

VACATION OF ALLEY OR STREET RIGHT OF WAY



Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00

Amended Petition

Applicant Information:

Name: Mary Catherine and Louis Harper III
Address: c/o Harper Law, P.A., 25 W. Cedar Street, Suite 430, Pensacola, FL 32502
Phone: 850 382 7085 Fax: 850 435 4435 Email: bo@harpertawpa.com

Property Information:

Owner Name: Mary Catherine Harper and Louis Harper III
Location/Address: 310 Bay Boulevard, Pensacola, FL 32503
Legal Description: Please attach a full legal description (from deed or survey)

Purpose of vacation of city right of way/comments:

See attached

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

[Signature] Date 4/20/2020
Signature of Applicant (Owner of Property or Official Representative of Owner)

Mary Catherine Harper Mary Catherine Harper 4/20/20

FOR OFFICE USE ONLY
District: _____
Date Received: _____ Case Number: _____
Date Postcards mailed: _____
Planning Board Date: _____ Recommendation: _____
Council Date: _____ Council Action: _____

Sec. 12-12-4. Vacation of Streets, alleys

This section is established to provide for the vacation of streets, alleys or other public rights-of-way by official action of the city council.

(A) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the community development department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.

- (1) An application for vacation of streets, alleys or other public right-of-way must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the planning board.
- (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (3) No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 1. Accurate site plan drawn to scale;
 2. A legal description of the property proposed to be vacated;
 3. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 4. Reason for vacation request;
 5. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.
 - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
 - (d) Any party may appear in person, by agent, or by attorney.
 - (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(B) *Planning board review and recommendation.* The community development department will distribute copies of the request to vacate to the appropriate city departments and public agencies for review and comment: Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the city planning department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting.

- (1) Public notice for vacation of streets, alleys.
 - (a) A sign shall be prominently posted on the property to which the application pertains: at least seven (7) days prior to the scheduled board meeting.
 - (b) The community development department shall notify property owners within a three hundred (300) radius, as identified by the current Escambia County tax roll maps, of the property proposed for vacation with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(C) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

- (1) *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven (7) days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten (10) days prior to the public hearing. The community development department shall notify property owners by certified mail, as identified by the current Escambia County tax roll, at least fifteen (15) days prior to the city council public hearing
 - (a) In case of an alley vacation request all adjacent owners shall be notified.
 - (b) In the case of a street vacation request, all property owners within three hundred feet (300') of the request shall be notified.
- (2) *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two (2) times following the public hearing, at which time the vacation becomes effective.

HARPER LAW, P.A.

25 WEST CEDAR STREET, SUITE 430
PENSACOLA, FLORIDA 32502

LOUIS E. "BO" HARPER III
bo@harperlawpa.com
Licensed in Florida, Alabama & Georgia

Ph:(850) 435-4435
Fax: (850) 435-4436
HarperLawPA.com

April 20, 2020

Via U.S. Mail

City of Pensacola Planning Division
222 West Main Street, 5th Floor, City Hall
Pensacola, Florida 32502

Re: Amended Petition for vacation of right-of-way over East half of Lot 3 and Lots 4, 5, 6, and 7, Block 3, East Pensacola (310 Bay Boulevard, Pensacola, Florida 32503)

Dear City of Pensacola Planning Division:

Enclosed herewith you will find the Amended Vacation of Right of Way Petition submitted by myself, Louis E. Harper III, and Mary Catherine Harper regarding 310 Bay Boulevard, Pensacola, Florida 32503.

It is an Amended Petition, because we also seek to vacate that portion of Bay Boulevard lying over our neighbors' property located at 306 Bay Boulevard.

David Ranney and Sophronia F. Ranney are the owners of 306 Bay Boulevard, which is described as the East half of Lot 3 and all of Lots 4 and 5, Block 3 to the portion of the right of way to be vacated.

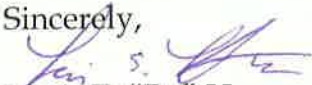
David Ranney and Sophronia F. Ranney, as shown below, have consented to the vacation of Bay Boulevard lying across the property located at 310 Bay Boulevard and 306 Bay Boulevard (their own property).

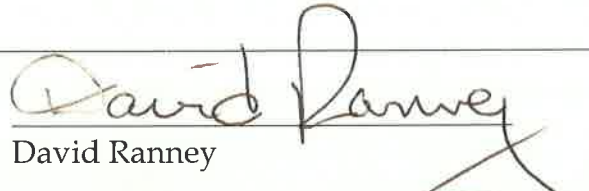
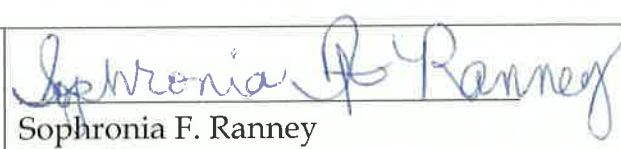
David Ranney and Sophronia F. Ranney have reviewed the original petition for vacation of Bay Boulevard across 310 Bay Boulevard and consent to the relief sought therein. Further, by their signatures below, David Ranney and Sophronia F. Ranney consent to the vacation of Bay Boulevard across the East half of Lot 3 and all of Lots 4 and 5, Block 3, East Pensacola, Plat Book DB 77, Page 520.

Accordingly, the following is the proposed legal description of the right-of-way to be vacated:

That portion of Bay Boulevard right-of-way which lies within twenty feet (20') of the East half of Lot 3, and Lots 4, 5, 6, and 7, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, Page 520, of the Public Records of Escambia County, Florida.

Thank you for your attention to this matter.


Sincerely,

Louis E. "Bo" Harper III

 David Ranney	 Sophronia F. Ranney
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State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2020 by David Ranney and Sophronia F. Ranney, who are personally known or have produced _____ as identification.




Notary Public [Seal]
Louis F. Harper III
Print Name
3/26/2022
My Commission Expires

PROPOSED ORDINANCE NO. 25-89

ORDINANCE NO. 25-88

AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING PORTIONS OF BAY BOULEVARD IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; RETAINING INTERSECTING STREETS; RESERVING AN EASEMENT FOR PUBLIC UTILITIES; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a public hearing was held on May 12, 1988, concerning the proposed vacation of portions of Bay Boulevard right-of-way, East Pensacola Subdivision, Pensacola, Escambia County, Florida; and

WHEREAS, the vacation of said portions of the right-of-way of Bay Boulevard, hereinafter described, will contribute to the general welfare of the City of Pensacola in that said right-of-way is no longer needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That those portions of the Bay Boulevard right-of-way between Perry Avenue and Blount Street (11th Street), East Pensacola Subdivision, are hereby closed, discontinued, vacated and forever abandoned by the City of Pensacola as public thoroughfares.

SECTION 2. Provided, however, that portion of the right-of-way described in Section 1 which lies within twenty feet (20') of Lots 1 through 7, inclusive, Block 3, East Pensacola, that portion of the right-of-way described in Section 1 which lies adjacent to Lots 1 through 12, inclusive, Block 12, East Pensacola, and those portions of the right-of-way described in Section 1 which intersect with intersecting streets are excepted from the operation of Section 1 and are retained as public rights-of-way.

SECTION 3. That the owners of the abutting property be, and they are hereby authorized to acquire possession of the right-of-way more particularly described in Section 1, excluding those portions described in Section 2, and the City of Pensacola does hereby abandon all claim of right, if any it has, in said property, and it shall remain and be the property of the abutting property owners.

SECTION 4. That, notwithstanding the foregoing sections, the City of Pensacola reserves for itself, its successors and assigns, the Escambia County Utilities Authority, and Gulf Power Company, a full width utility easement in the entire portion of the Bay Boulevard right-of-way vacated hereby for the purpose of locating and maintaining public utilities.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall take effect immediately upon its passage by the City Council.

Passed: June 30, 1988

Approved: s/ Vince Whibbs

MAYOR

Attest:

s/ Shirley F. Law
City Clerk

Legal in form and valid if enacted:

s/ Don J. Caton
City Attorney

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF AS FILED WITH MY OFFICE, WITNESSED BY MY HAND AND THE CORPORATE SEAL OF THE CITY OF PENSACOLA, FLORIDA THIS 30th DAY OF June 1988
Debra A. ...
CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA

Prepared by:
Louis E. Harper III
Harper Law, P.A.
25 West Cedar Street, Suite 430
Pensacola, Florida 32502

WARRANTY DEED

THIS WARRANTY DEED made effective the January 24, 2020, by Gail E. Sasnett-Stauffer, a/k/a Gail E. Sasnett, an un-remarried widow, whose mailing address is 6519 SW 37th Way, Gainesville, FL 32608, (herein "Grantor") (whether singular or plural), to Louis E. Harper III and Mary Catherine Harper, husband and wife, whose mailing address is 303 Chipley Avenue, Pensacola, Florida 32503 (herein collectively "Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lots 6, 7, 8, 25, 26 and 27, Block 3, EAST PENSACOLA, a Subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, page 520, of the Public Records of Escambia County, Florida ✓

together with all interest in the vacated alley in Block 3 of said East Pensacola owned by ELVA L. SASNETT or said trust at the time of her death pursuant to Ordinance No. 15-95, City of Pensacola, passed April 13, 1995, vacating said alley.

Also together with all interest in those portions of Bay Boulevard owned by ELVA L. SASNETT or said trust as described above pursuant to ordinance vacating portions of Bay Boulevard between Perry Avenue and Blount Street (11th Street), East Pensacola, as closed by Ordinance No. 25-88 of the City of Pensacola, passed June 30, 1988, recorded in Official Records Book 2582 at page 007 of the public records of Escambia County, Florida.

Parcel Identification Number: 052S295905025003 and Parcel Identification Number: 052S295905006003

The above property being one and the same as the property being described in Trustee's Deed dated May 12, 2006, recorded June 13, 2006 in Official Records Book 5927, Page (s) 134, of the Public Records of Escambia County, Florida.

THIS CONVEYANCE IS SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse (if applicable), nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in the presence of:

Becky L Howell
Signature of Witness

Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett
Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett

Becky L Howell
Printed Name of Witness

[Signature]
Signature of Witness

Meagan Smith
Printed Name of Witness

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of January, 2020 by Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Rebecca L Howell
Notary Public



Printed Name: _____

My Commission Expires: _____

Prepared by:
Rollin D. Davis, Jr.
OF WHEEL FLEMING DAVIS & PARTNER
701 FLORENCE BLVD. TOWER
PENSACOLA, FLORIDA

S.F.D. & M. File No. D 900-Ranney

State of Florida,
Escambia County

WARRANTY DEED

64.00 REC. FEE
64.50 ST. STAMP
23.65 SURTAX
92.15 TOTAL

306 Bay Blvd. - Pensacola, Florida 32503
Grantors' Address

FORM 896 PAGE 79

Know All Men by These Presents: That we, Jack W. Bowden and Evelyn S. Bowden, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to David Ranney and Sophronia F. Ranney, husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lots 4, 5, and the East half of Lot 3, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola, drawn by J. E. Kauser in January 1893 and recorded in Deed Book 77, Page 520, of the records of said County, ALSO including the South 10 feet of the alley adjoining the property on the North lying between a Northerly extension of the side lot lines.



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

To have and to hold, unto the said grantee to their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee to their heirs, executors, administrators, 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.

IN WITNESS WHEREOF, we have hereunto set our hand to and seal to this 30th day of April, 1975.

Signed, sealed and delivered in the presence of:

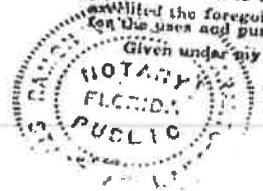
1. Ramon Vincent Saranto
2. John A. ...

Jack W. Bowden (SEAL)
Jack W. Bowden (SEAL)
Evelyn S. Bowden (SEAL)
Evelyn S. Bowden (SEAL)

State of FLORIDA
County of ESCAMBIA

Before the subscriber personally appeared Jack W. Bowden
and Evelyn S. Bowden

his wife, known to me to be the individual to described by said name to in and who admitted the foregoing instrument and acknowledged that to he to executed the same for the uses and purposes therein set forth.
Given under my hand and official seal this 30th day of April, 1975.



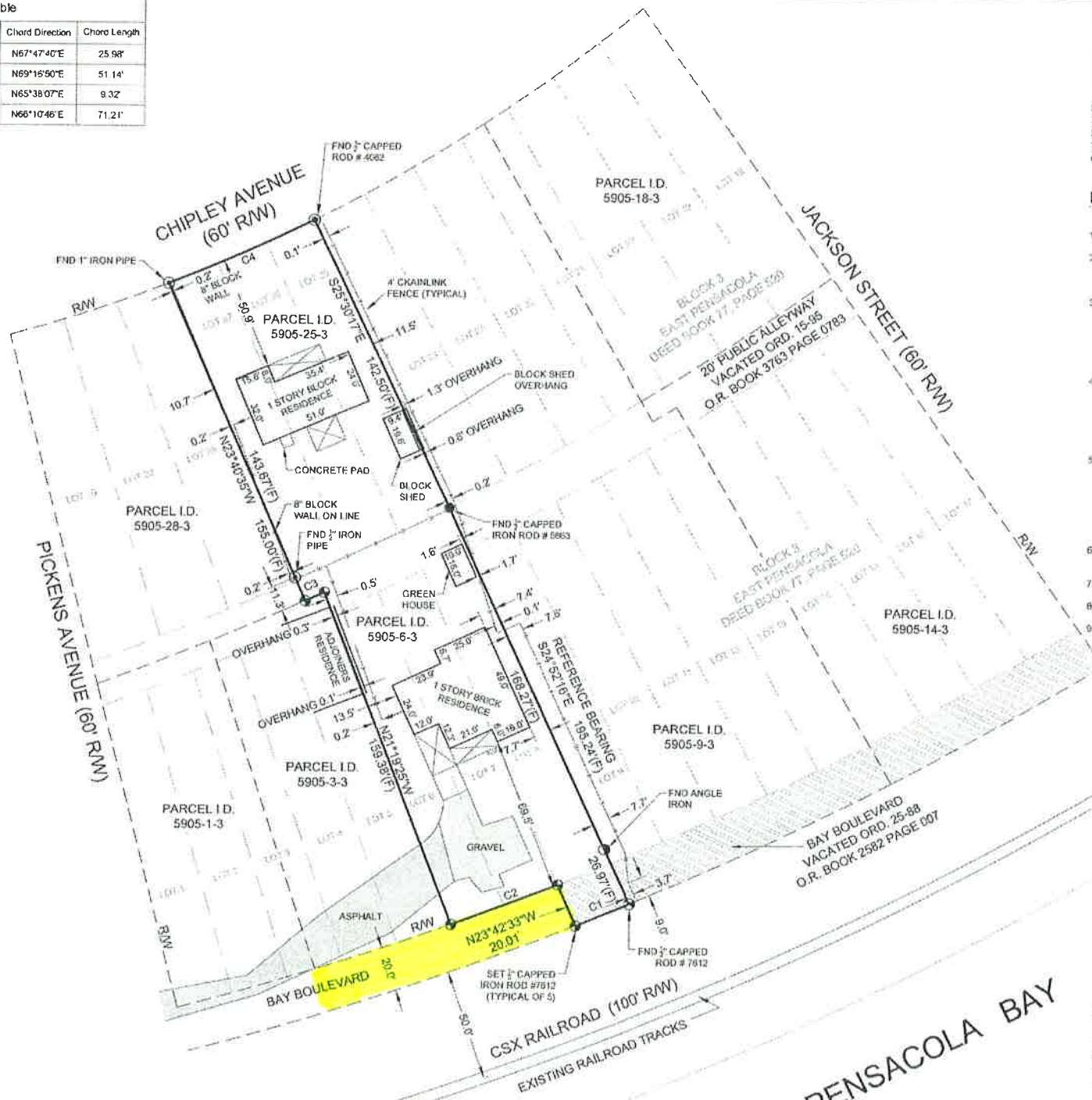
Ramon Vincent Saranto
Notary Public

My Commission expires October 31, 1976 State of Florida at Large
My Commission Expires Nov. 6, 1976
Renewed by American Fire & Casualty Co.

CLERK FILE NO.
MAY 1 09 PM '75
FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

671852

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N67°47'40"E	25.98'
C2	51.14'	1506.83'	1°56'40"	N69°18'50"E	51.14'
C3	9.32'	1404.57'	0°22'48"	N65°38'07"E	9.32'
C4	71.23'	760.32'	5°22'04"	N66°10'46"E	71.21'



LEGAL DESCRIPTION: (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA, A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH RANGE 23 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1893 AND RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA TOGETHER WITH ALL INTEREST IN THE VACATED ALLEY IN BLOCK 3 OF SAID EAST PENSACOLA OWNED BY ELVA L. GASNETT OR SAIG TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 15-95, CITY OF PENSACOLA, PASSED APRIL 13, 1995, VACATING SAID ALLEY.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
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. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD. CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
5. 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.
6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'15"E ON THE EAST LINE OF LOT 8.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.
9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- RAW RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- ORD. ORDINANCE
- P.I. POINT OF INTERSECTION

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 "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Joshua W. Miller

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238



360 SURVEYING SERVICES
1801 CREIGHTON RD
PENSACOLA, FL 32504
850 857 4400



BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 303 CHIPLEY AVE & 310 BAY BOULEVARD
PENSACOLA, FLORIDA 32503
PROJECT NUMBER: 2001048
DATE: 01-23-2020
FIELD BOOK: 131 PAGE: 31
DRAWN BY: JLS
APPROVED BY: JOSHUA W. MILLER



SCALE: 1"=50'

SHEET 1 OF 1



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List

[Back](#)

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

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 052S295905006003</p> <p>Account: 013020000</p> <p>Owners: HARPER LOUIS E III HARPER MARY CATHERINE</p> <p>Mail: 303 CHIPLEY AVE PENSACOLA, FL 32503</p> <p>Situs: 310 BAY BLVD 32503</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p><small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small></p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$210,000</td> <td>\$78,453</td> <td>\$288,453</td> <td>\$288,453</td> </tr> <tr> <td>2018</td> <td>\$210,000</td> <td>\$72,849</td> <td>\$282,849</td> <td>\$276,973</td> </tr> <tr> <td>2017</td> <td>\$185,250</td> <td>\$66,544</td> <td>\$251,794</td> <td>\$251,794</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$210,000	\$78,453	\$288,453	\$288,453	2018	\$210,000	\$72,849	\$282,849	\$276,973	2017	\$185,250	\$66,544	\$251,794	\$251,794
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/24/2020</td> <td>8237</td> <td>1698</td> <td>\$635,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2006</td> <td>5927</td> <td>134</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/2005</td> <td>5813</td> <td>192</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/24/2020	8237	1698	\$635,000	WD	View Instr	05/2006	5927	134	\$100	WD	View Instr	12/2005	5813	192	\$100	QC	View Instr	<p>2019 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LTS 6 7 8 BLK 3 EAST PENSACOLA PLAT DB 77 P 520 & ADJ 10 FT OF ALLEY CA 1 OR 8237 P 1698</p> <p>Extra Features</p> <p>GREENHOUSE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
01/24/2020	8237	1698	\$635,000	WD	View Instr																				
05/2006	5927	134	\$100	WD	View Instr																				
12/2005	5813	192	\$100	QC	View Instr																				

Parcel Information

Section Map Id: CA001-1

Approx. Acreage: 0.2643

Zoned: R-1AAA


Evacuation & Flood Information
[Open Report](#)

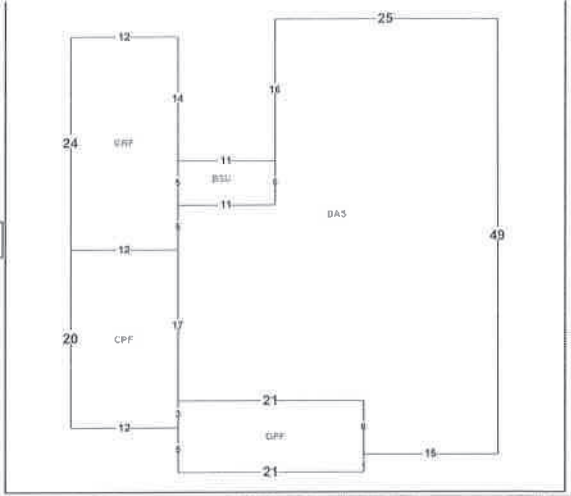
[View Florida Department of Environmental Protection \(DEP\) Data](#)

[Launch Interactive Map](#)

Buildings					
Address: 310 BAY BLVD, Year Built: 1963, Effective Year: 1963					
<table border="1"> <tr> <th>Structural Elements</th> </tr> <tr> <td>DECOR/MILLWORK-AVERAGE</td> </tr> <tr> <td>DWELLING UNITS-1</td> </tr> <tr> <td>EXTERIOR WALL-BRICK-COMMON</td> </tr> <tr> <td>FLOOR COVER-HARDWOOD/PARQUET</td> </tr> </table>	Structural Elements	DECOR/MILLWORK-AVERAGE	DWELLING UNITS-1	EXTERIOR WALL-BRICK-COMMON	FLOOR COVER-HARDWOOD/PARQUET
Structural Elements					
DECOR/MILLWORK-AVERAGE					
DWELLING UNITS-1					
EXTERIOR WALL-BRICK-COMMON					
FLOOR COVER-HARDWOOD/PARQUET					

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2158 Total SF
BASE AREA - 1407
BASE SEMI UNF - 55
CARPORIT FIN - 240
GARAGE FIN - 288
OPEN PORCH FIN - 168



Images



4/29/15

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

Last Updated: 04/08/2020 (tc.3110)



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

[Back](#)

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

[Printer Friendly Version](#)

General Information Reference: 052S295905025003 Account: 013024000 Owners: HARPER LOUIS E III HARPER MARY CATHERINE Mail: 303 CHIPLEY AVE PENSACOLA, FL 32503 Situs: 303 CHIPLEY AVE 32503 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$120,845</td> <td>\$50,192</td> <td>\$171,037</td> <td>\$149,737</td> </tr> <tr> <td>2018</td> <td>\$120,845</td> <td>\$46,585</td> <td>\$167,430</td> <td>\$136,125</td> </tr> <tr> <td>2017</td> <td>\$120,845</td> <td>\$42,583</td> <td>\$163,428</td> <td>\$123,750</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$120,845	\$50,192	\$171,037	\$149,737	2018	\$120,845	\$46,585	\$167,430	\$136,125	2017	\$120,845	\$42,583	\$163,428	\$123,750
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/24/2020</td> <td>8237</td> <td>1698</td> <td>\$635,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2006</td> <td>5927</td> <td>134</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/2005</td> <td>5813</td> <td>194</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>10/2000</td> <td>4623</td> <td>81</td> <td>\$73,500</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2000</td> <td>4557</td> <td>1692</td> <td>\$11,100</td> <td>CT</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/24/2020	8237	1698	\$635,000	WD	View Instr	05/2006	5927	134	\$100	WD	View Instr	12/2005	5813	194	\$100	QC	View Instr	10/2000	4623	81	\$73,500	WD	View Instr	05/2000	4557	1692	\$11,100	CT	View Instr	2019 Certified Roll Exemptions None Legal Description LTS 25 26 27 BLK 3 ALSO ADJOINING 10 FT OF ALLEY EAST PENSACOLA PLAT DB 77 P 520 CA 1 OR 8237 P 1698 Extra Features BLOCK/BRICK BUILDING
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA001-1

Approx. Acreage:
0.2642

Zoned:
R-1AAA

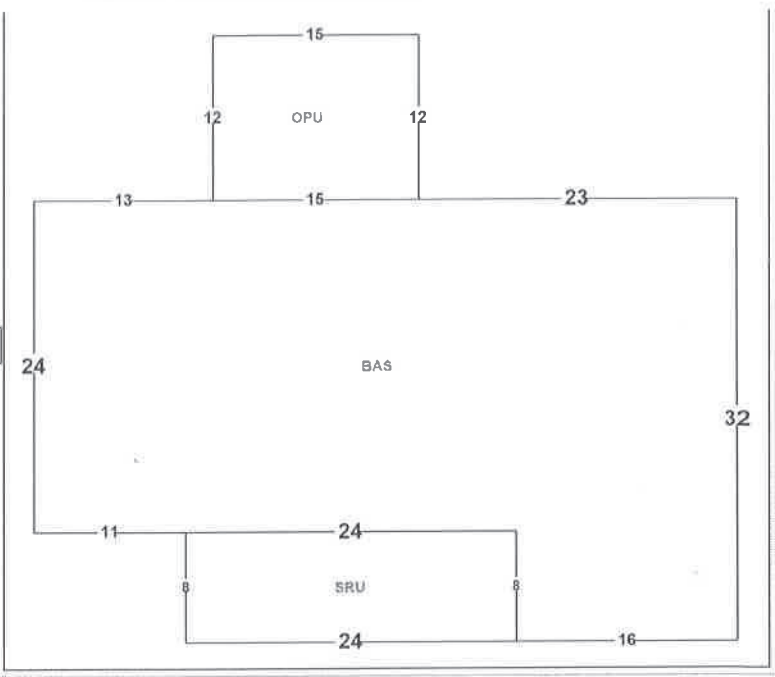
Evacuation & Flood Information
[Open Report](#)

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

Buildings
Address: 303 CHIPLEY AVE, Year Built: 1953, Effective Year: 1953
Structural Elements DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
 PIL/STL

Areas - 1724 Total SF
BASE AREA - 1352
OPEN PORCH UNF - 180
SUN ROOM UNF - 192



Images



2/6/19

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

Last Updated: 04/08/2020 (In: 3103)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N87°47'40"E	25.98'
C2	51.14'	1506.83'	1°56'40"	N89°16'50"E	51.14'
C3	9.32'	1404.57'	0°22'46"	N85°38'07"E	9.32'
C4	71.23'	760.32'	5°22'04"	N69°10'48"E	71.21'

LEGAL DESCRIPTION: (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1989 AND RECORDED IN DEED BOOK 77, PAGE 134, AND THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1989 AND RECORDED IN DEED BOOK 77, PAGE 134, TOGETHER WITH ALL INTERESTS, EASEMENTS, RIGHTS OF WAY, AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE SAID EAST PENSACOLA OWNED BY EVELA L. SASNETT OR SAID TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 15-96, CITY OF PENSACOLA, PASSED APRIL 13, 1995, VACATING SAID ALLEY.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
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, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT RECORD TITLE FOR THE PROPERTY SHOWN HEREON. THE SURVEYOR HAS CONTACTED THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
5. 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 PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND INTENDED. ANY REPRODUCTION OR USE FOR THE BENEFIT OF ANY OTHER PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'16"E ON THE EAST LINE OF LOT 6.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.
9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.

300 SURVEYING SERVICES
1601 CREIGHTON RD.
PENSACOLA, FL 32504
850.887.4400



BOUNDARY SURVEY WITH IMPROVEMENTS
 ADDRESS: 303 CHIPLEY AVE & 310 BAY BOULEVARD
 PENSACOLA, FLORIDA 32503
 PROJECT NUMBER: 2001048
 DATE: 01-25-2020
 FIELD BOOK: 131 PAGE: 31
 DRAWN BY: JLS
 APPROVED BY: JOSHUA W. MILLER

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- R/W RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- ORD. ORDINANCE
- P.I. POINT OF INTERSECTION

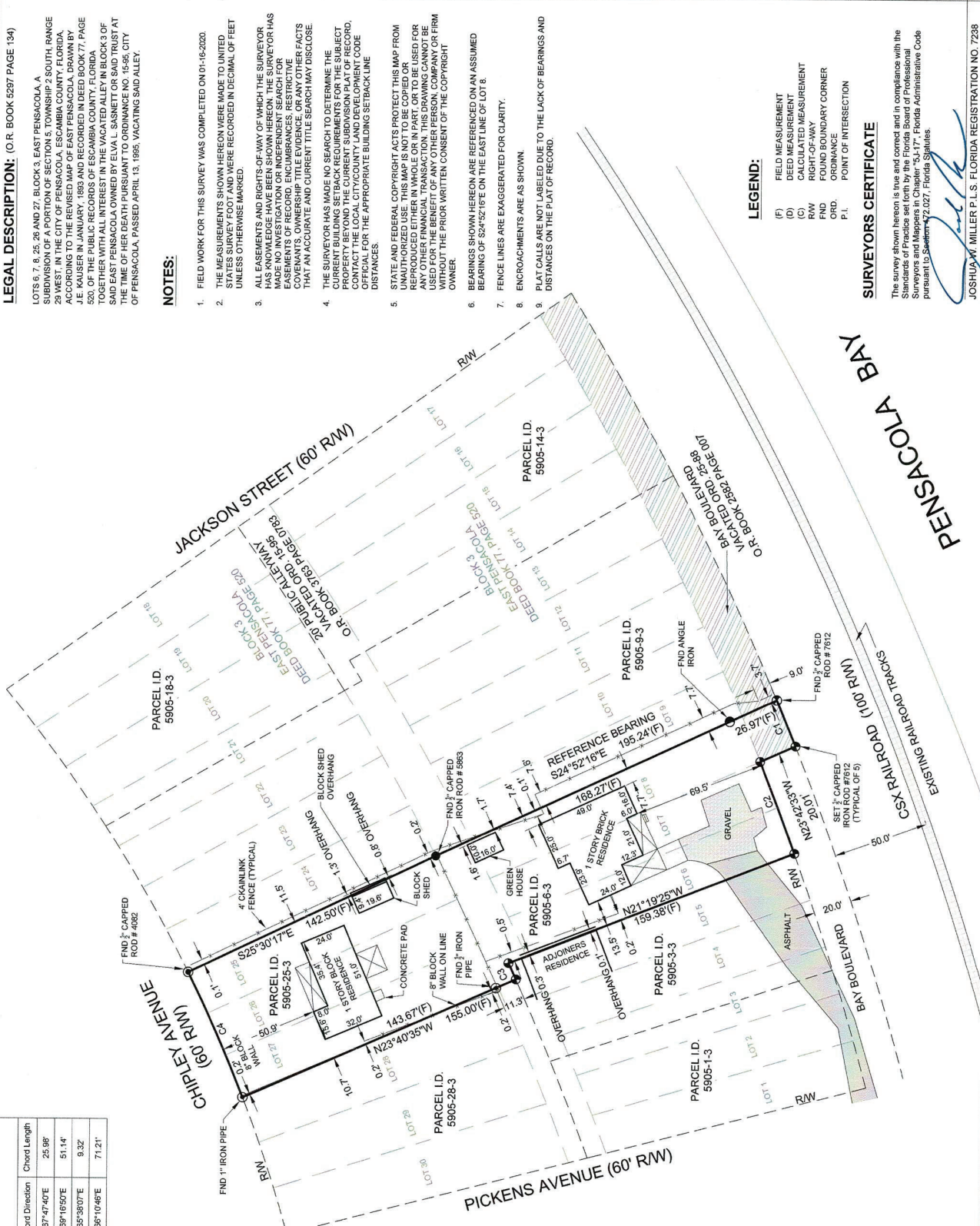
SURVEYORS CERTIFICATE

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 "53.17", Florida Administrative Code pursuant to Section 402.027, Florida Statutes.

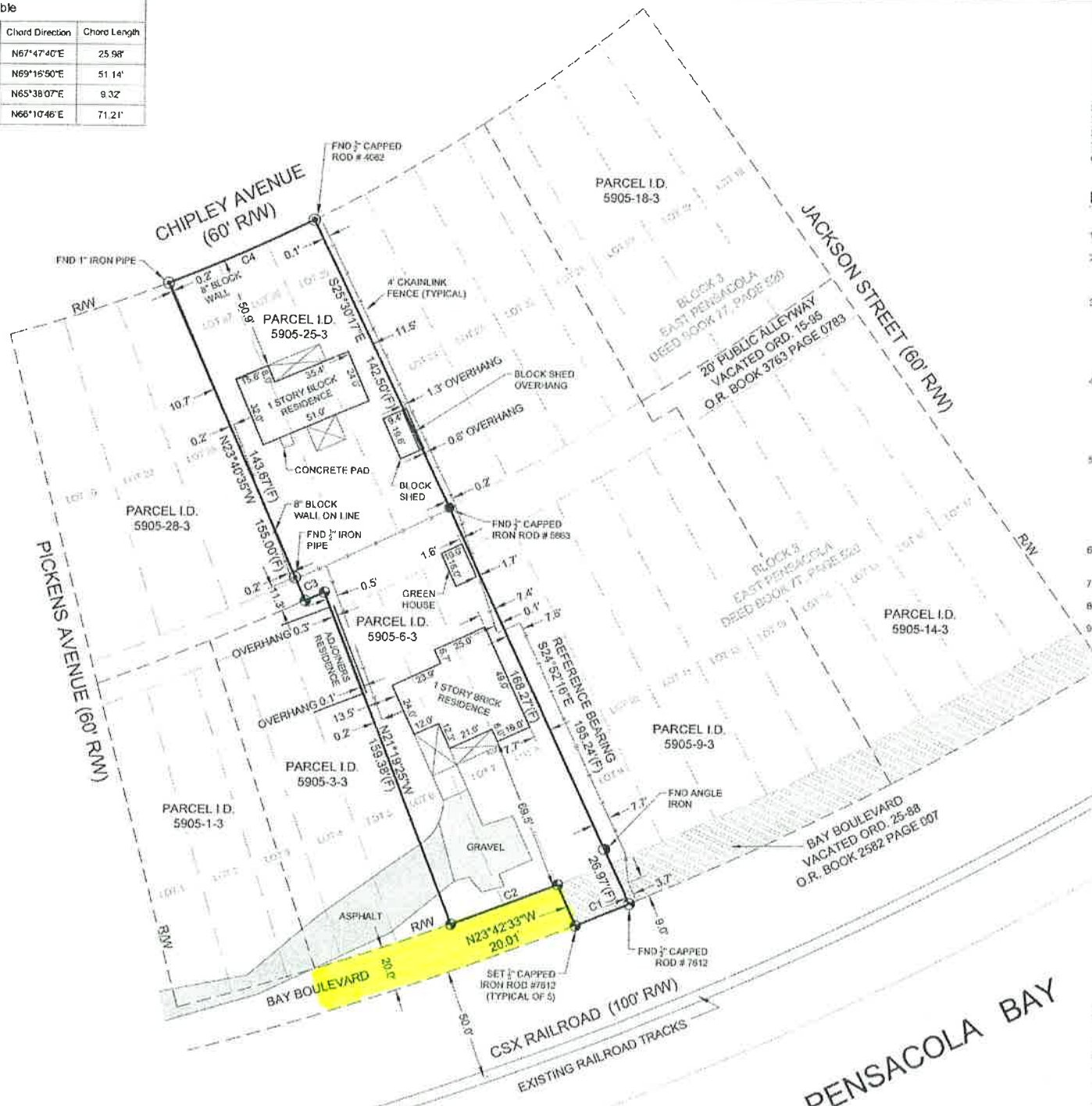
JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238

SCALE: 1"=50'

SHEET 1 OF 1



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N67°47'40"E	25.98'
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LEGAL DESCRIPTION: (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA, A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH RANGE 23 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1893 AND RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA TOGETHER WITH ALL INTEREST IN THE VACATED ALLEY IN BLOCK 3 OF SAID EAST PENSACOLA OWNED BY ELVA L. GASNETT OR SAIG TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 15-95, CITY OF PENSACOLA, PASSED APRIL 13, 1995, VACATING SAID ALLEY.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
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. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD. CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
5. 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.
6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'15"E ON THE EAST LINE OF LOT 8.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.
9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.

LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- RAW RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- ORD. ORDINANCE
- P.I. POINT OF INTERSECTION

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 "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Joshua W. Miller

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238



360 SURVEYING SERVICES
1801 CREIGHTON RD
PENSACOLA, FL 32504
850 857 4400



BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 303 CHIPLEY AVE & 310 BAY BOULEVARD
PENSACOLA, FLORIDA 32503
PROJECT NUMBER: 2001048
DATE: 01-23-2020
FIELD BOOK: 131 PAGE: 31
DRAWN BY: JLS
APPROVED BY: JOSHUA W. MILLER



SCALE: 1"=50'

SHEET 1 OF 1

Department:	Comments:
FIRE	No objections.
PW/E	He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988.
InspSvcs	No objections.
ESP	Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.
ECUA	ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.
GPW	No comments.
ATT	AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.
Surveyor	Correct the application to not include Lot 8 in the description. No objection to the vacation for the full 20' width as per the amended application.

Cynthia Cannon

From: Annie Bloxson
Sent: Monday, April 13, 2020 1:28 PM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

Good Afternoon,

I do not oppose to the Vacation of ROW for requested lots 6, 7 and 8 (310 Bay Blvd).

Respectfully,

Annie Bloxson

Fire Marshal

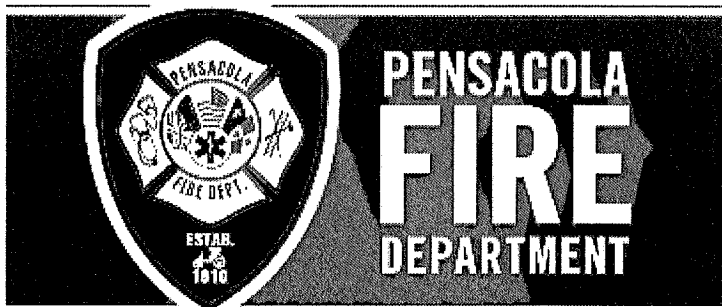
Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Wednesday, April 8, 2020 2:45 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T)

Cynthia Cannon

From: Derrick Owens
Sent: Thursday, April 9, 2020 12:13 PM
To: Cynthia Cannon
Subject: FW: Bay Blvd Vacation of ROW

PW&F has no objection to the subject request....

From: Ryan J. Novota <RNovota@cityofpensacola.com>
Sent: Thursday, April 9, 2020 11:58 AM
To: Derrick Owens <DOwens@cityofpensacola.com>
Subject: RE: Bay Blvd Vacation of ROW

From looking at the information given it appears the vacation of Lot 8 has already been performed. The current house at the location sits on lots 6, 7 and 8, along with past lot 8 the vacation of the right of way for the rest of the block has already been done. Also this part of bay blvd runs next to the railroad and is currently undeveloped. Resulting in the vacation of lots 6 and 7 I do not see an issue with performing.

Ryan Novota

Transportation Engineer
City of Pensacola
850.435.1755

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

Cynthia Cannon

From: Jonathan Bilby
Sent: Thursday, April 9, 2020 12:14 PM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

No issues with me.

From: Cynthia Cannon
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

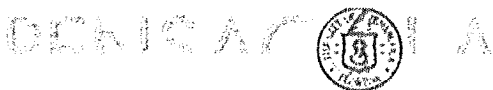
Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



FLORIDA'S FIRST & FUTURE

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Cynthia Cannon

From: Diane Moore
Sent: Wednesday, April 15, 2020 8:15 AM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

Cynthia,
Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Wednesday, April 8, 2020 2:45 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOWens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, April 15, 2020 4:05 PM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Bay Blvd Vacation of ROW

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Good afternoon Cynthia,

ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.

Thank you,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

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

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments *by close of business on Wednesday April 15, 2020.*

Thank you!

Cynthia Cannon, AICP

Cynthia Cannon

From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Wednesday, June 24, 2020 2:53 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

No.

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, June 24, 2020 2:48 PM
To: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Subject: RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

Caution - External Email (ccannon@cityofpensacola.com)

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Kelly,

Did you have any additional comments on the vacation of right-of-way?

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



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From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Thursday, April 16, 2020 2:24 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] RE: Bay Blvd Vacation of ROW

Cynthia Cannon

From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Wednesday, April 8, 2020 4:06 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: Bay Blvd Vacation of ROW
Attachments: 2020.4.8 Application for Vacation of Right of Way with survey.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia,

AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.

Thanks,

Rob St. Pierre
Manager, OSP PIng & Eng
Technology Operations

AT&T
605 W Garden St. Pensacola, FL 32502
o 850.436.1701 | rs634y@att.com

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From: FENNER, KARL L <kf5345@att.com>
Sent: Wednesday, April 08, 2020 2:50 PM
To: ST PIERRE, ROB A <RS634Y@att.com>
Subject: FW: Bay Blvd Vacation of ROW

Karl Fenner
Area Manager – OSP PIng and Eng
Access Construction & Engineering, AL/NWFL OSPC/E + SER PDT/SOC

AT&T – BellSouth Telecommunications, LLC
605 W Garden St, Pensacola, FL 32502
m 850-393-2318 | o 850.436.1485 | kf5345@att.com

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Cynthia Cannon

From: Leslie Odom
Sent: Tuesday, April 21, 2020 12:38 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] RE: Phone call

He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988. No need to confuse the world and attempt to vacate the same portion twice.

Les Odom
Lodom@cityofpensacola.com
City Surveyor
Public Works & Facilities
City of Pensacola
850-436-5531



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 12:00 PM
To: Leslie Odom <LOdom@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Phone call

He may retract the amended application and go forward with his initial application in June.

Cynthia Cannon, AICP

Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



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addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by

From: Leslie Odom <LOdom@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 9:00 AM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Phone call

Since the application now includes additional properties (Ranney), the application needs to include the Ranney vesting deed and the most recent survey available of the Ranney property.

Les Odom
Lodom@cityofpensacola.com
City Surveyor
Public Works & Facilities
City of Pensacola
850-436-5531



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 8:37 AM
To: Leslie Odom <LOdom@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>
Subject: FW: [EXTERNAL] RE: Phone call

Hi Les,

The applicant for the 310 Bay BLVD vacation of ROW just submitted an amended application (attached). I explained to him that I would have to re-route this to all the reviewing agencies for comments again. Before I do that though I wanted to see what new information you would need and have Mr. Harper provide that prior to my re-routing his application.

Form

If you have a list of items that you normally like to review on these types of applications then I will add that to our application and try to get those submitted in the beginning of the process from now on.

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>

Cynthia Cannon

From: Leslie Odom
Sent: Wednesday, June 24, 2020 3:14 PM
To: Cynthia Cannon
Cc: Heather Lindsay
Subject: RE: [EXTERNAL] Amended Application

No objections to the vacation for the full 20' width as per the amended application.

Les Odom
City Surveyor
Office: 850-436-5531

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, June 24, 2020 2:54 PM
To: Leslie Odom <LOdom@cityofpensacola.com>
Subject: RE: [EXTERNAL] Amended Application

Les,

Did you have comments regarding the vacation request for the full 20' of the easement vs. 10' to the centerline? I don't believe I have any written comments from you on this matter.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



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From: Leslie Odom <LOdom@cityofpensacola.com>
Sent: Tuesday, June 23, 2020 12:03 PM
To: Heather Lindsay <HLindsay@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>
Subject: RE: [EXTERNAL] Amended Application

Archaeological Survey along the 300 Block of the Bay Boulevard City Right of Way, May 2020



By

John E. Worth, Elizabeth D. Benchley, Jennifer Melcher

University of West Florida Archaeology Program

Report Submitted to Gregg Harding, city of Pensacola Archaeologist

The University of West Florida
Archaeology Institute
Report of Investigations, No. 213

Pensacola, Florida
May 2020

Project Area

The 300 block of Bay Blvd in Pensacola is part of an important archaeological site (8ES1, East Pensacola Heights) that has been recorded since the late 19th century and was reported to the City of Pensacola as a Native American site in 1987. The 1986 University of West Florida (UWF) archaeology field school defined the limits of this large site, and highlighted it for special consideration by the City on the maps accompanying the City Council's 1985 and 1988 archaeological review policy and procedures. At that time, we recognized the site as a late prehistoric habitation site that was reported to have included two mounds in the 1890s. Recent investigations by UWF have identified this area as part of the Tristan de Luna y Arellano settlement site (1559-1561).

The Bay Boulevard Right of Way (ROW) extends along the East Pensacola Heights bluff edge overlooking Pensacola Bay at Emanuel Point and curves to follow the landform. It originally extended in discontinuous sections from Bayou Blvd on the east side of Bayou Texar east to Pickens Ave, and then northeast to Cervantes Street. Portions of the ROW are asphalt covered alleys/drive ways. Many of the unimproved stretches of ROW have been vacated by the City and are now in private ownership. UWF's archaeological research has revealed that various utilities have been buried within the ROW and the trenches were often capped or filled with red clay. The City sewer system was placed within the ROW in about 1950. Both street construction and the addition of underground utilities have impacted the archeological site, but much of the site remains undisturbed within the ROW and in neighboring yards.

Background on the Luna Settlement Archaeology

Archaeological survey and excavations by the University of West Florida at the Luna Settlement archaeological site (8ES1) between 2015 and 2019 have demonstrated that the site encompasses an area of approximately 31 acres (12.9 hectares), including 22 acres (8.9 hectares) on the level upper terrace landform and just over 9 acres (3.8 hectares) on the adjacent slope that extends westward toward Bayou Texar (Worth et al. 2017, 2020). Extensive shovel testing carried out across the site during 2016, and confirmed by subsequent fieldwork, indicates that the densest concentration of 16th-century artifacts and subsurface features associated with the 1559-1561 Tristán de Luna y Arellano expedition is situated on the upper terrace portion of the site, with a lighter scatter of artifacts extending down the slope toward its southwestern corner on the lower section of the bluff. This distribution has been interpreted to mean that the main settlement initially inhabited by some 1,500 soldiers, officials, and other colonists (including some 200 Aztec Indians) corresponds to a rectangular area laid out parallel to the bluff on the upper terrace, with a boat landing and path to the settlement comprising the lower slope portion of the site.

Most of the Luna-era occupation seems concentrated somewhat inland from the bluff edge, while much of the previous occupation by prehistoric Native Americans appears to be distributed directly along the bluff overlooking the bay. Analysis of relative artifact density across the site (Worth 2019) indicates that the "core area" of the Luna Settlement was likely situated not in the geographic center of the main settlement area on the upper terrace, but instead was along the southwestern margin of the upper slope, overlooking and adjacent to the historically-documented freshwater pond that originally drained west along modern Chipley Ave. into Bayou Texar. This area of the site was also the closest to the hypothesized boat landing, and thus seems to have been a logical location for the royal warehouse and other public structures surrounding the town plaza. The plaza and surrounding administrative district was a normal feature of colonial Spanish settlements established during this period. The area would also have included the residences of Luna himself and other high-ranking officials, as well as the church.

Since the population of the Luna Settlement after the 1559 hurricane that destroyed most of its fleet and food stores fluctuated between a high of 1,500 and a low of some 50-60 people across the two-year occupation, it is likely that the central administrative district saw the most prolonged and continuous habitation at the site, which would account for the high density of artifacts and archaeological features in the area. This core area is centered roughly 60 meters inland from the bluff edge, and is estimated to be at least 50-60 meters across based on excavations conducted to date by UWF.

The Bay Blvd. ROW under consideration for this report extends across three current house lots from east to west (310 Bay Blvd., 306 Bay Blvd., and 10 Pickens Ave.), along the Emanuel Point bluff. The ROW extends from just below the southernmost corner of the upper terrace described above and down the slope that descends westward toward Pickens Ave. Since this strip of land lies immediately adjacent to the bluff, and is on the gentle slope below the upper terrace, it likely falls within an area of comparatively low Luna-era artifact density. However, since this location may well have been at or near the hypothesized path between the boat landing and the settlement, there is still the possibility of artifacts or unanticipated features associated with the Luna occupation.

Stratigraphy and the Emanuel Point Landform

In addition to UWF's first survey (Bense 1986), four years of intensive archaeological work since the 2015 identification of the Luna Settlement site (Worth 2016a, 2016b, 2019; Benchley and Worth 2017; Worth et al. 2017, 2020) have resulted in an increasingly clear picture of the typical soil profiles across the site. Even though the uppermost ground surface of many yards has been leveled and slightly raised by the addition of a layer of fill dirt, the original soil profile is generally characterized by a similar sequence of soil layers in this area of the site. The upper stratum is normally comprised of a dark, organically rich root mat and underlying gray sand humus layer, extending to roughly 10 cm below original ground surface. Artifacts in this layer are comparatively infrequent and usually recent (20th-21st century). Below this is a brownish midden layer that varies somewhat in color intensity, but which is typically about 25-30 cm in total thickness at the site's core area. This midden layer is not only enriched in organic content, but it also corresponds to the densest layer of artifacts, most of which are associated with the Luna Settlement, but some are more recent artifacts in the upper portion, and, very rarely, older prehistoric material. The stratum immediately below is difficult to delineate in profiles. It ranges, in thickness between 10 and 15 cm, and is transitional between the overlying midden and the underlying yellowish subsoil. The transitional zone is commonly mottled in color. The density of artifacts in this transitional zone and below is considerably less than in the overlying midden, and drops to virtually nothing in the underlying yellowish subsoil. Depending on the amount of surface fill at the top of any given excavation profile, the subsoil stratum is normally reached somewhere around 60 cm below ground surface, and excavation units in the core area of the site are normally stopped at a depth of 70 cm unless possible features or other disturbances penetrate deeper.

The 2020 ROW Survey

On May 12-13, 2020, UWF archaeologists excavated a total of 12 shovel tests at roughly 5 meter intervals along the Bay Blvd. ROW as delimited by the City of Pensacola surveyor (Figures 1 and 2). The shovel tests were numbered east to west from ST1609 near the summit of the marine terrace to ST1620 at the base of the slope at Pickens Avenue. All shovel tests measured 50 x 50 cm and were excavated to a depth of 1 meter whenever possible. Soil was screened through ¼" hardware cloth, and artifacts were initially rough-sorted in the field lab and subsequently on campus in the archaeology lab. Shovel test

profiles were cleaned, photographed, and mapped in the field, and observations regarding artifacts encountered, disturbances, or other information were recorded on shovel test forms. The objective of the survey was to determine (1) whether or not the sediments underlying the ROW at the bluff edge were natural and undisturbed, were covered by or comprised of redeposited fill, or were mechanically disturbed by utility trench excavations or other recent activities, and (2) whether or not there were artifacts or subsurface cultural features relating to the Luna Settlement or any other period of prehistoric or historic human occupation along the bluff edge.

In summary, the results of the shovel test survey indicate that while there is some fill dirt on the surface in several areas (perhaps 10-15 cm), and there are a number of utility lines (water sprinklers and gas) traversing this ROW parcel that have resulted in disturbances to the natural soil profile, much of the subsurface stratigraphy remains intact, and shows clear evidence for the same patterns of vertical artifact distribution through the soil profile that UWF has documented across the rest of the site. The same midden deposit normally found on the upper terrace portion of the Luna Settlement appears in ST 1609, 1610, and 1611. The pattern is interrupted by a 20th century trash deposit in ST 1612. While the midden is present in ST 1613, the dark midden stain has faded or disappeared. There are traces of light midden staining in ST 1614, but other shovel tests down slope show little to no evidence for a dark layer between the humus and the subsoil below. Instead the sediments grade rapidly into the lighter yellow coloration of the subsoil. A few shovel tests (ST 1612 and 1616 in particular) display more radical subsurface disturbances that have truncated the original soil profiles, and the shovel test closest to Pickens Ave. (ST 1620) displays evidence of prior erosion that seems to have scoured all upper soil layers down to the subsoil, followed by the addition of some 40 cm of fill dirt, probably associated with the original construction of the road.

With regard to materials recovered during UWF's 2020 shovel test excavations, artifacts are present from many cultures and time periods. Native American ceramics, both pre-contact and possibly contemporary with Luna's occupation, were found in all but the last shovel test at the base of the slope. Artifacts associated with and likely associated with Luna, were recovered from four shovel tests near the top of the terrace. Later 18th and 19th century artifacts associated with Spanish and British ranching and gardening at Emanuel Point were scattered along the entire slope. 20th and 21st century American period artifacts were also scattered everywhere along the ROW, but were especially concentrated in a trash deposit in ST 1612 located slightly below the summit. While full laboratory analysis of materials recovered is still underway, preliminary results are presented in Tables 1 and 2. Undisturbed archaeological evidence for a number of periods is present in 300 Block of Bay Blvd ROW parcel, and future archaeological work in this area holds the possibility not just of additional artifact samples, but potentially intact subsurface features that have not yet been identified.

References Cited

Benchley, Elizabeth D., and John E. Worth

2017 Discovery and Investigation of the Luna Settlement. Paper presented in the symposium "The Tristan de Luna Shipwrecks and Settlement (1559-1561) in Pensacola, Florida," organized by Elizabeth D. Benchley, at the 50th Annual Conference of the Society for Historical Archaeology, Fort Worth, Texas, January 7, 2017.

Bense, Judith A.

1986 Report of the Pensacola Archaeological Survey, 1986 Season. University of West Florida Archaeology Institute, Report of Investigations Number 10. Pensacola.

Worth, John E.

2016a Preliminary Observations on the Archaeological Assemblage of the 1559-1561 Tristán de Luna Settlement. Paper presented at the 49th Annual Conference of the Society for Historical Archaeology, Washington, D.C., Jan. 9, 2016. <https://pages.uwf.edu/jworth/WorthSHA2016.pdf>

2016b Interpreting Spanish Artifact Assemblages in the Mid-Sixteenth-Century Southeast: The View from the 1559-1561 Tristán de Luna Settlement on Pensacola Bay. Paper presented in the symposium "Documenting Early European/Native American Contacts and their Repercussions in the Southeast: A Symposium honoring Marvin T. Smith" at the 73rd Annual Meeting of the Southeastern Archaeological Conference, Athens, GA, October 27, 2016. <https://pages.uwf.edu/jworth/WorthSEAC2016.pdf>

2019 Functional and Spatial Patterning in Artifact Distribution at the Luna Settlement Site. Paper presented at the 71st Annual Conference of the Florida Anthropological Society, Crystal River, Florida, May 11, 2019.

Worth, John E., Elizabeth D. Benchley, Janet R. Lloyd, and Jennifer Melcher

2017 The Discovery and Exploration of Tristán de Luna's 1559-1561 Settlement on Pensacola Bay. Paper presented at the 69th Annual Meeting of the Florida Anthropological Society, Jacksonville, Florida, May 6, 2017. https://pages.uwf.edu/jworth/Worth%20et%20al%202017_FAS.pdf

2020 The Discovery and Exploration of Tristán de Luna's 1559-1561 Settlement on Pensacola Bay. *Historical Archaeology*, in press.



Figure 1 2020 UWF shovel tests in relation to aerial photograph of project area (Source: ESRI 2020)

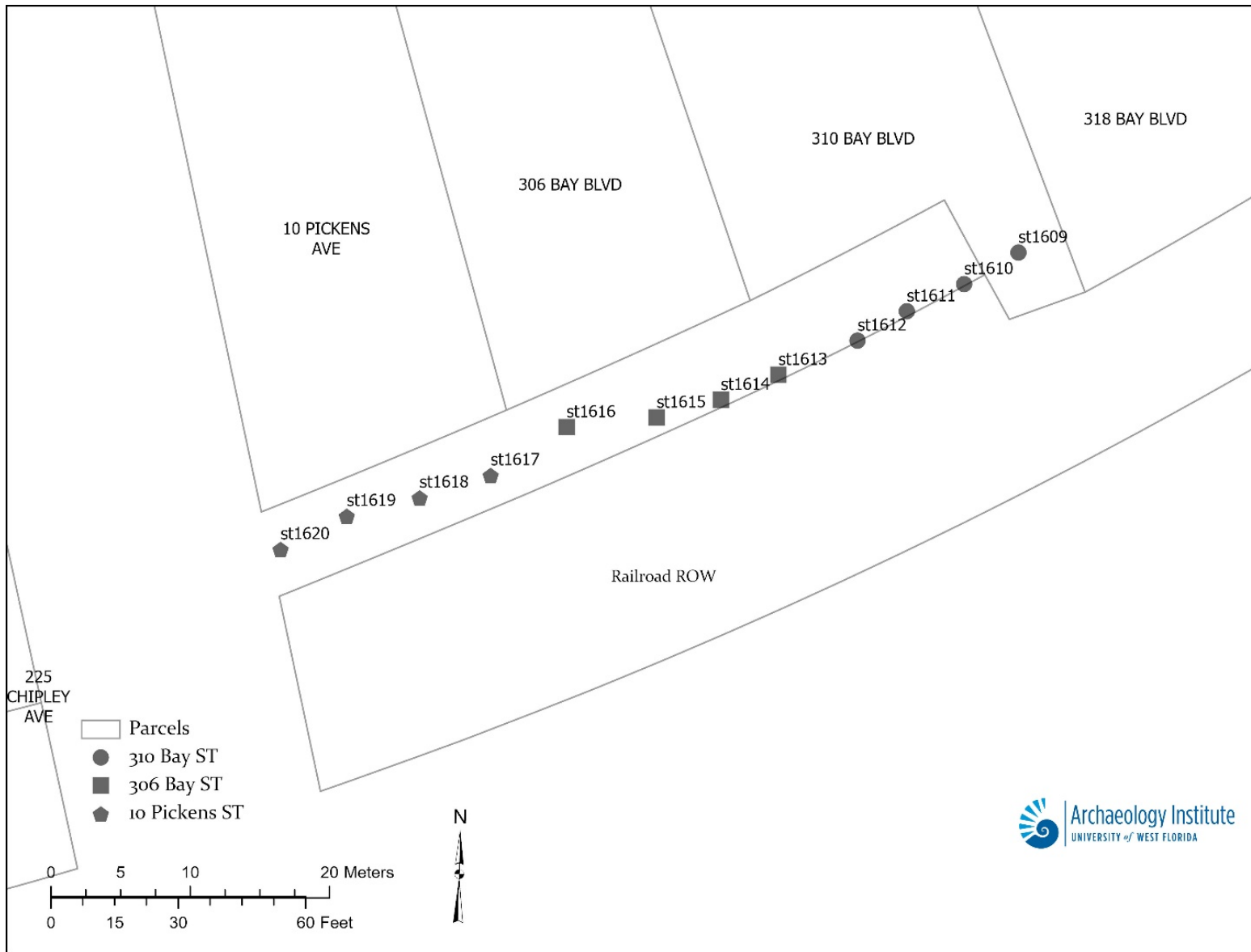


Figure 2 2020 UWF shovel tests in relation to projected location of residential parcels and City Rights of Way (Source: Escambia County Property Appraiser Parcel Data)

Tables

ST #	Prov.	Coord. N	Coord. E	Depth (cmb)	Parcel	Native American	Definite Luna	Possible Luna	Late 18thC- Early 19thC	20thC- 21stC
1609	4880	2415.55	2853.82	0-100	310 Bay Blvd. (Harper)	yes	yes			yes
1610	4881	2413.57	2849.77	0-100	310 Bay Blvd. (Harper)	yes		yes	yes	yes
1611	4882	2411.91	2845.53	0-90	310 Bay Blvd. (Harper)	yes	yes	yes	yes	yes
1612	4889	2410.06	2841.85	0-41	310 Bay Blvd. (Harper)	yes		yes	yes	yes
1613	4884	2408.02	2836.00	0-100	306 Bay Blvd. (Ranney)	yes			yes	yes
1614	4885	2406.52	2831.76	0-100	306 Bay Blvd. (Ranney)	yes			yes	yes
1615	4886	2405.57	2827.07	0-100	306 Bay Blvd. (Ranney)	yes				yes
1616	4890	2405.34	2820.57	0-86	306 Bay Blvd. (Ranney)	yes		yes	yes	yes
1617	4891	2402.29	2814.89	0-100	10 Pickens Ave. (Walden)	yes				yes
1618	4892	2401.05	2809.69	0-62	10 Pickens Ave. (Walden)	yes			yes	yes
1619	4893	2400.11	2804.38	0-100	10 Pickens Ave. (Walden)	yes			yes	yes
1620	4897	2398.07	2799.47	0-100	10 Pickens Ave. (Walden)					yes

Table 1: Summary results of shovel test artifact analysis.

Temporal Association	Artifacts Identified
Native American	Pensacola Incised, Pensacola ticked rim, shell tempered incised, sand tempered incised, sand tempered folded rim, Carrabelle Punctated, sand tempered check stamped, sand tempered plain, shell tempered plain, Tallahatta sandstone flakes, crown conch shell tool
Definite Luna	lead glazed redware, plain thick majolica
Possible Luna	wrought iron nail fragments, unglazed redware, ES1 chert or ballast
Late 18thC-Early 19thC	light creamware (incl. chamber pot rim), redware, overglaze porcelain, plain porcelain, whiteware, indet. tin glazed, dark olive green glass, amber glass, 1-hole bone button, oil lamp part
20thC-21stC	bottle glass, window glass, light green depression glass, mirror glass, embossed bottle glass, sun purple glass, milk glass, brown bottle glass, soda lime bottle glass, clear bottle glass, flat sided clear glass bottle frag embossed, cup bottom bottle bases, machine made bottle finish, threaded jar finish, milk glass threaded finish, lamp chimney frags., whiteware, edge molded whiteware, Imari porcelain, 20th century colored glaze ceramic, flower pot frag., tile frag., prob. cut nail, wire nail frags., .22 shell casing, shoe eye, lamp parts, porcelain bisque doll part frag., iron nut, strap, washer, prosser button, PVC pipe elbow from utility trench

Table 2: Summary results of artifact analysis with temporal associations.