AGENDA
ESCAMBIA COUNTY PLANNING BOARD
August 6, 2019–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 4, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report forJuly 2019.

C. Planning Board 6-Month Outlook for August 2019

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Public (P) to Mixed-Use Urban (MU-U) and amending Chapter 7, "The Future Land Use Element, OBJ FLU 5.1 NFCU Urban Service Area Boundary Map," to expand the Navy Federal Credit Union Urban Service Area (NFCU-USA) by 98.03 (+/-) acres.

7. Action/Discussion/Info Items.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

    The next Regular Planning Board meeting is scheduled for **Tuesday, September 3, 2019 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **4. A.**
Meeting Date: 08/06/2019

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 4, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report forJuly 2019.

C. Planning Board 6-Month Outlook for August 2019

Attachments

Meeting minutes for June 4, 2019
Monthly follow-up
6 Month Outlook

D R A F T

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD
June 4, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:27 a.m.)

Present:	Reid Rushing
	Jay Ingwell
	Wayne Briske, Chairman
	Timothy Pyle
Absent:	Patty Hightower
	Alan Gray
	Eric Fears
	William Clay
	Stephen Opalenik
Staff Present:	Allyson Lindsay, Urban Planner II
	Andrew Holmer, Division Manager, Planning & Zoning
	Horace Jones, Director, Development Services
	John Fisher, Senior Urban Planner, Planning & Zoning
	Juan Lemos, Senior Planner, Planning & Zoning
	Kayla Meador, Sr Office Assistant
	Meredith Crawford, Assistant County Attorney

1. Call to Order.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to waive the reading of the legal advertisement

Vote: 4 - 0 Approved

Other: Alan Gray (ABSENT)
Eric Fears (ABSENT)
William Clay (ABSENT)

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 7, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June, 2019.

C. Planning Board 6-Month Outlook for June, 2019.

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to approve the meeting minutes from the May 7, 2019 meeting.

Vote: 4 - 0 Approved

Other: Alan Gray (ABSENT)
Eric Fears (ABSENT)
William Clay (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Reid Rushing
Motion was made to accept the meeting packet for June 4, 2019

Vote: 4 - 0 Approved

Other: Alan Gray (ABSENT)
Eric Fears (ABSENT)
William Clay (ABSENT)

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2019-01

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2019-01.

Motion by Timothy Pyle, Seconded by Jay Ingwell

Motion was made to recommend approval of SSA-2019-01 to the BCC.

Vote: 4 - 0 Approved

Other: Alan Gray (ABSENT)
Eric Fears (ABSENT)
William Clay (ABSENT)

7. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2017/2018

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2017/2018 Comprehensive Plan Annual Report.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, July 2, 2019 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

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

Memorandum

TO: Planning Board

FROM: Kayla Meador, Board Clerk

DATE: May 22, 2019

RE: Monthly Action Follow-Up Report for May 2019

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

03-21-19 PB workshop

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**
  CPA-2019-01 - Remove Reference to Navy OLF 8
  04-02-19 PB recommended approval
  05-02-19 BCC approved transmittal to DEO

- **Map Amendments:**

LAND DEVELOPMENT CODE ORDINANCES

Remove Reference to Navy OLF 8
04-02-19 PB recommended approval
05-02-19 BCC approved

REZONING CASES

1. Rezoning Case Z-2019-04
   04-02-19 PB recommended approval
   05-02-19 BCC approved

2. Rezoning Case Z-2019-05
   05-02-19 case withdrawn by applicant

3. Rezoning Case Z-2019-06
   05-02-19 PB recommended approval
   06-06-19 BCC meeting

4. Rezoning Case Z-2019-07
   05-02-19 PB recommended denial
   06-06-19 Applicant withdrew prior to meeting

PLANNING BOARD MONTHLY SCHEDULE
SIX MONTH OUTLOOK FOR July 2019

(Revised 6/22/19)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, July 2, 2019 No meeting – no items				
Tuesday, August 6, 2019		LSA-2019-01	• Z-2019-08-Z-2019-09 • Z-2019-10 • Z-2019-11 • Z-2019-12	
Tuesday, September 3, 2019			• Z-2019-13 • Z-2019-14	

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

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. A.**

Meeting Date: 08/06/2019

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapte 7, Policy FLU 1.1.1, 2030 Future Land Use Map

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Public (P) to Mixed-Use Urban (MU-U) and amending Chapter 7, "The Future Land Use Element, OBJ FLU 5.1 NFCU Urban Service Area Boundary Map," to expand the Navy Federal Credit Union Urban Service Area (NFCU-USA) by 98.03 (+/-) acres.

BACKGROUND:

The applicant is requesting a Future land Use Map change from Agriculture (AG) FLUM to Rural Residential (RR), in order to obtain an increase on the residential density to accommodate the development.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Staff analysis
Draft Ordinance
Working case file LSA-2019-01
Exhibit F Resource Assessment Survey

Comprehensive Plan
Large-Scale Future Land Use Map Amendment And The Expansion Of Navy Federal Credit Union, Urban Service Area Boundary Map
Staff Analysis

General Data

Project Name:	LSA 2019-01 – Amending the Comprehensive Plan, Chapter 7, 2030 FLU map and expanding Navy Federal Credit Union (NFCU) Urban Service Area Boundary Map.
Location:	5501 Frank Reeder Road and 9045 Security Place.
Parcel #s:	05-1S-31-1101-000-000
Acreage:	98.03 (+/-) acres
Request:	From Public (P) to Mixed-Use Urban (MU-U).
Agent:	Escambia County
Meeting Dates:	Planning Board, August 6, 2019 BCC August 15, 2019 (Transmittal)

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 98.03 (+/-) acres from Public (P) to Mixed-Use Urban (MU-U). The current zoning designation of the referenced parcels is NONE. Rezoning case Z-2019-08 is pending on the approval of this FLU map amendment. The rezoning case Z-2019-08 has been submitted to rezone the property from NONE to Heavy Commercial Light Industrial (HC/LI). The FLU amendment proposed will expand the existing Navy Federal Credit Union Campus property. As well with the FLU map amendment NFCU is proposing to amendment Chapter 7 Future Use Element OBJ FLU 5.1 NFCU Urban Service Area (USA) Boundary Map to include an additional 98.03 (+/-) acres.

The area is a portion of parcel 05-1S-31-1101-000-000 located west of existing Navy Federal Credit Union (NFCU) campus. West of the intersection of Interstate 10 and W. Nine Mile Road/US Highway 90A. The northern boundary abuts Frank Reeder Road. The property is being expanded to add additional parking for 300 more NFCU employees and two recreational areas. Recreational areas will be located one to the south along W. Nine Mile Road/US Highway 90A and the other along Frank Reeder road.

The property subject area to the south is residential zoned Low Density Mixed-Use (LDMU) and Low Density Residential (LDR) with a residential subdivision. To the West of the area is zoned NONE and Public (P) which is all vacant. To the north along Frank Reeder road is zoned Low Density Residential (LDR) with residential subdivisions. To the east is the existing NFCU campus which is zoned Heavy Commercial Light

Industrial (HC/LI) and properties owned my NFCU zoned Low Density Residential (LDR) with existing residential houses.

Analysis of Availability of Facilities and Services:

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

Sanitary Sewer Service.

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

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

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

Solid Waste Disposal.

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

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

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

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no*

later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.

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

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

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

Stormwater Management.

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

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

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

Analysis: The current site is completely vacant; a new stormwater management system will have to be designed and need to be approved through the Development Review Committee (DRC). NFCU is currently already in the preliminary design phase and will submit plans to the Escambia County soon.

Streets and Access.

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

Analysis: The FLU amendment is for an expansion of the current USA boundary. Any new development will have to submit for Development Review Process.

Traffic Operations & Planning (TOP) Comments – LSA-2019-01

TOP Staff has reviewed the Large Scale Amendment LSA-2019-01 Frank Reeder Road (None to HC/LI), agenda item for the Planning Board meeting scheduled for August 6, 2019. Please see the below comments.

Frank Reeder Road is two-lane local roadway with no paved shoulders. The roadway is approximately 20 feet wide with limited right-of-way in certain areas. The existing right-of-way for this facility varies from 0 to 18 feet. Frank Reeder Road connects with CR 99 (Beulah Road) and will provide a link to the new I-10 interchange in the Beulah Road vicinity. Frank Reeder Road will also accommodate a portion of traffic from the large-scale adjacent developments including Navy Federal Credit Union and future development within the area of Outlying Field Eight (OLF8). Master planning of the OLF 8 site, procurement of master planner underway, and site planning for this site will help determine the amount of traffic that will need to be accommodated by Frank Reeder Road. The County is aware of the need to eventually improve and increase the capacity on Frank Reeder Road to accommodate the existing and future traffic demands. Future roadway improvements may include, but not limited to, roadway/lane widening, drainage upgrades, right-of-way, bicycle / pedestrian amenities, etc.

Currently, the County does not have any proposed improvement projects scheduled for Frank Reeder Road. Likewise, the Florida Department of Transportation does not have any improvement projects planned or scheduled.

The most recent count on Frank Reeder Road was taken in September of 2018 and the two-way traffic volume was 1,369, which is believed to be slightly over capacity.

TOP's review is solely based off the application submittal packet, so the comments above hold no bearing on any future TOP comments during the Development Review process. Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

Public School Facilities.

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

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

Analysis of Suitability of Amendment for Proposed Use:

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

services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

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

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

The proposed amendment FLU, as described by the same policy, is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or other public institutions or agencies. Residential density within the Public category has no limits on dwelling units per acre.

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

Impact on Wellheads.

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

Analysis: The property is not located in a wellhead protection area. The FLU Amendment will not impact the area. Any new development will have to submit for Development Review Process.

Impact on Historically Significant Sites.

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

Analysis: The FLU amendment does not have any significant impacts. During times of development review if any historic or archeological resources or structures are discovered the county will take the appropriate guidance, direction and technical assistance. In June of 2019, Prentice Thomas and Associates (PTA) Inc., had fieldwork carried out by a two-person archaeological crew under the direction of a field

supervisor. The crew conducted an intensive pedestrian survey and subsurface investigation over the entire tract, during which all surface and subsurface exposures were examined. This latter effort was augmented by systematic interval and judgmental shovel testing. A total of 131 (120 survey and 11 recording) 50 cm by 50 cm shovel tests were excavated. The effort resulted in the identification of one archaeological occurrence designated PTA-01-2019, a single unidentified prehistoric ceramic located in the southern portion of the project area. The archaeological occurrence is not eligible for nomination to the National Register of Historic Places (NRHP). No further work is recommended.

Impact on the Natural Environment.

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

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

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

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

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

Analysis: The proposed FLU amendment will not have an impact beyond existing development at this time. The FLU amendment application includes a report by Prentice Thomas and Associates with 8.11 acres of wetlands have been documented. As well the Escambia County's own wetland survey of the property is attached in the submittal application. Any natural resource issues will be appropriately addressed at the county Development Review process at the time of development.

Urban Sprawl

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

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

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

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

Analysis: The proposed FLU amendment site is being proposed for recreational use area to be developed and encompass multiple playing recreational fields in a central location to maximize the efficiency to the public and NFCU. The FLU amendment proposed would be consistent with NFCU property that already has a FLU destination of MU-U.

Under section **1-1.7.3 Nonconformance.** Lawfully established and maintained uses, structures, site conditions, and lots made nonconforming by later adoption or amendment of any land development regulations may continue, subject to the nonconformance provisions of Article 2.The provisions protect the interests of owners in continuing to use their property while providing the community a gradual remedy for existing undesirable conditions resulting from nonconformance. Actions that would expand nonconformance are prohibited and actions that would make nonconformance more permanent are restricted. Nothing in the LDC shall be interpreted as authorizing or approving the continuation or expansion of any uses, structures, conditions, or lots not lawfully established according to regulations in effect at the time of establishment.

Article 2 Nonconformance
Sec. 1-2.1 Purpose of article.
The purpose of this article is to establish land use regulations that define the legal status of nonconformance with LDC regulations, prohibit the expansion of any nonconformance, restrict activities that would make any nonconformance more permanent, and correct nonconformance to the extent practical. This article establishes specific provisions through which nonconforming uses, structures, lots and site conditions may be maintained, altered or reconstructed, and conditions under which the nonconformance is terminated.

Sec. 1-2.2 General conditions.

(a) Continuation. Lawfully established and maintained uses, structures, lots and site conditions that no longer comply with one or more land development regulations may continue in productive use as legal exceptions to those regulations only as prescribed by the nonconformance provisions of this article and related sections of the LDC. In allowing the continuation of such nonconformance it remains the intent of the LDC to prohibit the expansion and limit the alteration or reconstruction of nonconformities, and to discourage the continuation of those that are inconsistent with the purposes of applicable regulations. Where multiple nonconformities exist, each must comply with the provisions regarding their lawful continuation.

(b) Nonconformance status. Any nonconformance status of a use, structure, lot or site condition runs with the land and is not lost by changes of ownership, or management. However, once nonconforming status is lost, the use, structure, lot or condition shall comply with current LDC regulations. For the purposes of determining whether the right to continue a nonconformance is lost, all of the activities and structures on a lot are generally to be considered as a whole. For example, a unit vacancy in a nonconforming multi-tenant building does not result in the loss of the right to rent the unit if the use of the building as a whole is maintained.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA-2019-01 Navy Federal with Expansion of NFCU-USA

Date: 06/27/2019

Date requested back by: 07/03/2019

Requested by: John C Fisher

Phone Number: 850-595-4651

(LEGAL USE ONLY)

Legal Review by Kia Johnson

Date Received: 6/27/19

✓ Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

legally sufficient.

ORDINANCE NUMBER 2019-___

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PORTION OF A PARCEL, WHICH IS LOCATED WITHIN SECTION 04, TOWNSHIP 1S, RANGE 31W, AND WHICH IS IDENTIFIED AS A PORTION OF PARCEL ID NUMBER 05-1S-31-1101-000-000, PARCEL PORTION TOTALING 98.03 (+/-) ACRES AND LOCATED WEST OF THE INTERSECTION OF INTERSTATE 10 AND W. NINE MILE ROAD/US HIGHWAY 90A AND WITH AN ADDRESS OF NAVY OLF8: 5501 FRANK REEDER ROAD AND 9045 SECURITY PLACE, FROM PUBLIC (P) TO MIXED-USE URBAN (MU-U) AND AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT, OBJ FLU 5.1 NFCU URBAN SERVICE AREA BOUNDARY MAP" TO EXPAND NAVY FEDERAL CREDIT UNION URBAN SERVICE AREA (NFCU-USA) BY 98.03 (+/-) ACRES; PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Escambia County wants to expand/modify the Urban Service Area as defined in Chapter 163.3164(50), Florida Statutes with the unincorporated areas of the county; and

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

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

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

Section 1. Purpose and Intent

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2019-01 with the expansion of Navy Federal Credit Union Urban Service Area Boundary."

Section 3. Changes to the 2030 Future Land Use Map

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

> A parcel of land which is located within Section 04, Township 1S, Range 31W, and which is identified as a portion of parcel ID number 05-1S-31-1101-000-000, parcel totaling 98.03 (+/-) acres and located West of the intersection of Interstate 10 and W. Nine Mile Road/US Highway 90A and with an address of 5501 Frank Reeder Road and 9045 Security Place, as more particularly described in the Boundary Survey produced by David D. Glaze, registered land surveyor from Pitman Glaze and Associates, Inc., dated 06/06/2019, attached as Exhibit A, from Public (P) to Mixed-Use Urban (MU-U) and the expansion of OBJ FLU 5.1 NFCU Urban Service Area Boundary Map to include an additional 98.03 (+/-) acres.

Section 4. Severability

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

Section 5. Inclusion in the Code

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

INTENTIONALLY LEFT BLANK

Section 6. Effective Date

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

DONE AND ENACTED this_____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Lumon J May, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

(SEAL)

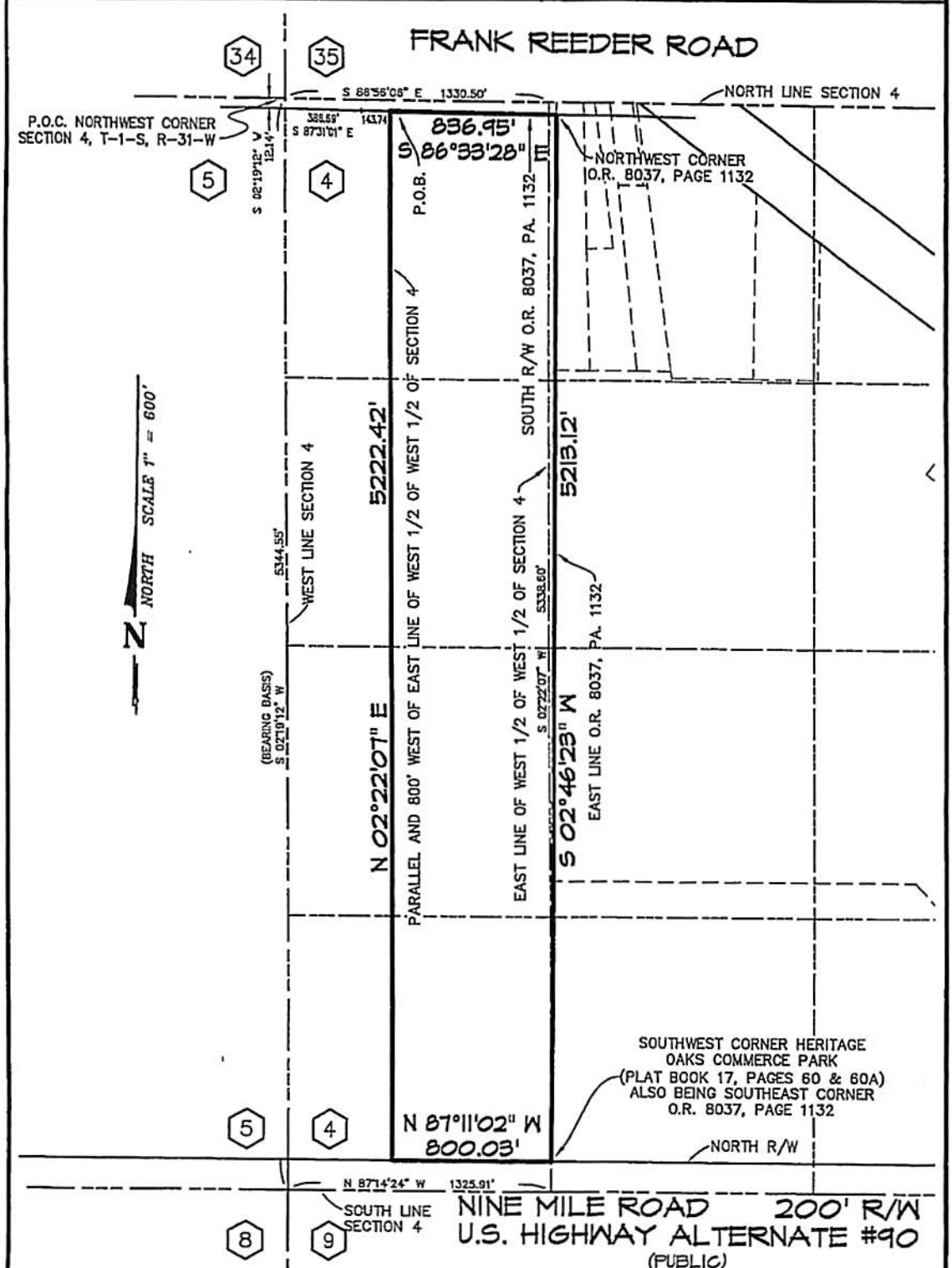
Approved as to form and legal sufficiency.

By/Title: Kim M. Jackson, ACA
Date: 7-2-19

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

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

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W



Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 178, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7078**

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

File No. A-19,299 Drawn By PMJ
Job No. 38280-19b Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6565
Fax (850) 434-6561
Email: pgasurvey@bellsouth.net

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W

LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This sketch does not reflect or determine ownership.
4. This property may also be subject to setback lines mandated by zoning ordinances and\or restrictive covenants of record.
5. NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1132 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.69 feet; thence South 86 degrees 33'28" East for a distance of 143.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.95 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1132; thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1132 for a distance of 5213.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1132, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.03 feet to a point on a line being parallel to and 800 feet west of to the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 98.03 acres, more or less.

Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7073**

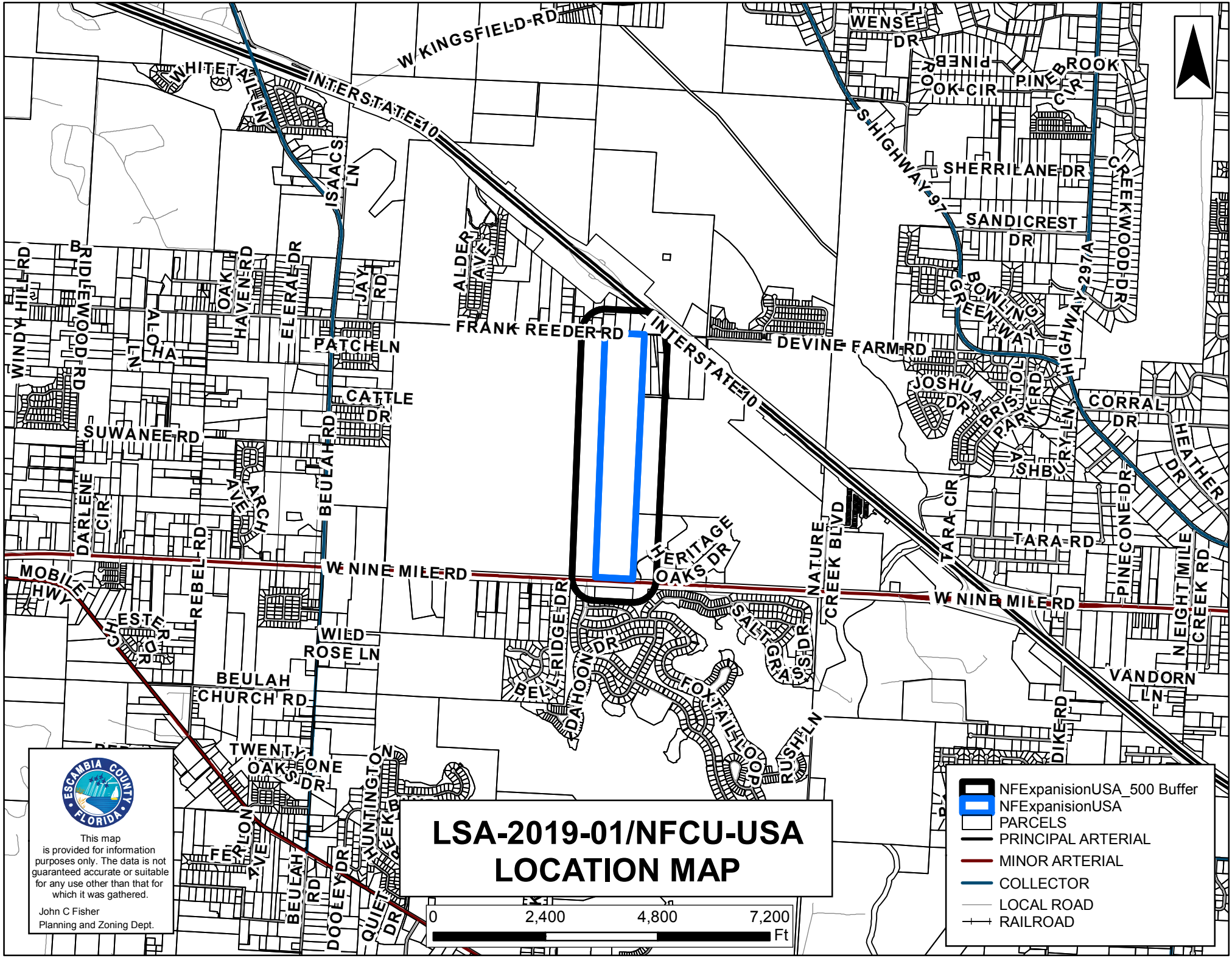
David D. Glaze ☐ PSM #5605
Walter J. Glaze ■ PSM #6190

File No. A-15299 Drawn By PMJ
Job No. 58230-19b Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LSA-2019-01



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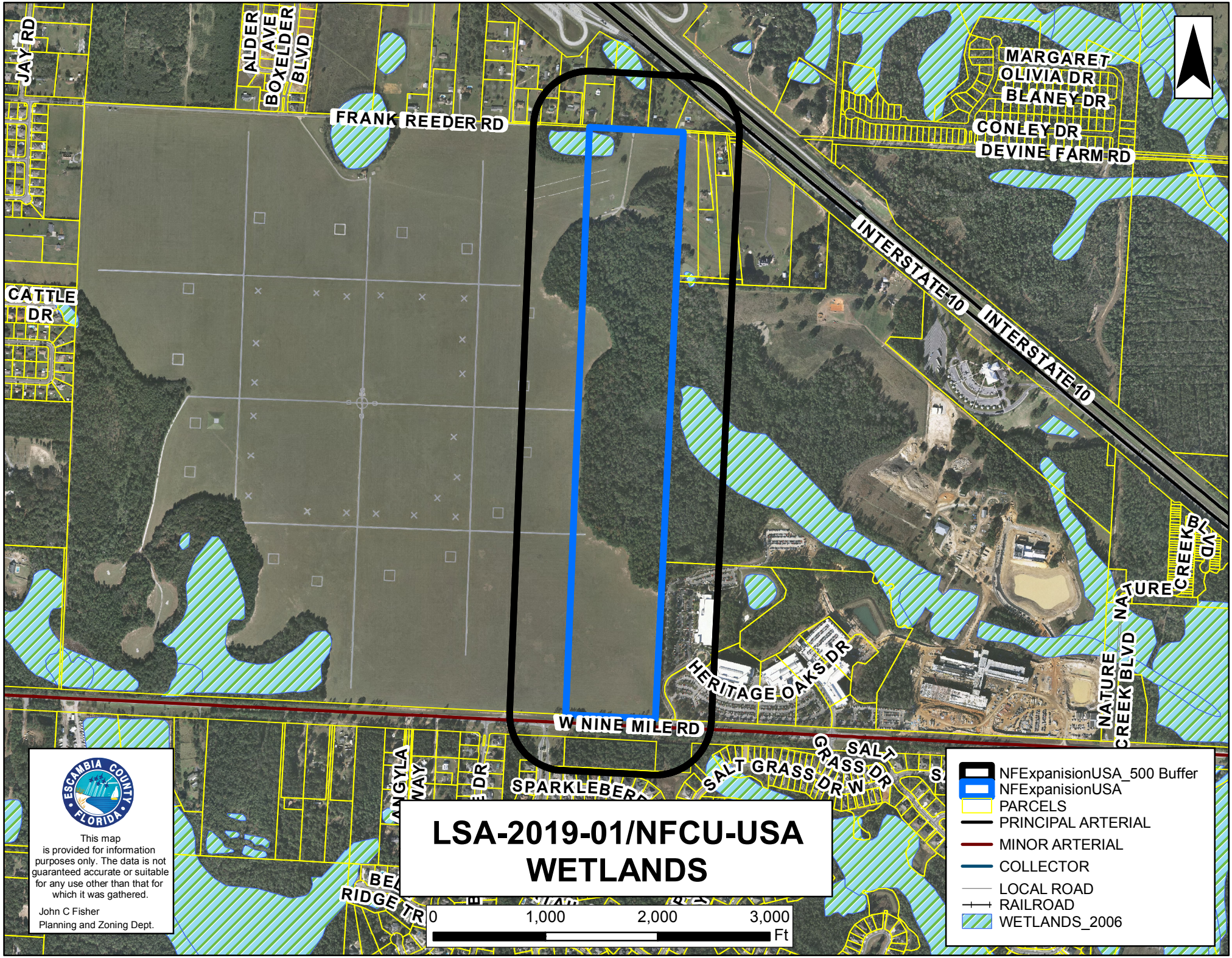
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BOXELDER BLVD
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MARGARET OLIVIA DR
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This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
John C Fisher
Planning and Zoning Dept.
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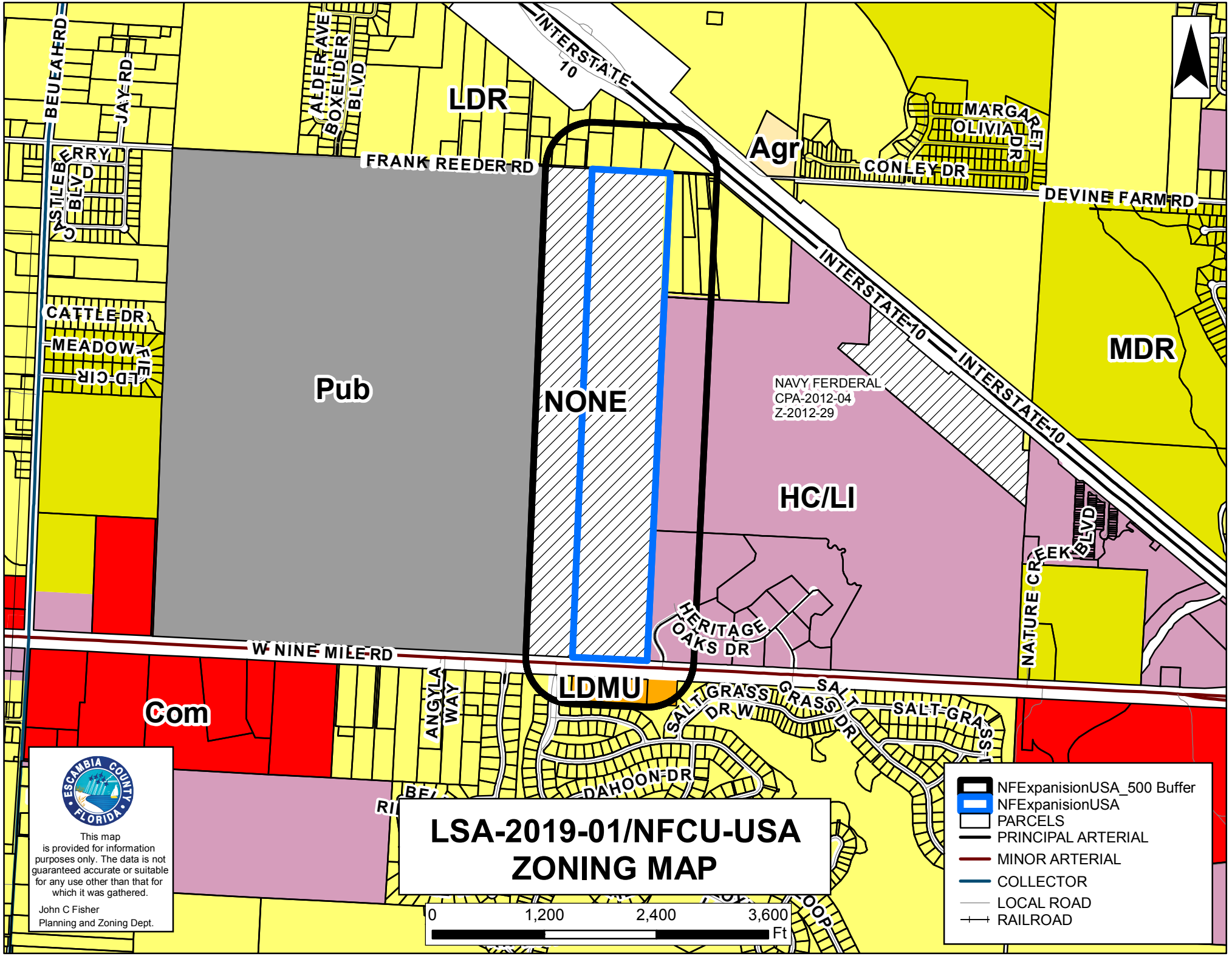
LSA-2019-01/NFCU-USA
ZONING MAP
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ESCAMBIA COUNTY FLORIDA
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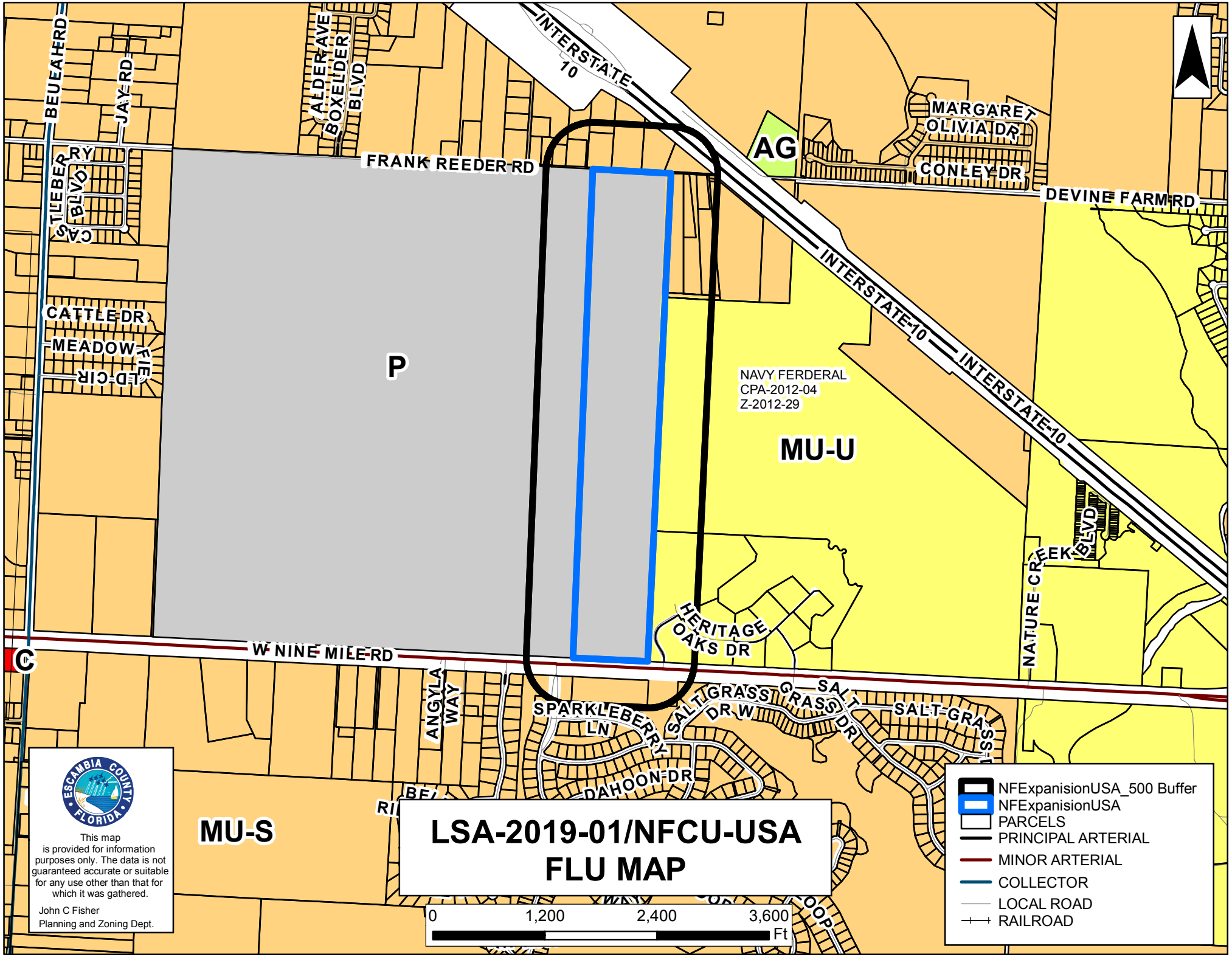
John C Fisher
Planning and Zoning Dept.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SPARKLEBERRY LN
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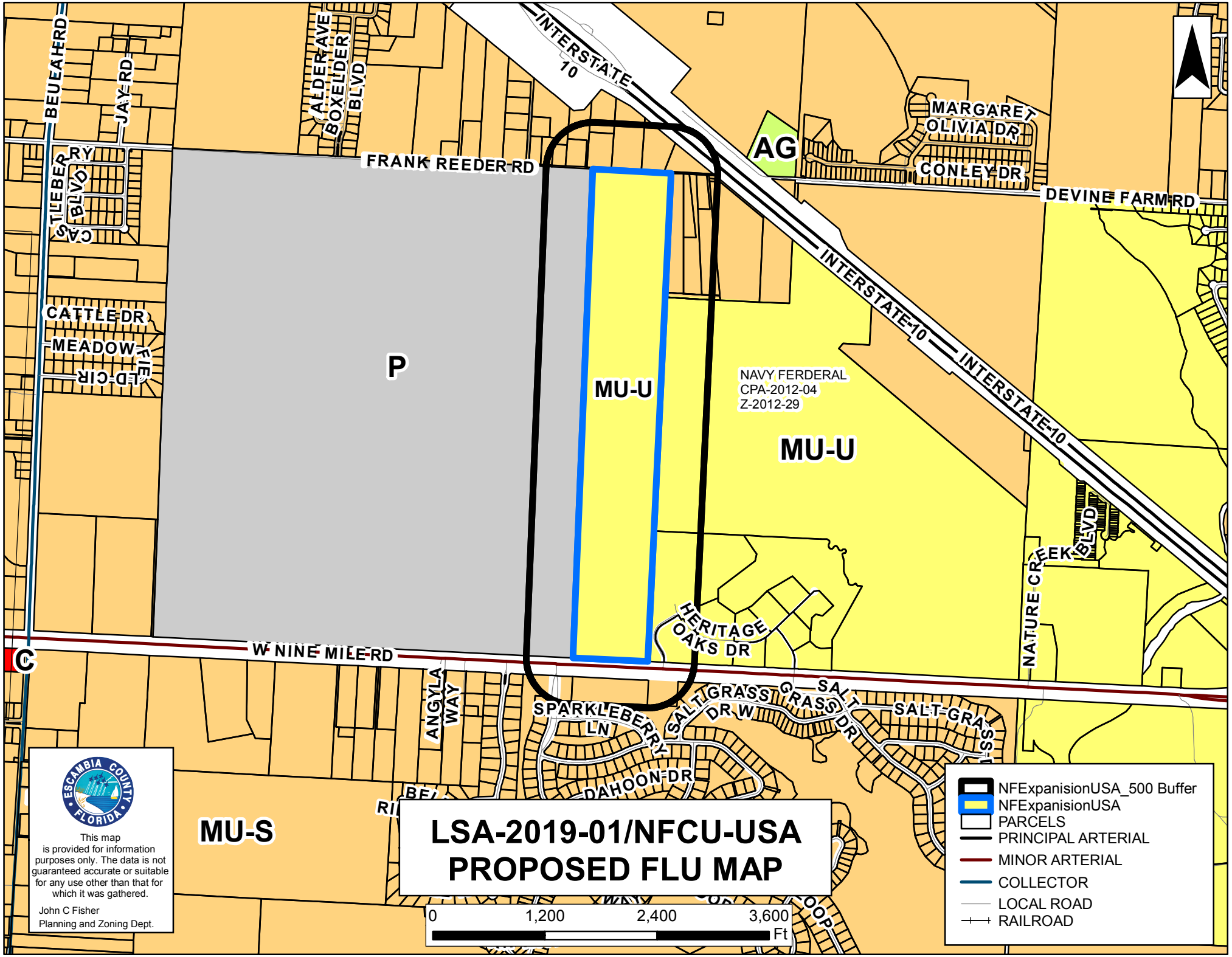
John C Fisher
Planning and Zoning Dept.


LSA-2019-01/NFCU-USA
PROPOSED FLU MAP
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John C Fisher
Planning and Zoning Dept.
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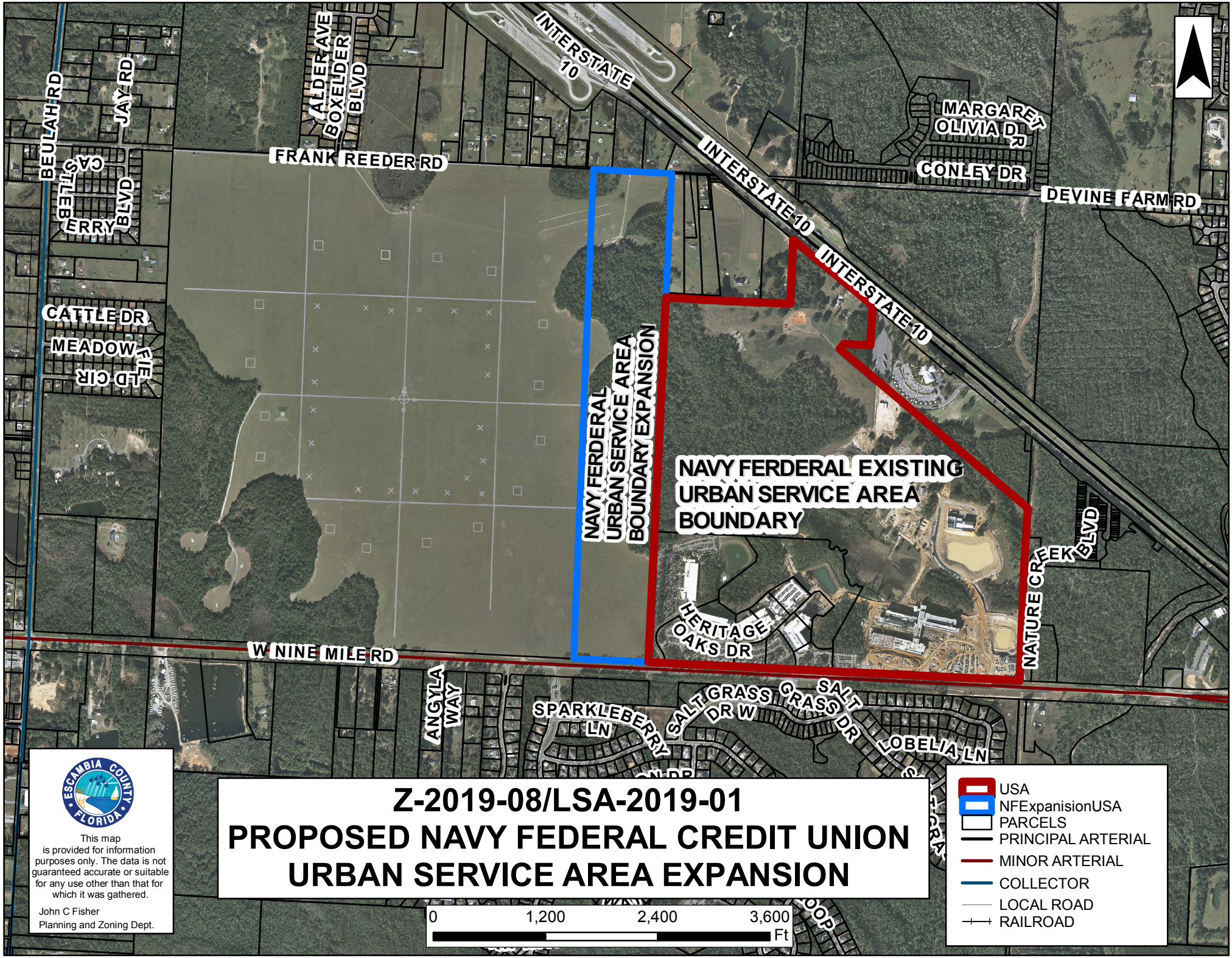
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MARGARET OLIVIA DR
CONLEY DR
DEVINE FARM RD
CATTLE DR
MEADOW FIELD CIR
NAVY FERDERAL URBAN SERVICE AREA BOUNDARY EXPANSION
NAVY FERDERAL EXISTING URBAN SERVICE AREA BOUNDARY
NATURE CREEK BLVD
HERITAGE OAKS DR
W NINE MILE RD
ANGYLA WAY
SPARKLEBERRY LN
SALT GRASS DR W
SALT GRASS DR
LOBELIA LN
Z-2019-08/LSA-2019-01
PROPOSED NAVY FEDERAL CREDIT UNION
URBAN SERVICE AREA EXPANSION
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
John C Fisher
Planning and Zoning Dept.
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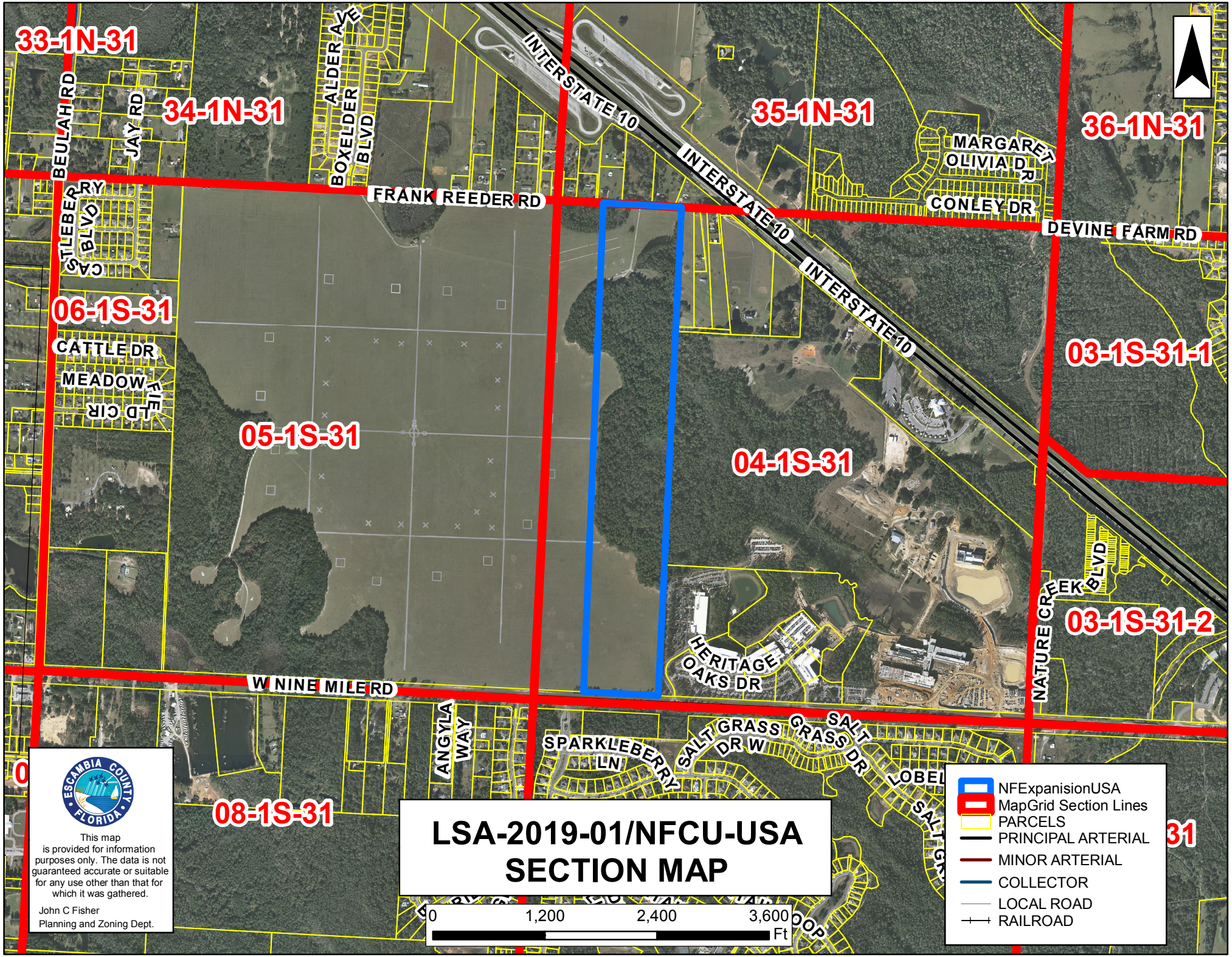
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36-1N-31
06-1S-31
05-1S-31
04-1S-31
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03-1S-31-2
08-1S-31
BEULAH RD
JAY RD
ALDER AVE
BOXELDER BLVD
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HERITAGE OAKS DR
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ANGYLA WAY
SPARKLEBERRY LN
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ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
John C Fisher
Planning and Zoning Dept.
LSA-2019-01/NFCU-USA
SECTION MAP
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NFExpanisionUSA
MapGrid Section Lines
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD

PUBLIC HEARING SIGNS ON FRANK REEDER ROAD LOOKING EAST

FROM FRANK REEDER ROAD LOOKING SOUTHEAST AT SUBJECT PROPERTY

FROM FRANK REEDER ROAD LOOKING SOUTHWEST

FROM FRANK REEDER ROAD LOOKING WEST

FROM FRANK REEDER ROAD LOOKING NORTHEAST

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING PUBLIC HEARING SIGNS

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING EAST

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING NORTHWEST

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING WEST

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING NORTHEAST

FROM NINEMILE ROAD/US HIGHWAY 90A LOOKING NORTH AT SUBJECT PROPERTY

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION

CHECKLIST

1. ✓ Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).
2. ✓ Letter of request, including reason(s) for map amendment and desired future land use category
3. ✓ Completed Application which includes (Notarized Affidavit of Ownership and Authorization, Notarized Affidavit of Ownership and Limited Power of Attorney if agent will act in owner's behalf, and Concurrency Determination Acknowledgement.)
4. ✓ Proof of Ownership (Copy of Warranty Deed or Tax Notice) Also need copy of Contract for Sale if the change of ownership has not yet been recorded.
5. ✓ Street Map depicting general property location
6. ✓ Legal Description of exact property area proposed for a future land use map amendment, including:
   - ✓ Street Address
   - ✓ Property Reference Number(s)
   - ✓ Boundary Survey
   - ✓ Total acreage requested for amendment
7. ✓ Land Use Map Amendment Application fee
8. ✓ Complete Data and Analysis (See applicable page herein)

FUTURE LAND USE MAP AMENDMENT APPLICATION

Letter of Request

Escambia County is currently under contract to sell to Navy Federal Credit Union a portion of the former Navy OLF8 site, immediately adjacent to and west of NFCU's existing Beulah campus. A copy of the purchase agreement between NFCU and the County is attached as Exhibit A. The approval of this FLU Map Amendment Application is a condition precedent to the closing of that transaction.

The property currently has a FLU designation of "Public", a designation which exclusively provides for uses or facilities owned or managed by the Federal, State or county government or other public institution or agency. Upon completion of the County's sale to NFCU, the property will no longer be publicly owned or managed, making "Public" an inappropriate FLU designation. Amending the FLU map is necessary and clearly warranted.

As detailed below, NFCU is requesting the FLU map be amended to apply the MU-U and NFCU-USA designations currently held by its adjacent Beulah campus to the property at issue. The requested FLU map amendments will benefit the County, community and NFCU by permitting uniform FLU designations across NFCU's Beulah campus, to ensure and assist in its continued orderly development and use.

Please note that NFCU is simultaneously submitting a Rezoning Application, requesting a change to the current zoning classification of the property from "none" to "HC/LI" – a classification which mirrors that of NFCU's adjacent campus and is necessary for implementation of the requested FLU map amendments.

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT ✓ LSA 2019-01
Current FLU: P **Desired FLU:** MU-U **Zoning:** _____ **Taken by:** A Lindsay
Planning Board Public Hearing, date(s): _____
BCC Public Hearing, proposed date(s): 8/17/19 transmittal
Fees Paid #2969.50 **Receipt #** _____ **Date:** 6/19/2019

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

Name: Escambia County Board of County Commissioners

Address: 221 Palafox Place, Suite 420

City: Pensacola State: FL Zip Code: 32502

Telephone: (850) 595-4970

Email: sgwest@myescambia.com

DESCRIPTION OF PROPERTY:

Street address: Currently unassigned but identified as Navy OLF8 – Frank Reeder Road; County has confirmed addresses to be assigned to the property subject to this Application are as follows: 5501 Frank Reeder Road and 9045 Security Place, both in Pensacola, FL 32526

Property reference number: A portion of 051S311101000000

Size of Property (acres): 98.03

Preliminary sketch survey and legal description of the property are attached as Exhibit B. Final survey is in-process and will be provided promptly upon receipt.

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION
AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR FUTURE LAND USE CHANGE REQUEST

By my signature, I hereby certify that:

1) I am duly qualified as owner 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 there are no guarantees as to the outcome of this request, the application fee is non-refundable; and

4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and

5) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

Signature (Property Owner) Printed Name Date

Signature (Agent's Name (or owner if representing oneself) Printed Name Adam Cobb Date 6/19/19

Address: 30 S. Spring Street

City: Pensacola State: FL Zip: 32502

Telephone: (850) 361-4865 Fax # (850) 434-5856

Email: acobb@esclaw.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 19th day of June, year of 2019 by, Adam Cobb who ( ) did (✓) did not take an oath. He/she is (✓) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current _____ as identification.

Patricia M. Goliwas Patricia M. Goliwas

Signature of Notary Public Date Printed Name of Notary

My Commission Expires _____ Commission No. _____

(Notary seal must be affixed)

PATRICIA M. GOLIWAS
Notary Public, State of Florida
My Comm. Expires Mar. 27, 2020
Commission No. FF 952621

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at Navy OLF8 – Frank Reeder Road, Pensacola, Florida, Property Reference Number(s) 051S311101000000, I hereby designate Navy Federal Credit Union, for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property This Limited Power of Attorney is granted on this__day of June, 2019, and is effective until the Board of County Commissioners 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 Planning and Zoning Department.

Signature of Property Owner	Date	Printed Name of Property Owner
	19 JUN 19	Keith Hoskins
Signature of Agent	Date	Printed Name of Agent

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me this_____day of_____, year of _____, by_____who ( ) did ( ) did not take an oath. He/she is ( ) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current_____as identification.

Signature of Notary Public Date Printed Name of Notary Public

Commission Number_____My Commission Expires _____
(Notary seal must be affixed)

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

AFFIDAVIT OF PURCHASER AND LIMITED POWER OF ATTORNEY

As contract purchaser from and authorized agent of the owner of the property located at Navy OLF8 – Frank Reeder Road, Pensacola, Florida, Property Reference Number(s) 051S31110100000. I hereby designate Emmanuel Sheppard & Condon and Adam C. Cobb, for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property This Limited Power of Attorney is granted on this_____day of June, 2019, and is effective until the Board of County Commissioners 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 Planning and Zoning Department.

19 JUN 19 — Keith Hoskins
Signature of Contract Purchaser — Date — Printed Name of Contract Purchaser

6/19/19 — Adam Cobb
Signature of Agent — Date — Printed Name of Agent

STATE OF Florida
COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 19th day of June, year of 2019, by Keith Hoskins who (✓ did ( ) did not take an oath. He/she is (✓) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current_____ as identification.

Monica Macpherson — 19 June 2019 — Monica Macpherson
Signature of Notary Public — Date — Printed Name of Notary Public

Commission Number GG 202369 My Commission Expires 04-06-22
(Notary seal must be affixed)

MONICA MACPHERSON
MY COMMISSION # GG 202369
EXPIRES: April 6, 2022
Bonded Thru Notary Public Underwriters

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Project name: Navy Federal Credit Union Partial Acquisition of Former Navy OLF8

Property reference #: Section 5 Township 1S Range 31

Parcel # a portion of 051S311101000000

Project Address: 5501 Frank Reeder Road and 9045 Security Place, both in Pensacola, FL 32526

I/We acknowledge and agree that no future development permit (other than a rezoning/reclassification) shall be approved for the subject parcel(s) prior to the issuance of a certificate of concurrency for such proposed development based on the densities and intensities contained within such future development permit application.

I/We also acknowledge and agree that no development permit or order (other than a rezoning /reclassification) will be issued at that time unless at least one of the concurrency management system standards is met as contained in the Escambia County Code of Ordinances, Part II, Section 6.04, namely:

(1) The necessary facilities and services are in place at the time a development permit is issued; or

(2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

(3) The necessary facilities are under construction at the time a permit is issued; or

(4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. NOTE: This provision only relates to parks and recreation facilities and roads. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the Development Order or Permit; or

(5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.320, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.

(6) The necessary facilities needed to serve new development are in place or under actual construction no more than three (3) years after issuance, by the County, of a certificate of occupancy or its functional equivalent. NOTE: This provision only relates to roads.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 19th **DAY OF** June **, 20** 19

Owner's signature — **Owner's name (print)** Adam Cobb

Agent's signature — **Agent's name (print)**

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.

- Please note that there are currently no pending development requests before the County regarding the property. Any development will proceed only after obtaining those appropriate and necessary County, State and Federal approvals and permits.

A. Sanitary Sewer

ECUA has confirmed infrastructure and service are available to the property to service development under the requested FLU designations. See letters from ECUA attached as Exhibit C.

B. Solid Waste Disposal

NFCU will ensure provision of adequate solid waste disposal services during its ownership, development or use of the property, in accordance with the requirements of the Escambia County LDC. Any solid waste disposal issues will be appropriate addressed at the County Development Review phase prior to any development of the property.

C. Potable Water

ECUA has confirmed infrastructure and service are available to the property to service development under the requested FLU categories. See letters from ECUA attached as Exhibit C. Any potable water issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

D. Stormwater Management

Any development of the property will be done in a manner to meet all applicable stormwater management statutes, regulations and permitting requirements. Any stormwater issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

E. Traffic

NFCU's intended development of the property is for overflow parking and recreational areas and facilities to support its existing Beulah campus. Curb cuts are neither planned nor expected on 9 Mile Road at this time, and primary access to the property is expected to be through NFCU's adjacent campus. Based upon existing timelines, it is expected that the current Nine Mile Road widening project will be complete prior to completion of any development of the property. Any access and traffic issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

F. Recreation and Open Space

As mentioned above, NFCU intends to use the property for recreational space and facilities, and further intends to allow the public access to certain portions of the same under reasonable conditions. Any recreation and open space issues issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

G. Schools.

The requested FLU map amendment to NFCU-USA limits the property to non-residential uses (see, FLU5.1.11). As a result, the proposed amendment will not adversely affect school-related levels of service.

H. Power.

Gulf Power has confirmed infrastructure and service are available to the property to service development under the requested FLU categories. See letter from Gulf Power attached as Exhibit D.

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:

A. Wellheads (indicate distance and location to nearest wellhead).

County GIS records indicate the nearest wellhead is located near the intersection of Nine Mile Road and Gulledge Lane, approximately 10,800 feet east of the eastern boundary of the property. The property is well beyond the 1000-foot radius buffer surrounding the well indicated by The Source Water Assessment and Protection Program, and future development of the property poses no impact to the well.

B. Historically significant sites (available from Florida Master Site File, Division of Historical Resources; email *sitefile@dos.state.fl.us*) Request form attached.

A Phase I Archeological Study is currently underway and will be provided to County staff promptly upon completion. Any historically significant sites will be appropriately addressed at the County Development Review phase prior to any development of the property.

C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property).

The County's own wetland survey of the property and balance of the OLF8 site is attached as Exhibit E. A Preliminary Threatened and Endangered Species Report dated June 18, 2019 prepared by 4D Environmental Consultants is attached as Exhibit F. Any natural resource issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein.

The requested FLU map amendments are entirely consistent with the Comprehensive Plan.

The NFCU-USA was created to assure the provision of public facilities, infrastructure and services adequate to serve new development, to encourage efficient development patters and the efficient delivery of public services, while also protecting environmental and historical resources and facilities. The goals, objectives and policies of the NFCU – USA were all adopted specifically and singularly to assist in the long-term master planned development of NFCU's Beulah campus by helping identify, plan for, schedule and implement necessary infrastructure and services (See, Goal FLU 5 of the Escambia County Comprehensive Plan). Development principles within the NFCU-USA also include the following: (a) to promote efficient, compact, master-planned development to accommodate growth programs, patterns and facilities of NFCU, and (b) to encourage development and provision of support services and facilities onsite within the NFCU-USA to serve the daily needs of the employees and visitors to the site. (See, FLU 5.1.9 of the Escambia County Comprehensive Plan). In short, the NFCU-USA designation was adopted to facilitate and encourage the orderly growth management of NFCU's Beulah campus.

Upon completion of NFCU's purchase, the property will become a part of NFCU's Beulah campus. Amending the FLU map to include the property in the NFCU-USA designation will ensure that any future development and use is consistent with and in furtherance of the NFCU-USA goals and policies already in place and applicable to the balance of NFCU's existing campus. Additionally, FLU 5.1.11 of the Comprehensive Plan requires that MU-U be the FLU designation underlying the NFCU-USA. NFCU's requested FLU map amendments are consistent with the Comprehensive Plan.

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

Florida Master Site File

Florida Master Site File TRS Search

Preliminary Investigation of Previously Recorded Cultural Resources

To request a search for previously recorded cultural resources, fill in the **Township** (circle North or South), **Range** (circle East or West), & **Section** number(s) of your project area.

Please include a photocopy of the appropriate USGS quad map with your project area clearly marked.

Township: ________ (North or South) ***Range***: ________ (East or West)

Sections (include all affected): ______________________________

County (include all affected): ____________________ **USGS Quad** (if known): ____________________

Township: ________ (North or South) ***Range***: ________ (East or West)

Sections (include all affected): ______________________________

County (include all affected): ____________________ **USGS Quad** (if known): ____________________

Township: ________ (North or South) ***Range***: ________ (East or West)

Sections (include all affected): ______________________________

County (include all affected): ____________________ **USGS Quad** (if known): ____________________

Township: ________ (North or South) ***Range***: ________ (East or West)

Sections (include all affected): ______________________________

County (include all affected): ____________________ **USGS Quad** (if known): ____________________

Return To: Name: ______________________________
Organization: ______________________________
Phone: ____________________ Fax: ____________________
Address: ______________________________
____
Email: ______________________________

Agency/Permit/Project requiring search: ______________________________

Florida Master Site File

Division of Historical Resources / R.A. Gray Building
500 South Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / Email *sitefile@dos.state.fl.us*

Office Use Only –H:\DEV SRVCS\FOR-000 Forms\Application Packet Forms-2016\Large & Small Scale Admendment\FLU Application New Fees 6_05_17.docx
(Note: print from Adobe (.pdf) version)

PHASE I CULTURAL RESOURCES ASSESSMENT SURVEY OF A 98.03-ACRE PARCEL IN ESCAMBIA COUNTY, PENSACOLA, FLORIDA

FINAL

PREPARED FOR
NAVY FEDERAL CREDIT UNION

BY
BENJAMIN W. STEWART
L. JANICE CAMPBELL
AEMIE NASH

PRENTICE THOMAS & ASSOCIATES, INC.
REPORT OF INVESTIGATIONS NO. 1530
JULY 2019

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Findings Summary Table

Cultural Resources	Type	East (WGS84)	North (WGS84)	Eligibility Recommendation
PTA-01-2019	Prehistoric Isolated Find	465475	3378556	Ineligible

ABSTRACT

In June of 2019, Prentice Thomas and Associates, Inc., was contracted by Navy Federal Credit Union to conduct a cultural resources assessment survey of a 98.03-acre parcel adjacent to the existing Navy Federal Credit Union Heritage Oaks Campus. The property is located in West Pensacola, approximately two miles east of Beulah, Florida in Section 4 of Township 1 South, Range 31 West, in southwestern Escambia County, Florida. The area consists of 98.03 acres of the U.S. Naval Reservation Outlying Landing Field 8 (OLF8) situated between West 9-Mile Rd (U.S. HWY 90 Alt) to the south and Frank Reeder Rd to the north, abutting the Navy Federal Credit Union Heritage Oaks Campus to the east. A detailed description of the project area (the OLF8 property that Navy Federal is acquiring) survey and survey legal description, as provided by Navy Federal to PTA, is incorporated into this report in Appendix A. The fieldwork was carried out by a two-person archaeological crew under the direction of a field supervisor. The crew conducted an intensive pedestrian survey and subsurface investigation over the entire tract, during which all surface and subsurface exposures were examined. This latter effort was augmented by systematic interval and judgmental shovel testing. A total of 131 (120 survey and 11 recording) 50 cm by 50 cm shovel tests were excavated. The effort resulted in the identification of one archaeological occurrence designated PTA-01-2019, a single unidentified prehistoric ceramic located in the southern portion of the project area. The archaeological occurrence is not eligible for nomination to the National Register of Historic Places (NRHP). No further work is recommended.

ACRONYMS LIST

AC	Artifact Concentration
amsl	above mean sea level
APE	Area of Potential Effect
ARPA	Archaeological Resources Protection Act
BCO	Baked Clay Objects
CFR	Code of Federal Regulations
DHR	Division of Historical Resources
ECUA	Emerald Coast Utility Authority
EPO	Elliotts Point Objects
ERP	Environmental Restoration Program
F.S.	Florida Statute
GIS	Geographic Information Systems
GUIS	Gulf Islands National Seashore
INQUA	International Union for Quaternary Research
IUGS	International Union of Geological Sciences
LABINS	Land Boundary Information System
NAGPRA	Native American Grave Protection and Repatriation Act
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NFCU	Navy Federal Credit Union
NWR	New World Research, Inc.
OIS	Oxygen Isotope Stage
PTA	Prentice Thomas & Associates, Inc.
RPA	Revised Probability Area
SEAC	Southeast Archeological Center
SHPO	State Historic Preservation Officer
USDA	United States Department of Agriculture
USFS	United States Forest Service
USGS	United States Geological Survey
UF/IFAS	University of Florida Institute of Food a& Agricultural Sciences Extension
UWF-AI	University of West Florida Archaeology Institute

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CHAPTER ONE
INTRODUCTION

In June of 2019, Prentice Thomas and Associates, Inc. (PTA) was contracted by the Navy Federal Credit Union (NFCU) to conduct a cultural resources assessment survey (CRAS) of a 98.03-acre parcel of land in Escambia County, Florida (Figure 1). The property is located in West Pensacola, approximately two miles east of Beulah, Florida in Section 4 of Township 1 South, Range 31 West, in southwestern Escambia County, Florida. The 98.03 acres parcel consists of a portion of the U.S. Naval Reservation Outlying Landing Field 8 (OLF8) situated between West 9-Mile Rd (U.S. HWY 90 Alt) to the south and Frank Reeder Rd to the north, abutting the Navy Federal Credit Union Heritage Oaks Campus to the east. The detailed survey and survey legal description, as provided by NFCU to PTA, is incorporated into this report in Appendix A.

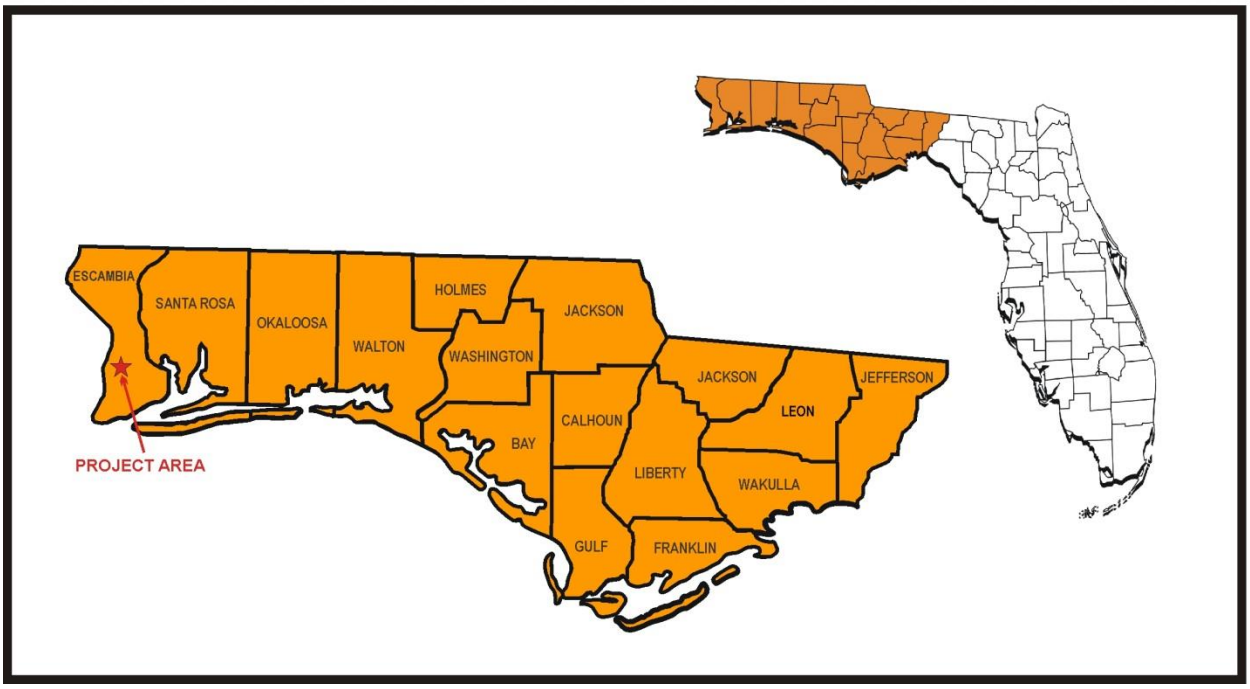

Figure 1. Map of Florida showing project area in Escambia County

This study was conducted to comply with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code as well as the recommendations for such projects as stipulated in the FDHR's *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. This study also complies with but is not limited to Public Law 113-287 (Title 54 U.S.C.), which incorporates the provisions of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Archeological and Historic Preservation Act of 1979, as amended, and with the regulations for implementing NHPA Section 106 found in 36 CFR Part 800 (*Protection of Historic Properties*).

Synopsis of the Work

The CRAS was conducted in three stages: 1) background and literature search; 2) fieldwork; and 3) laboratory tasks and report preparation. The survey tract lies approximately two miles east of Beulah, Florida, within Section 4 of Township 1 South, Range 31 West (T1S-R31W) (Figure 2). The background and literature search consisted of examination of the Florida Master Site File (FMSF), historic imagery, such as plat maps, county maps, and quadrangles, as well as available aerial photographs, comparable literature, and the CRAS report on the existing campus (Aubuchon and Campbell 2013). The background search revealed no previously known sites within the project area. However, cultural resources were identified during the CRAS of the existing campus and review of the proposed development by the Division of Historical Resources (DHR) recommended a CRAS because of a potential for sites to be present within the current 98.03-ac tract.

The fieldwork was carried out by a two-person archaeological crew under the direction of a field supervisor. The crew conducted an intensive pedestrian survey and subsurface investigation over the entire tract, during which all surface and subsurface exposures were examined. This latter effort was augmented by systematic interval and judgmental shovel testing. A total of 131 (120 survey and 11 recording) 50 cm by 50 cm shovel tests were excavated. The effort resulted in the identification of one archaeological occurrence designated PTA-01-2019, a single prehistoric ceramic located in the southern portion of the project area. The archaeological occurrence is not eligible for nomination to the National Register of Historic Places (NRHP). No further work is recommended.

Report Organization

Chapter Two presents a summary of the regional environment, and a discussion of the culture sequence is presented in Chapter Three. Chapter Four describes project methods and findings. Chapter Five provides closing comments and management recommendations. A list of references cited follows the text. The survey and survey legal description, as provided by Navy Federal to PTA, is incorporated into this report in Appendix A.

CHAPTER TWO
ENVIRONMENTAL OVERVIEW

Physiography

Physiographically, the project is situated within the Coastal Plains province, which in turn is composed of two divisions: the Western Highlands and the Gulf Coastal Lowlands. The division results from past events in which ancient seas eroded into the Citronelle Highlands (Western Highlands) and produced the Coastal Plains. The Western Highlands reaches a maximum elevation of 88 m (290 ft) above mean sea level (amsl) in northern Santa Rosa County and slopes subtly to the south. As sea level dropped episodically, it produced the Gulf Coastal Lowlands, which are generally less than 30 m (100 ft) amsl.

Of some geomorphic importance are the marine terraces created by the episodic fluctuation in sea level during the waxing and waning of glacial ice masses during the Late Cenozoic Era, particularly the Pliocene and Pleistocene Epochs. These features are depositional, and in some cases erosional, features developed on sandy, fossil-poor sediments ranging in age from the Pliocene to the Holocene Epochs (Figure 3).

The terraces are defined as landscape features rather than as stratigraphic or depositional units with distinctive lithologies. They slope gently seaward and often terminate landward via a shoreline scarp produced by wave erosion. There has been continuing debate regarding the age of these terraces and their location. On Eglin Air Force Base (AFB), Johnson and Fredlund (1993) recognize the following based on their geomorphological investigations: Silver Bluff Complex terrace; Pamlico terrace; Penholoway terrace; a high terrace complex consisting of multiple, poorly expressed surfaces (e.g., Sunderland, Wicomico); and an upland surface (possibly the Hazelhurst Terrace). A similar viewpoint was adopted by Marsh (1966) who found the discernment of terrace surfaces above the Penholoway to be highly problematic, identifying only a Pamlico shoreline at about 10 m (30 ft) amsl and a Penholoway shoreline at 21 m (70 ft) amsl, with an Upland Surface above that, hypothesized to be a composite feature including eroded terrace surfaces and siliclastics of the Pliocene Epoch Citronelle Formation. Marsh did not identify features corresponding to the Silver Bluff Complex in Escambia County. The Florida Geological Survey maps the Naval Federal area as Citronelle (Scott et al 2001; Scott 2001).

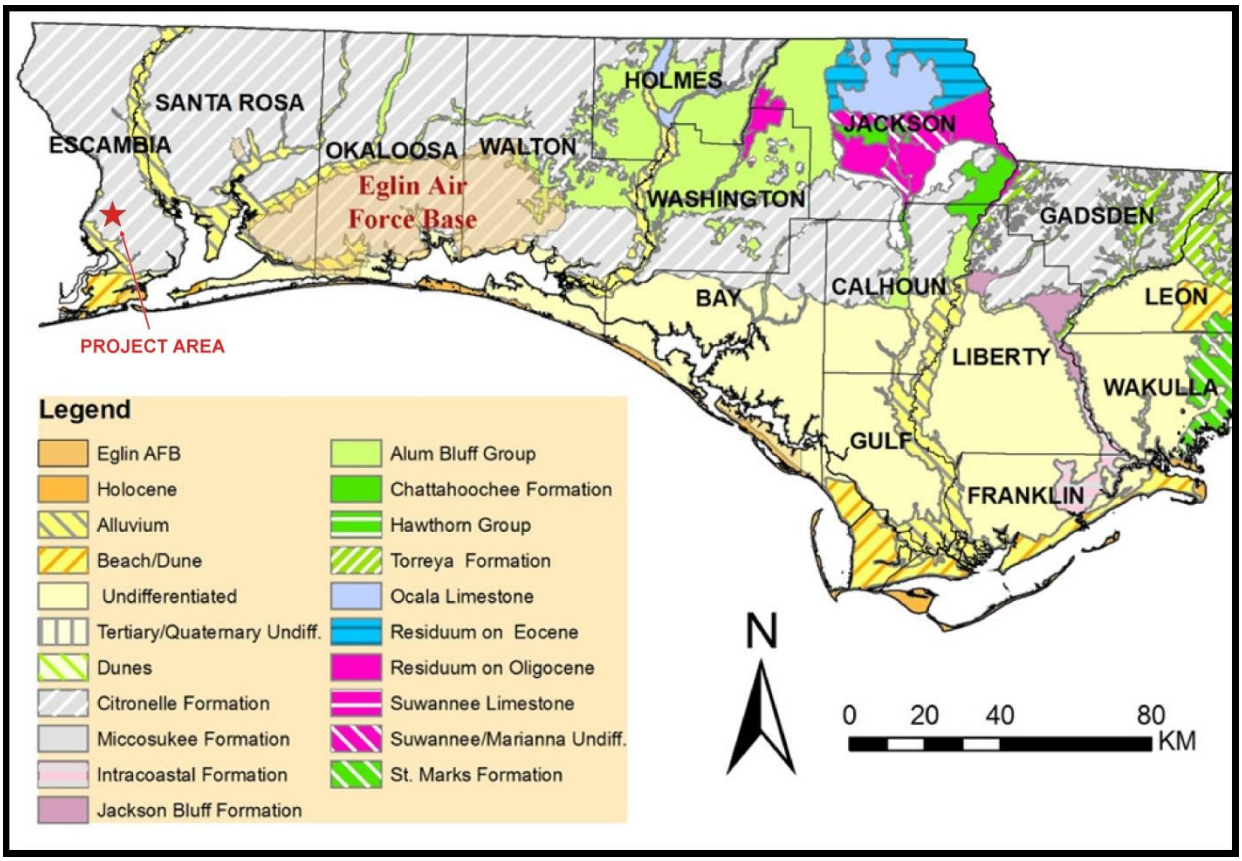

Figure 2. Age of the surface sediments mapped across the Florida panhandle (from Means 2009)

The ages of the terraces are not clear, as they are composed of sandy sediment largely lacking in definitive fossil evidence (Donoghue and Tanner 1992; Otvos 1992; cf. Colquhoun 1974; Hoyt and Hails 1974; Markewich et al. 1992). Terraces lower than the Sunderland have traditionally been considered Pleistocene Epoch features. However, there is no evidence that conclusively demonstrates a Pleistocene origin for terrace-like features in the Florida panhandle at elevations above more than nine meters amsl (Donoghue and Tanner 1992; Otvos 1992). A Pliocene rather than Pleistocene Epoch age is consistent for elevations above nine meters (30 ft) with the current continental ice sheets; the volume of the water tied up in the grounded[1] part of the Antarctic ice sheet is believed to be enough to raise mean sea level by about 73.5 m (*circa* 240 ft), and the volume of water in the Greenland ice sheet would effect a 7.3 m (24 ft) rise in sea level were it to melt (Bradley 1999; Cronin 1999).

[1] *Floating ice, including the Arctic icecap, would have no effect on sea level were it to melt.*

The Antarctic sheet is believed to have been a permanent feature since the Middle Miocene Epoch, about 14 Ma (Parrish 1998) and the Greenland ice sheet is believed to have been permanent since the Late Miocene Epoch about 7 Ma (Cronin 1999). Therefore, only times notably warmer than now would have had higher sea levels. Terrace surfaces above nine meters likely reflect the mid-Pliocene warm spell of 3.5 to 3.0 Ma as sea level is thought to have been 25 to 35 m higher (Otvos 1997) or still earlier events. Interpretation is complicated in northwest Florida by the possibility that the dissolution of limestone at rates estimated to be between one meter per 38,000 years and one meter per 160,000 years in the western Florida panhandle has led to isostatic uplift as sediments are loaded into the Gulf (Means 2009). The total uplift was estimated to have been anywhere from nine to 50 m since the Pliocene Epoch in a number of studies reviewed by Means (2009).

Paleo-temperature and sea level may be indirectly evaluated by study of isotope ratios, particularly oxygen isotope ratios, in marine sediments.[2] Oxygen Isotope Stage (OIS) ratio studies imply a considerable volume of ice since the Late Miocene Epoch (Parrish 1998:Figure 4). Furthermore, syntheses of marine isotope studies indicate warmer than present conditions in the Sangamon Interglacial Stage (OIS 5e) circa 140 to 126 thousands of years BP (Ka) and for OIS 11 circa 398 to 418 Ka, but at no other time in the Pleistocene Epoch (Lisiecki and Raymo 2005; Bradley 1999; Cronin 1999). Prior to 400 Ka, the next warmer than present episode appears to be OIS G3 circa 2650 Ka, (Lisiecki and Raymo 2005:Figure 4) which is Late Pliocene Epoch.[3] Hence, only the Silver Bluff and Pamlico terraces are likely to be of Pleistocene age.

Because sea level was at least 20 m lower than the current level after about 120 Ka until well into the Holocene (Saucier 1994:Figure 4; Bradley 1999:Figure 6.13), there is some doubt as to whether the Silver Bluff terrace could reflect a Middle Wisconsinan highstand. Johnson and Fredlund (1993:45) have suggested that the Pleistocene component of the Silver Bluff terrace complex could have been Middle Wisconsin and reflective of a *lower than present* sea level which is now at eight to 10 ft amsl due to subsequent uplift.

It has also been suggested that there may have been one or more highstands of +1 to +2 m (about the elevational range of the Silver Bluff) after *circa* 6000 BP. In that light, the Holocene component of the Silver Bluff may reflect a highstand of one to two meters above current mean sea level at about 6000 BP (Cronin 1999:401-404; Donoghue and Tanner 1992:238) or later (Balsillie and Donoghue 2004). However, recent studies of several northern Gulf Coast estuaries put sea level at circa -4 m amsl at 6000 BP, -2 m at 4000 BP, and -1 m at 2000 BP, so that a higher than present sea level at any time in the Holocene is controversial.

---

[2] Without going into detail, the oxygen isotope ^{16}O is preferentially sequestered in ice, rather than the ^{18}O isotope. Because the normal ratio of ^{16}O to ^{18}O is known, decreases in the ratio, symbolized $\delta^{18}O$, as determined in marine sediments are interpretable as increased ice volumes and, therefore, lower temperatures, while increases in $\delta^{18}O$ are interpretable as decreased ice and warmer temperatures (cf. Parrish 1998; Bradley 1999; Cronin 1999).

[3] The Pliocene-Pleistocene boundary is currently established as being at 2.588 Ma. It was reset by the International Union of Geological Sciences (IUGS) from 1.806 Ma to 2.588 Ma with the transfer of the Gelasian Stage from the Pliocene to the Pleistocene (Riccardi 2009).

Other major geomorphic features of the coast are a barrier island (Santa Rosa Island) and its associated lagoons and bays. This complex represents classic form and process for the Gulf Coast; geomorphic elements include river-mouth swamps and marshes, coastal terraces, the bay, and the barrier bar/island (Santa Rosa Island with its tidal inlet and associated tidal colk, marine tidal bar, tidal delta, active dunes, relict dunes, active bay-mouth spits, relict bay-mouth spits, and submerged shell reefs).

Soils

The project area is mapped as the Bonifay-Notcher-Troup association (United States Department of Agriculture [USDA] (2004). This association features generally well-drained soils on relatively level to moderately steep surfaces. This is an upland unit with soils exhibiting loamy surface layers and sandy subsurface layers and loamy subsoils or are loamy throughout. Major soil types the Notcher series on summits and side slopes, with Bonifay soils present on gently sloped summits and side slopes, while excessively drained Troup soils are on narrow summits and gently to moderately sloping side slopes. Also present are small areas of the Lucy, Malbis, Perdido, Lakeland, Red Bay, Albany, Pelham, and Cowarts series, as well as a few related series.

Surface Hydrology

Escambia County is bound on the west by the Perdido River, which also defines the Florida-Alabama boundary. Ponds of varying types and sizes exist within Escambia County, some of which were artificially created from stream impoundment. Many others reflect the collection of water in depressions underlain by clay or iron-cemented sandstone (Marsh 1966). Still others are rainwater-filled clay borrow pits, and likely related to the depressional ponds. Steephead ponds also occur (Marsh 1966), but no other types were in or near the immediate project area.

Paleoenvironment

At the Wisconsin maximum *circa* 22,000 to 18,000 BP, sea level was at -120 m (-390 ft) or deeper, exposing vast expanses of the present continental shelf (Coastal Environments 1977; Blackwelder et al. 1979; Fernald 1981:16). The Gulf shoreline may have been some 80 km (50 mi) south of the current shoreline, and the entire area at that time would have been high and dry (Hine 1997:Figure 11.1). The Choctawhatchee, Yellow, and Blackwater Rivers joined somewhat south of Pensacola and the combined system discharged into the Gulf of Mexico (Bart and Anderson 2004).

After a gradual warming period about 18,000 to 14,000 years ago, conditions began to warm more rapidly and sea level rose much faster, at a rate of about 0.45 cm/year, and by about 2.4 cm/year from 14,000 to 11,000 years ago. Pollen and paleontological studies have revealed a vegetation regime of open pine forests giving way to oak/hickory stands and local prairies (Fredlund and Johnson 1993). Late Pleistocene biotic communities had a fine grained, diverse nature without modern counterparts; for example, there were widespread extinctions of many megafauna species 12,000 to 10,000 years ago (Graham and Lundelius 1984). The warming trend

was briefly reversed by a cool spell, usually referred to as the Younger Dryas between 11,000 and 10,000 BP (12,800 to 11,500 cal BP).

The Younger Dryas was the last great Pleistocene cold snap, and its end (cal 11,500 BP) is considered to be the start of the Holocene. By cal 10,000 BP the Laurentide deglaciation was well advanced, and a recent sea level curve for the Gulf of Mexico puts sea level in the northern Gulf at approximately -19 m (-62 ft) and rising at a rate of 9 mm/yr (Milliken et al. 2008). These data place the Gulf shoreline some eight to 13 km (five to eight miles) south of Perdido Key.[4]

By the time that humans had arrived in Florida sea level would have been about 35 m lower than now (Bradley 1999:Figure 6.50).[5] Thus Paleoindians occupied a "Florida" twice its modern size, so that present-day coasts were inland, even upland, areas and late Pleistocene shorelines in the Gulf of Mexico were located as much as 120 to 150 km seaward of their modern locations. It is not difficult to see why Paleoindian period coastal sites have yet to be discovered in Florida—they are submerged beneath fathoms of ocean water, kilometers offshore (Stright 1986). Between 9,000 and 5,000 years ago the North American climate became warmer and drier than it currently is, an interval variously referred to as the climatic optimum, Atlantic, or Hypsithermal (Pielou 1991).

Otvos (2004:115) indicates that there was considerable aeolian activity in the northern Gulf of Mexico in the Hypsithermal, one episode between 10,500 and 8,500 BP, and a second between 6,800 and 5,700 BP. Dune formation is known to have been active on the northern Gulf of Mexico coastal plain circa 9900 – 5100 OSL/TL years ago, due to arid conditions and related causes (Otvos 2004, 2005; cf. Ivester et al. 2001; Ivester and Leigh 2003). Otvos (2004) indicates the development of a semi-continuous belt of dune fields and sand sheets in southeastern Alabama and northwestern Florida some 390 km long and two to three kilometers wide with elevations of up to 22 m (72 ft) amsl.

Fredlund and Johnson's (1993) fossil pollen analysis from four selected sites on Eglin AFB provides data that help reconstruct the Holocene history of the pine-oak forests of the region. The data show that an accumulation of the pollen-bearing, limnetic and peaty sediments at these sites was initiated by a major climatic shift around 8400 BP. At that time the climate appears to have rapidly shifted from one of less annual rainfall to a more mesic, but seasonally variable moisture regime. Lightning-producing spring storms, as part of the new climatic regime, created the right conditions for frequent fires, resulting in the rapid rise of longleaf pine as the dominant tree in the Southern Evergreen Forest. Following the 8400 BP climate change, cypress and tupelo (*Nyssa sylvatica* var. biflora) soon invaded the shallow upland basins.

[4] *Sea level would have been -18 ft circa cal 6000 BP and -6 ft circa cal 3000 BP (after Milliken et al. 2008:Figure 5).*

[5] *According to Th/U (thorium-uranium) dated corals at Barbados (Bradley 1999).*

Changes in pollen percentages and accumulation rates for tree and shrub taxa document a 1,200-year period of vegetational readjustment following the 8,400 BP onset of the change in climate. During this readjustment, oaks, the established dominant trees in the open, xeric forests prior to the climatic change, realized a substantial but short-lived (300 years) increase in biomass at the onset of the more mesic conditions. As the established oaks, pines and other trees reached maturity and began to die of old age, recruitment of fire-tolerant longleaf pine seedlings far exceeded that of oak and other deciduous trees. This trend continued until about 7200 BP, when the longleaf pine forests reached a dynamic equilibrium equivalent to that of the historically documented forests within the region.

Translating these data into archaeological interpretation of prehistoric populations, the Paleoindians and Early Archaic people seem to have been exposed to far greater environmental diversity than later groups. Throughout the entirety of the archaeological record, however, the climate and associated flora and fauna certainly had an influence on the extent to which the study area was occupied/utilized, selection of habitation areas as well as those for resource exploitation, and technological issues to maximize exploitation practices.

Summary

In summary, Northwest Florida has been a dynamic environment, exhibiting fluctuations in sea level, periods of increased warming and cooling, and differences in both the flora and fauna as a result of the consequent environmental changes. The differing environmental conditions have had a concomitant effect upon human populations since Paleoindians first appeared in the region. The stabilization of sea level and accompanying establishment of the modern climate has meant greater consistency in the environment to which humans adapted, but there exists great variation in these adaptations in response to cultural influence. Both adaptation to environmental conditions and cultural factors are reflected in the archaeological record, as discussed in the subsequent chapter.

CHAPTER THREE
CULTURAL OVERVIEW

Previous Archaeological Investigations – A Regional Overview

Formal archaeological investigations in the north-central Gulf Coast region began with Sternberg's (1876) excavations at the Bear Point site (1BA1), located on the eastern shore of Perdido Bay. This work listed burials and artifact assemblages and produced a collection of shell-tempered vessels. In the 1880s, Walker (1885) identified shell middens in the Pensacola and Choctawhatchee Bay systems and provided fairly complete descriptions of the archaeological materials encountered.

At the turn of the century, C. B. Moore (1901, 1918) visited the northern Gulf Coast and investigated numerous sites. Among these were Bear Point (1BA1), Santa Rosa Sound (8SR1), Graveyard Point (8SR3), Maester Creek Mound (8SR870), Fort Walton Temple Mound (8OK6), and Hogtown Bayou (8WL9). Primarily interested in the spectacular mound and burial sites, Moore published detailed descriptions of his work in the Journal of the Academy of Natural Sciences of Philadelphia. He described mortuary practices and documented differences in pottery styles between the Mobile-Pensacola and Apalachee Bay regions (Willey 1949:24-25).

W. H. Holmes (1903), one of the most significant archaeologists of his day, analyzed Moore's ceramic collections from Bear Point on Perdido Bay, as well as several site collections recovered along Choctawhatchee Bay. His work identified three major ceramic ware groups: the Mobile-Pensacola, the Apalachicola, and the Appalachian (Willey 1949:27). Holmes observed the similarities and differences among these wares, and noted that a decrease in the Mobile-Pensacola ware and an increase in the Apalachicola ware occurred between Choctawhatchee Bay and the Apalachicola River.

The next substantive archaeological work undertaken in the region was conducted by Gordon Willey (1949). In his monumental Archeology of the Florida Gulf Coast, Willey (1949) developed a prehistoric chronological framework and produced the first ceramic typologies for the Gulf Coast. Both are still applicable today.

With the advent of cultural resources management, responding to government and private sector needs to fulfill obligations under Sections 106 and 110 of the NHPA, many studies have been undertaken, with UWF consistently active in both regulation-driven and academic research projects. Former UWF president, Judith Bense (1994), published a comprehensive overview of the cultural history of northwest Florida based on the university's work as well as that of other researchers. A sample of projects by UWF graduate students shows a wide range of study and resulted in theses, such as one on predictive modeling at the Presidio de Santa Raria de Galve (Chapman 1998; Harris 1999; Wilson 2000), lithic production trajectories and prehistoric settlement patterns, and architectural variation at the three Pensacola presidios (Green 2009). Phillips (1996, 1998) has conducted survey and extensive investigation of water-powered mills in the Pensacola/Escambia County area, including the documentation of what are essentially industrial towns. UWF also has a full-time maritime program that has surveyed the Pensacola waterfront, conducted work at Fort Pickens, and undertaken investigation at a number of wrecks.

Cultural resources contractors have been also been involved in a wide variety of work in the study area. PTA has been working in the region since 1982, and multi-year investigations at nearby Eglin AFB led to a detailed refinement of the culture sequence that is widely referenced by regional archaeologists (Thomas and Campbell 1993). Other projects have included investigations at Pensacola Naval Air Station (Mikell 1998) and monitoring at Fort Pickens during which they consulted with UWF staff (Aubuchon 2013). There are numerous records of surveys and other cultural investigations relevant to the northwest Florida region (e.g., Curren 1987; Mikell and Quinn 2004). Pensacola and surrounding areas have a long and rich cultural history, which continues to generate the need for archaeological and historic inquiry and will do so for the foreseeable future.

Cultural Sequence

Prehistoric Sequence

Paleoindian: The earliest point cluster presented by Farr (2006:111) is the "Fluted Lanceolate Cluster." Among the points he includes in this cluster is Clovis, isolated examples of which have been found in the study area. Examples have been retrieved from shallow waters of area bays, but overall archaeological evidence of these early people is slim in this part of northwest Florida. Deeply buried deposits are possible, but there is also the issue of sea level. These early populations roamed a landmass considerably larger than present-day Florida. If the manufacturers of the classic fluted Paleoindian points were intensively exploiting the coastal zones of this region, evidence for the bulk of their presence may now lie offshore.

Late Paleoindian/Early Archaic-Middle Archaic: There has been a substantial advancement in understanding these populations through an increase in the discovery of intact components over the last decade. The components have been recognized by Bolen Side-notched and Bolen Corner-notched points, which have been commonly found in the area. The suite of point types has expanded to include Dalton, Palmer, Kirk Corner-notched, Wacissa, Arredondo, Kirk Stemmed, and Hamilton, and a couple of less common types.

The chronological implications of the diagnostic points have been established in part by a compilation of radiocarbon dates made available on the Southeastern Archaeological Center (SEAC) website, although the ranges of these dates are, in some cases, broad and often overlapping. Morphological attributes have also been used as a basis for relative chronology (cf. Anderson and Sassaman 1996; Farr 2006; Faught and Waggoner 2012). Within the study area, the Late Paleoindian/Early Archaic sequence seems to start with Farr's (2006:111) "Dalton Cluster" (about 12,500 to 11,500 BP), and there is evidence of a relatively large and widespread occupation in the early part of the sequence. Less frequent, Suwannee/Simpson points are included in the cluster, with a suggested date coeval with Dalton, about 12,500 to 11,500 BP (Farr 2006:39, 42). Hardaway falls in Farr's (2006:111) "Transitional Side-notched Cluster," generally dating to 11,500 to 11,000 BP, but these points are relatively sparse.

Farr's (2006:107) "Early Notched Cluster" includes points with side and corner-notched bases, with a range from around 11,000 to 9,750 BP. Representative types include Bolen Side-notched, Bolen Corner-notched, Kirk Corner-notched, Palmer, and Wacissa. Farr (2006) believes Wacissa is transitional between notched and stemmed forms.

The "Archaic Stemmed Cluster" in Farr's (2006:111) sequencing includes a variety of points found in northwest Florida, including Kirk Stemmed, Kirk Serrated, Arredondo, Hamilton, and Sumter. Dating about 8,900 to 8,000 BP (Farr 2006), Kirk Stemmed/Serrated represents the early stemmed tradition. Sumter is less securely dated to between 9,500 and 5,700 BP. The other three are bifurcates, which may be dated to around 9,500 to 8,500 BP. The bifurcates (e.g., Hamilton) saddle the Early Archaic to Middle Archaic span depending which researcher is being cited.

There has been discussion of a hiatus or abandonment of the area in the Middle Archaic as a result of climate change. Thomas et al. (2008) report no dramatic decrease in the Archaic Stemmed Cluster to support a complete exit out of this part of northwest Florida. Instead, they suggest Middle Archaic populations may have responded to climatic shifts—and the effects on exploitable resources—by technological and settlement changes, some of which may not be well recognized in the archaeological record yet.

Late Archaic: The Late Archaic lithic industry is marked by points referred to as the Florida Archaic Stemmed type. This "type" encompasses points such as Marion, Putnam, and Levy. Examples of other Late Archaic types include Mud Creek, Baker's Creek, and the Destin point (Thomas and Campbell 1993).

During the Late Archaic, portions of northwest Florida were part of what is called the Elliotts Point Complex, a local manifestation of the Poverty Point Complex in the Lower Mississippi Valley (Lazarus, 1958; Webb 1982). Radiocarbon dates bracket Elliotts Point between about 2,500 BC and 600 BC (Campbell et al. 2004). Sometime after its initial appearance, the Elliotts Point complex fluoresced into its classic form, marked by a distinctive artifact inventory that includes well-formed baked clay objects (BCOs), known as Elliotts Point objects (EPOs) for

their similarity to Poverty Point objects, steatite vessels and ground stone, microliths, and exotic items indicative of participation in the Poverty Point trade network.

Sites tend to cluster in eco-zones where numerous exploitable resources are present (Webb 1982; Thomas and Campbell 1993). Additionally, there is evidence of accretional mounds, at least one of which (8WL90) may have been a redistribution center (Thomas and Campbell 1993; Campbell et al. 2004). Investigations in the area around that mound site have found evidence of specialized workshops 8WL92 (e.g., production of drills). The separation of the lithic workshop from the mound is reminiscent of the community patterning at Poverty Point (Thomas and Campbell 1991, 1993).

The issue of when fiber-tempered pottery entered the Late Archaic culture is noteworthy as it has been the subject of discussion among researchers as to when it arrived in assemblages, how important it was, and why the quantities are overall quite low as noted by Campbell et al. (2004). It is clear from radiocarbon dates that steatite vessels were in the study area well before fiber-tempered pottery. 8WL1005, located in the Alaqua drainage, attests to that observation. While the bowls themselves were made on non-locally available resources, they were cached at the site, an indication that someone intended to return to that location, possibly as a collection camp, at a later time.

Campbell et al. (2004) suggest fiber-tempered pottery may have been a late addition to the assemblage. If fiber-tempered pottery was a late arrival into this area, it would support Sassaman's (1993) posture on the slow and erratic movement of pottery after its introduction on the Atlantic Coast. He believes that part of the reason for the delayed appearance of pottery west along the Gulf Coast lies in the control of trade networks. Essentially, the people who controlled the Late Archaic trade networks probably enjoyed prestige and power and were likely also influential in shaping the direction and pace of technological change in a given region. Extremely important in that network was the trade of steatite for use as containers. Pottery vessels presented a direct threat to the value of steatite. Thus, the powerful Poverty Point trade network, viewed by some as the perfect conduit for the diffusion of pottery, may have instead worked to stall its spread and acceptance across the Southeast.

Deptford: Around 600 BC Deptford populations settled in local villages in coastal areas, practicing a subsistence strategy that included shellfish collection, collection of plant resources, hunting, and fishing. They produced coiled ceramics tempered with sand and sand/grit and decorated by stamping. Among the types are Deptford Bold Check Stamped, Deptford Linear Stamped, and Deptford Simple Stamped (Bense 1994).

Deptford settlement was characterized by large villages that were probably occupied year-round. In addition to the central base villages, numerous small Deptford artifact scatters and shell middens are found throughout the region. Many of these probably represent camps that were visited by village occupants for the purpose of resource exploitation.

Ample evidence of subsistence exists, with middens indicating the Deptford people were engaged in the harvesting of shellfish. Oyster predominates, but rangia, quahog, stromb, and whelk represent minor occurrences along with incidental amounts of Pecten, moon snail, and Fasciolaria. However, it is unlikely that shellfish accounted for a major part of the diet. Floral remains suggest gathering was also a subsistence pursuit, while faunal remains from Deptford sites reveal that the occupants were actively hunting and fishing as well. DeFrance's (1985) analysis of fish remains from Pirates Bay (8OK183) identified blue runner, Jack Crevalle, sheepshead, striped mullet, southern flounder, marine catfish, black drum, red drum, speckled trout, white trout, bluefish, and some evidence of barracuda, sea bass, and shark. Other faunal remains represented in the Deptford middens include white-tail deer, gray squirrel, rabbit, opossum, rodents, striped skunk, muskrat, and black bear. Migratory fowl and reptiles have also been recovered.

The Deptford culture in the study area overall appears quite different from that found to the east. The absence of mounds in the study area is one difference and the apparent non-participation in the Yent ceremonial complex is another. Instead, it appears that the Deptford people here disposed of their dead in graves within or adjacent to their villages (Thomas and Campbell 1993).

Deptford culture seems to have endured over a long period of time, reflecting a population that was conservative and slow to change. Change did come around 50 BC when influence from Marksville to the west and Swift Creek to the east becomes evident. These changes are manifested as the Okaloosa phase, defined by Thomas and Campbell (1985) on the basis of their work at the Pirates' Bay site on Santa Rosa Sound in Okaloosa County, Florida, and confirmed by University of West Florida excavations at the Hawkshaw site (8ES1287) in Pensacola, Florida (Bense 1985, 1994). Similar sites have been found within the area from Escambia through Walton counties (Thomas and Campbell 1993; Bense 1994).

Radiocarbon dates bracket the Late Deptford Okaloosa phase between about 50 BC and AD 150 (Bense 1985, 1994; Thomas and Campbell 1985). The artifact inventory was characterized by a continuation of Deptford pottery, the presence of classic Santa Rosa series sherds, some Marksville remains, and crude, incipient Swift Creek styles. It was a time of renewed or increased influence from the west and, with the introduction of the Swift Creek styles from the east, the Okaloosa phase potters were actively engaged in ceramic experimentation. The lithic assemblage is distinguished by the presence of small, backed white quartz pebbles that appear to have been specialized tools. These items appear in Santa Rosa/Swift Creek assemblages as well.

Santa Rosa/Swift Creek: Radiocarbon dates from Santa Rosa/Swift Creek sites in the Pensacola (Phillips 1992) and Choctawhatchee (Thomas and Campbell 1993) neighboring bay systems indicate a 300-year cultural span, in the former it extended from about AD 350 to 650 and in the latter, it extended from around AD 150 to 450. Bense (1992) observes a similar temporal disparity between the dates of the preceding Late Deptford culture in these bay systems: 50 BC to AD 150 around Choctawhatchee Bay (Thomas and Campbell 1984), but the culturally similar Hawkshaw phase in the Pensacola Bay area has been dated to AD 260 (Bense 1985). Bense (1992) attributes this to diffusion lag in pottery styles. She is quick to point out, however, that

understanding the dynamics of these cultures between two bay systems in such close proximity requires a better sample of radiocarbon dates from solid contexts.

Some variation within Santa Rosa/Swift Creek has been suggested in assemblages examined by Thomas and Campbell (1993). At 8WL58, they reported high percentages of plainwares, with the best represented decorated types being Swift Creek Complicated Stamped, Basin Bayou Incised, Franklin Brushed, and Santa Rosa Punctated. Other complicated stamped types were only minor occurrences and check stamping was rare to absent. Franklin Plain rims displayed a wide range of treatment from undulating rims to classic piecrust styles and lip treatment included incising, punctuating, and notching.

The assemblage of later Santa Rosa/Swift Creek sites (e.g., 8WL36) was described as strikingly consistent, being marked by a variety of Swift Creek Complicated Stamped designs. Other types in the later assemblage included St. Andrews Complicated Stamped, West Florida Cord Marked, Crooked River Complicated Stamped (in minor quantities), Alligator Bayou Stamped, Santa Rosa Stamped, Basin Bayou Incised, occasional Gulf Check stamped, and Franklin Plain. Noticeably infrequent was the type New River Complicated Stamped, a presumably early marker of Santa Rosa/Swift Creek and one that was found in association with the Okaloosa phase of Late Deptford (Thomas and Campbell 1985; Bense 1985).

A distinctive pottery type not found in earlier components exhibited a bold check stamp and raised dot in the center of the check stamp, similar to Sun City Complicated Stamped. Found in Walton County at 8WL36, it was named for the type site, Horseshoe Bayou Complicated Stamped to distinguish it as part of the northwest Florida Late Santa Rosa/Swift Creek assemblage. Penton (1970) described finding 10 sherds with similar raised dots at the Bird Hammock site in Wakulla County and observed that similar sherds were found at the Refuge Tower site in the St. Marks National Wildlife Refuge. Additionally, Sears (1963) reported a single sherd of this type from the Tucker site in Franklin County. The Horseshoe Bayou Complicated Stamped sherds seem to be part of the overall complicated stamping tradition that dominates the latter part of the Santa Rosa/Swift Creek cultural era.

There was diversity in raw material of chipped stone points which were usually made on Tallahatta quartzite, and less frequently, non-local gray or rose chert. Morphologically, some of the points are similar to the Columbia type, although Phelps (1966, 1969) refers to them as Swift Creek points. Bradford points are also found in these contexts. There was a unifacial industry on Two Egg chert and the opaque citrus section industry evident in Deptford continued, but to a lesser degree. Bone tool production was also important, more so it seems in later assemblages.

Researchers have observed several patterns in the distribution of Santa Rosa/Swift Creek sites, with an emphasis on coastal settings (Thomas and Campbell 1993; Bense 1992). Despite intensive survey of interior locations in this part of northwest Florida, very little evidence of Middle Woodland activity has been identified (Thomas and Campbell 1993; Bense 1983). Bense (1992) states that these results "support the theory the Indian population during these periods was

concentrated on the coastal strip, and the interior was essentially vacant and used only for special-purpose, short-term activities."

The second pattern observed is in site configuration, with three types of characteristic midden arrangements: ring middens, linear middens, and small midden dumps. Ring middens are large, with well-formed rings a meter or higher, and clean central plazas. These take the form of a complete ring or are horseshoe-shaped. Testing at these sites has generally shown the interior plaza to be sterile or nearly so (Thomas and Campbell 1993; Bense 1992).

The third pattern observed in Santa Rosa/Swift Creek sites is site class, to which Bense (1992) references the three identified by Phelps (1969) and Penton (1974): multi-mound centers, middens with mounds, and middens without mounds. No multi-mound centers have been identified in northwest Florida or even close to the region. However, there is evidence of mounds with midden. Large and small midden sites are found in quantity throughout the coastal zone of northwest Florida, and there is strong evidence of clustering in the spatial distributions (Bense 1992; Thomas and Campbell 1993). These sites display the assemblage traits noted above, with some temporal variation as noted.

Bense (1992) cites six Santa Rosa/Swift Creek burial mounds in northwest Florida, and reliable information on contents is available on four. Cremations have been identified as well as multiple skull burials, with interments sometimes covered with shell. Most of the offerings were ceramic vessels, some deliberately placed as ceremonial caches.

Subsistence studies (Thomas and Campbell 1990, 1993; Phelps 1969) indicate the shell middens are made up of either oyster or rangia, which differ in their salt tolerance. In areas with low salinity, rangia (marsh clams) dominate the middens, whereas oysters compose the major shellfish in more saline areas. Other shellfish regularly exploited were mercenaria, lightning whelk, coquina, scallop, and conch. While shellfish remains dominate the bulk of the shell middens, fish contributed more heavily to the diet, with the same variety of types as those discussed previously for Deptford. Deer, reptile, and bird remains also indicate the importance of hunting.

Santa Rosa/Swift Creek ceremonialism is manifested in the area by the mounds noted above. Additionally, there is the recovery of certain artifacts often associated with ritual practices, pipes being one example, and even the ring midden configuration may imply ritualistic activity (cf. Bense 1992; Russo et al. 2009). One case in point are burials in the plaza of the Bernath site (8SR986) in Santa Rosa County that led Bense (1992) to suggest that ring middens may have been sociopolitical centers. The plazas of these middens were hypothesized to have served the social and burial needs of resident leaders. However, not all such interiors of ring middens have yielded burials and most, as noted, are devoid of much in the way of material goods. It may be that ceremonialism declined toward the end of Santa Rosa/Swift Creek, possibly as a result of waning influence from Marksville and Hopewell cultures that ushered in the Santa Rosa pottery styles early on. If so, late Santa Rosa/Swift Creek populations in this region may have altered belief systems, burial traditions, manifestations of ceremonial behavior and/or other aspects of their cultural religiosity.

Weeden Island: Remains of Weeden Island occupations are literally broadcast over this part of northwest Florida. Although coastal settlement continued, the interior patterns of distribution reflect a sharp change in land use from that evidenced by the occurrence of Deptford or Santa Rosa/Swift Creek sites.

Although this is a well-studied era in prehistory, gaps in issues remain. The issue of chronology is a case in point. In the late 1930s, Willey and Woodbury defined two phases of Weeden Island, distinguished from one another on the basis of relative frequencies of complicated stamped versus check stamped ceramics. Willey (1949) later expanded his definition, characterizing Weeden Island I as a culture that continued to produce Swift Creek Complicated Stamped wares in addition to Weeden Island ceramics. Weeden Island II was characterized by a preponderance of Wakulla Check stamped pottery and plain wares and the disappearance of complicated stamped types (Willey 1949:396-397).

His definition basically held sway over archaeological interpretations for the next 25 years. In the 1970s, Percy and Brose (1974) defined five phases of Weeden Island for midden sites in the Apalachicola region. As outlined by Percy and Brose (1974:6), Weeden Island 1 is characterized by a few Weeden Island series incised and punctated types, such as Carrabelle Incised, Carrabelle Punctated, Keith Incised, and Weeden Island Incised, and a predominance of late variety Swift Creek Complicated Stamped. In Weeden Island 2 there is greater variety of Weeden Island types. Weeden Island 3 sees the introduction of Wakulla Check stamped and a slight decline in the importance of complicated stamped wares. In Weeden Island 4, complicated stamping disappears altogether, and Weeden Island 5 is characterized by a dominance of check stamping, a limited quantity of incised and punctated types, and a minor occurrence of corncob-impressed pottery.

Thomas and Campbell (1993) suggest that while Willey's (1949) scheme may have been too broad, Percy and Brose's (1974) phase sequence for midden sites may have been too narrow. White (1981:645) had earlier pointed out the difficulty in many cases in distinguishing between occupations dating to Weeden Island 1, 2, 3, 4, or 5 using the markers designated by Percy and Brose (1974). Using radiocarbon dates in combination with ceramic assemblage traits, New World Research (NWR) (Thomas and Campbell 1993) proposed alterations to the sequence. They examined the applicability of the sequences of Willey (1949), Percy and Brose (1974), and NWR's three-part sequence developed for the St. Andrew Bay region (Mikell et al. 1989). Again, it was based on the relative frequencies of certain ceramic types. Their analyses produced findings contradictory to traditional thoughts on the appearance of certain pottery traits. A main concern was whether ceramic type *frequencies* might have had less to do with temporal variation in emergent Weeden Island populations and more with form and function. If the form and function may have been more important than previously believed, it would cast doubt on the *a priori* assumption that sites dominated by Wakulla Check Stamped sherds were *per force* late.

On the issue of form and function over chronology, Fewkes (1924) was the first to notice that certain decorated pottery types were present in burial mounds, while village contexts were dominated by plain wares. Sears (1963) called the differential occurrence of pottery the sacred-

secular dichotomy. The dichotomy was based on the belief that elite pottery, presumed to be more difficult and time-consuming to manufacture than plain wares or paddle-stamped ceramics, was produced by craftsmen. Examples of elite wares include finely incised, punctated, and painted decorations, along with applied effigies and other elaborate treatments.

The differential distribution of the elite versus utilitarian pottery at Weeden Island sites was taken to reflect variation in occupation by individuals of a higher social status versus the common folk. Russo et al.'s (2009) investigations at Weeden Island sites in Bay County, Florida, have examined the distribution of incised and punctated types to Wakulla Check Stamped, reviving the tripartite distribution of pottery recognized at the inland Weeden Island McKeithen site (Kohler 1978; Milanich et al. 1984; Cordell 1984). Russo et al. (2009) examined the distribution of Weeden Island ceramics at the Hare Hammock group, which included a Weeden Island mound (8BY30) and village ring midden (8BY1347). They discovered that plain wares and utilitarian decorated types were rather well distributed in the ring midden, concluding that either the reliability of using elite versus utilitarian wares is not strong in ring middens or the occupation at that mound and village was relatively egalitarian, although not ruling out the fact that ceramic types may still be better indicators of function than time.

Attribute analysis of ceramics, taking into consideration a sacred-secular dichotomy and what ceramic types in the study region constitute possible "elite" wares versus "utilitarian" wares is to be embraced if a clear understanding of not only Weeden Island chronology, but settlement patterns and dynamics are to be understood. For example, there are Weeden Island sites around steepheads along the margins of divides well in the interior of the region that have assemblages characterized by high quality incised and punctated types, but there appears to be no apparent ritual or function associated with these sites that could explain the presence of such high quality wares more consistent with mounds and villages near mound locations (Campbell et al. 2010).

The issue of ceramic function versus temporal implications will be ultimately sorted out by studies of assemblages from such sites as discussed above as well as comparison of the traits with absolute dates. A number of dates have been obtained, but their implication in terms of cultural variation over time hinges on the analysis of suitable-sized collections. That said, based on the dates alone, Weeden Island populations were in the area for a very long time, with dates as early as AD 15 to 395 to as late as AD 1,085 to 1,315, although the very latest may represent a continuation of Weeden Island pottery into Mississippian assemblages (Thomas et al. 1995).

The types of sites represented by Weeden Island remains in the region include mounds, villages, hamlets, and camps. From the evidence accumulated to date, no marked change in community patterning appears through the period of Weeden Island occupation except for an increase in the number of sites. Villages are both large and small shell middens much like those described by Milanich and Fairbanks (1980). Several configurations characterize Weeden Island village middens, which have been confidently identified only in coastal settings in the study area. In many cases, the sites contain linear deposits that actually represent a number of small, overlapping, circular shell heaps. Other villages are marked by horseshoe-shaped shell midden, which is a characteristic of Weeden Island as well as Santa Rosa/Swift Creek community

patterning (Milanich and Fairbanks 1980). Weeden Island villages on the interior appear to have been smaller, certainly not like the deep middens found in the Apalachicola-Chattahoochee-Flint river area described by Milanich and Fairbanks (1980). However, Weeden Island village sites on the interior are often strung out in semicircular fashion around springheads, a trend suggested by Milanich and Fairbanks (1980) as distinctive of the culture.

Weeden Island subsistence was broad-based, reflecting fishing, shellfish collection, and gathering (Thomas and Campbell 1993). Fish remains indicate these Late Woodland populations were taking full advantage of the bay, sound, and gulf. Represented in the collections are boney fish, herring, saltwater catfish, sea catfish, jack, porgies, sheepshead, mullet, flounder, bowfin, drum, and gar. Shell middens indicate a preference for oysters, although conch, rangia and other species may be minor constituents. Vertebrate faunal remains in Weeden Island collections include white-tail deer, unidentified mammal, unidentified avian, freshwater turtle, and pond/cooter turtle. Acorns and hickory nuts were actively collected as were various plant species, such as yaupon, wild grape, edible palmetto shoots, and gallberry, which attract bees. Today, gallberry honey is prized for its rich taste and resistance to granulation (i.e. it keeps well) and palmetto honey is considered a gourmet product. At the present time, there is no evidence of agriculture by Weeden Island groups in this region.

Ceremonialism is represented by the ritual mound burial tradition, which reached its peak in the area during Weeden Island times. Milanich and Fairbanks (1980) observe that it is only in northwest and north Florida that patterned burial mounds with east-side deposits are observed.

Fort Walton/Pensacola: This region, like much of the northern Gulf Coast, witnessed a replacement of Late Woodland culture (Weeden Island) by the Fort Walton and Pensacola Mississippian culture variants no later than AD 1,200 and probably somewhat earlier. As Tesar (1980), Brose and Percy (1978), and others have pointed out, a general Weeden Island sand-tempered ceramic tradition appears to metamorphose into Fort Walton in both the Choctawhatchee and St. Andrew Bay areas without much evidence of an evolutionary transition. While this is probably not entirely true and does not argue for instantaneous Mississippianization or invasion, there is no clear evidence to characterize the period of 200 to 300 years of late Weeden Island to Fort Walton transition. Knight (1984) points out that the transition lacks clarity for the Pensacola variant as well. If a terminal Weeden Island phase can be recognized, the transition may be better explained.

The late prehistoric culture of northwest Florida had at least two regional expressions: Fort Walton and Pensacola. Fort Walton and Pensacola share traits with each other as well as with other Southeastern Mississippian groups. Willey (1949) defines the Fort Walton culture and appends the Pensacola ceramic series to it. However, investigations have demonstrated that Fort Walton and Pensacola are distinctive expressions, or variants, of a more generalized Southern Mississippian cultural development. Artifact assemblages, mound and community settlement system patterns, and behavioral norms inferred from the archaeological data "leave no doubt that they were Mississippian peoples with social and political systems that were more complex than those that had previously evolved in northwest Florida" (Milanich and Fairbanks 1980:193).

In terms of ceramics, Fort Walton is generally characterized by distinctively incised and punctated as well as plain grit- and/or sand-tempered pottery found in both coastal and inland riverine sites (Willey 1949:452-488). The Pensacola variant (Fuller and Stowe 1982; Fuller 1985; Stowe 1985) is distinguished from Fort Walton by its shell-tempered decorated and plain ceramics (Willey 1949) that dominate assemblages with minor sand-tempered components (Fuller and Stowe 1982).

Major villages were likely occupied year-round by at least limited populations, while the smaller hunting, gathering, and horticultural loci were occupied seasonally by only small groups. If horticulture was an economic concern, it may have occurred only at small, scattered sites where arable soils were present (Larson 1980:206-219) or it may have occurred at both small sites and near villages, as well.

Smaller Mississippian coastal sites were less intensively utilized and non-nucleated. These could represent dispersed households and resource exploitation or special function sites (camps). Examples of probable coastal hamlets have been found at a number of sites and there are others in the interior that may be the remains of hamlets. Camps may be related to population fissioning and dispersal on a seasonal or periodic basis. As with Curren's (1976) and Larson's (1980) models for late prehistoric coastal subsistence adaptations, the settlement system implies that there was a scheduled population movement both between villages and smaller sites and likely between villages themselves. These population movements must have been scheduled to take advantage of optimal exploitation conditions.

Although there were fewer mounds than in Weeden Island times, there is clear evidence of ceremonialism in regional Mississippi culture. To the immediate west of Pensacola, 8OK6 was an impressive site, hosting a large platform mound that measures 12 ft in height, 223 ft by 220 ft at the base, and 90 ft by 150 ft at the summit (FMSF n.d.). Over 80 burials are reported to have been interred in that mound, which is presumed to have been a center of political control in the area. In addition to the mounds, there are cemeteries dating to this time period, often near mounds.

The Hickory Ridge site (ES1280) is located west of Pensacola on a large peninsula formed by the Perdido and Pensacola bays. It is a 15th century Mississippian ceremonial cemetery with a Mississippian village site (8ES1052) and lies 50 m to the west. No midden deposits or other indications of long-term occupation were encountered. Phase II testing revealed three burials and indicated that the cemetery has not been significantly disturbed (Phillips 1989). Intact or nearly intact vessels were positioned within a few centimeters of the present land surface.

The mortuary furniture associated with the Hickory Ridge burials strongly suggests that these were high status individuals, at least in a local sense. A number of the grave offerings are exotic in origin. The raw material source for the celts (chlorite schist), for example, is found in the Carolina Piedmont. Novaculite comes from Arkansas, whereas the red and gray chert point found with Burial One appears to be either Tuscaloosa gravel or Citronelle gravel from the interior Gulf Coastal Plain. The ceremonial nature of some of the grave offerings also indicates high status.

The raptorial bird motif, the celts, and the whelk columellae appear at Mississippian ceremonial centers throughout the Southeast (for example, Moundville, Lake Jackson, and Etowah). Milanich (1994:374-375) notes that these symbols were restricted to the elite. In contrast, lower status Mississippian burials often have little or no mortuary furniture. Given the size and isolation of the cemetery, the small number of individuals interred within it, and the exotic and symbolic nature of the grave offerings, Hickory Ridge may have been the burial place for the local elite.

Similar Mississippian burial practices have been reported elsewhere in northwest Florida. For example, Moore (1901, 1918) noted the occurrence of secondary burials, ceremonially killed vessels, and dense concentrations of sherds on several Mississippian cemetery sites in northwest Florida.

Historic Period

Indigenous People & European Contact: At the time of contact with Europeans, the Fort Walton/Pensacola culture was flourishing in the areas around East and Choctawhatchee bays. The mixing of Fort Walton and Pensacola series pottery in Mississippian contexts may be interpreted as a result of the region having been a borderland zone which was utilized by two contemporaneous tribes or, alternatively, the territory of a single chiefdom which utilized the pottery styles and probably other cultural traits of two neighboring cultures.

Hann (1988) suggests that the Pensacola and the Chatot may have both inhabited portions of the western panhandle in the sixteenth and seventeenth centuries. Milanich and Fairbanks (1980) observe the following on the lineage of these two tribes.

> There is no doubt that the Apalachee Indians encountered by the Narvaez and de Soto expeditions in Northwest Florida during the second quarter of the sixteenth century correspond to the late Fort Walton archaeological culture.... European materials have been found at a number of Fort Walton sites.... Spanish colonial-period items have also been found at Pensacola sites. The Pensacola archaeological culture was represented in the historic period by various tribes.... These probably included the Chatot and the Pensacola tribes. Differences in the Fort Walton and Pensacola archaeological complexes thus seem to reflect the same ethnic differences as those present in the historic period [Milanich and Fairbanks 1980:194].

In addition to the Pensacola and the Chatot, other tribes that are historically documented as having been in the western Panhandle include the Sawokli, the Mobile and the Yuchi or Chisca. The Creeks or Seminoles are documented to have been in the project area at the end of the eighteenth century.

As Milanich and Fairbanks (1980) observed, the Pensacola apparently first came into contact with Europeans as a result of the Narvaez expedition of 1528, though it is possible that either sightings or contact with them occurred during the 1519 Garay/Pineda mapping expedition (McGovern 1974). Responsible for charting the northern Gulf Coast, the Garay/Pineda expedition assigned the name “Ochuse” to either Pensacola or Mobile Bay (Tebeau 1971), a reference used later during the 1540 de Soto/Maldonado forays. The surviving accounts of the Garay/Pineda

expedition are sketchy and it remains unclear today as to whether or not they actually went ashore anywhere along the northwest Florida Coast (McGovern 1974).

The first firm evidence of contact comes from accounts of the 1528 Narvaez expedition. In that year, members of the ill-fated group contacted natives “either on or near the [Pensacola] Bay” (Swanton 1946:38). The contact with the unidentified group, now thought to have been the Pensacolas, was initially friendly, but within a short period hostilities broke out, a pattern which seems to typify European and native American contact.

The Nunez Cabeza de Vaca narrative (Bandelier 1904; Hodge and Lewis 1907) is the only surviving account of the encounter. Although sketchy, the narrative mentions that the natives lived in "mathouses," and were dressed in "civet-ermine skins" (probably muskrat) (Swanton 1946:38). The account also mentioned that the group used canoes and had clay pitchers (of unspecified types). Interestingly though, there is no mention of bows and arrows (Tesar 1973:14).

Documentation from the de Soto expedition is also sketchy. By the late summer of 1540, the de Soto expedition had struggled its way into the northern Florida peninsula. De Soto, concerned over the impact of the approaching winter, endeavoring to solidify supply points, and aiming toward the identification of a potential outpost and port location, "...commanded the cavalier Diego Maldonado...to go to the Bay of Aute [Apalachee Bay], where he was to take the two brigantines left by the Comptroller Juan de Anasco" (Varner and Varner 1962:247).

During this scouting and mapping expedition Maldonado relocated Pensacola Bay about which the following account may refer.

> Among other things he found a magnificent harbor called Achusi, which was sheltered from all winds, was capable of receiving many ships, and had such good depth even up to its shore that he was able to bring his ship close to land and disembark with casting open the hatch.... The Captain brought with him from this voyage two Indians who were natives of that same port and province of Achusi [Varner and Varner 1962:247-248].

Little data concerning the natives at Pensacola is offered in the de la Vega account, with the exception of noting that “...the Indians had received him peacefully...[and that] they went in groups of three or four to the brigantines...carrying to them [the Spanish] whatever they requested” (Varner and Varner 1962:248). Two facts concerning the de Soto and Maldonado contacts are of interest to the discussion of the Pensacola and the type of contacts that the group was experiencing with the Spanish. First, following the battle at Mauvilla, de la Vega indicated that de Soto was pleased to hear from the survivors that the distance between Mauvilla and Pensacola was only about 30 leagues (about 78 miles/125 kilometers) according to recounts by Varner and Varner (1962:384-385). De Soto's plans for the outposts at Achusi (q.v. Pensacola), while never coming to fruition, seem to imply that he felt the population in the Achusi province was sufficiently large to warrant a missionary effort, and that the surrounding territory was productive enough to supply the needs of an active port.

The second point of interest concerns the possible degree of contact between the Spanish and the Pensacola during the years of the de Soto expedition. De la Vega's summation of the activities of Maldonado and Gomez Arias from the fall of 1540 through 1542 suggests that repeated visits were made to the Pensacola area. Following Maldonado's mapping expedition, de Soto dispatched Maldonado and Arias to Havana to secure additional ships and supplies. They were to rendezvous with de Soto at Achusi in the winter of 1540, and the supplies were to include items of support for the projected colonies.

By late fall, 1540, the intrepid captains had "...purchased three ships and loaded them with food, arms and ammunition, and in addition with calves, goats, ponies, mares, sheep, wheat, barley and garden stuff" (Varner and Varner 1962:632). Maldonado and Arias returned to Achusi, where they waited for at least a month; de Soto, of course, never appeared. After scouting the coastlines in both directions, they departed to Havana, but in the summers of 1541 and 1542 they again returned. Apparently, during the latter visit, at least Maldonado spent some time at Achusi (Swanton 1946; Varner and Varner 1962).

From the available documentation, a minimum of three important contacts were made between the Pensacola and members of the de Soto expedition: 1) the late summer/early fall 1540 Maldonado contact during the coastal mapping and scouting reconnaissance; 2) the winter 1540 Maldonado/Arias contact; and 3) the summer 1542 Maldonado contact. Additionally, at least one of the Achusi (Curaca), who is identified by de la Vega as "a lord of vassals" (Varner and Varner 1962:248) had extended contact with de Soto's group, serving them for some eight months in 1540.

Between 1680 and the founding of the first Pensacola Bay colony, at least 11 Spanish expeditions skirted the Gulf Coast between St. Marks (a Spanish settlement at the mouth of the Wakulla River) and Pensacola Bay. During a 1686 Spanish expedition from Mexico, the Pensacola complained to the Spanish of hardships from wars with the Mobile (Hann 1988:80). Also, the Pensacola described their territory as extending to the Apalachicola River (Hann 1988:80). This claim is probably exaggerated, however, since that would mean the Pensacola controlled land that included Chacato or Chatot territory.

The abortive de Luna colonizing effort on western Santa Rosa Island, between 1559 and 1561, apparently left little lasting trace, although a lingering memory of the colony in the form of a single structure is illustrated on the 1616 Tatton map entitled "Noua et rece Terraum et regnorum Californiae." This map is also noteworthy in that for the first time, the barrier islands are clearly presented, though their size and configuration are significantly different from reality.

On May 15, 1693, Dr. Carlos de Siguenza y Gongora submitted an initial evaluation of Pensacola Bay and its surrounding area to the Viceroy of New Spain, Conde de Galve. The Spanish government was preparing to re-establish a colony at the Bay. Fearful of French expansion, the Spanish founded the presidio of Santa Maria de Galve and Fort San Carlos de Austria on Pensacola Bay in 1698, commencing the first Spanish Period. The French attacked and burned Santa Maria de Galve in 1719. The Spanish and French continued to struggle over the presidio until 1722 when, in a treaty between the two nations, France restored northwest Florida

to the Spanish (Parks 1986). Investigations by UWF (Bense and Wilson 1999) at Pensacola Naval Air Station isolated and spatially defined the First and Second Spanish Period occupations as well as the British occupations, and a Historic Indian component temporally associated with the First Spanish Period. Their excavations also identified the stockade walls of Fort San Carlos de Austria as well as structures and features.

After the 1722 treaty was signed, the Spanish resettled on Santa Rosa Island, naming the new fort, "Santa Rosa Punta de Siquenza" (8ES22). The colony (8ES22) on Santa Rosa Island struggled for existence from its founding until 1752. While neither the Island nor the mainland was considered productive agriculturally, there is evidence which suggests that the colonists were engaged in timbering, brick making, and naval stores production. In 1743, Dom Serres, working for the Havana Company, visited the colony in order to obtain "timber, pitch and turpentine" (Manucy 1939:26). The Santa Rosa colony was destroyed by a hurricane in 1752 and no attempt was made to re-establish it at that location.

In 1757, the Spanish once again attempted to establish a colony at Pensacola Bay. The new effort was named Panzacola, with the settlement established near present-day Seville Square. However, it was to be short-lived. In 1763, Great Britain, under the terms of the Treaty of Paris which concluded the Seven Years War, assumed control of the settlement.

During the first period of Spanish control of Florida, which spanned more than two centuries, the only established towns were Pensacola and St. Augustine, plus some scattered missions. Most of West Florida was still occupied by the indigenous peoples, while the European population was largely restricted to within a few miles of Spanish enclaves. The British attributed the failure of Spanish attempts to colonize Florida to the "lazy Latin character" (Rea 1974:57-58). Laziness had nothing to do with the failed attempts, which were impeded by a combination of factors, including tropical storm activity, low soil fertility, few mineral resources, hostilities from the British Colonies and their Indian allies, and a lack of support from Spain.

The situation changed with the arrival of the British, who did not experience the same hostilities, thereby eliminating at least one impediment to settlement. The British also arrived with a spirited outlook. Viewing themselves as more industrious and entrepreneurial than other European nations, the leaders were enthusiastic about the potential. Pensacola was the capital of West Florida and the British converted the small Spanish settlement into a heavily fortified military establishment, busy port city, and center of commerce (Parks 1986). Land was granted to freemen colonists, a West Florida Assembly was elected, a Board of Trade initiated, a plan for a new town of Pensacola was drawn up, and the new Governor of West Florida, George Johnstone, advertised the virtues of West Florida in Georgia newspapers in the hopes of attracting new colonists (McGovern 1974:83-85).

Despite the good press given the new colony, settlement outside Pensacola grew at a much slower rate than Britain's other dominions. They faced the same problem with low soil fertility, prohibitions against trade with the Spanish and French, and their Indian allies, the Creeks, were reluctant to cede lands for European settlement, agreeing initially to cede only lands within 15

miles around Pensacola (Johnson 1942:42). Settlement outside the immediate area of Escambia Bay was more widely scattered.

Maps drawn by George Gauld in 1768 and David Taitt in 1771 depict a number of huts and small temporary Indian camps along the road leading from Pensacola to the villages of the Upper Creek Nation near Montgomery, Alabama, and the confluence of the Coosa and Tallapoosa rivers. Outside Pensacola, the British operated at least three water-powered sawmills. Gauld's 1768 map of the Pensacola area shows Tate's Sawmill on Elevenmile Creek near Perdido Bay. Snider and Palmer (1994:549) note the "Old English Sawmill" north of Pensacola on a tributary of the Escambia River. The Colonial Office Records document the James Bruce sawmill that is probably located on Carpenter's Creek (Phillips 1996, 1998). Timber, indigo, deerskins, cattle, corn, tallow, bear's oil, rice, tobacco, salted fish, pecans, sassafras, and oranges were exported during this period (Howard 1940:127). The archaeological remains of the Fort of Pensacola and interior buildings, private residences outside the fort, and the nearby Fort George redoubt, have been documented in several investigations (Baker 1975; Bense 1989).

By the late 1770s the English and Spanish were again at war. Spanish forces under Bernardo de Galvez, attempting to destroy British influence on the northern Gulf Coast, ousted the English from Pensacola in 1781 following the Siege of Pensacola (Coker and Coker 1981). This battle, fought in the North Hill area, was archaeologically documented by Baker (1975). The Spanish regained control of northwest Florida, and established Fort San Carlos de Barrancas on the mainland at the mouth of Pensacola Bay to protect the harbor.

During the Second Spanish Period from 1781 to 1821, the local population continued to grow. The colonial settlements in the Second Spanish Period were concentrated near the mouth of Pensacola Bay on the peninsulas, islands, and mainland.

Indian trade grew in commercial importance, more brickyards were established, and cattle ranching thrived. The vast longleaf pine forests of northwest Florida became even more important economically, and northwest Florida's considerable topographic relief and many spring-fed, perennial drainages provided countless water-powered mill seats for the lumber industry. This period also witnessed an upsurge in sawmills as timber grew in importance as a natural resource. A sawmill was constructed in 1798 by Milan de la Carrera near the Escambia River (American State Papers 1859:173) and a second nearby a little later (Snider and Palmer 1994:549). UWF has studied many such mills, including one (8ES1965) on Clear Creek and the second (8ES982) located to the north on Spanish Mill Creek (Phillips 1993).

The market for deerskins was also on the upswing during the Second Spanish Period, spurred in large measure by the Industrial Revolution in England, which created a demand for leather. The chief commercial enterprise for deerskin and other commercial items was the Panton-Leslie trading company, which was headquartered in Pensacola. Eventually, the company dominated the Indian trade in the area. As Pensacola became the center of a thriving trade operation, Panton-Leslie netted significant profits from deerskins and eventually gained them vast Indian lands (Brown 1959:328-336).

The American Period & Statehood: The waning years of the Spanish colonial administration in West Florida were fraught with conflict. Though Spain retained control of West Florida east of the Perdido River until 1821, twice in the 10 years prior to that date Andrew Jackson occupied Pensacola, first in 1814 and then in 1817. While the route of his 1814 campaign has been attributed to the route of the so-called Military Road, documentation indicates that his troops skirted to the north of the Yellow River (McGovern 1974), approaching Pensacola from the northeast rather than the southeast.

After a number of skirmishes and invasions of Pensacola by General Andrew Jackson, the Spanish finally withdrew, ceding Florida to the United States by a treaty in 1819 that was signed by King Ferdinand of Spain in 1820, and it became a state in 1821, with Pensacola as the temporary capital (McGovern 1974). Growth was slow overall, but Pensacola's economic condition improved in the 1820s when a U.S. Navy Yard was established southwest of the city. The city was plagued with other problems, such as yellow fever epidemics and government neglect. However, there were opportunities for economic growth in the forest and surrounding waters. Numerous brickyards were established in the vicinity of Pensacola and along the larger rivers. These enterprises provided bricks for the federal forts under construction near the mouth of the harbor (e.g., Fort Pickens in 1834, Barrancas in 1844).

The local impact of the War was primarily economic; Union blockades at Pensacola and the disruption of transportation to more northerly markets in Alabama and Georgia devastated the stock and timber markets. Several local units were formed (McKinnon 1975) and were active in the Confederate Army for the duration of the war; this effectively decimated the local labor force. Although direct military actions between legitimate forces were few, in the waning years of the conflict deserters and irregular forces ranged across the area, committing "unspeakable acts" (McKinnon 1975) and causing further damage to the already faltering economy and social fabric.

The post-Civil War era was characterized by the growing importance of Southern forest resources and the coming of the railroad led to large-scale settlement of the region. In the decades following 1900, when turpentining was at its peak, the industry was undergoing a transformation as new collection cups and gutters replaced the primitive wooden boxes previously used to collect pine resin.

The turpentine industry owed the cup and gutter collection method to Dr. Charles H. Herty, a chemist at the University of Georgia whose 1901 research near Ocilla, Georgia resulted in him making the statement that “turpentine gathering as now conducted in the United States, is needlessly destructive of the forests and needlessly wasteful of the product” (Herty 1903:9).

Herty created a simplified cup and gutter system based on a model in use in France and the result was a decrease in forestry expertise and labor (Reed 1995). Herty’s first system used two v-shaped galvanized iron gutters to collect the rosin and eventually he patented a ceramic cup (Reed 1995; Butler 1998). The use of the cups prolonged the life and productivity of turpentine trees, which in turn extended the life of the naval stores industry in the region and their competitive position.

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CHAPTER FOUR
PROJECT METHODS & FINDINGS

Background and Literature Search

Previous Archaeological Investigations

Examination of records at FMSF revealed no previously known sites or other cultural resources located within the 98.03-ac tract proper. However, in 2013, PTA conducted a CRAS of 240 adjacent acres, where the existing camps was developed. A total of 104 survey shovel tests (SST) and 34 recording shovel tests (RST) were excavated during the 2013 survey (Figure 3).

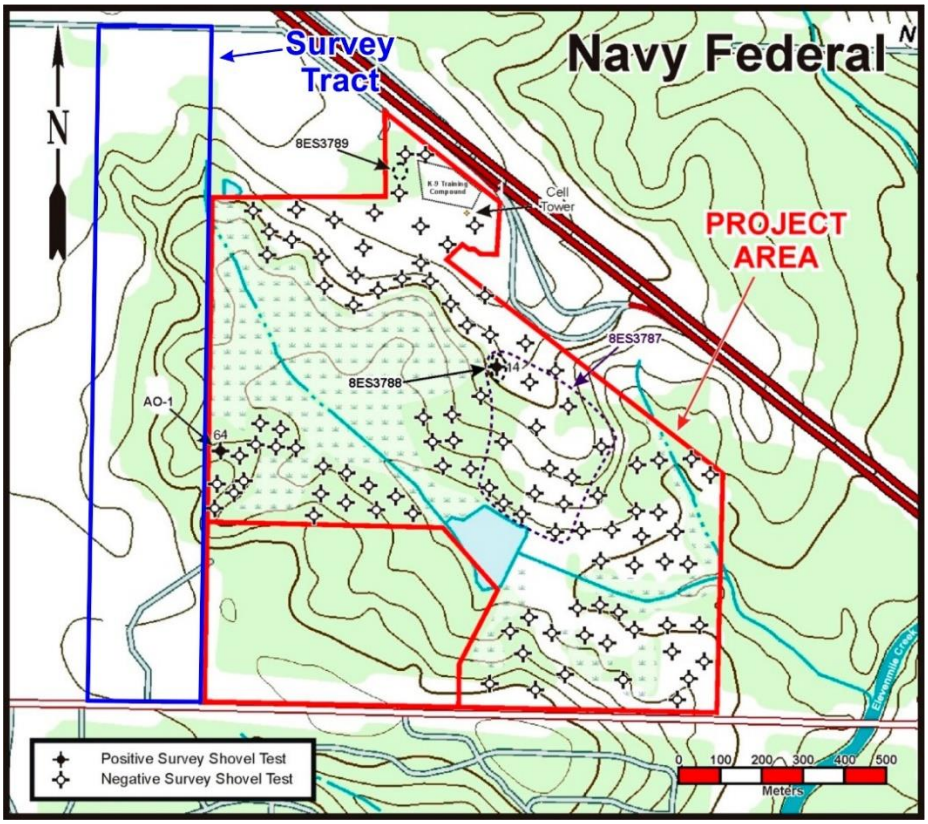

Figure 3. Map of 2013 project area (red) with 2019 survey tract (blue) overlaid (from Aubuchon and Campbell 2013)

The effort resulted in the identification of one historic cultural resource group, 8ES1387, a former 4-H camp containing seven historic structures and one historic archaeological site. In addition, the 2013 survey identified a historic archaeological site and prehistoric archaeological occurrence not within the resource group. Table 3 lists the findings from the adjacent survey tract, with those included in Resource Group 8ES3787 in italics.

Table 1. Summary of Cultural Resources Identified Within the Project Area

Occurrence Type	Site No.	Eligibility	Threats	Testing Priority
Resource Group	8ES3787	Ineligible	n/a	n/a
Historic Site	*8ES3788*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3790*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3791*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3792*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3793*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3794*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3795*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3796*	*Ineligible*	*n/a*	*n/a*
Historic Site	8ES3789	Ineligible	n/a	n/a
Archaeological Occurrence	AO-1	Ineligible	n/a	n/a

A review of the Land Boundary Information System produced an image of the original survey plat for T1S-R31W, a portion of which is shown in Figure 4. The plat map shows portions of Section 4 that were transferred to George W. Robinson in 1881 from the State of Florida by the Trustees of the Internal Improvement fund. Robinson probably acquired the land for its timber as he is known to have owned a timber company, at least in later years. The 98.03-acre tract is fully encompassed within the western portion of George W. Robinson property

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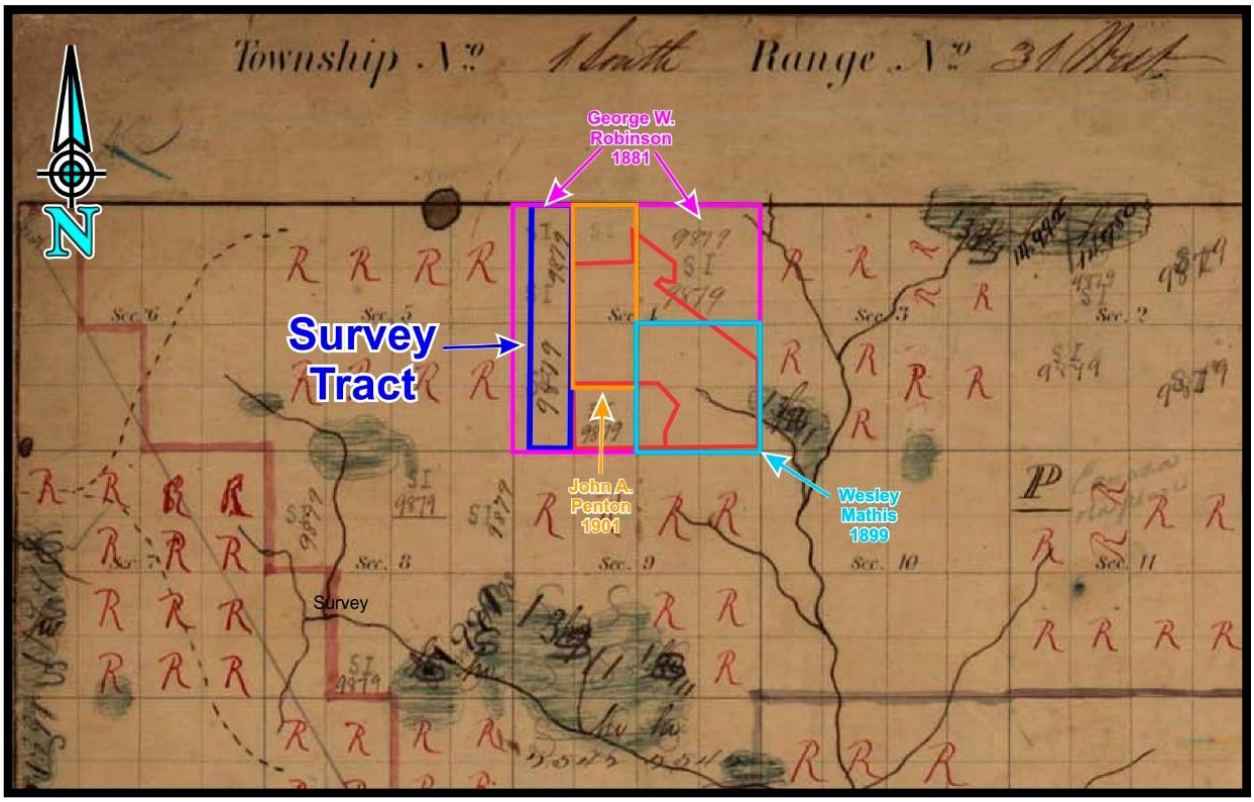

Figure 4. Portion of original survey plat (date unknown), showing land ownership in the 2019 survey tract (blue) and adjacent NFCU land (red) to the east

A review of General Land Office (GLO) records produced two homestead patents within the project area (refer to Figure 4). Wesley Mathis claimed the southeast quarter in 1899. John A. Penton then claimed the east half of the northwest quarter and the northeast quarter of the southwest quarter in 1901. Together these claimed the remaining state land in Section 4. A full chain of title search was beyond the scope of the current work, but this data at least establishes a time frame for when the land in the area first passed into private ownership.

Another source examined was historic aerial photographs made available on the internet by the University of Florida. The current survey tract appears without improvements on the 1941, 1951, and 1958 aerials. The 1958 aerial is shown for reference as it depicts the 4-H Camp to the east (Figure 5).[6]

[6] Portions of the photograph covering the survey are obscured in both original aerials.

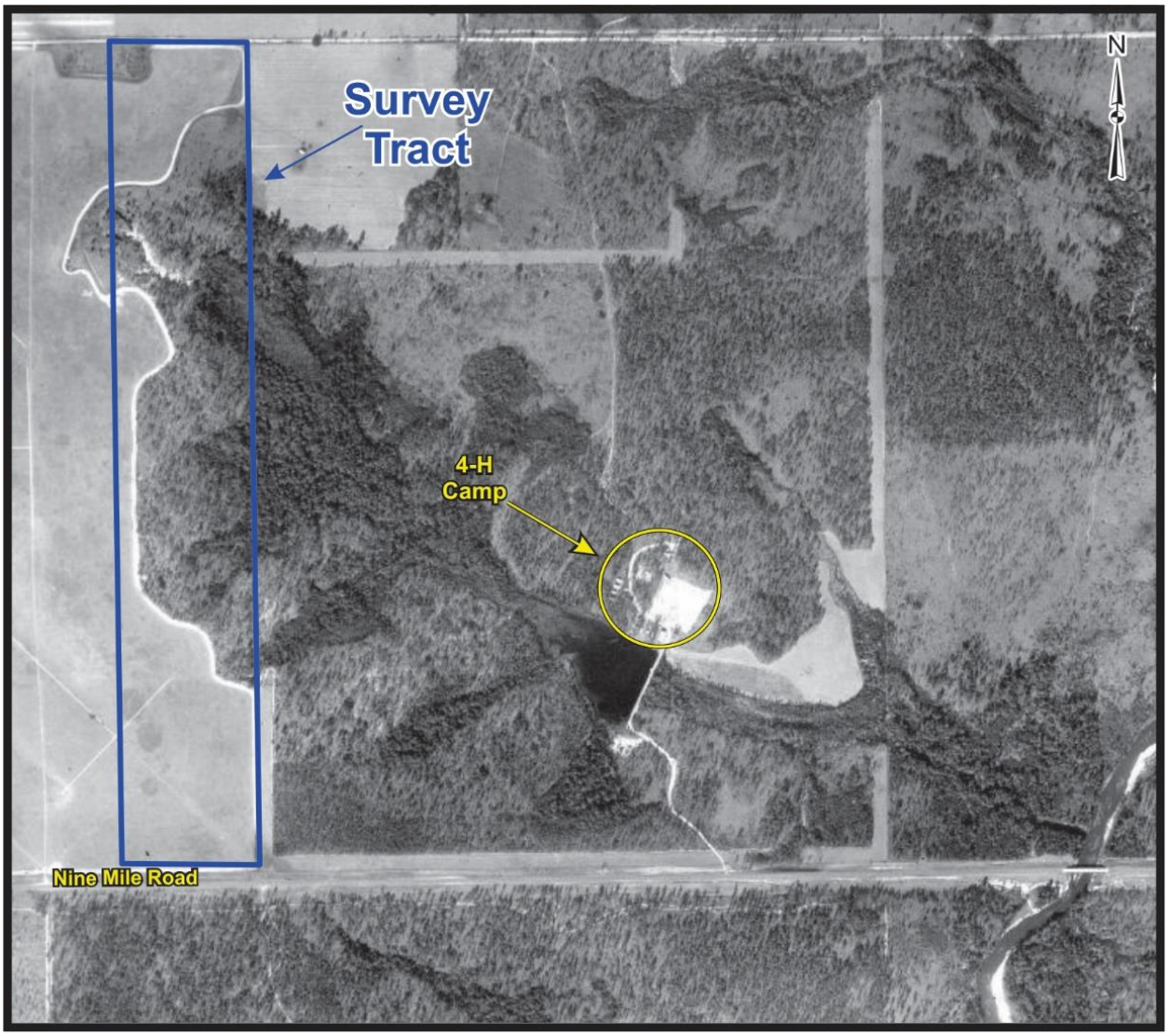

Figure 5. Portion of the 1958 aerial photograph with overlay of project area

The 1978 (photo revised 1987) USGS Cantonment 7.5-minute quadrangle (Figure 6) depicts a road in the northern part of the tract and one structure on the south side of the road. The improvements reflect military use of the area. To the east, the former 4-H camp is officially designated the Langley Bell 4-H Center on adjacent NFCU property where the existing campus is located. The camp was named for the benefactor who donated the land originally.

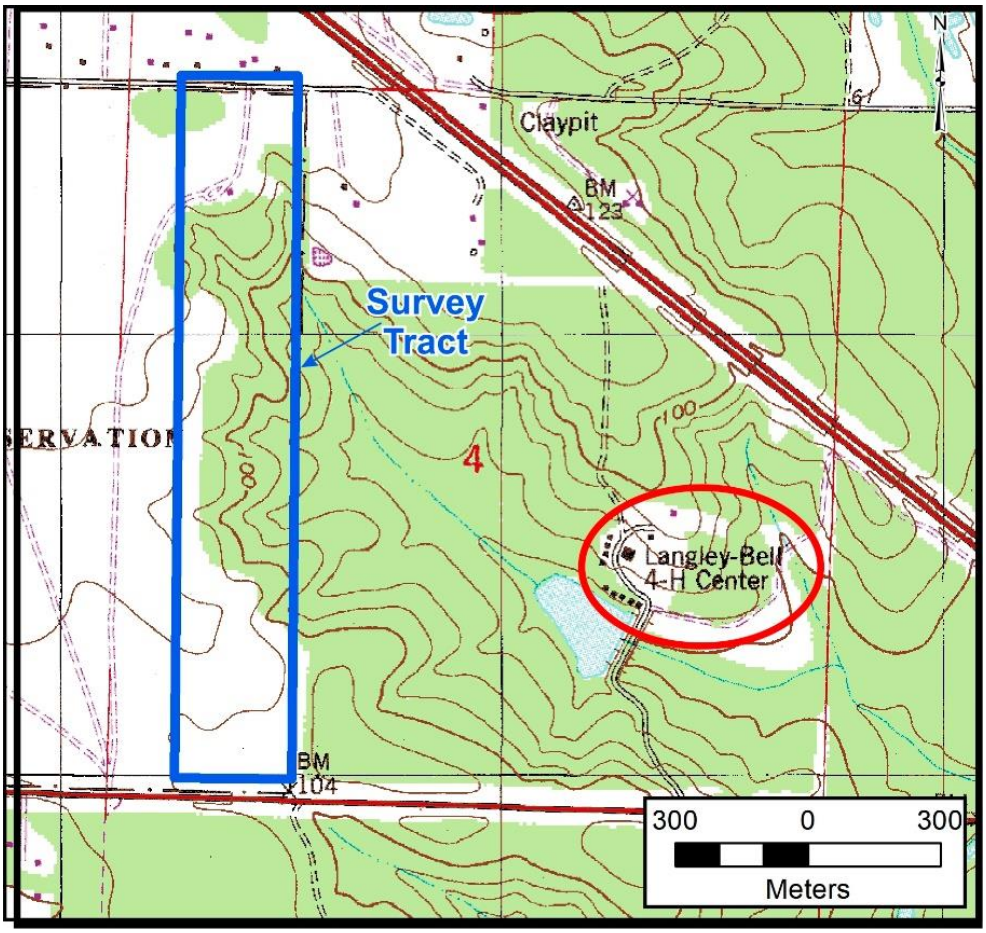

Figure 6. Portion of the 1978 (photo revised 1987) USGS Cantonment 7.5-minute quadrangle showing survey tract in relation to the Langley-Bell 4-H Center to the east

Setting

The survey area is a rectilinear tract that encompasses a small portion of the unnamed tributary of Elevenmile Creek that bisects the NFCU Heritage Oak Campus in a northwest to southeast fashion. The unnamed tributary of Elevenmile Creek exhibits smaller tributaries, steepheads, and dry gullies. The adjacent uplands had moderate to steep slopes along gullies and drainages. Elevation ranges from 50 ft amsl along the eastern property boundary to approximately 125 ft amsl in the northern portion of the survey tract.

The vegetation is highly variable between wide open areas and closed forest canopy (Figure 7). The cleared portion is an open field with Bermuda grass, cord grass, and St. Augustine grass. Vegetation features an upper canopy of live oaks, heritage oaks, turkey oaks, post oaks, bluejack oaks, laurel oaks, southern red oaks, hickory, slash pines, longleaf pines, and southern magnolias with a moderate to dense understory of yaupon, sparkleberry, low bush blueberry, saw palmetto, greenbriers, muscadines, and various shrubs. Ground cover includes bracken fern, deer moss, and leaf litter with zero surface visibility (Figure 8).

Figure 7. View of open field and wooded area within survey tract, facing southeast toward small military structure

Figure 8. View of obscured ground within the wooded area in survey tract

Overstory in and around drainages was denser and consisted of a closed canopy of pond pines, slash pines, loblolly bays, southern magnolias, water oaks, cypress, and Chinese tallow (invasive) with an understory of dense gallberry, greenbriers, devil's walking stick, muscadines, and various shrubs.

There are several soil types mapped in the survey tract, with Bonifay loamy sand covering the most area. The Bonifay loamy sand is designated by slope percentage, the open pasture is marked by Bonifay loamy sand with 0 to 5 percent slope and within the hardwood canopy is marked by Bonifay loamy sand 5 to 8 percent slope. Bonifay loamy sand is a deep, well-drained soil typically found on knolls and ridges on marine terraces.

Other soils mapped are the Troup-Poarch complex, Poarch sandy loam, and Dorovan muck and Fluvaquents. Areas of Troup sand and Poarch sandy loam or intermingled (Troup-Poarch complex) are considered somewhat excessively drained to well-drained soil with a deep profile. Both are found on rises and ridges on marine terraces.

Soils in drainages are marked by Dorovan muck and Fluvaquents, which are very poorly drained soils typically found on floodplains on marine terraces. A typical profile is designated by a single soil horizon, an Oa horizon, a highly organic muck that is almost always wet. No shovel tests were placed in areas with Dorovan muck and Fluvaquents.

Disturbance results mostly from clearing and military use of the area. A small structure sits near the tree line and remnant roadways and a concrete pad have all impacted the tract to some degree. Erosion was also noted in the lower-lying settings near drainages.

Figure 9. View of road remnant from military use in survey tract, facing south-southeast

Fieldwork

Procedures

Fieldwork was initiated with a reconnaissance survey conducted by the field director of the property to identify general areas of higher and lower probability of hosting prehistoric and historic sites. Then augmented by an intensive pedestrian and subsurface survey conducted by a two-person archaeological crew with quality control/quality assurance inspection from the field director.

All exposed areas were examined for evidence of past cultural activity. A total of 120 50 cm by 50 cm SSTs were excavated across the tract (Figure 10). SSTs were laid out on a 50-m grid, but subject to adjustment. The 50-m interval is logistically well suited to adjustments, tightening the interval to 25 m in higher potential loci and expanding to 75 to 100 m, as warranted, while still on the grid.

Figure 10. Map of NFCU survey tract showing SSTs and archaeological occurrence, PTA-01-2019

Most of the tract was treated as medium probability and surveyed at 50 m intervals; most of the southern end was considered low potential and the interval expanded to 75 m, except in two areas where judgmental SSTs were excavated in settings that seemed to have good site potential. No SSTs were excavated in wetlands or on steep slopes.

Fill was screened through one-quarter-inch hardware mesh for recovery of artifacts. All shovel tests measured 50 cm by 50 cm were excavated to a depth of 100 cm except where an obstruction such as the water table or impenetrable clay or hardpan was encountered. All pits were backfilled upon completion of documentation.

Survey notes were maintained during the work, and representative notes were taken on stratigraphy, setting, and disturbance. Other documentation included a photographic log and bag list. The effort was recorded through digital photography, GPS recording, and mapping.

Results

Of the 120 SSTs, only one was positive. SST 97 was a judgmental unit placed off-grid on a level stream terrace with a slight eastward slope toward the drainage. It produced a prehistoric sherd from 30 to 40 cmbgs, but excavation continued to a meter without further recovery.

Delineation efforts included the excavation of 11 RSTs placed at 10 to 20 m intervals in the cardinal directions and 30 m intervals in the ordinal directions. None of the RSTs produced additional cultural remains nor evidence of cultural deposits, such as midden or features, so the find was designated an archaeological occurrence, PTA-01-2019. The sherd is a sand-tempered decorated vessel fragment with an eroded surface that precluded identification to type.

Unexpected Discoveries

If unexpected discoveries, such as Native American graves or lost historic cemeteries had been encountered, then guidelines set forth in Chapter 872, F.S. (Florida's Unmarked Burial Law) would have been followed. However, no site of sensitive nature was identified during the survey. The client is advised that if human remains or unexpected discoveries are encountered during ground disturbing activities, then work will cease immediately. The client will notify the Florida SHPO within 24 hours at (850) 245-6333 to begin procedures that are outlined in Chapter 872, F.S.

Artifact Processing & Analysis

Subsequent to fieldwork, the artifact was returned to the PTA laboratory where it was processed, analyzed, and catalogued. Analysis focused on surface treatment, decoration, paste, and temper with reference to works by Willey (1949), Scarry (1985), and Fuller and Stowe (1982). No lithics or historic remains were recovered, so procedures for analysis of those groups is omitted from this section.

Curation

All documents and artifacts resulting from this work will be prepared for curation, and turnover of materials will be coordinated with NFCU, unless otherwise specified.

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CHAPTER FIVE
MANAGEMENT RECOMMENDATIONS

Unit Summary

PTA conducted an intensive CRAS of the 98.03-ac tract west of the NFCU Oaks Heritage Campus. A total of 120 SSTs were excavated, one of which was positive, recovering an unidentified eroded decorated ceramic vessel fragment. Eleven RSTs were subsequently excavated around the find, but all were negative. Designated an archaeological occurrence and labeled PTA-01-2019, the find is ineligible for NRHP nomination. PTA recommends no further work.

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APPENDIX A
Survey and Survey Legal Description provided by NFCU

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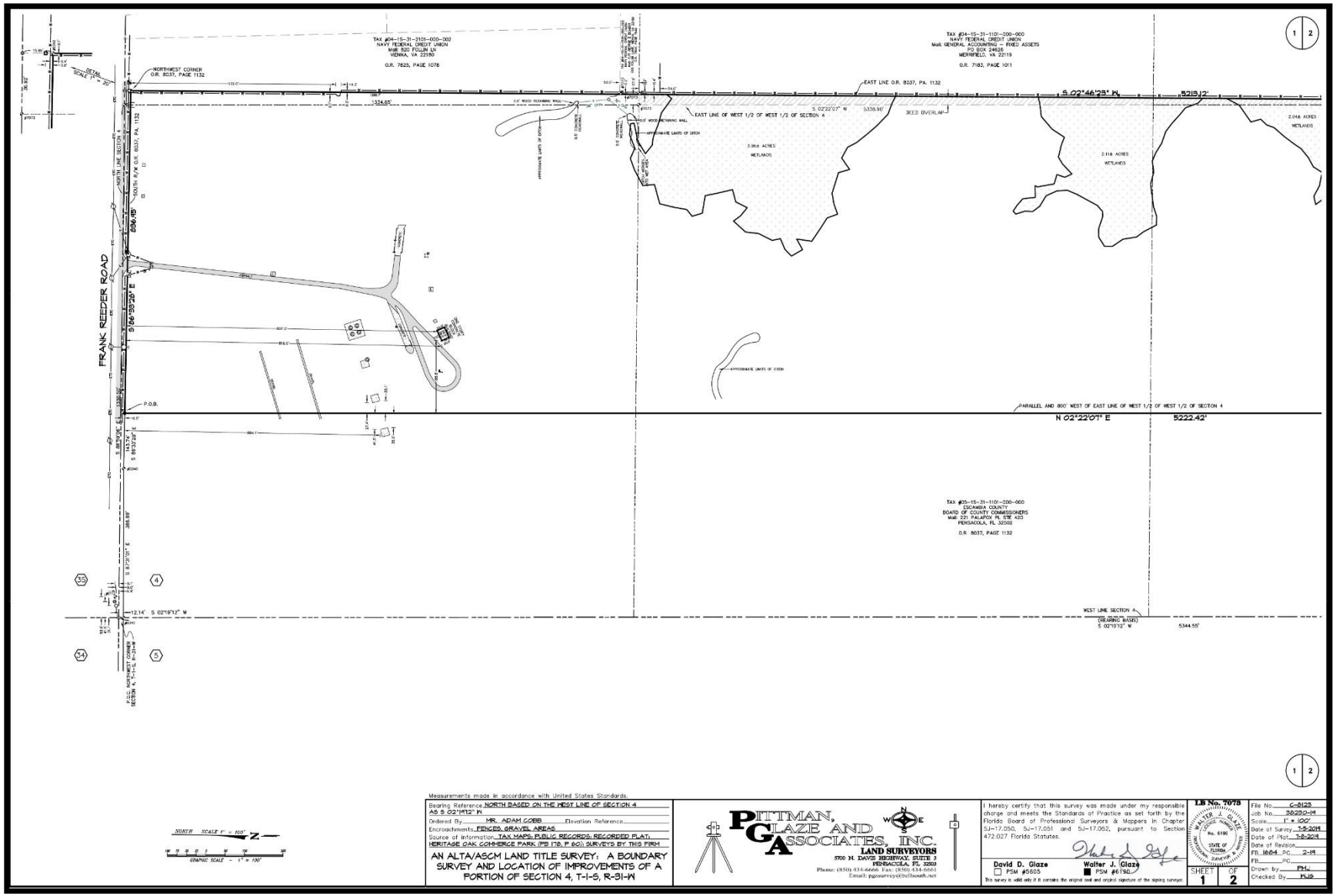


Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

Ordered By: MR. ADAM GOBB Elevation Reference:

Encroachments: FENCES, GRAVEL AREAS

Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT; HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM

AN ALTA/ASCM LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 4, T-1-S, R-31-W

NORTH SCALE 1" = 100'

GRAPHIC SCALE - 1" = 100'

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

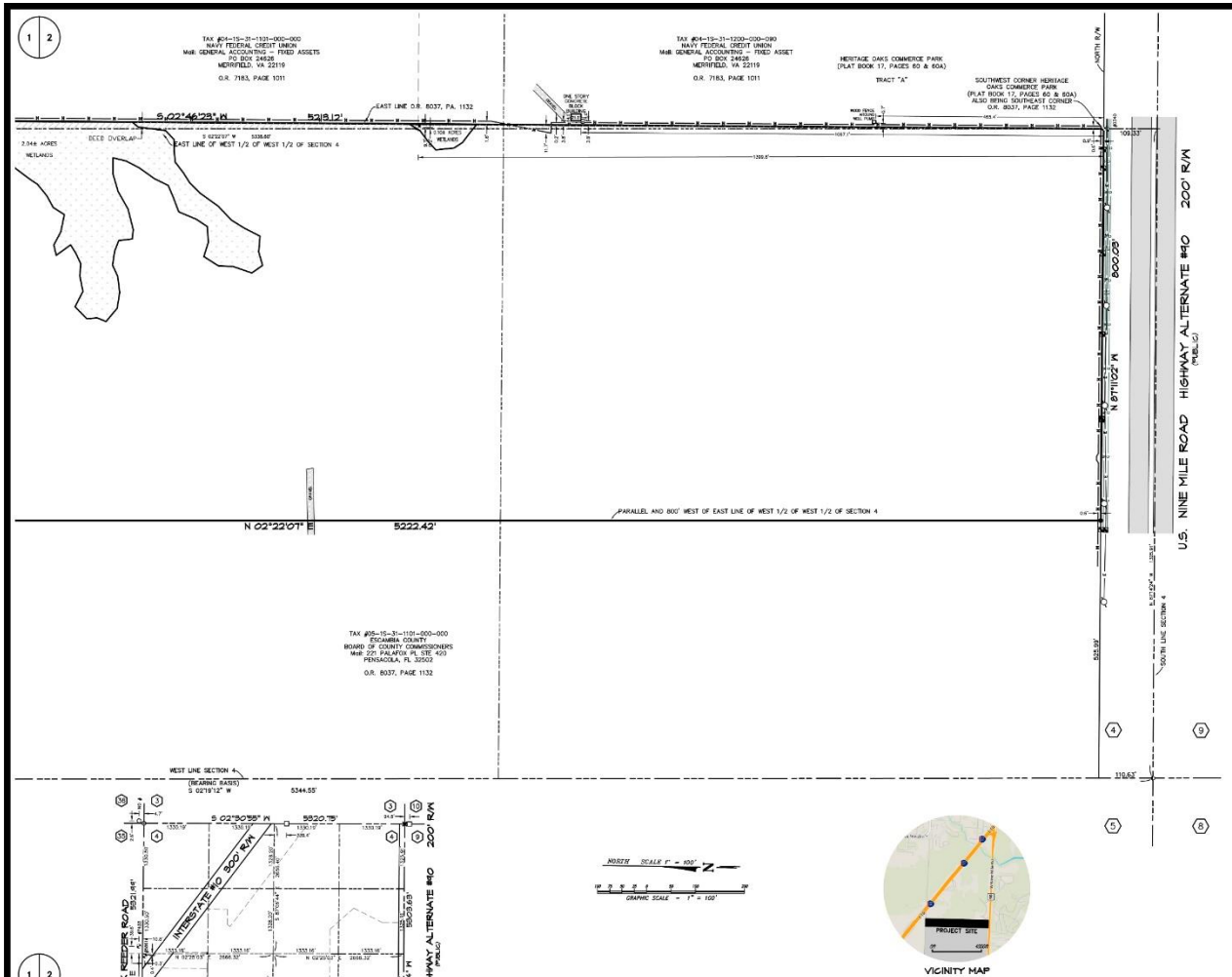
This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7075

WALTER J. GLAZE No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SHEET 1 OF 2

File No. C-0123
Job No. 38230-19
Scale 1" = 100'
Date of Survey 1-8-2019
Date of Plat 1-8-2019
Date of Revision
FB 1684 PG 2-19
FB PG
Drawn by PH
Checked By PJG



LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement
●	Nail and disk set "PGA"
●	1/2" Capped iron rod set "PGA"
●	1/2" Capped iron rod found "PGA"
⊗	1/2" Iron rod found
○	1" Iron pipe found
■	4"x4" Concrete monument found #2940
■	6"x6" Concrete monument with bullet casing
⋈	Water valve
⊡	Water meter
⊞	Telephone equipment
⊟	Electric equipment
⊛	Backflow preventor
☼	Light pole
○/	Power pole
———	Guy wire
SIGN	Sign
⊠	Buried telephone marker
⊛	Ground wire
⊞	3" Round concrete monument
□	4"x4" Concrete monument no #
○	Nail and disk found no #
×	"X" found in concrete
——H——	Wire fence
——E——	Electric line
——T——	Telephone line
——G——	Gas line
——W——	Water line
——S——	Storm sewer line
——UT——	Buried telephone line

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on Old Republic National Title Insurance Company title commitment #TB6454 A2 (issuing office file #NOCBS-146151), dated July 8, 2019.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.
6. Unless shown, there are no visible encroachments over the setbacks, easements and boundary lines.
7. Subject parcel contains 48.05 acres, more or less.
8. The underground utilities shown have been located using information from plans and markings combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. 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.
9. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
10. Wetland delineation shown as per information furnished by Wetlands Sciences. No attempt has been made by this firm to verify accuracy of said wetlands.

SCHEDULE B-II – EXCEPTIONS

Item 7: Subject to Easement in favor of United States of America contained in instrument recorded January 24, 2014, under O.R. Book 8037, Page 1152, Public Records of Escambia County, Florida. (Blanket in nature)

Item 8: Subject to Covenants, conditions, and restrictions recorded January 24, 2014, in O.R. Book 8037, Page 1152, Public Records of Escambia County, Florida. (Historic Preservation of NOLF Site 8)

Item 9: Resolution granting Farm Hill Utilities, Inc. an exclusive water franchise recorded in O.R. Book 3141, Page 416, Public Records of Escambia County, Florida. (Does not impact parcel)

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C0216G. Effective September 29, 2006.

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1152 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.64 feet; thence South 86 degrees 33'28" East for a distance of 149.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.45 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1152, thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1152 for a distance of 5218.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1152, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.05 feet to a point on a line being parallel to and 800 feet west of the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 48.05 acres, more or less.

CERTIFICATION TO:

Old Republic National Title Insurance Company
Emmanuel, Sheppard & Condon
Navy Federal Credit Union, a federally chartered credit union
Escambia County, a political subdivision of the State of Florida

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11, 13, 16 and 21 of Table A thereof. The fieldwork was completed on July 5, 2019.

Date of Plat or Map: July 8, 2019

Walter J. Glaze, PSM #6190

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

Ordered By: MR. ADAM GOBB Elevation Reference:

Encroachments: FENCES, GRAVEL AREAS

Source of information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT; HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM

AN ALTA/ASCM LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 4, T-1-S, R-31-W

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

This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7078

WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA SURVEYOR & MAPPER

SHEET 2 OF 2

File No.	C-0123
Job No.	58220-19
Scale	1" = 100'
Date of Survey	7-5-2019
Date of Plat	7-8-2019
Date of Revision	
FB 1684	PG 2-19
FB	PG
Drawn by	PHJ
Checked By	PLG

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666
Fax (850) 434-6661
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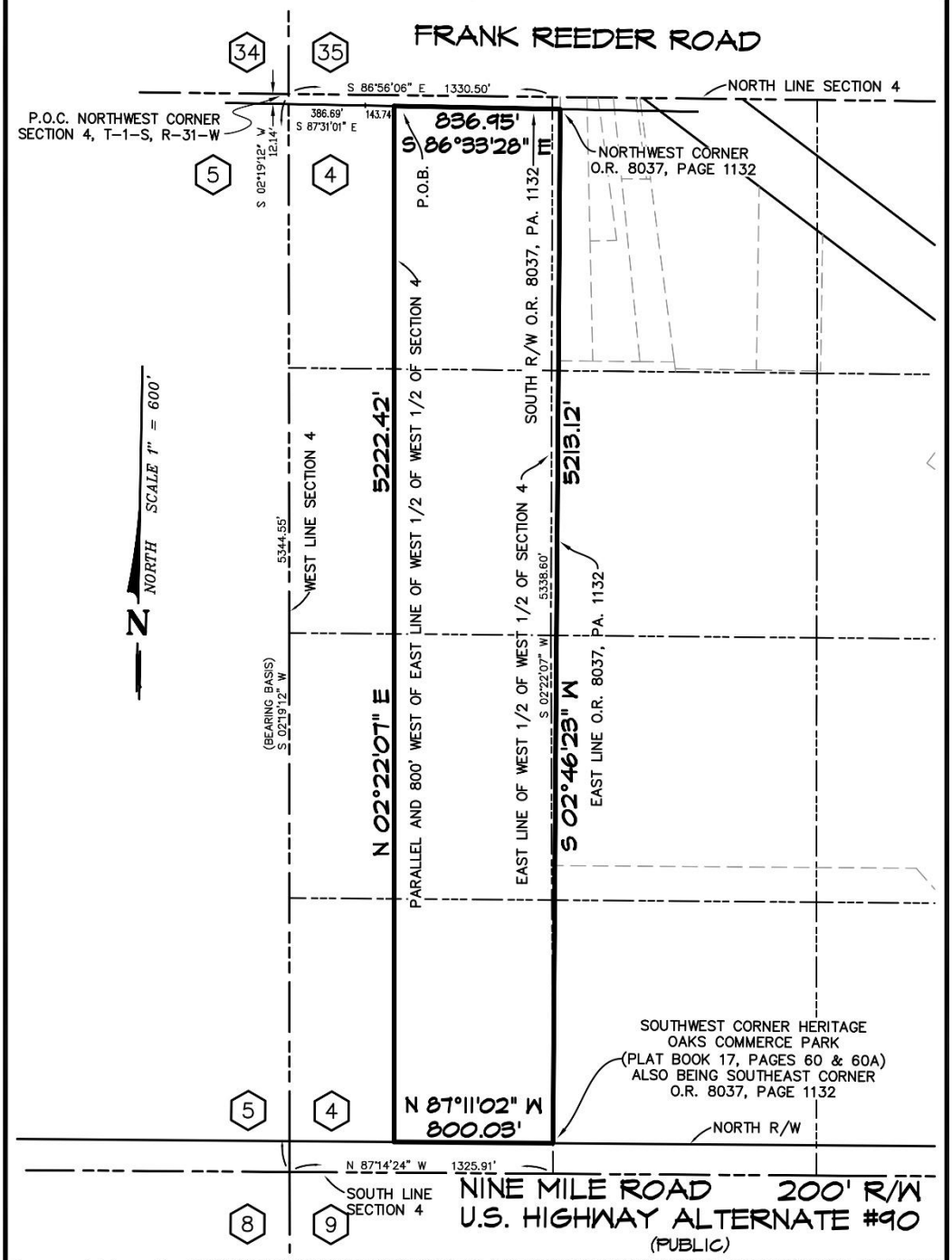
A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W



Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7075**

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

File No. A-15,239 Drawn By PMJ
Job No. 38230-19b Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

NOT VALID WITHOUT SEAL AND SIGNATURE

SHEET 1 OF 2

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

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W

LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This sketch does not reflect or determine ownership.
4. This property may also be subject to setback lines mandated by zoning ordinances and\or restrictive covenants of record.
5. NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1132 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.69 feet; thence South 86 degrees 33'28" East for a distance of 143.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.95 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1132; thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1132 for a distance of 5213.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1132, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.03 feet to a point on a line being parallel to and 800 feet west of to the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 98.03 acres, more or less.

Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7078**

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

File No. A-15,239 Drawn By PMJ
Job No. 38230-19b Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

NOT VALID WITHOUT SEAL AND SIGNATURE

SHEET 2 OF 2

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EXHIBIT A

Escambia County
Clerk's Original

5/16/2019 CAT I-4

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (this "Contract') is entered into by and between **ESCAMBIA COUNTY,** a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners ("Seller"), and **NAVY FEDERAL CREDIT UNION,** a federally chartered credit union ("Purchaser").

The effective date of this Contract will be the date when the last one of Seller or Purchaser has signed and delivered this Contract to the other party (the "Effective Date").

RECITALS

WHEREAS, Seller owns certain property located in Escambia County, Florida which is more particularly described in this Contract;

WHEREAS, Seller now desires to sell and convey the Property (defined below) to Purchaser, and Purchaser desires to purchase and acquire that Property, in accordance with the terms and conditions of this Contract, and

WHEREAS, the Escambia County Board of County Commissioners has approved such sale of the Property.

AGREEMENT

NOW, THEREFORE, Seller and Purchaser do hereby covenant and agree as follows:

1. **Purchase and Sale**. Subject to the terms, covenants, and conditions contained in this Contract, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase and acquire from Seller, the following described property (collectively, the "Property"):

(a) **Real Property**. That certain real property consisting of approximately 96 acres located in Escambia County, Florida, as more particularly depicted and described in Exhibit "A" attached to and made a part of this Contract (the "Real Property");

(b) **Improvements**. All building, structures, and improvements situated on the Real Property, all fixtures, facilities, and other property attached to such buildings, structures, and improvements (collectively, the "Improvements");

(c) **Other Real Property Interests**. All right, title, and interest of Seller, if any, in and to any and all strips, gores, easements, privileges, choses in action, rents, issues, and profits, and other tenements, hereditaments, and appurtenances of or related to the Real Property; and

(d) **Intangible Personal Property**. All right, title, and interest of Seller, if any, in all development and other rights and all documents, technical matters, and work product related to the Real Property, including, without limitation, the following (collectively, the "Intangible Personal Property"):

(i) agreements, contracts, covenants, and restrictions related to or benefiting the Real Property and the Improvements, and any and all rights of Seller thereunder, including development rights, air rights, density rights, and drainage rights;

(ii) approvals, licenses, authorizations, permits, and applications with or from governmental authorities related to or benefiting the Real Property and the Improvements; and

(iii) documents and work product of all professionals in connection with the Real Property, including all environmental studies and water samplings, all soil or engineering tests, and all construction, engineering, architectural, landscaping, and other plans, drawings, renderings, photographs, specifications, surveys, maps, site plans, plats, and other graphics related to development of the Real Property and the construction of the Improvements

2. **Purchase Price**. The purchase price for the Property (the "Purchase Price") will be the sum of (a) the product of $47,500 multiplied by the acreage of that portion of the Real Property not identified as wetlands in the Survey (defined below) obtained pursuant to Section 3(a) hereof, and (b) the product of $1,500 multiplied by the acreage of that portion of the Real Property identified as wetlands in the Survey obtained pursuant to Section 3(a) hereof. It is anticipated that the Survey will reflect approximately 88 acres of uplands and eight acres of wetlands, leading to an anticipated Purchase Price of $4,192,000. Those acreage calculations and anticipated Purchase Price are subject to change, depending on the results of the Survey. The Purchase Price will be subject to prorations and adjustments described in this Contract and payable as follows:

(a) Within five business days after execution by all parties, Purchaser will deliver to Emmanuel, Sheppard and Condon ("Escrow Agent"), by cashier's check or wire transfer, the sum of $100,000, the proceeds of which will be held by Escrow Agent as an earnest money deposit (the "Deposit"). If the transaction contemplated by this Contract does not close, Escrow Agent must disburse the Deposit to the party entitled to the deposit as provided for in this Contract.

(b) On the Closing Date, as subsequently defined, Purchaser will pay or cause to be paid to Escrow Agent, in escrow, the balance of the Purchase Price subject to all adjustments, credits (whether for the Deposit or otherwise), setoffs, and prorations as provided in this Contract. The Deposit will be applied at Closing (defined below) as a credit against the balance of the Purchase Price due from Purchaser.

3. **Survey and Title Matters**.

(a) Survey. Purchaser shall obtain a new survey of the Real Property prepared and sealed, at Purchaser's expense, by a duly licensed land surveyor ("Survey"). The Survey shall meet the 2016 ALTA/NSPS minimum standard detail requirements, shall be certified to the parties and the Escrow Agent and Title Company, and shall show and locate all Exceptions (defined below). The Survey shall also contain a complete and accurate legal description of the

Real Property, and shall show all encroachments, visible easements, wetlands (including acreage calculations of Escambia County wetland delineation per Wetland Sciences, Incorporated, March 2019), and improvements on the Real Property.

(b) Title Commitment. Following the Effective Date, Purchaser shall obtain, (i) a title insurance commitment from Old Republic National Title Insurance Company ("Title Company"), showing the condition of Seller's title to the Real Property (the "Title Commitment"), and (ii) complete and legible copies of all recorded documents listed as Schedule B-1 matters or as special Schedule B-2 exceptions (the "Exceptions", and together with the Title Commitment, the "Title Documents").

(c) Objections. Purchaser shall have through the expiration of the Inspection Period (defined below) to examine the Survey and the Title Documents and to provide written objections to Seller of matters set forth in the Survey and/or the Title Documents (the "Objections"). In the event Purchaser gives timely written notice of its Objections, Seller shall have the right, but not the obligation, to attempt to remove, satisfy or otherwise cure the Objections. Within five days after receipt of Purchaser's notice of the Objections, Seller shall give written notice to Purchaser informing Purchaser of Seller's election with respect to the Objections.

(d) Seller's Election. If Seller elects not to attempt to cure one or more Objections, Purchaser's sole remedy under this Contract shall be to either: (i) elect to terminate this Contract by written notice to Seller, in which event the Deposit shall be returned to Purchaser, and the parties shall have no further right or obligation under this Contract (except for rights or obligations which expressly survive the termination of this Contract); or (ii) waive the Objections and continue the transactions contemplated by this Contract.

(e) Termination. To terminate this Contract pursuant to Section 3(d) of this Contract, Purchaser must give written notice to Seller of Purchaser's election to terminate not later than five days after receipt of written notice from Seller of Seller's election not to attempt to cure one or more Objections. If Purchaser fails to give timely notice of its election to terminate, Purchaser's right to terminate this Contract under Section 3(d) of this Contract shall expire and the Objections shall be deemed to be "Permitted Encumbrances." Moreover, any matter disclosed on the Survey or the Title Commitment to which Purchaser does not timely object or which are approved by Purchaser, and any Objection that is waived or deemed to have been waived by Purchaser, shall be deemed to be a Permitted Encumbrance. For the avoidance of doubt, no Seller Encumbrance (defined below) shall be or be deemed to be a Permitted Encumbrance.

(f) New Objections.

(i) In the event there are any updates or supplements to the Survey or the Title Documents first issued after Purchaser has given Seller written notice of its Objections and before the Closing, then Purchaser may notify Seller in writing of any objections to matters set forth in such an update or supplement (the "New Objections"). Purchaser must notify Seller of the New Objections within five business days after first being made aware of the existence of such matters. In the event Purchaser gives timely written notice of its New Objections, Seller shall have the right, but not the obligation, to attempt to remove, satisfy or otherwise cure the New Objections. Within five days after receipt of

Purchaser's notice of the New Objections, Seller shall give written notice to Purchaser informing Purchaser of Seller's election with respect to the New Objections.

(ii) If Seller elects not to attempt to cure one or more New Objections, Purchaser's sole remedy under this Contract shall be to either: (A) elect to terminate this Contract by written notice to Seller, in which event the Deposit shall be immediately returned to Purchaser, and the parties shall have no further right or obligation under this Contract (except for rights or obligations which survive the termination of this Contract); or (B) waive the New Objections and continue the transactions contemplated by this Contract.

(iii) To terminate this Contract pursuant to this Section 3(f), Purchaser must give written notice to Seller of Purchaser's election to terminate not later than five days after receipt of written notice from Seller of Seller's election not to attempt to cure one or more New Objections.

(iv) If Purchaser so notifies Seller of any New Objections pursuant to this Section 3(f), the date for Closing shall be automatically extended until the date that is five days after each of Purchaser and Seller is afforded its respective rights as required by the terms of this Section 3(f).

(g) Seller Encumbrances. Notwithstanding any provision in this Contract, all Seller Encumbrances must be satisfied, remedied and/or cured by Seller on or before the Closing Date (as defined below) or, if not so satisfied, remedied and/or cured, shall be satisfied at Closing out of the proceeds otherwise payable to Seller. As used herein, the term "Seller Encumbrance" shall mean (i) any mortgage, deed of trust, judgment lien, or other monetary lien encumbering the Property, and (ii) any mechanic's, materialmen's or other similar liens, but excluding any such liens caused by Purchaser or Purchaser's Agents.

4. **Inspection Period.**

(a) Purchaser shall have 60 days from the Effective Date to determine whether the Property is suitable, in Purchaser's sole and absolute discretion, for Purchaser's intended use of the Property (the "Inspection Period"). During the Inspection Period, Purchaser may, at Purchaser's expense, conduct any tests, analyses, surveys, and investigations ("Inspections") that Purchaser deems necessary to determine, to Purchaser's satisfaction and in its discretion, the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; flood zone status; subdivision regulations; soil and grade; availability of access to public roads, and water and other utilities; consistency with local, state, and regional growth management and comprehensive use plans; availability of permits, governmental approvals, and licenses; compliance with Americans with Disabilities Act; absence of asbestos, soil, and groundwater contamination; and any other inspections that Purchaser deems appropriate to determine the suitability of the Property for Purchaser's intended use and development. If the condition of the Property is not satisfactory to Purchaser in Purchaser's sole and exclusive judgment, or if Purchaser determines for any other reason not to purchase the Property, Purchaser will have the right to terminate this Contract by giving Seller written notice of such termination at any time before 5 p.m. CDT of the last day of the Inspection Period. Upon such termination, the Escrow Agent must return the Deposit to Purchaser, and the parties will thereupon be released

from further obligations under this Contract except as otherwise provided herein as to any provisions of this Contract that specifically survive termination of this Contract.

(b) If Purchaser terminates this Contract pursuant to this Section 4, Purchaser must pay in full the cost of all inspections, reports, surveys, and tests of any kind resulting from Purchaser's inspection so that no person, firm or entity will have the right to file a lien on the Real Property.

(c) Purchaser agrees to indemnify, defend (by counsel reasonably satisfactory to Seller), save, and hold harmless Seller from and against any and all losses, claims, damages, liabilities, or expenses (including reasonable attorneys' fees and costs through all appellate levels and post-judgment proceedings) related to, growing out of, or arising from the entry on or investigation of the Property by Purchaser. The provisions of this Section 4 will survive Closing or the termination of this Contract but only for a period of six months from Closing or earlier termination of this Contract.

5. **Approvals**.

(a) From and after the Effective Date, Purchaser may pursue, seek and/or apply for each and every rezoning, variance, special exception, conditional use permit, site plan approval, platting, and other zoning and/or land use approval from the appropriate governmental authority or authorities, which Purchaser may deem necessary or desirable to permit and provide for Purchaser's intended development, construction, ownership, operation, use and/or occupancy of the Property (collectively, the "Land Use Approvals").

(b) From and after the Effective Date, Purchaser may pursue, seek and/or apply for each and every other approval, consent, permit or other matter from, of or with the appropriate governmental authority or authorities, or other public or private body or person (including, without limitation, any public, quasi-public or private utility), which Purchaser may deem necessary or desirable to permit and provide for Purchaser's intended development, construction, ownership, operation, use and/or occupancy of the Property (collectively, the "Other Approvals").

(c) Within seven days following a written request from Purchaser, Seller shall (i) furnish Purchaser all documents and/or information which Purchaser may deem necessary or desirable, or which Purchaser may require, in order to obtain the Land Use Approvals and/or the Other Approvals; (ii) execute any and all applications for the Land Use Approvals and/or the Other Approvals, and any related documents (including, without limitation, any agreements, commitments, easements, or similar documents), which Purchaser may deem necessary or desirable, or which Purchaser may be required, to file with any governmental authority, or other public or private body or person, in order to obtain the Land Use Approvals and/or the Other Approvals; and (iii) otherwise use its best, good-faith efforts to assist Purchaser in obtaining the Land Use Approvals and the Other Approvals; provided, that Seller shall not be required to incur any material out-of-pocket cost or expense in connection therewith.

6. **Seller's Documents**. Seller has delivered before or simultaneously with the execution of this Contract, or will deliver to Purchaser within 10 days from the Effective Date of this Contract, copies

of the following items, which are true, correct, and complete copies of the originals of such items and which have not been amended or modified in any way, except as included in those copies:

(a) Instruments evidencing all existing leases, tenancies, licenses, and other rights of occupancy or use for any portion of the Property;

(b) All engineering, soil, environmental, technical, zoning, access, and similar reports or documents with respect to the Property prepared by or for Seller that are in Seller's possession or control, and all licenses, certificates of occupancy, use permits, and the like issued with respect to the Property or any portion of the Property;

(c) All recorded and unrecorded restrictive covenants, conditions, restrictions, and easements affecting title to or use of the Property; and

(d) All documents in Seller's possession related to any special use, nonconforming use, or zoning variance granted with respect to the Property.

7. **Seller's Representations and Covenants**. To induce Purchaser to enter into this Contract and to purchase the Property, Seller covenants with, and represents to, Purchaser as follows:

(a) During the term of this Contract, Seller will maintain and operate the Property in a manner consistent with Seller's maintenance and operation of the Property preceding the Effective Date, and will not, without the prior written consent of Purchaser in each instance, which consent must not be unreasonably withheld, undertake or commence any material or substantial renovations or alterations to the Property unless necessary to remedy violations, preserve or protect the Property, or comply with any obligation of Seller under the this Contract.

(b) Seller has no knowledge regarding, and has received no written notice of, violations of any law, ordinance, order, or regulation affecting the Property issued by any governmental or quasi-governmental authority having jurisdiction over the Property that has not been corrected; and before the Closing, Seller must promptly disclose to Purchaser any knowledge regarding, and furnish to Purchaser copies of any and all written notices of, violations that Seller receives between the Effective Date and the Closing Date from any governmental or quasi-governmental authorities having jurisdiction over the Property.

(c) Seller has not received a written summons, citation, directive, notice, complaint, or letter from the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, or other federal, state, or local governmental agency or authority specifying any alleged violation of any environmental law, rule, regulation, or order at or on the Property and, to the best of Seller's actual knowledge, information, and belief, without any investigation or due diligence, the Property is not currently under investigation for any such violation.

(d) Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act (FIRPTA), as amended.

(e) At all times during the term of this Contract and as of the Closing, all of Seller's representations, and covenants in this Contract shall be true and correct.

(f) No representation by Seller contained in this Contract and no statement delivered or information supplied to Purchaser pursuant to this Contract contains any untrue statement of a material fact or omits a material fact necessary to make the statements or information contained in them or in this Contract not misleading.

(g) Seller (i) has full power and authority to enter into this Contract and to consummate the transaction contemplated by this Contract, and (ii) has taken all necessary action or actions to approve the transaction contemplated by this Contract.

8. **Purchaser's Conditions Precedent.**

(a) The following are express conditions precedent to Purchaser's obligation to proceed to Closing:

(i) the truth and correctness of all of Seller's representations and the fulfillment of all of Seller's covenants at all times during the term of this Contract and as of Closing, including, without limitation, the proper execution and delivery of all Seller's closing documents as provided in this Contract;

(ii) Purchaser shall have obtained full and final approval(s) as reasonably necessary to rezone the Real Property to a classification consistent with that of Purchaser's adjacent property (HC/LI) or as such other classification deemed necessary or desirable by Purchaser, in its sole discretion;

(iii) Purchaser shall have obtained full and final approval(s) as reasonably necessary to change the Future Land Use classification of the Real Property to a classification consistent with that of Purchaser's adjacent property (MU-U) or as other classification deemed necessary or desirable by Purchaser, in its sole discretion;

(iv) The Real Property shall have been legally subdivided from its parent parcel, to the extent required by law;

(v) Purchaser shall have obtained a Phase I Archaeological Survey of the Real Property confirming the absence of potentially significant archeological resources and being otherwise satisfactory to Purchaser in all respects;

(vi) The Florida Department of State Division of Historical Resources shall have provided Purchaser with its express written permission for Purchaser's development of the Property, as required by that certain Quit Claim Deed recorded in Book 8037, Page 1132 of the Official Records of Escambia County, Florida;

(vii) The satisfaction of all terms, conditions and requirements contained in that certain Quit Claim Deed recorded in Book 8037, Page 1132 of the Official Records of

Escambia County, Florida, as reasonably necessary to enable Purchaser's use and development of the Property;

(viii) Purchaser shall have obtained such other Land Use Approvals as necessary or desirable to permit and provide for Purchaser's intended development, construction, ownership, operation use and/or occupancy of the Property; and

(ix) there must have been no material change to the Property since the date of this Contract.

(b) For clarification and notwithstanding anything in this Contract to the contrary, Purchaser shall have no obligation to schedule or otherwise proceed to Closing until after each of the forgoing conditions precedent have been fully satisfied or waived in writing, whenever that may be. The failure of a condition precedent to Purchaser's obligation to proceed to Closing will entitle Purchaser to terminate this Contract by giving written notice to Seller. Upon such termination, the Escrow Agent must return the Deposit to Purchaser, and the parties will thereupon be released from further obligations under this Contract except as otherwise provided herein as to any provisions of this Contract that specifically survive termination of this Contract.

(c) Purchaser reserves the right to waive any of the terms and conditions of this Contract made for its benefit and to purchase the Property in accordance with the terms and conditions of this Contract that have not been so waived. Any such waiver must be in writing signed by Purchaser. No waiver by either party of any breach or default by the other of any provision of this Contract will be deemed or construed to be a waiver of any subsequent or continuing breach or default of the same or any other provision of this Contract; any forbearance by either party from the exercise of a remedy for any such breach or default after notice of it will not be deemed or construed to be a waiver by that party of any of its rights or remedies with respect to the breach or default.

9. **Seller's Condition Precedent.**

(a) The following is an express condition precedent to Seller's obligation to close the transaction contemplated by this Contract: at Closing, pursuant to a separate agreement between Purchaser and Seller, Purchaser will commit to creating 300 jobs. The forgoing agreement shall be in a form satisfactory to Purchaser and be consistent with the terms contained in Purchaser's Non-Binding Letter of Intent dated April 29, 2019.

(b) The failure of Seller's condition precedent to its obligation to proceed to Closing will entitle Seller to terminate this Contract by giving written notice to Purchaser. Upon such termination, the Escrow Agent must return the Deposit to Purchaser, and the parties will thereupon be released from further obligations under this Contract except as otherwise provided herein as to any provisions of this Contract that specifically survive termination of this Contract.

(c) Seller reserves the right to waive any of the terms and conditions of this Contract made for its benefit and to sell the Property in accordance with the terms and conditions of this Contract that have not been so waived. Any such waiver must be in writing signed by Seller.

10. **Default and Remedies.**

(a) **Purchaser's Default.** If Purchaser defaults in the performance of its obligations under this Contract, without fault on Seller's part and without failure of title or any conditions precedent to Purchaser's obligations under this Contract, and fails to cure within 10 days after receipt of written notice from Seller, Seller as Seller's sole and exclusive remedy, will have the right to terminate this Contract by giving notice to Purchaser, in which event Seller will be immediately entitled to receive the Deposit, together with all interest earned on it, as agreed upon liquidated damages and in full settlement of all claims of Seller against Purchaser arising from or related to this Contract. Seller and Purchaser specifically understand and agree that (i) the foregoing remedy is intended to operate as a liquidated damages clause and not as a penalty or forfeiture provision; (ii) the actual damages Seller may suffer if Purchaser defaults are impossible to ascertain precisely and, therefore, the Deposit represents the parties' reasonable estimate of such damages considering all of the circumstances existing on the date of this Contract; (iii) the Deposit is intended to fully compensate Seller for entering into this Contract and, therefore, Seller will not be entitled to bring any action at law or in equity against Purchaser for an alleged default under this Contract except such actions as are necessary to obtain the Deposit; and (iv) upon receipt by Seller of the Deposit, this Contract will cease and terminate and be of no further force and effect, and Seller will have no further claims against Purchaser under this Contract, except for any claims under any provisions of this Contract that specifically survive termination of this Contract. Seller hereby expressly waives all rights to seek damages other than the liquidated damages provided for in this Section 10(a).

(b) **Seller's Default.** If Seller defaults in the performance of its obligations under this Contract and Seller fails to cure such default within 10 days of receipt of written notice from Purchaser, Purchaser will have the right to terminate this Contract by giving notice to Seller, in which event the Deposit will be returned to Purchaser together with reimbursement from Seller of Purchaser's reasonable actual documented out-of-pocket expenditures and attorneys' fees incurred by Purchaser after the Effective Date in connection with its investigation of the Real Property and the Land Use Approvals contemplated in Section 5, but in no event shall the reimbursement exceed $10,000 in the aggregate, and this Contract will be deemed null and void with no party having any further rights or obligations under the Contract, except for those rights, obligations, and remedies that specifically survive the termination of this Contract. Except for those rights, obligations, and remedies that specifically survive the termination of this Contract, this is the sole and exclusive remedy of Purchaser.

11. **Closing.**

(a) **Closing Date.** Closing of the purchase and sale of the Property (the "Closing") shall occur at Emmanuel, Sheppard and Condon, within 30 days following the later to occur of (i) expiration of the Inspection Period, or (ii) satisfaction or Purchaser's written waiver of each of the conditions precedent outlined in Section 8(a), above (the "Closing Date");

(b) **Seller Closing Documents.** At the Closing, Seller shall deliver to Escrow Agent each of the following items, which must be acceptable to Purchaser, duly and properly executed, acknowledged, and in proper form for recording, if required, by the appropriate party, unless waived by Purchaser:

(i) A deed ("Deed") to be prepared by the County Attorney conveying to Purchaser fee simple title to the Real Estate and Improvements, subject to taxes and assessments for the current year and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference shall not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities; and further subject to all notice provisions, covenants, and other duties and obligations contained in the Quit Claim Deed from the United States of America to Escambia County recorded in Official Record Book 8037 at page 1132 of the public records of Escambia County, Florida. Additionally, the Deed shall expressly disclaim and waive any reservation of mineral (and related surface) rights available to Seller under Florida Statutes 270.11 or otherwise;

(ii) Originals or, if appropriate, copies of all Intangible Personal Property, together with an assignment of all Intangible Personal Property;

(iii) Any federal and state tax reporting forms required in connection with the transaction contemplated by this Contract;

(iv) The original, fully-executed minutes from the Escambia County Board of County Commissioners meeting confirming and authorizing the sale of the Property, together with such other documents and approvals as may reasonably be required by the Title Company;

(v) Closing statement prepared by the Escrow Agent and approved by Seller and Purchaser;

(vi) A certificate from Seller dated the date of Closing certifying that all of the representations of Seller set forth in this Contract are true, correct, and complete in all respects at and as of the Closing (subject to those limitations and qualifications stated in this Contract);

(vii) Corrective instruments or other instruments necessary to clear title;

(viii) Actual, exclusive physical possession of the Property;

(ix) All keys and other means of physical access to the Real Property and/or the Improvements; and

(x) Such additional documents as are customarily required of sellers in transactions of this type in Escambia County, Florida, or as reasonably may be necessary to consummate the purchase and sale of the Property, together with any other documents, instruments, or agreements called for under this Contract that have not been delivered previously.

(c) **Purchaser Closing Documents.** At the Closing, Purchaser shall deliver to Escrow Agent each of the following items duly and properly executed, acknowledged, and in proper form for recording, if required, by the appropriate party, unless waived by Seller:

(i) The balance of the Purchase Price as provided in Section 2 of this Contract, subject to prorations provided for in this Contract;

(ii) Closing statement; and

(iii) Such additional documents as are customarily required of purchasers in transactions of this type in Escambia County, Florida, or as may be reasonably necessary to consummate the purchase and sale of the Property, together with any other documents, instruments, or agreements called for under this Contract that have not been delivered previously.

(d) **Taxes, Fees and Charges.** Taxes, fees and charges will be paid as follows:

(i) Purchaser is responsible for all ad valorem taxes and assessments, if any, assessed against the Property. Any outstanding taxes or tax certificates or assessments encumbering the Property must be satisfied by the Purchaser at closing. Seller is immune from ad valorem taxes and will not pay ad valorem taxes on the Property.

(ii) All impact fees, permit fees, systems charges, and any other amounts charged or assessed as a result of, arising from, or necessary for Purchaser's proposed construction on, or development of, the Property will be paid solely by Purchaser.

(e) **Closing Costs.** Seller shall pay Seller's attorneys' fees and the cost to cure any Objections it elects to cure pursuant to Section 3. Purchaser shall pay all closing and other costs, including but not limited to Purchaser's attorneys' fees and expenses; all documentary stamp, intangible and other taxes payable in relation to the Deed, all escrow fees, recording fees and closing costs charged by the Title Company, the Title Company's premium for the title policy including all fees and costs for the related Commitment, search, and examination; the cost for any endorsements to the title policy; the cost of any lender's title insurance policy and endorsements; the cost of the Survey; all due diligence costs and expenses; all costs, including documentary stamp, intangible and other taxes, payable in relation to any of Purchaser's financing associated with the transactions contemplated by this Contract.

12. **Risk of Loss.** Seller will bear the risk of loss or damage to, or destruction of, the Property or any portion of the Property from any and all causes whatsoever (collectively, "Damage") up to and including the date and time of the Closing; the doctrine of equitable conversion will not apply to this transaction.

13. **Condemnation.** If, at or before the Closing, the Real Property and/or Improvements or any portion thereof will be condemned or taken pursuant to any power of eminent domain, or if any written notice of any taking or condemnation is issued, or if any proceedings are instituted or threatened by any governmental authority having the power of eminent domain, Seller must promptly give Purchaser written notice of the taking or condemnation, or any pending or threatened proceedings; if the

property condemned constitutes a material part of the Real Property and/or Improvements, as determined by Purchaser in its reasonable judgment, Purchaser will have the right to terminate this Contract by giving Seller written notice to that effect, within 30 days of receipt of Seller's notice, whereupon the Escrow Agent must promptly return the Deposit to Purchaser, and thereafter the parties will have no further obligation or liability under this Contract or with respect to the Property, at law or in equity; or, in the alternative, Purchaser may elect to proceed to Closing with no reduction in the Purchase Price and any condemnation award will be paid over to and will become the sole property of Purchaser. If those awards are not available at Closing, Seller must agree to assign over all such proceeds to Purchaser at Closing.

14. **Brokers**. Seller and Purchaser each represent and warrant to the other that it has not dealt with any broker, sales person, agent, or other intermediary in connection with any of the transactions contemplated by this Contract.

15. **Escrow Agent**.

(a) Escrow Agent undertakes to perform only such duties as are expressly set forth in this Contract and no implied duties or obligations will be read into this Contract against Escrow Agent. Escrow Agent is also the law firm representing Purchaser. In the event of a dispute between the parties, the parties consent to Escrow Agent continuing to represent Purchaser, notwithstanding the fact that it will also have the duties provided for in this Contract.

(b) Escrow Agent may act in reliance on any writing or instrument or signature that it, in good faith, believes to be genuine; may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument; and may assume that any person purporting to give any writing, notice, advice, or instructions in connection with the provisions of this Contract has been duly authorized to do so. Escrow Agent will not be liable in any manner for the sufficiency or correctness as to form, manner, execution, or validity of any instrument deposited in escrow, or as to the identity, authority, or right of any person execution the same, and its duties under this Contract will be limited to those provided in this Contract.

(c) If the parties (including Escrow Agent) are in disagreement about the interpretation of this Contract or about their respective rights and obligations, or the propriety of any action contemplated by Escrow Agent, Escrow Agent may, but will not be required to, file an action in interpleader to resolve the disagreement.

(d) Escrow Agent may consult with counsel of its own choice and will have full and complete authorization and protection in accordance with the opinion of such counsel. Escrow Agent will otherwise not be liable for any mistakes of act or errors of judgment, or for any act or omission of any kind unless caused by its gross negligence or willful misconduct.

16. **Assignability**. Neither party will assign its rights under this Contract without the other party's prior written consent, which will not be unreasonably withheld, conditioned or delayed. No assignment, whether or not permitted under this Section, will relieve the assigning party of its obligations under this Contract.

17. **Radon Notice**. As required by Section 404.056(5), Florida Statutes, the following notification is made regarding radon gas:

> **RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.**

18. **General Provisions**.

(a) **Notices**. All notices which are required or permitted under this Contract must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee), (i) when delivered by personal delivery, (ii) one business day after having been deposited with an expedited, overnight courier service, or (iii) when delivered by electronic mail, in each case addressed to the party to whom notice is intended to be given at the address set forth below:

If to Purchaser:

Name:	Navy Federal Credit Union
Address:	5550 Heritage Oaks Drive Pensacola, FL 32526-7855
Attention:	Kara Cardona, Senior Vice President, Greater Pensacola Operations
Facsimile:	_____
E-mail:	Kara_cardona@navyfederal.org

with copy to:

Name:	Navy Federal Credit Union
Address:	5550 Heritage Oaks Drive Pensacola, FL 32526-7855
Attention:	Matt Vinson, Associate General Counsel
Facsimile:	_____
E-mail:	Matt_Vinson@navyfederal.org

with copy to:

Name:	John W. Monroe
Address:	Emmanuel, Sheppard & Condon 30 S. Spring Street Pensacola, Florida 32502
Facsimile :	850-434-6162
E-mail :	jwm@esclaw.com

If to Seller:

Name:	Escambia County
Address:	221 Palafox Place, Suite 430 Pensacola, FL 32502
Attention:	Stephen G. West, Senior Assistant County Attorney
Facsimile:	850-595-4979
E-mail:	aarogers@co.escambia.fl.us, and sgwest@myescambia.com

If to Escrow Agent:

Name:	John W. Monroe
Address:	Emmanuel, Sheppard & Condon 30 S. Spring Street Pensacola, Florida 32502
Facsimile :	850 434-6162
E-mail :	jwm@esclaw.com

or to such other address as any party may from time to time designate by notice in writing to the other. The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 18(a) shall constitute delivery.

(b) **Time of the Essence**. Time is of the essence with respect to each provision of this Contract.

(c) **Integration**. This Contract constitutes the entire agreement between the parties and supersedes all prior negotiations, writings, agreements, or other understandings between the parties with respect to the subject matter of this Contract.

(d) **Captions**. The captions of this Contract are for convenience only and are not to be construed as defining or limiting in any way the scope or intent of the provisions of this Contract.

(e) **Counterparts**. This Contract may be executed in one or more counterparts, each of which will be deemed to be an original, and all of which, taken together, will be deemed to constitute one agreement.

(f) **Interpretation**. This Contract and the exhibits or addenda to this Contract have been negotiated at arm's length by Seller and Purchaser, and the parties mutually agree that for the purpose of construing the terms of this Contract or exhibits or addenda, neither party will be deemed responsible for the drafting of this Contract.

(g) **Severability**. The unenforceability or invalidity of any one or more provisions of this Contract will not affect the validity or enforceability of any other provisions of this Contract.

(h) **Binding Effect**. This Contract will be binding on and will inure to the benefit of the parties and their respective devisees, legal representatives, successors, and permitted assigns.

(i) **Recording**. Neither Purchaser nor Seller will record this Contract or a memorandum of this Contract, and any violation of this Section will be a default under this Contract, except that this provision shall not be construed to preclude the Clerk of Court and Comptroller from recording this Contract in the public records pursuant to her official duties.

(j) **Further Assurances**. Purchaser and Seller each agree from time to time to execute and deliver such further and other transfers, assignments, and documents and to do all matters and things that are legally required or reasonably necessary to effectuate the intentions of this Contract. This provision will survive Closing and will not merge into the Deed.

(k) **Modification**. This Contract may not be modified orally or in any manner other than by an agreement in writing signed by the parties. Escrow Agent will not be required to join in the execution of any amendments unless its rights or obligations under this Contract are affected.

(l) **Gender and Case**. Wherever in this Contract the singular number is used, the same will include the plural, and the masculine gender will include the feminine and neuter genders, and vice versa, as the context will require.

(m) **Time Computation**. Any references in this Contract to time periods of less than six (6) days will, in the computation thereof, exclude Saturdays, Sundays and legal holidays; any time period provided for in this Contract that shall end on a Saturday, Sunday, or legal holiday shall extend to 5:00 p.m. of the next day that is not a Saturday, Sunday, or legal holiday.

(n) **Exhibit and Section References**. All references in this Contract to exhibits, schedules, paragraphs, subparagraphs, sections, and subsections refer to the respective subdivisions of this Contract unless the reference expressly identifies another document. The exhibits attached to this Contract are made a part of this Contract and incorporated into this Contract by this reference.

(o) **Typewritten or Handwritten Provisions**. Typewritten or handwritten provisions that are inserted in this Contract or attached to this Contract as addenda or riders will control over all printed or pre-typed provisions with which they may conflict.

(p) **Survival**. Unless otherwise expressly provided by this Contract, all covenants, agreements, representations, and warranties of Seller and of Purchaser in this Contract, all remedies related to them, and the provisions of this Section will survive Closing (and will not merge into the Deed) or the termination of this Contract.

(q) **Governing Law**. This Contract and all transactions contemplated by this Contract will be governed by and construed and enforced in accordance with the internal laws of Florida without regard to principles of conflicts of laws.

(r) **Wetlands**. It is Purchaser's intention to preserve and keep the wetlands that exist upon the Real Property in their natural state. Purchaser's existing intention should not be construed as creating a conservation easement or binding agreement or restriction of any kind or nature upon Purchaser or the Real Property.

(s) **Recreational Facilities**. It is Purchaser's intention to use a portion of the Real Property for construction of recreational facilities, the nature and location of which will be in Purchaser's discretion. It is Purchaser's further intention to allow public access to certain portions of the recreational facilities once constructed, as designated by Purchaser in its discretion and subject to Purchaser's reasonable conditions and limitations. Nothing herein shall be construed to create or require a dedication or public easement of any kind or nature relating to the Real Property.

(t) **Waiver of Jury Trial**. Seller and Purchaser mutually agree that they waive all rights to a trial by jury in the event of any dispute or court action arising from, growing out of, or related to this Contract. The parties acknowledge that this waiver is a significant consideration to, and a material inducement for Purchaser to enter into this Contract.

[Signatures appear on following page.]

SELLER:

ESCAMBIA COUNTY, FLORIDA by and through its duly authorized BOARD OF COUNTY COMMISSIONERS

Lumon J. May, Chairman
Date: 5/17/2019

ATTEST: Pam Childers
Clerk of the Circuit Court

By: Deputy Clerk

BCC Approved: May 16, 2019

This document approved as to form and legal sufficiency.
By:
Title: Asst. County Attorney
Date: May 16, 2019

PURCHASER:

NAVY FEDERAL CREDIT UNION

By: Kara Cardona
Print Name: KARA CARDONA
As Its: Senior Vice President
Date: May 29, 2019

Witnesses as to Purchaser:

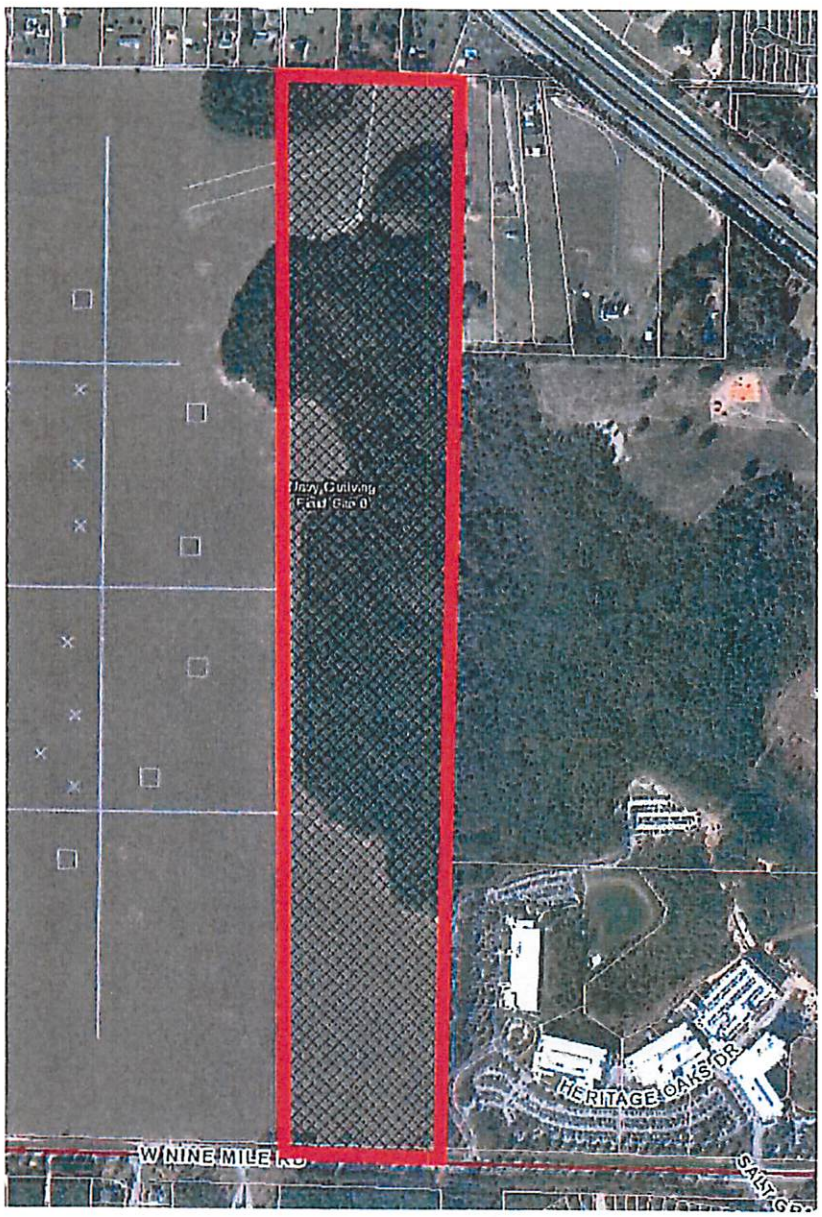
Print Name: William B. Pearson

Print Name: Chastity S. Tisdale

Contract for Sale and Purchase – signature page

EXHIBIT "A"

REAL PROPERTY



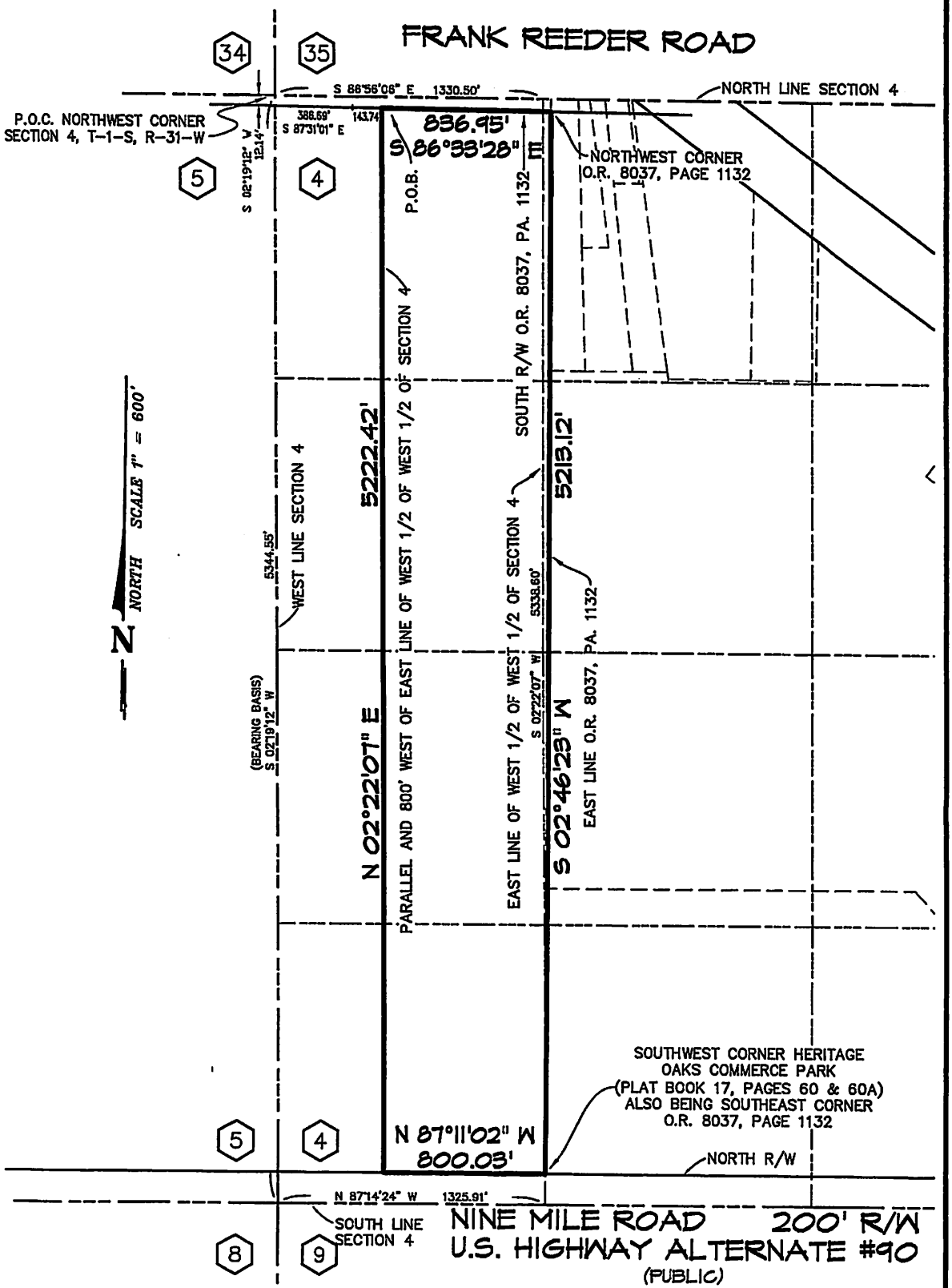
The easternmost approximately 96 acres of the real property conveyed by the United States of America to Seller in that certain Quit Claim Deed dated January 25, 2019 and recorded in Book 8037, Page 1132 of the Official Records of Escambia County, Florida.

[Legal description to be confirmed by Title Commitment and Survey.]

EXHIBIT B

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-5666
Fax (850) 434-5661
Email: pgasurvey@bellsouth.net

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W



Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 178, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7078**

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

File No. A-19299 Drawn By PMJ
Job No. 38290-196 Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W

LEGEND:

R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This sketch does not reflect or determine ownership.
4. This property may also be subject to setback lines mandated by zoning ordinances and\or restrictive covenants of record.
5. NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1132 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.69 feet; thence South 86 degrees 33'28" East for a distance of 143.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.95 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1132; thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1132 for a distance of 5213.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1132, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.03 feet to a point on a line being parallel to and 800 feet west of to the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 98.03 acres, more or less.

Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7078**

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

File No. A-15294 Drawn By PMJ
Job No. 58230-196 Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments
Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

EXHIBIT C

EMERALD COAST UTILITIES AUTHORITY

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

June 14, 2019

Navy Federal Credit Union
Attn: Kim Aderholdt
5550 Heritage Oaks Drive
Pensacola, Florida 32526

RE: NFCU (North Recreation Facility)
5501 Frank Reeder Road
Pensacola, Florida 32526
Letter of Capacity Reservation - Water and Sewer

Dear Ms. Aderholdt:

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\NFCU (North & South Recreation Facility)\NFCU (North Recreation Facility) Letter of Capacity Reservation.docx

Capacity Reservation Form

Date 6/14/2019 Service Requested: Water X Sewer X

Name of Project NFCU North Recreation Facility Area(Acres) 14

Project Address (attach location map): 5501 Frank Reeder Road Pensacola, Florida 32526 (North Parcel)

Type Development: Residential ____ Commercial X Industrial ____ Other ____

(Explain) ____

Number and/or Size of Units One (1) pavilion supporting recreation facility near Frank Reeder Rd.

Estimated Flow: (Average Day) Water 3,600 gpd Sewer 3,600 gpd Fire 0 gpd

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

Water: potable water well. Sewer: septic system.

Special Requirements: ____

Owner of Property: (type or print) Navy Federal Credit Union

Address: 5550 Heritage Oaks Dr., Pensacola, FL 32526 Phone: 850-912-0616

Developer: (type or print) n/a

Address: ____ Phone: ____

Engineer: (type or print) Jacobs Engineering Group - 25 West Cedar Street, Suite 350. Pensacola, FL 32502

Address: (type or print) (see above) Phone: 850-941-7283 Email: daniel.terry@jacobs.com

Submitted By: (type or print) Kim Aderholdt Title: Supervisor of Facility Planning a

Signature of Submitter Kim Aderholdt Title: Project Management

---

FOR ECUA USE: **MAP PAGE:** P43

Nearest Water Line of Adequate Size: FRANK REEDER RD

Size: 4" Pressure: FH # 7277

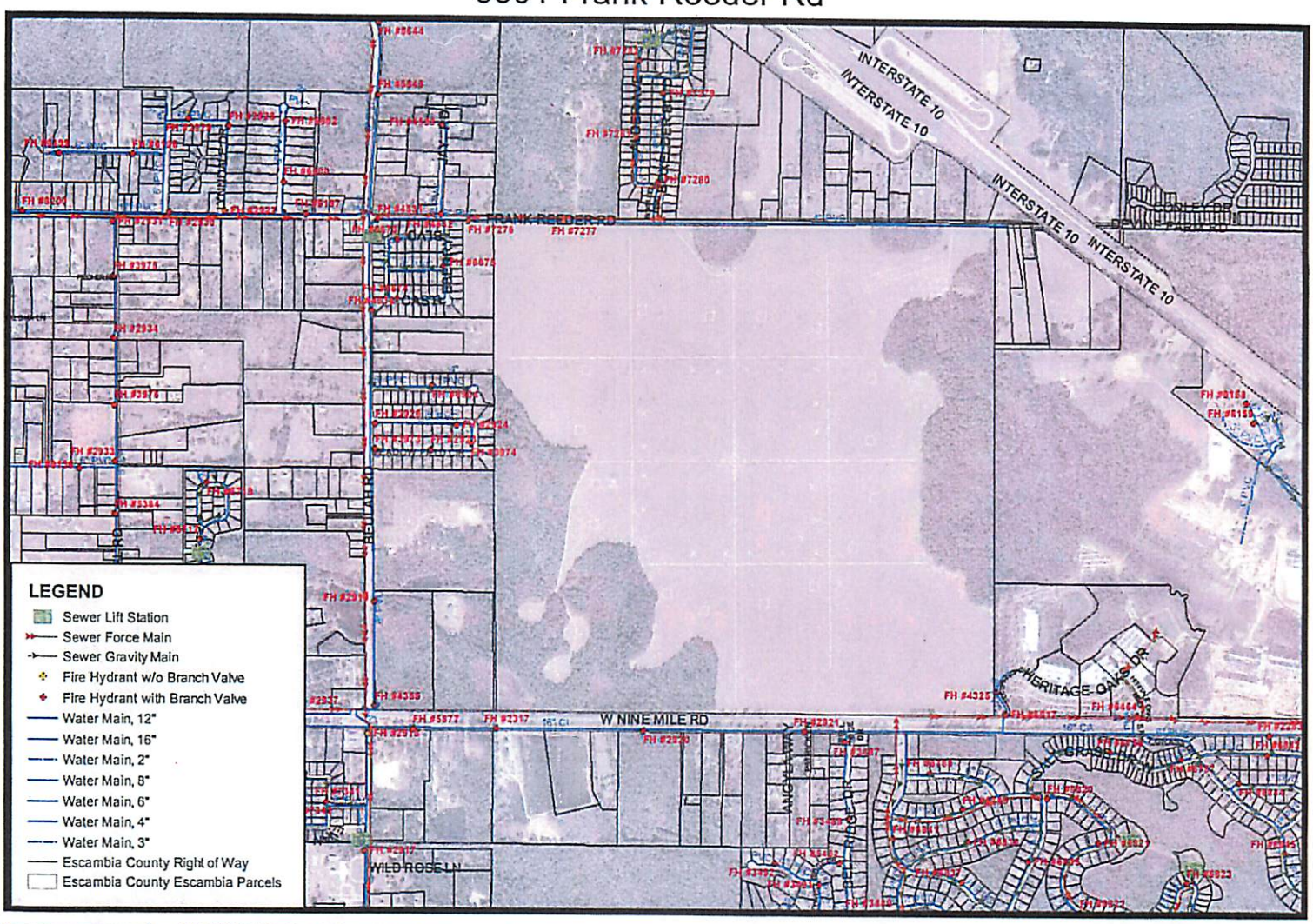
Nearest Sewer Line of Adequate Size: FRANK REEDER RD, W NINE MILE RD

Size: 6", 6" 1st L/S: N/A, #302 2nd L/S: N/A Plant: BAYOU MARCUS

ECUA Sanitation? YES

Prepared By Cortney Bush **Date** 6/14/2019 **Reviewed By** ____

5501 Frank Reeder Rd



1 inch = 1,332 feet
Date: 6/14/2019

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.

EMERALD COAST
UTILITIES AUTHORITY

ECUA Fire Hydrant Flow Data

Requested Information

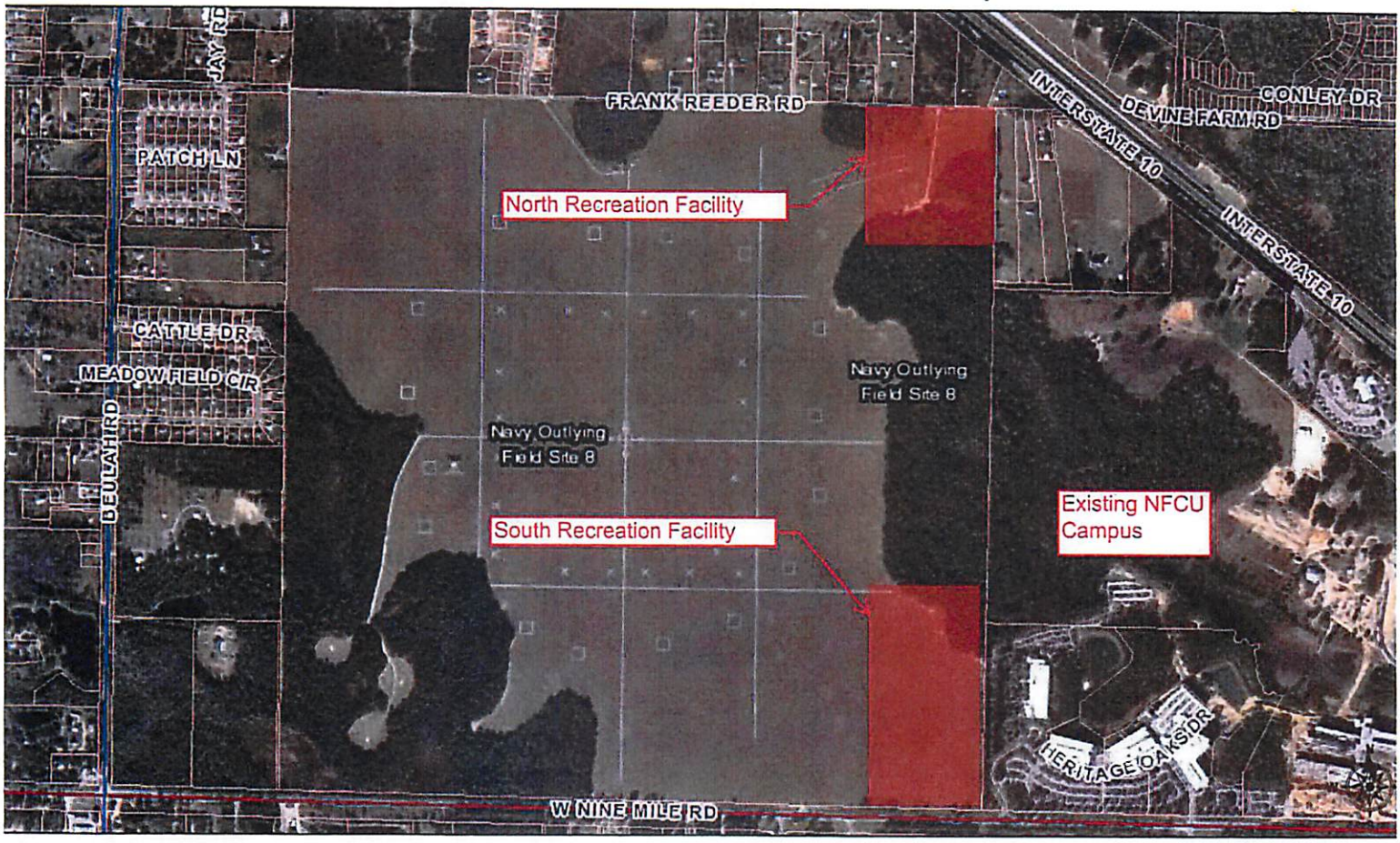
In response to your request for fire hydrant flow information, ECUA is able to provide the data in the table below. Additional testing or data collection may be performed with the approval and supervision of ECUA.

ECUA Fire Hydrant #	Date Tested	Flow [gpm]	Static Pressure [psi]	Residual Pressure [psi]	Comments
7277	8/30/17	860	60	36	Frank Reeder Rd/Boxelder

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.

NFCU Recreation Facilities - Location Map



ıne 13, 2019

treets

— PRINCIPAL ARTERIAL

— MINOR ARTERIAL

— COLLECTOR

LOCAL ROAD

Parcels

County Outline

1:13,769

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS USDA, USGS, AeroGRID, IGN, and the GIS User Community

EMERALD COAST UTILITIES AUTHORITY

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

June 14, 2019

Navy Federal Credit Union
Attn: Kim Aderholdt
5550 Heritage Oaks Drive
Pensacola, Florida 32526

RE: NFCU (South Recreation Facility)
9045 Security Place
Pensacola, Florida 32526
Letter of Capacity Reservation - Water and Sewer

Dear Ms. Aderholdt:

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,

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb

cc: Project File

O:\System Extension Projects\Letters of Capacity Reservation\2019\NFCU (North & South Recreation Facility)\NFCU (South Recreation Facility) Letter of Capacity Reservation.docx

Capacity Reservation Form

Date 6/14/2019 Service Requested: Water X Sewer X

Name of Project NFCU South Recreation Facility Area(Acres) 25

Project Address (attach location map): 9045 Security Place Pensacola, Florida 32526 (South Parcel)

Type Development: Residential ____ Commercial X Industrial ____ Other ____

(Explain) ____

Number and/or Size of Units One (1) pavilion supporting recreation facility near 9 Mile Rd.

Estimated Flow: (Average Day) Water 3,600 gpd Sewer 3,600 gpd Fire 0 gpd

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

Water: potable water well. Sewer: septic system.

Special Requirements: ____

Owner of Property: (type or print) Navy Federal Credit Union

Address: 5550 Heritage Oaks Dr., Pensacola, FL 32526 Phone: 850-912-0616

Developer: (type or print) n/a

Address: ____ Phone: ____

Engineer: (type or print) Jacobs Engineering Group - 25 West Cedar Street, Suite 350. Pensacola, FL 32502

Address: (type or print) (see above) Phone: 850-941-7283 Email: daniel.terry@jacobs.com

Submitted By: (type or print) Kim Aderholdt Title: Supervisor of Facility Planning a

Signature of Submitter Kim Aderholdt Title: Project Management

---

FOR ECUA USE: **MAP PAGE:** P44

Nearest Water Line of Adequate Size: W NINE MILE RD

Size: 16" Pressure: FH # 2921

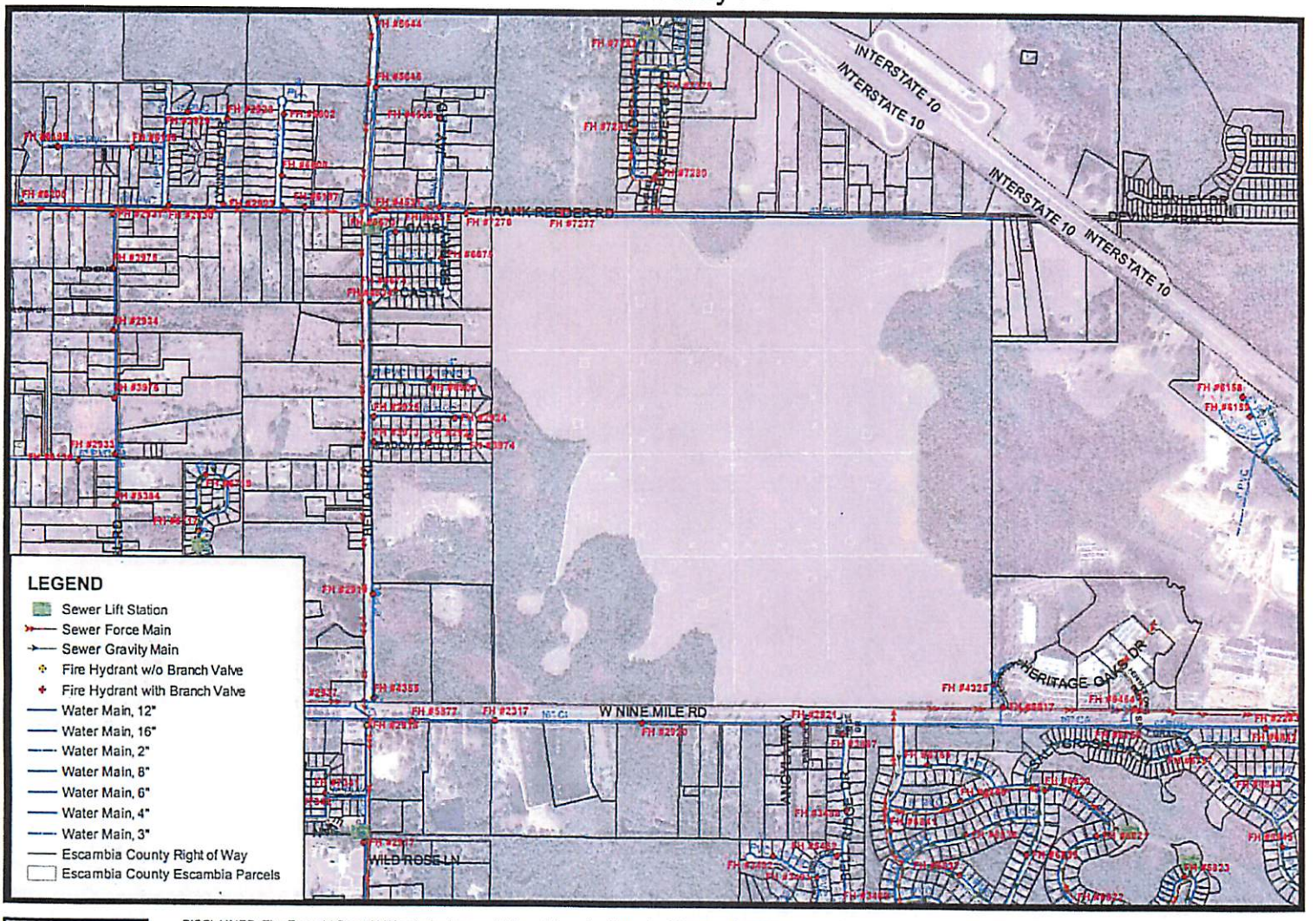
Nearest Sewer Line of Adequate Size: W NINE MILE RD

Size: 6" 1st L/S: #302 2nd L/S: N/A Plant: BAYOU MARCUS

ECUA Sanitation? YES

Prepared By Cathy Bush **Date** 6/14/2019 **Reviewed By** ____

9045 Security Pl



1 inch = 1,332 feet
Date: 6/14/2019

ECUA Fire Hydrant Flow Data

Requested Information

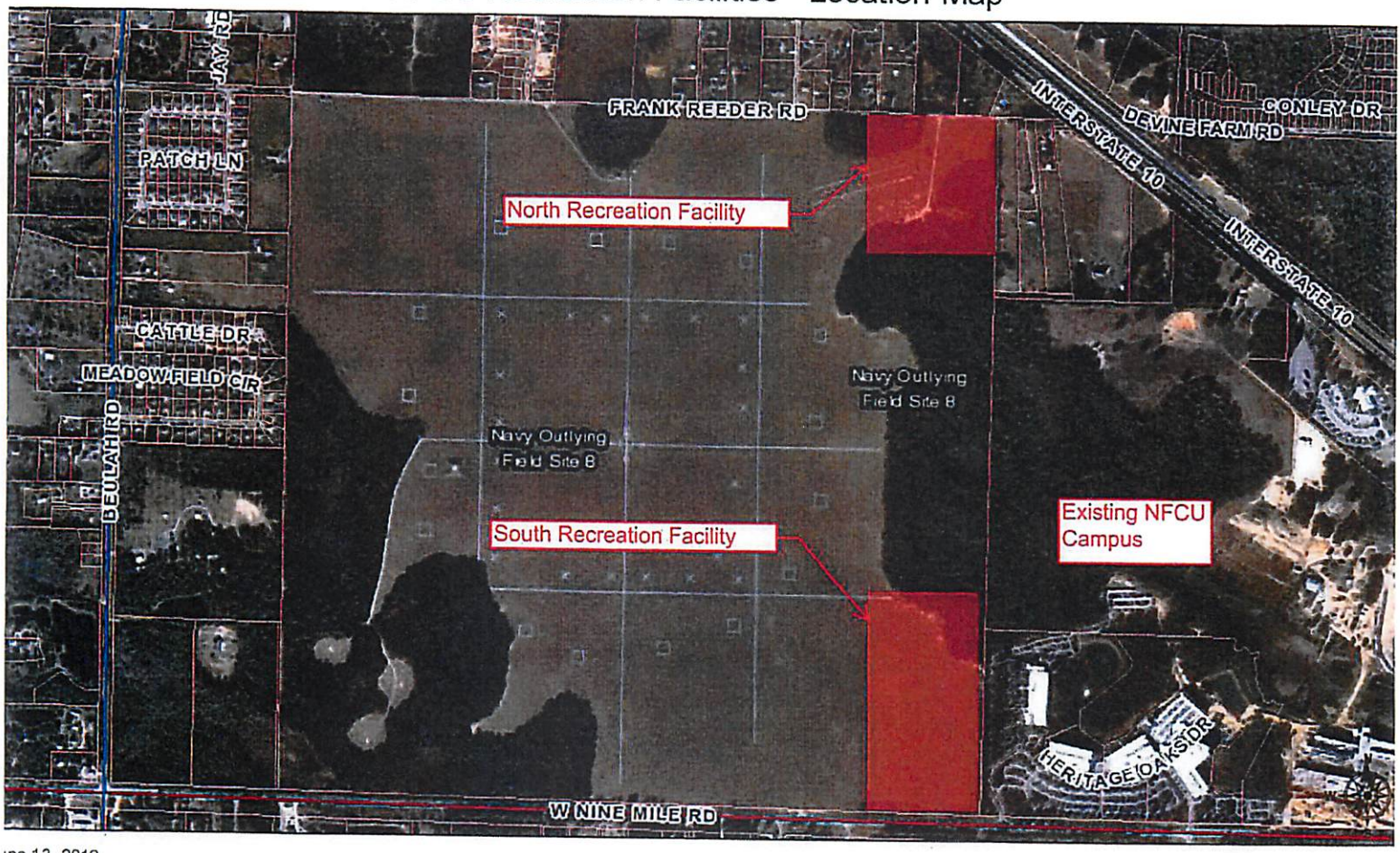
In response to your request for fire hydrant flow information, ECUA is able to provide the data in the table below. Additional testing or data collection may be performed with the approval and supervision of ECUA.

ECUA Fire Hydrant #	Date Tested	Flow [gpm]	Static Pressure [psi]	Residual Pressure [psi]	Comments
2921	2/12/15	1110	68	60	NINE MILE RD & PATRICK LN

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.

NFCU Recreation Facilities - Location Map



ıne 13, 2019

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- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- Parcels
- County Outline

1:13,769

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT D

Gulf Power

One Energy Place
Pensacola, FL. 32520-0047

June 12, 2019

Navy Federal Credit Union
5500 Heritage Oaks Dr.
Pensacola, FL 32526

Attention: Kim Aderholdt

Re: Availability of Electrical Service

Dear Kim:

This is to confirm the availability of electrical power service for the proposed facilities at the following locations:

1. 5501 Frank Reeder Rd
   Pensacola, FL 32526

2. 9045 Security Pl
   Pensacola, FL 32526

Gulf Power will have the capacity available to serve the location with single or three phase power.

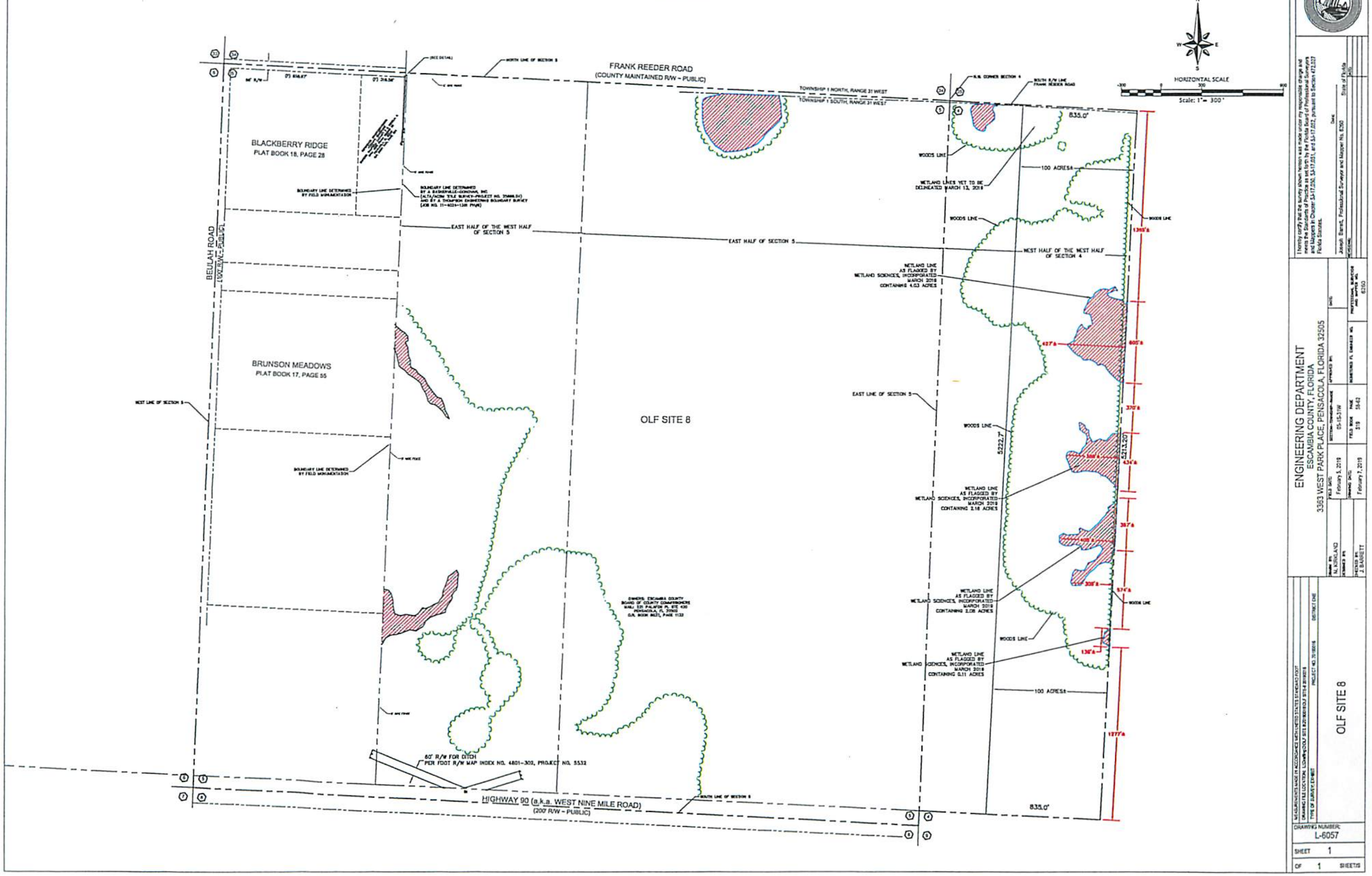
As your planning progresses, please feel free to have your architect or consulting engineer contact me regarding details of providing electrical service.

Sincerely,

Kay Hill, PE, CEM
Gulf Power Company

EXHIBIT E

EXHIBIT "A"



FRANK REEDER ROAD
(COUNTY MAINTAINED R/W ~ PUBLIC)
TOWNSHIP 1 NORTH, RANGE 31 WEST
TOWNSHIP 1 SOUTH, RANGE 31 WEST
BLACKBERRY RIDGE
PLAT BOOK 18, PAGE 28
BRUNSON MEADOWS
PLAT BOOK 17, PAGE 55
BEULAH ROAD
EAST HALF OF THE WEST HALF OF SECTION 5
EAST HALF OF SECTION 5
WEST HALF OF THE WEST HALF OF SECTION 4
EAST LINE OF SECTION 5
WEST LINE OF SECTION 5
NORTH LINE OF SECTION 5
SOUTH LINE OF SECTION 5
OLF SITE 8
WOODS LINE
100 ACRES±
835.0'
5222.7'
5213.20'
WETLAND LINES YET TO BE DELINEATED MARCH 13, 2019
WETLAND LINE AS FLAGGED BY WETLAND SCIENCES, INCORPORATED MARCH 2019 CONTAINING 4.03 ACRES
WETLAND LINE AS FLAGGED BY WETLAND SCIENCES, INCORPORATED MARCH 2019 CONTAINING 2.18 ACRES
WETLAND LINE AS FLAGGED BY WETLAND SCIENCES, INCORPORATED MARCH 2019 CONTAINING 2.08 ACRES
WETLAND LINE AS FLAGGED BY WETLAND SCIENCES, INCORPORATED MARCH 2019 CONTAINING 0.11 ACRES
BOUNDARY LINE DETERMINED BY FIELD MONUMENTATION
60' R/W FOR DITCH PER FDOT R/W MAP INDEX NO. 4801-302, PROJECT NO. 5532
HIGHWAY 90 (a.k.a. WEST NINE MILE ROAD)
(200' R/W ~ PUBLIC)
HORIZONTAL SCALE
Scale: 1" = 300'
ENGINEERING DEPARTMENT
ESCAMBIA COUNTY, FLORIDA
3363 WEST PARK PLACE, PENSACOLA, FLORIDA 32505
OLF SITE 8
DRAWING NUMBER: L-6057
SHEET 1 OF 1 SHEETS

DEWALL-BROWN JANENE
6255 FRANK REEDER RD
PENSACOLA, FL 32526

JARMAN CELENA
10571 BEULAH RD
PENSACOLA, FL 32526

SMART LIVING LLC
2101 CLINTON AVE STE 201
HUNTSVILLE, AL 35805

NORRIS CONSTANCE JOHNELL
10025 BEULAH RD
PENSACOLA, FL 32526

VANSTOCKUM THEODORUS J
6585 FRANK REEDER RD
PENSACOLA, FL 32526

VAN STOCKUM THEO
6565 FRANK REEDER RD
PENSACOLA, FL 32526

VOELTZ REYNOLD A II & NIKKI W
10010 NORIEGA DR
PENSACOLA, FL 32514

WILDE MARK R & JACQUELINE B
6511 FRANK REEDER RD
PENSACOLA, FL 32526

TAYLOR BUDDY
6501 FRANK REEDER RD
PENSACOLA, FL 32526

ROLIN HAYLEIGH M
10290 REBEL RD
PENSACOLA, FL 32526

SHEETS LESLIE
6395 FRANK REEDER RD
PENSACOLA, FL 32526

REGENA NORENE
6385 FRANK REEDER RD
PENSACOLA, FL 32526

BURKETT GARY W
6375 FRANK REEDER RD
PENSACOLA, FL 32526

ATKINSON JAMES R & GAYLE G
6361 FRANK REEDER RD
PENSACOLA, FL 32526

PUGH MABEL
6355 FRANK REEDER RD
PENSACOLA, FL 32526

MOATES GROVER E & ALMA R
6295 FRANK REEDER RD
PENSACOLA, FL 32526

GILMORE CRAIG L & PATRICIA A
6285 FRANK REEDER RD
PENSACOLA, FL 32526

CURTIS DOUGLAS W & REBECCA C
6275 FRANK REEDER RD
PENSACOLA, FL 32526

TINA ALISA
10270 REBEL RD
PENSACOLA, FL 32526

ALMA ELIZABETH
6265 FRANK REEDER RD
PENSACOLA, FL 32526

MIDDLETON MCKINLEY
10260 REBEL RD
PENSACOLA, FL 32526

MARY JEAN
10250 REBEL RD
PENSACOLA, FL 32526

LUOMA JON L
10240 REBEL RD
PENSACOLA, FL 32526

LA CLAIRE JAMES C JR
10170 REBEL RD
PENSACOLA, FL 32526

GRAY WALTER B
6365 FRANK REEDER RD
PENSACOLA, FL 32526

WILLIS RICHARD L
8779 L & G LANE
MILTON, FL 32583

KAHIAPO DANIEL K SR
10230 REBEL RD
PENSACOLA, FL 32526

PORTER ZACHARIAH SCOT
9715 ALOHA LN
PENSACOLA, FL 32526

SOTO SANDRA PILCHER
10188 FOXRUN RD
PENSACOLA, FL 32514

OSBORNE JOHN R
10215 REBEL RD
PENSACOLA, FL 32526

GRAHAM JOSEPHINE T
10200 REBEL RD
PENSACOLA, FL 32526

JOHNSON CHRISTINE
10175 REBEL RD
PENSACOLA, FL 32526

MEREDITH DENISE L
10195 REBEL RD
PENSACOLA, FL 32526

DONNA MARIE
10145 REBEL RD
PENSACOLA, FL 32526

JENNINGS BRIAN KEITH
10155 REBEL RD
PENSACOLA, FL 32526

RUDOLPH RAYMOND P
10165 REBEL RD
PENSACOLA, FL 32526

CURRAN ASHLEY
9701 ALOHA LN
PENSACOLA, FL 32526

DUNCAN JANICE E
10125 REBEL RD
PENSACOLA, FL 32526

OLDAKER ROBERT RAY S
10000 REBEL RD
PENSACOLA, FL 32526

DECK FREDERICK H & DELORES E
10100 REBEL RD
PENSACOLA, FL 32526

STROUD MARCIA JOAN
10055 REBEL RD
PENSACOLA, FL 32526

MILLER BENNIE T & LINDA SUE
10035 REBEL RD
PENSACOLA, FL 32526

HOUSTON JANIE S
10020 REBEL RD
PENSACOLA, FL 32526

GILLEY MATTHEW
10043 REBEL RD
PENSACOLA, FL 32526

STROUD MARCIA
10055 REBEL RD
PENSACOLA, FL 32526

BLACKMON OMIGENE
6560 SUWANEE RD
PENSACOLA, FL 32526

ELLINGTON GLORIA A
9950 REBEL RD
PENSACOLA, FL 32526

HARTLEY JULIE D
6554 SUWANEE RD
PENSACOLA, FL 32503

ENGLISH EDMOND AUBREY JR TRUST
10005 BEULAH RD
PENSACOLA, FL 32526

FOWLER MICHAEL G
9940 REBEL RD
PENSACOLA, FL 32526

KELLEY SALLY A
9944 REBEL RD
PENSACOLA, FL 32526

KELLEY SALLY ANN
9944 REBEL RD
PENSACOLA, FL 32526

FOR GIBBONS DOROTHY L TRUST
26 LITTLETON ST
CANTONMENT, FL 32533

FORTSON KRISTINA S
9960 REBEL RD
PENSACOLA, FL 32526

EMERALD BAY LAND COMPANY
1765 E NINE MILE RD STE 1
PENSACOLA, FL 32514

BLANTON ANTHONY A SR
6558 SUWANEE RD
PENSACOLA, FL 32526

HOUSTON CHRISTOPHER K & JANIE S
6231 FRANK REEDER RD
PENSACOLA, FL 32526

DANIEL BARBARA F
6221 FRANK REEDER RD
PENSACOLA, FL 32526

RAMOS ROMEL B & ANN C
10020 BEULAH RD
PENSACOLA, FL 32526

PAPA MELQUIADES S JR
10591 BEULAH RD
PENSACOLA, FL 32526

BAY TO GULF HOLDINGS LLC
1406 N DALE MABRY HWY STE 300
TAMPA, FL 33607

SUNDAY COURTNEY D
10585 BEULAH RD
PENSACOLA, FL 32526

OWENS ANGELA J
10581 BEULAH RD
PENSACOLA, FL 32526

WILLOUGHBY MARY M
10050 BEULAH RD
PENSACOLA, FL 32526

CAMPBELL ZACHARY S & CECEILIA A
5965 FRANK REEDER RD
PENSACOLA, FL 32526

COSENTINO JACEY JEAN
10070 BEULAH RD
PENSACOLA, FL 32526

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

EMERALD COAST UTILITIES AUTHORITY
PO BOX 17089
PENSACOLA, FL 32522

ROLLINS JILL H
10030 CASTLEBERRY BLVD
PENSACOLA, FL 32526

GLOVER STEPHANIE M
10036 CASTLEBERRY BLVD
PENSACOLA, FL 32526

WILLIAMS JON P
10042 CASTLEBERRY BLVD
PENSACOLA, FL 32526

LEITCH CALEB S
10048 CASTLEBERRY BLVD
PENSACOLA, FL 32526

LEITCH NAOMI J R
10018 CASTLEBERRY BLVD
PENSACOLA, FL 32526

NEUKIRCH JENNIFER
10012 CASTLEBERRY BLVD
PENSACOLA, FL 32526

SMITH TIFFANY R
10006 CASTLEBERRY BLVD
PENSACOLA, FL 32526

TRIMBLE STEPHANIE L
10000 CASTLEBERRY BLVD
PENSACOLA, FL 32526

BROWN PENPIMONE
51 COHEN WALKER DR APT 1102
WARNER ROBINS, GA 31088

NGUYEN ANH T
10013 CASTLEBERRY BLVD
PENSACOLA, FL 32526

CAREY MELISSA C WOOD
10007 CASTLEBERRY BLVD
PENSACOLA, FL 32526

LOVE FAITH A
10001 CASTLEBERRY BLVD
PENSACOLA, FL 32526

KIDWELL KIMBERLY L
6036 PATCH LN
PENSACOLA, FL 32526

LUA DANA R
6030 PATCH LN
PENSACOLA, FL 32526

MORTON KAREN W
6024 PATCH LN
PENSACOLA, FL 32526

OW CONNIE MIO IN
6018 PATCH LN
PENSACOLA, FL 32526

GREEN ASHLEY
9994 CASTLEBERRY BLVD
PENSACOLA, FL 32526

HOGEN JOHN
9988 CASTLEBERRY BLVD
PENSACOLA, FL 32526

CHAU LUONG & PHUONG
9982 CASTLEBERRY BLVD
PENSACOLA, FL 32526

BLACKBERRY RIDGE HOMEOWNERS ASSOCIATION INC
5805 SAUFLEY FIELD RD
PENSACOLA, FL 32506

SHADDEN AMANDA RUTH
10198 CASTLEBERRY BLVD
PENSACOLA, FL 32526

BAILEY SELENA
10192 CASTLEBERRY BLVD
PENSACOLA, FL 32526

MOREO JEREMY P
10186 CASTLEBERRY BLVD
PENSACOLA, FL 32526

GREEN DAVID
10180 CASTLEBERRY BLVD
PENSACOLA, FL 32526

MARTIN ELIZABETH A
10174 CASTLEBERRY BLVD
PENSACOLA, FL 32526

KNIGHT CLARA R TORRES
10168 CASTLEBERRY BLVD
PENSACOLA, FL 32526

PORTHOUSE SEAN P
9995 CASTLEBERRY BLVD
PENSACOLA, FL 32526

GUPTA VEENA
9989 CASTLEBERRY BLVD
PENSACOLA, FL 32526

HILL MILTON N
9983 CASTLEBERRY BLVD
PENSACOLA, FL 32526

TURNER DARYL A & DEBORAH
6000 PATCH LN
PENSACOLA, FL 32526

BRUMFIELD JANET L
6006 PATCH LN
PENSACOLA, FL 32526

HUANG CATHERINE KA MUM
6012 PATCH LN
PENSACOLA, FL 32526

MARTIN SHARON A
10054 CASTLEBERRY BLVD
PENSACOLA, FL 32526

QUINN JENNIFER D
10060 CASTLEBERRY BLVD
PENSACOLA, FL 32526

SPEIDEL MICHELE L
10066 CASTLEBERRY BLVD
PENSACOLA, FL 32526

YI JAMISON
10072 CASTLEBERRY BLVD
PENSACOLA, FL 32526

PHILLIPS TODD J
10078 CASTLEBERRY BLVD
PENSACOLA, FL 32526

LE SANG NGOC
10084 CASTLEBERRY BLVD
PENSACOLA, FL 32526

SWINDLE EUGENE D & ELIZABETH L
10090 CASTLEBERRY BLVD
PENSACOLA, FL 32526

BATES HEATHER NICOLE
10096 CASTLEBERRY BLVD
PENSACOLA, FL 32526

GRIMSLEY PATE DIANE L
10102 CASTLEBERRY BLVD
PENSACOLA, FL 32526

STEVENS DEBORA
10108 CASTLEBERRY BLVD
PENSACOLA, FL 32526

LEGASSEY CARL D II & TAMMY M
10114 CASTLEBERRY BLVD
PENSACOLA, FL 32526

MYERS ANITA D TRUSTEES FOR MYERS LIVING TRUST
10120 CASTLEBERRY BLVD
PENSACOLA, FL 32526

KLAWITTER JENNIFER
10126 CASTLEBERRY BLVD
PENSACOLA, FL 32526

FAUCETT HOLLIS B JR & MARY
10132 CASTLEBERRY BLVD
PENSACOLA, FL 32526

WILMOT TSUYAKO
10138 CASTLEBERRY BLVD
PENSACOLA, FL 32526

WILLIAMS RACHEL M
10144 CASTLEBERRY BLVD
PENSACOLA, FL 32526

GORNALL ANDREA M
10150 CASTLEBERRY BLVD
PENSACOLA, FL 32526

TUBERVILLE SAMANTHA JADE
10156 CASTLEBERRY BLVD
PENSACOLA, FL 32526

VANDERHADEN CRISTINA M
10162 CASTLEBERRY BLVD
PENSACOLA, FL 32526

TAYLOR FRANCES M
6037 PATCH LN
PENSACOLA, FL 32526

SMITH NATSUKO
PSC 76 # 6103
APO, AP 96319

CHRISTINE CHRISTINA M
6025 PATCH LANE
PENSACOLA, FL 32526

LAWRENCE MARTEZ S
6019 PATCH LANE
PENSACOLA, FL 32526

DAVIS LALITA
6013 PATCH LN
PENSACOLA, FL 32503

TOY JESSICA J
6007 PATCH LN
PENSACOLA, FL 32526

SOLES SHIRLEY A
PO BOX 1002
PENSACOLA, FL 32591

DONNEY DANIELA ANGELICA
10089 CASTLEBERRY BLVD
PENSACOLA, FL 32526

MOORE JUSTIN S
10095 CASTLEBERRY BLVD
PENSACOLA, FL 32526

FOSTER VICTORIA A
10101 CASTLEBERRY BLVD
PENSACOLA, FL 32526

HENDRICKS QWAYTISHA Q
10107 CASTLEBERRY BLVD
PENSACOLA, FL 32526

MORTON DIANA
10113 CASTLEBERRY
PENSACOLA, FL 32526

LIN LING C
10119 CASTLEBERRY BLVD
PENSACOLA, FL 32526

SETTLE BRANDON M
332 CALLE LA GUERRA UNIT C
CAMARILLO, CA 93010

BONDS CHARLES G JR
9904 REBEL RD
PENSACOLA, FL 32526

WINDY HILL BAPTIST CHURCH INC
9896 REBEL RD
PENSACOLA, FL 32526

SHELBY JANET N
9935 BEULAH RD
PENSACOLA, FL 32526

COBB MARSHA
9929 BEULAH RD
PENSACOLA, FL 32526

CURTIS BILLY W & BONNIE S
9880 N REBEL RD
PENSACOLA, FL 32526

WRIGHT PEGGY A
9870 REBEL RD
PENSACOLA, FL 32526

WHITTEN WALTER L
8605 EIGHT MILE CREEK RD
PENSACOLA, FL 32526-8761

LEDGESTONE DEVELOPERS LLC
8608 EIGHT MILE CREEK RD
PENSACOLA, FL 32526

VARTKO CHRISTINE M
16 1ST ST
BEACON FALLS, CT 6403

MULDER PATRICIA J
9920 REBEL RD
PENSACOLA, FL 32526

COBB MARY LOU
7092 WOODSIDE RD
PENSACOLA, FL 32526

MCCOY SANDRA D
9875 BEULAH RD
PENSACOLA, FL 32526

HELEN JANET
6452 MEADOW FIELD CIR
PENSACOLA, FL 32526

COURSEY JACK K & KATHY JEAN
6450 MEADOW FIELD CIR
PENSACOLA, FL 32526

MERRITT JAMES H & SUSAN C
6448 MEADOW FIELD CIR
PENSACOLA, FL 32526

WEAVER JACK G JR
1825 KINGSFIELD RD
CANTONMENT, FL 32533

BARNETTE BILLY F & TERESSA L
6444 MEADOW FIELD CIR
PENSACOLA, FL 32526

JOHNSON KENNETH R & APRIL L
6442 MEADOW FIELD CIR
PENSACOLA, FL 32526

RIVERS SAMUEL M JR
5589 ALLIE RAE ST
MILTON, FL 32570

ANDREWS CHRISTOPHER SCOTT
500 W GOVERNMENT ST
PENSACOLA, FL 32502

YORK JANET LONG
6434 MEADOW FIELD CIR
PENSACOLA, FL 32526

SMITH CLARENCE S
6432 MEADOW FIELD CIR
PENSACOLA, FL 32526

JENNETTE PETER M & JENNETTE ANGELA R
6455 MEADOW FIELD CIR
PENSACOLA, FL 32526

QUINTILIANI CHRISTOPHER A
6453 MEADOW FIELD CIR
PENSACOLA, FL 32526

MCCRANIE JOANN
6451 MEADOW FIELD CIR
PENSACOLA, FL 32526

STEWARD TULLOS M
6449 MEADOW FIELD CIR
PENSACOLA, FL 32526

BLACKMON PHILLIP L & MARY D
6447 MEADOW FIELD CIR
PENSACOLA, FL 32526

DELTA MAX INC
6445 MEADOW FIELD CIR
PENSACOLA, FL 32526

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FOR BAKER CATHERINE A TRUST 1/2 INT
6441 MEADOW FIELD CIR
PENSACOLA, FL 32526

KEENAN TIMOTHY
6439 MEADOW FIELD CIR
PENSACOLA, FL 32526

CAMPBELL THOMAS G
6433 MEADOW FIELD CIR
PENSACOLA, FL 32526

JOYNER RONALD
2742 ASHBURY LN
CANTONMENT, FL 32533

MADDEN DAPHNE I
6428 MEADOW FIELD CIR
PENSACOLA, FL 32526

SINGLETON RITA D ARRANT
6400 MEADOW FIELD CIR
PENSACOLA, FL 32526

BLACKBURN LILY A
6402 MEADOW FIELD CIR
PENSACOLA, FL 32526

FARRINGTON RACHEAL A
6404 MEADOW FIELD CIR
PENSACOLA, FL 32526

THOMAS JAMES L
6406 MEADOW FIELD CIR
PENSACOLA, FL 32526

CARRINGTON MORTGAGE SERVICES LLC
1600 SOUTH DOUGLASS RD STE 200-A
ANAHEIM, CA 92806

STEPHANY KRISTIN S REVOCABLE TRUST
1910 ILLION ST
SAN DIEGO, CA 92110

BEASLEY KENNETH D & MARTHA G
6414 MEADOWFIELD CIR
PENSACOLA, FL 32526

FINNEY JOANN
6416 MEADOW FIELD CIR
PENSACOLA, FL 32526

BLANCHETTE SERGE R
6426 MEADOW FIELD CIR
PENSACOLA, FL 32526

MONTGOMERY CHRYSTAL K
9975 BEULAH RD
PENSACOLA, FL 32526

WALKER MARY ANN
6401 MEADOW FIELD RD
PENSACOLA, FL 32526

RICKARD ISABELL V
6403 MEADOW FIELD CR
PENSACOLA, FL 32526

SNIPES CHRISTOPHER A
6405 MEADOW FIELD CIR
PENSACOLA, FL 32526

RICH TASHALA
4147 ERRESS BLVD
PENSACOLA, FL 32505

REEVES
9814 REBEL RD
PENSACOLA, FL 32526

ANDREWS DOUGLAS C 1/3 INT
6411 MEADOW FIELD CIR
PENSACOLA, FL 32526

DOWNING SANDRA L
6413 MEADOW FIELD CIR
PENSACOLA, FL 32526

SMITH LINDA JOHNSON
6415 MEADOW FIELD CIR
PENSACOLA, FL 32526

WILLIAMS RONALD J
6417 MEADOW FIELD CIR
PENSACOLA, FL 32526

SHAW NANCY L
6419 MEADOW FIELD CIR
PENSACOLA, FL 32526-9143

FERGUSON CARL L III
9965 BEULAH RD
PENSACOLA, FL 32526

SACRED HEART HEALTH SYSTEM INC
5151 N 9TH AVE
PENSACOLA, FL 32504

LITTLE BRENDA G
9895 BEULAH RD
PENSACOLA, FL 32526

STEPHERSON PATRICIA
6436 MEADOW FIELD CIR
PENSACOLA, FL 32526

BARDIN JOHN D & MARLENE M
6454 MEADOW FIELD CIR
PENSACOLA, FL 32526

CHRISTENSON JOHN K & KATE E
6422 MEADOW FIELD CIR
PENSACOLA, FL 32526

JOHNSON JEAN LUNDY 1/ 2 INT
886 WHISPERING OAK DR
PRESCOTT, AZ 86301-4351

FORESTAR USA REAL ESTATE GROUP INC
STE 500
6300 BEE CAVE RD

BARNES SARAH R TRUST
6737 WONDER LAKE RD
PENSACOLA, FL 32526

MARSHALL SHARON L
6720 WONDERLAKE RD
PENSACOLA, FL 32526

ALIGOOD JONATHAN KEITH 1/2 INT
6690 WONDERLAKE RD
PENSACOLA, FL 32526

BLACKWELL THERESA L
9535 TOWER RIDGE RD
PENSACOLA, FL 32526

SELLARS MARY
6630 WONDERLAKE RD
PENSACOLA, FL 32526

STEFANKO JACOB
10031 OAK HAVEN RD
PENSACOLA, FL 32526

BARBARA ANN
10041 OAK HAVEN RD
PENSACOLA, FL 32526-4144

MCGUIGAN HUGH A & MARSHA H
6520 TOETUCK DR
PENSACOLA, FL 32526

CARLILES JEWELL
1300 S HWY 29
CANTONMENT, FL 32533

COE HENRY W JR
10021 OAK HAVEN RD
PENSACOLA, FL 32526

STEELE ROCKY B & JANICE H
6530 TOETUCK DR
PENSACOLA, FL 32526

FOSHEE CHRISTOPHER S
6500 TOE TUCK DR
PENSACOLA, FL 32526

BRAY WILLIAM H
6510 TOETUCK DR
PENSACOLA, FL 32526

LOUPE LYN D
7860 HIDALGO ST
PENSACOLA, FL 32526

KING ANN
6850 PINE FOREST RD
PENSACOLA, FL 32526

BRADLEY GREGORY M & DEBORAH A
6525 TOETUCK DR
PENSACOLA, FL 32526

BERUBE DENNIS R & MARILYN A
24 HANS ST
CRANSTON, RI 2910

MURPHY KRISTIANA D
6511 TOETUCK DR
PENSACOLA, FL 32526

NELSON CATHY JO
6501 TOE TUCK DR
PENSACOLA, FL 32526

HAWTHORNE ANTHONY M & LINDA S
9980 OAK HAVEN RD
PENSACOLA, FL 32526

BRYANT NIKKI D
9981 OAK HAVEN DR
PENSACOLA, FL 32526

MATHER CYNTHIA A
8640 KLONDIKE RD
PENSACOLA, FL 32526

COUTURE REGINA
9951 LYNNDALE DR
PENSACOLA, FL 32526

JOHNSON BETTY B
9965 LYNNDALE DR
PENSACOLA, FL 32526

BENNETT JEFFERY R
2519 LONGLEAF DR
PENSACOLA, FL 32526

JORDAN STEPHEN J & SALLY A
6721 WONDERLAKE RD
PENSACOLA, FL 32526

PETERSON JENNIFER LYNN
9961 LYNNDALE DR
PENSACOLA, FL 32526

HADDEN VICTORIA L
9960 OAK HAVEN RD
PENSACOLA, FL 32526

JORDAN SALLY A
6721 WONDERLAKE RD
PENSACOLA, FL 32526

PEARSON SUSAN
6671 WONDERLAKE RD
PENSACOLA, FL 32526

DEAN JAMES A
6669 WONDERLAKE DR
PENSACOLA, FL 32526

HURSTON ANGELA D
6665 WONDERLAKE RD
PENSACOLA, FL 32526

REYES ROGER D
9814 REBEL RD
PENSACOLA, FL 32526

JOHNSON RICKY D & LINDA L
6661 WONDERLAKE RD
PENSACOLA, FL 32526

KUKES MICHAEL C
12937 ISLAND SPIRIT DR
PENSACOLA, FL 32506

COTNER DAVID A
6641 WONDERLAKE RD
PENSACOLA, FL 32526

DEAN HAROLD & M ANN
6631 WONDERLAKE RD
PENSACOLA, FL 32526

HUFF CHARLOTTE J
6621 WONDER LAKE RD
PENSACOLA, FL 32526

DEWEY LADONNA
6611 WONDERLAKE RD
PENSACOLA, FL 32526

HUNTER PATSY C
9927 OAK HAVEN RD
PENSACOLA, FL 32526

HILLIARD LEAH MICHELLE
9950 OAK HAVEN RD
PENSACOLA, FL 32526

COUTURE MICHAEL P & REGINA D
9951 LYNNDALE DR
PENSACOLA, FL 32526

LALAS REBECCA D
9940 OAK HAVEN DR
PENSACOLA, FL 32526

KING LONNIE CONSTRUCTION CO
6848 PINE FOREST RD
PENSACOLA, FL 32526

HUNTER AGNES B
9925 OAK HAVEN RD
PENSACOLA, FL 32526

SMITH JAMES M
9941 LYNNDALE RD
PENSACOLA, FL 32526

BEARD BEVERLY H
9930 OAK HAVEN RD
PENSACOLA, FL 32526

EDWARDS SHERWOOD S
9931 LYNNDALE DR
PENSACOLA, FL 32526

HARVEY MARESHA F JOINT REVOCABLE TRUST
8351 RANGER DR
PENSACOLA, FL 32534

MAYBERRY KELI H
6626 FRANK REEDER RD
PENSACOLA, FL 32526

WATSON SUSAN R
6514 FRANK REEDER RD
PENSACOLA, FL 32526

KERCHER MARY KAY
6512 FRANK REEDER RD
PENSACOLA, FL 32514

COLLINS ILSI
9920 OAK HAVEN RD
PENSACOLA, FL 32526

ROBERTSON ROBBY L & ANGELA M
6504 FRANK REEDER RD
PENSACOLA, FL 32526

FILSOA JUSTIN
852 ALDERWOOD WAY
SARASOTA, FL 34243

KROLL CRYSTAL
6496 FRANK REEDER RD
PENSACOLA, FL 32526

WILSON RUSSELL A & NANCY M
6480 FRANK REEDER RD
PENSACOLA, FL 32526

ARCHER RODNEY & BEVERLY
6390 FRANK REEDER RD
PENSACOLA, FL 32526

COBB DAVID 1/8 INT
7830 PINE FOREST ROAD APT B1
PENSACOLA, FL 32526

BLONDIA PHILLIP J
9910 OAK HAVEN DR
PENSACOLA, FL 32526

KING LONNIE J L W & T TRUST 01-10-2006
6848 PINE FOREST RD
PENSACOLA, FL 32526

RODRIQUE CINDY
6430 FRANK REEDER RD
PENSACOLA, FL 32526

DISHER CHRISTINA V
6420 FRANK REEDER RD
PENSACOLA, FL 32526

MEADOR HARRY K JR
6400 FRANK REEDER RD
PENSACOLA, FL 32526

WOOD JOEY M & DEBRA R
6360 FRANK REEDER RD
PENSACOLA, FL 32526

ANN
9990 OAK HAVEN RD
PENSACOLA, FL 32526

JOHNSTON DIANE J
9990 LYNNDALE DR
PENSACOLA, FL 32526

BLACKMON CHRISTIN
9980 LYNNDALE DR
PENSACOLA, FL 32526

YATES ROY S
9970 LYNNDALE DR
PENSACOLA, FL 32526

ROGGEVEEN PHILIP
1816 TULLY RD # 280
SAN JOSE, CA 95122

COUTURE JOSHUA
9930 LYNNDALE DR
PENSACOLA, FL 32526

ELLISON GARRY T
2200 W KINGSFIELD RD
CANTONMENT, FL 32533

MCLEOD MASON M & SHERRY
6350 FRANK REEDER RD
PENSACOLA, FL 32526

HUNTER JUDITH
9944 ELERAL DR
PENSACOLA, FL 32526

BRIGGS APRIL L
9949 ELERAL DR
PENSACOLA, FL 32526

PUSATERI MELISSA M
9941 ELERAL DR
PENSACOLA, FL 32526

PINNEY SAMANTHA
9940 ELERAL DR
PENSACOLA, FL 32526

MUNGALL MARY L
9936 ELERAL DR
PENSACOLA, FL 32526

ORREN MARGARET E
9937 ELERAL DR
PENSACOLA, FL 32526

ADAMS LAURIE R
9933 ELERAL DR
PENSACOLA, FL 32526

KELLY LINDA L
9932 ELERAL DR
PENSACOLA, FL 32526

JACKSON MARY T
9928 ELERAL DR
PENSACOLA, FL 32526

LAMBETH JASON & STACY L
9929 ELERAL DR
PENSACOLA, FL 32526

ZUKOSKI MICHAEL S
9924 ELERAL DR
PENSACOLA, FL 32526

MURPHY JOANN E
9925 ELERAL DR
PENSACOLA, FL 32526

MONDI LESLIE E
9920 ELERAL DR
PENSACOLA, FL 32526

RIVERS MICHAEL D &
9921 ELERAL DR
PENSACOLA, FL 32526

HECKMAN HEATHER RHEA
9917 ELERAL DR
PENSACOLA, FL 32526

WALLACH DOC REVOCABLE LIVING TRUST
9916 ELERAL DR
PENSACOLA, FL 32526

CONNELL MELISSA D
9912 ELERAL DR
PENSACOLA, FL 32526

DAVIS MAUREEN
9913 ELERAL DR
PENSACOLA, FL 32526

RUMMEL MARK E
1884 ABBOTSBURY WAY
VIRGINIA BEACH, VA 23453-7041

GRAHAM HELEN M
9909 ELERAL DR
PENSACOLA, FL 32526

BRILL JANET
154 ETHEL WINGATE DR #706
PENSACOLA, FL 32507

HO MINH V & THU NGUYEN
9905 ELERAL DR
PENSACOLA, FL 32526

JOHNSTON DARREL
9900 ELERAL DR
PENSACOLA, FL 32526

ECHOLS ANGELA
2119 LIBERTY LOOP RD
CANTONMENT, FL 32533

ELERAL ESTATES HOMEOWNERS ASSOCIATION
2755 FENWICK RD
PENSACOLA, FL 32526

MCCOY MALCOLM S
7641 RANDWICK RD
PENSACOLA, FL 32514

RHYNE MARCELLA
9981 JAY RD
PENSACOLA, FL 32526

THOMPSON DARWYN E
5460 FRANK REEDER RD
PENSACOLA, FL 32526

RHYNE RICHARD T & MARCELLA A
9981 JAY RD
PENSACOLA, FL 32526

COBB TIMOTHY A & KATHY M
9971 JAY RD
PENSACOLA, FL 32526

VELMA JOYCE
5984 HUNTINGTON CREEK BLVD
PENSACOLA, FL 32526

JACKSON LES B
10670 BEULAH RD
PENSACOLA, FL 32526

HART TERESA KAREN
9961 JAY RD
PENSACOLA, FL 32526

WORLEY GREGORY K & PEGGY D
9960 JAY RD
PENSACOLA, FL 32526

WORLEY GREGORY K
9960 JAY RD
PENSACOLA, FL 32526

CRENSHAW WILLIAM H
10650 BEULAH RD
PENSACOLA, FL 32526

GHIGLIOTTY RICHARD D & CAROLYN E
10640 BEULAH RD
PENSACOLA, FL 32526

CHURUKIAN MICHELLE DENAE
9941 JAY RD
PENSACOLA, FL 32526

BURNS STEVEN RALDOPH
7209 WOODSIDE RD
PENSACOLA, FL 32526

WEIDERT PAMELA
10630 BEULAH ROAD
PENSACOLA, FL 32526

BURNS STEVEN RANDOLPH
7209 WOODSIDE RD
PENSACOLA, FL 32526

SCHULTZ HERMAN RICHARD
10615 BEULAH RD
PENSACOLA, FL 32526

HOLLAND CHESTER C SR
5950 FRANK REEDER RD
PENSACOLA, FL 32526

POWELL LELA B
5960 FRANK REEDER RD
PENSACOLA, FL 32526

ALLRED ROBERT L
9921 JAY RD
PENSACOLA, FL 32526

WHEELIS DAVID W
9990 JAY RD
PENSACOLA, FL 32526-9803

DUKES STEVE R & PATRICIA Y
9996 JAY RD
PENSACOLA, FL 32526

DUKES JUSTIN C
9994 JAY RD
PENSACOLA, FL 32526

NIELSEN VIRGINIA W
10620 BEULAH RD
PENSACOLA, FL 32526

GALLINGER DIANNE FLORENCE BARRETTO
9911 JAY RD
PENSACOLA, FL 32526

POWIS EDWIN W & MARIAN K
127 HIGHWAY 22 E APT E11
MADISONVILLE, LA 70447

HOMES FOR OUR TROOPS INC
6 MAIN ST
TAUNTON, MA 2780

SHELBY SHIRLEY B
9945 BEULAH RD
PENSACOLA, FL 32526

SHELBY JAMES K & TAMI
9945 BEULAH RD LT 1
PENSACOLA, FL 32506

MATHEWS LESLIE A
5926 ARCH AVE
PENSACOLA, FL 32526

EVANS EARL
5921 ARCH AVE
PENSACOLA, FL 32526

JOHNSON BRITAN
5922 ARCH AVE
PENSACOLA, FL 32526

SANDERS PAULETTE A
5917 ARCH AVE
PENSACOLA, FL 32526

BURKE MICHELLE
5901 ARCH AVE
PENSACOLA, FL 32526

THORSEN RESA D
5909 ARCH AVE
PENSACOLA, FL 32526-3232

SAEVA MELANIE J
5853 ARCH AVE
PENSACOLA, FL 32526

KEMP ANNEGRET H
5905 ARCH AVE
PENSACOLA, FL 32526

FOR TRENT TRUST
5856 ARCH AVE
PENSACOLA, FL 32526

PALMER SAMERIA S
5860 ARCH AVE
PENSACOLA, FL 32526

CAYTON TIFFANY E
5900 ARCH AVE
PENSACOLA, FL 32526

LAMB BARBARA CAROL
5865 ARCH AVE
PENSACOLA, FL 32526

MATTHEWS SUSAN R
5869 ARCH AVE
PENSACOLA, FL 32526

ALLEN AGNES L
5881 ARCH AVE
PENSACOLA, FL 32526

KEYSTONE HOMEOWNERS ASSOCIATION
4400 BAYOU BLVD #583
PENSACOLA, FL 32503

STACEY VICTORIA
6351 CATTLE DR
PENSACOLA, FL 32526

ROWE SAMMY L
6363 CATTLE DR
PENSACOLA, FL 32526

MONTGOMERY BENJAMIN FRANKLIN III
6375 CATTLE DR
PENSACOLA, FL 32526

GILLETTE KRISTIN P
5904 ARCH AVE
PENSACOLA, FL 32526

BURKE C MICHELLE
5901 ARCH AVE
PENSACOLA, FL 32526

KEYS FAMILY REVOCABLE LIVING TRUST
5864 ARCH AVE
PENSACOLA, FL 32526

NORTON CHRISTOPHER MICHAEL
5894 ARCH AVE
PENSACOLA, FL 32526

MOUSAW JOANN OLEXSAK
5889 ARCH AVE
PENSACOLA, FL 32526

KEEN CHERYL LYNN
5877 ARCH AVE
PENSACOLA, FL 32526

DR HORTON INC
25366 PROFIT DRIVE
DAPHNE, AL 36526

VILLORDO JHEYMI
6355 CATTLE DR
PENSACOLA, FL 32526

JARRELL MEI
3168 BYRON PL
CANTONMENT, FL 32533

SAMEK RICHARD
PSC 474 BOX 7304
FPO, AP 96351

WENTZ VENETA A
5857 ARCH AVE
PENSACOLA, FL 32526

HUDSON KRISTINA LEE
5861 ARCH AVE
PENSACOLA, FL 32526

THOMPSON SHERRY F
5897 ARCH AVENUE
PENSACOLA, FL 32526

SCOTT YVONNE
5893 ARCH AVE
PENSACOLA, FL 32526

SIMMONS GINA A
5885 ARCH AVE
PENSACOLA, FL 32526

RILEY MICHELLE L
5873 ARCH AVE
PENSACOLA, FL 32506

RANKINS SHIRLEY ANN
1033 S FORT HOOD ST STE 200
KILLEEN, TX 76541

ROGERS JEREMY D
6359 CATTLE DR
PENSACOLA, FL 32526

BARTH KRISTINA BRADLEY
6371 CATTLE DR
PENSACOLA, FL 32526

WARD KIMBERLY
6383 CATTLE DR
PENSACOLA, FL 32526

KAM ALEJANDRA BASA
6387 CATTLE DR
PENSACOLA, FL 32526

POHLMANN ADDISON R
6391 CATTLE DR
PENSACOLA, FL 32526

DUFFARD KIMBERLY A
6395 CATTLE DR
CANTONMENT, FL 32533

SIMPSON GERALD E
6350 CATTLE DR
PENSACOLA, FL 32526

HUGHES BONNIE F
6358 CATTLE DR
PENSACOLA, FL 32526

HALL JENNIFER LEIGH
6362 CATTLE DR
PENSACOLA, FL 32526

SARDAR JAZMIN
6366 CATTLE DR
PENSACOLA, FL 32526

CASEY RITA C
6370 CATTLE DR
PENSACOLA, FL 32526

MAKKERS DAVID
6374 CATTLE DR
PENSACOLA, FL 32526

HUTTO STEPHANIE R
6378 CATTLE DR
PENSACOLA, FL 32526

GEISERT BARBARA J
6382 CATTLE DR
PENSACOLA, FL 32526

SCHMIDT ERIC W
6386 CATTLE DR
PENSACOLA, FL 32526

HAMILTON PIERCE
6390 CATTLE DR
PENSACOLA, FL 32526

JONES DEANA W
6394 CATTLE DR
PENSACOLA, FL 32526

CHABANIK MARIE ARLENE
6398 CATTLE DR
PENSACOLA, FL 32526

FORAGE ESTATES HOMEOWNERS ASSOCIATION INC
2655 BARRINEAU PARK RD
MOLINO, FL 32577

BROWN ANN C
10020 BEULAH RD
PENSACOLA, FL 32526

SCHULTZ OLIN S & JULIA B
6230 FRANK REEDER RD
PENSACOLA, FL 32526

MCARTHUR ANNA LOUISE
9960 LYNDALE DR
PENSACOLA, FL 32526

O BRIEN EMMA JEAN
6710 WONDERLAKE RD
PENSACOLA, FL 32526

HENNESSEY SUSAN
9710 ALOHA LANE
PENSACOLA, FL 32526

KAHIAPO DANIEL K JR
10234 REBEL RD
PENSACOLA, FL 32526

VARVOURIS AMANDA
1754 FAIRCHILD ST
PENSACOLA, FL 32504

WRIGHT ANGELA L
9874 REBEL RD
PENSACOLA, FL 32526

RAMOS ANN C
10020 BEULAH RD
PENSACOLA, FL 32526

MOORE BETTYE J
PO BOX 131
UNADILLA, NY 13849

HALL BILLY J
9985 REBEL RD
PENSACOLA, FL 32526

LOTT DAVID A & LETITIA DECK
10075 REBEL RD
PENSACOLA, FL 32526

RUTLEDGE SHELLY JEANENE
9965 REBEL RD
PENSACOLA, FL 32526

BOARD OF COUNTY COMMISSIONERS
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

BROOKS CHASITY ANN
6511 SUWANEE RD
PENSACOLA, FL 32526

MOORE DELL S
7384 SHELBY LN
PENSACOLA, FL 32526

MOORE MICHAEL D JR
9885 REBEL RD
PENSACOLA, FL 32526

OLDE CITY DEVELOPERS LLC
212 W INTENDENCIA ST
PENSACOLA, FL 32502

D R HORTON INC
25366 PROFIT DR
DAPHNE, AL 36526

FLYNN DONNA N
7712 LAKESIDE DR
MILTON, FL 32583

RETTEW SHIRLEY B
10035 BEULAH RD
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FRANK REEDER RD

Applicant:

Project Type

Type	Fee
Planning Board: Large Scale Amend.	$2,969.50
Project Fee	$210.88
Total	$3,180.38

Payments

Payment ID	Payment Date	Payment Type	Description	Ref. Number	Amount
			Total		$0.00

Discount Total	($0.00)
Payment Amount	$0.00
Balance Due	$210.88

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

PHASE I CULTURAL RESOURCES ASSESSMENT SURVEY OF A 98.03-ACRE PARCEL IN ESCAMBIA COUNTY, PENSACOLA, FLORIDA

FINAL

PREPARED FOR
NAVY FEDERAL CREDIT UNION

BY
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PRENTICE THOMAS & ASSOCIATES, INC.
REPORT OF INVESTIGATIONS NO. 1530
JULY 2019

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Findings Summary Table

Cultural Resources	Type	East (WGS84)	North (WGS84)	Eligibility Recommendation
PTA-01-2019	Prehistoric Isolated Find	465475	3378556	Ineligible

ABSTRACT

In June of 2019, Prentice Thomas and Associates, Inc., was contracted by Navy Federal Credit Union to conduct a cultural resources assessment survey of a 98.03-acre parcel adjacent to the existing Navy Federal Credit Union Heritage Oaks Campus. The property is located in West Pensacola, approximately two miles east of Beulah, Florida in Section 4 of Township 1 South, Range 31 West, in southwestern Escambia County, Florida. The area consists of 98.03 acres of the U.S. Naval Reservation Outlying Landing Field 8 (OLF8) situated between West 9-Mile Rd (U.S. HWY 90 Alt) to the south and Frank Reeder Rd to the north, abutting the Navy Federal Credit Union Heritage Oaks Campus to the east. A detailed description of the project area (the OLF8 property that Navy Federal is acquiring) survey and survey legal description, as provided by Navy Federal to PTA, is incorporated into this report in Appendix A. The fieldwork was carried out by a two-person archaeological crew under the direction of a field supervisor. The crew conducted an intensive pedestrian survey and subsurface investigation over the entire tract, during which all surface and subsurface exposures were examined. This latter effort was augmented by systematic interval and judgmental shovel testing. A total of 131 (120 survey and 11 recording) 50 cm by 50 cm shovel tests were excavated. The effort resulted in the identification of one archaeological occurrence designated PTA-01-2019, a single unidentified prehistoric ceramic located in the southern portion of the project area. The archaeological occurrence is not eligible for nomination to the National Register of Historic Places (NRHP). No further work is recommended.

ACRONYMS LIST

AC	Artifact Concentration
amsl	above mean sea level
APE	Area of Potential Effect
ARPA	Archaeological Resources Protection Act
BCO	Baked Clay Objects
CFR	Code of Federal Regulations
DHR	Division of Historical Resources
ECUA	Emerald Coast Utility Authority
EPO	Elliotts Point Objects
ERP	Environmental Restoration Program
F.S.	Florida Statute
GIS	Geographic Information Systems
GUIS	Gulf Islands National Seashore
INQUA	International Union for Quaternary Research
IUGS	International Union of Geological Sciences
LABINS	Land Boundary Information System
NAGPRA	Native American Grave Protection and Repatriation Act
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NFCU	Navy Federal Credit Union
NWR	New World Research, Inc.
OIS	Oxygen Isotope Stage
PTA	Prentice Thomas & Associates, Inc.
RPA	Revised Probability Area
SEAC	Southeast Archeological Center
SHPO	State Historic Preservation Officer
USDA	United States Department of Agriculture
USFS	United States Forest Service
USGS	United States Geological Survey
UF/IFAS	University of Florida Institute of Food a& Agricultural Sciences Extension
UWF-AI	University of West Florida Archaeology Institute

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CHAPTER ONE
INTRODUCTION

In June of 2019, Prentice Thomas and Associates, Inc. (PTA) was contracted by the Navy Federal Credit Union (NFCU) to conduct a cultural resources assessment survey (CRAS) of a 98.03-acre parcel of land in Escambia County, Florida (Figure 1). The property is located in West Pensacola, approximately two miles east of Beulah, Florida in Section 4 of Township 1 South, Range 31 West, in southwestern Escambia County, Florida. The 98.03 acres parcel consists of a portion of the U.S. Naval Reservation Outlying Landing Field 8 (OLF8) situated between West 9-Mile Rd (U.S. HWY 90 Alt) to the south and Frank Reeder Rd to the north, abutting the Navy Federal Credit Union Heritage Oaks Campus to the east. The detailed survey and survey legal description, as provided by NFCU to PTA, is incorporated into this report in Appendix A.

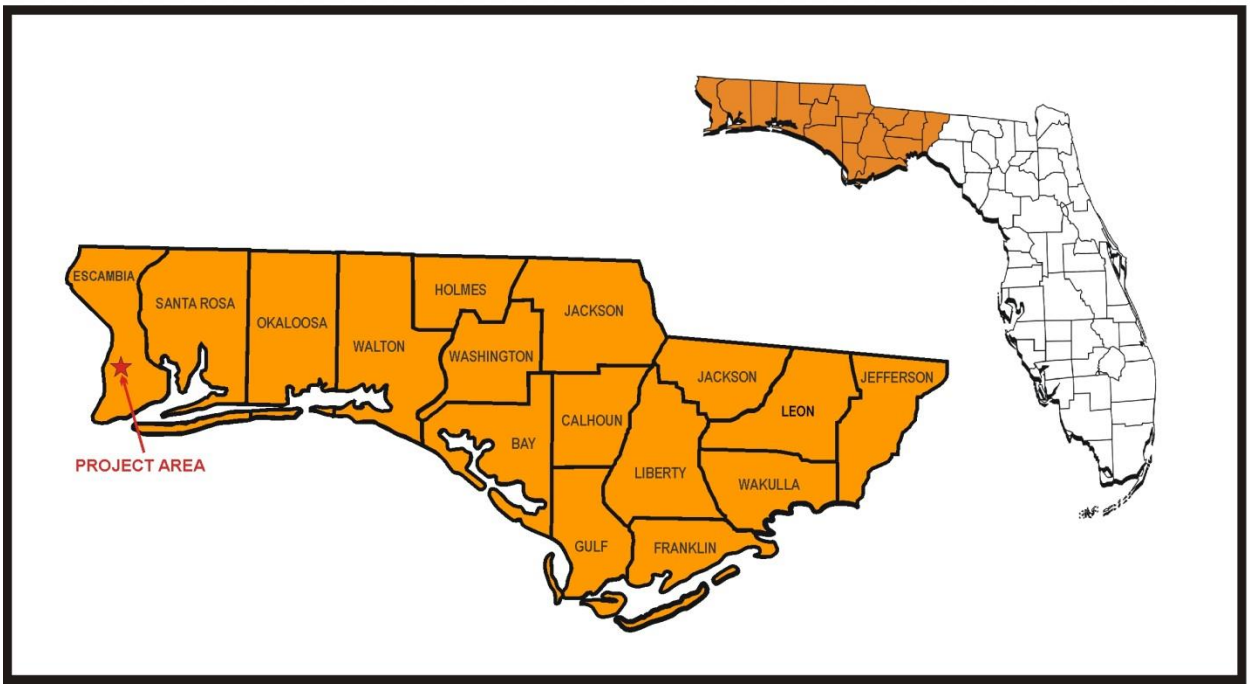

Figure 1. Map of Florida showing project area in Escambia County

This study was conducted to comply with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code as well as the recommendations for such projects as stipulated in the FDHR's *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. This study also complies with but is not limited to Public Law 113-287 (Title 54 U.S.C.), which incorporates the provisions of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Archeological and Historic Preservation Act of 1979, as amended, and with the regulations for implementing NHPA Section 106 found in 36 CFR Part 800 (*Protection of Historic Properties*).

Synopsis of the Work

The CRAS was conducted in three stages: 1) background and literature search; 2) fieldwork; and 3) laboratory tasks and report preparation. The survey tract lies approximately two miles east of Beulah, Florida, within Section 4 of Township 1 South, Range 31 West (T1S-R31W) (Figure 2). The background and literature search consisted of examination of the Florida Master Site File (FMSF), historic imagery, such as plat maps, county maps, and quadrangles, as well as available aerial photographs, comparable literature, and the CRAS report on the existing campus (Aubuchon and Campbell 2013). The background search revealed no previously known sites within the project area. However, cultural resources were identified during the CRAS of the existing campus and review of the proposed development by the Division of Historical Resources (DHR) recommended a CRAS because of a potential for sites to be present within the current 98.03-ac tract.

The fieldwork was carried out by a two-person archaeological crew under the direction of a field supervisor. The crew conducted an intensive pedestrian survey and subsurface investigation over the entire tract, during which all surface and subsurface exposures were examined. This latter effort was augmented by systematic interval and judgmental shovel testing. A total of 131 (120 survey and 11 recording) 50 cm by 50 cm shovel tests were excavated. The effort resulted in the identification of one archaeological occurrence designated PTA-01-2019, a single prehistoric ceramic located in the southern portion of the project area. The archaeological occurrence is not eligible for nomination to the National Register of Historic Places (NRHP). No further work is recommended.

Report Organization

Chapter Two presents a summary of the regional environment, and a discussion of the culture sequence is presented in Chapter Three. Chapter Four describes project methods and findings. Chapter Five provides closing comments and management recommendations. A list of references cited follows the text. The survey and survey legal description, as provided by Navy Federal to PTA, is incorporated into this report in Appendix A.

CHAPTER TWO
ENVIRONMENTAL OVERVIEW

Physiography

Physiographically, the project is situated within the Coastal Plains province, which in turn is composed of two divisions: the Western Highlands and the Gulf Coastal Lowlands. The division results from past events in which ancient seas eroded into the Citronelle Highlands (Western Highlands) and produced the Coastal Plains. The Western Highlands reaches a maximum elevation of 88 m (290 ft) above mean sea level (amsl) in northern Santa Rosa County and slopes subtly to the south. As sea level dropped episodically, it produced the Gulf Coastal Lowlands, which are generally less than 30 m (100 ft) amsl.

Of some geomorphic importance are the marine terraces created by the episodic fluctuation in sea level during the waxing and waning of glacial ice masses during the Late Cenozoic Era, particularly the Pliocene and Pleistocene Epochs. These features are depositional, and in some cases erosional, features developed on sandy, fossil-poor sediments ranging in age from the Pliocene to the Holocene Epochs (Figure 3).

The terraces are defined as landscape features rather than as stratigraphic or depositional units with distinctive lithologies. They slope gently seaward and often terminate landward via a shoreline scarp produced by wave erosion. There has been continuing debate regarding the age of these terraces and their location. On Eglin Air Force Base (AFB), Johnson and Fredlund (1993) recognize the following based on their geomorphological investigations: Silver Bluff Complex terrace; Pamlico terrace; Penholoway terrace; a high terrace complex consisting of multiple, poorly expressed surfaces (e.g., Sunderland, Wicomico); and an upland surface (possibly the Hazelhurst Terrace). A similar viewpoint was adopted by Marsh (1966) who found the discernment of terrace surfaces above the Penholoway to be highly problematic, identifying only a Pamlico shoreline at about 10 m (30 ft) amsl and a Penholoway shoreline at 21 m (70 ft) amsl, with an Upland Surface above that, hypothesized to be a composite feature including eroded terrace surfaces and siliclastics of the Pliocene Epoch Citronelle Formation. Marsh did not identify features corresponding to the Silver Bluff Complex in Escambia County. The Florida Geological Survey maps the Naval Federal area as Citronelle (Scott et al 2001; Scott 2001).

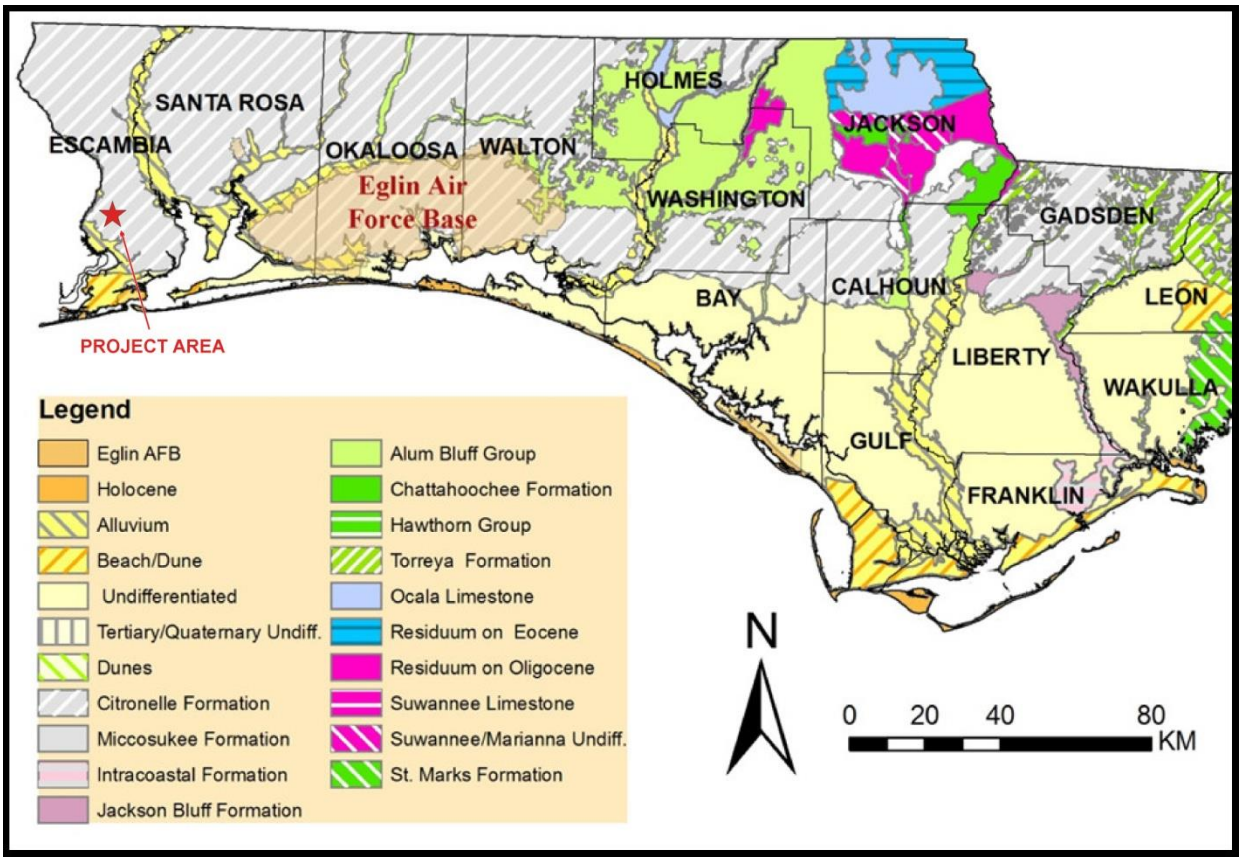

Figure 2. Age of the surface sediments mapped across the Florida panhandle (from Means 2009)

The ages of the terraces are not clear, as they are composed of sandy sediment largely lacking in definitive fossil evidence (Donoghue and Tanner 1992; Otvos 1992; cf. Colquhoun 1974; Hoyt and Hails 1974; Markewich et al. 1992). Terraces lower than the Sunderland have traditionally been considered Pleistocene Epoch features. However, there is no evidence that conclusively demonstrates a Pleistocene origin for terrace-like features in the Florida panhandle at elevations above more than nine meters amsl (Donoghue and Tanner 1992; Otvos 1992). A Pliocene rather than Pleistocene Epoch age is consistent for elevations above nine meters (30 ft) with the current continental ice sheets; the volume of the water tied up in the grounded[1] part of the Antarctic ice sheet is believed to be enough to raise mean sea level by about 73.5 m (*circa* 240 ft), and the volume of water in the Greenland ice sheet would effect a 7.3 m (24 ft) rise in sea level were it to melt (Bradley 1999; Cronin 1999).

[1] *Floating ice, including the Arctic icecap, would have no effect on sea level were it to melt.*

The Antarctic sheet is believed to have been a permanent feature since the Middle Miocene Epoch, about 14 Ma (Parrish 1998) and the Greenland ice sheet is believed to have been permanent since the Late Miocene Epoch about 7 Ma (Cronin 1999). Therefore, only times notably warmer than now would have had higher sea levels. Terrace surfaces above nine meters likely reflect the mid-Pliocene warm spell of 3.5 to 3.0 Ma as sea level is thought to have been 25 to 35 m higher (Otvos 1997) or still earlier events. Interpretation is complicated in northwest Florida by the possibility that the dissolution of limestone at rates estimated to be between one meter per 38,000 years and one meter per 160,000 years in the western Florida panhandle has led to isostatic uplift as sediments are loaded into the Gulf (Means 2009). The total uplift was estimated to have been anywhere from nine to 50 m since the Pliocene Epoch in a number of studies reviewed by Means (2009).

Paleo-temperature and sea level may be indirectly evaluated by study of isotope ratios, particularly oxygen isotope ratios, in marine sediments.[2] Oxygen Isotope Stage (OIS) ratio studies imply a considerable volume of ice since the Late Miocene Epoch (Parrish 1998:Figure 4). Furthermore, syntheses of marine isotope studies indicate warmer than present conditions in the Sangamon Interglacial Stage (OIS 5e) circa 140 to 126 thousands of years BP (Ka) and for OIS 11 circa 398 to 418 Ka, but at no other time in the Pleistocene Epoch (Lisiecki and Raymo 2005; Bradley 1999; Cronin 1999). Prior to 400 Ka, the next warmer than present episode appears to be OIS G3 circa 2650 Ka, (Lisiecki and Raymo 2005:Figure 4) which is Late Pliocene Epoch.[3] Hence, only the Silver Bluff and Pamlico terraces are likely to be of Pleistocene age.

Because sea level was at least 20 m lower than the current level after about 120 Ka until well into the Holocene (Saucier 1994:Figure 4; Bradley 1999:Figure 6.13), there is some doubt as to whether the Silver Bluff terrace could reflect a Middle Wisconsinan highstand. Johnson and Fredlund (1993:45) have suggested that the Pleistocene component of the Silver Bluff terrace complex could have been Middle Wisconsin and reflective of a *lower than present* sea level which is now at eight to 10 ft amsl due to subsequent uplift.

It has also been suggested that there may have been one or more highstands of +1 to +2 m (about the elevational range of the Silver Bluff) after *circa* 6000 BP. In that light, the Holocene component of the Silver Bluff may reflect a highstand of one to two meters above current mean sea level at about 6000 BP (Cronin 1999:401-404; Donoghue and Tanner 1992:238) or later (Balsillie and Donoghue 2004). However, recent studies of several northern Gulf Coast estuaries put sea level at circa -4 m amsl at 6000 BP, -2 m at 4000 BP, and -1 m at 2000 BP, so that a higher than present sea level at any time in the Holocene is controversial.

---

[2] Without going into detail, the oxygen isotope ^{16}O is preferentially sequestered in ice, rather than the ^{18}O isotope. Because the normal ratio of ^{16}O to ^{18}O is known, decreases in the ratio, symbolized $\delta^{18}O$, as determined in marine sediments are interpretable as increased ice volumes and, therefore, lower temperatures, while increases in $\delta^{18}O$ are interpretable as decreased ice and warmer temperatures (cf. Parrish 1998; Bradley 1999; Cronin 1999).

[3] The Pliocene-Pleistocene boundary is currently established as being at 2.588 Ma. It was reset by the International Union of Geological Sciences (IUGS) from 1.806 Ma to 2.588 Ma with the transfer of the Gelasian Stage from the Pliocene to the Pleistocene (Riccardi 2009).

Other major geomorphic features of the coast are a barrier island (Santa Rosa Island) and its associated lagoons and bays. This complex represents classic form and process for the Gulf Coast; geomorphic elements include river-mouth swamps and marshes, coastal terraces, the bay, and the barrier bar/island (Santa Rosa Island with its tidal inlet and associated tidal colk, marine tidal bar, tidal delta, active dunes, relict dunes, active bay-mouth spits, relict bay-mouth spits, and submerged shell reefs).

Soils

The project area is mapped as the Bonifay-Notcher-Troup association (United States Department of Agriculture [USDA] (2004). This association features generally well-drained soils on relatively level to moderately steep surfaces. This is an upland unit with soils exhibiting loamy surface layers and sandy subsurface layers and loamy subsoils or are loamy throughout. Major soil types the Notcher series on summits and side slopes, with Bonifay soils present on gently sloped summits and side slopes, while excessively drained Troup soils are on narrow summits and gently to moderately sloping side slopes. Also present are small areas of the Lucy, Malbis, Perdido, Lakeland, Red Bay, Albany, Pelham, and Cowarts series, as well as a few related series.

Surface Hydrology

Escambia County is bound on the west by the Perdido River, which also defines the Florida-Alabama boundary. Ponds of varying types and sizes exist within Escambia County, some of which were artificially created from stream impoundment. Many others reflect the collection of water in depressions underlain by clay or iron-cemented sandstone (Marsh 1966). Still others are rainwater-filled clay borrow pits, and likely related to the depressional ponds. Steephead ponds also occur (Marsh 1966), but no other types were in or near the immediate project area.

Paleoenvironment

At the Wisconsin maximum *circa* 22,000 to 18,000 BP, sea level was at -120 m (-390 ft) or deeper, exposing vast expanses of the present continental shelf (Coastal Environments 1977; Blackwelder et al. 1979; Fernald 1981:16). The Gulf shoreline may have been some 80 km (50 mi) south of the current shoreline, and the entire area at that time would have been high and dry (Hine 1997:Figure 11.1). The Choctawhatchee, Yellow, and Blackwater Rivers joined somewhat south of Pensacola and the combined system discharged into the Gulf of Mexico (Bart and Anderson 2004).

After a gradual warming period about 18,000 to 14,000 years ago, conditions began to warm more rapidly and sea level rose much faster, at a rate of about 0.45 cm/year, and by about 2.4 cm/year from 14,000 to 11,000 years ago. Pollen and paleontological studies have revealed a vegetation regime of open pine forests giving way to oak/hickory stands and local prairies (Fredlund and Johnson 1993). Late Pleistocene biotic communities had a fine grained, diverse nature without modern counterparts; for example, there were widespread extinctions of many megafauna species 12,000 to 10,000 years ago (Graham and Lundelius 1984). The warming trend

was briefly reversed by a cool spell, usually referred to as the Younger Dryas between 11,000 and 10,000 BP (12,800 to 11,500 cal BP).

The Younger Dryas was the last great Pleistocene cold snap, and its end (cal 11,500 BP) is considered to be the start of the Holocene. By cal 10,000 BP the Laurentide deglaciation was well advanced, and a recent sea level curve for the Gulf of Mexico puts sea level in the northern Gulf at approximately -19 m (-62 ft) and rising at a rate of 9 mm/yr (Milliken et al. 2008). These data place the Gulf shoreline some eight to 13 km (five to eight miles) south of Perdido Key.[4]

By the time that humans had arrived in Florida sea level would have been about 35 m lower than now (Bradley 1999:Figure 6.50).[5] Thus Paleoindians occupied a "Florida" twice its modern size, so that present-day coasts were inland, even upland, areas and late Pleistocene shorelines in the Gulf of Mexico were located as much as 120 to 150 km seaward of their modern locations. It is not difficult to see why Paleoindian period coastal sites have yet to be discovered in Florida—they are submerged beneath fathoms of ocean water, kilometers offshore (Stright 1986). Between 9,000 and 5,000 years ago the North American climate became warmer and drier than it currently is, an interval variously referred to as the climatic optimum, Atlantic, or Hypsithermal (Pielou 1991).

Otvos (2004:115) indicates that there was considerable aeolian activity in the northern Gulf of Mexico in the Hypsithermal, one episode between 10,500 and 8,500 BP, and a second between 6,800 and 5,700 BP. Dune formation is known to have been active on the northern Gulf of Mexico coastal plain circa 9900 – 5100 OSL/TL years ago, due to arid conditions and related causes (Otvos 2004, 2005; cf. Ivester et al. 2001; Ivester and Leigh 2003). Otvos (2004) indicates the development of a semi-continuous belt of dune fields and sand sheets in southeastern Alabama and northwestern Florida some 390 km long and two to three kilometers wide with elevations of up to 22 m (72 ft) amsl.

Fredlund and Johnson's (1993) fossil pollen analysis from four selected sites on Eglin AFB provides data that help reconstruct the Holocene history of the pine-oak forests of the region. The data show that an accumulation of the pollen-bearing, limnetic and peaty sediments at these sites was initiated by a major climatic shift around 8400 BP. At that time the climate appears to have rapidly shifted from one of less annual rainfall to a more mesic, but seasonally variable moisture regime. Lightning-producing spring storms, as part of the new climatic regime, created the right conditions for frequent fires, resulting in the rapid rise of longleaf pine as the dominant tree in the Southern Evergreen Forest. Following the 8400 BP climate change, cypress and tupelo (*Nyssa sylvatica* var. biflora) soon invaded the shallow upland basins.

[4] *Sea level would have been -18 ft circa cal 6000 BP and -6 ft circa cal 3000 BP (after Milliken et al. 2008:Figure 5).*

[5] *According to Th/U (thorium-uranium) dated corals at Barbados (Bradley 1999).*

Changes in pollen percentages and accumulation rates for tree and shrub taxa document a 1,200-year period of vegetational readjustment following the 8,400 BP onset of the change in climate. During this readjustment, oaks, the established dominant trees in the open, xeric forests prior to the climatic change, realized a substantial but short-lived (300 years) increase in biomass at the onset of the more mesic conditions. As the established oaks, pines and other trees reached maturity and began to die of old age, recruitment of fire-tolerant longleaf pine seedlings far exceeded that of oak and other deciduous trees. This trend continued until about 7200 BP, when the longleaf pine forests reached a dynamic equilibrium equivalent to that of the historically documented forests within the region.

Translating these data into archaeological interpretation of prehistoric populations, the Paleoindians and Early Archaic people seem to have been exposed to far greater environmental diversity than later groups. Throughout the entirety of the archaeological record, however, the climate and associated flora and fauna certainly had an influence on the extent to which the study area was occupied/utilized, selection of habitation areas as well as those for resource exploitation, and technological issues to maximize exploitation practices.

Summary

In summary, Northwest Florida has been a dynamic environment, exhibiting fluctuations in sea level, periods of increased warming and cooling, and differences in both the flora and fauna as a result of the consequent environmental changes. The differing environmental conditions have had a concomitant effect upon human populations since Paleoindians first appeared in the region. The stabilization of sea level and accompanying establishment of the modern climate has meant greater consistency in the environment to which humans adapted, but there exists great variation in these adaptations in response to cultural influence. Both adaptation to environmental conditions and cultural factors are reflected in the archaeological record, as discussed in the subsequent chapter.

CHAPTER THREE
CULTURAL OVERVIEW

Previous Archaeological Investigations – A Regional Overview

Formal archaeological investigations in the north-central Gulf Coast region began with Sternberg's (1876) excavations at the Bear Point site (1BA1), located on the eastern shore of Perdido Bay. This work listed burials and artifact assemblages and produced a collection of shell-tempered vessels. In the 1880s, Walker (1885) identified shell middens in the Pensacola and Choctawhatchee Bay systems and provided fairly complete descriptions of the archaeological materials encountered.

At the turn of the century, C. B. Moore (1901, 1918) visited the northern Gulf Coast and investigated numerous sites. Among these were Bear Point (1BA1), Santa Rosa Sound (8SR1), Graveyard Point (8SR3), Maester Creek Mound (8SR870), Fort Walton Temple Mound (8OK6), and Hogtown Bayou (8WL9). Primarily interested in the spectacular mound and burial sites, Moore published detailed descriptions of his work in the Journal of the Academy of Natural Sciences of Philadelphia. He described mortuary practices and documented differences in pottery styles between the Mobile-Pensacola and Apalachee Bay regions (Willey 1949:24-25).

W. H. Holmes (1903), one of the most significant archaeologists of his day, analyzed Moore's ceramic collections from Bear Point on Perdido Bay, as well as several site collections recovered along Choctawhatchee Bay. His work identified three major ceramic ware groups: the Mobile-Pensacola, the Apalachicola, and the Appalachian (Willey 1949:27). Holmes observed the similarities and differences among these wares, and noted that a decrease in the Mobile-Pensacola ware and an increase in the Apalachicola ware occurred between Choctawhatchee Bay and the Apalachicola River.

The next substantive archaeological work undertaken in the region was conducted by Gordon Willey (1949). In his monumental Archeology of the Florida Gulf Coast, Willey (1949) developed a prehistoric chronological framework and produced the first ceramic typologies for the Gulf Coast. Both are still applicable today.

With the advent of cultural resources management, responding to government and private sector needs to fulfill obligations under Sections 106 and 110 of the NHPA, many studies have been undertaken, with UWF consistently active in both regulation-driven and academic research projects. Former UWF president, Judith Bense (1994), published a comprehensive overview of the cultural history of northwest Florida based on the university's work as well as that of other researchers. A sample of projects by UWF graduate students shows a wide range of study and resulted in theses, such as one on predictive modeling at the Presidio de Santa Raria de Galve (Chapman 1998; Harris 1999; Wilson 2000), lithic production trajectories and prehistoric settlement patterns, and architectural variation at the three Pensacola presidios (Green 2009). Phillips (1996, 1998) has conducted survey and extensive investigation of water-powered mills in the Pensacola/Escambia County area, including the documentation of what are essentially industrial towns. UWF also has a full-time maritime program that has surveyed the Pensacola waterfront, conducted work at Fort Pickens, and undertaken investigation at a number of wrecks.

Cultural resources contractors have been also been involved in a wide variety of work in the study area. PTA has been working in the region since 1982, and multi-year investigations at nearby Eglin AFB led to a detailed refinement of the culture sequence that is widely referenced by regional archaeologists (Thomas and Campbell 1993). Other projects have included investigations at Pensacola Naval Air Station (Mikell 1998) and monitoring at Fort Pickens during which they consulted with UWF staff (Aubuchon 2013). There are numerous records of surveys and other cultural investigations relevant to the northwest Florida region (e.g., Curren 1987; Mikell and Quinn 2004). Pensacola and surrounding areas have a long and rich cultural history, which continues to generate the need for archaeological and historic inquiry and will do so for the foreseeable future.

Cultural Sequence

Prehistoric Sequence

Paleoindian: The earliest point cluster presented by Farr (2006:111) is the "Fluted Lanceolate Cluster." Among the points he includes in this cluster is Clovis, isolated examples of which have been found in the study area. Examples have been retrieved from shallow waters of area bays, but overall archaeological evidence of these early people is slim in this part of northwest Florida. Deeply buried deposits are possible, but there is also the issue of sea level. These early populations roamed a landmass considerably larger than present-day Florida. If the manufacturers of the classic fluted Paleoindian points were intensively exploiting the coastal zones of this region, evidence for the bulk of their presence may now lie offshore.

Late Paleoindian/Early Archaic-Middle Archaic: There has been a substantial advancement in understanding these populations through an increase in the discovery of intact components over the last decade. The components have been recognized by Bolen Side-notched and Bolen Corner-notched points, which have been commonly found in the area. The suite of point types has expanded to include Dalton, Palmer, Kirk Corner-notched, Wacissa, Arredondo, Kirk Stemmed, and Hamilton, and a couple of less common types.

The chronological implications of the diagnostic points have been established in part by a compilation of radiocarbon dates made available on the Southeastern Archaeological Center (SEAC) website, although the ranges of these dates are, in some cases, broad and often overlapping. Morphological attributes have also been used as a basis for relative chronology (cf. Anderson and Sassaman 1996; Farr 2006; Faught and Waggoner 2012). Within the study area, the Late Paleoindian/Early Archaic sequence seems to start with Farr's (2006:111) "Dalton Cluster" (about 12,500 to 11,500 BP), and there is evidence of a relatively large and widespread occupation in the early part of the sequence. Less frequent, Suwannee/Simpson points are included in the cluster, with a suggested date coeval with Dalton, about 12,500 to 11,500 BP (Farr 2006:39, 42). Hardaway falls in Farr's (2006:111) "Transitional Side-notched Cluster," generally dating to 11,500 to 11,000 BP, but these points are relatively sparse.

Farr's (2006:107) "Early Notched Cluster" includes points with side and corner-notched bases, with a range from around 11,000 to 9,750 BP. Representative types include Bolen Side-notched, Bolen Corner-notched, Kirk Corner-notched, Palmer, and Wacissa. Farr (2006) believes Wacissa is transitional between notched and stemmed forms.

The "Archaic Stemmed Cluster" in Farr's (2006:111) sequencing includes a variety of points found in northwest Florida, including Kirk Stemmed, Kirk Serrated, Arredondo, Hamilton, and Sumter. Dating about 8,900 to 8,000 BP (Farr 2006), Kirk Stemmed/Serrated represents the early stemmed tradition. Sumter is less securely dated to between 9,500 and 5,700 BP. The other three are bifurcates, which may be dated to around 9,500 to 8,500 BP. The bifurcates (e.g., Hamilton) saddle the Early Archaic to Middle Archaic span depending which researcher is being cited.

There has been discussion of a hiatus or abandonment of the area in the Middle Archaic as a result of climate change. Thomas et al. (2008) report no dramatic decrease in the Archaic Stemmed Cluster to support a complete exit out of this part of northwest Florida. Instead, they suggest Middle Archaic populations may have responded to climatic shifts—and the effects on exploitable resources—by technological and settlement changes, some of which may not be well recognized in the archaeological record yet.

Late Archaic: The Late Archaic lithic industry is marked by points referred to as the Florida Archaic Stemmed type. This "type" encompasses points such as Marion, Putnam, and Levy. Examples of other Late Archaic types include Mud Creek, Baker's Creek, and the Destin point (Thomas and Campbell 1993).

During the Late Archaic, portions of northwest Florida were part of what is called the Elliotts Point Complex, a local manifestation of the Poverty Point Complex in the Lower Mississippi Valley (Lazarus, 1958; Webb 1982). Radiocarbon dates bracket Elliotts Point between about 2,500 BC and 600 BC (Campbell et al. 2004). Sometime after its initial appearance, the Elliotts Point complex fluoresced into its classic form, marked by a distinctive artifact inventory that includes well-formed baked clay objects (BCOs), known as Elliotts Point objects (EPOs) for

their similarity to Poverty Point objects, steatite vessels and ground stone, microliths, and exotic items indicative of participation in the Poverty Point trade network.

Sites tend to cluster in eco-zones where numerous exploitable resources are present (Webb 1982; Thomas and Campbell 1993). Additionally, there is evidence of accretional mounds, at least one of which (8WL90) may have been a redistribution center (Thomas and Campbell 1993; Campbell et al. 2004). Investigations in the area around that mound site have found evidence of specialized workshops 8WL92 (e.g., production of drills). The separation of the lithic workshop from the mound is reminiscent of the community patterning at Poverty Point (Thomas and Campbell 1991, 1993).

The issue of when fiber-tempered pottery entered the Late Archaic culture is noteworthy as it has been the subject of discussion among researchers as to when it arrived in assemblages, how important it was, and why the quantities are overall quite low as noted by Campbell et al. (2004). It is clear from radiocarbon dates that steatite vessels were in the study area well before fiber-tempered pottery. 8WL1005, located in the Alaqua drainage, attests to that observation. While the bowls themselves were made on non-locally available resources, they were cached at the site, an indication that someone intended to return to that location, possibly as a collection camp, at a later time.

Campbell et al. (2004) suggest fiber-tempered pottery may have been a late addition to the assemblage. If fiber-tempered pottery was a late arrival into this area, it would support Sassaman's (1993) posture on the slow and erratic movement of pottery after its introduction on the Atlantic Coast. He believes that part of the reason for the delayed appearance of pottery west along the Gulf Coast lies in the control of trade networks. Essentially, the people who controlled the Late Archaic trade networks probably enjoyed prestige and power and were likely also influential in shaping the direction and pace of technological change in a given region. Extremely important in that network was the trade of steatite for use as containers. Pottery vessels presented a direct threat to the value of steatite. Thus, the powerful Poverty Point trade network, viewed by some as the perfect conduit for the diffusion of pottery, may have instead worked to stall its spread and acceptance across the Southeast.

Deptford: Around 600 BC Deptford populations settled in local villages in coastal areas, practicing a subsistence strategy that included shellfish collection, collection of plant resources, hunting, and fishing. They produced coiled ceramics tempered with sand and sand/grit and decorated by stamping. Among the types are Deptford Bold Check Stamped, Deptford Linear Stamped, and Deptford Simple Stamped (Bense 1994).

Deptford settlement was characterized by large villages that were probably occupied year-round. In addition to the central base villages, numerous small Deptford artifact scatters and shell middens are found throughout the region. Many of these probably represent camps that were visited by village occupants for the purpose of resource exploitation.

Ample evidence of subsistence exists, with middens indicating the Deptford people were engaged in the harvesting of shellfish. Oyster predominates, but rangia, quahog, stromb, and whelk represent minor occurrences along with incidental amounts of Pecten, moon snail, and Fasciolaria. However, it is unlikely that shellfish accounted for a major part of the diet. Floral remains suggest gathering was also a subsistence pursuit, while faunal remains from Deptford sites reveal that the occupants were actively hunting and fishing as well. DeFrance's (1985) analysis of fish remains from Pirates Bay (8OK183) identified blue runner, Jack Crevalle, sheepshead, striped mullet, southern flounder, marine catfish, black drum, red drum, speckled trout, white trout, bluefish, and some evidence of barracuda, sea bass, and shark. Other faunal remains represented in the Deptford middens include white-tail deer, gray squirrel, rabbit, opossum, rodents, striped skunk, muskrat, and black bear. Migratory fowl and reptiles have also been recovered.

The Deptford culture in the study area overall appears quite different from that found to the east. The absence of mounds in the study area is one difference and the apparent non-participation in the Yent ceremonial complex is another. Instead, it appears that the Deptford people here disposed of their dead in graves within or adjacent to their villages (Thomas and Campbell 1993).

Deptford culture seems to have endured over a long period of time, reflecting a population that was conservative and slow to change. Change did come around 50 BC when influence from Marksville to the west and Swift Creek to the east becomes evident. These changes are manifested as the Okaloosa phase, defined by Thomas and Campbell (1985) on the basis of their work at the Pirates' Bay site on Santa Rosa Sound in Okaloosa County, Florida, and confirmed by University of West Florida excavations at the Hawkshaw site (8ES1287) in Pensacola, Florida (Bense 1985, 1994). Similar sites have been found within the area from Escambia through Walton counties (Thomas and Campbell 1993; Bense 1994).

Radiocarbon dates bracket the Late Deptford Okaloosa phase between about 50 BC and AD 150 (Bense 1985, 1994; Thomas and Campbell 1985). The artifact inventory was characterized by a continuation of Deptford pottery, the presence of classic Santa Rosa series sherds, some Marksville remains, and crude, incipient Swift Creek styles. It was a time of renewed or increased influence from the west and, with the introduction of the Swift Creek styles from the east, the Okaloosa phase potters were actively engaged in ceramic experimentation. The lithic assemblage is distinguished by the presence of small, backed white quartz pebbles that appear to have been specialized tools. These items appear in Santa Rosa/Swift Creek assemblages as well.

Santa Rosa/Swift Creek: Radiocarbon dates from Santa Rosa/Swift Creek sites in the Pensacola (Phillips 1992) and Choctawhatchee (Thomas and Campbell 1993) neighboring bay systems indicate a 300-year cultural span, in the former it extended from about AD 350 to 650 and in the latter, it extended from around AD 150 to 450. Bense (1992) observes a similar temporal disparity between the dates of the preceding Late Deptford culture in these bay systems: 50 BC to AD 150 around Choctawhatchee Bay (Thomas and Campbell 1984), but the culturally similar Hawkshaw phase in the Pensacola Bay area has been dated to AD 260 (Bense 1985). Bense (1992) attributes this to diffusion lag in pottery styles. She is quick to point out, however, that

understanding the dynamics of these cultures between two bay systems in such close proximity requires a better sample of radiocarbon dates from solid contexts.

Some variation within Santa Rosa/Swift Creek has been suggested in assemblages examined by Thomas and Campbell (1993). At 8WL58, they reported high percentages of plainwares, with the best represented decorated types being Swift Creek Complicated Stamped, Basin Bayou Incised, Franklin Brushed, and Santa Rosa Punctated. Other complicated stamped types were only minor occurrences and check stamping was rare to absent. Franklin Plain rims displayed a wide range of treatment from undulating rims to classic piecrust styles and lip treatment included incising, punctuating, and notching.

The assemblage of later Santa Rosa/Swift Creek sites (e.g., 8WL36) was described as strikingly consistent, being marked by a variety of Swift Creek Complicated Stamped designs. Other types in the later assemblage included St. Andrews Complicated Stamped, West Florida Cord Marked, Crooked River Complicated Stamped (in minor quantities), Alligator Bayou Stamped, Santa Rosa Stamped, Basin Bayou Incised, occasional Gulf Check stamped, and Franklin Plain. Noticeably infrequent was the type New River Complicated Stamped, a presumably early marker of Santa Rosa/Swift Creek and one that was found in association with the Okaloosa phase of Late Deptford (Thomas and Campbell 1985; Bense 1985).

A distinctive pottery type not found in earlier components exhibited a bold check stamp and raised dot in the center of the check stamp, similar to Sun City Complicated Stamped. Found in Walton County at 8WL36, it was named for the type site, Horseshoe Bayou Complicated Stamped to distinguish it as part of the northwest Florida Late Santa Rosa/Swift Creek assemblage. Penton (1970) described finding 10 sherds with similar raised dots at the Bird Hammock site in Wakulla County and observed that similar sherds were found at the Refuge Tower site in the St. Marks National Wildlife Refuge. Additionally, Sears (1963) reported a single sherd of this type from the Tucker site in Franklin County. The Horseshoe Bayou Complicated Stamped sherds seem to be part of the overall complicated stamping tradition that dominates the latter part of the Santa Rosa/Swift Creek cultural era.

There was diversity in raw material of chipped stone points which were usually made on Tallahatta quartzite, and less frequently, non-local gray or rose chert. Morphologically, some of the points are similar to the Columbia type, although Phelps (1966, 1969) refers to them as Swift Creek points. Bradford points are also found in these contexts. There was a unifacial industry on Two Egg chert and the opaque citrus section industry evident in Deptford continued, but to a lesser degree. Bone tool production was also important, more so it seems in later assemblages.

Researchers have observed several patterns in the distribution of Santa Rosa/Swift Creek sites, with an emphasis on coastal settings (Thomas and Campbell 1993; Bense 1992). Despite intensive survey of interior locations in this part of northwest Florida, very little evidence of Middle Woodland activity has been identified (Thomas and Campbell 1993; Bense 1983). Bense (1992) states that these results "support the theory the Indian population during these periods was

concentrated on the coastal strip, and the interior was essentially vacant and used only for special-purpose, short-term activities."

The second pattern observed is in site configuration, with three types of characteristic midden arrangements: ring middens, linear middens, and small midden dumps. Ring middens are large, with well-formed rings a meter or higher, and clean central plazas. These take the form of a complete ring or are horseshoe-shaped. Testing at these sites has generally shown the interior plaza to be sterile or nearly so (Thomas and Campbell 1993; Bense 1992).

The third pattern observed in Santa Rosa/Swift Creek sites is site class, to which Bense (1992) references the three identified by Phelps (1969) and Penton (1974): multi-mound centers, middens with mounds, and middens without mounds. No multi-mound centers have been identified in northwest Florida or even close to the region. However, there is evidence of mounds with midden. Large and small midden sites are found in quantity throughout the coastal zone of northwest Florida, and there is strong evidence of clustering in the spatial distributions (Bense 1992; Thomas and Campbell 1993). These sites display the assemblage traits noted above, with some temporal variation as noted.

Bense (1992) cites six Santa Rosa/Swift Creek burial mounds in northwest Florida, and reliable information on contents is available on four. Cremations have been identified as well as multiple skull burials, with interments sometimes covered with shell. Most of the offerings were ceramic vessels, some deliberately placed as ceremonial caches.

Subsistence studies (Thomas and Campbell 1990, 1993; Phelps 1969) indicate the shell middens are made up of either oyster or rangia, which differ in their salt tolerance. In areas with low salinity, rangia (marsh clams) dominate the middens, whereas oysters compose the major shellfish in more saline areas. Other shellfish regularly exploited were mercenaria, lightning whelk, coquina, scallop, and conch. While shellfish remains dominate the bulk of the shell middens, fish contributed more heavily to the diet, with the same variety of types as those discussed previously for Deptford. Deer, reptile, and bird remains also indicate the importance of hunting.

Santa Rosa/Swift Creek ceremonialism is manifested in the area by the mounds noted above. Additionally, there is the recovery of certain artifacts often associated with ritual practices, pipes being one example, and even the ring midden configuration may imply ritualistic activity (cf. Bense 1992; Russo et al. 2009). One case in point are burials in the plaza of the Bernath site (8SR986) in Santa Rosa County that led Bense (1992) to suggest that ring middens may have been sociopolitical centers. The plazas of these middens were hypothesized to have served the social and burial needs of resident leaders. However, not all such interiors of ring middens have yielded burials and most, as noted, are devoid of much in the way of material goods. It may be that ceremonialism declined toward the end of Santa Rosa/Swift Creek, possibly as a result of waning influence from Marksville and Hopewell cultures that ushered in the Santa Rosa pottery styles early on. If so, late Santa Rosa/Swift Creek populations in this region may have altered belief systems, burial traditions, manifestations of ceremonial behavior and/or other aspects of their cultural religiosity.

Weeden Island: Remains of Weeden Island occupations are literally broadcast over this part of northwest Florida. Although coastal settlement continued, the interior patterns of distribution reflect a sharp change in land use from that evidenced by the occurrence of Deptford or Santa Rosa/Swift Creek sites.

Although this is a well-studied era in prehistory, gaps in issues remain. The issue of chronology is a case in point. In the late 1930s, Willey and Woodbury defined two phases of Weeden Island, distinguished from one another on the basis of relative frequencies of complicated stamped versus check stamped ceramics. Willey (1949) later expanded his definition, characterizing Weeden Island I as a culture that continued to produce Swift Creek Complicated Stamped wares in addition to Weeden Island ceramics. Weeden Island II was characterized by a preponderance of Wakulla Check stamped pottery and plain wares and the disappearance of complicated stamped types (Willey 1949:396-397).

His definition basically held sway over archaeological interpretations for the next 25 years. In the 1970s, Percy and Brose (1974) defined five phases of Weeden Island for midden sites in the Apalachicola region. As outlined by Percy and Brose (1974:6), Weeden Island 1 is characterized by a few Weeden Island series incised and punctated types, such as Carrabelle Incised, Carrabelle Punctated, Keith Incised, and Weeden Island Incised, and a predominance of late variety Swift Creek Complicated Stamped. In Weeden Island 2 there is greater variety of Weeden Island types. Weeden Island 3 sees the introduction of Wakulla Check stamped and a slight decline in the importance of complicated stamped wares. In Weeden Island 4, complicated stamping disappears altogether, and Weeden Island 5 is characterized by a dominance of check stamping, a limited quantity of incised and punctated types, and a minor occurrence of corncob-impressed pottery.

Thomas and Campbell (1993) suggest that while Willey's (1949) scheme may have been too broad, Percy and Brose's (1974) phase sequence for midden sites may have been too narrow. White (1981:645) had earlier pointed out the difficulty in many cases in distinguishing between occupations dating to Weeden Island 1, 2, 3, 4, or 5 using the markers designated by Percy and Brose (1974). Using radiocarbon dates in combination with ceramic assemblage traits, New World Research (NWR) (Thomas and Campbell 1993) proposed alterations to the sequence. They examined the applicability of the sequences of Willey (1949), Percy and Brose (1974), and NWR's three-part sequence developed for the St. Andrew Bay region (Mikell et al. 1989). Again, it was based on the relative frequencies of certain ceramic types. Their analyses produced findings contradictory to traditional thoughts on the appearance of certain pottery traits. A main concern was whether ceramic type *frequencies* might have had less to do with temporal variation in emergent Weeden Island populations and more with form and function. If the form and function may have been more important than previously believed, it would cast doubt on the *a priori* assumption that sites dominated by Wakulla Check Stamped sherds were *per force* late.

On the issue of form and function over chronology, Fewkes (1924) was the first to notice that certain decorated pottery types were present in burial mounds, while village contexts were dominated by plain wares. Sears (1963) called the differential occurrence of pottery the sacred-

secular dichotomy. The dichotomy was based on the belief that elite pottery, presumed to be more difficult and time-consuming to manufacture than plain wares or paddle-stamped ceramics, was produced by craftsmen. Examples of elite wares include finely incised, punctated, and painted decorations, along with applied effigies and other elaborate treatments.

The differential distribution of the elite versus utilitarian pottery at Weeden Island sites was taken to reflect variation in occupation by individuals of a higher social status versus the common folk. Russo et al.'s (2009) investigations at Weeden Island sites in Bay County, Florida, have examined the distribution of incised and punctated types to Wakulla Check Stamped, reviving the tripartite distribution of pottery recognized at the inland Weeden Island McKeithen site (Kohler 1978; Milanich et al. 1984; Cordell 1984). Russo et al. (2009) examined the distribution of Weeden Island ceramics at the Hare Hammock group, which included a Weeden Island mound (8BY30) and village ring midden (8BY1347). They discovered that plain wares and utilitarian decorated types were rather well distributed in the ring midden, concluding that either the reliability of using elite versus utilitarian wares is not strong in ring middens or the occupation at that mound and village was relatively egalitarian, although not ruling out the fact that ceramic types may still be better indicators of function than time.

Attribute analysis of ceramics, taking into consideration a sacred-secular dichotomy and what ceramic types in the study region constitute possible "elite" wares versus "utilitarian" wares is to be embraced if a clear understanding of not only Weeden Island chronology, but settlement patterns and dynamics are to be understood. For example, there are Weeden Island sites around steepheads along the margins of divides well in the interior of the region that have assemblages characterized by high quality incised and punctated types, but there appears to be no apparent ritual or function associated with these sites that could explain the presence of such high quality wares more consistent with mounds and villages near mound locations (Campbell et al. 2010).

The issue of ceramic function versus temporal implications will be ultimately sorted out by studies of assemblages from such sites as discussed above as well as comparison of the traits with absolute dates. A number of dates have been obtained, but their implication in terms of cultural variation over time hinges on the analysis of suitable-sized collections. That said, based on the dates alone, Weeden Island populations were in the area for a very long time, with dates as early as AD 15 to 395 to as late as AD 1,085 to 1,315, although the very latest may represent a continuation of Weeden Island pottery into Mississippian assemblages (Thomas et al. 1995).

The types of sites represented by Weeden Island remains in the region include mounds, villages, hamlets, and camps. From the evidence accumulated to date, no marked change in community patterning appears through the period of Weeden Island occupation except for an increase in the number of sites. Villages are both large and small shell middens much like those described by Milanich and Fairbanks (1980). Several configurations characterize Weeden Island village middens, which have been confidently identified only in coastal settings in the study area. In many cases, the sites contain linear deposits that actually represent a number of small, overlapping, circular shell heaps. Other villages are marked by horseshoe-shaped shell midden, which is a characteristic of Weeden Island as well as Santa Rosa/Swift Creek community

patterning (Milanich and Fairbanks 1980). Weeden Island villages on the interior appear to have been smaller, certainly not like the deep middens found in the Apalachicola-Chattahoochee-Flint river area described by Milanich and Fairbanks (1980). However, Weeden Island village sites on the interior are often strung out in semicircular fashion around springheads, a trend suggested by Milanich and Fairbanks (1980) as distinctive of the culture.

Weeden Island subsistence was broad-based, reflecting fishing, shellfish collection, and gathering (Thomas and Campbell 1993). Fish remains indicate these Late Woodland populations were taking full advantage of the bay, sound, and gulf. Represented in the collections are boney fish, herring, saltwater catfish, sea catfish, jack, porgies, sheepshead, mullet, flounder, bowfin, drum, and gar. Shell middens indicate a preference for oysters, although conch, rangia and other species may be minor constituents. Vertebrate faunal remains in Weeden Island collections include white-tail deer, unidentified mammal, unidentified avian, freshwater turtle, and pond/cooter turtle. Acorns and hickory nuts were actively collected as were various plant species, such as yaupon, wild grape, edible palmetto shoots, and gallberry, which attract bees. Today, gallberry honey is prized for its rich taste and resistance to granulation (i.e. it keeps well) and palmetto honey is considered a gourmet product. At the present time, there is no evidence of agriculture by Weeden Island groups in this region.

Ceremonialism is represented by the ritual mound burial tradition, which reached its peak in the area during Weeden Island times. Milanich and Fairbanks (1980) observe that it is only in northwest and north Florida that patterned burial mounds with east-side deposits are observed.

Fort Walton/Pensacola: This region, like much of the northern Gulf Coast, witnessed a replacement of Late Woodland culture (Weeden Island) by the Fort Walton and Pensacola Mississippian culture variants no later than AD 1,200 and probably somewhat earlier. As Tesar (1980), Brose and Percy (1978), and others have pointed out, a general Weeden Island sand-tempered ceramic tradition appears to metamorphose into Fort Walton in both the Choctawhatchee and St. Andrew Bay areas without much evidence of an evolutionary transition. While this is probably not entirely true and does not argue for instantaneous Mississippianization or invasion, there is no clear evidence to characterize the period of 200 to 300 years of late Weeden Island to Fort Walton transition. Knight (1984) points out that the transition lacks clarity for the Pensacola variant as well. If a terminal Weeden Island phase can be recognized, the transition may be better explained.

The late prehistoric culture of northwest Florida had at least two regional expressions: Fort Walton and Pensacola. Fort Walton and Pensacola share traits with each other as well as with other Southeastern Mississippian groups. Willey (1949) defines the Fort Walton culture and appends the Pensacola ceramic series to it. However, investigations have demonstrated that Fort Walton and Pensacola are distinctive expressions, or variants, of a more generalized Southern Mississippian cultural development. Artifact assemblages, mound and community settlement system patterns, and behavioral norms inferred from the archaeological data "leave no doubt that they were Mississippian peoples with social and political systems that were more complex than those that had previously evolved in northwest Florida" (Milanich and Fairbanks 1980:193).

In terms of ceramics, Fort Walton is generally characterized by distinctively incised and punctated as well as plain grit- and/or sand-tempered pottery found in both coastal and inland riverine sites (Willey 1949:452-488). The Pensacola variant (Fuller and Stowe 1982; Fuller 1985; Stowe 1985) is distinguished from Fort Walton by its shell-tempered decorated and plain ceramics (Willey 1949) that dominate assemblages with minor sand-tempered components (Fuller and Stowe 1982).

Major villages were likely occupied year-round by at least limited populations, while the smaller hunting, gathering, and horticultural loci were occupied seasonally by only small groups. If horticulture was an economic concern, it may have occurred only at small, scattered sites where arable soils were present (Larson 1980:206-219) or it may have occurred at both small sites and near villages, as well.

Smaller Mississippian coastal sites were less intensively utilized and non-nucleated. These could represent dispersed households and resource exploitation or special function sites (camps). Examples of probable coastal hamlets have been found at a number of sites and there are others in the interior that may be the remains of hamlets. Camps may be related to population fissioning and dispersal on a seasonal or periodic basis. As with Curren's (1976) and Larson's (1980) models for late prehistoric coastal subsistence adaptations, the settlement system implies that there was a scheduled population movement both between villages and smaller sites and likely between villages themselves. These population movements must have been scheduled to take advantage of optimal exploitation conditions.

Although there were fewer mounds than in Weeden Island times, there is clear evidence of ceremonialism in regional Mississippi culture. To the immediate west of Pensacola, 8OK6 was an impressive site, hosting a large platform mound that measures 12 ft in height, 223 ft by 220 ft at the base, and 90 ft by 150 ft at the summit (FMSF n.d.). Over 80 burials are reported to have been interred in that mound, which is presumed to have been a center of political control in the area. In addition to the mounds, there are cemeteries dating to this time period, often near mounds.

The Hickory Ridge site (ES1280) is located west of Pensacola on a large peninsula formed by the Perdido and Pensacola bays. It is a 15th century Mississippian ceremonial cemetery with a Mississippian village site (8ES1052) and lies 50 m to the west. No midden deposits or other indications of long-term occupation were encountered. Phase II testing revealed three burials and indicated that the cemetery has not been significantly disturbed (Phillips 1989). Intact or nearly intact vessels were positioned within a few centimeters of the present land surface.

The mortuary furniture associated with the Hickory Ridge burials strongly suggests that these were high status individuals, at least in a local sense. A number of the grave offerings are exotic in origin. The raw material source for the celts (chlorite schist), for example, is found in the Carolina Piedmont. Novaculite comes from Arkansas, whereas the red and gray chert point found with Burial One appears to be either Tuscaloosa gravel or Citronelle gravel from the interior Gulf Coastal Plain. The ceremonial nature of some of the grave offerings also indicates high status.

The raptorial bird motif, the celts, and the whelk columellae appear at Mississippian ceremonial centers throughout the Southeast (for example, Moundville, Lake Jackson, and Etowah). Milanich (1994:374-375) notes that these symbols were restricted to the elite. In contrast, lower status Mississippian burials often have little or no mortuary furniture. Given the size and isolation of the cemetery, the small number of individuals interred within it, and the exotic and symbolic nature of the grave offerings, Hickory Ridge may have been the burial place for the local elite.

Similar Mississippian burial practices have been reported elsewhere in northwest Florida. For example, Moore (1901, 1918) noted the occurrence of secondary burials, ceremonially killed vessels, and dense concentrations of sherds on several Mississippian cemetery sites in northwest Florida.

Historic Period

Indigenous People & European Contact: At the time of contact with Europeans, the Fort Walton/Pensacola culture was flourishing in the areas around East and Choctawhatchee bays. The mixing of Fort Walton and Pensacola series pottery in Mississippian contexts may be interpreted as a result of the region having been a borderland zone which was utilized by two contemporaneous tribes or, alternatively, the territory of a single chiefdom which utilized the pottery styles and probably other cultural traits of two neighboring cultures.

Hann (1988) suggests that the Pensacola and the Chatot may have both inhabited portions of the western panhandle in the sixteenth and seventeenth centuries. Milanich and Fairbanks (1980) observe the following on the lineage of these two tribes.

> There is no doubt that the Apalachee Indians encountered by the Narvaez and de Soto expeditions in Northwest Florida during the second quarter of the sixteenth century correspond to the late Fort Walton archaeological culture.... European materials have been found at a number of Fort Walton sites.... Spanish colonial-period items have also been found at Pensacola sites. The Pensacola archaeological culture was represented in the historic period by various tribes.... These probably included the Chatot and the Pensacola tribes. Differences in the Fort Walton and Pensacola archaeological complexes thus seem to reflect the same ethnic differences as those present in the historic period [Milanich and Fairbanks 1980:194].

In addition to the Pensacola and the Chatot, other tribes that are historically documented as having been in the western Panhandle include the Sawokli, the Mobile and the Yuchi or Chisca. The Creeks or Seminoles are documented to have been in the project area at the end of the eighteenth century.

As Milanich and Fairbanks (1980) observed, the Pensacola apparently first came into contact with Europeans as a result of the Narvaez expedition of 1528, though it is possible that either sightings or contact with them occurred during the 1519 Garay/Pineda mapping expedition (McGovern 1974). Responsible for charting the northern Gulf Coast, the Garay/Pineda expedition assigned the name “Ochuse” to either Pensacola or Mobile Bay (Tebeau 1971), a reference used later during the 1540 de Soto/Maldonado forays. The surviving accounts of the Garay/Pineda

expedition are sketchy and it remains unclear today as to whether or not they actually went ashore anywhere along the northwest Florida Coast (McGovern 1974).

The first firm evidence of contact comes from accounts of the 1528 Narvaez expedition. In that year, members of the ill-fated group contacted natives “either on or near the [Pensacola] Bay” (Swanton 1946:38). The contact with the unidentified group, now thought to have been the Pensacolas, was initially friendly, but within a short period hostilities broke out, a pattern which seems to typify European and native American contact.

The Nunez Cabeza de Vaca narrative (Bandelier 1904; Hodge and Lewis 1907) is the only surviving account of the encounter. Although sketchy, the narrative mentions that the natives lived in "mathouses," and were dressed in "civet-ermine skins" (probably muskrat) (Swanton 1946:38). The account also mentioned that the group used canoes and had clay pitchers (of unspecified types). Interestingly though, there is no mention of bows and arrows (Tesar 1973:14).

Documentation from the de Soto expedition is also sketchy. By the late summer of 1540, the de Soto expedition had struggled its way into the northern Florida peninsula. De Soto, concerned over the impact of the approaching winter, endeavoring to solidify supply points, and aiming toward the identification of a potential outpost and port location, "...commanded the cavalier Diego Maldonado...to go to the Bay of Aute [Apalachee Bay], where he was to take the two brigantines left by the Comptroller Juan de Anasco" (Varner and Varner 1962:247).

During this scouting and mapping expedition Maldonado relocated Pensacola Bay about which the following account may refer.

> Among other things he found a magnificent harbor called Achusi, which was sheltered from all winds, was capable of receiving many ships, and had such good depth even up to its shore that he was able to bring his ship close to land and disembark with casting open the hatch.... The Captain brought with him from this voyage two Indians who were natives of that same port and province of Achusi [Varner and Varner 1962:247-248].

Little data concerning the natives at Pensacola is offered in the de la Vega account, with the exception of noting that “...the Indians had received him peacefully...[and that] they went in groups of three or four to the brigantines...carrying to them [the Spanish] whatever they requested” (Varner and Varner 1962:248). Two facts concerning the de Soto and Maldonado contacts are of interest to the discussion of the Pensacola and the type of contacts that the group was experiencing with the Spanish. First, following the battle at Mauvilla, de la Vega indicated that de Soto was pleased to hear from the survivors that the distance between Mauvilla and Pensacola was only about 30 leagues (about 78 miles/125 kilometers) according to recounts by Varner and Varner (1962:384-385). De Soto's plans for the outposts at Achusi (q.v. Pensacola), while never coming to fruition, seem to imply that he felt the population in the Achusi province was sufficiently large to warrant a missionary effort, and that the surrounding territory was productive enough to supply the needs of an active port.

The second point of interest concerns the possible degree of contact between the Spanish and the Pensacola during the years of the de Soto expedition. De la Vega's summation of the activities of Maldonado and Gomez Arias from the fall of 1540 through 1542 suggests that repeated visits were made to the Pensacola area. Following Maldonado's mapping expedition, de Soto dispatched Maldonado and Arias to Havana to secure additional ships and supplies. They were to rendezvous with de Soto at Achusi in the winter of 1540, and the supplies were to include items of support for the projected colonies.

By late fall, 1540, the intrepid captains had "...purchased three ships and loaded them with food, arms and ammunition, and in addition with calves, goats, ponies, mares, sheep, wheat, barley and garden stuff" (Varner and Varner 1962:632). Maldonado and Arias returned to Achusi, where they waited for at least a month; de Soto, of course, never appeared. After scouting the coastlines in both directions, they departed to Havana, but in the summers of 1541 and 1542 they again returned. Apparently, during the latter visit, at least Maldonado spent some time at Achusi (Swanton 1946; Varner and Varner 1962).

From the available documentation, a minimum of three important contacts were made between the Pensacola and members of the de Soto expedition: 1) the late summer/early fall 1540 Maldonado contact during the coastal mapping and scouting reconnaissance; 2) the winter 1540 Maldonado/Arias contact; and 3) the summer 1542 Maldonado contact. Additionally, at least one of the Achusi (Curaca), who is identified by de la Vega as "a lord of vassals" (Varner and Varner 1962:248) had extended contact with de Soto's group, serving them for some eight months in 1540.

Between 1680 and the founding of the first Pensacola Bay colony, at least 11 Spanish expeditions skirted the Gulf Coast between St. Marks (a Spanish settlement at the mouth of the Wakulla River) and Pensacola Bay. During a 1686 Spanish expedition from Mexico, the Pensacola complained to the Spanish of hardships from wars with the Mobile (Hann 1988:80). Also, the Pensacola described their territory as extending to the Apalachicola River (Hann 1988:80). This claim is probably exaggerated, however, since that would mean the Pensacola controlled land that included Chacato or Chatot territory.

The abortive de Luna colonizing effort on western Santa Rosa Island, between 1559 and 1561, apparently left little lasting trace, although a lingering memory of the colony in the form of a single structure is illustrated on the 1616 Tatton map entitled "Noua et rece Terraum et regnorum Californiae." This map is also noteworthy in that for the first time, the barrier islands are clearly presented, though their size and configuration are significantly different from reality.

On May 15, 1693, Dr. Carlos de Siguenza y Gongora submitted an initial evaluation of Pensacola Bay and its surrounding area to the Viceroy of New Spain, Conde de Galve. The Spanish government was preparing to re-establish a colony at the Bay. Fearful of French expansion, the Spanish founded the presidio of Santa Maria de Galve and Fort San Carlos de Austria on Pensacola Bay in 1698, commencing the first Spanish Period. The French attacked and burned Santa Maria de Galve in 1719. The Spanish and French continued to struggle over the presidio until 1722 when, in a treaty between the two nations, France restored northwest Florida

to the Spanish (Parks 1986). Investigations by UWF (Bense and Wilson 1999) at Pensacola Naval Air Station isolated and spatially defined the First and Second Spanish Period occupations as well as the British occupations, and a Historic Indian component temporally associated with the First Spanish Period. Their excavations also identified the stockade walls of Fort San Carlos de Austria as well as structures and features.

After the 1722 treaty was signed, the Spanish resettled on Santa Rosa Island, naming the new fort, "Santa Rosa Punta de Siquenza" (8ES22). The colony (8ES22) on Santa Rosa Island struggled for existence from its founding until 1752. While neither the Island nor the mainland was considered productive agriculturally, there is evidence which suggests that the colonists were engaged in timbering, brick making, and naval stores production. In 1743, Dom Serres, working for the Havana Company, visited the colony in order to obtain "timber, pitch and turpentine" (Manucy 1939:26). The Santa Rosa colony was destroyed by a hurricane in 1752 and no attempt was made to re-establish it at that location.

In 1757, the Spanish once again attempted to establish a colony at Pensacola Bay. The new effort was named Panzacola, with the settlement established near present-day Seville Square. However, it was to be short-lived. In 1763, Great Britain, under the terms of the Treaty of Paris which concluded the Seven Years War, assumed control of the settlement.

During the first period of Spanish control of Florida, which spanned more than two centuries, the only established towns were Pensacola and St. Augustine, plus some scattered missions. Most of West Florida was still occupied by the indigenous peoples, while the European population was largely restricted to within a few miles of Spanish enclaves. The British attributed the failure of Spanish attempts to colonize Florida to the "lazy Latin character" (Rea 1974:57-58). Laziness had nothing to do with the failed attempts, which were impeded by a combination of factors, including tropical storm activity, low soil fertility, few mineral resources, hostilities from the British Colonies and their Indian allies, and a lack of support from Spain.

The situation changed with the arrival of the British, who did not experience the same hostilities, thereby eliminating at least one impediment to settlement. The British also arrived with a spirited outlook. Viewing themselves as more industrious and entrepreneurial than other European nations, the leaders were enthusiastic about the potential. Pensacola was the capital of West Florida and the British converted the small Spanish settlement into a heavily fortified military establishment, busy port city, and center of commerce (Parks 1986). Land was granted to freemen colonists, a West Florida Assembly was elected, a Board of Trade initiated, a plan for a new town of Pensacola was drawn up, and the new Governor of West Florida, George Johnstone, advertised the virtues of West Florida in Georgia newspapers in the hopes of attracting new colonists (McGovern 1974:83-85).

Despite the good press given the new colony, settlement outside Pensacola grew at a much slower rate than Britain's other dominions. They faced the same problem with low soil fertility, prohibitions against trade with the Spanish and French, and their Indian allies, the Creeks, were reluctant to cede lands for European settlement, agreeing initially to cede only lands within 15

miles around Pensacola (Johnson 1942:42). Settlement outside the immediate area of Escambia Bay was more widely scattered.

Maps drawn by George Gauld in 1768 and David Taitt in 1771 depict a number of huts and small temporary Indian camps along the road leading from Pensacola to the villages of the Upper Creek Nation near Montgomery, Alabama, and the confluence of the Coosa and Tallapoosa rivers. Outside Pensacola, the British operated at least three water-powered sawmills. Gauld's 1768 map of the Pensacola area shows Tate's Sawmill on Elevenmile Creek near Perdido Bay. Snider and Palmer (1994:549) note the "Old English Sawmill" north of Pensacola on a tributary of the Escambia River. The Colonial Office Records document the James Bruce sawmill that is probably located on Carpenter's Creek (Phillips 1996, 1998). Timber, indigo, deerskins, cattle, corn, tallow, bear's oil, rice, tobacco, salted fish, pecans, sassafras, and oranges were exported during this period (Howard 1940:127). The archaeological remains of the Fort of Pensacola and interior buildings, private residences outside the fort, and the nearby Fort George redoubt, have been documented in several investigations (Baker 1975; Bense 1989).

By the late 1770s the English and Spanish were again at war. Spanish forces under Bernardo de Galvez, attempting to destroy British influence on the northern Gulf Coast, ousted the English from Pensacola in 1781 following the Siege of Pensacola (Coker and Coker 1981). This battle, fought in the North Hill area, was archaeologically documented by Baker (1975). The Spanish regained control of northwest Florida, and established Fort San Carlos de Barrancas on the mainland at the mouth of Pensacola Bay to protect the harbor.

During the Second Spanish Period from 1781 to 1821, the local population continued to grow. The colonial settlements in the Second Spanish Period were concentrated near the mouth of Pensacola Bay on the peninsulas, islands, and mainland.

Indian trade grew in commercial importance, more brickyards were established, and cattle ranching thrived. The vast longleaf pine forests of northwest Florida became even more important economically, and northwest Florida's considerable topographic relief and many spring-fed, perennial drainages provided countless water-powered mill seats for the lumber industry. This period also witnessed an upsurge in sawmills as timber grew in importance as a natural resource. A sawmill was constructed in 1798 by Milan de la Carrera near the Escambia River (American State Papers 1859:173) and a second nearby a little later (Snider and Palmer 1994:549). UWF has studied many such mills, including one (8ES1965) on Clear Creek and the second (8ES982) located to the north on Spanish Mill Creek (Phillips 1993).

The market for deerskins was also on the upswing during the Second Spanish Period, spurred in large measure by the Industrial Revolution in England, which created a demand for leather. The chief commercial enterprise for deerskin and other commercial items was the Panton-Leslie trading company, which was headquartered in Pensacola. Eventually, the company dominated the Indian trade in the area. As Pensacola became the center of a thriving trade operation, Panton-Leslie netted significant profits from deerskins and eventually gained them vast Indian lands (Brown 1959:328-336).

The American Period & Statehood: The waning years of the Spanish colonial administration in West Florida were fraught with conflict. Though Spain retained control of West Florida east of the Perdido River until 1821, twice in the 10 years prior to that date Andrew Jackson occupied Pensacola, first in 1814 and then in 1817. While the route of his 1814 campaign has been attributed to the route of the so-called Military Road, documentation indicates that his troops skirted to the north of the Yellow River (McGovern 1974), approaching Pensacola from the northeast rather than the southeast.

After a number of skirmishes and invasions of Pensacola by General Andrew Jackson, the Spanish finally withdrew, ceding Florida to the United States by a treaty in 1819 that was signed by King Ferdinand of Spain in 1820, and it became a state in 1821, with Pensacola as the temporary capital (McGovern 1974). Growth was slow overall, but Pensacola's economic condition improved in the 1820s when a U.S. Navy Yard was established southwest of the city. The city was plagued with other problems, such as yellow fever epidemics and government neglect. However, there were opportunities for economic growth in the forest and surrounding waters. Numerous brickyards were established in the vicinity of Pensacola and along the larger rivers. These enterprises provided bricks for the federal forts under construction near the mouth of the harbor (e.g., Fort Pickens in 1834, Barrancas in 1844).

The local impact of the War was primarily economic; Union blockades at Pensacola and the disruption of transportation to more northerly markets in Alabama and Georgia devastated the stock and timber markets. Several local units were formed (McKinnon 1975) and were active in the Confederate Army for the duration of the war; this effectively decimated the local labor force. Although direct military actions between legitimate forces were few, in the waning years of the conflict deserters and irregular forces ranged across the area, committing "unspeakable acts" (McKinnon 1975) and causing further damage to the already faltering economy and social fabric.

The post-Civil War era was characterized by the growing importance of Southern forest resources and the coming of the railroad led to large-scale settlement of the region. In the decades following 1900, when turpentining was at its peak, the industry was undergoing a transformation as new collection cups and gutters replaced the primitive wooden boxes previously used to collect pine resin.

The turpentine industry owed the cup and gutter collection method to Dr. Charles H. Herty, a chemist at the University of Georgia whose 1901 research near Ocilla, Georgia resulted in him making the statement that “turpentine gathering as now conducted in the United States, is needlessly destructive of the forests and needlessly wasteful of the product” (Herty 1903:9).

Herty created a simplified cup and gutter system based on a model in use in France and the result was a decrease in forestry expertise and labor (Reed 1995). Herty’s first system used two v-shaped galvanized iron gutters to collect the rosin and eventually he patented a ceramic cup (Reed 1995; Butler 1998). The use of the cups prolonged the life and productivity of turpentine trees, which in turn extended the life of the naval stores industry in the region and their competitive position.

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CHAPTER FOUR
PROJECT METHODS & FINDINGS

Background and Literature Search

Previous Archaeological Investigations

Examination of records at FMSF revealed no previously known sites or other cultural resources located within the 98.03-ac tract proper. However, in 2013, PTA conducted a CRAS of 240 adjacent acres, where the existing camps was developed. A total of 104 survey shovel tests (SST) and 34 recording shovel tests (RST) were excavated during the 2013 survey (Figure 3).

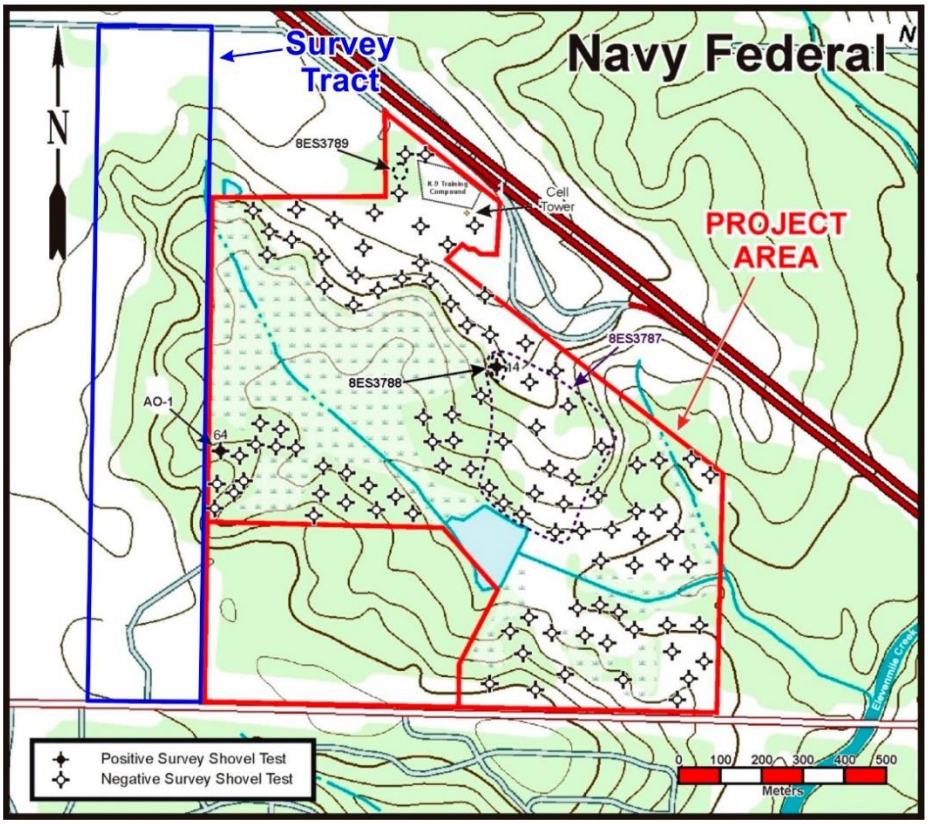

Figure 3. Map of 2013 project area (red) with 2019 survey tract (blue) overlaid (from Aubuchon and Campbell 2013)

The effort resulted in the identification of one historic cultural resource group, 8ES1387, a former 4-H camp containing seven historic structures and one historic archaeological site. In addition, the 2013 survey identified a historic archaeological site and prehistoric archaeological occurrence not within the resource group. Table 3 lists the findings from the adjacent survey tract, with those included in Resource Group 8ES3787 in italics.

Table 1. Summary of Cultural Resources Identified Within the Project Area

Occurrence Type	Site No.	Eligibility	Threats	Testing Priority
Resource Group	8ES3787	Ineligible	n/a	n/a
Historic Site	*8ES3788*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3790*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3791*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3792*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3793*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3794*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3795*	*Ineligible*	*n/a*	*n/a*
Historic Structure	*8ES3796*	*Ineligible*	*n/a*	*n/a*
Historic Site	8ES3789	Ineligible	n/a	n/a
Archaeological Occurrence	AO-1	Ineligible	n/a	n/a

A review of the Land Boundary Information System produced an image of the original survey plat for T1S-R31W, a portion of which is shown in Figure 4. The plat map shows portions of Section 4 that were transferred to George W. Robinson in 1881 from the State of Florida by the Trustees of the Internal Improvement fund. Robinson probably acquired the land for its timber as he is known to have owned a timber company, at least in later years. The 98.03-acre tract is fully encompassed within the western portion of George W. Robinson property

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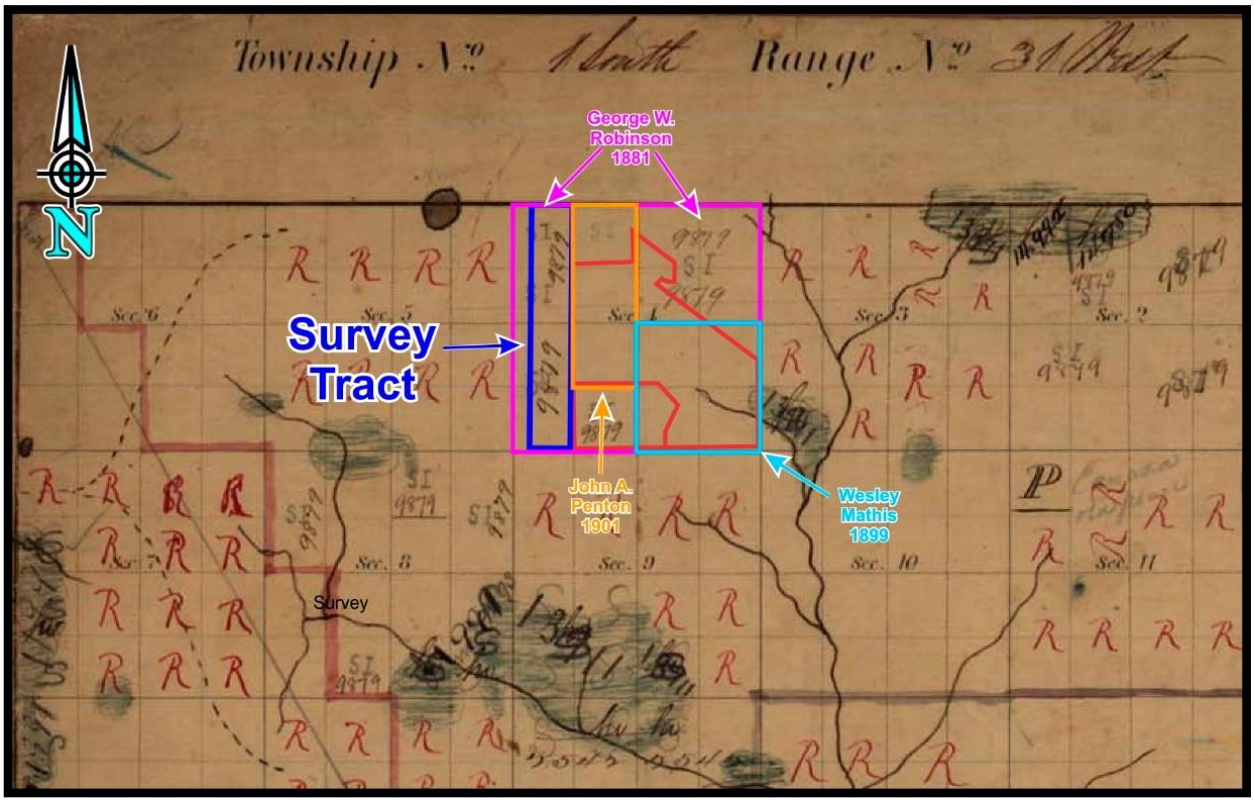

Figure 4. Portion of original survey plat (date unknown), showing land ownership in the 2019 survey tract (blue) and adjacent NFCU land (red) to the east

A review of General Land Office (GLO) records produced two homestead patents within the project area (refer to Figure 4). Wesley Mathis claimed the southeast quarter in 1899. John A. Penton then claimed the east half of the northwest quarter and the northeast quarter of the southwest quarter in 1901. Together these claimed the remaining state land in Section 4. A full chain of title search was beyond the scope of the current work, but this data at least establishes a time frame for when the land in the area first passed into private ownership.

Another source examined was historic aerial photographs made available on the internet by the University of Florida. The current survey tract appears without improvements on the 1941, 1951, and 1958 aerials. The 1958 aerial is shown for reference as it depicts the 4-H Camp to the east (Figure 5).[6]

[6] Portions of the photograph covering the survey are obscured in both original aerials.

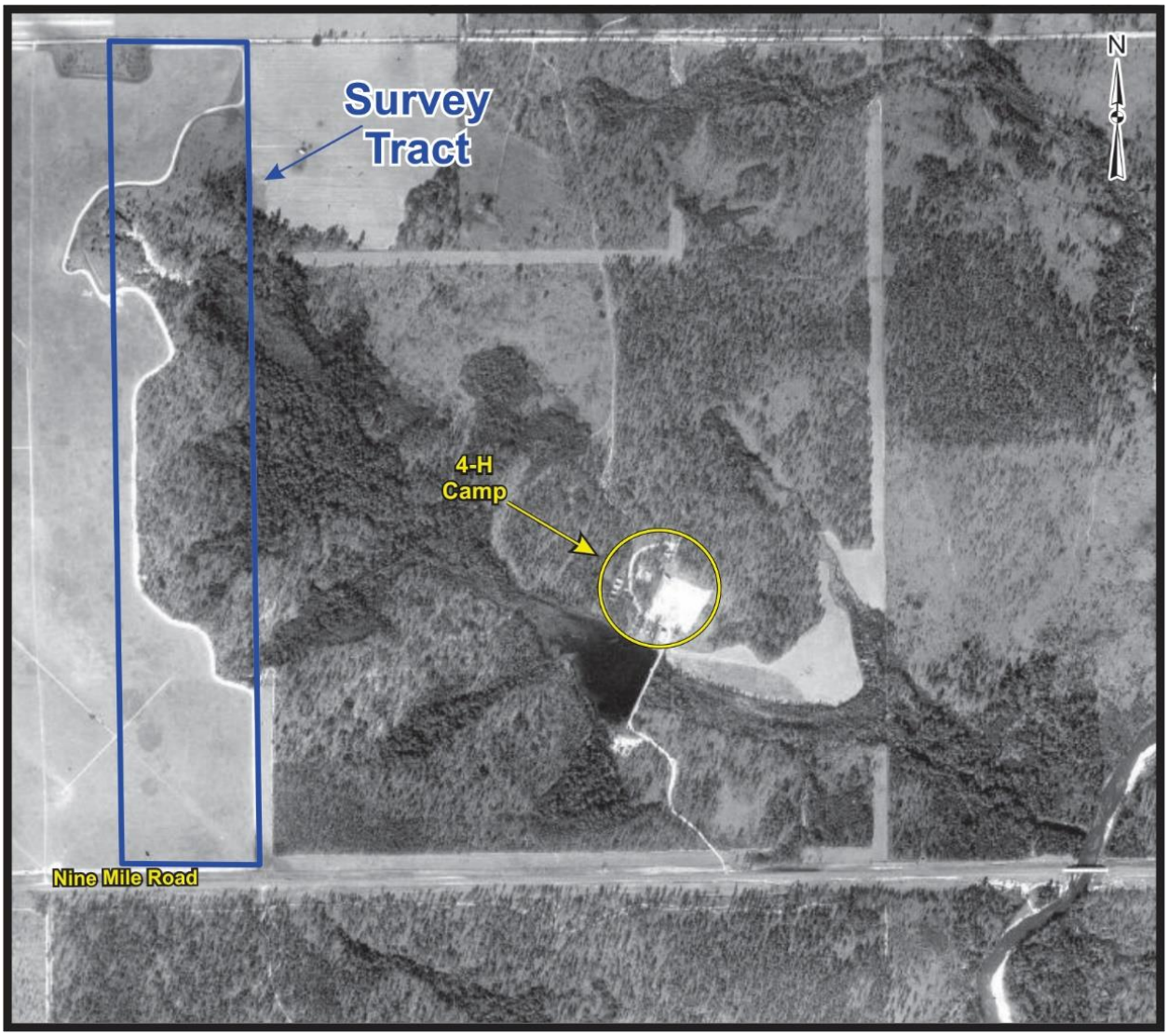

Figure 5. Portion of the 1958 aerial photograph with overlay of project area

The 1978 (photo revised 1987) USGS Cantonment 7.5-minute quadrangle (Figure 6) depicts a road in the northern part of the tract and one structure on the south side of the road. The improvements reflect military use of the area. To the east, the former 4-H camp is officially designated the Langley Bell 4-H Center on adjacent NFCU property where the existing campus is located. The camp was named for the benefactor who donated the land originally.

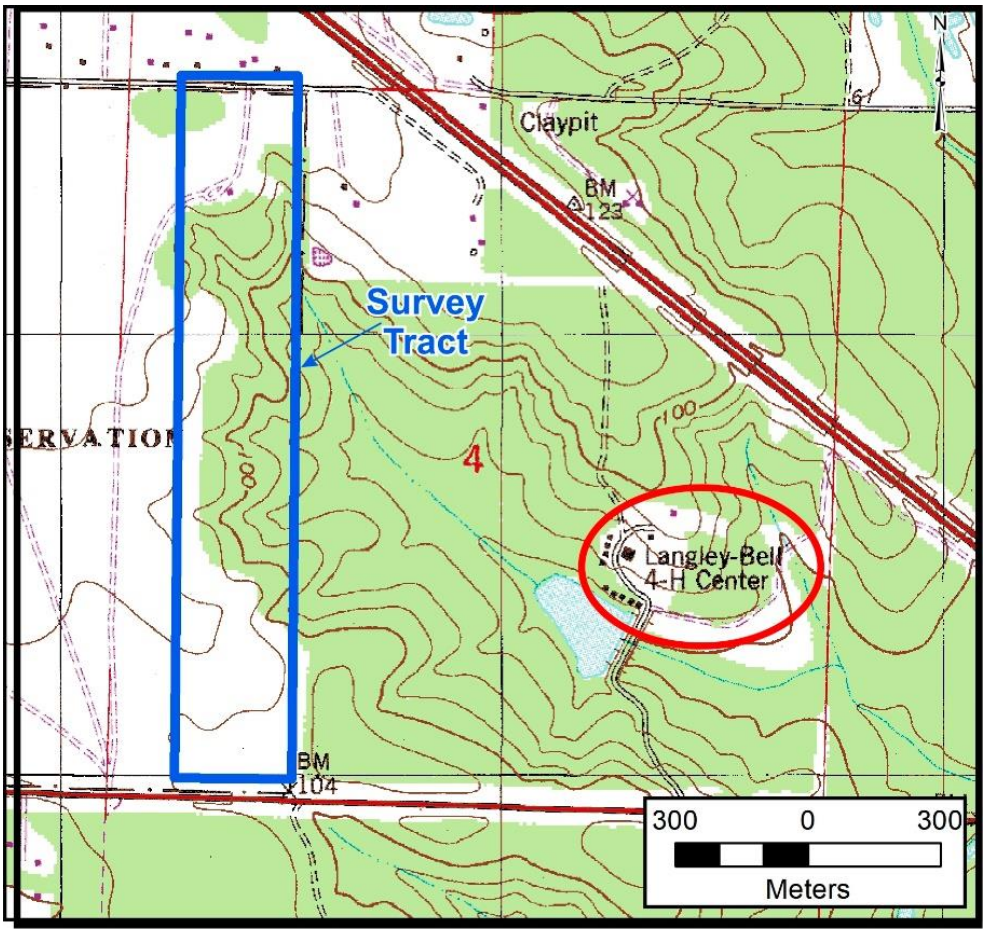

Figure 6. Portion of the 1978 (photo revised 1987) USGS Cantonment 7.5-minute quadrangle showing survey tract in relation to the Langley-Bell 4-H Center to the east

Setting

The survey area is a rectilinear tract that encompasses a small portion of the unnamed tributary of Elevenmile Creek that bisects the NFCU Heritage Oak Campus in a northwest to southeast fashion. The unnamed tributary of Elevenmile Creek exhibits smaller tributaries, steepheads, and dry gullies. The adjacent uplands had moderate to steep slopes along gullies and drainages. Elevation ranges from 50 ft amsl along the eastern property boundary to approximately 125 ft amsl in the northern portion of the survey tract.

The vegetation is highly variable between wide open areas and closed forest canopy (Figure 7). The cleared portion is an open field with Bermuda grass, cord grass, and St. Augustine grass. Vegetation features an upper canopy of live oaks, heritage oaks, turkey oaks, post oaks, bluejack oaks, laurel oaks, southern red oaks, hickory, slash pines, longleaf pines, and southern magnolias with a moderate to dense understory of yaupon, sparkleberry, low bush blueberry, saw palmetto, greenbriers, muscadines, and various shrubs. Ground cover includes bracken fern, deer moss, and leaf litter with zero surface visibility (Figure 8).

Figure 7. View of open field and wooded area within survey tract, facing southeast toward small military structure

Figure 8. View of obscured ground within the wooded area in survey tract

Overstory in and around drainages was denser and consisted of a closed canopy of pond pines, slash pines, loblolly bays, southern magnolias, water oaks, cypress, and Chinese tallow (invasive) with an understory of dense gallberry, greenbriers, devil's walking stick, muscadines, and various shrubs.

There are several soil types mapped in the survey tract, with Bonifay loamy sand covering the most area. The Bonifay loamy sand is designated by slope percentage, the open pasture is marked by Bonifay loamy sand with 0 to 5 percent slope and within the hardwood canopy is marked by Bonifay loamy sand 5 to 8 percent slope. Bonifay loamy sand is a deep, well-drained soil typically found on knolls and ridges on marine terraces.

Other soils mapped are the Troup-Poarch complex, Poarch sandy loam, and Dorovan muck and Fluvaquents. Areas of Troup sand and Poarch sandy loam or intermingled (Troup-Poarch complex) are considered somewhat excessively drained to well-drained soil with a deep profile. Both are found on rises and ridges on marine terraces.

Soils in drainages are marked by Dorovan muck and Fluvaquents, which are very poorly drained soils typically found on floodplains on marine terraces. A typical profile is designated by a single soil horizon, an Oa horizon, a highly organic muck that is almost always wet. No shovel tests were placed in areas with Dorovan muck and Fluvaquents.

Disturbance results mostly from clearing and military use of the area. A small structure sits near the tree line and remnant roadways and a concrete pad have all impacted the tract to some degree. Erosion was also noted in the lower-lying settings near drainages.

Figure 9. View of road remnant from military use in survey tract, facing south-southeast

Fieldwork

Procedures

Fieldwork was initiated with a reconnaissance survey conducted by the field director of the property to identify general areas of higher and lower probability of hosting prehistoric and historic sites. Then augmented by an intensive pedestrian and subsurface survey conducted by a two-person archaeological crew with quality control/quality assurance inspection from the field director.

All exposed areas were examined for evidence of past cultural activity. A total of 120 50 cm by 50 cm SSTs were excavated across the tract (Figure 10). SSTs were laid out on a 50-m grid, but subject to adjustment. The 50-m interval is logistically well suited to adjustments, tightening the interval to 25 m in higher potential loci and expanding to 75 to 100 m, as warranted, while still on the grid.

Figure 10. Map of NFCU survey tract showing SSTs and archaeological occurrence, PTA-01-2019

Most of the tract was treated as medium probability and surveyed at 50 m intervals; most of the southern end was considered low potential and the interval expanded to 75 m, except in two areas where judgmental SSTs were excavated in settings that seemed to have good site potential. No SSTs were excavated in wetlands or on steep slopes.

Fill was screened through one-quarter-inch hardware mesh for recovery of artifacts. All shovel tests measured 50 cm by 50 cm were excavated to a depth of 100 cm except where an obstruction such as the water table or impenetrable clay or hardpan was encountered. All pits were backfilled upon completion of documentation.

Survey notes were maintained during the work, and representative notes were taken on stratigraphy, setting, and disturbance. Other documentation included a photographic log and bag list. The effort was recorded through digital photography, GPS recording, and mapping.

Results

Of the 120 SSTs, only one was positive. SST 97 was a judgmental unit placed off-grid on a level stream terrace with a slight eastward slope toward the drainage. It produced a prehistoric sherd from 30 to 40 cmbgs, but excavation continued to a meter without further recovery.

Delineation efforts included the excavation of 11 RSTs placed at 10 to 20 m intervals in the cardinal directions and 30 m intervals in the ordinal directions. None of the RSTs produced additional cultural remains nor evidence of cultural deposits, such as midden or features, so the find was designated an archaeological occurrence, PTA-01-2019. The sherd is a sand-tempered decorated vessel fragment with an eroded surface that precluded identification to type.

Unexpected Discoveries

If unexpected discoveries, such as Native American graves or lost historic cemeteries had been encountered, then guidelines set forth in Chapter 872, F.S. (Florida's Unmarked Burial Law) would have been followed. However, no site of sensitive nature was identified during the survey. The client is advised that if human remains or unexpected discoveries are encountered during ground disturbing activities, then work will cease immediately. The client will notify the Florida SHPO within 24 hours at (850) 245-6333 to begin procedures that are outlined in Chapter 872, F.S.

Artifact Processing & Analysis

Subsequent to fieldwork, the artifact was returned to the PTA laboratory where it was processed, analyzed, and catalogued. Analysis focused on surface treatment, decoration, paste, and temper with reference to works by Willey (1949), Scarry (1985), and Fuller and Stowe (1982). No lithics or historic remains were recovered, so procedures for analysis of those groups is omitted from this section.

Curation

All documents and artifacts resulting from this work will be prepared for curation, and turnover of materials will be coordinated with NFCU, unless otherwise specified.

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CHAPTER FIVE
MANAGEMENT RECOMMENDATIONS

Unit Summary

PTA conducted an intensive CRAS of the 98.03-ac tract west of the NFCU Oaks Heritage Campus. A total of 120 SSTs were excavated, one of which was positive, recovering an unidentified eroded decorated ceramic vessel fragment. Eleven RSTs were subsequently excavated around the find, but all were negative. Designated an archaeological occurrence and labeled PTA-01-2019, the find is ineligible for NRHP nomination. PTA recommends no further work.

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APPENDIX A
Survey and Survey Legal Description provided by NFCU

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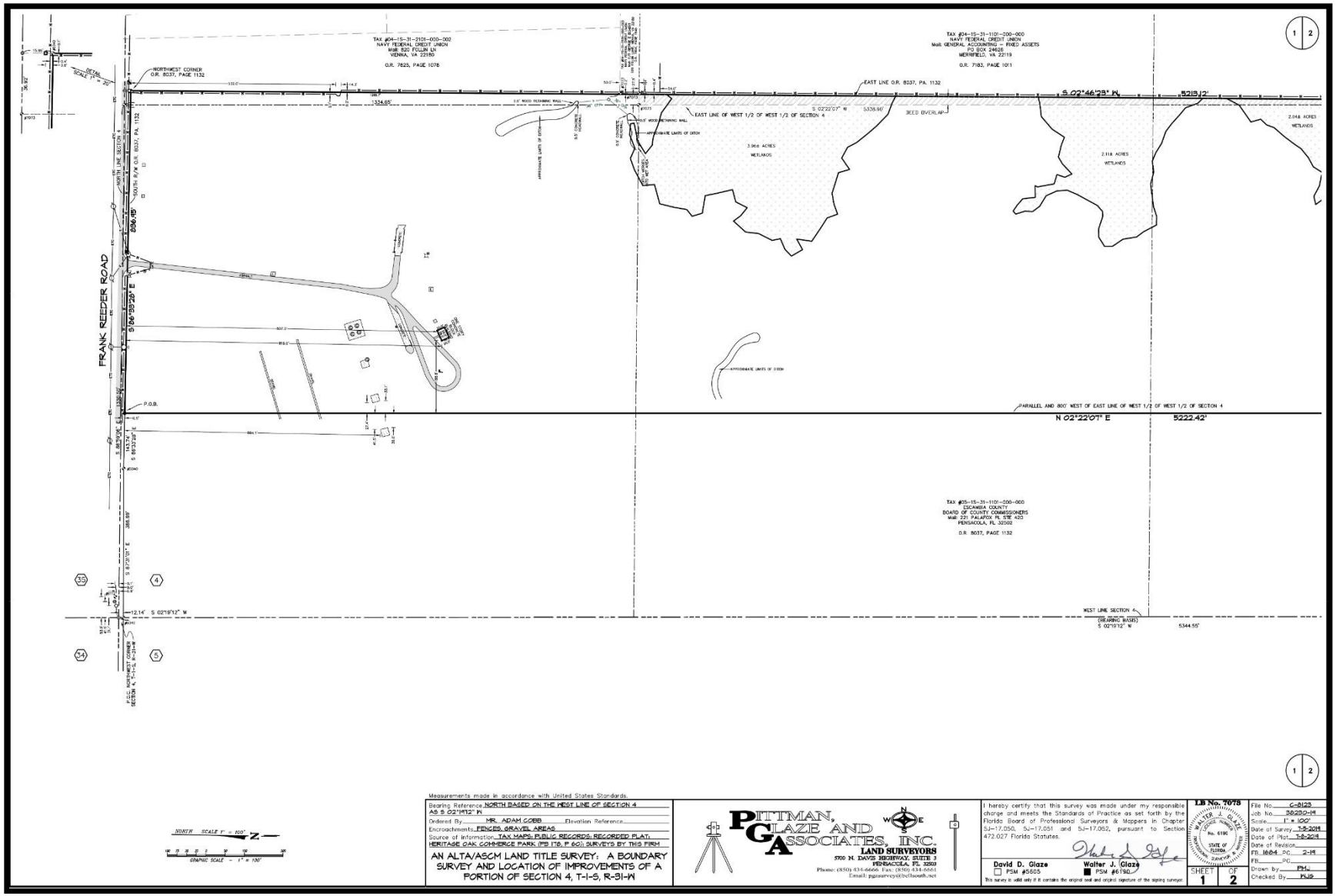


Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

Ordered By: MR. ADAM GOBB Elevation Reference:

Encroachments: FENCES, GRAVEL AREAS

Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT; HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM

AN ALTA/ASCM LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 4, T-1-S, R-31-W

NORTH SCALE 1" = 100'

GRAPHIC SCALE - 1" = 100'

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

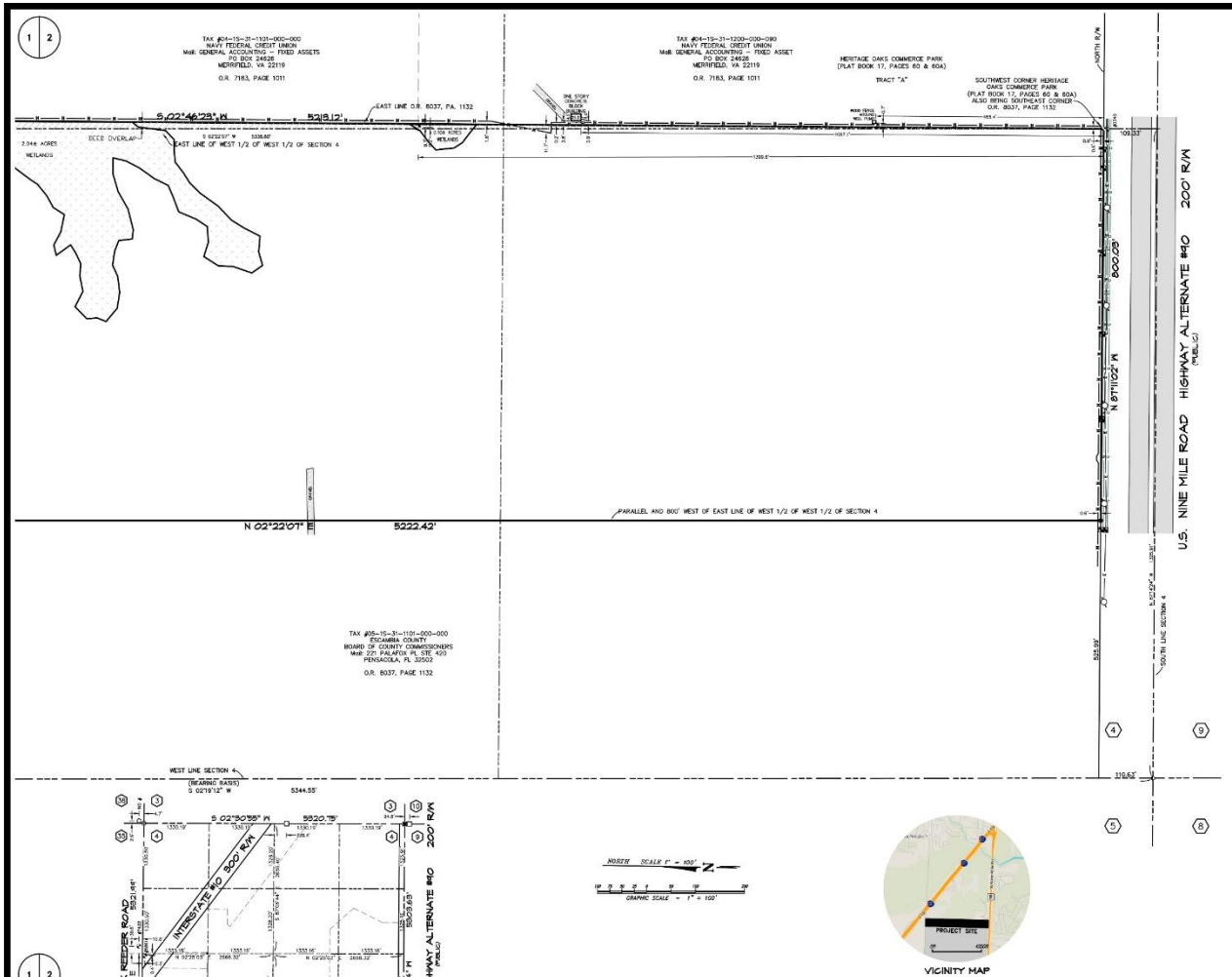
This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7075

WALTER J. GLAZE No. 6190 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SHEET 1 OF 2

File No. C-0123
Job No. 38230-19
Scale 1" = 100'
Date of Survey 1-8-2019
Date of Plat 1-8-2019
Date of Revision
FB 1684 PG 2-19
FB PG
Drawn by PH
Checked By PJG



LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement
●	Nail and disk set "PGA"
●	1/2" Capped iron rod set "PGA"
●	1/2" Capped iron rod found "PGA"
⊗	1/2" Iron rod found
○	1" Iron pipe found
■	4"x4" Concrete monument found #2940
■	6"x6" Concrete monument with bullet casing
⋈	Water valve
⊡	Water meter
⊞	Telephone equipment
⊟	Electric equipment
⊛	Backflow preventor
☼	Light pole
○/	Power pole
———	Guy wire
SIGN	Sign
⊠	Buried telephone marker
⊛	Ground wire
⊞	3" Round concrete monument
□	4"x4" Concrete monument no #
○	Nail and disk found no #
×	"X" found in concrete
——H——	Wire fence
——E——	Electric line
——T——	Telephone line
——G——	Gas line
——W——	Water line
——S——	Storm sewer line
——UT——	Buried telephone line

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on Old Republic National Title Insurance Company title commitment #TB6454 A2 (issuing office file #NOCBS-146151), dated July 8, 2019.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.
6. Unless shown, there are no visible encroachments over the setbacks, easements and boundary lines.
7. Subject parcel contains 48.05 acres, more or less.
8. The underground utilities shown have been located using information from plans and markings combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. 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.
9. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
10. Wetland delineation shown as per information furnished by Wetlands Sciences. No attempt has been made by this firm to verify accuracy of said wetlands.

SCHEDULE B-II – EXCEPTIONS

Item 7: Subject to Easement in favor of United States of America contained in instrument recorded January 24, 2014, under O.R. Book 8037, Page 1152, Public Records of Escambia County, Florida. (Blanket in nature)

Item 8: Subject to Covenants, conditions, and restrictions recorded January 24, 2014, in O.R. Book 8037, Page 1152, Public Records of Escambia County, Florida. (Historic Preservation of NOLF Site 8)

Item 9: Resolution granting Farm Hill Utilities, Inc. an exclusive water franchise recorded in O.R. Book 3141, Page 416, Public Records of Escambia County, Florida. (Does not impact parcel)

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C0216G. Effective September 29, 2006.

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1152 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.64 feet; thence South 86 degrees 33'28" East for a distance of 149.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.45 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1152, thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1152 for a distance of 5218.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1152, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.05 feet to a point on a line being parallel to and 800 feet west of the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 48.05 acres, more or less.

CERTIFICATION TO:

Old Republic National Title Insurance Company
Emmanuel, Sheppard & Condon
Navy Federal Credit Union, a federally chartered credit union
Escambia County, a political subdivision of the State of Florida

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11, 13, 16 and 21 of Table A thereof. The fieldwork was completed on July 5, 2019.

Date of Plat or Map: July 8, 2019

Walter J. Glaze, PSM #6190

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

Ordered By: MR. ADAM GOBB Elevation Reference:

Encroachments: FENCES, GRAVEL AREAS

Source of information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT; HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM

AN ALTA/ASCM LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 4, T-1-S, R-31-W

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

This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7078

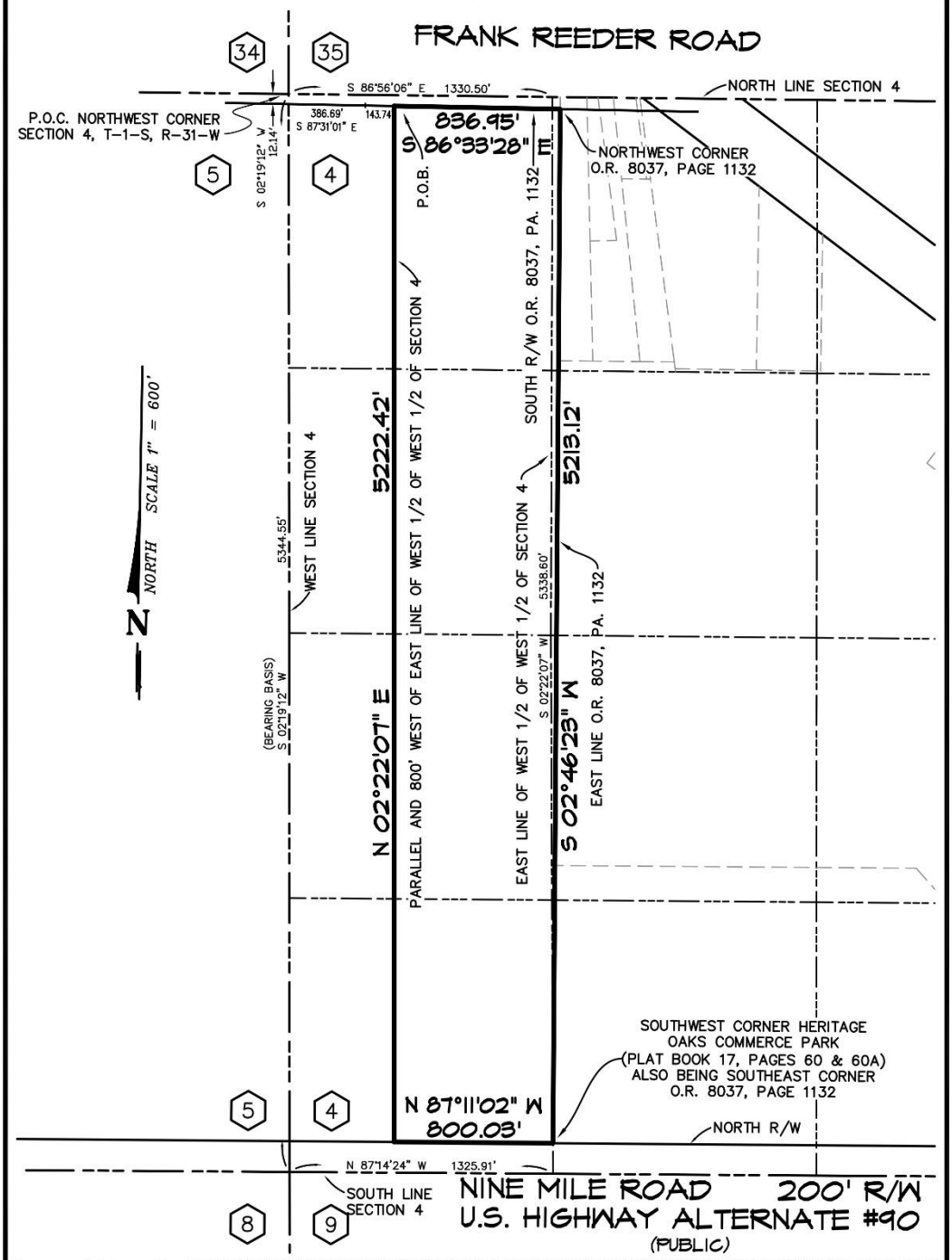
WALTER J. GLAZE LICENSE NUMBER No. 6190 STATE OF FLORIDA SURVEYOR & MAPPER

SHEET 2 OF 2

File No.	C-0123
Job No.	58220-19
Scale	1" = 100'
Date of Survey	7-5-2019
Date of Plat	7-8-2019
Date of Revision	
FB 1684	PG 2-19
FB	PG
Drawn by	PHJ
Checked By	PLG

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

A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W



Source of Information: TAX MAPS; PUBLIC RECORDS; RECORDED PLAT: HERITAGE OAK COMMERCE PARK (PB 17B, P 60); SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing 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. **LB No. 7075**

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

File No. A-15,239 Drawn By PMJ
Job No. 38230-19b Checked By WJG
Scale 1" = 600' Elevation Reference
Date of Survey FB PG
Date of Plat 6-6-2019 FB PG
Date of Revision
Ordered By MR. ADAM COBB
Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

NOT VALID WITHOUT SEAL AND SIGNATURE

SHEET 1 OF 2

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A LEGAL DESCRIPTION AND SKETCH OF A PORTION OF SECTION 4, T-1-S, R-31-W

LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This sketch does not reflect or determine ownership.
4. This property may also be subject to setback lines mandated by zoning ordinances and\or restrictive covenants of record.
5. NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

Commence at the northwest corner of said Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence South 02 degrees 19'12" West along the west line of said Section 4 for a distance of 12.14 feet to the south right of way line of Frank Reeder Road according to deed recorded in Official Record Book 8037 at page 1132 of the public records of said County; thence South 87 degrees 31'01" East (this course and the next two along said south right of way line) for a distance of 386.69 feet; thence South 86 degrees 33'28" East for a distance of 143.74 feet for the point of beginning.

Thence continue South 86 degrees 33'28" East for a distance of 836.95 feet to the northwest corner of said parcel described in Official Record Book 8037 at page 1132; thence South 02 degrees 46'23" West along the east line of said parcel described in Official Record Book 8037 at page 1132 for a distance of 5213.12 feet to the southwest corner of Heritage Oaks Commerce Park according to the plat recorded in Plat Book 17 at pages 60 and 60A of the public records of said County, said point also being the southeast corner of said parcel described in Official Record Book 8037 at page 1132, and being on the north right of way line of Nine Mile Road (U.S. Highway Alternate #90, 200' R/W); thence North 87 degrees 11'02" West along said north right of way line for a distance of 800.03 feet to a point on a line being parallel to and 800 feet west of to the east line of the West Half of the West Half of said Section 4; thence North 02 degrees 22'07" East along said line being parallel to and 800 feet west of said east line of the West Half of the West Half for a distance of 5222.42 feet to the point of beginning.

All lying and being in of Section 4, Township 1 South, Range 31 West, Escambia County, Florida. Containing 98.03 acres, more or less.

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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. **LB No. 7078**

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

File No. A-15,239 Drawn By PMJ
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Encroachments

Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 4 AS S 02°19'12" W

NOT VALID WITHOUT SEAL AND SIGNATURE

SHEET 2 OF 2

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