

# **Concerns**

Vacate Lot Parcel Number 071S292001007002 / 7660 Randwick Road (adj) to Camelot Park.

- Camelot Homeowners Association and Camelot Residents do not support the surplus of referenced lot. A Petition 81+ of 126 residents, after only 2 days.
- This vacant lot has many mature Longleaf Pine and Heritage Oak Trees that would require removal.
- Randwick homes are the earliest home built in Camelot circa 1965. Sewer lines were installed on Randwick and planned to be connected to a future lift station using this lot as a utility easement.
- If built, this Affordable House would be required to have a septic system greatly increasing the cost of the home.
- Potentially 17 homes could be removed from septic by correcting and connecting to the lift station that is now installed by the playground.
- Park access as this vacant lot is directly adjacent to Camelot Park. This lot needs to be preserved for the park access.
- Camelot Residents are concerned with the negative effect of property values due to the "Affordable Housing", reduced green space and increased noise currently buffered by existing trees.
- The average annual property tax in Camelot is approximately \$2000+ /\$166+ monthly and how that would qualify as affordable housing.
- The Camelot Residents are concerned about the design of any "affordable" house built on the property. There are no design standards in Camelot such as those that protect neighborhoods in historical districts, though the subdivision was developed around 1970.
- The existing trees foliage also serves as a noise buffer from the Interstate 10.
- Camelot Residents were just made aware of the agenda and actual address of lot.

# PENSACOLA

FLORIDA'S FIRST & FUTURE

## **PUBLIC NOTICE**

In accordance with the City of Pensacola Policy for Disposition of City Owned Real Property, you are being provided notice that the property below may soon be under review by the City Council. This parcel may be declared surplus and considered for final disposition via direct negotiation at the City Council Agenda Conference on May 24, 2021 and at the City Council Meeting on May 27, 2021.

**Location**

Randwick Road (adj to Camelot Park)

**Parcel Number**

0715292001007002

Please call **850-858-0304** if additional information is needed. All property is sold "as is" and sale or disposition requires final approval by City Council. More information on the parcel is located at:

**[www.escpa.org/cama/Detail\\_a.aspx?s=0715292001007002](http://www.escpa.org/cama/Detail_a.aspx?s=0715292001007002)**



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

HERBERT D. DREW

KNOW ALL MEN BY THESE PRESENTS, THAT Chapman Road Company, a Florida Corporation, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto the City of Pensacola, a Municipal Corporation, its successors, and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

All of Lot 7, Block 8, Stanford Place, according to the plat recorded in Plat Book 6, at page 6 of the public records of Escambia County, Florida, containing 6.45 acres, more or less; and also a parcel described as follows:

Commence at the northeast corner of Lot 7, Block 8, Stanford Place, according to the plat recorded in Plat Book 6, at page 6 of the public records of Escambia County, Florida, for the point of beginning; thence S 00 degrees 49' 38" E along the west line of the said Stanford Place for a distance of 428.71 feet to a point on the north right-of-way line of Interstate 10 (300' R/W); thence S 08 degrees 29' 05" E along the said north right-of-way line for a distance of 506.89 feet; thence N 27 degrees 31' 12" E for a distance of 189.16 feet to a point on the arc of a circular curve concave to the southeast having a radius of 50.00 feet; thence along the arc of the said curve for an arc distance of 68.47 feet (chord distance of 63.25 feet; chord bearing of N 40 degrees 44' 20" E); thence N 01 degrees 30' 27" E for a distance of 24.98 feet; thence S 09 degrees 10' 22" W for a distance of 310.87 feet to the point of curve of a circular curve concave to the north-east, having a radius of 85.00 feet and a central angle of 90 degrees 00' 00"; thence along the arc of the said curve for an arc distance of 133.52 feet (chord distance of 120.21 feet; chord bearing of N 44 degrees 10' 22" W); thence S 49 degrees 38' E along the tangent of the said curve for a distance of 104.47 feet; thence N 87 degrees 23' 37" W for a distance of 119.99 feet to the point of beginning; containing 4.14 acres, more or less, and lying and being in Section 7, Township 1 South, Range 29 West, Escambia County, Florida.

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

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from encumbrances, and that it, its successors and assigns, the said grantee, its 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.

PS 679 na200

IN WITNESS WHEREOF, the said CHAPMAN LAND COMPANY, a corporation,  
in pursuance of due and legal action of its stockholders and Board  
of Directors, has executed these presents causing its name to be signed  
by its Vice President and its corporate seal to be affixed hereto  
this 5th day of December, 1977.



CHAPMAN LAND COMPANY, A corporation

Witness:  
*H. D. Thompson*  
*H. C. Thompson*

*Norris W. Mahan*  
Norris W. Mahan, its Vice President

ATTEST: *Annette W. Hayes*  
Annette W. Hayes,  
Assistant Secretary

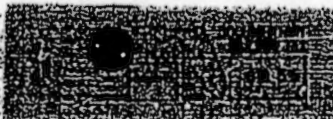
State of Florida  
County of Duval

Before the subscriber, duly commissioned, qualified and acting as  
Notary Public, in and for said State and County, personally appeared  
Norris W. Mahan and Annette W. Hayes, known to me to be the individuals  
described by said names who executed the foregoing instrument, and to  
be the Vice President and Assistant Secretary of the Chapman Land  
Company, a corporation, and acknowledged and declared that they as  
Vice President and Assistant Secretary of said corporation, and being  
duly authorized by it, signed its name and affixed its seal to and  
executed the said instrument for it and as its act and deed.

Given under my hand and seal official this

*5th* day of *December*, A.D., 1977.

*Lyons D. Hayes*  
Notary Public  
My commission expires



This instrument prepared by:

Mrs. Annette Hayes  
6391 Oakline Drive  
Pensacola, Florida 32504

RECORDED  
INDEXED  
NOV 14 9 47 AM '77  
FLORIDA  
NOTARY PUBLIC  
LYONS D. HAYES

# PETITION

TO: Mayor Grover Robinson and Pensacola City Council

REFERENCE: Vacate Lot Parcel Number 071S292001007002 / Randwick Road (adj) to Camelot Park. I hereby confirm that I am a Camelot Resident and oppose the surplus of lot. Attached are the concerns that Camelot Residents have.

Name	Signature	Address	Telephone
Kathleen Mattez		7725 Gallahad Rd.	850 384 7788
Virginia Jackson		7715 Gallahad Rd	850-529 5664
Sam Hinely		4005 Guinevere Dr	850-602-8629
Patricia H. Waters		4000 Guinevere Dr.	850-346-0508 850-746-0848
HERALDINE SKINNER		4010 GUINEVERE DR	850-478-3990
Trinity Taylor		4035 Guinevere Dr	501-288-7110
Rhea Dickerman		4010 Gallahad Rd	401-300-1700
Kathleen Dean		4020 Gallahad Rd	904-812-1283
Robin Maurice		4030 Gallahad Rd	850-375-0396
va 58ca81@gmail.com			
Michael Roberts		4040 Guinevere Dr	850 206 3493
Carmela Jean Daylaugh		4045 Guinevere Dr	850 982-9848
Terri Carter		4025 Guinevere Dr.	850-251 454 6542
Daniel Akerman		4020 Guinevere A.	850-232-5964
Robin Akerman		4020 Guinevere Dr.	850-232-5670
John KEDDEN		4040 GUINEVERE DR	850-484-8784
Steve Fitzhugh		7825 Lancelot Dr	850-898-0435
Shawn Stromer		7905 Lancelot Dr	619 300 2526
Rebekah Sireci		7940 Randwick Rd	850 730 0069
msireci@gmail.com			
William A. Kinn		7600 Randwick Rd	
John Toukser		3861 NOBLES ST	850 501-6301
Norma Roberts		3890 NOBLES	478-1836
Malcolm S McCoy		7641 Randwick Rd	476-5697
msmccoy11@bellsouth.net			
Lalorne Dantz		7620 Randwick Rd	850 261 3450
Stephen L. House		7720 Randwick Rd	850 261 3450
Jeremy Watkins		3921 COLLINGSWOOD Rd.	850-384-1009
Wilma Uheniak		3861 COLLINGSWOOD Rd	850-206-2212
Cami Yarbrough		3995 COLLINGSWOOD Rd	850-529-1775

KQcc@cox.net

jmaiuro2001@yahoo.com

Lalorne Stokes Studio@gmail.com

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Name	Signature	Address	Telephone
John Heltonich		7910 Lancelot Dr	850-969-9078
Sharon M. Smith		4085 King Arthur Dr.	585-766-0722
Jessica Ellingson		4045 King Arthur Dr	(850) 451-6668
MIKE JERNIGAN		4025 KING ARTHUR	(850) 483-3925
Jesse & Codi Berner		4005 King ARTHUR	(901) 480-8808
Kathy Heuser		4000 King Arthur Dr.	(850) 637-5043
Michelle VanH		4010 King Arthur Dr.	765-543-8833
Norma Chmura		4020 King Arthur Dr.	(850) 474-9721
Junior Amilly-Machado		4040 King Arthur Dr.	850 292-4709
10 JESIEA NIX		4060 King Arthur Dr	850 382 8526
Ashley Hillan		4065 King Arthur Dr	251-599-3620
W. H. Hammerson		7830 Lancelot Dr	850 476-4389
David Smith		4075 Bedevere Dr.	850-292-2054
Patricia McCann		4070 BEDevere Dr	850-476-6944
Christy Arnold		4060 Bedevere Dr.	850 478 3478
Betty Higgins		4065 Bedevere Dr.	850-476-7413
Yell Landrum		4050 Bedevere Dr.	850-476-2455
Chris Meyer		4040 Bedevere Dr	850 525 8554
Spencer Wilson		4045 Bedevere Dr	850 479 1591
20 Wroathen Duckman		4030 Bedevere Drive	850-476-5893
W. C.		4015 BEDevere DR	850-723-9847
Amanda Lee Dean		4005 Bedevere Dr.	205-292-8615
Mary Crawford		7705 Lancelot	850-712-4849
Maera Bradberry		3860 Collingswood Rd	850-324-5518
Delia W. Clark		3890 Collingswood Rd	850-478-7640
Milbpa Heck		3990 Collingswood Rd	850-477-1735
Andrea Tucker		3961 Collingswood Rd	850-572-7872
Barbara M. Vane		4000 Collingswood Rd	850-474-6341
Troy Vnada		4005 Collingswood Rd	334-546-8428
30 Gerald H. Rutledge		410 Collingswood Rd	850 478 7148

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Name	Signature	Address	Telephone
Joshua Sandif	<i>[Signature]</i>	7745 Gullchad Pl.	(850) 602-3074
Dr. Andrew Adams	<i>[Signature]</i>	4000 Ballahad Rd	850 602-2957
JAMES & <del>BEA</del> JOHNSON	<i>[Signature]</i>	4046 Gunnevere Dr	850-476-5788
Michael PLANAS	<i>[Signature]</i>	4015 Gunnevere Drive	850-304-1196
James Kuehn	<i>[Signature]</i>	7960 Lancelot Dr	571-296-0679
Craig Warren	<i>[Signature]</i>	7970 Lancelot Dr	850-208-2116
Terry Crook	<i>[Signature]</i>	7930 Lancelot Dr	550-417-3835
Tat Wilson	<i>[Signature]</i>	7940 Lancelot Dr	850-232-8866
Chris Brantley	<i>[Signature]</i>	7700 Lancelot Dr	850-865-7199
Debra Weaver	<i>[Signature]</i>	7915 Lancelot	850 384-2851
Chris Wilcox	<i>[Signature]</i>	7998 Lancelot	251 363-2388
Margy Eaddy	<i>[Signature]</i>	4030 Collingswood Rd	850-476-6992
John Michael Burden	<i>[Signature]</i>	7975 Lancelot Dr	850-449-8868
Don Bowersox	<i>[Signature]</i>	7999 Lancelot	850 479-1403
Don Bowersox	<i>[Signature]</i>	7975 Gunver Dr	850 288 9835
Dan Kunkland	<i>[Signature]</i>	7125 Gandy Dr Pkwy FL 32514	(850) 529-0836
Larry Smith	<i>[Signature]</i>	4025 Bedward Drive	850-542-2660
John Smith	<i>[Signature]</i>	7810 Lancelot Drive	850-384-6780
James Wilgus	<i>[Signature]</i>	7920 LANCELOT Dr	813-244-1315

Terry Crook  
@gmail.com

**Lisa Queen <purrrbugg@yahoo.com>**

May 24, 2021, 11:53 PM  
(3 days ago)

to smyers@cityofpensacola.com, Lisa, Dale, Camelot

Good evening,

Dale Williams and Lisa Queen own and live in 3821 Nobles Street. We also own multiple rentals in many other areas of Pensacola.

Make sure you that everyone reads the following so you/they are prepared for this meeting. Once you read this you will see that task force recommendations seems to allow them to alter any code of any type, ignore any restriction, homeowner association rule or regulation and frankly over any objection to get their "500 homes in 5 years" plan. It will affect many things and we disagree with the choice of location because we believe it may affect many things the least of which is property values.

Our concern is that we do not see a clear plan for how these future homeowners are chosen since it says they will be teachers, nurses, firefighters and other blue collar employed. How long would they have to have been employed in these "blue collar" jobs? Who chooses the family this house is offered to? Who will hold the mortgage since it is likely that the chosen family would not qualify for a conventional loan. What happens when and if these homeowners default on their loans? Does the City guarantee that loan? The plan says that the land and the construction will be discounted. Will the final product be the equivalent value of the other houses already in place in the neighborhood? Will it physically mirror the appearance of other houses? What guarantee do we have of that? Does "affordable" mean low quality? Who chooses the builder? Will it be the lowest bid? Last but not least, will the bulider have to follow the tree regulations in place or just do whatever they want since there are no rules for this "affordable" house?

Both Dale and I work in some capacity for Escambia County and/or the State of Florida and feel that our presence may create issues with our employers, so we will not attend in person. You may, however, forward our objection to Mr. Robinson and/or the City Counsel.

Lisa C. Queen (850) 291-8427 and Dale R. Williams (850) 791-5443.

**Wilma Urbaniak <wilma.urban@hotmail.com>**

May 25, 2021, 5:47 AM  
(2 days ago)

to Camelot

I am a minister and am obligated to prepare and deliver food to the Washburn Center on the 27th. I am so sorry. However, I do agree with your proposal.

Wilma L. Urbaniak  
Church Financial Officer  
850-206-2212

**Patricia McCrary <bedeveredr@yahoo.com>**

May 25,  
2021, 2:20  
PM (2  
days ago)

to Camelot

David,

I will try but I am an older senior and have resided in Camelot for the past 45 years. I do NOT want an Affordable House built in Camelot!!!! We are not that type of neighborhood and the council needs to table this issue immediately.

Thank you,  
Patricia McCrary  
4070 Bedevere Dr  
Pnsacola, FL 32514  
(850) 476-6747

**Joan Caranci <hairhutjoan@att.net>**

9:53 AM (4  
hours ago)

to camelothomeownerspensacola@gmail.com

Mr.Wilson this is to let you know My husband and I are totally against the city proposing to put affordable housing on the empty lot in our beautiful Camelot neighborhood .This will hurt the value of our homes.We will not be able to attend the meeting so I am sending the requested letter. Thank You Vince and Joan Caranci 7991 Lancelot Dr.

**Hocutt Phillips**

Wed, May 26, 8:56 PM (17  
hours ago)

to me

David,

Attached is my letter to the Mayor and City Council.

Thanks,  
Hocutt

I have visited the lot designate to be potentially a housing project by the City of Pensacola and the concept is ridiculous!!! If this mayor and city Council are willing to allow this to be approved using my tax dollars and reducing my property, I will agree as soon as you elected members allow the same construction where YOU live. There are plenty of areas in Pensacola where such a project such as this could be beneficial BUT NOW in the middle of a middle-class neighborhood where property values would be decreased due to your inept decision making, This lot is directly connected to the parf for children of this neighborhood and moved. The simple fact that you even entertain this idea is ridiculous. The moment you approve this ridiculous concept for your neighborhood and prove it successful is when I would even consider this STUPID proposal.