

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 3, 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. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 5, 2019 Rezoning Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for November 2019.
 - C. Planning Board 6-Month Outlook for December 2019.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map, SSA-2019-03

That the Board review and recommend to the Board of County Commissioners (BCC) for action, an ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2019-03.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy 1.1.1 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 Commercial (C) to Mixed-Use Urban (MU-U).

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, January 7, 2020 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: 12/03/2019

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 5, 2019 Rezoning Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for November 2019.
- C. Planning Board 6-Month Outlook for December 2019.
-

Attachments

November 5, 2019 Draft Rezoning Planning Board Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING November 5, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:32A.M. – 10:49 A.M.)

Present: Reid Rushing
Jay Ingwell
Timothy Pyle
Patty Hightower
Eric Fears
Gary Sammons
Stephen Opalenik

Absent: Wayne Briske, Chairman
William Clay

Staff Present: Allyson Lindsay, Urban Planner II
Horace Jones, Director, Development Services
Kayla Meador, Sr Office Assistant
Kia Johnson, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was lead by Eric Fears
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Eric Fears
Motion was made to waive the reading of the legal advertisement
Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)
4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the September 3, 2019 Rezoning and Regular Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for October 2019 .
 - C. Planning Board 6-Month Outlook for November 2019.

Motion by Eric Fears, Seconded by Jay Ingwell
Motion was made to accept the September meeting mintues
Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)
5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Jay Ingwell
Motion was made to accept the Planning Board meeting packet

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

A. Case #: Z-2019-18

Applicant:

Wiley C. "Buddy" Page, Agent
for Knop Family Trust

Address: 5524 Tamarack St & 5504
Bellamy Ave

Property Size: 1.23 (+/-) acres and 3.96 (+/-)
acres totaling 5.19 (+/-) acres

From: Com, Commercial (25 du/acre)

To: HC/LI-NA, Heavy Commercial
and Light Industrial,
prohibiting the subsequent
establishment of any
microbreweries,
microdistilleries,
microwineries, bars,
nightclubs, or adult
entertainment uses (25
du/acre)

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to accept the applicants compatibility analysis and the
HC/LI-NA acknowledgement form

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)

Motion by Eric Fears, Seconded by Reid Rushing
Motion was made to accept pictures from the applicant

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)

Motion by Jay Ingwell, Seconded by Eric Fears
Motion was made to deny the rezoning case

Vote: 3 - 2 Approved

Voted No: Timothy Pyle
Gary Sammons

Other: Wayne Briske (ABSENT)
William Clay (ABSENT)

8. Discussion: Tree Ordinance Update.

9. 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: November 25, 2019
RE: Monthly Action Follow-Up Report for November 2019

The following is a status report of Planning Board (PB) agenda items for the prior month of November. 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

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**
- **Map Amendments:**

LSA-2019-02 FLU change from MU-U to I
09-03-19 PB recommended approval
10-03-19 BCC approved transmittal to DEO
12-05-19 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

REZONING CASES

1. Rezoning Case Z-2019-15
09-03-19 PB recommended approval
12-05-19 BCC meeting
2. Rezoning Case Z-2019-18
11-05-19 PB recommended denial
12-05-19 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR DECEMBER 2019

(Revised 11/25/19)

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, December 3, 2019		<ul style="list-style-type: none"> • SSA-2019-03 • LSA-2019-05 		
Tuesday, January 7, 2020	<ul style="list-style-type: none"> • OSP-2019-01 • OSP-2019-02 			
Tuesday, February 4, 2020				
Tuesday, March 3, 2020				
Tuesday, April 7, 2020				
Tuesday, May 5, 2020				

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: 12/03/2019

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map; SSA-2019-03

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map, SSA-2019-03

That the Board review and recommend to the Board of County Commissioners (BCC) for action, an ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2019-03.

BACKGROUND:

The small-scale amendment to the future land use (FLU) map of Escambia County proposes to change the FLU category of a 0.41 parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel is currently developed and surrounded by residential and non-residential uses. The amendment is proposed to eliminate the Commercial FLU-based restriction on the subject parcel that allows residential development only when secondary to commercial development. The proposed FLU change would expand an existing adjoining area of MU-U to include the parcel.

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 required by Comprehensive Plan policies to "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." Amendment of the FLU Map to designate such land uses requires public hearing review and recommendation by the Board prior to approval by the BCC.

IMPLEMENTATION/COORDINATION:

This Ordinance amending the FLUM of the Comprehensive Plan will be filed with the Department of State following adoption by the BCC.

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

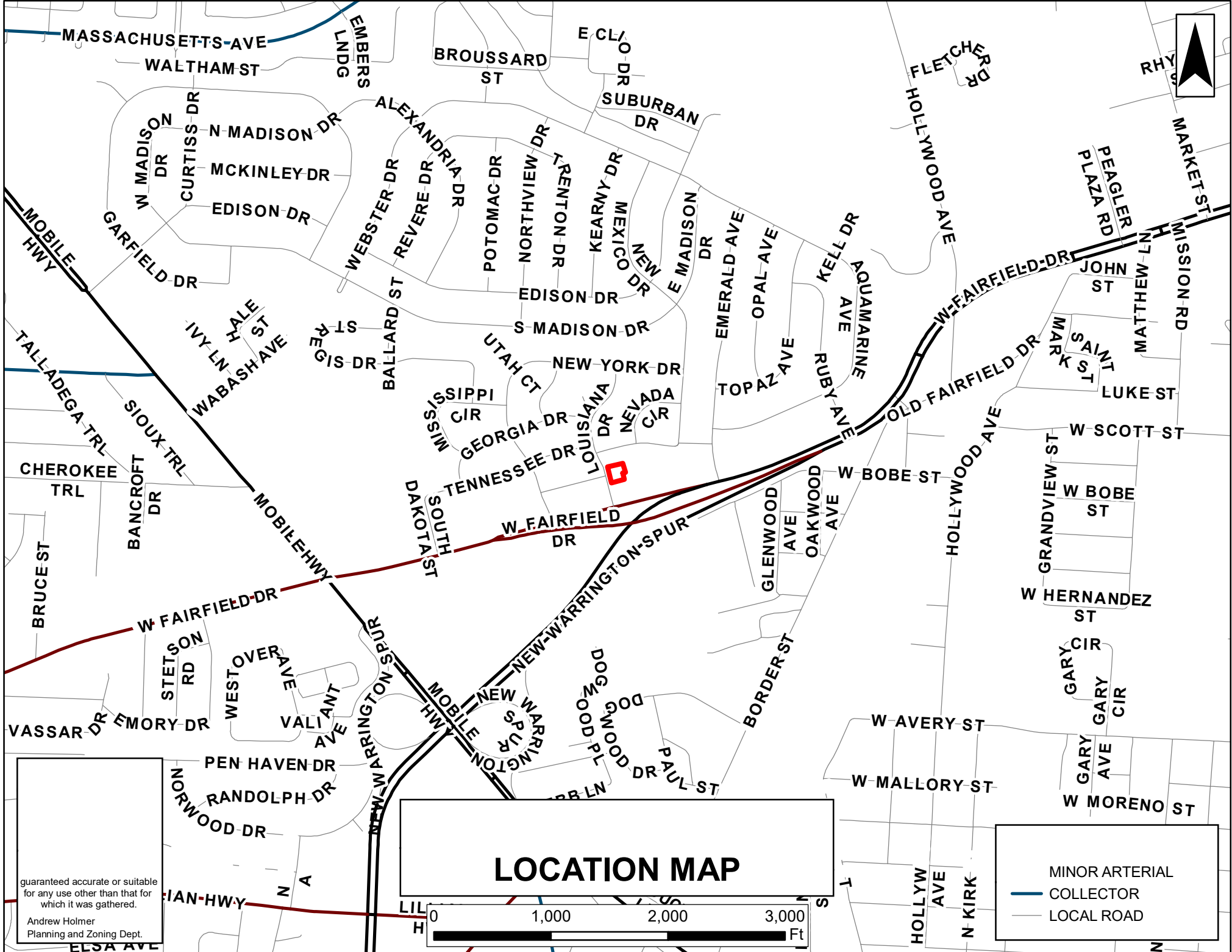
The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Working Case File

Draft Ordinance

SSA-2019-03



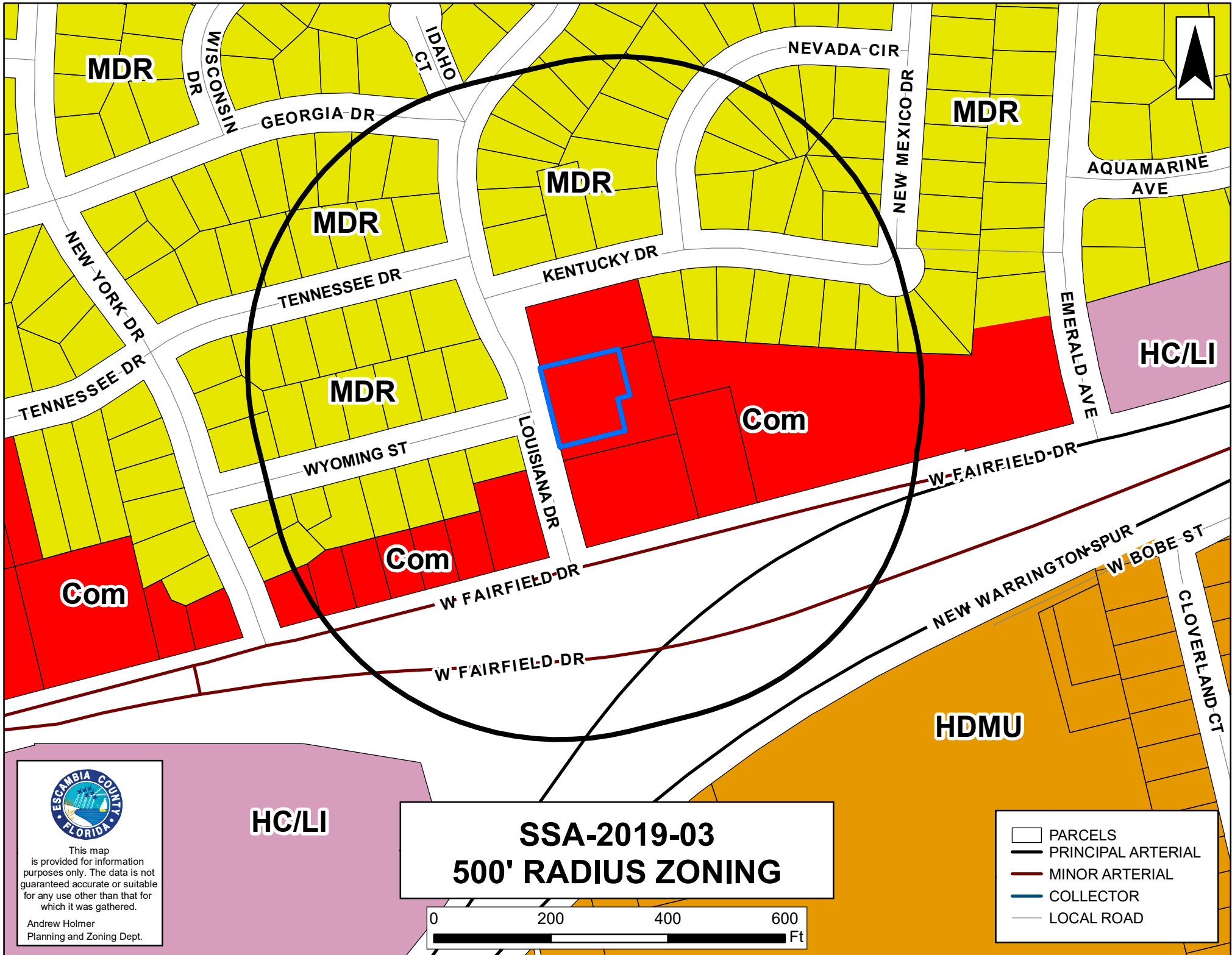
LOCATION MAP



- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



MDR

MDR

MDR

MDR

MDR

HC/LI

Com

Com

Com

HDMU

HC/LI

**SSA-2019-03
500' RADIUS ZONING**

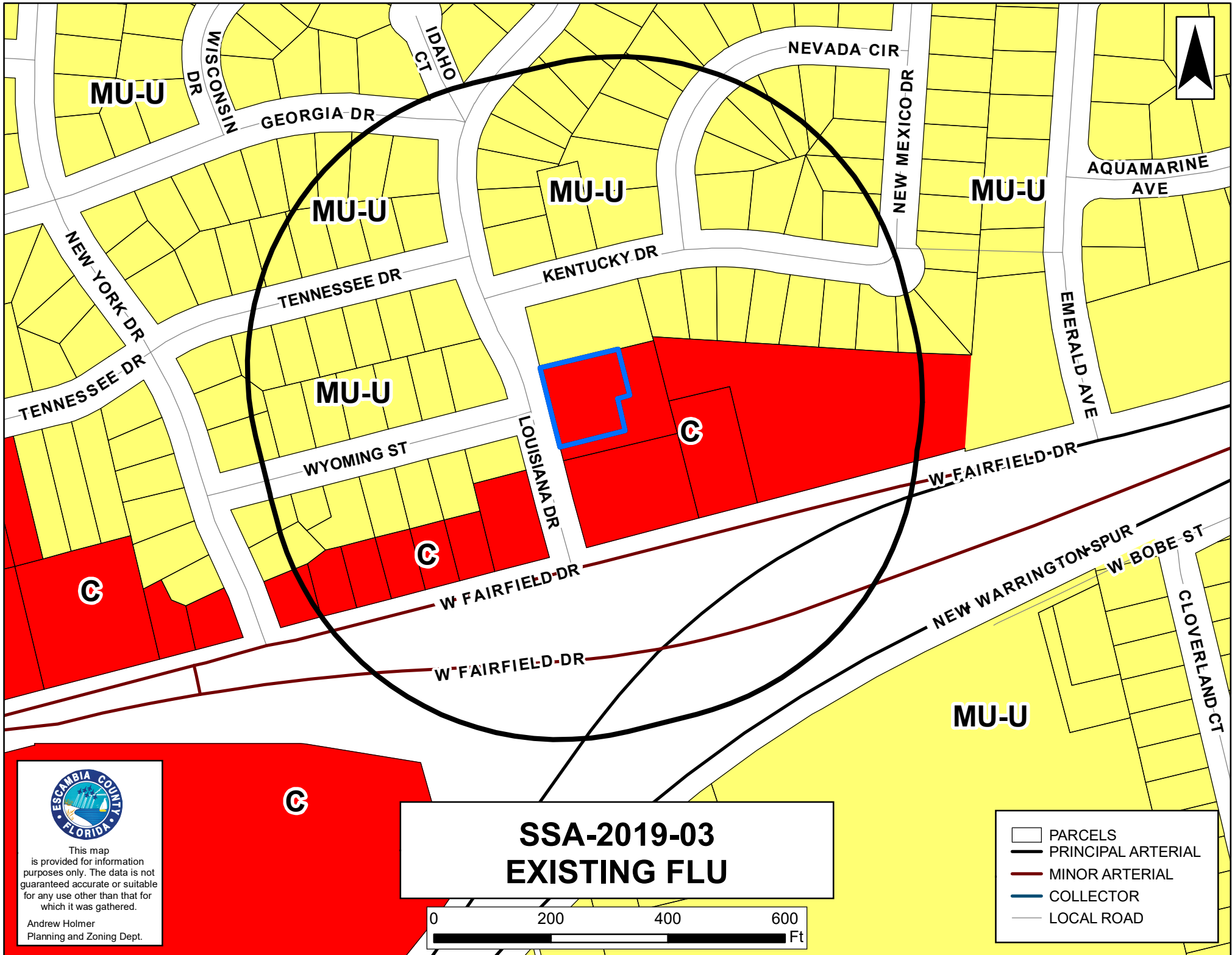


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



MU-U

MU-U

MU-U

MU-U

MU-U

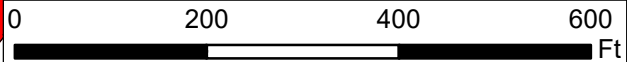
MU-U



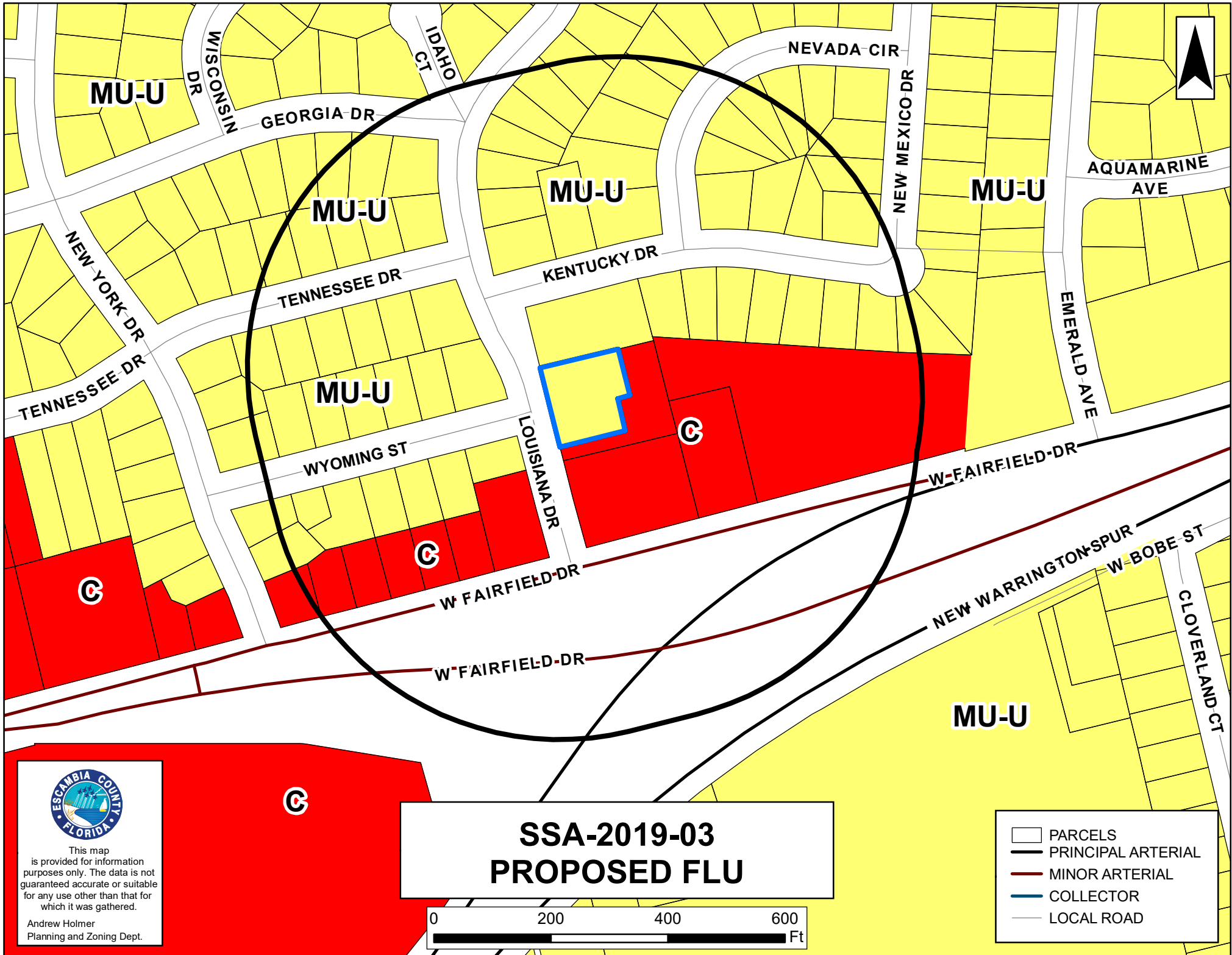
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

**SSA-2019-03
EXISTING FLU**



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



MU-U

MU-U

MU-U

MU-U

MU-U

G

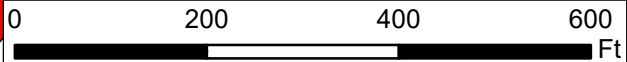
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MU-U

**SSA-2019-03
PROPOSED FLU**



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



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

Andrew Holmer
Planning and Zoning Dept.



LOUISIANA DR

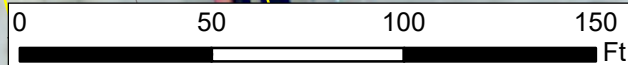
WYOMING ST



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

Andrew Holmer
Planning and Zoning Dept.

SSA-2019-03 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: SSA-2019-03

CURRENT FLU: C PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/03/19 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 01/07/20 TIME: 5:45 PM

LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign on Site



Looking east onto site

Louisiana Dr
W Yonkers

SCHEIDT & BUCHHEIM
PLANNING BOARD



**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: SSA-2019-03

CURRENT FLU: C PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/03/19 TIME: 8:30 AM

LOCATION OF HEARING
OFFICE COMPLEX

Looking north along Louisiana Dr



Looking west across Louisiana Dr



Looking south along Louisiana Dr toward Fairfield Dr

Escambia County Development Services Dept.
3363 West Park Place,
Pensacola , Fl 32505

This is a request for a small scale FLU from C to MU-U
for the purposes of an ALF. Assisted Living Facility .

A 10 bed ALF. Fl. Memory Lane LLC . Our small number
of residents makes it possible for us, caregivers to
provide a wide range of individual services working to
enhance each residents quality of life.

We offer 24 hours awake staff, 3 delicious meals daily
and snacks in between. We assist with bathing,
dressing, managing medication, laundry, cleaning,
daily activities, in home medical services.

Hoping for your consideration .



Sincerely ,

Marie Cole Fisher

Administrator

Fl Memory Lane

108 Louisiana Dr.

Pensacola Fl. 32505

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT
LARGE SCALE FLU AMENDMENT
Current FLU: C Desired FLU: MU-V Zoning: Com Taken by: _____
Planning Board Public Hearing, date(s): 12-3-19
BCC Public Hearing, proposed date(s): Jan, 2020
Fees Paid 2,122.50 Receipt # _____ Date: 10/8/19

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

Name: WINDSOME GROUNDS LLC
Address: 3704 KENNETH PIKE # 150
City: Wilmington State: DE Zip Code: 19807
Telephone: (423) 304 5512
Email: marieinthez@gmail.com

DESCRIPTION OF PROPERTY:

Street address: 108 LOUISIANA DR. PENSACOLA FL. 32505
Subdivision: OAKCREST (RE SUBD OF LOTS 27-32 BLK J)
Property reference number: Section 15 Township 25 Range 30
Parcel 6200 Lot 041 Block 010
Size of Property (acres) 0.4200

**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 Date

Address: _____

City: _____ State: _____ Zip: _____

Telephone () _____ - _____ Fax # () _____ - _____

Email: _____

STATE OF _____
 COUNTY OF _____

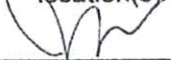
The forgoing instrument was acknowledged before me this _____ day of _____, year of _____ by _____ who () did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.


 Signature of Notary Public Date Printed Name of Notary
 My Commission Expires _____ Commission No. _____
 (Notary seal must be affixed)

**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: JOSEPH W. BARLETA Date: 10/8/19


Signature (Agent's Name (or owner if representing oneself)) Printed Name: MARIE COLE FISHER Date: Oct 8, 2019

Address: _____

City: _____ State: _____ Zip: _____

Telephone () _____ Fax # () _____

Email: _____

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 8th day of October, year of 2019 by, Joe Cole Barleta 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.

Denise K. Devlin 10/8/1966 Denise K. Devlin
Signature of Notary Public Date Printed Name of Notary
My Commission Expires October 15, 2021 Commission No. 1279657
(Notary seal must be affixed)

Commonwealth of Pennsylvania - Notary Seal
Denise Devlin, Notary Public
Bucks County
My commission expires October 15, 2021
Commission number 1279657



KIM L. WILSON
MY COMMISSION # FF 991192
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Service
FLU Page 4 of 8

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 108 LOUISIANA DR
Pensacola, Florida, Property Reference Number(s)

_____ I hereby designate _____

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 8TH day of OCTOBER, the year of 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] 10/08/19 JOSEPH COLE BARLETA
Signature of Property Owner Date Printed Name of Property Owner

[Signature] Oct. 8, 2019 MARIE COLE FISHER
Signature of Agent Date Printed Name of Agent

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

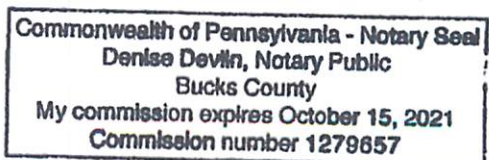
The foregoing instrument was acknowledged before me this 8th day of October, year of 2019, by Joseph Cole Barleta who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

Denise K. Devlin 10/8/19 Denise K. Devlin
Signature of Notary Public Date Printed Name of Notary Public

Commission Number 1279657 My Commission Expires Oct. 15, 2021

(Notary seal must be affixed)



**FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Project name: ALF

Property reference #: Section _____ Township _____ Range _____

Parcel # 15 - 29 - 30 - 6200 - 041 - 010


Project Address: 108 Louisiana Dr. Pensacola FL 32505

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 7TH DAY OF OCTOBER, 2019


Owner's signature

MARIE COLE FISHER
Owner's name (print)

Agent's signature

MARIE COLE FISHER
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.

- A. Sanitary Sewer ✓ letter from ECUA
- B. Solid Waste Disposal ✓ ECUA
- C. Potable Water ✓ ECUA
- D. Stormwater Management NO changes.
- E. Traffic . NO ADDITIONAL TRAFFIC Res: do not Drive in Home Services.
- F. Recreation and Open Space NONE EXPLAIN NO EXPANSION .
- G. Schools NO,

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) N/A not in proximity
- B. Historically significant sites (available from Florida Master Site File, Division of Historical Resources; email sitefile@dos.state.fl.us) Request form attached. email.
- C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property) NO wetlands.

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

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

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.

A. Sanitary Sewer

ECUA has infrastructure and service available to the existing property to service development under the requested FLU designations.

B. Potable Water

ECUA has infrastructure and service available to the existing property to service development under the request FLU categories.

C. Storm-water Management

No proposed changes to the existing property.

D. Traffic

No additional traffic. Residents do not drive. Assisted Living Facility provides in home medical services within the existing facility.

E. Recreation and Open Space

No additional expansion proposed on the existing property.

F. School

The request FLU will not affect school related levels of service.

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.

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

2. Proximity to and impact on the following:

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

Not within any wellhead proximity.

B. Historically significant sites(available from Florida Master Site File, Division of Historical Resources; email sitfile@does.stage.fl.us) Request from attached.

A Phase I archaeological 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 wetland survey is highly recommended if wetlands are located on the property)

No wetlands.

From: [Tim Haag](#)
To: [Marie C. Fisher](#)
Cc: aholmer@myescambia.com; [Allyson Lindsay](#)
Subject: Re: Data Analysis
Date: Thursday, October 10, 2019 3:04:24 PM

Ms. Fisher,

Thank you for your request for data related to ECUA services available at 108 Louisiana Drive in Pensacola. Our analysis shows the following:

Water - The property has an active service, off of a 6" water main on Louisiana Drive. Fire protection service is available from two nearby hydrants: one hydrant is located on the NE corner of Louisiana Drive and Kentucky Drive, at a distance of approximately 175' from the nearest parcel corner; the other hydrant is located on the NW corner of Louisiana Drive and West Fairfield Drive, at a distance of approximately 200' from the nearest parcel corner.

Sanitary Sewer - The property has an active wastewater service, connected to a gravity sewer main on Louisiana Drive.

Solid Waste Disposal - ECUA commercial garbage collection services are available at this address. A variety of service types are available including traditional 90-gallon carts and dumpster service.

I hope this information is helpful. Please feel free to let me know if you have any questions or need additional information.

Regards,

Tim Haag | Director of Government Affairs | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-3300 | Fax: (850) 969-3308/ 969-6675 |



From: Marie C. Fisher <marieinthez@gmail.com>
Sent: Tuesday, October 8, 2019 1:54:56 PM
To: Tim Haag
Subject: Data Analysis

**WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders **

Hi Tim,

I'm in the process of gathering paperwork's for future land use map on the property 108 Louisiana Dr. Pensacola Fl. 32505.

Escambia County requires a letter from ECUA that show the impact of both the current (commercial) and the proposed (MU-U).

- A. Sanitary sewer
- B. Solid waste disposal
- C. Potable water

Hoping for your immediate response.

Sincerely,
Marie Cole Fisher
108 Louisiana Dr.
Pensacola Fl.32505
423 304 5512

Sent from my iPhone

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

This email has been processed by Smoothwall Anti-Spam - www.smoothwall.net



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: 2 (North or South) Range: 30 (East or West)

Sections (include all affected): 6200 041-010

County (include all affected): Escambia 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



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 9, 2019



Marie Cole Fisher
FL Memory Lane
108 Louisiana Dr.
Pensacola, FL 32505
Phone: 423.304.5512
Email: marieinthez@gmail.com

In response to your inquiry of October 8, 2019 the Florida Master Site File lists no previously recorded cultural or historic resources in the following parcel of Escambia County, Florida:

Parcel ID: 152S306200041010 with a 500 foot buffer as shown on the corresponding map.

When interpreting the results of this search, please consider the following information:

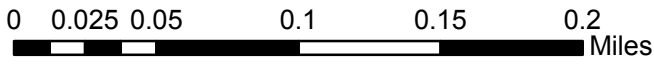
- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

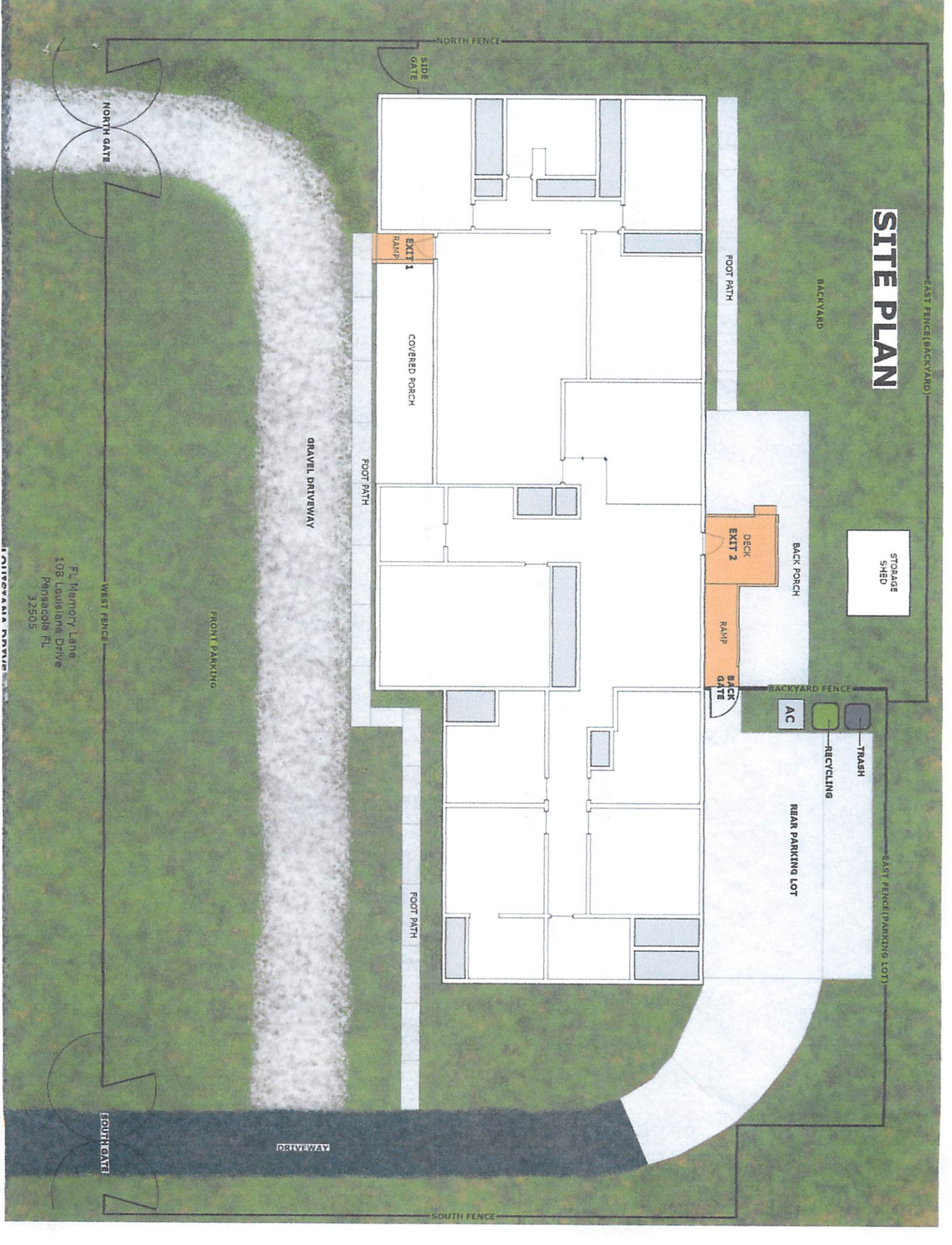
Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

Cultural Resource Search 500 Foot Buffer Escambia County



October 2019

SITE PLAN



EAST FENCE (BACKYARD)

BACKYARD

STORAGE SHED

BACK PORCH

FOOT PATH

DECK EXIT 2

RAMP

BACK GATE

AC

TRASH
RECYCLING

REAR PARKING LOT

EAST FENCE (PARKING LOT)

NORTH FENCE

SIDE GATE

EXIT 1 RAMP

COVERED PORCH

FOOT PATH

GRAVEL DRIVEWAY

FRONT PARKING

FOOT PATH

SOUTH FENCE

DRIVEWAY

NORTH GATE

WEST FENCE

SOUTH GATE

FL Memory Lane
108 Louisiana Drive
Pensacola FL
32505

ALICEVAARA PERIN

108 Louisiana Dr

2.0 FT

83'

45'

20'

58'

95'

20'

Concrete Drive way

16'
34'

Existing building
(3013 Sq Ft)

27'

30'

7' 31'

64'

140'

81'

120'

Existing gravel parking
(1800 SF)

18'

141'

Site is flat

Louisiana

Dr

ST

Wyoming

State of Florida
Department of State

I certify the attached is a true and correct copy of the Articles of Organization of FL MEMORY LANE LLC, a limited liability company organized under the laws of the state of Florida, filed electronically on August 21, 2018, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is L18000199877.

Authentication Code: 180821154418-300317459353#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty First day of August, 2018



Ken Detzner
Ken Detzner
Secretary of State

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L18000199877
FILED 8:00 AM
August 21, 2018
Sec. Of State
kepage**

Article I

The name of the Limited Liability Company is:

FL MEMORY LANE LLC

Article II

The street address of the principal office of the Limited Liability Company is:

562 CARRIER DR
PENSACOLA, FL. US 32506

The mailing address of the Limited Liability Company is:

562 CARRIER DR
PENSACOLA, FL. US 32506

Article III

The name and Florida street address of the registered agent is:

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT,
SUITE A
TAMPA, FL. 33612

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CHEYENNE MOSELEY, US CORP. AGENTS

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
JOSEPH C BARLETA
562 CARRIER DR
PENSACOLA, FL. 32506 US

Title: AMBR
MARIE C FISHER
562 CARRIER DR
PENSACOLA, FL. 32506 US

L18000199877
FILED 8:00 AM
August 21, 2018
Sec. Of State
kepage

Signature of member or an authorized representative

Electronic Signature: CHEYENNE MOSELEY, LEGALZOOM.COM, INC.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT made, entered into and executed this the 1st day of June, 2019 by and between Winsome Grounds LLC (hereinafter "Lessor"), and FL Memory Lane LLC (hereinafter "Lessee"). Lessor and Lessee contract and agree as follows:

1. Lessor hereby leases unto Lessee the following land, building and any improvements thereon (hereinafter "the leased property"): 108 Louisiana Drive, Pensacola, FL 32505
2. The term of this lease shall be for a primary term of 3 years, commencing on June 1, 2019, and expiring at midnight on May 31, 2022, unless extended as provided for herein. This lease can be extended at the end of the primary term for an additional term of 1 year by Lessee giving Lessor notice of his intent to extend the lease thirty (30) days prior to the expiration of the primary term.
3. During the primary term, Lessee shall pay to Lessor, as rental, the sum of \$39,721.56. Starting initially at (\$1,050.00) per month on or before the first business day of each calendar month with a 5% increase for each subsequent 12 month period. A refundable security deposit equal to one month of rent shall be held by Lessor and payable to Lessee after the termination of this agreement and return of the leased property in satisfactory condition as deemed by the Lessor.
4. The leased property may be used for the following purposes and for no other purposes: General commercial business office and activities part of regular assisted living facility operations.
5. (A) **Indemnity:** Lessor and Lessee shall indemnify and save harmless the other from any and all losses, fines, suits, damages, expenses, claims, demands and actions of any kind resulting from their negligence, breach, or violation or non-performance of any condition hereof.

Lessor shall during the term hereof, at it's sole expense, provide and keep in force insurance on the building against loss or damage by fire and extended coverage, in an amount equal to one hundred percent (100%) of the full insurable value thereof, which insurance shall be placed with an insurance company or companies approved by Lessor and licensed to do business in the state wherein lay the leased premises. The term "full insurable value" shall mean actual replacement value of the building (exclusive of costs of excavation, foundations and footing below ground level). The insurance required under this paragraph shall be carried in the name of the Lessor and Lessee and shall provide that any proceeds thereunder shall be paid to Lessor and Lessee and any applicable mortgage holder, according to their respective interests.

Duplicate originals or certificates of insurance of the policies provided shall be furnished by Lessor and Lessee to each other and shall contain an agreement by the insurer that such policy or policies shall not be canceled without at least ten (10) days prior notice to the Lessor and Lessee.

Lessee shall pay all taxes assessed against all personal property located on the premises and shall also pay all privilege, excise and other taxes duly assessed. Lessee shall pay said taxes when due so as to prevent the assessment of any late fees or penalties.

6. Lessee shall pay for all water, electricity, and other utilities used on the premises.
7. (A) **Lessor's Repairs:** Lessor shall be solely responsible for maintaining the roof, foundation and exterior of the building and all parking areas in good repair for their intended use.
(B) **Other Repairs:** All repairs, maintenance, replacement or reconstruction to the interior of the portion of the building leased by Lessee, including but not limited to replacement of glass doors and windows and repair of the plumbing, are to be made by Lessee at Lessee's expense. If Lessee fails to make such repairs or replacements promptly or within fifteen (15) days of occurrence,

Lessor may, at its option, make such repairs or replacements and Lessee shall repay the costs thereof to Lessor on demand.

8. Lessee will keep the leased property in a clean and wholesome condition and will comply at all times with all lawful health and police regulations.

Lessee shall promptly comply with all of the ordinances of the City of Philadelphia, Pennsylvania, or of any other governmental body applicable for said premises and to all ordinances and requirements enforced by the state board of health, sanitary, fire or police departments of the City of Philadelphia for the correction, prevention and abatement of nuisances in and about or connected with the Property because of Lessee's use thereof during the term of this Agreement, all at Lessee's expense. Lessee shall provide for the removal of its own trash, waste paper, boxes and cartons and shall not permit any accumulation of such materials. Lessee shall not engage in any act which shall constitute a nuisance.

9. If Lessee shall make default in the payment of the rent, or any part thereof or any other sums due under the terms hereof, when due as herein provided, or in any of the other covenants, agreements, conditions or undertakings herein contained, and such default shall continue for thirty days after notice thereof in writing to Lessee, or if (a) any proceeding under the bankruptcy act of the United States is begun by or against the Lessee, and an order of adjudication, or order approving the petition, be entered in such proceedings, or (b) a receiver or trustee is appointed for substantially all of the Lessee's business or assets, or (c) if Lessee shall make an assignment for the benefit of creditors, or (d) if Lessee shall vacate or abandon the leased property, then, and in any such event, it shall be lawful for the Lessor, at his election, to declare the term hereof ended and to re-enter the leased property, and to repossess and enjoy the said premises and any buildings and improvements situated thereon without such a re-entry and repossession working a forfeiture of the rents to be paid and the covenants to be performed by the Lessee during the full term of this agreement. If any default shall be made in any covenant, agreement, condition, or undertaking which cannot with due diligence be cured within a period of 30 days, and if notice thereof in writing shall have been given to the Lessee, and if the Lessee, prior to the expiration of 30 days from and after the giving of such notice, shall commence to satisfy the cause of such default and shall proceed diligently and with reasonable dispatch to take all steps and do all work required to cure such default, then the Lessor shall not have the right to declare said term ended by reason of such default; provided, however, that the curing of any default in such manner shall not be construed to limit or restrict the right of Lessor to declare the said term ended and enforce all of their rights and remedies hereunder for any other default not so cured.

The foregoing provision for the termination of this lease for any default in any of its covenants shall not operate to exclude or suspend any other remedy of the Lessor for breach of any of said covenants, or for the recovery of said rent for the full term, and in the event of the termination or default in any of the terms of this lease as aforesaid.

10. Lessee shall permit Lessor and his agents to enter the Property at all reasonable times for any of the following purposes to inspect the same: (i) to maintain the building in which the said premises are located, (ii) to make repairs to the Property as the Lessor is obligated or may elect to make, and (iii) to post notices of non-responsibility for alterations or additions or repairs.
11. If Property, including improvements thereon, are injured by fire or other casualty, Lessee shall have the exclusive right and option to either terminate this Agreement or reconstruct and/or repair the said damaged improvements and continue this Lease under its terms and conditions as if no such casualty occurred by giving written notice to Lessor of Lessee's intention to so continue this Lease within thirty (30) days after the date of said damage or casualty. In the event that Lessee so elects to continue this Lease, any insurance proceeds payable as a result of said fire or casualty shall be first applied to pay the reconstruction or repair of said improvements, and any balance of such insurance proceeds after payment of said reconstruction or repair shall be paid to whoever owns the insurance policy under which payment is made.
12. If, during the term of this Agreement, the Property shall be taken or condemned, either in whole or part, by competent authorities for public or quasi-public use, Lessee shall have the option to terminate this

Agreement as of the date of taking. If Lessee elects not to terminate this Agreement, then this Agreement shall continue in full force and effect.

13. It is understood and agreed that the relationship of the parties hereto is strictly that of Lessor and Lessee and that the Lessor has no ownership in the Lessee's enterprise and the Agreement shall not be construed as a joint venture or partnership. The Lessee is not and shall not be deemed to be an agent or representative of the Lessor.
14. All covenants, conditions and agreements and undertakings contained in this Agreement shall extend to and be binding on the respective heirs, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed.
15. It is further understood and agreed by and between the Lessor and Lessee that, on account of breach or default by either party of any of their obligations hereunder, it shall become necessary for the other party to employ and/or consult with an attorney to give advice, or to enforce or demand any of either party's rights or remedies hereunder, then, and in any such event, the defaulting or breaching party shall pay all attorney fees, court costs and other expenses occasioned by such default(s) or breach(es).
16. Written notice to Lessee, all rent checks and all notices from Lessee to Lessor shall be served or sent to:

Winsome Grounds LLC
3704 Kennett Pike Suite 150
Wilmington, DE 19807

Until further written notice to Lessor, all notices from Lessor to Lessee shall be served or sent to Lessee at the following address:

108 Louisiana Dr.
Pensacola, FL 32505

All notices to be given under this Agreement shall be in writing and shall be served personally or sent by United States certified or registered mail.
17. This Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner other than by agreement in writing signed by all parties hereto or their respective successors in interest.
18. If any section, paragraph, sentence or portion of this Agreement or the application thereof to any party or circumstance shall, to any extent, be or become invalid or illegal, such provision is and shall be null and void, but, to the extent that said null and void provisions do not materially change the overall agreement and intent of this entire agreement, the remainder of this Agreement shall not be affected thereby and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent provided by law.
19. This Agreement shall be governed in accordance with the laws of the Commonwealth of Pennsylvania.
20. Lessee shall have the right to make such alterations and improvements to the Property as it deems necessary or desirable upon giving written notice of same to Lessor. Such alterations and improvements shall comply with all applicable construction laws and regulations and shall conform generally with the existing improvements on the Property. The Lessee shall keep the Property free from any and all liens arising out of the work performed or materials furnished in making such improvements.

(Signatures on Following Page)

WITNESS the signatures of the parties, this the 1st day of June, 2019.

Winsome Grounds LLC

FL Memory Lane LLC



By: Joseph Cole Barleta
Title: Owner

By: Marie Fisher
Title: Managing Member

SURVEY REVIEW
AND ACKNOWLEDGEMENT

WHEREAS, the undersigned have entered into an Agreement to Purchase/refinance that certain parcel or tract of land located at:
108 Louisiana Drive, Pensacola, FL 32505

AND

WHEREAS, a survey of the subject lands was prepared by 360 Surveying Services and dated, 2/5/19 , Job # 1901005 and has disclosed certain matters as follows:

(BUYERS PLEASE INITIAL EACH ITEM)

- _____ 1. Easements
- _____ 2. Plat
- _____ 3. Boundary of Property
- _____ 4. Fence Encroachment
- _____ 5 Access afforded by:
- _____ 6. _____
- _____ 7. _____

Description compatible to title commitment reviewer's initials: _____

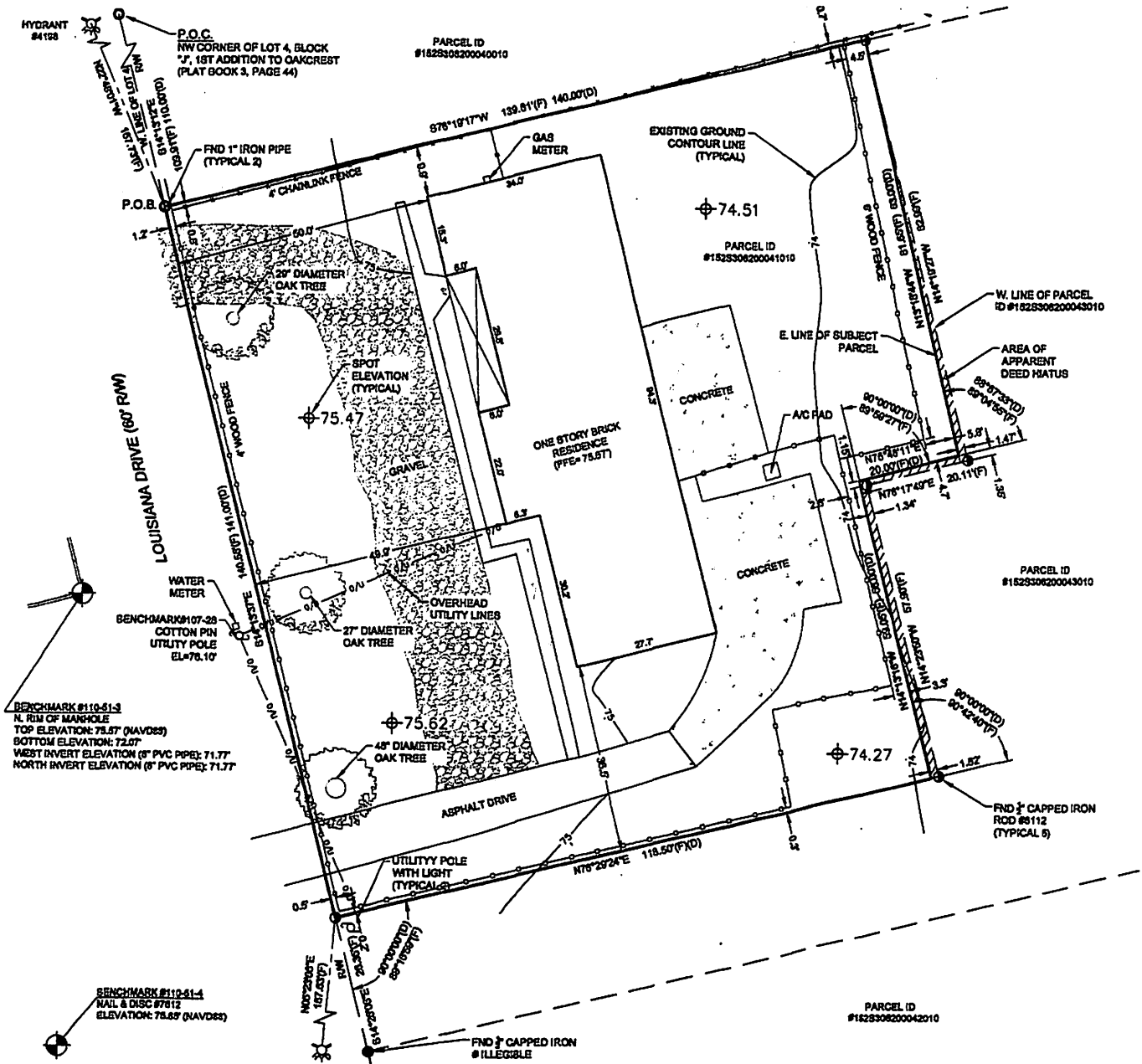
NOW THEREFORE, the undersigned, having first been informed of the aforesaid encroachment(s), violation(s) and/or other survey matters, and receiving a copy of the aforesaid survey, have agreed to consummate the purchase or refinance and closing of the subject premises. Further the undersigned acknowledge(s) disclosure regarding said survey matters.

Winsome Grounds LLC

Joseph Barleta

Joseph Barleta (Apr 25, 2019)
By: Joseph Cole Barleta, Managing Member

Date: 4/18/2019
File # 19-087
Closer: Jennifer Wilson



LEGAL DESCRIPTION:
(O.R. BOOK 3291, PAGE 163)

COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK "J", ACCORDING TO THE PLAT OF THE FIRST ADDITION TO OAKCREST SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, AT PAGE 44 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK "J", FOR 110.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE (AND EASTERLY R/W LINE OF LOUISIANA DRIVE) FOR 141.0 FEET; THENCE 90 DEGREES 00' LEFT AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4 FOR 118.5 FEET; THENCE 90 DEGREES 00' LEFT FOR 80.0 FEET; THENCE 90 DEGREES 00' RIGHT FOR 20.0 FEET; THENCE 88 DEGREES 57' 33" LEFT FOR 80.0 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4 FOR 140.0 FEET TO THE POINT OF BEGINNING.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 02-01-2019.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) (NAD83).
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCRUMBRANCES ARE AS SHOWN.
8. THE ELEVATIONS SHOWN HERE ON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (PPRN) STATION "PCL4" HAVING A PUBLISHED ELEVATION OF 101.22 FEET (NAVD83).

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- R/W RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NAVD83 NORTH AMERICAN VERTICAL DATUM OF 1988
- FFE FINISHED FLOOR ELEVATION

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 63(17.000) 63-17.051 and 63-17.022, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rob L. Working
ROB L. WORKING P.L.G. FLORIDA REGISTRATION NO. 5378



320 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.837.4400

NOT VALID WITHOUT A RAISED SEAL
2/5/19

BOUNDARY AND TOPOGRAPHIC SURVEY WITH IMPROVEMENTS

ADDRESS:
106 LOUISIANA DRIVE
PENSACOLA, FLORIDA 32505
PROJECT NUMBER: 1901006
DATE: 02-04-2019
FIELD BOOK: 110 PAGE: 51
DRAWN BY: CAL
APPROVED BY: ROB L. WORKING



SCALE: 1"=20'
SHEET 1 OF 1

REVISION 2-4-2019: ADDED FIRE HYDRANTS

PARCEL ID #1823308200042010

IB

Florida Insurance Premium Disclosure & Settlement Agent Certification

Agency File # 19-087

Closing Date: 04-18-2019

You are being given this form and certification to explain differences between federal and Florida law. Federal law requires the costs of the policies to be calculated using the full premium for the lender policy. Florida law allows the premium for the lender's policy to be calculated using a lower rate when purchased along with an owner's policy.

If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender's policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased. These amounts include the charges for endorsements to the policies:

	Closing Disclosure Amount		Florida Premium	
	Buyer	Seller	Buyer	Seller
(a) Lender's policy:				
(b) Lender's Endorsements:				
(c) Lender's Policy Total:				
(d) Owner's policy:		N/A		540.75
(e) Owner's Endorsements:				
(f) Owner's Policy Total:		N/A		540.75
Total All Policies (c + f):	N/A		540.75	

The total dollar amount for the policies as disclosed on this form should be equal to the total premium calculated using the Florida Insurance Code. The Florida Premium amounts listed above will be used to disburse the funds from the title agency's escrow account to **Chicago Title Insurance Company** and **(Name of Title Agency)**

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Joseph Barleta
Joseph Barleta (Apr 25, 2019)

Seller Signature
T & T Holdings

Seller Printed Name

Date Signed

Buyer/Borrower Signature
Winsome Groups, LLC

Buyer/Borrower Printed Name

Date Signed

Seller Signature

Seller Printed Name

Date Signed

Buyer/Borrower Signature

Buyer/Borrower Printed Name

Date Signed

Settlement Agent Certification	
I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.	
_____ Settlement Agent Signature Jennifer Wilson _____ Settlement Agent Name	_____ Date Signed _____ Florida License Number _____ Florida License Number
_____	_____
Title Agency Holding Funds	Florida License Number

Municipal Lien Search Report

108 Louisiana Drive, Pensacola, Florida, 32505

Owner(s): T & T Holdings & Investments, LLC

Our File #: 19-440038

Parcel ID: 152S306200041010

Collected

Taxes

2018: DUE in installments
2017: PAID
2016: PAID
Taxes Owed Prior to 2016?: NO
Tangible Taxes: N/A

Code Enforcement

Code Issues: NO

NOTICE: THERE MAY BE CODE ENFORCEMENT LIENS ON THIS PROPERTY. PLEASE REFER TO YOUR TITLE SEARCH.

Permitting

Permit Status: Closed
Building Code Violations: NO

*Paid
Balance*

Public Works

Services: Sewer, Solid Waste & Water
Amount Due: \$132.22*
Utility Liens: NO

Joseph Barleta
Joseph Barleta (Apr 25, 2019)

Completed By: Robert Jones

Report Compiled on: 4/13/19

Files as of date received. Verify final amount with municipal department at time of payment. Errors and omissions coverage is based on the terms of your signed agreement with PropLogix. Without a signed agreement with PropLogix, any and all errors and omissions are not covered. This report is not a title search and does not provide the status or condition of title to the subject property. PropLogix, LLC, does not search instruments recorded in official records.

ACKNOWLEDGEMENT

Buyer herein acknowledges that all terms and conditions of the contract for the property located at 108 Louisiana Drive, Pensacola, FL 32505 being purchased from Seller have been met including but not limited to:

- Removal of broken fence debris
- Closet doors have been repaired or replaced
- Removal of couch from inside the home
- Chair and patio furniture remained on property

Winsome Grounds LLC

Joseph Barleta

Joseph Barleta (Apr 25, 2019)

By: Joseph Cole Barleta, Managing Member

T&T Holdings and Investments, LLC

By: Jia Chen, Managing Member

19-087

TITLE COMMITMENT REVIEW
AND DISCLOSURE

THE UNDERSIGNED, Do herein acknowledge review of the Commitment for Title Insurance issued by Locklin, Saba, Locklin & Jones, P.A. for the property located at: **108 Louisiana Drive, Pensacola, FL 32505**

Said title commitment having certain exceptions which will remain on the final title policy as shown on Schedule B-2; which the undersigned has been made aware of and has satisfied themselves as to the effect of said exceptions on the title to the property.

Having received a copy of the aforesaid commitment; and explanation of exceptions to title, the undersigned have agreed to consummate the purchase or refinance and closing of the subject premises.

Winsome Grounds LLC

Joseph Barleta

Joseph Barleta (Apr 25, 2019)

By: Joseph Cole Barleta, Managing Member

Date: _____

File # 19-087



WESTCOR
LAND TITLE INSURANCE COMPANY

**AMERICAN LAND TITLE ASSOCIATION Commitment For Title Insurance
(With Florida Modifications)**

**ISSUED BY
WESTCOR LAND TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WESTCOR LAND TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By: FL1001.01
Locklin, Saba, Locklin & Jones, P.A.
4557 Chumuckla Hwy.
Pace FL 32571

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President
Attest: Patricia H. Power
Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.



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COMMITMENT CONDITIONS

DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

The Company's liability and obligation is limited by and this Commitment is not valid without:

- a) the Notice;
- b) the Commitment to Issue Policy;
- c) the Commitment Conditions;
- d) Schedule A;
- e) Schedule B, Part I—Requirements;
- f) Schedule B, Part II—Exceptions; and
- g) a counter-signature by the Company or its issuing agent that may be in electronic form.

COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

MITIGATIONS OF LIABILITY

The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- (i) comply with the Schedule B, Part I—Requirements;
- (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
- (iii) acquire the Title or create the Mortgage covered by this Commitment.

The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

- (e) ~~The Company shall not be liable for~~ content of the Transaction Identification Data; any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

e is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the ent to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-
is.

**WESTCOAST LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Transaction Identification Data for reference only:

State: Florida County: Escambia

Property Address: 108 Louisiana Drive Pensacola 32505

Plant File #: 19-21249	Reinsurance #:	Agent File #: 19-087
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Schedule A

1. Effective Date: April 11, 2019 @ 8:00 am

2. Policy or Policies to be issued:

a. Owner's Policy

Amount

Winsome Grounds LLC, a Delaware limited liability company

\$125,000.00

b. Loan Policy

Amount

2nd Proposed Insured Loan:

Amount

3. The estate or interest in the land described or referred to in this Commitment is:

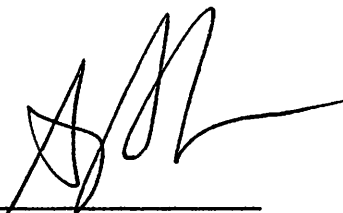
Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

T & T Holdings and Investments, LLC, a Florida Limited Liability Company

5. The land is described as follows:

See Attached Schedule A Continuation for Legal Description



Countersigned Authorized Signatory

Issued By:

FL1001.01

Locklin, Saba, Locklin & Jones, P.A.

4557 Chumuckla Hwy.

Pace, FL 32571

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**WESTCOAST LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Schedule A, Continuation Page

Commencing at the Northwest Corner of Lot 4, Block "J" according to the plat of the First Addition to OAKCREST SUBDIVISION, according to the plat recorded in Plat Book 3, at Page 44 of the Public Records of Escambia County, Florida; thence run Southerly along the Westerly line of said Lot 4, Block "J", for 110.0 feet to the Point of Beginning; thence continue along same line (and the Easterly right of way line of Louisiana Drive) for 141.0 feet; thence 90 degrees 00 minutes left and parallel to the Northerly line of said Lot 4 for 118.5 feet; thence 90 degrees 00 minutes left for 58.0 feet; thence 90 degrees 00 minutes right for 20.0 feet; thence 88 degrees 57 minutes 33 seconds left for 83.0 feet; thence Westerly and parallel to the Northerly line of said Lot 4 for 140.0 feet to the Point of Beginning.

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WESTCO . LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)

Schedule B - Section 1

All of the following Requirements must be met:

1. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from T & T Holdings and Investments, LLC, a Florida Limited Liability Company to Winsome Grounds LLC conveying the land, together with the following: (1) Proof of registration of the limited liability partnership, limited liability company, or limited liability limited partnership. (2) Affidavit is required to establish the authority and identity of the managing members executing the documents to be insured. (3) Satisfactory evidence that any corporate or limited partnership acting as managing member(s) is in good standing. (4) Satisfactory proof, acceptable to the Company, must be furnished showing the limited liability company to be existing and in good standing under the laws of the State of Florida.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor; subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. Satisfactory proof, acceptable to the Company, must be furnished showing Winsome Grounds LLC to be existing and in good standing under the laws of the State where established together with an Affidavit establishing the authority and identity of the managing members executing the documents to be insured.
9. Payment of taxes for the year 2018 Tax I.D. # 152S306200041010 ; Assessed Value \$103,608.00; Gross Amount \$1,602.47; Exemptions: no . (Note: taxes are installments and partially paid. Installment # 4 is now due)

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Note: Any tax amount(s) shown herein are for informational purposes only, and should be verified with the appropriate taxing authority(s).

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is the last conveying instrument(s) filed for record within 24 months of the effective date of this Commitment:

1. Warranty Deed recorded January 2, 2019 in Official Records Book 8024, Page 1130, of the Public Records of Escambia County, Florida.

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**WESTCOAST LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Schedule B - Section 2

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.**
4. **Easements or claims of easements not shown by the Public Records**
5. **Taxes or special assessments which are not shown as existing liens by the public records.**
6. **Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.**
7. **Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees.**

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Comprehensive Plan Small-Scale Future Land Use Map Amendment Staff Analysis

General Data

Project Name: SSA-2019-03
Location: 108 Louisiana Dr.
Parcel #: 15-2S-30-6200-041-010
Acreage: 0.42 acre±
FLU Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Applicant: Marie Fisher, agent, Winsome Grounds LLC, owner
Meeting Dates: Planning Board, December 3, 2019
BCC, January 7, 2020

Summary of Proposed Amendment:

The small-scale amendment to the future land use (FLU) map of Escambia County proposes to change the FLU category of a 0.41 parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel can be accessed along Louisiana Drive, off West Fairfield Drive.

A FLU change to MU-U will allow residential development within the existing zoning district regardless of a primary commercial component as currently required by the existing Commercial FLU. The existing and proposed future land use categories are described in Comprehensive Plan Policy FLU 1.3.1 and summarized as follows:

Commercial. “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 range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Mixed-Use Urban. “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.” The range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 2.0.

Land Development Code FLU map amendment requirements

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

a. **General amendment conditions.** All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

1. **Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Analysis The application cover letter states that the owner wishes to utilize the existing structure as an assisted living facility, which is defined as a residential use. The current structure has been utilized has a retirement home in the past, which is defined as a commercial use. Conversion to MU-U would eliminate the FLU dedication to commercial use and provide greater accommodation of residential uses within a mixed-use environment.

The applicant provided no need-based justification for the residential use.

The “Data and Analysis Response” in the application, the analysis refers to residential development. An assisted living facility is not a permitted use within the existing Commercial FLU of the subject parcel and if the requested MU-U FLU is approved, the density would be limited to 25 du/acre.

2. **Professional practices.** The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Analysis: Accepting an assisted living facility, a residential use, as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property.

- b. FLUM amendment conditions.** *In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.*

Analysis: *The proposed amendment complies with all three conditions established by Florida Statutes, §163.3187(1), for the adoption of any small-scale comprehensive plan amendment:*

- (a) The subject 0.41acre parcel is a use of 10 acres or fewer.*
- (b) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small-scale development activity.*
- (c) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.*

Other applicable Comprehensive Plan objectives and policies

1. Housing

Policy HOU 1.1.1 Residential Areas. *The Escambia County FLUM and zoning maps will identify areas suitable for residential development and/or redevelopment.*

Analysis: *The proposed MU-U is a suitable replacement of the existing Commercial future land use to accommodate the suggested residential development and is consistent with the FLU of the surrounding residential development. The proposed MU-U replacement of the existing Commercial FLU will allow site development to more easily achieve the maximum residential density and is the same FLU as an adjoining parcel and parcels in the surrounding area. The existing Com zoning is primarily intended to “professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.”*

2. Future Land Use

OBJ 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: Mixed-Use Urban, the applicable FLU, would promote more mixed use and compact development for the subject parcel.

3. Infrastructure

Policy HOU 1.1.4 Adequate infrastructure. To assure the sustainability of residential communities, Escambia County will require new residential development to locate where adequate infrastructure is available.

Analysis: The proposed MU-U is a suitable replacement of the existing Commercial future land use to accommodate the suggested residential development and is consistent with the FLU of the surrounding residential development.

GOAL CMS 1 Concurrency Management System

Escambia County will adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System will be determined by the provisions of the LDC.

a. Potable Water.

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.

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.

b. Sanitary Sewer.

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.

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.

c. Solid Waste Disposal.

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.

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: Potable water, sanitary sewer, and solid waste disposal services are all available to the proposed use and documentation of these facilities and services are included in the application.

d. Stormwater Management.

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.

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

e. Transportation and Mobility.

Policy MOB 1.1.2 On-site Facilities. All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

Policy MOB 1.1.7 Access Management. Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

Analysis: Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.

4. Protected Resources. It appears likely, especially given the limited impacted resources and unchanged HC/LI zoning, that the proposed FLU change will result in

no greater adverse impacts to protected resources.

a. Wellheads.

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

Analysis: *The subject parcel is outside of any wellhead protection area.*

b. Historically Significant Sites.

Policy FLU 1.2.1 State Assistance. Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archaeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

Analysis: *The applicant provided documentation of a referenced request made to Florida Master Site File, Division of Historical Resources stating there are no previously recorded cultural resources within the project area.*

c. Wetlands and Habitat.

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.

Analysis: *There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. Any future development will be analyzed for compliance with all applicable environmental regulations prior to the issuance of development plan approval.*

d. Urban Forest.

Policy CON 1.6.4 Urban Forest Management. Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

Analysis: Compliance with adopted tree protection and landscaping provisions that implement this policy would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.

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

INTEROFFICE MEMORANDUM



**TO: Andrew Holmer, Division Manager
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner
Transportation & Traffic Operations Division**

**THRU: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: November 25, 2019

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2019-03

TTO Staff has reviewed the SSA-2019-03, 108 Louisiana Drive (Com to MU-U), agenda item for the Planning Board meeting scheduled for December 3, 2019. Please see the below comments.

Louisiana Drive is a tree lined residential roadway that is approximately 18 feet wide with a right-of-way of 66 feet. The property at 108 Louisiana Drive is located approximately 205 feet north of Fairfield Drive.

The County does not have any proposed improvement projects scheduled for Louisiana Drive. In addition, FDOT does not have any construction scheduled.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Fairfield Drive is classified as a principal arterial with a maximum LOS of D and a corresponding daily volume threshold of 39,800. Near Louisiana Drive, the daily volume on Fairfield for 2018 was recorded as 22,500. Louisiana Drive is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes.

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

**cc: Horace Jones, Development Services Department Director
Joy Jones, P.E., Engineering Department Director
Allyson Lindsay, Development Services Department**

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA-2019-03, LOUISIANA DRIVE

Date: 11/18/2019

Date requested back by: 11/23/2019

Requested by: Caleb MacCartee

Phone Number: 595-3473



(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: 11-18-19

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

1 **ORDINANCE NUMBER 2019-___**

2 **AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE**
3 **ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY**
4 **COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE**
5 **FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN**
6 **AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE**
7 **LAND USE CATEGORY OF A PARCEL WITHIN SECTION 15, TOWNSHIP 2S, RANGE**
8 **30W, PARCEL NUMBER 6200-041-010, TOTALING 0.41 ACRES±, LOCATED ON**
9 **LOUISIANA DRIVE, FROM COMMERCIAL (C) TO MIXED-USE URBAN (MU-U);**
10 **PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
11 **INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

24 **Section 1. Purpose and Intent**

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

28 **Section 2. Title of Comprehensive Plan Amendment**

29 This Comprehensive Plan amendment shall be entitled "Small Scale Amendment
30 2019-03."

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

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

7 A parcel within Section 15, Township 2S, Range 30W, parcel number 6200-
8 041-010, totaling 0.41 acres±, located on Louisiana Drive, as more
9 particularly described in the Boundary and Topographic Survey description
10 produced by 360 Surveying Services, registered land surveyor Rob R.
11 Working, dated 2/5/19, attached as Exhibit A, changed from Commercial
12 (C) to Mixed-Use Urban (MU-U).

13 **Section 4. Severability**

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

17 **Section 5. Inclusion in the Code**

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

23

INTENTIONALLY LEFT BLANK

1 **Section 6. Effective Date**

2 This Ordinance shall become effective upon filing with the Department of State.

3 **DONE AND ENACTED** this _____ day of _____, 2019.

4 BOARD OF COUNTY COMMISSIONERS
5 OF ESCAMBIA COUNTY, FLORIDA

6 By: _____
7 Steven Barry, Chairman

8 ATTEST: PAM CHILDERS
9 CLERK OF THE CIRCUIT COURT

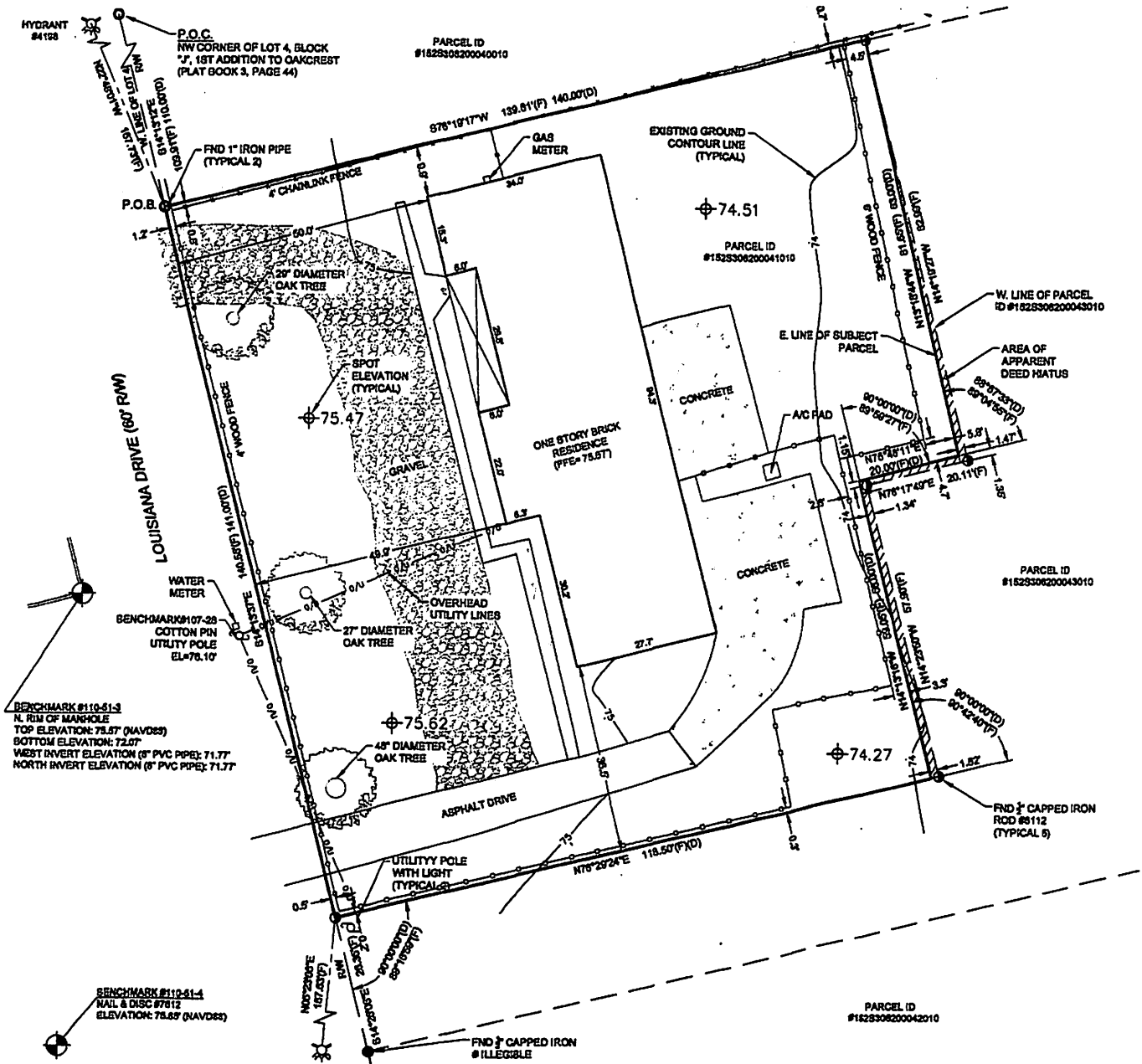
10 By: _____
11 Deputy Clerk

Approved as to form and legal
sufficiency.

By/Title: Ken M. Johnson
Date: 11-18-19

12 (SEAL)

13 ENACTED:
14 FILED WITH THE DEPARTMENT OF STATE:
15 EFFECTIVE DATE:



LEGAL DESCRIPTION:
(O.R. BOOK 3291, PAGE 163)

COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK "J", ACCORDING TO THE PLAT OF THE FIRST ADDITION TO OAKCREST SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, AT PAGE 44 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK "J", FOR 110.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE (AND EASTERLY R/W LINE OF LOUISIANA DRIVE) FOR 141.0 FEET; THENCE 90 DEGREES 00' LEFT AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4 FOR 118.5 FEET; THENCE 90 DEGREES 00' LEFT FOR 80.0 FEET; THENCE 90 DEGREES 00' RIGHT FOR 20.0 FEET; THENCE 88 DEGREES 57' 33" LEFT FOR 80.0 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4 FOR 140.0 FEET TO THE POINT OF BEGINNING.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 02-01-2019.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) (NAD83).
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.
8. THE ELEVATIONS SHOWN HERE ON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (PPRN) STATION "PCL4" HAVING A PUBLISHED ELEVATION OF 101.22 FEET (NAVD83).

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- R/W RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NAVD83 NORTH AMERICAN VERTICAL DATUM OF 1988
- FFE FINISHED FLOOR ELEVATION

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 63(17.000) 63-17.051 and 63-17.022, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rob L. Working
ROB L. WORKING P.L.G. FLORIDA REGISTRATION NO. 5378



320 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.837.4400

NOT VALID WITHOUT A RAISED SEAL
2/5/19

BOUNDARY AND TOPOGRAPHIC SURVEY WITH IMPROVEMENTS

ADDRESS:
106 LOUISIANA DRIVE
PENSACOLA, FLORIDA 32505
PROJECT NUMBER: 1901006
DATE: 02-04-2019
FIELD BOOK: 110 PAGE: 51
DRAWN BY: CAL
APPROVED BY: ROB L. WORKING



SCALE: 1"=20'
SHEET 1 OF 1

REVISION 2-4-2019: ADDED FIRE HYDRANTS

PARCEL ID #1823308200042010

PARCEL ID #1823308200043010

PARCEL ID #1823308200041010

HYDRANT #4198

P.O.C. NW CORNER OF LOT 4, BLOCK "J", 1ST ADDITION TO OAKCREST (PLAT BOOK 3, PAGE 44)

BENCHMARK #110-51-3
N. RM. OF MANHOLE
TOP ELEVATION: 73.57' (NAVD83)
BOTTOM ELEVATION: 72.07'
WEST INVERT ELEVATION (8" PVC PIPE): 71.77'
NORTH INVERT ELEVATION (8" PVC PIPE): 71.77'

BENCHMARK #110-51-4
NAIL & DISC #7812
ELEVATION: 78.63' (NAVD83)

IB



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 12/03/2019

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 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 1.1.1 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 Commercial (C) to Mixed-Use Urban (MU-U).

BACKGROUND:

The applicant is requesting a Future Land Use Map change from Commercial (C) to Mixed-Use Urban (MU-U) in order to obtain an increase in residential 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 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 Comprehensive Plan will be filed with the Department of State following adoption by the Board.

Implementation of this Ordinance will consist of an amendment to the Future Land Use Map and distribution of a copy of the adopted Ordinance to interested citizens and staff.

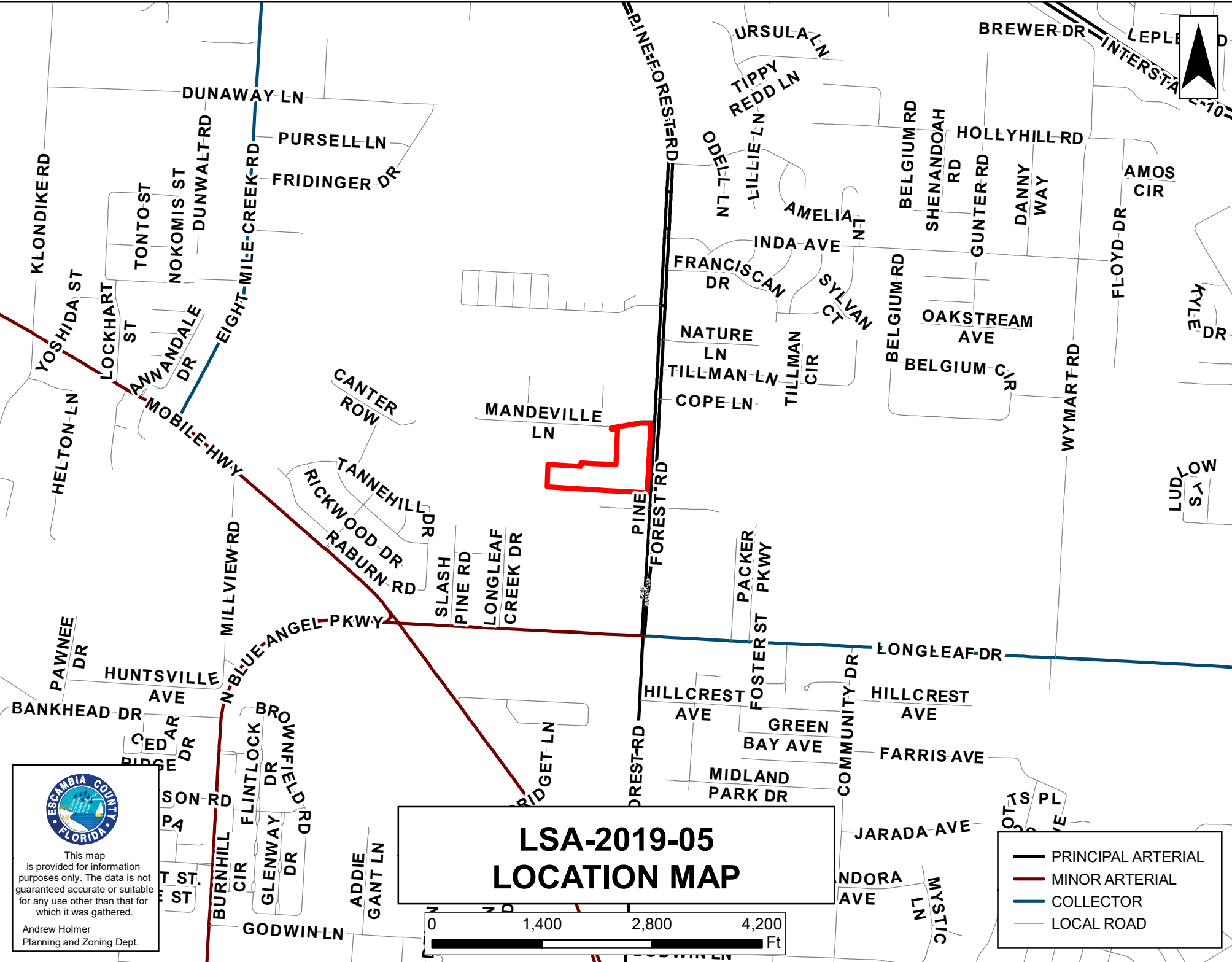
The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

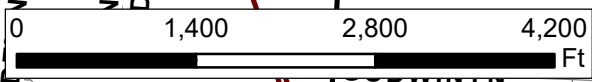
[Working case file](#)

[Draft Ordinance](#)


LSA-2019-05



LSA-2019-05 LOCATION MAP

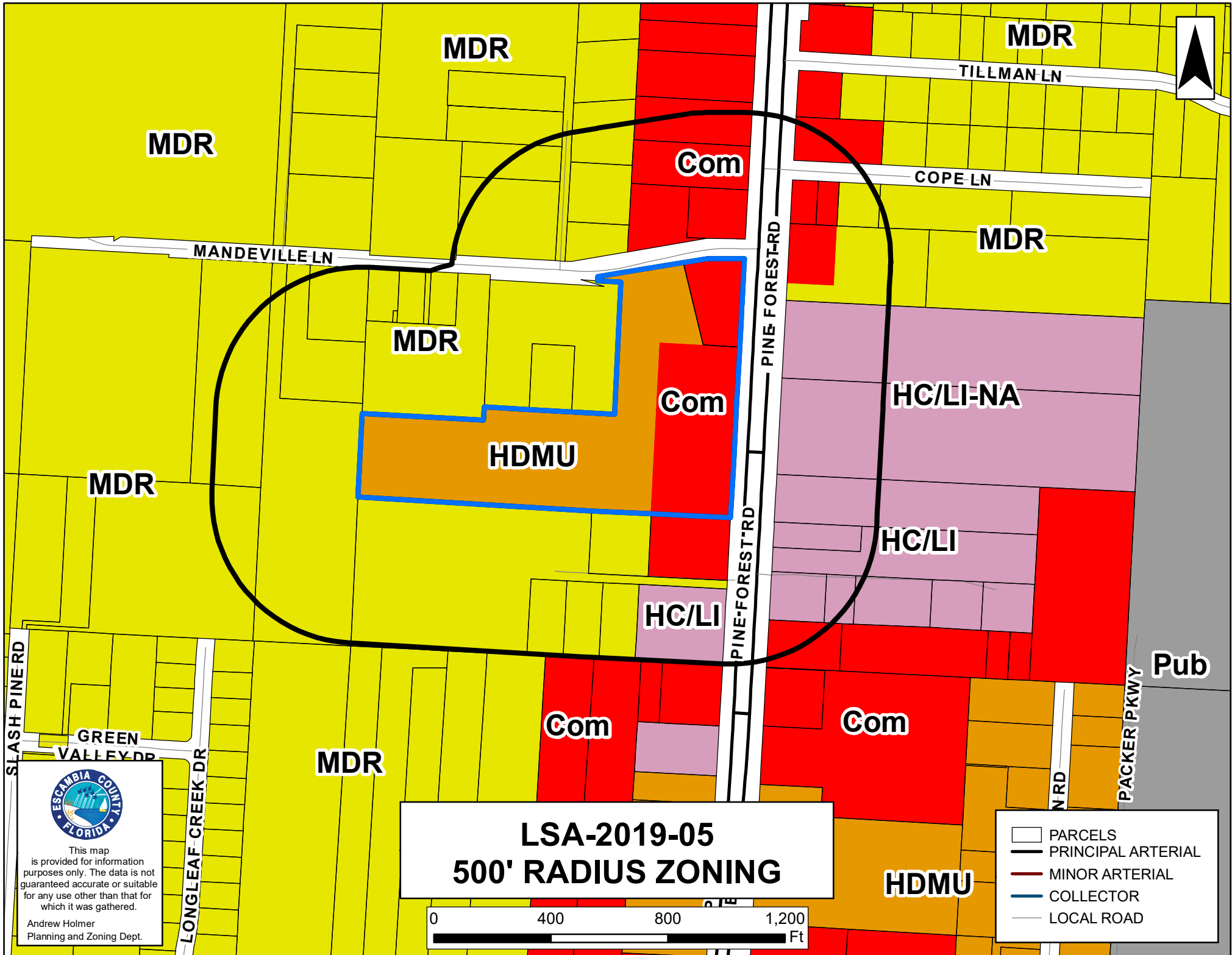


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

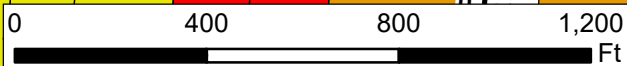


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



**LSA-2019-05
500' RADIUS ZONING**

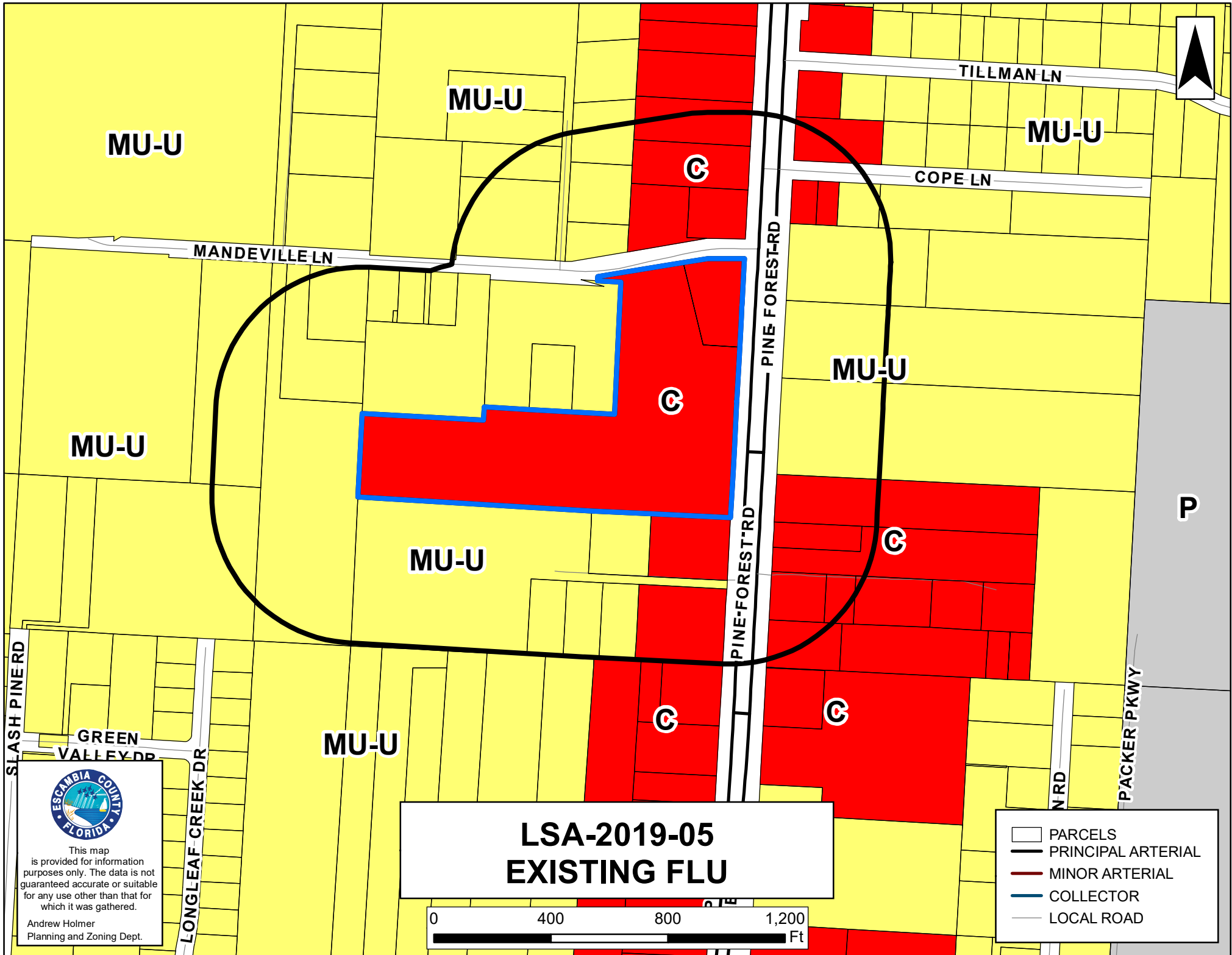


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



MU-U

MU-U

MU-U

MANDEVILLE LN

TILLMAN LN

COPE LN

C

PINE FOREST RD

MU-U

MU-U

C

MU-U

PINE FOREST RD

C

P

SLASH PINERD

GREEN VALLEY DR

MU-U

C

C

NRD

PACKER PKWY



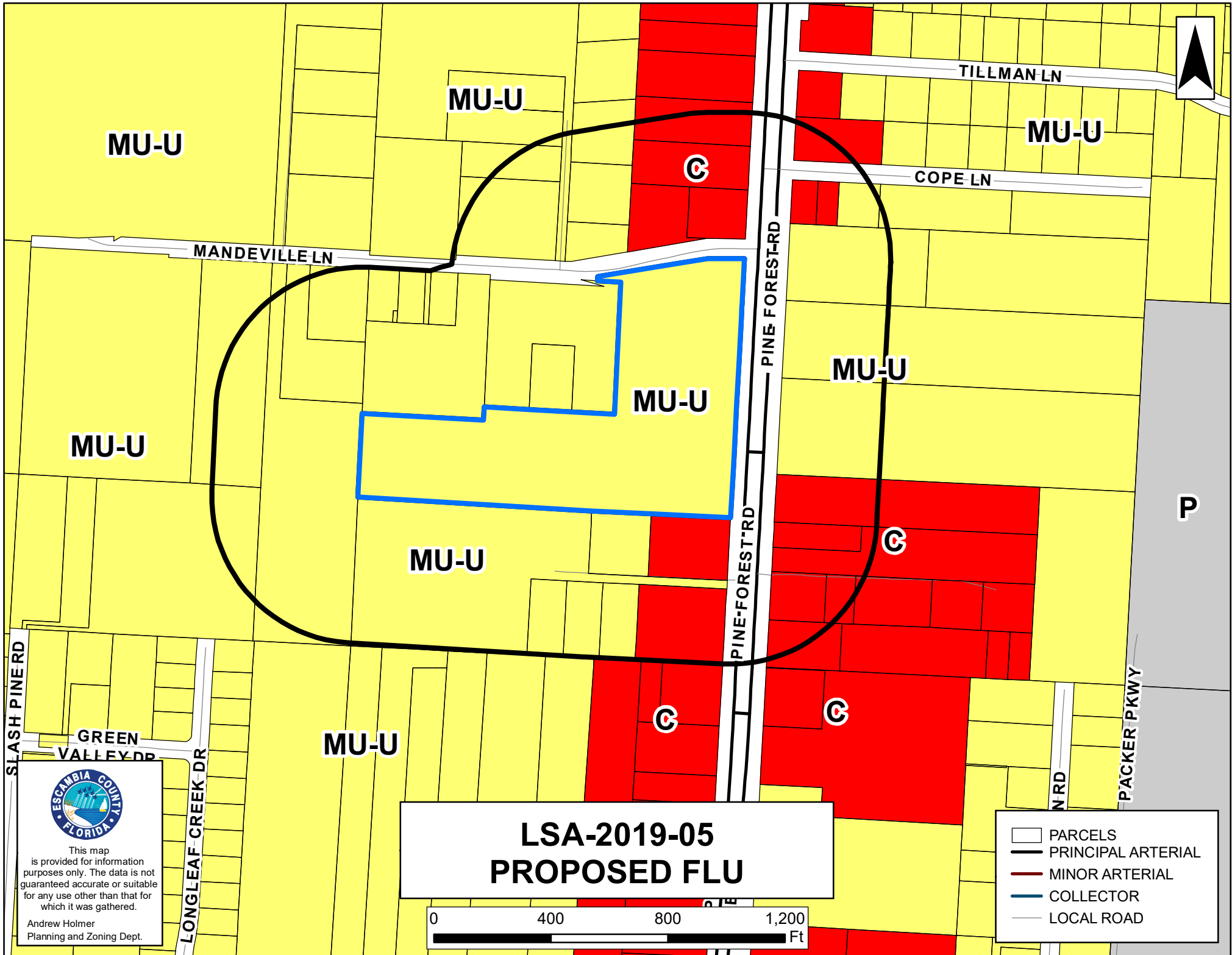
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

**LSA-2019-05
EXISTING FLU**



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



**LSA-2019-05
PROPOSED FLU**

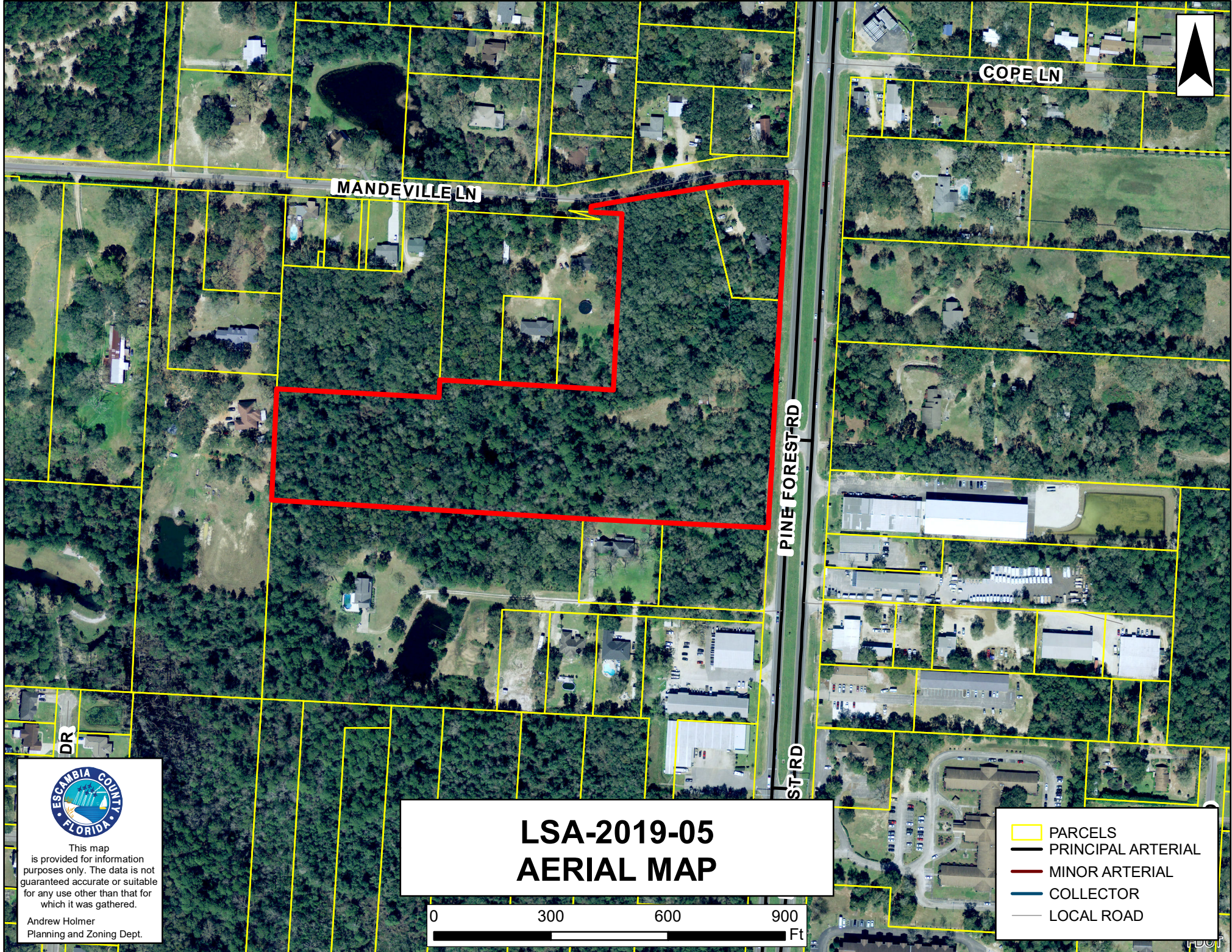


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



MANDEVILLE LN

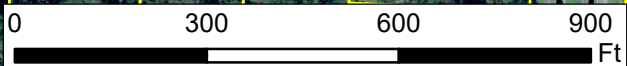
COPE LN






PINE FOREST RD

ST RD



LSA-2019-05 AERIAL MAP



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



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

Andrew Holmer
Planning and Zoning Dept.



**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: LSA-2019-05

CURRENT FLU C PROPOSED FLU MU-U

PLANNING BOARD

DATE: 12/03/19 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 01/07/20 TIME: 5:46 PM

LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking south from northern parcel



Looking north from
subject parcel



Looking onto corner
parcel to the north



Another view into
the southern parcel



Looking east across
Pine Forrest Rd



Looking southeast
across Pine Forest Rd



Looking east across
Pine Forest Rd from
another point on the
parcel



Looking south from southern most part of parcel



Looking west
onto subject
parcel



Looking at 7055
Pine Forest Rd



Looking toward
corner parcel

Letter of Request

We are requesting the Future Land Use (FLU) Amendment for these two parcels on Pine Forest in order to development residential properties. Currently, the present zonings under the current FLU of Commercial do not allow any residential uses outside of a predominately commercial development. Therefore, we are proposing a FLU Amendment to change the two parcels to FLU MU-U, which allows residential development without any such restriction.

**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)

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

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT _____
Current FLU: C Desired FLU: MD-U Zoning: HDm/Com Taken by: A Lindsay
Planning Board Public Hearing, date(s): December 3, 2019

BCC Public Hearing, proposed date(s): _____

Fees Paid 2,969.50 Receipt # _____ Date: _____

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

Name: Eric Gleaton

Address: 102 W Nine Mile Rd

City: Pensacola State: FL Zip Code: 32526

Telephone: (850) 572-5130

Email: ericgleaton@ericgleaton.com

DESCRIPTION OF PROPERTY:

Street address: 7045 & 7055 Pine Forest Road Pensacola, FL 32534

Subdivision: _____

Property reference number: Section 24 Township 1S Range 31W
4230 000 020
Parcel 3140 Lot 000 Block 000

Size of Property (acres) 14.4

**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.

Eric Gleaton ERIC GLEATON 10-8-19
Signature (Property Owner) Printed Name Date

[Signature] Chris Thompson 10-8-19
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 102 E. Nine Mile Road

City: Pensacola State: FL Zip: 32534

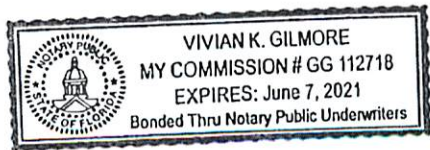
Telephone (850) 572 - 5130 Fax # (850) 572 - 5130

Email: ericgleaton@ericgleaton.com

STATE OF Escambia
COUNTY OF FLORIDA

The forgoing instrument was acknowledged before me this 8 day of October, year of 2019 by Eric Gleaton 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 DL G435-212-55-1528 identification.

Vivian Gilmore 10-8-19 Vivian Gilmore
Signature of Notary Public Date Printed Name of Notary
My Commission Expires _____ Commission No. _____
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7045/7055 Pine Forest Road

Pensacola, Florida, Property Reference Number(s)
241S314230000020 & 241S313140000000, I hereby designate Chris Thompson

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 8th day of October, the year of 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.

Eric Gleaton 10-8-19 ERIC GLEATON

Signature of Property Owner Date Printed Name of Property Owner

[Signature] 10-8-19 Chris Thompson

Signature of Agent Date Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 8 day of October, year of 2019, by Eric Gleaton who () did (X) did not take an oath.

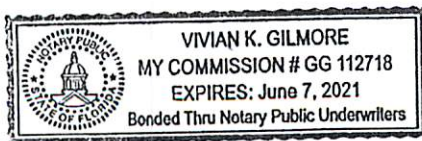
He/she is () personally known to me, (X) produced current Florida/Other driver's license, and/or () produced current DL 435-212-55-175-0 as identification.

Vivian Gilmore 10-8-19 Vivian Gilmore

Signature of Notary Public Date Printed Name of Notary Public

Commission Number _____ My Commission Expires _____

(Notary seal must be affixed)



**FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Project name: Pine Forest Residential Development

Property reference #: Section 24 Township 15 Range 31W

Parcel # 2415314230000020 2415313140000000

Project Address: 7045 Pine Forest Road

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 8 DAY OF Oct., 2019


Owner's signature

ERIC GLEATON
Owner's name (print)


Agent's signature

Chris Thompson
Agent's name (print)

QUIT CLAIM DEED

O. S. PD. # 2.75
DATE 5-14-91
JOE A. FLOWERS, COMPTROLLER
BY Francis B. Webb, Jr.
CERT. REG. #59-2043328-27-01

Mayes' Form 133
PRINTED AND FOR SALE BY
MAYES PRINTING CO., INC.
PENSACOLA, FLA. 32502
10872

400 x 1.50
2.75
13.75

State of Florida.

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM M. BRAMBLETT and ROBBIE D. BRAMBLETT

for and in consideration of Ten Dollars and other good and valuable considerations DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto ERIC LYNN GLEATON

188 E. 9 mile Rd. Panama City Fl. 32534

his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:
Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence South 89°50'30" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to the West right-of-way line of Pine Forest Road (150' R/W); thence North 00°19'10" East along said West right-of-way line a distance of 63.00 feet to the South right-of-way line of Mandeville Lane (R/W varies); thence South 89°50'30" West along said South right-of-way a distance of 125.00 feet; thence South 00°19'10" West for a distance of 300.00' for the Point of Beginning; thence continue along the same course for a distance of 25.00 feet; thence North 89°50'30" east for a distance of 125.00'; thence North 00°19'10" East for a distance of 25.00 feet; thence south 89°50'30" West for a distance of 125.00 feet, to the Point of Beginning containing 0.07 Acres more or less.

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

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 13th day of March MAY A.D. 19 91

William M. Bramblett (SEAL)
Robbie D. Bramblett (SEAL)

Signed, sealed and delivered in the presence of
Earl D. Messersmith
Betty Summersgill

This instrument was prepared by:
ERIC GLEATON
88 E 9 mile RD
Address

State of FLORIDA
County of ESCAMBIA

This day, before the undersigned Notary Public, personally appeared WILLIAM M. BRAMBLETT
and ROBBIE D. BRAMBLETT

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,
and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal
13th day of May, 1991.

Betty W. Sumner
Notary
My commission expires: 12-12-92



875304

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

MAY 14 12 24 PM '91

NOTARY PUBLIC
STATE OF FLORIDA

900 k/50
Revised

THIS DEED IS BEING RE-RECORDED TO
CORRECT A TYPOGRAPHICAL ERROR IN
THE LEGAL DESCRIPTION.

2773 473
2765 554

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JACK D. ALSIP and CAROLINE D. ALSIP, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ERIC LYNN GLEATON whose tax identification number is and whose address is 1941 WOODBRIDGE, PENSACOLA, FLORIDA 31514 heirs, personal representatives, successors and assigns, forever, the following real property, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF, AND MARKED EXHIBIT 'A'.

D.S. PD. \$ 880.00
DATE Oct. 10, 1989
JOE A. FLOWERS, COMPTROLLER
BY: Barbara Betts, D.C.
CERT. REG. #59-2043328-27-01

(Parcel Tax Identification #)

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

TO HAVE AND TO HOLD, unto the Grantee , his heirs, successors and assigns forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free from all encumbrances and that we, our heirs, personal representatives, successors and assigns, the said Grantee, his heirs, personal representatives, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, we have hereto set our hands and seals this 9th day of October, 1989.

Signed, sealed and delivered in the presence of
James J. Reeves
Barbara Betts

Jack D. Alsip
JACK D. ALSIP
Caroline D. Alsip
CAROLINE D. ALSIP

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of October, 1989, by JACK D. ALSIP and CAROLINE D. ALSIP, husband and wife

James J. Reeves
Notary Public
My commission expires 01/19/91

✓ This instrument prepared by:
James J. Reeves
Attorney at Law
730 Bayfront Parkway, Suite 4-B
Pensacola, FL 32501

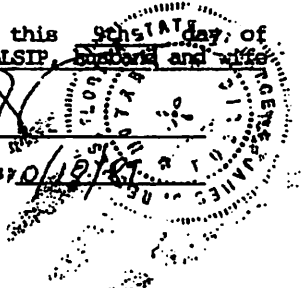


EXHIBIT "A"

LEGAL DESCRIPTION**PARCEL 1:**

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence South 89°50'30" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to the West right-of-way line of Pine Forest Road (150.00' R/W); thence North 00°19'10" East along said West right-of-way line a distance of 63.00 feet to the South right-of-way line of Mandeville Lane (R/W varies); thence South 89°50'30" West along said South right-of-way a distance of 125.00 feet for the POINT OF BEGINNING; thence continue along said right-of-way line South 77°08'51" West a distance of 145.96 feet; thence South 00°19'10" West a distance of 610.13 feet; thence North 80°52'28" East a distance of 270.78 feet to said West right-of-way line of Pine Forest Road; thence North 00°19'10" West along said West right-of-way line a distance of 275.00 feet; thence South 89°50'30" West a distance of 125.00 feet; thence North 00°19'10" East a distance of 325.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence South 89°50'30" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to the West right-of-way line of Pine Forest Road (150' R/W); thence North 00°19'10" East along said West right-of-way line, a distance of 63.00 feet to the South right-of-way line of Mandeville Lane (R/W varies); thence South 89°50'30" West along said South right-of-way a distance of 125.00 feet; thence continue along said right-of-way line South 77°08'51" West a distance of 145.96 feet to the POINT OF BEGINNING; thence continue along the same course a distance of 208.98 feet; thence South 00°03'58" West a distance of 15.00 feet; thence North 89°50'30" East a distance of 59.76 feet; thence South 00°03'58" West a distance of 450.00 feet; thence South 89°50'30" West a distance of 45.00 feet; thence South 89°50'30" West a distance of 420.00 feet to the West line of the Southeast 1/4 of the Southwest 1/4; thence South 00°03'58" West along said West line a distance of 283.66 feet; thence North 89°45'27" East a distance of 1277.33 feet to said West right-of-way line of Pine Forest Road; thence North 00°19'10" East along said West right-of-way line a distance of 269.80 feet; thence South 80°52'28" West a distance of 270.78 feet; thence North 00°19'10" East a distance of 610.13 feet to the POINT OF BEGINNING.

PARCEL 3:

Commencing at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence North 00°19'10" East along the East line of said Northeast 1/4 of the Southwest 1/4 a distance of 129.00 feet to the Easterly extension of the North right-of-way line of Mandeville Lane (R/W varies); thence South 89°50'30" West along said North right-of-way line a distance of 181.99 feet for the POINT OF BEGINNING; thence continue along said North right-of-way line South 77°08'51" West a distance of 275.24 feet; thence North 00°19'10" East a distance of 50.49 feet; thence North 89°50'30" East a distance of 268.01 feet to the POINT OF BEGINNING.

Q111 31

754337

NO. 1111

Recorded in Public Records 10/30/2015 at 12:42 PM OR Book 7429 Page 529, Instrument #2015083317, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$455.00

Prepared By:
Thomas G. Van Matre, Jr.
Taylor & Van Matre, P.A.
4300 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM15-2072
Sales Price \$65,000.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated October 29, 2015

by
WILEY MARVIN BRAMBLETT, as to an undivided one-third (1/3) interest and PATRICIA MAE BRAMBLETT COTTON, as to an undivided one-third (1/3) interest and CLARA A. BRAMBLETT SHULER, as to an undivided one-third (1/3) interest
whose post office address is:

6750 KLONDIKE ROAD, PENSACOLA, FL 32526

hereinafter called the GRANTOR, to

ERIC GLEATON

whose post office address is:

102 E. 9 MILE ROAD, PENSACOLA, FL 32534

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Begin at the Northeast corner of the Southeast Quarter of the Southwest Quarter, South 89 degrees 50 minutes 30 seconds West 50 feet to West R/W line of Pine Forest Road (150 ft R/W), North 0 degrees 19 minutes 10 seconds East along the West R/W line 63 feet to South R/W of Mandeville Lane for POB, South 89 degrees 50 minutes 30 seconds West along the South R/W of Mandeville Lane 125 feet, South 77 degrees 08 minutes 51 seconds West 87 feet, South 16 degrees 30 minutes 12 seconds East 292.70 feet, North 89 degrees 50 minutes 30 seconds East 125 feet to West R/W of Pine Forest road, North along the West R/W of road 300 feet to Point of Beginning.

Parcel ID Number:241S31-3140-000-000

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.


Signed, sealed and delivered in our presence:



Witness Printed Name YVONNE BONDREAUX



WILEY MARVIN BRAMBLETT




Witness Printed Name Denise Minton



PATRICIA MAE BRAMBLETT COTTON (Seal)



Witness Printed Name Tammy L. Barr



Witness Printed Name Denise Minton

[Signature]
Witness Printed Name Tony L. Best

[Signature] (Seal)
CLARA A. BRAMBLETT SHULER

[Signature]
Witness Printed Name David M. ...

State of **FLORIDA**
County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **October 29, 2015** by: **WILEY MARVIN BRAMBLETT** who is personally known to me or who has produced Drivers License as identification.

C. Denise Elinson
Notary Public, State of Florida
My Comm. Expires Oct 30, 2017
Commission No. FF 26684

[Signature]
NOTARY PUBLIC
My Commission Expires:

State of **FLORIDA**
County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **October 29, 2015** by: **PATRICIA MAE BRAMBLETT COTTON** who is personally known to me or who has produced Drivers License as identification.

C. Denise Elinson
Notary Public, State of Florida
My Comm. Expires Oct 30, 2017
Commission No. FF 26684

[Signature]
NOTARY PUBLIC
My Commission Expires:

State of **FLORIDA**
County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **October 29, 2015** by: **CLARA A. BRAMBLETT SHULER** who is personally known to me or who has produced Drivers License as identification.

C. Denise Elinson
Notary Public, State of Florida
My Comm. Expires Oct 30, 2017
Commission No. FF 26684

[Signature]
NOTARY PUBLIC
My Commission Expires:

**RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.


NAME OF ROADWAY: PINE FOREST ROAD

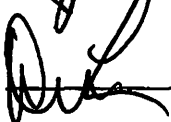
LEGAL ADDRESS OF PROPERTY:
7055 PINE FOREST ROAD, PENSACOLA, Florida 32526

THE COUNTY HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE. (STATE ROAD)

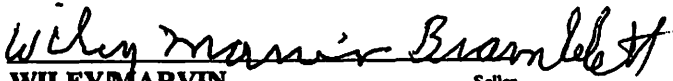
This form completed by: TVM15-2072
Taylor & Van Matre, P.A.
4300 Bayou Boulevard ,Suite 16
Pensacola , Florida

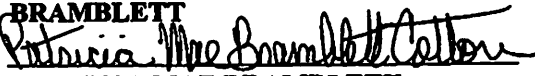
AS TO SELLER(S):

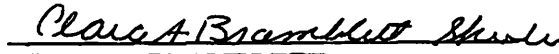


- Witness


- Witness

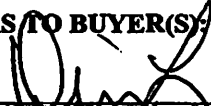


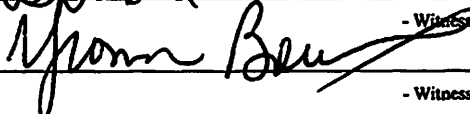
WILEY MARVIN - Seller
BRAMBLETT


PATRICIA MAE BRAMBLETT - Seller
COTTON



CLARA A. BRAMBLETT - Seller
SHULER

AS TO BUYER(S):



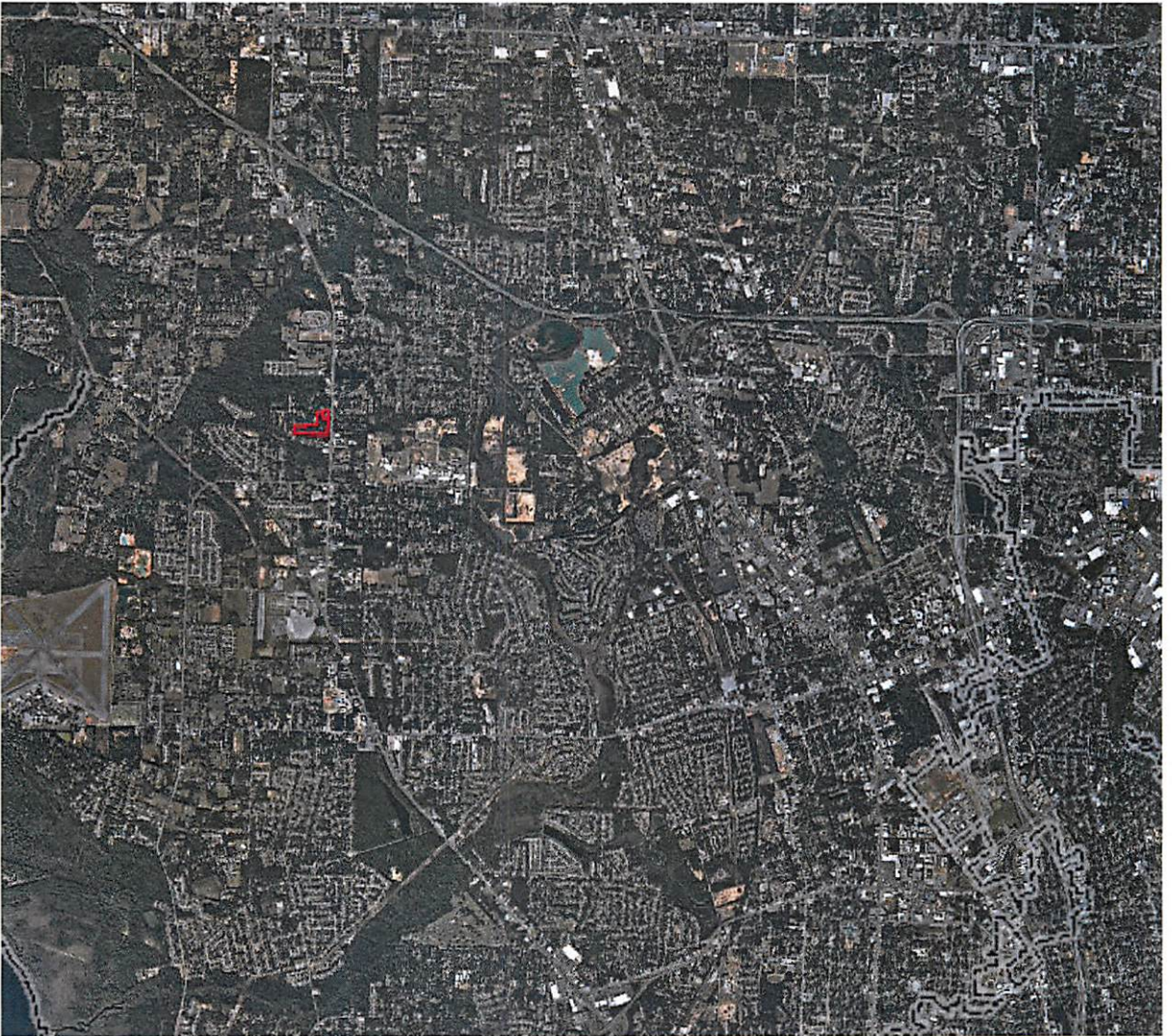
- Witness


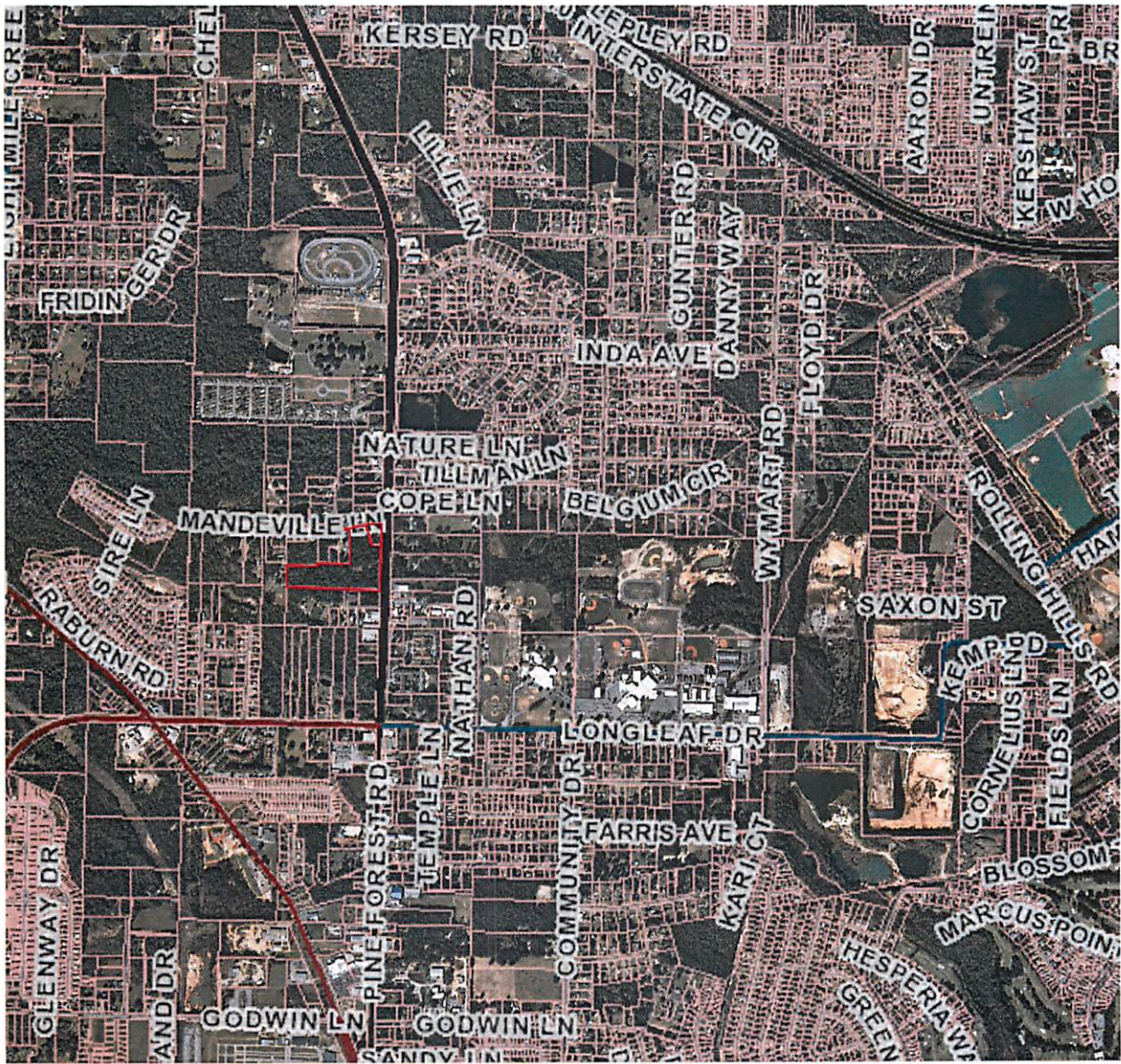
- Witness



ERIC GLEATON - Buyer

- Buyer







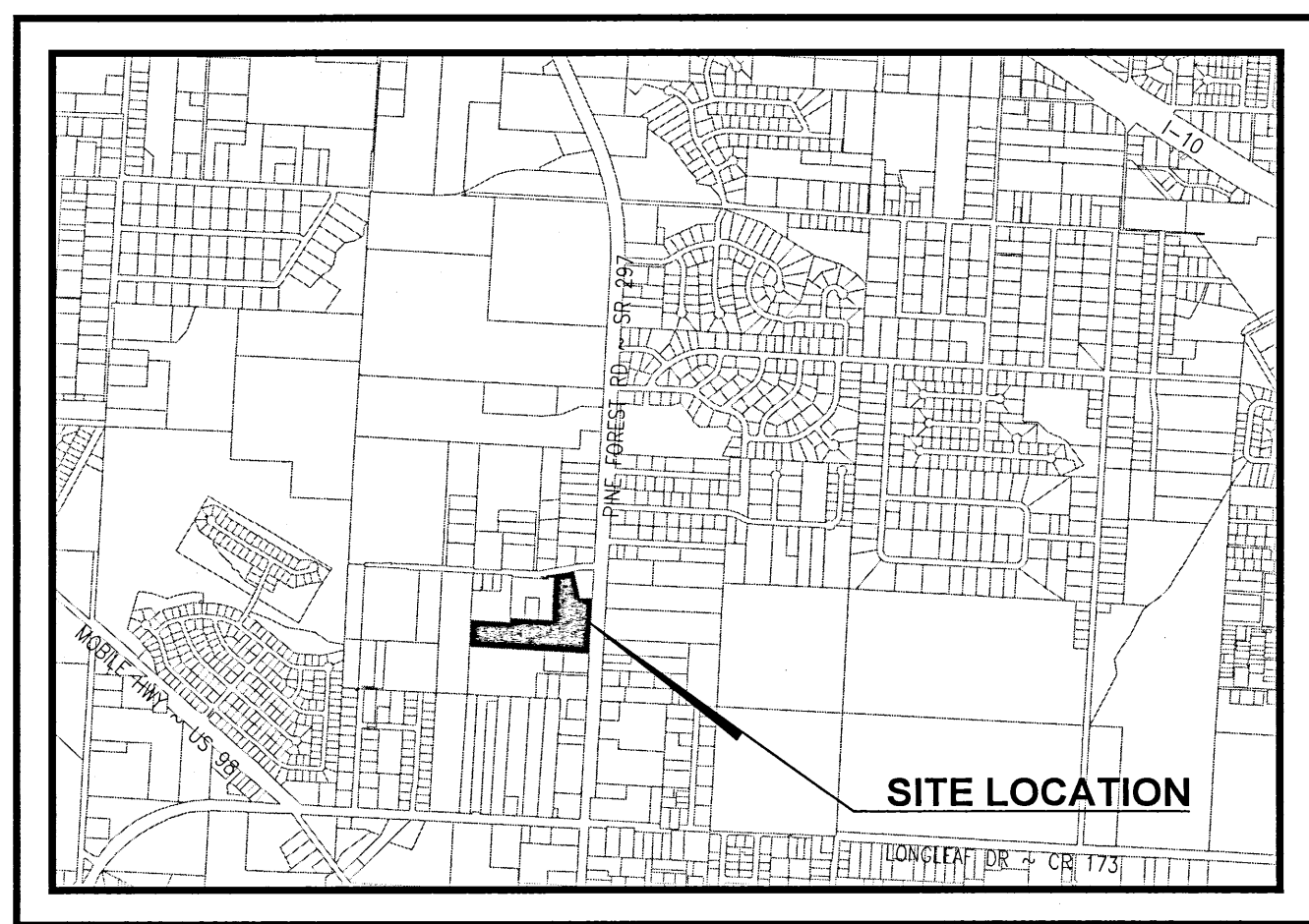
We are requesting a FLU Amendment for two parcels located at 7045 Pine Forest Road and 7055 Pine Forest Road. Respectively, the Parcel Reference numbers are 241S314230000020 and 241S313140000000. The total acreage of the properties is 14.4 acres. Below are the legal descriptions.

7045 Pine Forest Road (241S314230000020):

BEG AT NE COR OF SE 1/4 OF SW 1/4 S 89 DEG 50 MIN 30 SEC W ALG N LI OF SE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST RD (150 FT R/W) N 00 DEG 19 MIN 10 SEC E ALG W R/W LI 63 FT TO S R/W LI OF MANDEVILLE LN (R/W VARIES) S 89 DEG 50 MIN 30 SEC W ALG S R/W 125 FT S 77 DEG 08 MIN 51 SEC W 87 FT FOR POB CONT S 77 DEG 08 MIN 51 SEC W 58 96/100 FT S 0 DEG 19 MIN 10 SEC W 610 13/100 FT N 80 DEG 52 MIN 28 SEC E 270 78/100 FT TO W R/W OF PINE FOREST RD N 0 DEG 19 MIN 10 SEC W ALG W R/W LI 300 FT S 89 DEG 50 MIN 30 SEC W 125 FT N 16 DEG 30 MIN 12 SEC W 292 7/10 FT TO POB AND BEG AT NE COR OF SE 1/4 OF SW 1/4 S 89 DEG 50 MIN 30 SEC W ALG N LI OF SE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST RD (150 FT R/W) N 0 DEG 19 MIN 10 SEC E ALG SD W R/W LI 63 FT TO S R/W LI MANDEVILLE LN S 89 DEG 50 MIN 30 SEC W ALG S R/W 125 FT CONT ALG R/W LI S 77 DEG 08 MIN 51 SEC W 145 96/100 FT FOR POB CONT ALG SAME COURSE 208 96/100 FT S 00 DEG 03 MIN 58 SEC W 15 FT N 89 DEG 50 MIN 30 SEC E 59 76/100 FT S 00 DEG 03 MIN 58 SEC W 450 FT S 89 DEG 50 MIN 30 SEC W 450 FT S 00 DEG 03 MIN 58 SEC W 45 FT S 89 DEG 50 MIN 30 SEC W 420 FT TO W LI OF SE 1/4 OF SW 1/4 S 00 DEG 03 MIN 58 SEC W ALG SD W LI 283 66/100 FT N 89 DEG 45 MIN 27 SEC E 1277 33/100 FT TO W R/W LI OF PINE FOREST RD N 00 DEG 19 MIN 10 SEC E ALG SD W R/W LI 269 80/100 FT S 80 DEG 52 MIN 28 SEC W 270 78/100 FT N 00 DEG 19 MIN 10 SEC E 610 13/100 FT TO POB OR 2773 P 473 OR 3004 P 240

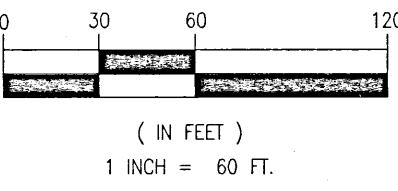
7055 Pine Forest Road (241S313140000000):

BEG AT NE COR OF SE 1/4 OF SW 1/4 S 89 DEG 50 MIN 30 SEC W 50 FT TO W R/W LI OF PINE FOREST RD (150 FT R/W) N 0 DEG 19 MIN 10 SEC E ALG W R/W LI 63 FT TO S R/W OF MANDEVILLE LN FOR POB S 89 DEG 50 MIN 30 SEC W ALG S R/W OF MANDEVILLE LN 125 FT S 77 DEG 08 MIN 51 SEC W 87 FT S 16 DEG 30 MIN 12 SEC E 292 70/100 FT N 89 DEG 50 MIN 30 SEC W 125 FT TO W R/W OF PINE FOREST RD N ALG W R/W OF RD 300 FT TO POB OR 7429 P 529 OR 7446 P 869



VICINITY MAP
1" = 200'

HORIZONTAL SCALE



DESCRIPTION: (OFFICIAL RECORDS BOOK 2773, PAGE 473)

PARCEL 1:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150.00' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 77°08'51" WEST A DISTANCE OF 145.96 FEET; THENCE SOUTH 00°19'10" WEST A DISTANCE OF 610.13 FEET; THENCE NORTH 89°50'28" EAST A DISTANCE OF 270.78 FEET TO SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD; THENCE NORTH 00°19'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 00°19'10" EAST A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 77°08'51" WEST A DISTANCE OF 145.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 208.98 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°50'30" EAST A DISTANCE OF 59.76 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 420.00 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°03'58" WEST ALONG SAID WEST LINE A DISTANCE OF 283.66 FEET; THENCE NORTH 89°45'27" EAST A DISTANCE OF 1277.33 FEET TO SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD; THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 269.80 FEET; THENCE SOUTH 80°52'28" WEST A DISTANCE OF 270.78 FEET; THENCE NORTH 00°19'10" EAST A DISTANCE OF 610.13 FEET TO THE POINT OF BEGINNING.

AND (OFFICIAL RECORDS BOOK 3004, PAGE 240)

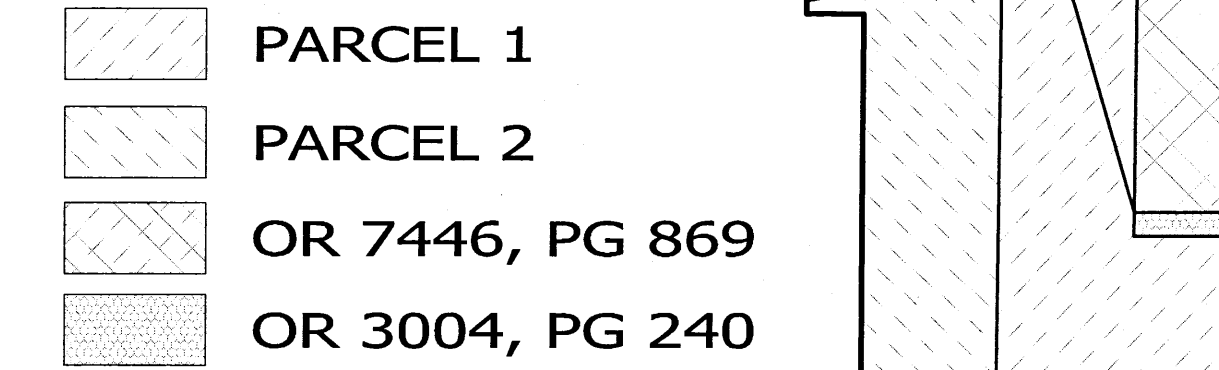
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 77°08'51" WEST A DISTANCE OF 300.00' FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 89°50'30" EAST FOR A DISTANCE OF 125.00'; THENCE NORTH 00°19'10" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°50'30" WEST FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.07 ACRES MORE OR LESS.

AND (OFFICIAL RECORDS BOOK 7446, PAGE 869)

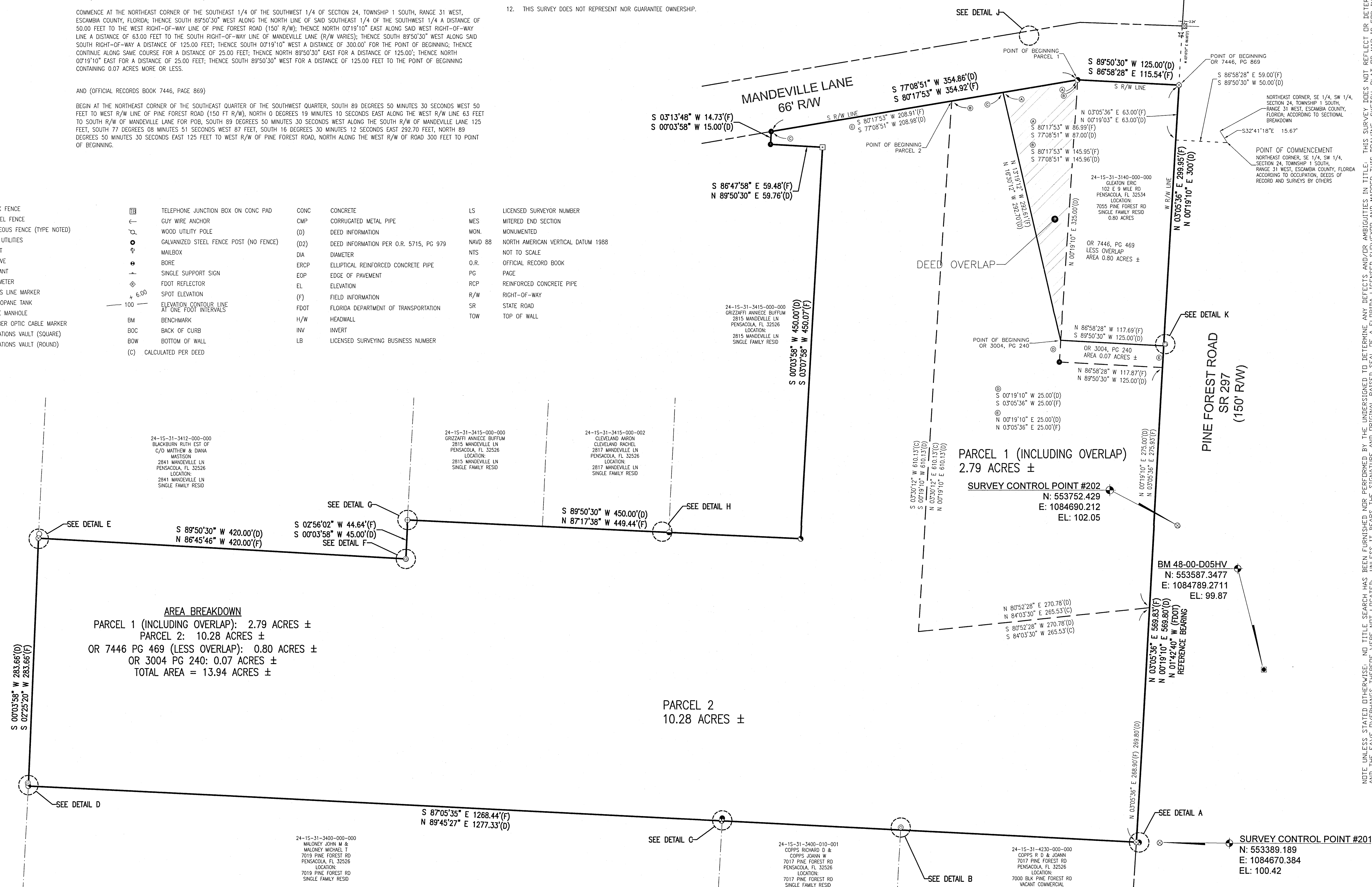
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 50 FEET TO WEST R/W LINE OF PINE FOREST ROAD (150 FT R/W), NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST R/W LINE 63 FEET TO SOUTH R/W OF MANDEVILLE LANE FOR POB, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTH R/W OF MANDEVILLE LANE 125 FEET, SOUTH 77 DEGREES 08 MINUTES 51 SECONDS WEST 87 FEET, SOUTH 16 DEGREES 12 SECONDS EAST 292.70 FEET, NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST 125 FEET TO WEST R/W OF PINE FOREST ROAD, NORTH ALONG THE WEST R/W OF ROAD 300 FEET TO POINT OF BEGINNING.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE GRID BEARING OF S 03°05'36" W ALONG THE WEST RIGHT OF WAY LINE OF PINE FOREST ROAD (STATE ROAD 297 - 150' R/W) AND IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) TRIMBLE R2 DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A COPY OF FOOT RIGHT OF WAY MAP OF STATE ROAD 297, SECTION 48190-2501, SHEET 3 OF 6, DATED 6/21/1966; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-00-D04HV HAVING A PUBLISHED ELEVATION OF 95.55 FEET.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1203300360, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY BIOME CONSULTING GROUP, 1300 W GOVERNMENT ST., PENSACOLA, FLORIDA, 850 435-9367.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.



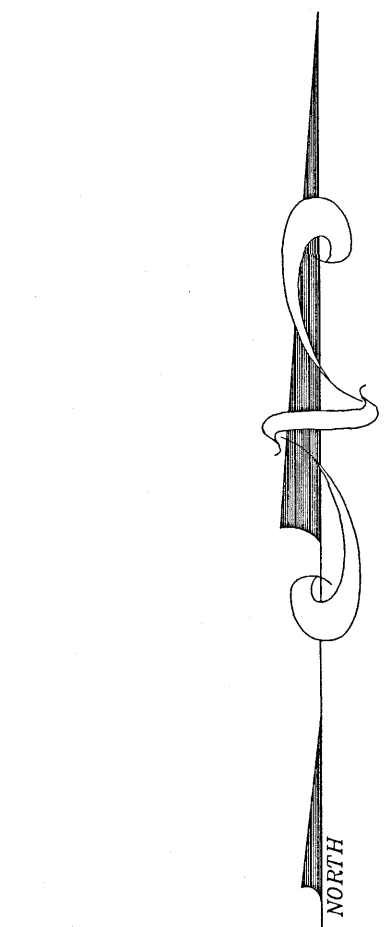
PARCEL KEY
(NTS)



AREA BREAKDOWN
 PARCEL 1 (INCLUDING OVERLAP): 2.79 ACRES ±
 PARCEL 2: 10.28 ACRES ±
 OR 7446 PG 469 (LESS OVERLAP): 0.80 ACRES ±
 OR 3004 PG 240: 0.07 ACRES ±
 TOTAL AREA = 13.94 ACRES ±

LEGEND:

○ SET 1/2" DIA CAPPED IRON ROD (LB7917)	— CHAIN LINK FENCE	□ TELEPHONE JUNCTION BOX ON CONC PAD	CONC CONCRETE	LS LICENSED SURVEYOR NUMBER
○ FOUND 1/2" DIA CAPPED IRON ROD (LB6112/"DRB"/"BUTLER")	— WOOD PANEL FENCE	— GUY WIRE ANCHOR	CMP CORRUGATED METAL PIPE	MES MITERED END SECTION
○ FOUND 1/2" DIA CAPPED IRON ROD ("CURLER")	— MISCELLANEOUS FENCE (TYPE NOTED)	— WOOD UTILITY POLE	(0) DEED INFORMATION	MON. MONUMENT
○ FOUND 1/2" DIA RED CAPPED IRON ROD ("BUTLER")	— OVERHEAD UTILITIES	— GALVANIZED STEEL FENCE POST (NO FENCE)	(02) DEED INFORMATION PER O.R. 5715, PG 979	NAV D NORTH AMERICAN VERTICAL DATUM 1988
○ FOUND 1/2" DIA DIA IRON PIPE (UNNUMBERED)	— DROP INLET	— MAILBOX	DIA DIAMETER	N/T NOT TO SCALE
○ FOUND 1" DIA IRON PIPE (UNNUMBERED)	— WATER VALVE	— BORE	ERCPC ELLIPTICAL REINFORCED CONCRETE PIPE	O.R. OFFICIAL RECORD BOOK
○ FOUND 1/2" DIA IRON PIPE (UNNUMBERED)	— FIRE HYDRANT	— SINGLE SUPPORT SIGN	EPG EDGE OF PAVEMENT	PG PAGE
○ FOUND BOLT (UNNUMBERED)	— BURIED GAS LINE MARKER	— FOOT REFLECTOR	RCP REINFORCED CONCRETE PIPE	R/W RIGHT-OF-WAY
○ FOUND AXLE (UNNUMBERED)	— BURIED PROPANE TANK	— SPOT ELEVATION	SR STATE ROAD	TOW TOP OF WALL
○ FOUND PK NAIL (UNNUMBERED)	— TELEPHONE MANHOLE	— ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS	H/W HEADWALL	
○ FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)	— BURIED FIBER OPTIC CABLE MARKER	— BM BENCHMARK	INV INVERT	
○ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK (LB6679)	— COMMUNICATIONS VAULT (SQUARE)	— BOW BACK OF CURB	LB LICENSED SURVEYING BUSINESS NUMBER	
○ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK (FDO1)	— COMMUNICATIONS VAULT (ROUND)	— (C) CALCULATED PER DEED		
○ SET BENCHMARK				
— LINE SHOWN NOT TO SCALE				



TREE LEGEND:

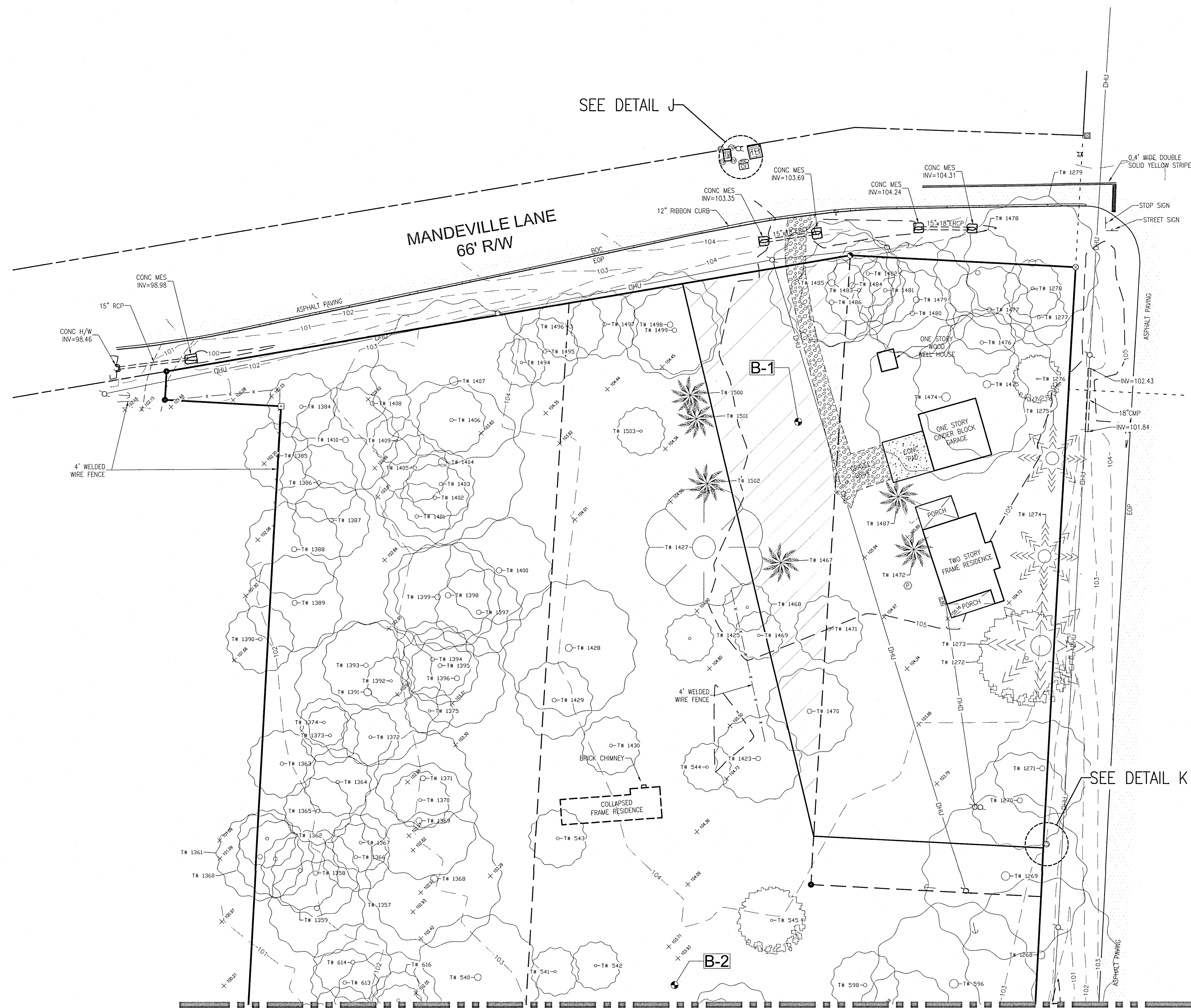
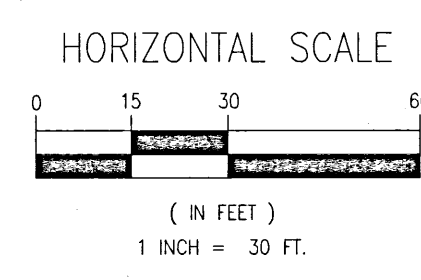
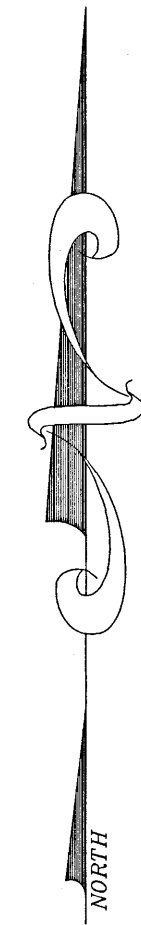
✱ BAY
✱ CYPRESS
✱ ELM
○ MAGNOLIA
○ OAK
✱ PALM

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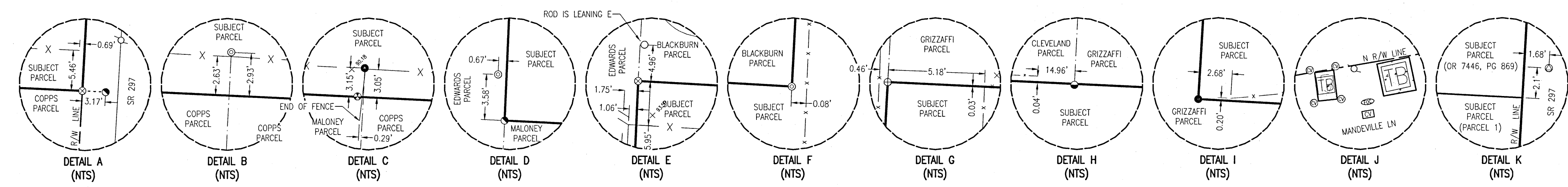
BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526
 SECTION 24 TOWNSHIP 1S RANGE 31W
 ESCAMBA COUNTY, FLORIDA

SURVEYORS CERTIFICATE
 I CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT AND I SURVEYING PER CHAPTER 51-17.05, 51-17.06, 51-17.07, 51-17.08, 51-17.09, 51-17.10, 51-17.11, 51-17.12, 51-17.13, 51-17.14, 51-17.15, 51-17.16, 51-17.17, 51-17.18, 51-17.19, 51-17.20, 51-17.21, 51-17.22, 51-17.23, 51-17.24, 51-17.25, 51-17.26, 51-17.27, 51-17.28, 51-17.29, 51-17.30, 51-17.31, 51-17.32, 51-17.33, 51-17.34, 51-17.35, 51-17.36, 51-17.37, 51-17.38, 51-17.39, 51-17.40, 51-17.41, 51-17.42, 51-17.43, 51-17.44, 51-17.45, 51-17.46, 51-17.47, 51-17.48, 51-17.49, 51-17.50, 51-17.51, 51-17.52, 51-17.53, 51-17.54, 51-17.55, 51-17.56, 51-17.57, 51-17.58, 51-17.59, 51-17.60, 51-17.61, 51-17.62, 51-17.63, 51-17.64, 51-17.65, 51-17.66, 51-17.67, 51-17.68, 51-17.69, 51-17.70, 51-17.71, 51-17.72, 51-17.73, 51-17.74, 51-17.75, 51-17.76, 51-17.77, 51-17.78, 51-17.79, 51-17.80, 51-17.81, 51-17.82, 51-17.83, 51-17.84, 51-17.85, 51-17.86, 51-17.87, 51-17.88, 51-17.89, 51-17.90, 51-17.91, 51-17.92, 51-17.93, 51-17.94, 51-17.95, 51-17.96, 51-17.97, 51-17.98, 51-17.99, 51-18.00, 51-18.01, 51-18.02, 51-18.03, 51-18.04, 51-18.05, 51-18.06, 51-18.07, 51-18.08, 51-18.09, 51-18.10, 51-18.11, 51-18.12, 51-18.13, 51-18.14, 51-18.15, 51-18.16, 51-18.17, 51-18.18, 51-18.19, 51-18.20, 51-18.21, 51-18.22, 51-18.23, 51-18.24, 51-18.25, 51-18.26, 51-18.27, 51-18.28, 51-18.29, 51-18.30, 51-18.31, 51-18.32, 51-18.33, 51-18.34, 51-18.35, 51-18.36, 51-18.37, 51-18.38, 51-18.39, 51-18.40, 51-18.41, 51-18.42, 51-18.43, 51-18.44, 51-18.45, 51-18.46, 51-18.47, 51-18.48, 51-18.49, 51-18.50, 51-18.51, 51-18.52, 51-18.53, 51-18.54, 51-18.55, 51-18.56, 51-18.57, 51-18.58, 51-18.59, 51-18.60, 51-18.61, 51-18.62, 51-18.63, 51-18.64, 51-18.65, 51-18.66, 51-18.67, 51-18.68, 51-18.69, 51-18.70, 51-18.71, 51-18.72, 51-18.73, 51-18.74, 51-18.75, 51-18.76, 51-18.77, 51-18.78, 51-18.79, 51-18.80, 51-18.81, 51-18.82, 51-18.83, 51-18.84, 51-18.85, 51-18.86, 51-18.87, 51-18.88, 51-18.89, 51-18.90, 51-18.91, 51-18.92, 51-18.93, 51-18.94, 51-18.95, 51-18.96, 51-18.97, 51-18.98, 51-18.99, 51-19.00, 51-19.01, 51-19.02, 51-19.03, 51-19.04, 51-19.05, 51-19.06, 51-19.07, 51-19.08, 51-19.09, 51-19.10, 51-19.11, 51-19.12, 51-19.13, 51-19.14, 51-19.15, 51-19.16, 51-19.17, 51-19.18, 51-19.19, 51-19.20, 51-19.21, 51-19.22, 51-19.23, 51-19.24, 51-19.25, 51-19.26, 51-19.27, 51-19.28, 51-19.29, 51-19.30, 51-19.31, 51-19.32, 51-19.33, 51-19.34, 51-19.35, 51-19.36, 51-19.37, 51-19.38, 51-19.39, 51-19.40, 51-19.41, 51-19.42, 51-19.43, 51-19.44, 51-19.45, 51-19.46, 51-19.47, 51-19.48, 51-19.49, 51-19.50, 51-19.51, 51-19.52, 51-19.53, 51-19.54, 51-19.55, 51-19.56, 51-19.57, 51-19.58, 51-19.59, 51-19.60, 51-19.61, 51-19.62, 51-19.63, 51-19.64, 51-19.65, 51-19.66, 51-19.67, 51-19.68, 51-19.69, 51-19.70, 51-19.71, 51-19.72, 51-19.73, 51-19.74, 51-19.75, 51-19.76, 51-19.77, 51-19.78, 51-19.79, 51-19.80, 51-19.81, 51-19.82, 51-19.83, 51-19.84, 51-19.85, 51-19.86, 51-19.87, 51-19.88, 51-19.89, 51-19.90, 51-19.91, 51-19.92, 51-19.93, 51-19.94, 51-19.95, 51-19.96, 51-19.97, 51-19.98, 51-19.99, 52-00.00.

Valid only with embossed seal	
Revisions	
Date	Description
11/21	Add Wetlands & Areas
Designed By: -	
Drawn By: JDC	
Checked By: SGR	
Job No.: 078500001	
Date:	11/20/2019
Scale:	1" = 60'
FIELD DATE:	11/20/19
CREW:	RS/DD
FB R618	PG 61-64
FB R618	PG 61-65



MATCHLINE A - SEE SHEET 2



NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP, INTERESTS, OR RIGHTS OF BUILDINGS AND THE LEAVE OVERLAP THEREOF WERE NOT LOCATED, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE
 I CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE PERSONALLY CONDUCTED THE SURVEY AND I HAVE BEEN ASSISTED BY THE FOLLOWING ASSISTANTS: [List of names].
 STEPHEN GARY BRYAN, LICENSE NO. 42618, DATE 11/20/2019
 PROFESSIONAL LAND SURVEYOR LICENSE NO. 42618

Valid only with embossed seal

Revisions	
Date	Description
11/21	Added Wellings & Areas

Designed By: _____

Drawn By: JDC

Checked By: SGR

Job No.: 078500001

Date: 11/20/2019

Scale: 1" = 30'

FIELD DATE: 11/20/19
 CREW: RG/DD

FB R010 PG 61-64
 FB R010 PG 61-65

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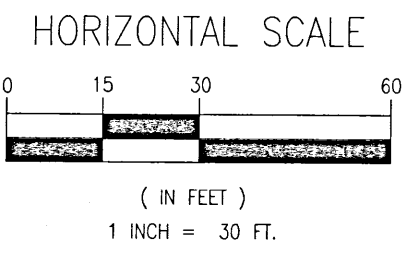
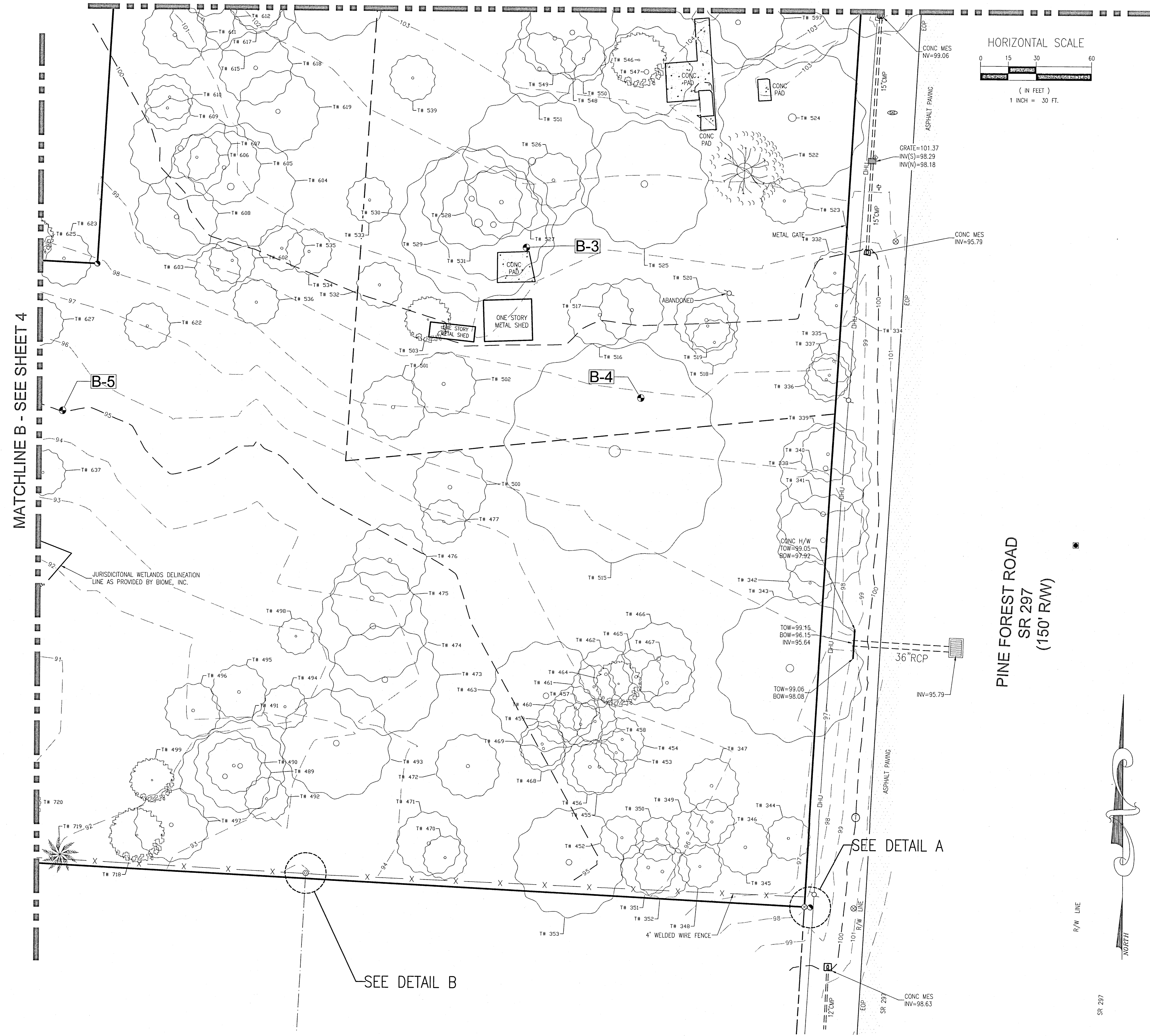
BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526
 SECTION 24 TOWNSHIP 15 RANGE 31W
 ESCAMBIA COUNTY, FLORIDA

MATCHLINE A- SEE SHEET 2

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
332	OAK	24'	12"
334	OAK	24'	12"
335	OAK	24'	12"
336	OAK	24'	15"
337	OAK	24'	12"
338	OAK	30'	24"
339	OAK	50'	36"
340	OAK	50'	36"
341	OAK	50'	34"
342	OAK	24'	12"
343	OAK	80'	48"
344	OAK	24'	18"
345	OAK	30'	15"
346	OAK	25'	12"
347	OAK	30'	15"
348	OAK	24'	12"
349	OAK	24'	18"
350	OAK	24'	12"
351	OAK	30'	15"
352	OAK	30'	15"
353	OAK	60'	32"
452	OAK	24'	12"
453	OAK	24'	12"
454	OAK	24'	12"
455	OAK	30'	18"
456	OAK	30'	18"
457	OAK	24'	15"
458	OAK	24'	15"
459	OAK	24'	15"
460	OAK	24'	15"
461	OAK	24'	15"
462	OAK	30'	20"
463	OAK	60'	32"
464	MAGNOLIA	25'	15"
465	OAK	30'	18"
466	OAK	40'	28"
467	OAK	30'	18"
468	OAK	25'	12"
469	OAK	25'	12"
470	OAK	24'	12"
471	OAK	35'	20"
472	OAK	35'	20"
473	OAK	60'	30"
474	OAK	60'	30"
475	OAK	45'	26"
476	OAK	40'	24"
477	OAK	24'	12"
489	OAK	50'	20"
490	OAK	30'	20"
491	OAK	50'	24"
492	OAK	24'	12"
493	OAK	60'	42"
494	OAK	24'	12"
495	OAK	30'	18"
496	OAK	30'	22"
497	OAK	40'	24"
498	OAK	20'	12"
499	MAGNOLIA	24'	12"
500	OAK	40'	12"-15"-18" SPLIT
501	OAK	35'	15"-18" SPLIT
502	OAK	35'	22"
503	MAGNOLIA	25'	15"
515	OAK	120'	84"
516	OAK	35'	18"
517	OAK	35'	22"
518	OAK	25'	15"
519	OAK	25'	12"
520	OAK	35'	23"
522	ELM	40'	23"
523	OAK	25'	15"
524	OAK	80'	52"
525	OAK	70'	48"
526	OAK	30'	15"
527	OAK	75'	55"
528	OAK	40'	28"
529	OAK	60'	48"
530	OAK	85'	66"
531	OAK	55'	34"
532	OAK	25'	12"
533	OAK	25'	15"
534	OAK	25'	15"
535	OAK	25'	15"
536	OAK	25'	15"
539	OAK	25'	15"
540	OAK	65'	40"
541	OAK	25'	12"

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
542	OAK	25'	12"
543	OAK	30'	20"
544	OAK	25'	12"
545	MAGNOLIA	35'	20"
546	MAGNOLIA	30'	18"
547	OAK	50'	30"
548	OAK	50'	30"
549	OAK	40'	20"
550	OAK	25'	12"
551	OAK	40'	20"
596	OAK	85'	52"
597	OAK	50'	35"
598	OAK	35'	20"
602	OAK	25'	15"
603	OAK	25'	12"
604	OAK	70'	44"
605	OAK	40'	28"
606	OAK	25'	18"
607	OAK	55'	30"
608	OAK	45'	28"
609	OAK	25'	18"
610	OAK	25'	18"
611	OAK	35'	22"
612	OAK	35'	24"
613	OAK	35'	22"
614	OAK	40'	25"
615	OAK	55'	32"
616	OAK	30'	18"
617	OAK	25'	18"
618	OAK	40'	23"
619	OAK	45'	26"
622	OAK	25'	15"
623	OAK	30'	18"
624	OAK	35'	22"
625	MAGNOLIA	20'	14"
627	OAK	25'	15"
636	OAK	25'	18"
637	OAK	25'	18"
679	OAK	30'	18"
683	OAK	25'	15"
684	OAK	25'	15"
685	OAK	20'	12"
686	OAK	20'	12"
688	MAGNOLIA	20'	12"
689	OAK	20'	15"
690	MAGNOLIA	20'	12"
691	MAGNOLIA	20'	12"
692	OAK	25'	15"
693	OAK	25'	15"
694	OAK	25'	12"
695	OAK	25'	15"
696	OAK	30'	18"
697	OAK	25'	15"
698	OAK	30'	18"
699	OAK	30'	15"
702	OAK	25'	15"
703	BAY	25'	18"
704	BAY	25'	15"
706	BAY	30'	18"
707	BAY	20'	12"
709	BAY	25'	15"
710	BAY	25'	15"
711	BAY	25'	12"
714	BAY	25'	18"
716	BAY	25'	18"
717	OAK	25'	18"
718	MAGNOLIA	30'	18"
719	PALM	20'	18"
720	MAGNOLIA	30'	15"
721	MAGNOLIA	20'	12"
723	OAK	30'	15"
729	OAK	30'	15"
730	BAY	25'	15"
731	OAK	20'	15"
732	OAK	30'	24"
738	BAY	20'	12"
739	BAY	25'	18"
740	BAY	25'	15"
741	BAY	40'	25"
743	BAY	40'	22"
744	OAK	30'	18"
745	OAK	30'	18"
746	OAK	25'	15"
747	BAY	25'	15"
748	BAY	20'	12"
750	OAK	50'	23"

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
751	OAK	20'	12"
767	OAK	30'	20"
768	OAK	40'	26"
770	OAK	25'	15"
771	OAK	25'	15"
772	OAK	20'	12"
773	OAK	25'	15"
774	OAK	25'	18"
775	OAK	25'	18"
776	OAK	20'	12"
777	OAK	20'	12"
778	OAK	30'	20"
779	OAK	30'	20"
782	OAK	25'	18"
783	OAK	25'	18"
784	OAK	25'	15"
785	OAK	25'	15"
786	OAK	25'	15"
809	OAK	25'	15"
811	BAY	20'	15"
812	BAY	20'	15"
813	OAK	20'	15"
814	OAK	20'	12"
815	BAY	30'	20"
829	MAGNOLIA	25'	15"
838	OAK	25'	15"
840	OAK	50'	30"
841	OAK	50'	30"
842	OAK	50'	30"
844	OAK	25'	12"
845	OAK	25'	15"
846	OAK	35'	20"
847	OAK	25'	16"
848	OAK	25'	15"
849	OAK	30'	22"
850	OAK	30'	22"
852	OAK	25'	15"
853	MAGNOLIA	25'	15"
856	OAK	50'	26"
857	OAK	25'	15"
858	OAK	25'	18"
880	OAK	20'	12"
861	OAK	25'	15"
862	OAK	25'	15"
863	OAK	25'	12"
864	OAK	25'	15"
865	OAK	25'	12"
866	OAK	25'	12"
867	OAK	25'	12"
869	OAK	25'	12"
870	OAK	50'	32"
871	OAK	25'	15"
872	OAK	25'	15"
873	OAK	25'	15"
874	OAK	25'	15"
875	OAK	30'	18"
876	OAK	20'	12"
878	OAK	30'	20"
879	OAK	25'	12"
880	OAK	30'	18"
902	OAK	20'	12"
903	OAK	20'	12"
904	OAK	25'	15"
905	OAK	25'	15"
906	OAK	25'	15"
907	OAK	25'	12"
908	OAK	25'	12"
909	OAK	35'	20"
910	OAK	30'	18"
911	OAK	30'	18"
912	OAK	25'	15"
914	OAK	20'	12"
915	OAK	20'	12"



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 Pensacola, Florida 32501
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 FLSurveying Business #187917 #2888
 www.mckimcreed.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526

SECTION 24 TOWNSHIP 15S RANGE 31W
 ESCAMBIA COUNTY, FLORIDA

DESIGNED BY: _____
DRAWN BY: JDC
CHECKED BY: SGR
JOB NO.: 078500001
DATE: 11/20/2019
SCALE: 1" = 30'

FIELD DATE: 11/20/19
CREW: R3/DD
FB R01B PG 61-64
FB R01B PG 67-85

REVISIONS

Date	Description
11/21	Added Wetlands & Areas

NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DEFENSIVE BOUNDARIES, UNDERGROUND FOOTINGS OF BUILDINGS AND THE LEAVE OVERHANGS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON TO BE CORRECT AND COMPLETE WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PER CHAPTER 55-170.00, 55-170.01 AND 55-170.02, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 47B.07, FLORIDA STATUTES, AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSE #102488.

STEPHEN GARY RUTAN
 PROFESSIONAL LAND SURVEYOR - LICENSE #102488

NELSON THAXTON.

NELSON THAXTON LAND SURVEYING
1005 PALISADE ROAD
PENSACOLA, FL 32504
(850) 474-1393

BOUNDARY SURVEY OF:
A PARCEL OF LAND IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA

ADDRESS: PINE FOREST ROAD

DESCRIPTION (AS FURNISHED)

PARCEL 1:
Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence South 89°50'30" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to the West right-of-way line of Pine Forest Road (150.00' R/W); thence South 00°19'10" East along said West right-of-way line a distance of 610.13 feet to the South right-of-way line of Mandeville Lane (R/W Variable); thence South 89°50'30" West along said South right-of-way a distance of 125.00 feet for the POINT OF BEGINNING; thence continue along said right-of-way line South 77°00'51" West a distance of 145.96 feet; thence South 00°19'10" West a distance of 610.13 feet; thence North 00°19'10" East a distance of 270.75 feet to said West right-of-way line of Pine Forest Road; thence North 00°19'10" West along said West right-of-way line a distance of 275.00 feet; thence South 89°50'30" West a distance of 125.00 feet; thence North 00°19'10" East a distance of 323.00 feet to the POINT OF BEGINNING.

PARCEL 2:
Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 1 South, Range 31 West, Escambia County, Florida; thence South 89°50'30" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to the West right-of-way line of Pine Forest Road (150' R/W); thence South 00°19'10" East along said West right-of-way line, a distance of 610.13 feet to the South right-of-way line of Mandeville Lane (R/W Variable); thence South 89°50'30" West along said South right-of-way a distance of 125.00 feet; thence continue along said right-of-way line South 77°00'51" West a distance of 145.96 feet to the POINT OF BEGINNING; thence continue along the same course a distance of 125.00 feet; thence South 00°03'58" West a distance of 450.00 feet; thence North 89°50'30" East a distance of 59.75 feet; thence South 00°03'58" West a distance of 450.00 feet; thence South 89°50'30" West a distance of 45.00 feet; thence South 89°50'30" West a distance of 125.00 feet to the West line of the Southeast 1/4 of the Southwest 1/4; thence South 00°03'58" West along said West line a distance of 283.66 feet; thence North 89°45'27" East a distance of 1277.33 feet to said West right-of-way line of Pine Forest Road; thence North 00°19'10" East along said West right-of-way line a distance of 283.40 feet; thence South 80°52'28" West a distance of 270.75 feet; thence North 00°19'10" East a distance of 610.13 feet to the POINT OF BEGINNING.

NOT VALID
UNLESS
EXHIBITED
WITH
RAISED SEAL

-This survey is not covered by professional liability insurance.
-The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting the title or boundary of the subject property. It is possible there are deeds of record, unrecorded dated deeds, easements or other instruments which could affect the boundary as shown hereon.
-I hereby certify the survey shown hereon to: ERIC GLEATON

W. NELSON THAXTON REGISTERED LAND SURVEYOR Florida Cert. No. 4812	DATE	PREPARED FOR ERIC GLEATON	REVISIONS
		FIELD DATE: 10-31-07	FIELD BOOK/PAGE: 2007-10
		SCALE:	CAD-FILE: PINE FOREST
		JOB #:	PARTY CHIEF INITIALS: NT
			DISK
			SHEET 2 OF 2

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 no pending development request 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 available to service development under the requested FLU designations. See letters from ECUA attached.

B. Solid Waste Disposal

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

C. Potable Water

ECUA has confirmed infrastructure and service available to service development under the requested FLU designations. See letters from ECUA attached. Any 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 studies, 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

Access to the parcels will mainly be from Pine Forest, a median cut currently exists in front of 7045 Pine Forest road for our use. There is anticipated to be a rear entrance on Mandeville as well. 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

Any recreation and open space issues will be appropriately addressed at the County Development Review phase prior to any development of the property.

G. Schools

As we are proposing a FLU Amendment for residential purposes, the below schools will be affected:

- 1) Beulah Elementary School
- 2) Beulah Middle School
- 3) Pine Forest High School

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.

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)

The nearest wellhead according to county GIS records is at the crossing of Dunaway Lane and Eight Mile Creek Road, approximately 6,300 feet away. The proposed two parcels are well outside the 7 and 20 year Well-head protection areas as indicated below:



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

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

Florida Master Site File, Division of Historical Resources, has indicated there are no previously recorded cultural or historical resources in the proposed Amendment area. Please see the attached letter as Exhibit.

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

According to County GIS and US Fish and Wildlife Wetlands Mapper, there are no reported wetlands on either of the two parcels. No endangered species have been reported. 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 proposed Future Land Use Amendment Application is consistent with the overall plans contained within the Escambia County Comprehensive Plan 2030.

Mixed-Used Urban (MU-U) Future Land Use is consistent with many parcels along Pine Forest, which is comprised of a mix of Commercial and MU-U parcels directly on the road. Consistent with the residential element found along the roadway, with many homes laying directly off Pine Forest, we are looking to keep with the character that is currently there.



October 9, 2019

7045 PINE FOREST RD
32526

To Whom It May Concern:

This confirms that the ECUA provides the following service(s) Sanitation and Water at 7045 PINE FOREST RD A RW in Pensacola, Florida. If you require further assistance, please call me at (850) 476-0480, and I will be happy to help you.

Sincerely,

DeAndra Brand
Customer Service Representative



October 10, 2019

Robert C Foust
7055 Pine Forest Rd
Pensacola, FL 32526

To Whom It May Concern:

This confirms that the ECUA provides the following service(s) Water and Sanitation at 7055 PINE FOREST RD RW in Pensacola, Florida. If you require further assistance, please call me at (850) 476-0480, and I will be happy to help you.

Sincerely,

Cassandra Strickland
Customer Service Representative



Gulf Power®

October 10, 2019

Spencer Leeper
sleeper@southpalafox.com
815 S. Palafox St.
Pensacola, FL 32520

RE: Power availability
7045 & 7055 Pine Forest Rd.
Pensacola, FL 32526

Dear Mr. Spencer:

Gulf Power Company has three phase electric facilities available along the west side of Pine Forest Rd. at the property in question. There is sufficient capacity for three phase overhead or underground service and single phase service if required.

Though three phase power is available, there may be charges associated with service depending on qualifying load and type of service requested. The service voltage and point of attachment will be determined upon receipt of final plat and electrical panel schedules.

Depending on the loads and the decision to have overhead or underground there may be some additional cost.

If you have any questions, please contact me at paul.cazenavette@fpl.com 850-429-2818.

Sincerely,

Paul J. Cazenavette

Paul J. Cazenavette
Sr. Technical Specialist
Gulf Power Company
Pensacola, FL



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: 1 South (North or South) Range: 31 West (East or West)

Sections (include all affected): 24

County (include all affected): Escambia County USGS Quad (if known): West Pensacola

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: Spencer Leeper
Organization: South Palafox Construction
Phone: 8504183816 Fax: 8503781008
Address: 815 S. Palafox St, 3rd Floor
Pensacola, FL 32502
Email: sleeper@southapalafox.com

Agency/Permit/Project requiring search: Pine Forest Development, FLU MU-U Amendment

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@doh.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)



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 4, 2019



Spencer Leeper
South Palafox Group
815 South Palafox Street, 3rd Floor
Pensacola, FL 32502
Phone: 850.777.3100
Email: sleeper@southpalafox.com

In response to your inquiry of October 4, 2019, the Florida Master Site File lists no previously recorded cultural or historical resources found in the following section of Escambia County:

T01S, R31W, Section 24 with a 500 foot buffer as shown on the corresponding map.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

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

General Data

Project Name: LSA 2019-05 – Amending the Comprehensive Plan, Chapter 7, 2030 FLU map.

Location: 7045 & 7055 Pine Forest Road

Parcel #s: 24-1S-31-4230-000-020, 24-1S-31-3140-000-000

Acreage: 10.28 (+/-) acres, 3.66 (+/-) acres.

Request: Commercial (C) to Mixed-Use Urban (MU-U).

Agent: Chris Thompson, Agent for Eric Gleaton, Owner

Meeting Dates: Planning Board, December 5, 2019
BCC January 7, 2019 (Transmittal)

Site Description and Summary of Proposed Amendment:

The area includes parcels 24-1S-31-4230-000-020, 24-1S-31-3140-000-000, located on Pine Forest road just north of Blue Angel Parkway.

Mixed-Use Urban. “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.” The range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 2.0.

Commercial. “Intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.” “Range of Allowable Uses: Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

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. The applicant provided a letter from ECUA stating services for water and sanitation are provided by ECUA. Any new proposed development will have a complete reviewed 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: Escambia County continues to maintain its adopted solid waste LOS commitments. The Department of Waste Services reported in its 2018 solid waste LOS analysis that the current build-out for disposal at the Perdido Landfill will provide solid waste disposal capacity through 2045.

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: Based on Escambia County Property Appraiser records, the parcels are 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: Compliance with adopted stormwater management provisions that implement these policies would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.

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 parcel fronts Pine Forest Road, which is a FDOT road, classified as an arterial roadway. Any new development will have to submit an application for Development Review Process.

Transportation & Traffic Operations (TTO) Comments – LSA-2019-05

TTO Staff has reviewed the LSA-2019-05 7045 & 7055 Pine Forest Road (C to MU-U), agenda item for the Planning Board meeting scheduled for December 3, 2019. Please see the below comments.

Pine Forest Road is a four-lane divided roadway with a right-of-way of 100 feet. The County does not have any proposed improvement projects scheduled for Pine Forest Road in this area. In addition, FDOT does not have any construction scheduled.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Pine Forest Road is classified as a minor arterial with a maximum LOS of D and a

corresponding daily volume threshold of 39,800. Near Louisiana Drive, the daily volume on Pine Forest Road for 2018 was recorded as 32,000.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any 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: Based on the public records of Escambia County, the assigned schools that service this area are: Beulah Elementary, Beulah Middle, and Pine Forest High. An increase of residential dwellings may influence student population projections, requiring the plan to be reviewed and approved through the Site Plan Review process.

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:

Approval of the amendment would allow for the proposed Future Land Use to be consistent with the existing zoning and allow more residential density which will be compatible with the surrounding residential uses.

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: Based on the GIS wellhead protection areas layer, there are wellhead protection areas to the north of this site, however, this property is not located in a wellhead protection area, and will not impact the wellhead 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: A letter from the Historical Resources was provided which states no historical resources were found to be on site. At the time of development review if any historic or archeological resources or structures are discovered, the county will request the appropriate guidance, direction and technical assistance from the State.

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. Any natural resource issues will be appropriately addressed at the county Development Review process at the time of development. Any proposed development will be reviewed for impacts on the natural resources during the Site Plan Review process.

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 promote mixed uses in the urban areas, with compatible infill development.

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: There are multiple residential and commercial developments along Pine Forest Rd. Any new proposed project will be required to meet the current regulations, as it relates to the availability of public services to support the requested densities and intensities.

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

INTEROFFICE MEMORANDUM



**TO: Andrew Holmer, Division Manager
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner
Transportation & Traffic Operations Division**

**THRU: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: November 25, 2019

RE: Transportation & Traffic Operations (TTO) Comments – LSA-2019-05

TTO Staff has reviewed the LSA-2019-05, 7045 & 7055 Pine Forest Road (C to MU-U), agenda item for the Planning Board meeting scheduled for December 3, 2019. Please see the below comments.

Pine Forest Road is a four-lane divided roadway with a right-of-way of 100 feet. The County does not have any proposed improvement projects scheduled for Pine Forest Road in this area. In addition, FDOT does not have any construction scheduled.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Pine Forest Road is classified as a minor arterial with a maximum LOS of D and a corresponding daily volume threshold of 39,800. Near Louisiana Drive, the daily volume on Pine Forest Road for 2018 was recorded as 32,000.

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

**cc: Horace Jones, Development Services Department Director
Joy Jones, P.E., Engineering Department Director
Allyson Lindsay, Development Services Department**

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA Ordinance 2019-05

Date: 11-22-19

Date requested back by: _____

Requested by: Allyson Cain

Phone Number: _____



(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: _____

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

1
2 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2019-
3 05."

4
5 **Section 3. Changes to the 2030 Future Land Use Map**

6
7 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
8 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030,
9 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
10 references and information shown thereon, is further amended to include the following
11 future land use changes:

12
13 (A) A parcel of land which is located within Section 24, Township 1S, Range
14 31W, parcel number 24-1S-31-4230-000-020 and totaling 10.28 (+/-) acres,
15 located on Pine Forest Road, as more particularly described in the
16 Boundary Survey produced by Gary Rutan, a registered land surveyor with
17 McKim and Creed, dated 11/21/2019, attached as Exhibit A, from
18 Commercial (C) to Mixed-Use Urban (MU-U).

19
20 (B) A parcel of land which is located within Section 24, Township 1S, Range
21 31W, parcel number 24-1S-31-3140-000-000 and totaling 3.66 (+/-) acres,
22 located at Pine Forest Road, as more particularly described in the Boundary
23 Survey produced by Gary Rutan, a registered land surveyor with McKim
24 and Creed, dated 11/21/2019, attached as Exhibit A, from Commercial (C)
25 to Mixed-Use Urban (MU-U).

26
27 **Section 4. Severability**

28
29 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
30 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
31 the validity of the remaining portions of this Ordinance.

32
33 **Section 5. Inclusion in the Code**

34
35 It is the intention of the Board of County Commissioners that the provisions of this
36 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
37 sections, subsections and other provisions of this Ordinance may be renumbered or
38 relettered and the word "ordinance" may be changed to "section," "article," or such other
39 appropriate word or phrase in order to accomplish such intentions.

1
2 **Section 6. Effective Date**
3

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

10
11 **DONE AND ENACTED** this _____ day of _____, 2020.

12
13 BOARD OF COUNTY COMMISSIONERS
14 OF ESCAMBIA COUNTY, FLORIDA

15
16
17 By: _____
18 Steven Barry, Chairman

19
20 ATTEST: PAM CHILDERS
21 CLERK OF THE CIRCUIT COURT

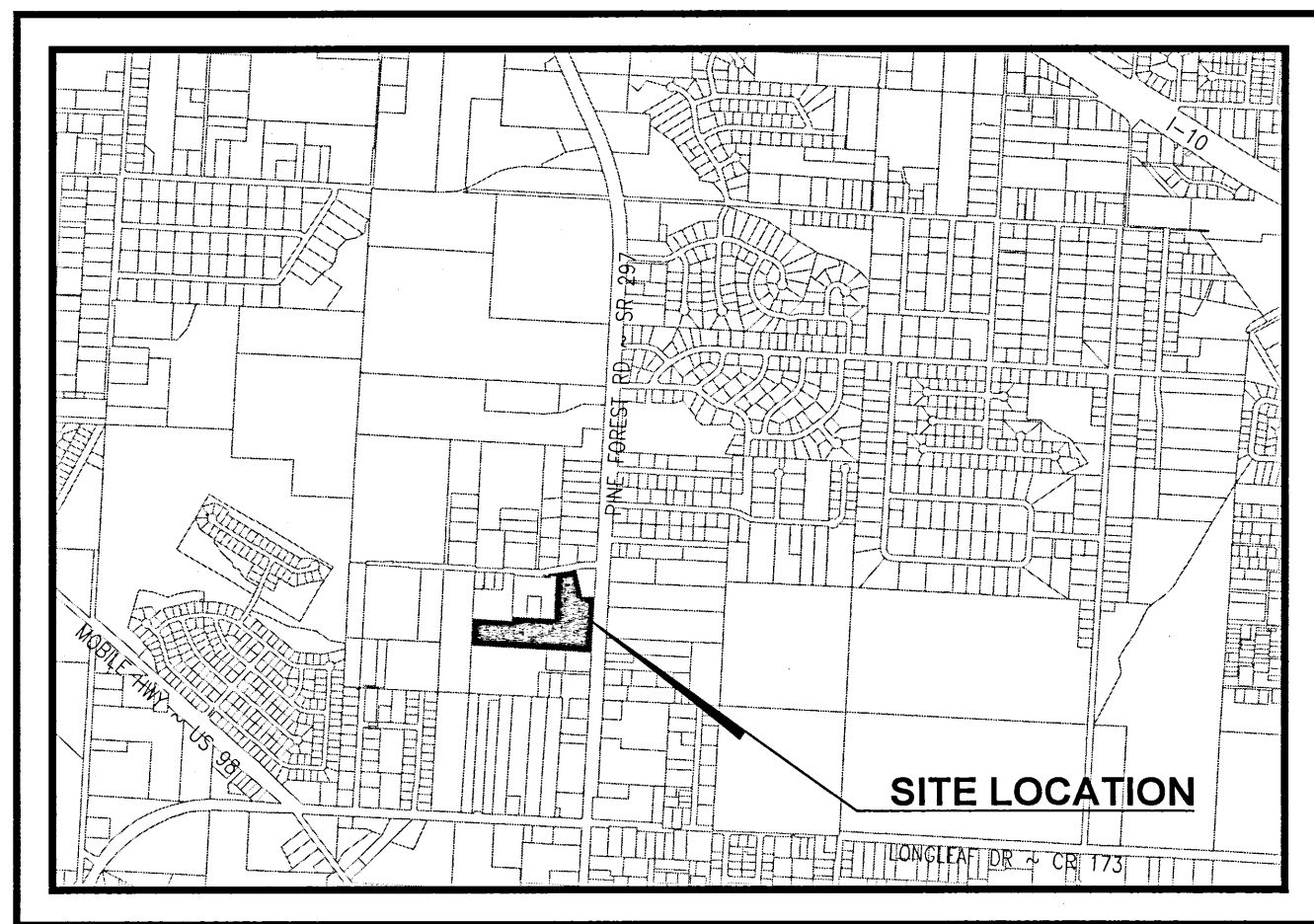
22
23
24 By: _____
25 Deputy Clerk

26 (SEAL)

27
28 This document approved as to form
29 and legal sufficiency.

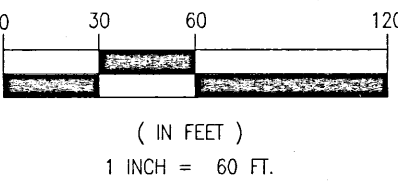
30 By *Kin M. Johnson*
31 Title *Asst. County Attorney*
Date *11-22-19*

32 ENACTED:
33 FILED WITH THE DEPARTMENT OF STATE:
34 EFFECTIVE DATE:



VICINITY MAP
1" = 200'

HORIZONTAL SCALE



DESCRIPTION: (OFFICIAL RECORDS BOOK 2773, PAGE 473)

PARCEL 1:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150.00' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 77°08'51" WEST A DISTANCE OF 145.96 FEET; THENCE SOUTH 00°19'10" WEST A DISTANCE OF 610.13 FEET; THENCE NORTH 89°50'28" EAST A DISTANCE OF 270.78 FEET TO SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD; THENCE NORTH 00°19'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 00°19'10" EAST A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 77°08'51" WEST A DISTANCE OF 145.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 208.98 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°50'30" EAST A DISTANCE OF 59.76 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 00°03'58" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°50'30" WEST A DISTANCE OF 420.00 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°03'58" WEST ALONG SAID WEST LINE A DISTANCE OF 283.66 FEET; THENCE NORTH 89°45'27" EAST A DISTANCE OF 1277.33 FEET TO SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD; THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 269.80 FEET; THENCE SOUTH 80°52'28" WEST A DISTANCE OF 270.78 FEET; THENCE NORTH 00°19'10" EAST A DISTANCE OF 610.13 FEET TO THE POINT OF BEGINNING.

AND (OFFICIAL RECORDS BOOK 3004, PAGE 240)

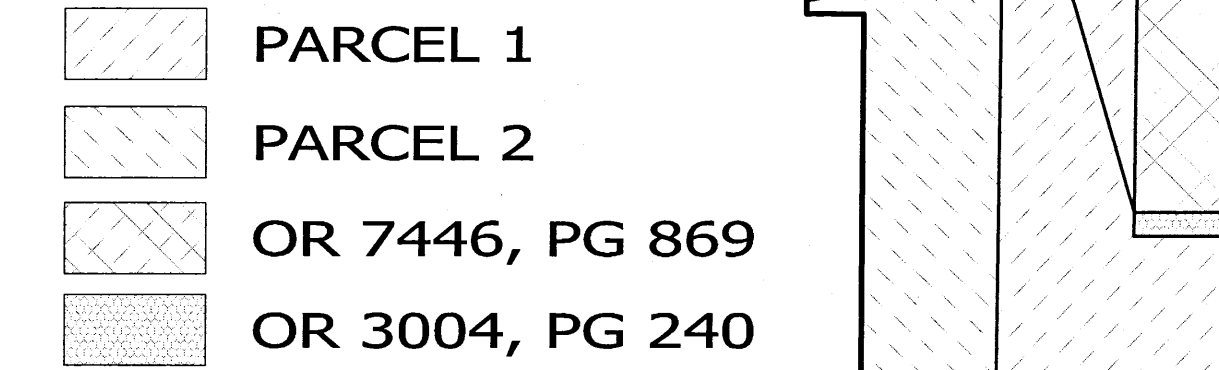
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE SOUTH 89°50'30" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (150' R/W); THENCE NORTH 00°19'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 63.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANDEVILLE LANE (R/W VARIES); THENCE SOUTH 89°50'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 125.00 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 300.00' FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 89°50'30" EAST FOR A DISTANCE OF 125.00'; THENCE NORTH 00°19'10" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°50'30" WEST FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.07 ACRES MORE OR LESS.

AND (OFFICIAL RECORDS BOOK 7446, PAGE 869)

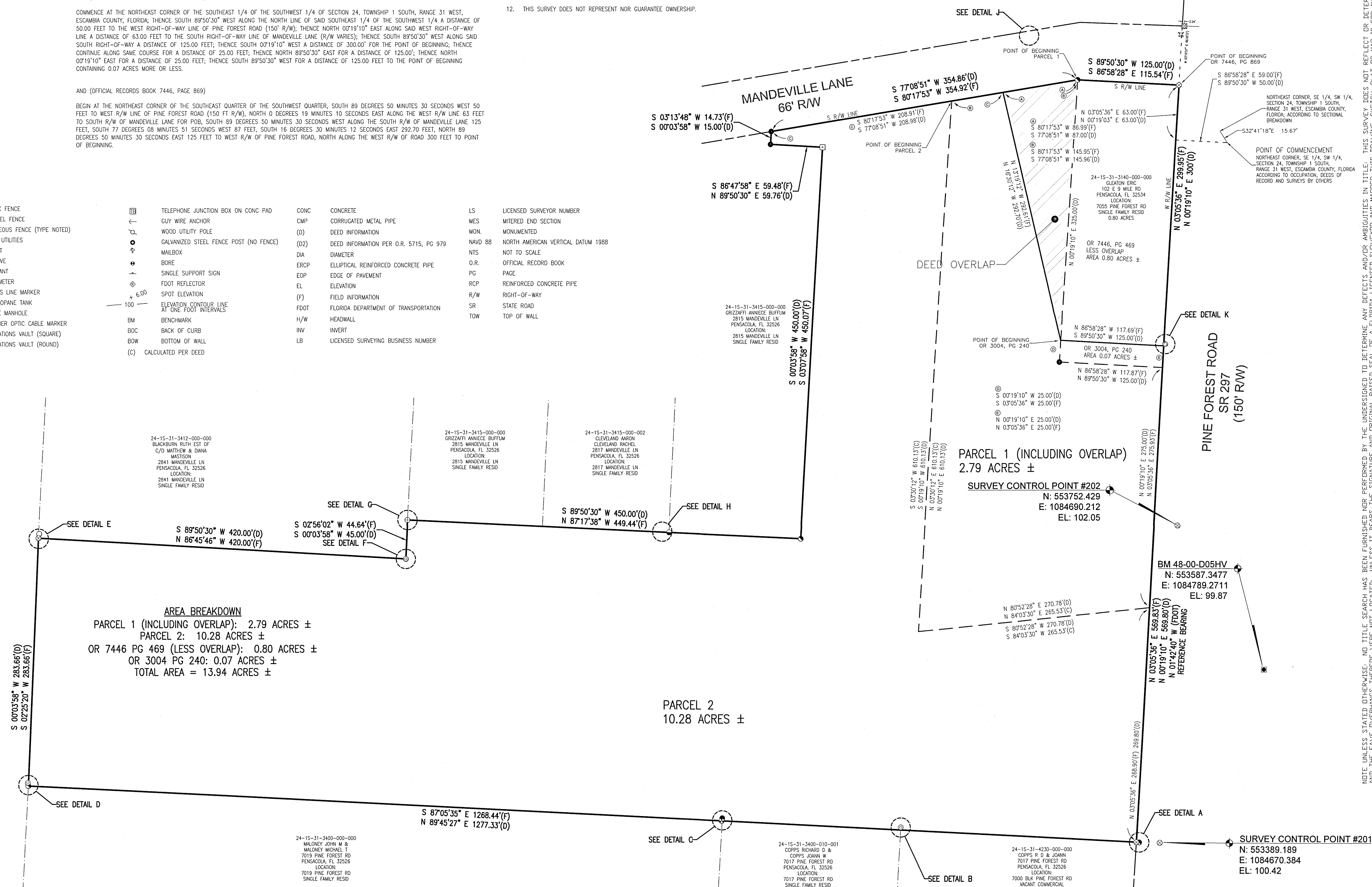
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 50 FEET TO WEST R/W LINE OF PINE FOREST ROAD (150 FT R/W), NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST R/W LINE 63 FEET TO SOUTH R/W OF MANDEVILLE LANE FOR POB, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTH R/W OF MANDEVILLE LANE 125 FEET, SOUTH 77 DEGREES 08 MINUTES 51 SECONDS WEST 87 FEET, SOUTH 16 DEGREES 12 SECONDS EAST 292.70 FEET, NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST 125 FEET TO WEST R/W OF PINE FOREST ROAD, NORTH ALONG THE WEST R/W OF ROAD 300 FEET TO POINT OF BEGINNING.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE GRID BEARING OF S 03°05'36" W ALONG THE WEST RIGHT OF WAY LINE OF PINE FOREST ROAD (STATE ROAD 297 - 150' R/W) AND IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) TRIMBLE R2 DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A COPY OF FOOT RIGHT OF WAY MAP OF STATE ROAD 297, SECTION 48190-2501, SHEET 3 OF 6, DATED 6/21/1966; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-00-D04HV HAVING A PUBLISHED ELEVATION OF 95.55 FEET.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1203300360, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY BIOME CONSULTING GROUP, 1300 W GOVERNMENT ST., PENSACOLA, FLORIDA, 850 435-9367.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.



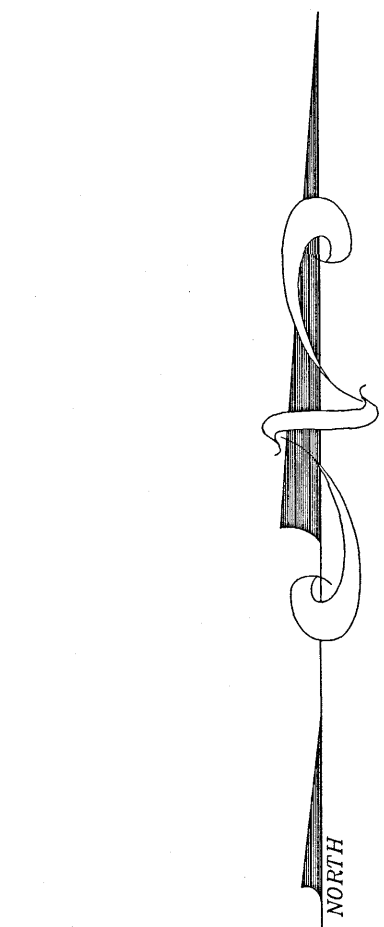
PARCEL KEY
(NTS)



AREA BREAKDOWN
 PARCEL 1 (INCLUDING OVERLAP): 2.79 ACRES ±
 PARCEL 2: 10.28 ACRES ±
 OR 7446 PG 469 (LESS OVERLAP): 0.80 ACRES ±
 OR 3004 PG 240: 0.07 ACRES ±
 TOTAL AREA = 13.94 ACRES ±

LEGEND:

○ SET 1/2" DIA CAPPED IRON ROD (LB7917)	— CHAIN LINK FENCE	□ TELEPHONE JUNCTION BOX ON CONC PAD	CONC CONCRETE	LS LICENSED SURVEYOR NUMBER
○ FOUND 1/2" DIA CAPPED IRON ROD (LB6112/"DRB"/"BUTLER")	— WOOD PANEL FENCE	— GUY WIRE ANCHOR	CMP CORRUGATED METAL PIPE	MES MITERED END SECTION
○ FOUND 1/2" DIA CAPPED IRON ROD ("CURLER")	— MISCELLANEOUS FENCE (TYPE NOTED)	— WOOD UTILITY POLE	(0) DEED INFORMATION	MON. MONUMENT
○ FOUND 1/2" DIA RED CAPPED IRON ROD ("BUTLER")	— OVERHEAD UTILITIES	○ GALVANIZED STEEL FENCE POST (NO FENCE)	(02) DEED INFORMATION PER O.R. 5715, PG 979	NAV D NORTH AMERICAN VERTICAL DATUM 1988
○ FOUND 1/2" DIA IRON PIPE (UNNUMBERED)	— DROP INLET	○ MAILBOX	DIA DIAMETER	N/T NOT TO SCALE
○ FOUND 1" DIA IRON PIPE (UNNUMBERED)	— WATER VALVE	○ BORE	ERCP ELLIPTICAL REINFORCED CONCRETE PIPE	O.R. OFFICIAL RECORD BOOK
○ FOUND 1/2" DIA IRON PIPE (UNNUMBERED)	— FIRE HYDRANT	○ SINGLE SUPPORT SIGN	EPG EDGE OF PAVEMENT	PG PAGE
○ FOUND BOLT (UNNUMBERED)	— BURIED GAS LINE MARKER	○ FOOT REFLECTOR	RCP REINFORCED CONCRETE PIPE	R/W RIGHT-OF-WAY
○ FOUND AXLE (UNNUMBERED)	— BURIED PROPANE TANK	○ SPOT ELEVATION	SR STATE ROAD	TOW TOP OF WALL
○ FOUND PK NAIL (UNNUMBERED)	— TELEPHONE MANHOLE	— 100' ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS	H/W HEADWALL	
○ FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)	— BURIED FIBER OPTIC CABLE MARKER	BM BENCHMARK	INV INVERT	
○ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK (LB6679)	— COMMUNICATIONS VAULT (SQUARE)	BOC BACK OF CURB	LB LICENSED SURVEYING BUSINESS NUMBER	
○ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK (FDO1)	— COMMUNICATIONS VAULT (ROUND)	BOW BOTTOM OF WALL		
○ SET BENCHMARK		(C) CALCULATED PER DEED		
— LINE SHOWN NOT TO SCALE				



TREE LEGEND:

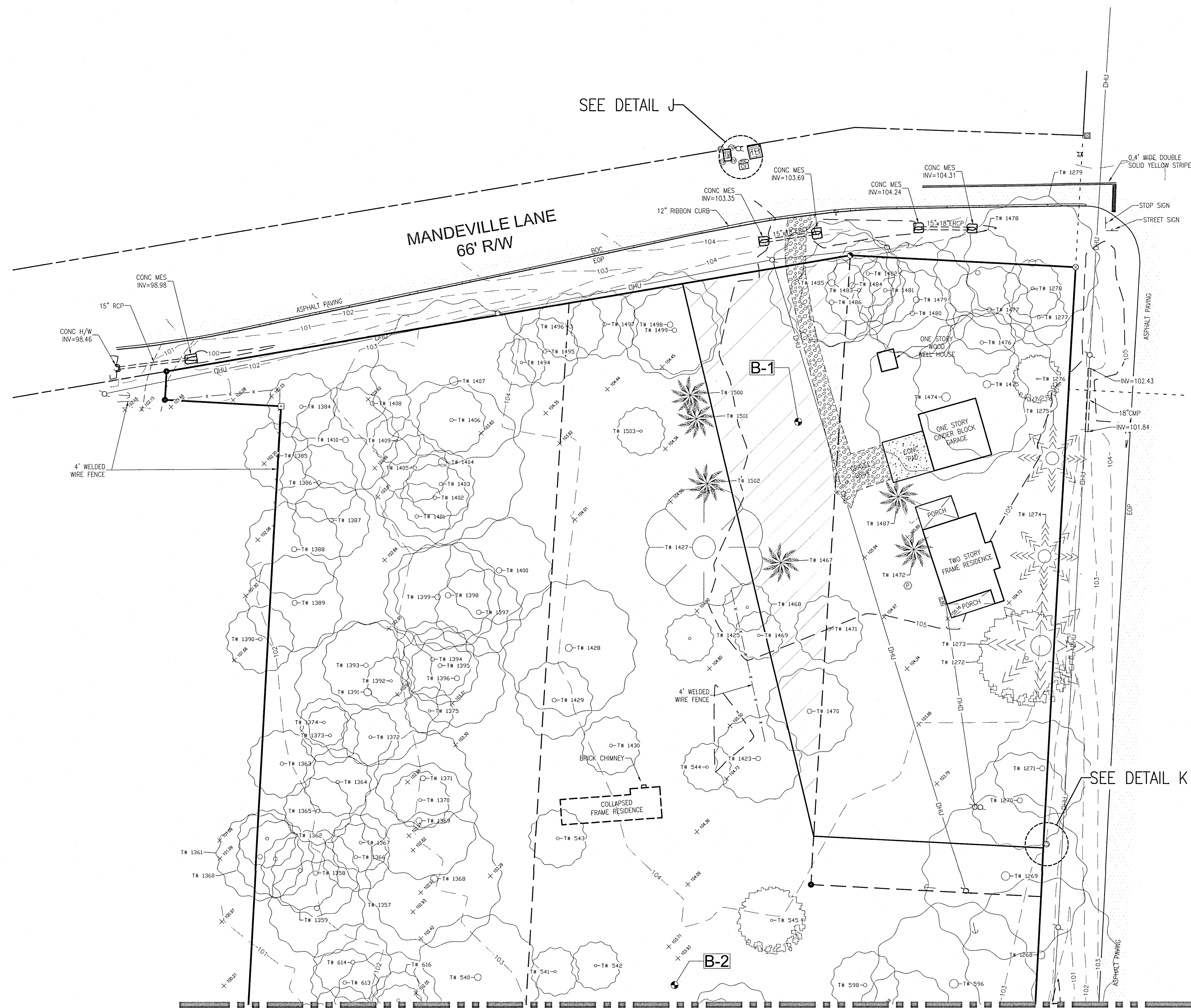
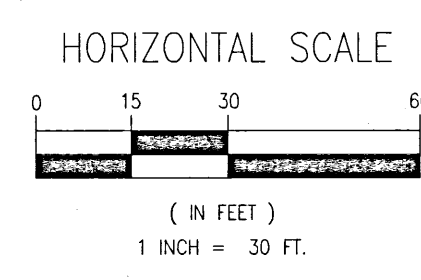
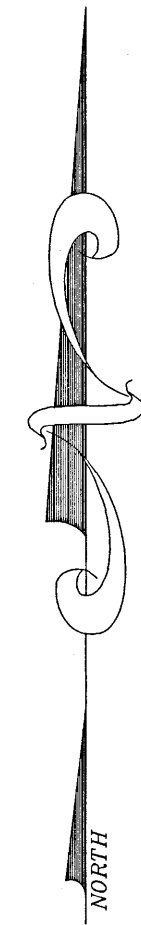
✱ BAY
✱ CYPRESS
✱ ELM
○ MAGNOLIA
○ OAK
✱ PALM

MCKIM & CREED
 1208 N. Palmdale St.
 Pensacola, Florida 32501
 Phone: (850) 964-9503
 FL Surveying Business License #LB7917
 www.mckimcreed.com

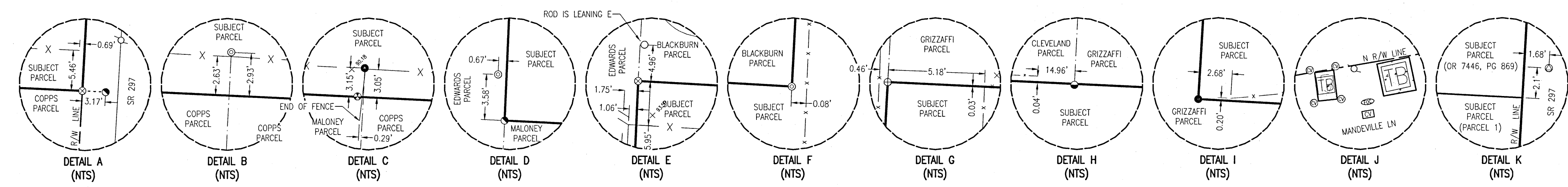
BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526
 SECTION 24 TOWNSHIP 1S RANGE 31W
 ESCAMBA COUNTY, FLORIDA

SURVEYORS CERTIFICATE
 I CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT AND I SURVEYING PER CHAPTER 51-17.05, 51-17.06, 51-17.07, 51-17.08, 51-17.09, 51-17.10, 51-17.11, 51-17.12, 51-17.13, 51-17.14, 51-17.15, 51-17.16, 51-17.17, 51-17.18, 51-17.19, 51-17.20, 51-17.21, 51-17.22, 51-17.23, 51-17.24, 51-17.25, 51-17.26, 51-17.27, 51-17.28, 51-17.29, 51-17.30, 51-17.31, 51-17.32, 51-17.33, 51-17.34, 51-17.35, 51-17.36, 51-17.37, 51-17.38, 51-17.39, 51-17.40, 51-17.41, 51-17.42, 51-17.43, 51-17.44, 51-17.45, 51-17.46, 51-17.47, 51-17.48, 51-17.49, 51-17.50, 51-17.51, 51-17.52, 51-17.53, 51-17.54, 51-17.55, 51-17.56, 51-17.57, 51-17.58, 51-17.59, 51-17.60, 51-17.61, 51-17.62, 51-17.63, 51-17.64, 51-17.65, 51-17.66, 51-17.67, 51-17.68, 51-17.69, 51-17.70, 51-17.71, 51-17.72, 51-17.73, 51-17.74, 51-17.75, 51-17.76, 51-17.77, 51-17.78, 51-17.79, 51-17.80, 51-17.81, 51-17.82, 51-17.83, 51-17.84, 51-17.85, 51-17.86, 51-17.87, 51-17.88, 51-17.89, 51-17.90, 51-17.91, 51-17.92, 51-17.93, 51-17.94, 51-17.95, 51-17.96, 51-17.97, 51-17.98, 51-17.99, 51-18.00.

Valid only with embossed seal	
Revisions	
Date	Description
11/21	Added Wetlands & Areas
Designed By: JDC	
Drawn By: SGR	
Checked By: SGR	
Job No.: 078500001	
Date:	11/20/2019
Scale:	1" = 60'
FIELD DATE:	11/20/19
CREW:	RS/DD
FB R618	PG 61-64
FB R618	PG 61-65



MATCHLINE A - SEE SHEET 2



NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. UNDESIGNATED PORTIONS OF BUILDINGS AND THE LEAVE OVERHANGS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE
 I CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING PROFESSIONAL SERVICES PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND I AM NOT PROVIDING PROFESSIONAL SERVICES PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND I AM NOT PROVIDING PROFESSIONAL SERVICES PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

STEPHEN GARY BRYAN
 PROFESSIONAL LAND SURVEYOR LICENSE NO. 4208 DATE 11/20/2019

Valid only with embossed seal

Revisions	
Date	Description
11/21	Added Wellings & Areas

Designed By: _____

Drawn By: JDC

Checked By: SGR

Job No.: 078500001

Date: 11/20/2019

Scale: 1" = 30'

FIELD DATE: 11/20/19
 CREW: RG/DD

FB R010 PG 61-64
 FB R010 PG 61-65

MCKIM & CREED
 1206 N. Palmetto St.
 Pensacola, Florida 32501
 Phone: (850) 994-8503
 F. Surveying Business #LPB917 #0688
 www.mckimcreed.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526

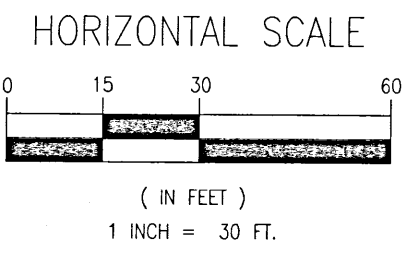
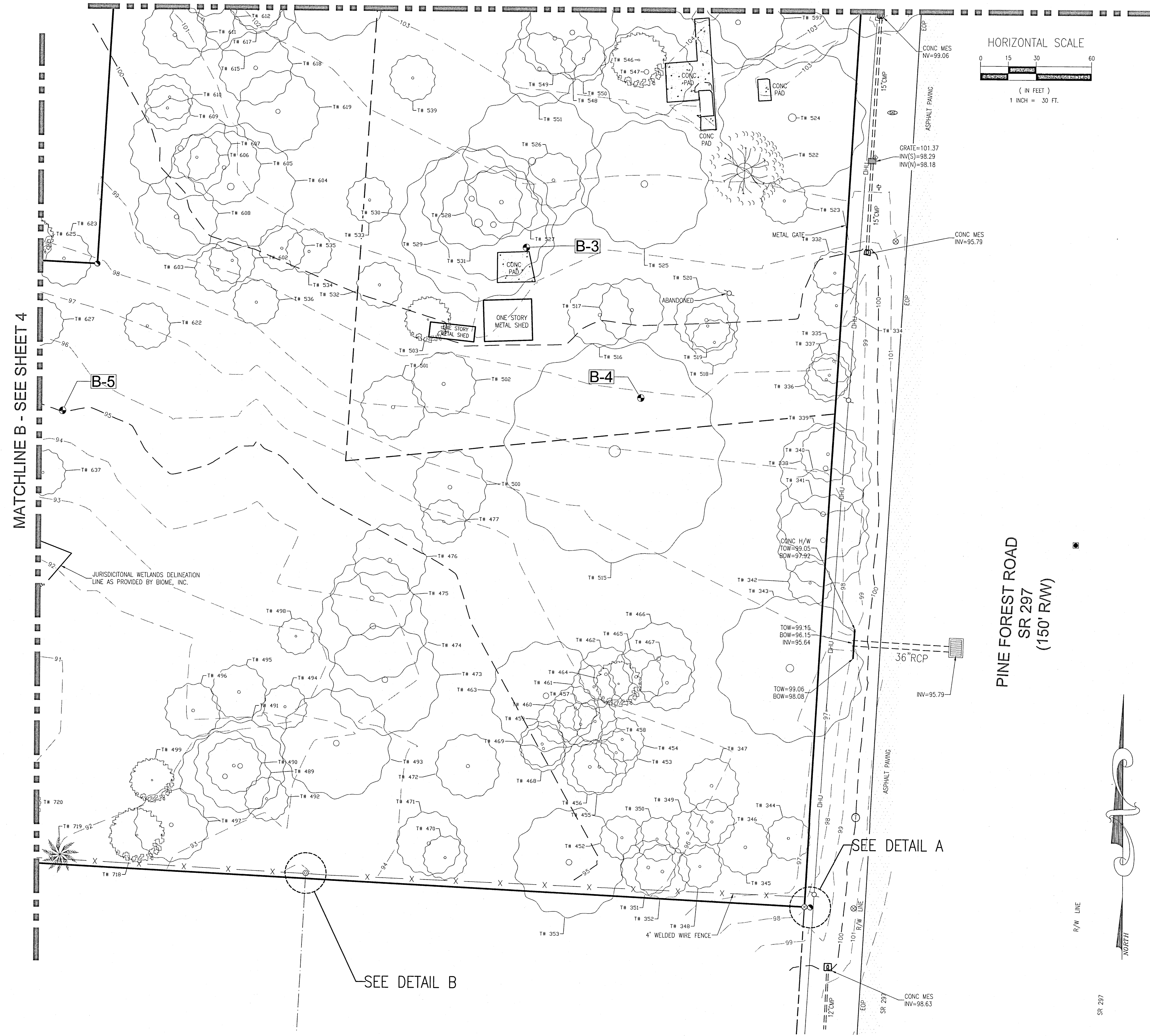
SECTION 24 TOWNSHIP 15 RANGE 31W
 ESCAMBIA COUNTY, FLORIDA

MATCHLINE A- SEE SHEET 2

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
332	OAK	24'	12"
334	OAK	24'	12"
335	OAK	24'	12"
336	OAK	24'	15"
337	OAK	24'	12"
338	OAK	30'	24"
339	OAK	50'	36"
340	OAK	50'	36"
341	OAK	50'	34"
342	OAK	24'	12"
343	OAK	80'	48"
344	OAK	24'	18"
345	OAK	30'	15"
346	OAK	25'	12"
347	OAK	30'	15"
348	OAK	24'	12"
349	OAK	24'	18"
350	OAK	24'	12"
351	OAK	30'	15"
352	OAK	30'	15"
353	OAK	60'	32"
452	OAK	24'	12"
453	OAK	24'	12"
454	OAK	24'	12"
455	OAK	30'	18"
456	OAK	30'	18"
457	OAK	24'	15"
458	OAK	24'	15"
459	OAK	24'	15"
460	OAK	24'	15"
461	OAK	24'	15"
462	OAK	30'	20"
463	OAK	60'	32"
464	MAGNOLIA	25'	15"
465	OAK	30'	18"
466	OAK	40'	28"
467	OAK	30'	18"
468	OAK	25'	12"
469	OAK	25'	12"
470	OAK	24'	12"
471	OAK	35'	20"
472	OAK	35'	20"
473	OAK	60'	30"
474	OAK	60'	30"
475	OAK	45'	26"
476	OAK	40'	24"
477	OAK	24'	12"
489	OAK	50'	20"
490	OAK	30'	20"
491	OAK	50'	24"
492	OAK	24'	12"
493	OAK	60'	42"
494	OAK	24'	12"
495	OAK	30'	18"
496	OAK	30'	22"
497	OAK	40'	24"
498	OAK	20'	12"
499	MAGNOLIA	24'	12"
500	OAK	40'	12"-15"-18" SPLIT
501	OAK	35'	15"-18" SPLIT
502	OAK	35'	22"
503	MAGNOLIA	25'	15"
515	OAK	120'	84"
516	OAK	35'	18"
517	OAK	35'	22"
518	OAK	25'	15"
519	OAK	25'	12"
520	OAK	35'	23"
522	ELM	40'	23"
523	OAK	25'	15"
524	OAK	80'	52"
525	OAK	70'	48"
526	OAK	30'	15"
527	OAK	75'	55"
528	OAK	40'	28"
529	OAK	60'	48"
530	OAK	85'	66"
531	OAK	55'	34"
532	OAK	25'	12"
533	OAK	25'	15"
534	OAK	25'	15"
535	OAK	25'	15"
536	OAK	25'	15"
539	OAK	25'	15"
540	OAK	65'	40"
541	OAK	25'	12"

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
542	OAK	25'	12"
543	OAK	30'	20"
544	OAK	25'	12"
545	MAGNOLIA	35'	20"
546	MAGNOLIA	30'	18"
547	OAK	50'	30"
548	OAK	50'	30"
549	OAK	40'	20"
550	OAK	25'	12"
551	OAK	40'	20"
596	OAK	85'	52"
597	OAK	50'	35"
598	OAK	35'	20"
602	OAK	25'	15"
603	OAK	25'	12"
604	OAK	70'	44"
605	OAK	40'	28"
606	OAK	25'	18"
607	OAK	55'	30"
608	OAK	45'	28"
609	OAK	25'	18"
610	OAK	25'	18"
611	OAK	35'	22"
612	OAK	35'	24"
613	OAK	35'	22"
614	OAK	40'	25"
615	OAK	55'	32"
616	OAK	30'	18"
617	OAK	25'	18"
618	OAK	40'	23"
619	OAK	45'	26"
622	OAK	25'	15"
623	OAK	30'	18"
624	OAK	35'	22"
625	MAGNOLIA	20'	14"
627	OAK	25'	15"
636	OAK	25'	18"
637	OAK	25'	18"
679	OAK	30'	18"
683	OAK	25'	15"
684	OAK	25'	15"
685	OAK	20'	12"
686	OAK	20'	12"
688	MAGNOLIA	20'	12"
689	OAK	20'	15"
690	MAGNOLIA	20'	12"
691	MAGNOLIA	20'	12"
692	OAK	25'	15"
693	OAK	25'	15"
694	OAK	25'	12"
695	OAK	25'	15"
696	OAK	30'	18"
697	OAK	25'	15"
698	OAK	30'	18"
699	OAK	30'	15"
702	OAK	25'	15"
703	BAY	25'	18"
704	BAY	25'	15"
706	BAY	30'	18"
707	BAY	20'	12"
709	BAY	25'	15"
710	BAY	25'	15"
711	BAY	25'	12"
714	BAY	25'	18"
716	BAY	25'	18"
717	OAK	25'	18"
718	MAGNOLIA	30'	18"
719	PALM	20'	18"
720	MAGNOLIA	30'	15"
721	MAGNOLIA	20'	12"
723	OAK	30'	15"
729	OAK	30'	15"
730	BAY	25'	15"
731	OAK	20'	15"
732	OAK	30'	24"
738	BAY	20'	12"
739	BAY	25'	18"
740	BAY	25'	15"
741	BAY	40'	25"
743	BAY	40'	22"
744	OAK	30'	18"
745	OAK	30'	18"
746	OAK	25'	15"
747	BAY	25'	15"
748	BAY	20'	12"
750	OAK	50'	23"

TREE SCHEDULE			
TREE #	SPECIES	CANOPY	DIAMETER
751	OAK	20'	12"
767	OAK	30'	20"
768	OAK	40'	26"
770	OAK	25'	15"
771	OAK	25'	15"
772	OAK	20'	12"
773	OAK	25'	15"
774	OAK	25'	18"
775	OAK	25'	18"
776	OAK	20'	12"
777	OAK	20'	12"
778	OAK	30'	20"
779	OAK	30'	20"
782	OAK	25'	18"
783	OAK	25'	18"
784	OAK	25'	15"
785	OAK	25'	15"
786	OAK	25'	15"
809	OAK	25'	15"
811	BAY	20'	15"
812	BAY	20'	15"
813	OAK	20'	15"
814	OAK	20'	12"
815	BAY	30'	20"
829	MAGNOLIA	25'	15"
838	OAK	25'	15"
840	OAK	50'	30"
841	OAK	50'	30"
842	OAK	50'	30"
844	OAK	25'	12"
845	OAK	25'	15"
846	OAK	35'	20"
847	OAK	25'	16"
848	OAK	25'	15"
849	OAK	30'	22"
850	OAK	30'	22"
852	OAK	25'	15"
853	MAGNOLIA	25'	15"
856	OAK	50'	26"
857	OAK	25'	15"
858	OAK	25'	18"
880	OAK	20'	12"
861	OAK	25'	15"
862	OAK	25'	15"
863	OAK	25'	12"
864	OAK	25'	15"
865	OAK	25'	12"
866	OAK	25'	12"
867	OAK	25'	12"
869	OAK	25'	12"
870	OAK	50'	32"
871	OAK	25'	15"
872	OAK	25'	15"
873	OAK	25'	15"
874	OAK	25'	15"
875	OAK	30'	18"
876	OAK	20'	12"
878	OAK	30'	20"
879	OAK	25'	12"
880	OAK	30'	18"
902	OAK	20'	12"
903	OAK	20'	12"
904	OAK	25'	15"
905	OAK	25'	15"
906	OAK	25'	15"
907	OAK	25'	12"
908	OAK	25'	12"
909	OAK	35'	20"
910	OAK	30'	18"
911	OAK	30'	18"
912	OAK	25'	15"
914	OAK	20'	12"
915	OAK	20'	12"



MCKIM & CREED
 1206 N. Palmetto St.
 Pensacola, Florida 32501
 Phone: (850) 994-9803
 Fax: (850) 994-9803
 www.mckimcreed.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526

SECTION 24 TOWNSHIP 15S RANGE 31W
 ESCAMBIA COUNTY, FLORIDA

DESIGNED BY: JDC
DRAWN BY: JDC
CHECKED BY: SGR
JOB NO.: 078500001
DATE: 11/20/2019
SCALE: 1" = 30'

FIELD DATE: 11/20/19
CREW: R3/DD
FB R318 PG 61-64
FB R318 PG 67-85

REVISIONS

Date	Description
11/21	Added Wetlands & Areas

NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DEFENSIVE BOUNDARIES, UNDERGROUND FOOTINGS OF BUILDINGS AND THE EAVE OVERHANGS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON TO BE CORRECT AND COMPLETE WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PER CHAPTER 55-170.00, 55-170.01 AND 55-170.02, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 478.07, FLORIDA STATUTES.

STEPHEN GARY RUTAN
 PROFESSIONAL LAND SURVEYOR - LICENSE #102488

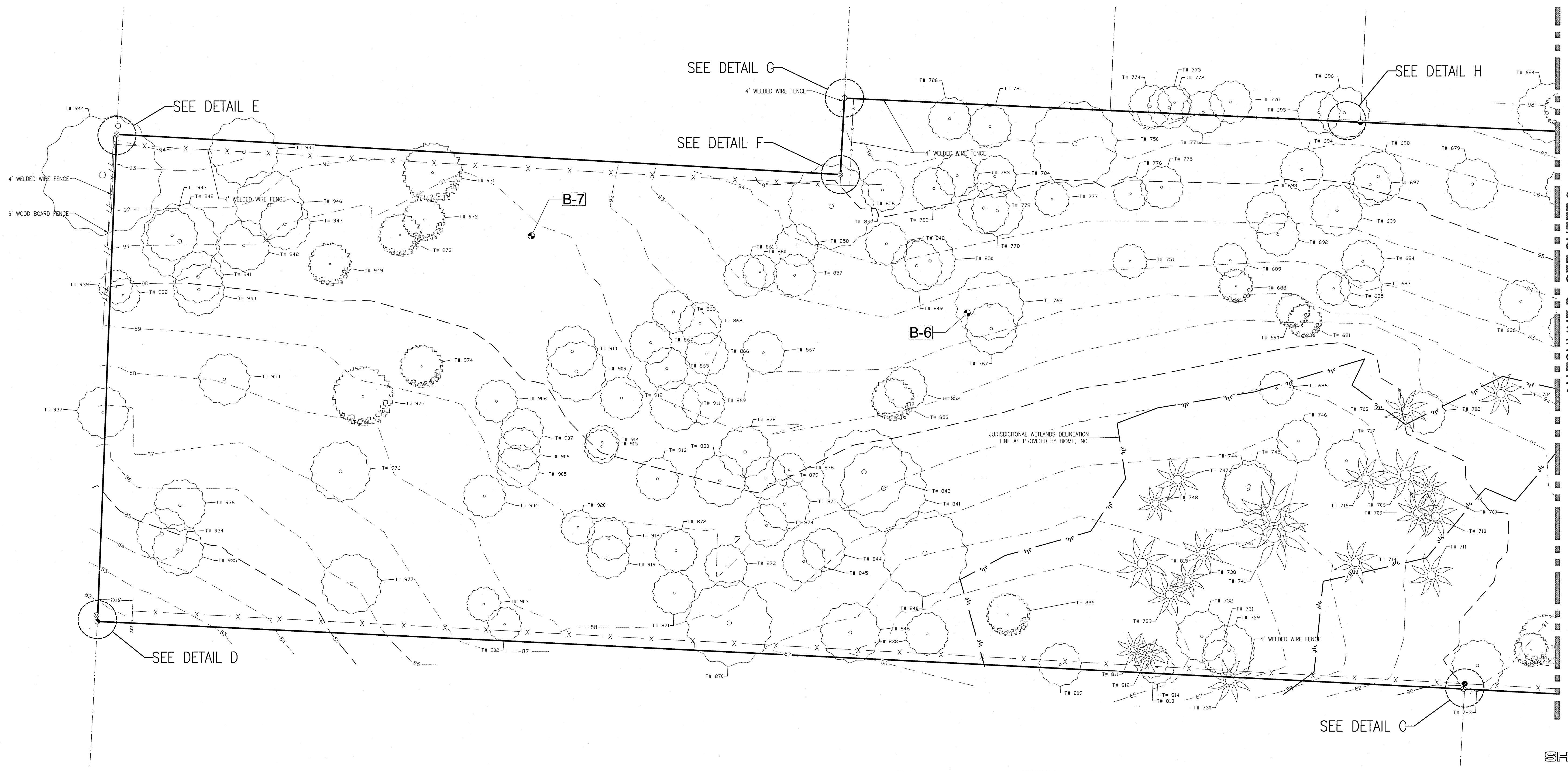
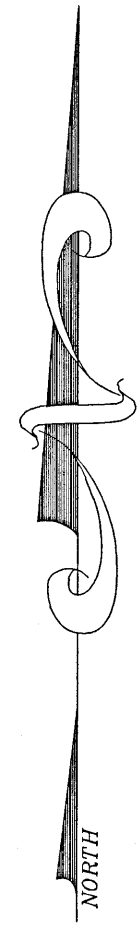
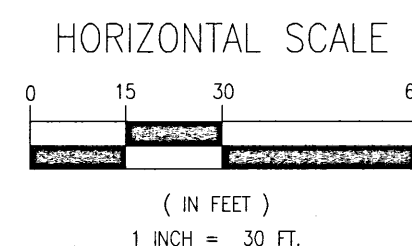
TREE #	SPECIES	CANOPY	DIAMETER
943	OAK	30'	18"
944	OAK	70'	44"
945	OAK	40'	20"
946	OAK	40'	20"
947	OAK	30'	15"
948	OAK	30'	15"
949	MAGNOLIA	25'	12"-12" SPLIT
950	OAK	30'	15"
971	MAGNOLIA	35'	18"-12" SPLIT
972	MAGNOLIA	25'	12"
973	MAGNOLIA	25'	12"
974	MAGNOLIA	25'	15"
975	MAGNOLIA	35'	18"-18" SPLIT
976	OAK	35'	18"-15" SPLIT
977	OAK	35'	18"-15" SPLIT
1268	OAK	80'	60"
1269	OAK	85'	64"
1270	OAK	50'	30"
1271	OAK	50'	32"
1272	MAGNOLIA	50'	15"-20" SPLIT
1273	CYPRESS	55'	12"-20" SPLIT
1274	CYPRESS	35'	22"
1275	CYPRESS	35'	22"
1276	MAGNOLIA	25'	12"
1277	OAK	30'	18"
1278	OAK	30'	18"
1279	OAK	70'	50"

TREE #	SPECIES	CANOPY	DIAMETER
1357	OAK	50'	28"
1358	OAK	45'	32"
1359	OAK	40'	22"
1360	OAK	40'	22"
1361	OAK	45'	30"
1362	OAK	30'	18"
1363	OAK	35'	28"
1364	OAK	35'	28"
1365	OAK	35'	23"
1366	OAK	35'	22"
1367	OAK	30'	18"
1368	OAK	70'	48"
1369	OAK	60'	20"-20" SPLIT
1370	OAK	30'	18"
1371	OAK	50'	30"
1372	OAK	30'	18"
1373	OAK	30'	18"
1374	OAK	25'	12"
1375	OAK	25'	15"
1384	OAK	35'	20"
1385	OAK	35'	20"
1386	OAK	40'	26"
1387	OAK	40'	22"
1388	OAK	50'	30"
1389	OAK	50'	30"
1390	OAK	35'	16"
1391	OAK	75'	54"

TREE #	SPECIES	CANOPY	DIAMETER
1392	OAK	25'	12"
1393	OAK	45'	24"
1394	OAK	40'	20"
1395	OAK	40'	22"
1396	OAK	50'	28"
1397	OAK	45'	22"
1398	OAK	55'	33"
1399	OAK	55'	30"
1400	OAK	55'	30"
1401	OAK	35'	20"
1402	OAK	35'	20"
1403	OAK	35'	22"
1404	OAK	85'	50"
1405	OAK	35'	20"
1406	OAK	35'	20"
1407	OAK	85'	68"
1408	OAK	40'	20"
1409	OAK	25'	12"
1410	OAK	55'	30"
1423	OAK	45'	28"
1425	OAK	25'	15"
1427	PECAN	60'	30"
1428	OAK	70'	52"
1429	OAK	40'	20"
1430	OAK	30'	18"
1467	PALM	20'	15"
1468	OAK	25'	15"

TREE #	SPECIES	CANOPY	DIAMETER
1469	OAK	25'	15"
1470	OAK	45'	26"
1471	OAK	35'	15"
1472	PALM	20'	15"
1474	OAK	85'	60"
1475	OAK	75'	50"
1476	OAK	35'	18"
1477	OAK	45'	22"
1478	OAK	45'	32"
1479	OAK	60'	48"
1480	OAK	45'	22"
1481	OAK	35'	18"
1482	OAK	35'	20"
1483	OAK	35'	22"
1484	OAK	55'	26"
1485	OAK	65'	34"
1486	OAK	45'	24"
1487	PALM	20'	15"
1494	OAK	25'	15"
1495	OAK	35'	20"
1496	OAK	35'	20"
1497	OAK	35'	20"
1498	OAK	55'	30"
1499	OAK	45'	24"
1500	PALM	20'	15"
1501	PALM	20'	15"
1502	PALM	20'	15"

TREE #	SPECIES	CANOPY	DIAMETER
1503	OAK	25'	12"



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MCKIM & CREED
 1206 N. Palafox St.
 Pensacola, Florida 32501
 Phone: (850) 994-9503
 F. Sharning Business Report #2068
 www.mckimcreed.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 7045 PINE FOREST ROAD
 PENSACOLA, FLORIDA 32526
 SECTION 24 TOWNSHIP 15 RANGE 31W
 ESCAMBIA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE
 I, STEPHEN GARY RUTAN, being duly sworn, do hereby certify that the survey shown herein to be correct and conforming to the Florida Surveying Code, Chapter 47, Florida Administrative Code, as set forth by the Florida Board of Surveying, and that I am a duly Licensed Professional Land Surveyor, License No. 46822, State of Florida, pursuant to Section 47207, Florida Statutes, and I have not been disciplined pursuant to Section 47207, Florida Statutes, and I have not been disciplined pursuant to Section 47207, Florida Statutes, and I have not been disciplined pursuant to Section 47207, Florida Statutes.

Valid only with embossed seal

Revisions	
Date	Description
11/21	Added Wetlands B Areas
Designed By: _____	
Drawn By: <u>JDC</u>	
Checked By: <u>SGR</u>	
Job No.: <u>078500001</u>	
Date: <u>11/20/2019</u>	
Scale: <u>1" = 30'</u>	
FIELD DATE: <u>11/20/19</u>	
CREW: <u>R3/DD</u>	
FB R018	Pg 61-64
FB R018	Pg 67-83