as a two lane boulevard into the subdivision. Northpointe Parkway is within a quarter of a mile from Scenic Highway, a minor arterial at the intersection.

STAFF FINDINGS

The proposed use is a less intense commercial use and serves as a transition between the commercial and the residential. The site can meet LDC standards while focusing on lighting, security of the site as well as access to and from the site.
Staff recommends approval of this Conditional Use request with the condition of Site Plan Review approval. Any outside agency approvals are not within the purview of Escambia County.

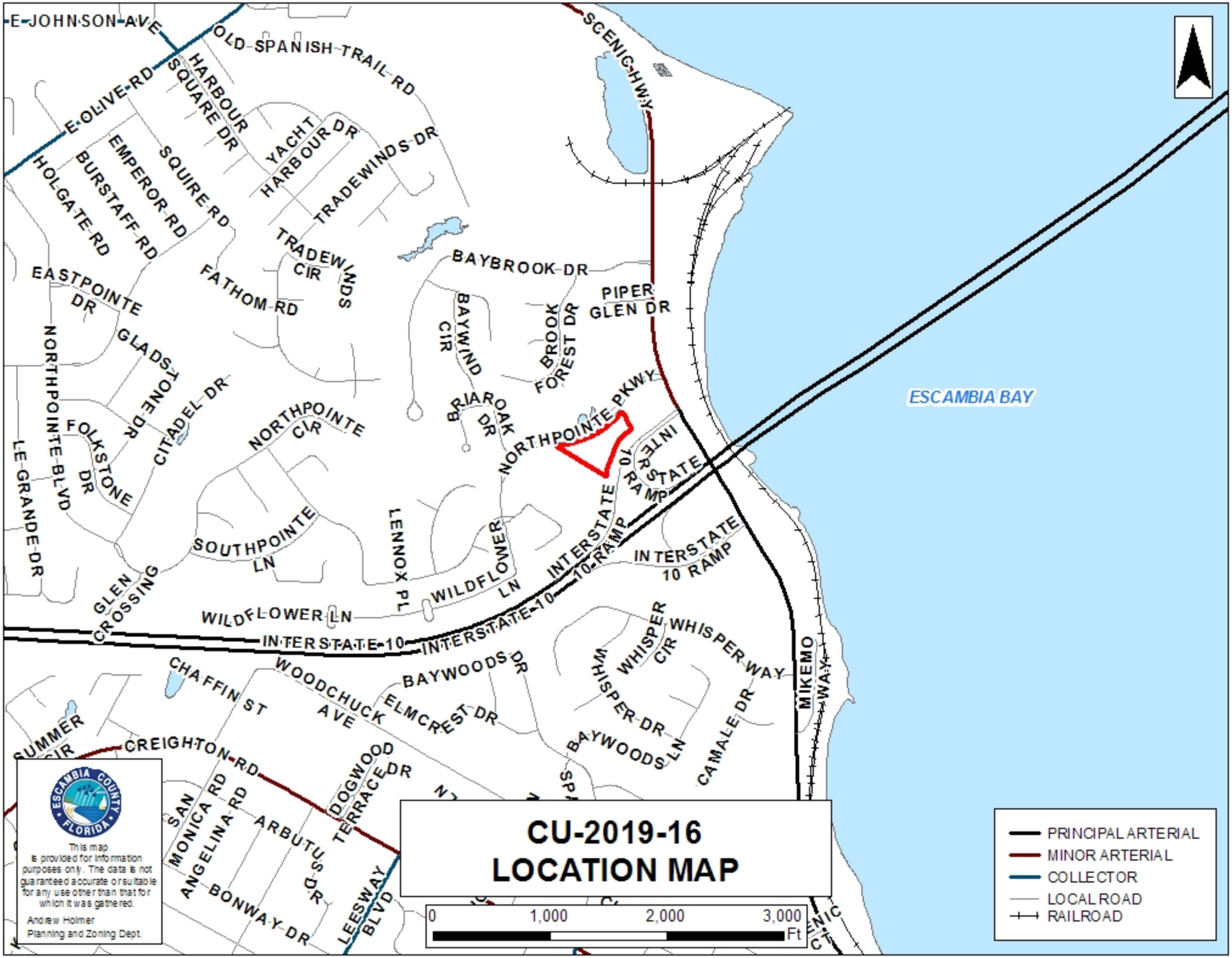
BOA DECISION

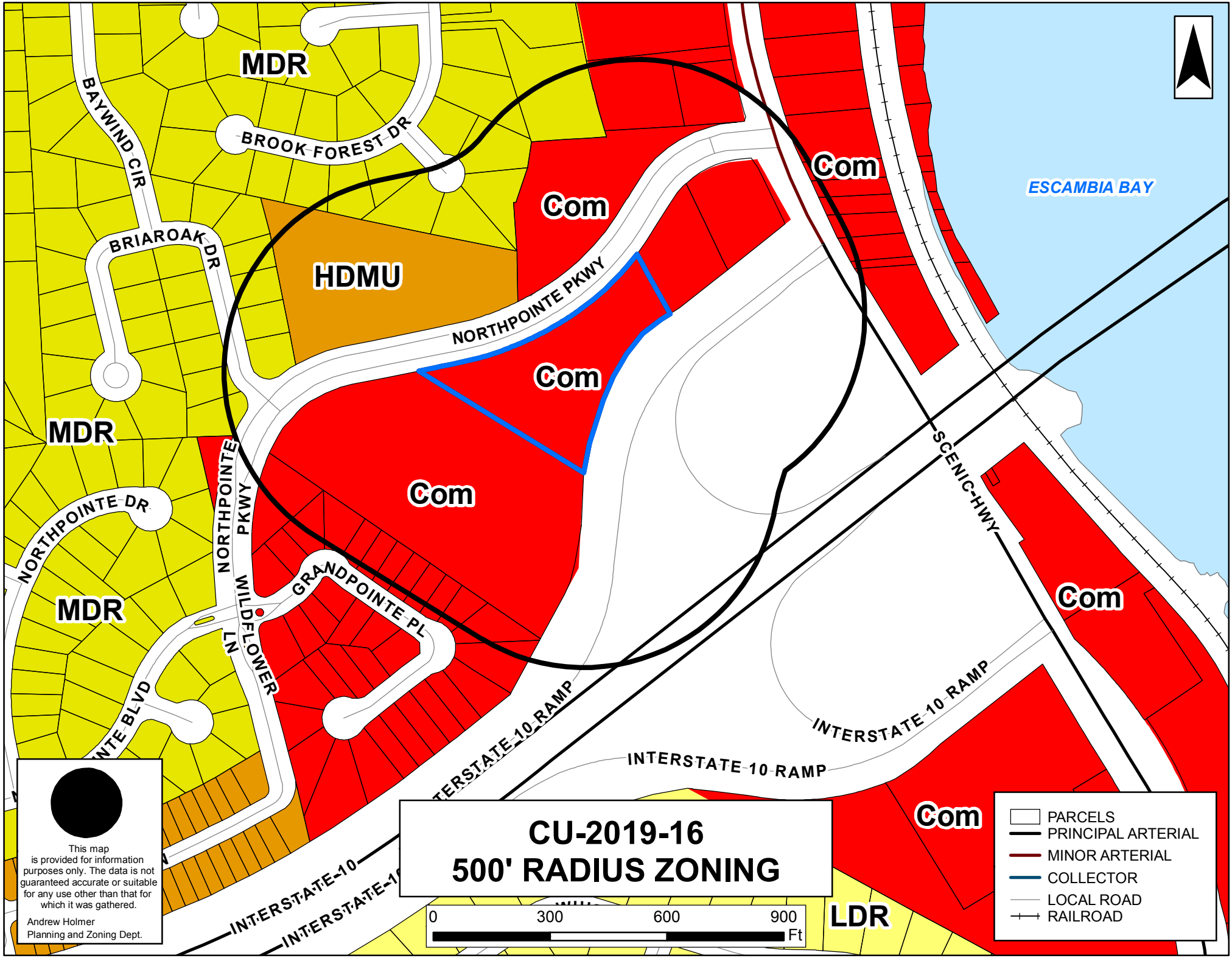
BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case16

CU-2019-16


E JOHNSON AVE
OLD SPANISH TRAIL RD
SCENIC HWY
E OLIVE RD
HARBOUR SQUARE DR
YACHT HARBOUR DR
TRADEWINDS DR
HOLGATE RD
BURSTAFF RD
EMPEROR RD
SQUIRE RD
TRADEWINDS CIR
BAYBROOK DR
EASTPOINTE DR
FATHOM RD
BAYWIND CIR
BROOK FOREST DR
PIPER GLEN DR
GLADSTONE DR
NORTHPOINTE BLVD
CITADEL DR
NORTHPOINTE CIR
BRIAROAK DR
NORTHPOINTE PKWY
ESCAMBIA BAY
FOLKSTONE DR
LE GRANDE DR
INTERSTATE 10 RAMP
SOUTHPOINTE LN
LENNOX PL
WILDFLOWER LN
GLEN CROSSING
INTERSTATE 10
WHISPER CIR
WHISPER WAY
WHISPER DR
MIKEMO WAY
CHAFFIN ST
WOODCHUCK AVE
BAYWOODS DR
ELMCREST DR
BAYWOODS LN
CAMALE DR
SUMMER CIR
CREIGHTON RD
DOGWOOD TERRACE DR
SAN MONICA RD
ANGELINA RD
ARBUTUS DR
BONWAY DR
LEESWAY BLVD
CU-2019-16
LOCATION MAP
0
1,000
2,000
3,000
Ft
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
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.
Andrew Holmer
Planning and Zoning Dept.


MDR
BAYWIND CIR
BROOK FOREST DR
Com
ESCAMBIA BAY
HDMU
BRIAROAK DR
NORTHPOINTE PKWY
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NORTHPOINTE DR
NORTHPOINTE PKWY
SCENIC HWY
MDR
GRANDPOINTE PL
WILDFLOWER LN
Com
INTERSTATE 10 RAMP
INTERSTATE 10 RAMP
INTERSTATE 10
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LDR
CU-2019-16
500' RADIUS ZONING
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Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
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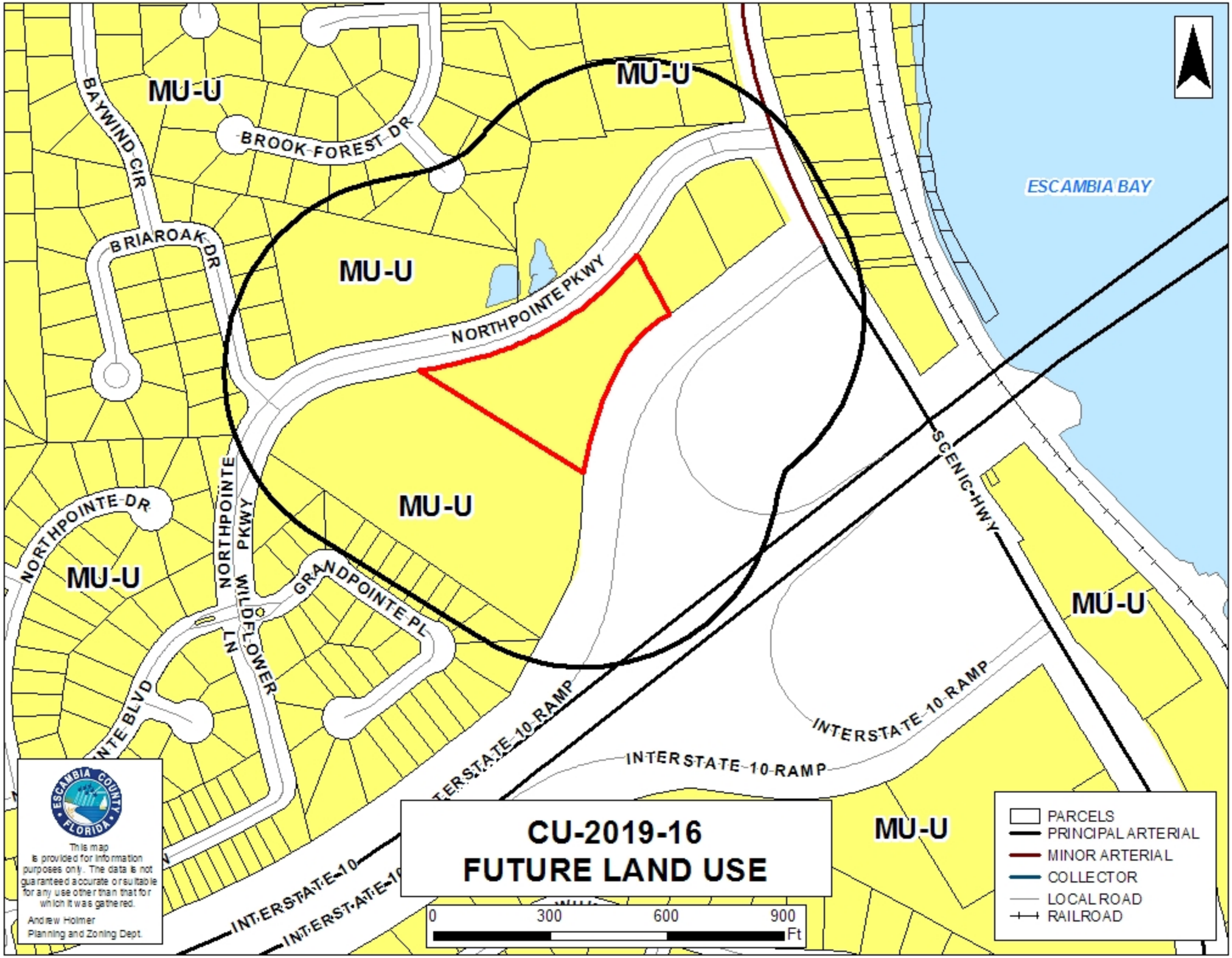
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MU-U
BAYWIND CIR
BROOK FOREST DR
BRIAROAK DR
NORTHPOINTE PKWY
NORTHPOINTE DR
NORTHPOINTE PKWY
WILDFLOWER LN
GRANDPOINTE PL
SCENIC HWY
ESCAMBIA BAY
INTERSTATE 10 RAMP
INTERSTATE 10 RAMP
INTERSTATE 10
INTERSTATE 10
CU-2019-16
FUTURE LAND USE
0
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PARCELS
PRINCIPAL ARTERIAL
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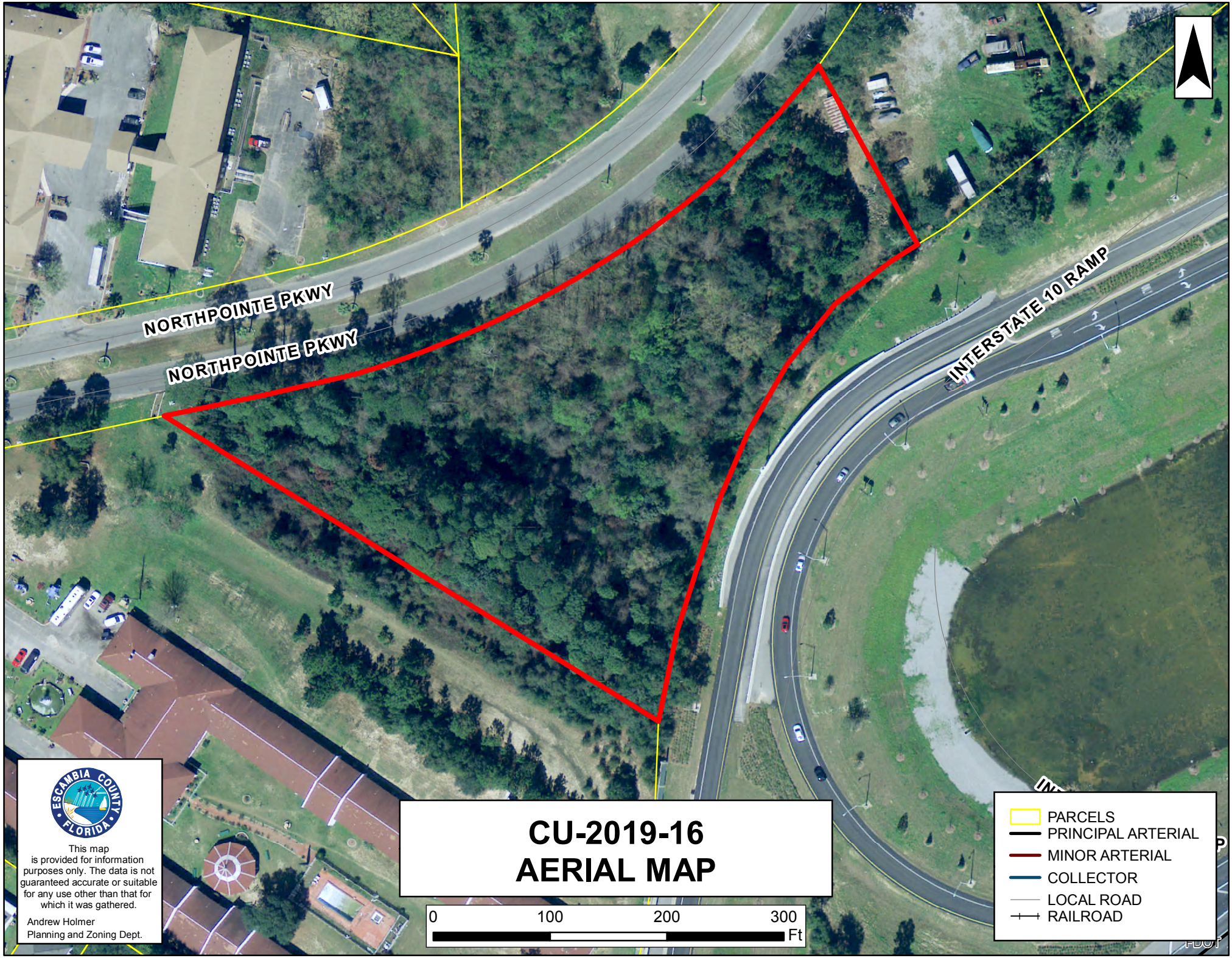
NORTHPOINTE PKWY
NORTHPOINTE PKWY
INTERSTATE 10 RAMP
CU-2019-16
AERIAL MAP
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PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Public Hearing Sign

Looking onto a portion of site

Another view onto site

Looking north across from parcel

Looking west toward subdivisions

Looking northeast at back of parcel from Westpointe retirement community

Yellow dot showing location of last photo

Looking east on Northpointe.
Subject parcel on right in distance

Looking northeast
toward Scenic Hwy

Subject site on
right

19103534 PBA

Last Updated: 06/21/18

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU-2019-16 Accepted by: ALindsay BOA Meeting: 11/20/19

Conditional Use Request for: _____

Variance Request for: Outdoor Storage not among the permitted uses of district
& Including outdoor storage of trailered boats + operational rec vehicles.

1. **Contact Information:**

   A. **Property Owner/Applicant:** Luk Kolbech

   Mailing Address: 4309 Northpointe Way

   Business Phone: _____ Cell: 850 291 8796

   Email: laKolbech@Gmail.com

   B. **Authorized Agent (if applicable):** _____

   Mailing Address: _____

   Business Phone: _____ Cell: _____

   Email: _____

   Note: *Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

2. **Property Information:**

   A. Existing Street Address: 5001 Northpointe Pkwy

   Parcel ID (s): 061S29100700200 4

   B. Total acreage of the subject property: 3

   C. Existing Zoning: C

   FLU Category: MU-U

   D. Is the subject property developed (if yes, explain): No

   E. Sanitary Sewer: ✓ Septic: ____

3. **Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

_____

_____

_____

_____

_____

B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)

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

_____

_____

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

_____

_____

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

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

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

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

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

See attached

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

See attached

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

See Attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

5. Submittal Requirements

A. ✓ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: http://myescambia.com/business/board-adjustment or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a $5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND**

D. _____ A **Certified Boundary Survey** ~~(Include Corporation/LLC documentation if~~ applicable.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

_____ Signature of Owner/Agent

Luke Kolbeck Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 27th day September of _____ 2019, by Luke A. Kolbeck.

Personally Known ☐ OR Produced Identification ☑ Type of Identification Produced: FL DL

_____ Signature of Notary

Kim L. Wilson Printed Name of Notary

(Notary Seal)

KIM L. WILSON
MY COMMISSION # FF 991192
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services

Conditional use request

General compatibility. The property at 5001 Northpointe parkway is compatible with the surrounding property in many ways and meets multiple location criteria.

1. It is located within one-quarter mile of an arterial street. Northpointe parkway is considered a local street but its two lane width and divided roadway it in practice functions as a collector street to the arterial street, Scenic Hwy.
2. It is infill development along a collector street where already established nonresidential uses are in use. The marathon gas station and the dollar store are much more intense than the use of this property.
3. Its site design.
    a. No intrusion into a recorded subdivision.
    b. Northpointe parkway is a two lane wide divided road already built to handle the mixed car and heavy truck traffic that services the two retirement communities and the gas station.
    c. The development will be less intense use that some of the existing business. There is no direct abutment or line of sight from any residentially owned property. The retirement community's serve as a transitional property's between any residentially owned properties. Vegetative buffering will be used along the west and north property lines to further screen any activity from view and minimize any adverse impacts.

Facilities and services. The property already has access to adequate sewer, water and electrical service and won't require any additional infrastructure.

On site circulation. The site being used for storage and will have limited traffic flow. It will be easily accessed by emergency vehicles.

Nuisances and hazards. The scale and intensity of a storage operation by its nature is doesn't generate much noise dust or other nuisances. Any noise generated onsite would be lost with its proximity to the interstate and its heavy noise and vibrations.

Solid waste. I do not anticipate much solid waste generated, but any solid waste containers or dumpsters will be enclosed in an opaque barrier and located with limited off-site visibility at the back of the site.

Screening and buffering. The site sits approximately 20ft below the adjacent retirement home and with the established vegetative screening on both properties; it will provide more than adequate screening and buffering. Established vegetative screening will also be kept on the north boundary. Frontage trees will be placed along rights of way, and landscaped buffers will be planted along boundaries that border other parcels.

Signs and lighting. Minimal low intensity lighted signage on Northpointe parkway to comply with the LDC. Possibly a low-height monument sign at the entrance.

Site characteristics. The nearly 3 acre site provides more than enough space to adequately accommodate the proposed use, required stormwater management, and parking. The site is located off a busy interstate in a natural depression. It topography make it ideal for low visibility activity.

Use requirements. The proposed use complies with any additional conditional use.

Conclusion.

I live in Northpointe subdivision and it is quite apparent that a storage facility is needed in this area. I want be able to provide a community service that would give residents Briaroak, Grandpoint, Baybrook Northpointe and the Cottages at Grandpoint an option for storage of belongings other than in their yards. Thank you for your consideration.

Recorded in Public Records 03/19/2007 at 08:41 AM OR Book 6107 Page 1737, Instrument #2007025634, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $1470.00

Prepared by and return to:
Pamela T May
Legal Assistant
Mary Ann Patti, LLC
2005 West Garden St.
Pensacola, FL 32501
850-437-3700
File Number: **2007-02**

Parcel Identification No. **06-1S-29-1007-002-004**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **March, 2007** between **James A. Scoggins** whose post office address is **1617 E. Jackson Street, Pensacola, FL 32501** of the County of **Escambia**, State of **Florida**, grantor*, and **Luke A. Kolbeck, a single person** whose post office address is **4309 Northpoint Way, Pensacola, FL 32514** of the County of **Escambia**, State of **Florida**, grantee*,

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

COMMENCE AT THE INTERSECTIONS OF THE WESTERLY RIGHT OF WAY OF SCENIC HIGHWAY (S.R. #10-A, 100' R/W) AND THE SOUTHERLY RIGHT OF WAY OF NORTHPOINTE PARKWAY (100' R/W); THENCE SOUTH 84 DEGREES 07 MINUTES 32 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY OF NORTHPOINTE PARKWAY FOR A DISTANCE OF 54.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 229.16 FEET AND A DELTA ANGLE OF 56 DEGREES 30 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 225.98 FEET (CHORD BEARING OF SOUTH 55 DEGREES 52 MINUTES 32 SECONDS WEST, CHORD DISTANCE OF 216.93') TO THE POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 37 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 739.95 FEET AND A DELTA ANGLE OF 04 DEGREES 29 MINUTES 28 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 58.00 FEET (CHORD BEARING OF SOUTH 29 DEGREES 52 MINUTES 16 SECONDS WEST, CHORD DISTANCE OF 57.99') TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 548.98 FEET (CHORD BEARING OF SOUTH 53 DEGREES 22 MINUTES 15 SECONDS WEST, CHORD DISTANCE OF 536.47') TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 74 DEGREES 37 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 90.30 FEET, THENCE SOUTH 59 DEGREES 11 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 485.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 640.00 FEET AND A DELTA ANGLE OF 42 DEGREES 20 MINUTES 46 SECONDS, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RAMP A OF INTERSTATE #10, (S.R.#8); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 473.01 FEET (CHORD BEARING OF NORTH 24 DEGREES 21 MINUTES 22 SECONDS EAST, CHORD DISTANCE OF 462.32'); THENCE NORTH 27 DEGREES 39 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 193.40 FEET TO THE POINT OF BEGINNING.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1617 East Jackson Street, Pensacola, Florida 32501.

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

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

DoubleTimee

BK: 6107 PG: 1738

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

Signed, sealed and delivered in our presence:

Witness Name: Mary Ann Patti, Esq., Witness

Witness Name: Pamela T May, Witness

James A. Scoggins (Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 15th day of March, 2007 by James A. Scoggins, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Pamela T May
My Commission DD464016
Expires 08/21/2009

Notary Public

Printed Name: Pamela T May

My Commission Expires: August 21, 2009

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FROM :ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. :8509372126 Feb. 22 2007 07:58AM P2

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 Ordinance Chapter 1-29.2, Article V required 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 Street: Northpointe Pkwy

Legal Address of Property: 5001 Northpointe Pkwy-Parcel # 06-1S-29-1007-002-004

The County ☑ has accepted ☐ has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: **Public Works, Roads & Bridges Division**
601 Hwy 297A
Cantonment, Florida 32533

AS TO SELLER (S)

Seller's Name James A. Scoggins

Witness' Name Pamela T. May

Seller's Name _____

Witness' Name _____

AS TO BUYER (S)

Buyer's Name Luke A. Kolbeck

Witness' Name Pamela T. May

Buyer's Name _____

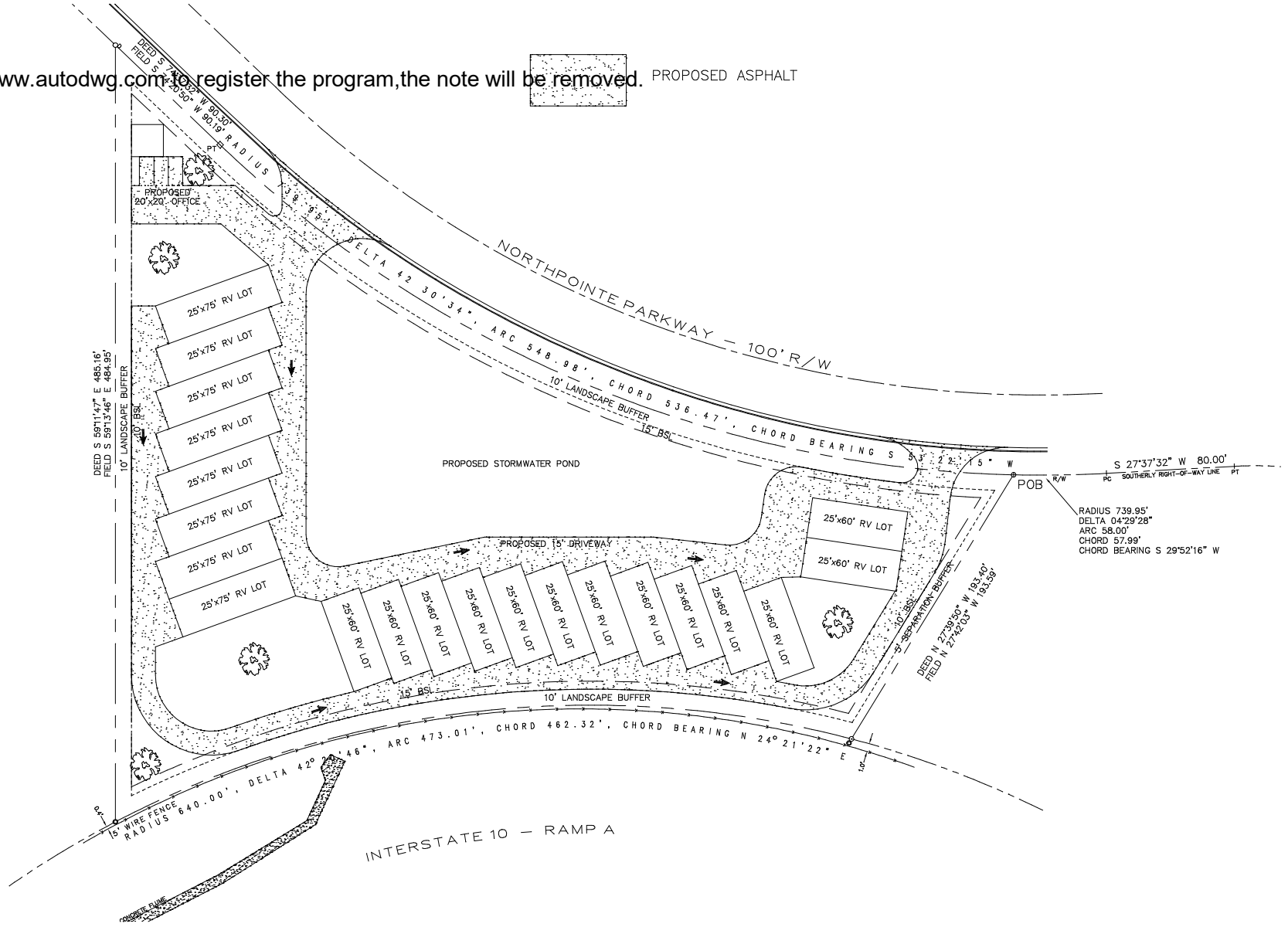
Witness' Name _____

THIS FORM APPOVED BY THE
ESCAMIBA COUNTY BOARD OF COUNTY COMMISSIONERS
Effective 4/5/95

AutoDWG DWG See 2016 Trial Version. http://www.autodwg.com

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Please goto http://www.autodwg.com to register the program,the note will be removed.



REVISIONS

NO.	DATE

THIS DRAWING IS THE PROPERTY OF THOMAS G. HAMMOND, JR. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART, IS TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9330
ALABAMA AUTHORIZATION NO. 31377
3802 NORTH "5" STREET
PENSACOLA, FLORIDA 32505
850-434-2603
FAX 850-434-2650
Tom@selondesign.com

PRELIMINARY LAYOUT FOR
KOLBECK RV STORAGE
ESCAMBIA FLORIDA

DRAWN BY: ARS
DESIGNED BY: RLS/ARS
CHECKED BY: TGH
DATE: 7/17/08
SCALE: 1"=30'

NOT RELEASED FOR CONSTRUCTION
BY: X DATE: X

PROJECT NO: XX-XXX
FILE NO: LAYOUT
SHEET: 1 OF 1