

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
August 8, 2011–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

A. Case No.: Z-2011- 14

Location: 1991 W. Detroit Blvd.

From: R-2, Single-Family District (cumulative), Low-Medium Density, (7 du/acre); R-3, One-Family and Two-Family District, (cumulative) Medium Density, (10 du/acre)

To: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density, (25 du/acre)

Requested by: Jean McPhee, Agent for Nicole Zubon, Owner

B. Case No.: Z-2011-15

Location: 2240 W. Detroit Blvd.

From: C-1, Retail Commercial District, (cumulative), (25 du/acre)

To: C-2, General Commercial and Light Manufacturing District, (cumulative), (25 du/acre)

Requested by: Harold Pridgen, Owner

6. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

AI-1142

Item #: 5.

Planning Board-Rezoning

Meeting Date: 08/08/2011

Agenda Item:

A. Case No.: Z-2011-14

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R-3, One-Family and Two-Family District, (cumulative) Medium Density, (10 du/acre)

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Requested by: Harold Pridgen, Owner

Attachments

Case Files

Z-2011-14



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

REZONING CASE: Z-2011-14
August 8, 2011

I. SUBMISSION DATA:

BY: Nicole G. Zubon, Owner
PROPERTY REFERENCE NO.: 13-1S-31-1100-001-004
PROJECT ADDRESS: 1991 W Detroit Blvd
FUTURE LAND USE: MU-U, Mixed-Use Urban
COMMISSIONER DISTRICT: 5
BCC MEETING DATE: September 1, 2011

II. REQUESTED ACTION:

REZONE

FROM: R-2, Single-Family District (cumulative), Low-Medium Density, (7 du/acre); R-3, One-Family and Two-Family District, (cumulative) Medium Density, (10 du/acre).
TO: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density, (25 du/acre).

III. RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). The 2030 FLUM is attached herein to this ordinance as Exhibit B.

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed-Use Suburban, Mixed-Use Urban, Commercial and Industrial Future Land Use district categories (with the exception of residential development).

FINDINGS

The proposed use for the parcel is listed within the allowable range of uses for the Future Land Use category Mixed-Use Urban. The proposed amendment does promote for the efficient use of existing public roads, utilities and service infrastructure. However, staff determined that the proposed use does not promote compatible infill development, since the property is currently not underutilized and the proposed use is also incompatible with the residential nature of the surrounding properties. Therefore, staff finds that the proposed amendment **is not consistent** with the intent and purpose as stated in **CPP FLU 1.3.1** and **FLU 1.5.3**.

CRITERION (2)

Consistent with the Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

Land Development Code (LDC) 2.08.02. D. 7. B Quasi-judicial Rezoning. An applicant for a proposed rezoning has the burden of proving by substantial, competent evidence that the proposed rezoning: is consistent with the Comprehensive Plan; furthers the goals, objectives and policies of the Comprehensive Plan and is not in conflict with any portion of the county's Land Development Code. b. The proposed rezoning will constitute "spot zoning," that is an

isolated zoning district that may be incompatible with the adjacent and nearby zoning districts and uses, or as spot zoning is otherwise defined by Florida law.

(LDC) 6.05.07. R-2 single-family district (cumulative), low-medium density.

This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre. Refer to article 11 for uses and densities allowed in R-2, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-2 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

(LDC) 6.05.09. R-3 one-family and two-family district, (cumulative) medium density.

This district is intended to provide for a mixture of one-family and two-family dwellings, including townhouses, with a medium density level compatible with single-family residential development. The maximum density is ten dwelling units per acre. Refer to article 11 for uses and densities allowed in R-3, one-family and two-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

LDC 6.05.13. R-6 neighborhood commercial and residential district, (cumulative) high density.

This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are uncertain and some redevelopment is probable. The maximum density is 25 dwelling units per acre, except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-6, neighborhood commercial and residential areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-6 zoning located in the Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District.

All neighborhood commercial (R-6) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. Permitted uses.

1. Any use permitted in the R-5 district.

2. Retail sales and services (gross floor area of building not to exceed 6,000 square feet). No permanent outside storage allowed.
 - a. Food and drugstore, including convenience stores without gasoline sales.
 - b. Personal service shop.
 - c. Clothing and dry goods store.
 - d. Hardware, home furnishings and appliances.
 - e. Specialty shops.
 - f. Banks and financial institutions.
 - g. Bakeries, whose products are made and sold at retail on the premises.
 - h. Florists shops provided that products are displayed and sold wholly within an enclosed building.
 - i. Health clubs, spa and exercise centers.
 - j. Studio for the arts.
 - k. Martial arts studios.
 - l. Bicycle sales and mechanical services.
 - m. Other retail/service uses of similar type and character of those listed herein above.
 3. Laundromats and dry cleaners (gross floor area not to exceed 4,000 square feet).
 4. Restaurants.
 5. Automobile service stations (no outside storage, minor repair only).
 6. Appliance repair shops (no outside storage or work permitted).
 7. Places of worship and educational facilities/institutions.
 8. Fortune tellers, palm readers, psychics, etc.
 9. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).
 10. Mobile home subdivision or park.
- C. Conditional uses.*
1. Any conditional use allowed in the R-5 district.
 2. Drive-through restaurants (fast food or drive-in, by whatever name known).
 3. Any building exceeding 120 feet height.
 4. Neighborhood commercial uses that do not exceed 35,000 square feet of floor area.
 5. Automobile service operations, including indoor repair and restoration (not including painting), and sale of gasoline (and related service station products), gross floor area not to exceed 6,000 square feet. Outside repair and/or storage and automotive painting is prohibited.
 6. Mini-warehouses meeting the following standards:
 - a. One acre or less in size (building and accessory paved area);
 - b. Three-foot hedge along any right-of-way line;
 - c. Dead storage use only (outside storage of operable vehicles including cars, light trucks, RVs, boats, and similar items).
 - d. No truck, utility trailer, and RV rental service or facility allowed, see C-2.
 7. Radio broadcasting and telecasting stations, studios, and offices with satellite dishes and antennas. On-site towers are prohibited. (See section 6.08.02.L.)
 8. Temporary structures. (See section 6.04.16)

9. Arcade amusement centers and bingo facilities.

LDC 7.20.04. Neighborhood commercial locational criteria (AMU-1, R-6, VM-1).

A. Neighborhood commercial uses shall be located along a collector or arterial roadway and near a collector/collector, collector/arterial, or arterial/arterial intersection and must provide a smooth transition between commercial and residential intensity.

B. They may be located at the intersection of an arterial/local street without providing a smooth transition when the local street serves as a connection between two arterial roadways and meets all the following criteria:

1. Shares access and stormwater with adjoining commercial uses or properties;
2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and article 7;
3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision.

C. They may be located along an arterial or collector roadway without meeting the above additional requirements when one of the following conditions exists:

1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips; or
2. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

LDC 7.20.02B Waivers, The planning board (PB) may waive the roadway requirements when determining consistency with the Comprehensive Plan and Land Development Code for a rezoning request when unique circumstances exist. In order to determine if unique circumstances exist, a compatibility analysis shall be submitted that provides competent and substantial evidence that the proposed use will be able to achieve long-term compatibility with surrounding uses as described in Comprehensive Plan Policy 7.A.3.8. Infill development would be an example of when a waiver could be recommended. Although a waiver to the roadway requirement is granted, the property will still be required to meet all of the other performance standards for the zoning district as indicated below. The additional landscaping, buffering, and site development standards cannot be waived without obtaining a variance from the board of adjustment.

LDC 7.01.06. Buffering between zoning districts and uses.

A. *Zoning districts.* The following spatial relationships between zoning districts require a buffer:

2. AMU-1, AMU-2, R-4, R-5, R-6, V-4, VM-1, or VM-2 districts, where they are adjacent to single-family or two-family districts (RR, SDD, R-1, R-1PK, R-2, R-2PK, R-3, V-1, V-2, V-2A, V-3, V-5, VR-1, VR-2).

FINDINGS

The applicant has failed to provide competent evidence that the proposed rezoning will not constitute “spot zoning”. From a site visit, staff observed that the nature of the surrounding zoning and existing uses is predominantly residential, thus the proposed amendment **is not consistent** with the intent of Land Development Code (LDC) 2.08.02. D. 7. B and C, Quasi-judicial Rezoning.

The proposed amendment **does not meet** the general commercial and light manufacturing uses locational criteria requirements; although the parcel is on a collector road, it is not located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection and does not provide for a smooth transition between commercial and residential intensity, as stated in the Escambia County Land Development Code (LDC 7.20.04).

The proposed amendment **does not meet** the requirements for infill development as stated in (LDC 7.20.03.B). Infill development is defined as an area where over 50 percent of a block is either zoned or used for commercial development. This article also defines a block as the road frontage on one side of a street between two public rights-of-way. In this case the block is identified as the road frontage from Ashland Avenue, along the south side of Detroit, to Raleigh Circle. There are eleven (11) properties within this block: six (6) single family residences, one (1) property with mobile homes, three (3) vacant residential properties, and one (1) storage warehouse facility. The combined existing and proposed commercial use would only represent 17.5 % of the total block. The intensity of the proposed use in this split zoning parcel is not comparable with the existing zoning and development on the surrounding parcels and does not promote compact development.

Buffering requirement will apply, as stated in (LDC 7.01.06); further review from the Development Review Committee (DRC) will be needed to ensure the buffering requirements and other performance standards have been met, should this amendment to R-6 be granted.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

Within the 500' radius impact area, staff observed 44 properties: 32 single family residences, 11 vacant residential lots and one (1) property with storage warehouse units; therefore, staff concludes that the proposed amendment **is not compatible** with the surrounding existing residential uses in the area.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

Upon review of the National Wetland Inventory and as represented in the aerial/wetlands map, wetlands and hydric soils **were indicated** on the subject property. Staff also identified that the parcel is located within a FEMA designated floodplain; prior to any construction, the applicant will have to meet specific requirements outlined in Article 10, Floodplain Management, of the Escambia County Land Development Code. Further review during the Development Review Committee (DRC) process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

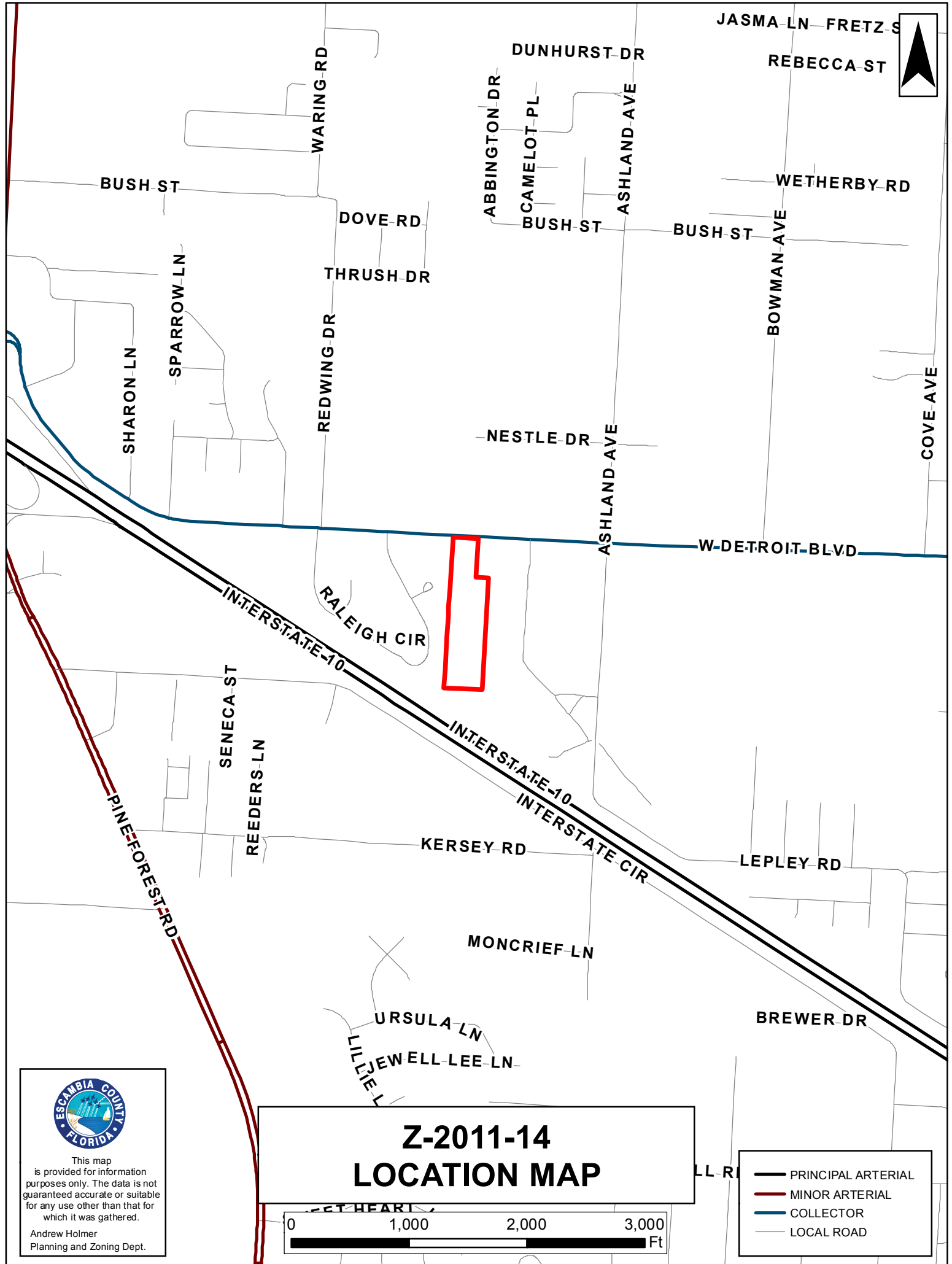
Development patterns.


Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

FINDINGS

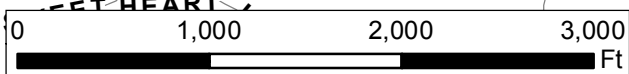
The proposed amendment **would not result** in a logical and orderly development pattern. The property is located along Detroit Blvd, a collector road in a mixed-use area. The permitted uses of the R-6 zoning district are not of comparable intensity with the surrounding predominantly residential uses.





Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.




 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.

Z-2011-14 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

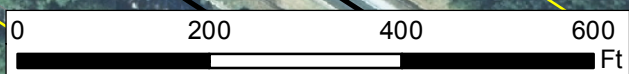







W DETROIT BLVD

RALEIGH CIR

INTERSTATE-10

Z-2011-14 AERIAL MAP



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



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Andrew Holmer
Planning and Zoning Dept.



ASHLAND AVE

ASHLAND AVE

MU-U

W DETROIT BLVD

RALEIGH CIR

GILEAD CT

ANTIOCH CT

RALEIGH CIR

MU-U

MU-U

INTERSTATE 10

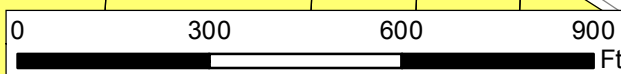
MU-U



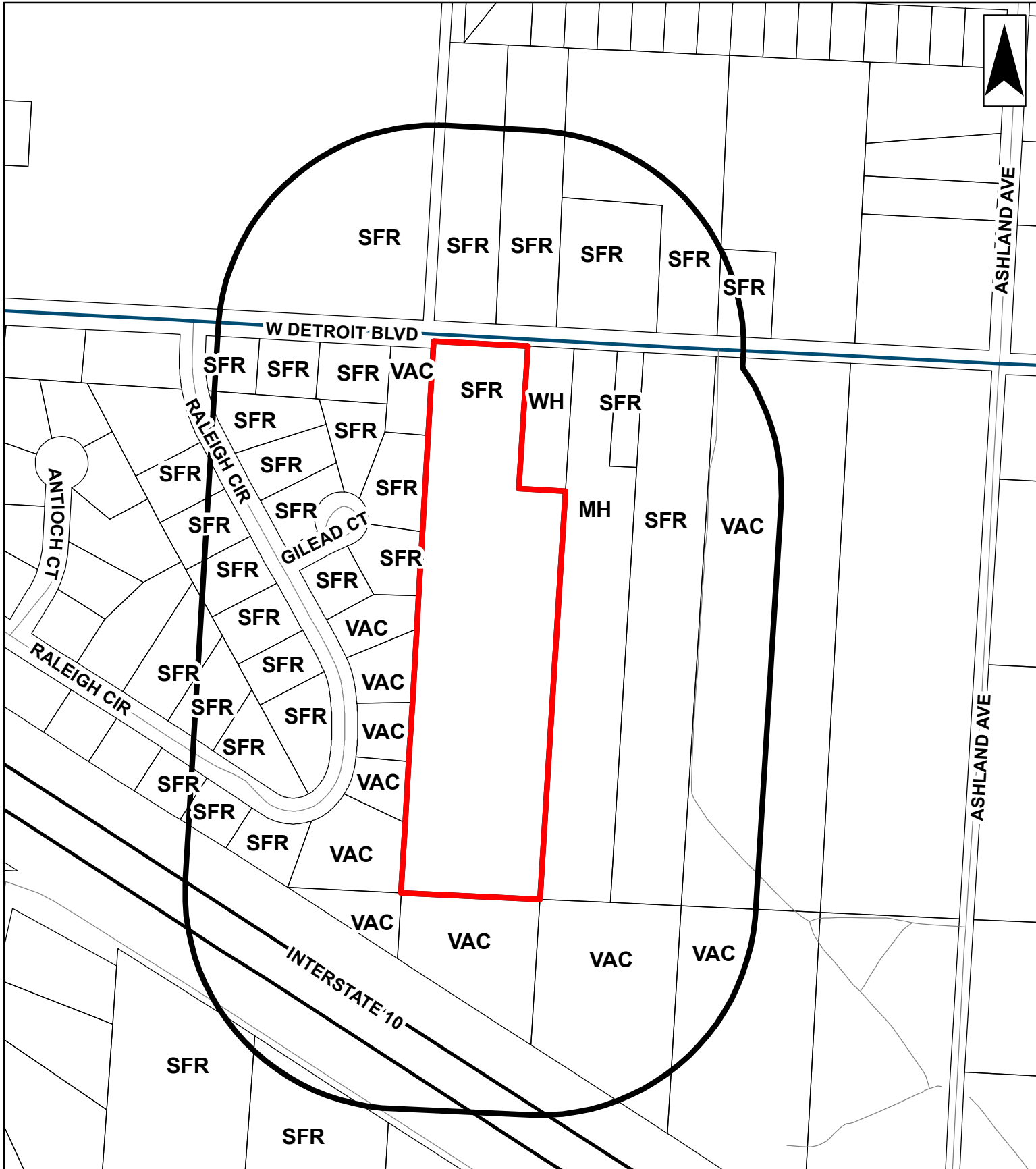
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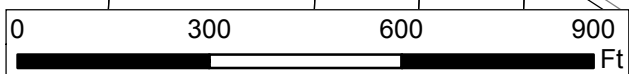
Z-2011-14 FUTURE LAND USE








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



Z-2011-14
500' RADIUS LAND USE

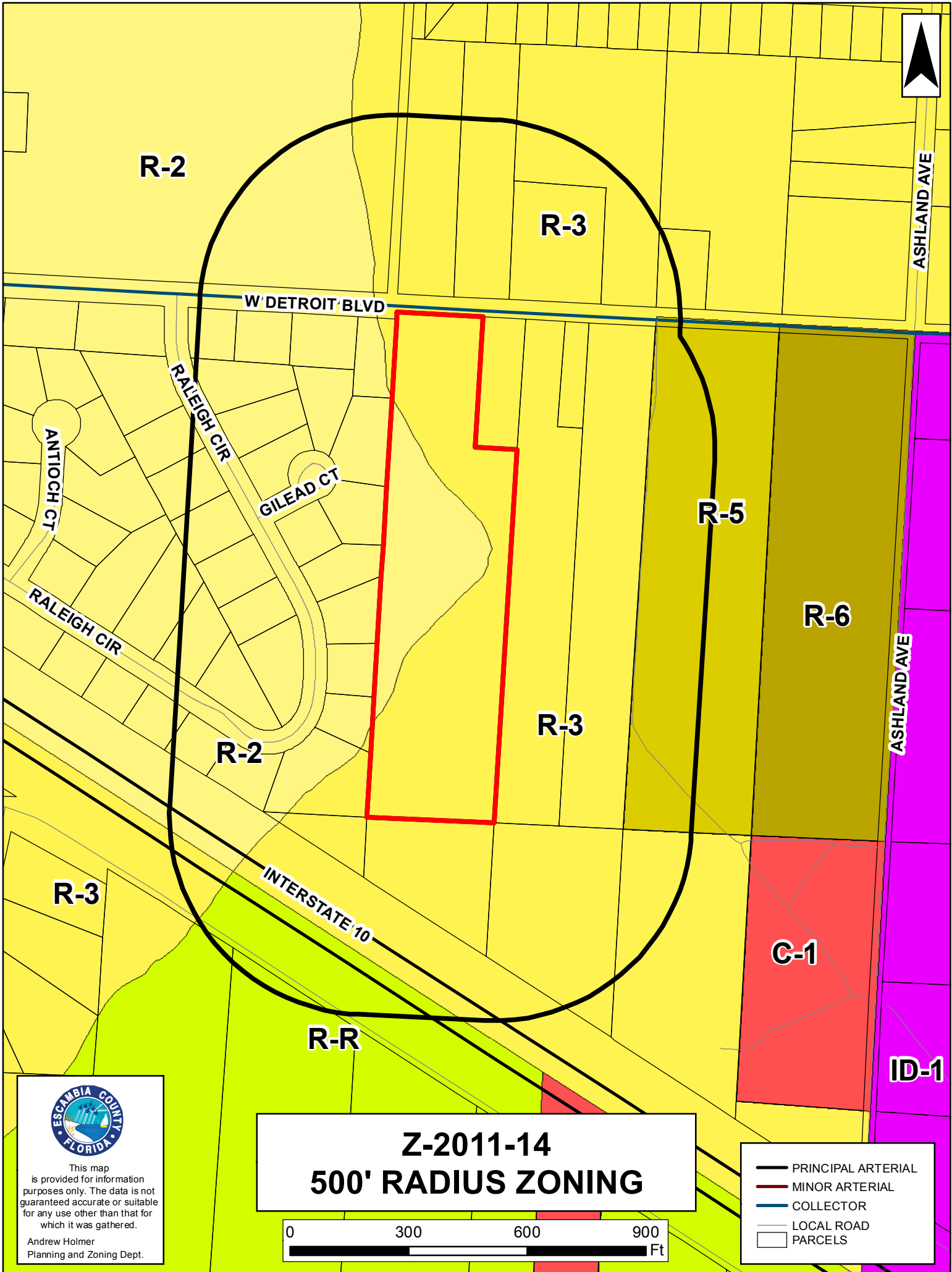


-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  PARCELS



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Andrew Holmer
 Planning and Zoning Dept.



R-2

R-3

W DETROIT BLVD

ASHLAND AVE

RALEIGH CIR

ANTIPOCH CT

GILEAD CT

R-5

RALEIGH CIR

R-6

R-2

R-3

ASHLAND AVE

R-3

INTERSTATE 10

C-1

R-R

ID-1

Z-2011-14

500' RADIUS ZONING

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



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Andrew Holmer
Planning and Zoning Dept.

SUBMISSION FOR REZONING REQUEST

To: Board of County Commissioners, Escambia County

Nicole G. Zubon, Owner

Property address: 1991 West Detroit Blvd., Pensacola, Florida 32534

Property reference number: 13-1S-31-1100-001-004

Property District: District 5

This is a rezoning request for my property located at 1991 West Detroit Blvd., Pensacola, Florida, 32534. I am requesting a rezoning for the property from R-2/R3, Multiple-Family District, to R-6 Neighborhood Commercial and Residential District. The Future Land Use for this property is Mu-U, Mixed Use Urban. Following are the six criteria which have are addressed for the rezoning of the property.

CRITERION FOR REZONING

CRITERION (1)

Consistent with the Comprehensive Plan.

The proposed request rezoning request is consistent with the intent and purpose of Future Land Use category Mixed Use Urban (MU-U) as stated in CPP FLU 1.3.1. MU-U allows a range of allowable uses including single-family residential, multi-family residential, mobile and manufactured homes, as well as light industrial.

CRITERION (2)

Consistent with this Code.

The proposed request is consistent with the intent and purpose of the Land Development Code. The subject property is in an area with a mix of medium-high density residential and commercial uses. The proposed request to R-6 is compatible with the surrounding zoning district and uses as well as being within 600 feet of an existing R-6 property.

CRITERION (3)

Compatible with surrounding uses.

The proposed request is compatible with surrounding existing uses in the area. The property is adjacent to commercial storage units. As previously noted, the property is located within 600' of a property with a zoning district of R-6. Other adjacent properties include R-2, R-3, R-5, and C-1. Considerations for use of the parcel requesting rezoning is under consideration for a women's home, a sponsored church home, or a small A.L.F.

CRITERION (4)

Changed conditions.

There are no current conditions that would impact the request or property(s).

CRITERION (5)

Effect on natural environment.

No adverse impacts will result in the rezoning request.

CRITERION (6)

Development patterns.

The proposed request would result in a logical and orderly development pattern. The permitted uses are compatible with the uses of surrounding and nearby parcels in the area that are mini warehouses, a large church, two hotels, mobile home lots, and a group home.



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: R2/R-3 to: R-6

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Nicole G. Zubon Phone: (850) 221-1423

Address: 2701 East Desoto Street, Pensacola, Florida 32508 Email: nic9hmc@aol.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 1991 West Detroit Blvd.; Pensacola, Florida 32504

Property Reference Number(s)/Legal Description: 13-15-31-1100-001-004

By my signature, I hereby certify that:

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

Jean F. McPhee Signature of Owner/Agent Jean F. McPhee Printed Name Owner/Agent July 1, 2011 Date

Nicole G. Zubon Signature of Owner Nicole G. Zubon Printed Name of Owner 07/01/2011 Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of JULY 2011.

by NICOLE ZUBON 2150627645240

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

[Signature] Signature of Notary
(notary seal must be affixed)

MARK W. PADGETT Printed Name of Notary

MARK W. PADGETT
Notary Public - State of Florida
My Commission Expires Jun 27, 2011
Commission # DD 689918
Bonded Through National Notary Assn.

FOR OFFICE USE ONLY CASE NUMBER: 2011-14

Meeting Date(s): PB 8/1/11 BCC 9/1/11 Accepted/Verified by: Acan Date: 7/1/11

Fees Paid: \$ _____ Receipt #: _____ Permit #: _____

fee waiver request



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2011-14

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 13-15-31-1100-001-004

Property Address: 1991 Detroit Blvd ; Pensacola, Florida 32534

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. 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 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 1st DAY OF July, YEAR OF 2011.

Nicole G. Zubon
Signature of Property Owner

Nicole G. Zubon
Printed Name of Property Owner

07/01/2011
Date

Signature of Property Owner

Printed Name of Property Owner

Date

Agent

NA?



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2011-14

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 1991 Detroit Blvd, Florida, property reference number(s) 13-15-31-1100-001-004 I hereby designate Jean McPhee for the sole purpose of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
Board of Adjustment to request a(n) on the above referenced property.

This Limited Power of Attorney is granted on this 1 day of July the year of 2011, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired.

Agent Name: Jean F. McPhee Email: lshortsong@cox.net
Address: 415 Gibbs Rd. Phone: (850) 572-7112

Nicole A. Zubon
Signature of Property Owner

Nicole G. Zubon
Printed Name of Property Owner

07/01/2011
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

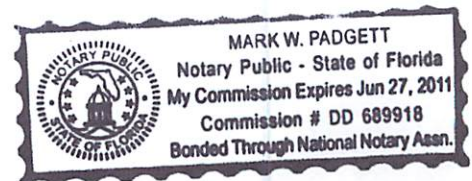
The foregoing instrument was acknowledged before me this 1st day of JULY 20 11, by NICOLE ZUBON 2150627645240 JEAN MCPHEE M21046643650

Personally Known OR Produced Identification. Type of Identification Produced: KLDL

Signature of Notary

MARK W PADGETT
Printed Name of Notary

(Notary Seal)



Prepared by and return to:

Selina Bryant
Gulf Title Company
2723 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G-11694
Parcel Identification No. 131S31-1100-001-004

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of July, 2007 between Lavonne C. Agerton, a married woman whose post office address is 7620 Ranwick Road, Pensacola, FL 32514 of the County of Escambia, State of Florida, grantor*, and Nicole G. Zubon, a married woman whose post office address is 1519 East La Rua Street, Pensacola, FL 32501 of the County of Escambia, State of Florida, grantee*,

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

Lot 4, of the Subdivision of Section 13, Township 1 South, Range 31 West, Escambia County, Florida, according to plat of said Subdivision recorded in Deed Book 104, at Page 400, of the public records of Escambia County, Florida. ~LESS the following described parcel: ~Begin at the Northeast corner of the Lot 4, Deed Book 104, Page 400; thence South, along the East line of said Lot, a distance of 330.00 feet; thence West, parallel to the South right of way line of Detroit Boulevard, a distance of 108.00 feet; thence North, parallel to the East line of said Lot, a distance of 330.00 feet to the South right of way line of Detroit Boulevard; thence East, along aforesaid right of way line, a distance of 108.00 feet to the point of beginning.

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

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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

Signed, sealed and delivered in our presence:

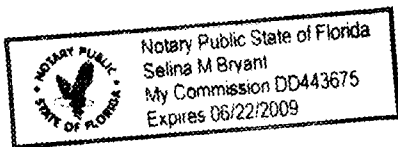
Nancy J. Wood
Witness Name: Nancy J. Wood
Selina M. Bryant
Witness Name: Selina M. Bryant

Lavonne C. Agerton (Seal)
Lavonne C. Agerton

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 20th day of July, 2007 by Lavonne C. Agerton, an unmarried woman who is personally known or has produced a driver's license as identification.

[Notary Seal]



Selina M. Bryant
Notary Public
Printed Name: Selina M Bryant

My Commission Expires: _____

Prepared by and return to:
Selina Bryant

Gulf Title Company
2723 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G-11694

[Space Above This Line For Recording Data]

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that 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.

LEGAL ADDRESS OF: 1991 Detroit Boulevard, Pensacola, FL 32534

The County (XX) has accepted () has not accepted the abutting roadway for maintenance.

AS TO SELLER(S):

Lavonne C. Agerton
Lavonne C. Agerton

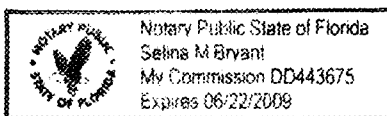
WITNESSES TO SELLER(S):

Selina M Bryant
Printed Name: Selina M Bryant

Nancy Swoody
Printed Name: Nancy Swoody

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on this July 20, 2007 by Lavonne C. Agerton, a married woman, who is(are) personally well known to me or, who has(have) produced the following as identification: FL Drivers License



Selina M Bryant
NOTARY PUBLIC Selina M Bryant
My Commission Expires: _____
Commission No.: _____

AS TO BUYER(S):

Nicole G. Zubon
Nicole G. Zubon

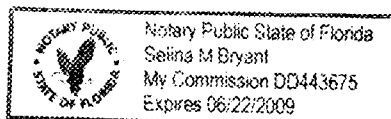
WITNESSES TO BUYER(S):

Selina M Bryant
Printed Name: Selina M Bryant

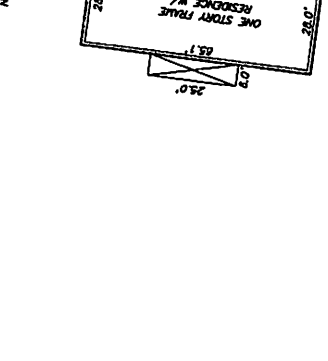
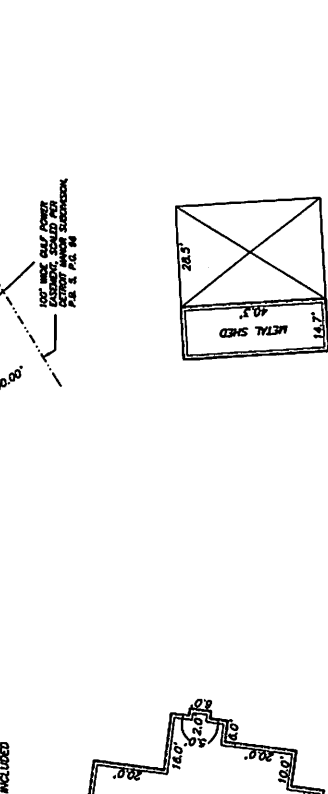
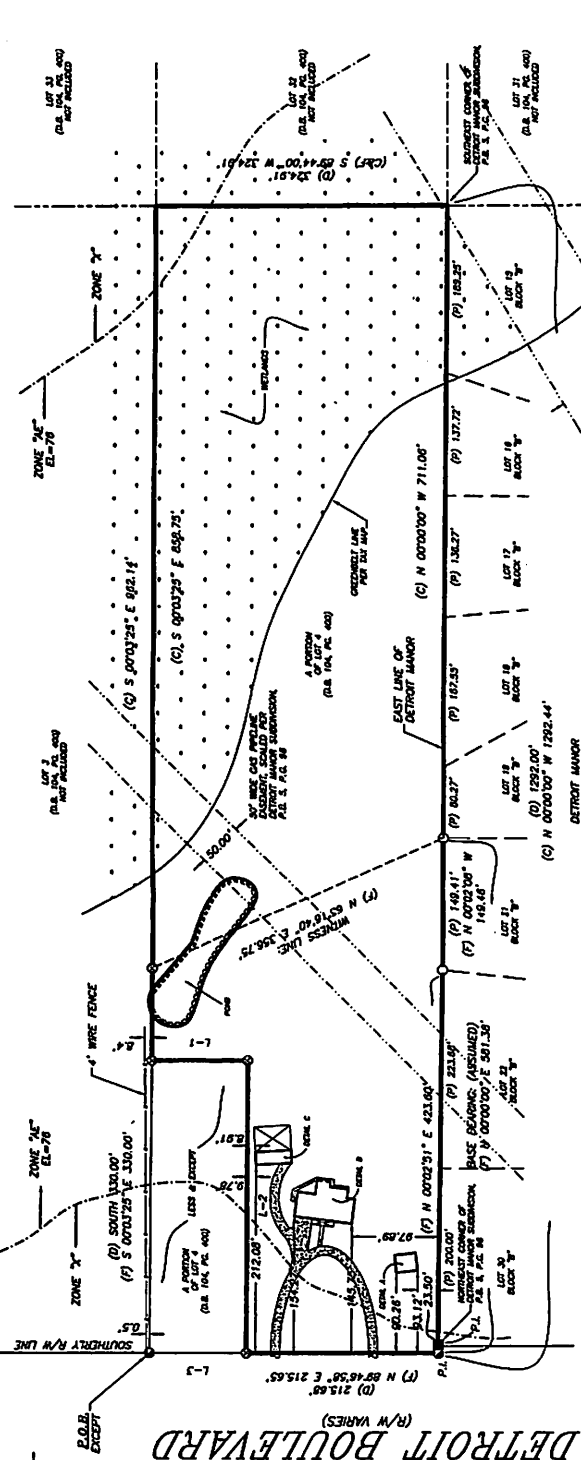
Nancy Swoody
Printed Name: Nancy Swoody

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on this July 20, 2007 by Nicole A. Zubon, a married woman, who is(are) personally well known to me or, who has(have) produced the following as identification: FL Drivers License



Selina M Bryant
NOTARY PUBLIC Selina M Bryant
My Commission Expires: _____
Commission No.: _____



LINE TABLE

LINE NO.	DESCRIPTION
1-1	(D) WEST 100.00'
1-2	(C) N 89°41'00" W 100.00'
1-3	(D) NORTH 100.00'
1-4	(C) S 89°41'00" E 100.00'
1-5	(D) EAST 100.00'
1-6	(C) N 89°41'00" W 100.00'
1-7	(D) WEST 100.00'

ROAD ELEVATIONS

NO.	TYPE	DATE
1	FM 1/2" ASHES	1-1-1
2	FM 1/2" ASHES	1-1-1
3	FM 1/2" ASHES	1-1-1
4	FM 1/2" ASHES	1-1-1

ASSURANCE:
 ACCOLE C. ZURR
 COUNTRYWIDE HOME LOANS, INC. IS/SH/ATM
 GULF TITLE COMPANY
 ATTORNEY'S TITLE INSURANCE FUND, INC.

DESCRIPTION:
 LOT 4 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 1
 SOUTH, RANGE 31, WEST ESCAMBIA COUNTY, FLORIDA,
 DEED BOOK 104, PAGE 1, AND SUBDIVISION RECORDED IN
 RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCELS:
 BROOM 1/4" TRACT AND THE SOUTH 1/4" OF THE LOT 4 PLAT
 LINE OF SAID LOT A DISTANCE OF 100.00 FEET; THENCE
 WEST PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF
 DETROIT BOULEVARD A DISTANCE OF 100.00 FEET;
 LOT 4, DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID
 LOT 4, DISTANCE OF 100.00 FEET TO THE EAST LINE OF
 ALONG AFORESAID RIGHT OF WAY LINE A DISTANCE OF
 100.00 FEET TO THE POINT OF BEGINNING.

L.F. SHONTZ
 LAND ASSOCIATES, INC.
 1000 W. BAYVIEW AVENUE
 SUITE 1000
 MIAMI, FLORIDA 33134
 TEL: 305-358-1111
 FAX: 305-358-1112

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/97	INITIALS
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1" = 40.0'
BOUNDARY: 1/8" = 10.0'
SITE PLAN: 1/16" = 5.0'
STAKE OUT: 1/32" = 2.5'
FOUNDATION: 1/64" = 1.25'
FINAL: 1/128" = 0.625'

ADDRESS: 1991 WEST DETROIT BOULEVARD

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL & SIGNATURE OF A LICENSED SURVEYOR

DATE: 12/10/97
BY: [Signature]
TITLE: LICENSED SURVEYOR

6/21/11



Development Services Department

Escambia County, Florida

PLANNING BOARD REZONING PRE-APPLICATION SUMMARY FORM

13-15-31-1100-001-004
Property Reference Number

Nicole Zubon
Name

1991 Detroit Blvd
Address

Owner Agent

Referral Form Included? Y / N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: Wetland

PROPERTY INFORMATION

Current Zoning: R-3+R-2 Size of Property: 8.69 +/-
 Future Land Use: MU-U Commissioner District: 3
 Overlay/AIPD: NA Subdivision: NA
 Redevelopment Area*: NA

*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: R-6

Is Locational Criteria applicable? yes If so, is a compatibility analysis required? no

Discussed different zoning categories + the uses allowed and provided rezoning form + fee waiver application

A Development Review process would be needed to develop this parcel for commercial passage or neighborhood com. usage.

PB meeting 8/8 BCC Meeting 9/1/11 Deadline for docs

July 7th By 3⁰⁰ pm

- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process
 - BOA DRC Other: _____

Process Name

Staff present: Allyson Cain, Andrew Holmer, Horace Jones Date: 6/21/11

Applicant/Agent Name & Signature: Nicole A. Zubon

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.

THOMPSON WINNIE TRUSTEE
2000 W DETROIT BLVD
PENSACOLA FL 32534

ARD JEFFERY W & CHERYL A
1950 DETROIT BLVD
PENSACOLA FL 32534

KRITZMIRE EDWARD A
125 MELVIN DR
PACE FL 32571

MASON FRANCES E
1970 W DETROIT BLVD
PENSACOLA FL 32534

HARRELL MARIAN E
1910 W DETROIT BLVD
PENSACOLA FL 32534

HARDY GEORGE L & TEDENE C
1940 W DETROIT BLVD
PENSACOLA FL 32534

JOINER CLIFFORD E
1911 W DETROIT BLVD
PENSACOLA FL 32534

GRIGGERS JAMES D & JUNE E
10496 TAM O SHANTER DR
PENSACOLA FL 32514

ZUBON NICOLE G
2701 E DESOTO ST
PENSACOLA FL 32503

STONE SHARILYNN 1/4 INT
1998 KANSAS AVE NE
SAINT PETERSBURG FL 33703

LEE DONALD W
1921 W DETROIT BLVD
PENSACOLA FL 32534

HANEY DAVID A
362 GULF BREEZE PKWY #250
GULF BREEZE FL 32563

CITY OF REFUGE BIBLE CENTER INC
6462 GREENWELL ST
PENSACOLA FL 32526

GRIGGERS JAMES D & JUNE E
10496 TAM O SHANTER DR
PENSACOLA FL 32514

LOWE ALFRED M III 16.6666 % INT &
4 BEACH PLUM WAY
HAMPTON NH 03842

MATHEWS ROGER G
2155 INTERSTATE CIR
PENSACOLA FL 32526

SMITH STEVE R &
8220 RALEIGH CIR
PENSACOLA FL 32534

TOLLIVER LAWRENCE C JR & LILLIE M
8230 RALEIGH CIR
PENSACOLA FL 32534

SADLER LEE
8250 RALEIGH CIR
PENSACOLA FL 32534

HOUSTON ARTHUR & CARRIE E
8260 RALEIGH CIR
PENSACOLA FL 32534

MILLER ROBERT A & JUANITA D
8270 RALEIGH CIR
PENSACOLA FL 32534

WILLIAMS KATHY
1225 LAHAINA CT
PENSACOLA FL 32506

MADISON LARRY L & BEVERLY A
8318 RALEIGH CIR
PENSACOLA FL 32534

CARMONA JOSE & TANIA
736 TORA BORA RD
FT LEE VA 23801

LIVESAY FARIS & XOCHILT
8324 RALEIGH CIR
PENSACOLA FL 32534

FORSEE JODY M
8313 RALEIGH CIR
PENSACOLA FL 32534

LOWE ALFRED M &
4 BEACH PLUM WAY
HAMPTON NH 03842

GREEN ROBERT L JR
8055 STARK AVE
PENSACOLA FL 32514

GEIGER NANCY DOREEN & DANIEL W
9029 CHISHOLM RD
PENSACOLA FL 32514

PITTMAN OSCAR & LOU G
1015 DUNMIRE ST
PENSACOLA FL 32504

MEAGHER ROBERT J
7610 LAKESIDE DR
MILTON FL 32583

MELDROM CHARLES W L & MARIA
3353 MARION OAKS WAY
PENSACOLA FL 32507

GEIGER DANIEL W
9029 CHISHOLM RD
PENSACOLA FL 32514

WILSON BARNETTE S
8231 RALEIGH CIR
PENSACOLA FL 32534

HILL GARY D & SONDR A J
8215 RALEIGH CIR
PENSACOLA FL 32534

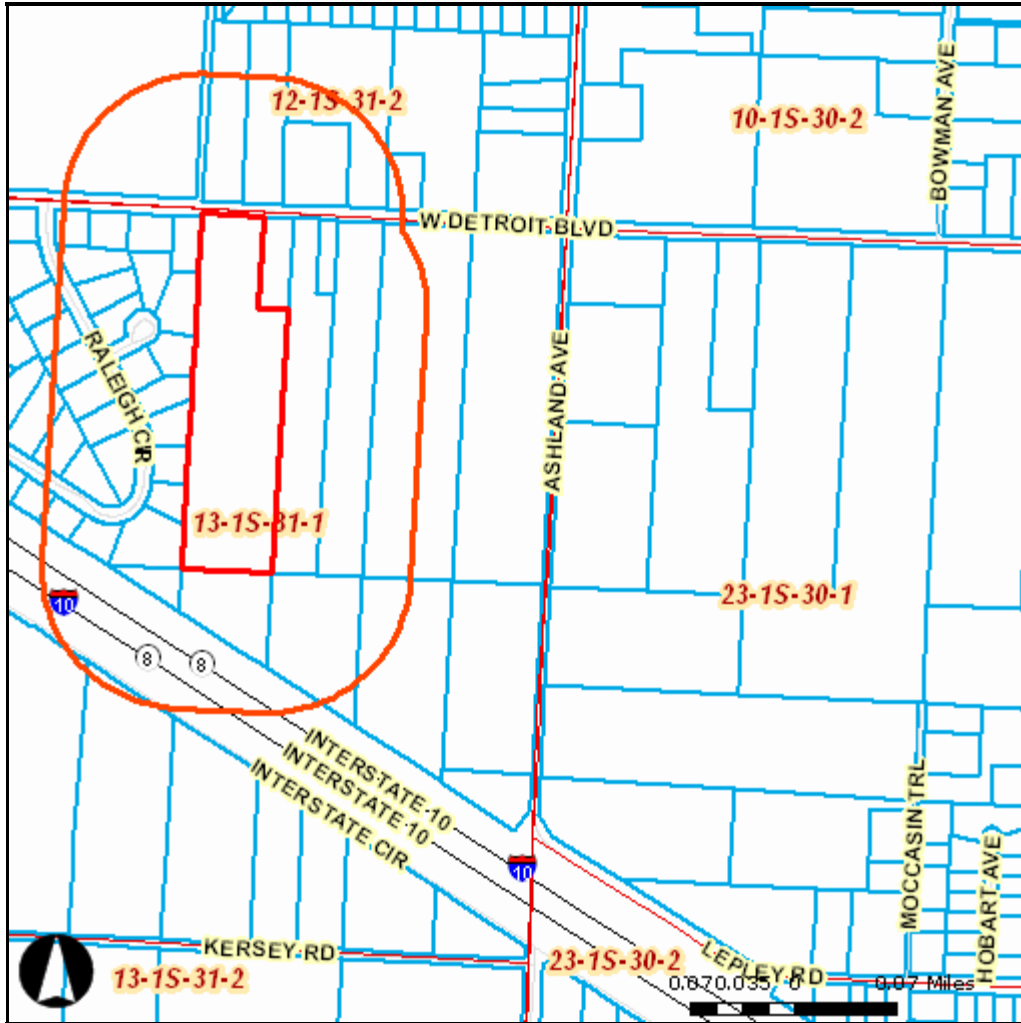
COOK JOHN D JR &
8211 RALEIGH CIR
PENSACOLA FL 32534

HOOKS WILLIE E JR &
2001 W DETROIT BLVD
PENSACOLA FL 32534

COMIS SHAWN L & TABITHA A
1999 DETROIT BLVD
PENSACOLA FL 32534

MACVAUGH EDWIN S IV &
1997 DETROIT BLVD
PENSACOLA FL 32534

ECPA Map



Map Grid



Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director
Development Services

July 25, 2011

Ms. Nicole Zubon
2701 E. Desoto St.
Pensacola, FL 32503

RE: Approval of Fee Waiver Request for Rezoning Application Fee - 1991 W. Detroit Blvd.

Dear Ms. Zubon:

Development Services Department staff has accepted and re-reviewed the documents you provided for a fee waiver request to the rezoning application fee of \$1500.00. Documents provided included:

- Copy of the warranty deed for the parcel (13-1S-31-1100-001-004)
- Copy of 2009 and 2010 Income Tax Return

It was determined sufficient evidence of property ownership existed for rezoning based upon information provided, and the qualification for fee waiver has been met. This letter will override the previous denial of July 13, 2011.

If you have any additional questions, please do not hesitate to contact me at (850) 595-3597.

Sincerely,

A handwritten signature in black ink that reads "T. Lloyd Kerr".

T. Lloyd Kerr, AICP
Director

TLK/knm

Z-2011-15



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

REZONING CASE: Z-2011-15
August 8, 2011

I. SUBMISSION DATA:

BY: Harold Pridgen, Owner
PROPERTY REFERENCE NO.: 12-1S-31-3102-001-003
PROJECT ADDRESS: 2240 West Detroit Blvd
FUTURE LAND USE: MU-U, Mixed-Use Urban
COMMISSIONER DISTRICT: 5
BCC MEETING DATE: September 1, 2011

II. REQUESTED ACTION:

REZONE

FROM: C-1 Retail Commercial district
(cumulative) (25 du/acre)

TO: C-2, General Commercial and Light
Manufacturing District, (cumulative)
(25 du/acre)

III. RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder,
627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the Proposed amendment is consistent with the Comprehensive Plan.

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Allowable uses are residential, retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre with the maximum residential density of 25 dwelling units per acre.

FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to C-2 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.1.1** because the proposed use of the property is one permitted under Mixed-Use Urban FLU.

The proposed amendment **is not consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.3.1**, the abutting existing land uses are single family residential in an R-2 zoning a major less intensity zoning therefore not providing good separation between existing zonings.

The proposed amendment **is consistent** with the intent of **CPP FLU 1.5.3** that promotes for the efficient use of existing public roads, utilities and service infrastructure; the proposed amendment also encourages redevelopment of an underutilized property.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

LDC 6.05.14. C-1 retail commercial district (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property.

LDC 6.05.16. C-2 General commercial and light manufacturing district (cumulative). This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.). Characteristically, this type of district occupies an area larger than that of the C-1 retail commercial district, is intended to serve a considerably greater population, and offers a wider range of services. The maximum density for residential uses is 25 dwelling units per acre.

All general commercial and light manufacturing (C-2) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in Article 7.

B. Permitted uses.

1. Any use permitted in the C-1 district.
2. Amusement and commercial recreational facilities such as, but not limited to, amusements parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers.
3. Carnival-type amusements when located more than 500 feet from any residential district.
4. Distribution warehousing, and mini-warehouses with ancillary truck rental services.
5. New and used car sales, mobile home and motorcycle sales and mechanical services. No intrusions are permitted on the public right-of-way (see section 6.04.09).
6. Automobile rental agencies. No intrusions are permitted on the public right-of-way (see section 6.04.09).
7. Truck, utility trailer, and RV rental service or facility. No intrusions are permitted on the public right-of-way (see section 6.04.09).
8. Automobile repairs, including body work and painting services.
9. Radio broadcasting and telecasting stations, studios and offices with on-site towers 150 feet or less in height. See section 7.18.00 for performance standards.
10. Commercial food freezers and commercial bakeries.
11. Building trades or construction office and warehouses with outside on-site storage.
12. Marinas, all types including industrial.
13. Cabinet shop.

14. Manufacturing, fabrication and assembly type operations which are contained and enclosed within the confines of a building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare.
15. Commercial communication towers 150 feet or less in height.
16. Taxicab companies.
17. Bars and nightclubs.
18. Boat sales and service facilities.
19. Boat and recreational vehicle storage. (No inoperable RVs, untrailerred boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.)
20. Adult entertainment uses subject to the locational criteria listed below (See Escambia County, Code of Ordinances sections 18-381 through 18-392 for definitions and enforcement; additionally refer to Chapter 6, article IV, Division 2, titled "Nudity and Indecency"). However, these C-2 type uses are not permitted in the Gateway Business Districts.
 - a. Adult entertainment uses must meet the minimum distances as specified in the following locational criteria:
 - (1) One thousand feet from a preexisting adult entertainment establishment;
 - (2) Three hundred feet from a preexisting commercial establishment that in any manner sells or dispenses alcohol for on-premises consumption;
 - (3) One thousand feet from a preexisting place of worship;
 - (4) One thousand feet from a preexisting educational institution;
 - (5) One thousand feet from parks and/or playgrounds;
 - (6) Five hundred feet from residential uses and areas zoned residential within the county.
21. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
22. Temporary structures. (See section 6.04.16)
23. Arcade amusement centers and bingo facilities.
24. Other uses similar to those permitted herein. Determination on other permitted uses shall be made by the planning board (LPA).

LDC 7.20.06. General commercial and light manufacturing locational criteria (C-2).

- A. General commercial land uses shall be located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection.
- B. They may be located along an arterial roadway up to one-half mile from the intersection provided that all of the following criteria are met:
 1. **Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);**
 2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and article 7;

3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision;
5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics;
6. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

LDC 7.20.02B Waivers, The planning board (PB) may waive the roadway requirements when determining consistency with the Comprehensive Plan and Land Development Code for a rezoning request when unique circumstances exist. In order to determine if unique circumstances exist, a compatibility analysis shall be submitted that provides competent and substantial evidence that the proposed use will be able to achieve long-term compatibility with surrounding uses as described in Comprehensive Plan Policy 7.A.3.8. Infill development would be an example of when a waiver could be recommended. Although a waiver to the roadway requirement is granted, the property will still be required to meet all of the other performance standards for the zoning district as indicated below. The additional landscaping, buffering, and site development standards cannot be waived without obtaining a variance from the board of adjustment.

LDC 7.20.03.B. *Infill development.* In areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be considered without being consistent with the roadway requirements. The intensity of the proposed development or new zoning district must be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public rights-of-way. Exceptions will be considered on a case-by-case basis and must be supported by competent and substantial evidence that the proposed rezoning will accomplish "infill" development. The evidence must show that the proposed development or rezoning will promote compact commercial development and will not promote ribbon commercial development.

LDC 7.01.06. Buffering between zoning districts and uses. Spatial relationships between C-2 zoning districts where they are adjacent to multiple-family and office districts (R-3PK, R-4, R-5, R-6, V-4, VM-1, VM-2, PUD), require a buffer and that commercial land uses, where they are adjacent to residential uses require a buffer.

FINDINGS

The proposed amendment **is not consistent with** the general commercial and light manufacturing uses locational criteria requirements. The parcel is not located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection, as stated in the Escambia County Land Development Code (LDC 7.20.06.) Also per LDC 7.20.06.B.1 it does not meet the criteria. The subject parcel abuts six (6) R-2 zoned single family residents.

The applicant submitted a compatibility analysis with the application to request an exemption to the roadway requirements based on infill development (LDC 7.20.03.B). The article defines infill development as an area where over 50 percent of a block is either zoned or used for commercial development. This article also defines a block as the road frontage on one side of a street between two public rights-of-way. There are 3 properties in the block currently zoned as follows: two (2) are zoned R-2 and one (1) is zoned C-1. The existing commercial zone property C1 represent 63% of the overall zoning of the identified block, which **does meet** the infill development requirements as stated in LDC 7.20.03.B., therefore the Planning Board may consider a waiver to the roadway requirements as specified in LDC 7.20.02.B.

When applicable, further review from the Development Review Committee (DRC) will be needed to ensure the buffering requirements and other performance standards have been met, should this amendment be granted.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed three (3) zoning districts, C-1, R-2 and ID-1. There is one (1) commercial property zoned C-1 that is single family and (3) vacant ID-1 properties. The majority of the surrounding uses within the 500' area are of a residential nature. There are 60 single family residences in the following subdivisions: Pine Springs Estates (Unit 1) PB 9 PG 95, Pine Springs Estates (Unit 20) PB 10 PG 63 and Phoenix Trail PB 12 PG86., therefore the proposed amendment is not compatible with the surrounding existing residential uses in the area.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

Staff found within the 500' impact area there was rezoning case Z-2007-45 on 2480 Interstate Circle. The request to rezone from R-3 to C-2 was approved on October 2, 2008. This change should not negatively impact the amendment or property(s).

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable, further review during the Development Review Committee (DRC) process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

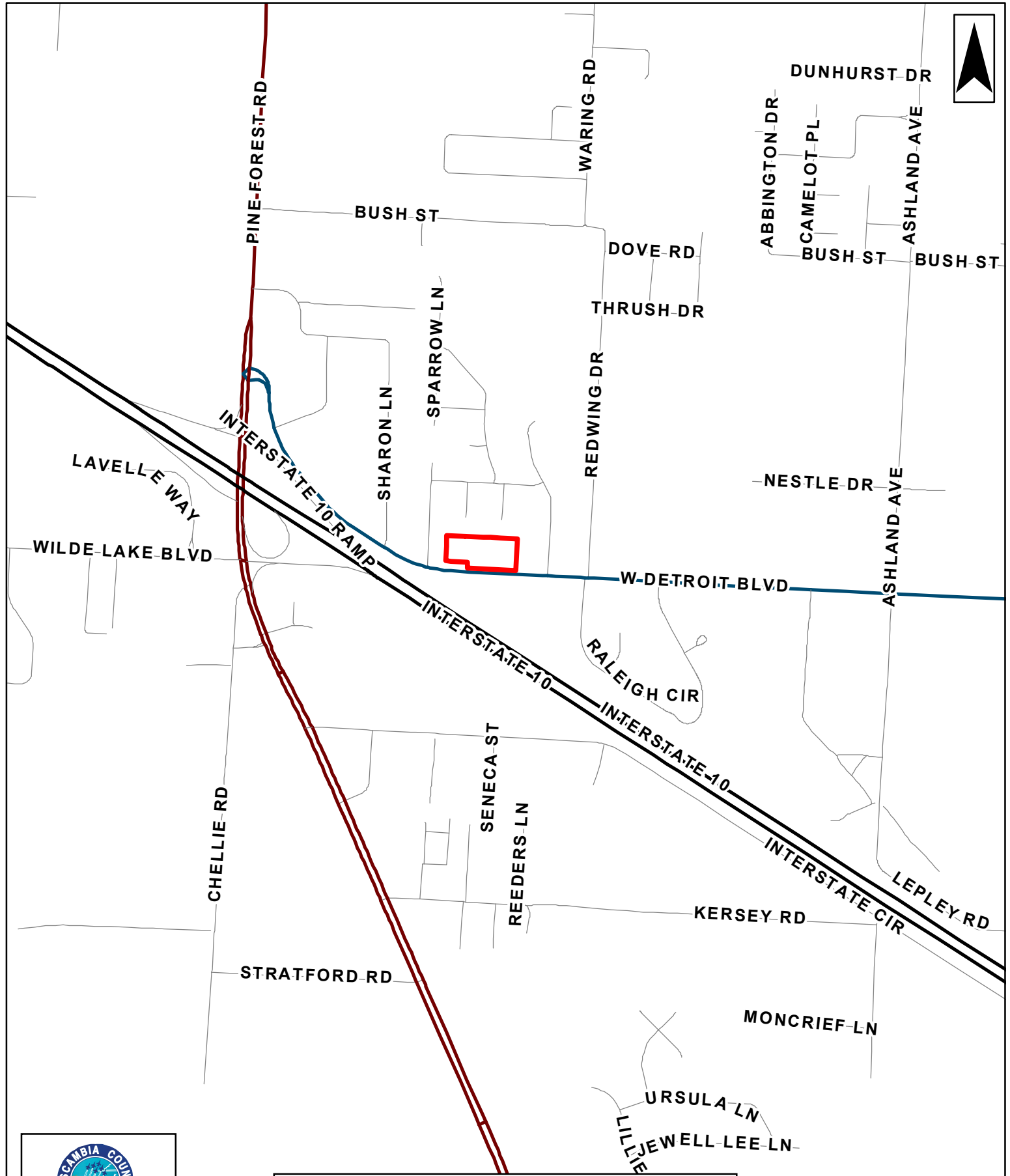
Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

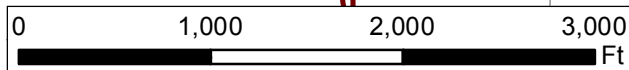
FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. The property is located along a collector road in a predominately zoned R-2 residential area. The permitted uses of the C-2 zoning district are not of a comparable intensity of the surrounding uses and the property does not meet locational criteria for commercial development.


Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.



Z-2011-15 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.



KINGFISHER CIR

KINGFISHER CT

W DETROIT BLVD

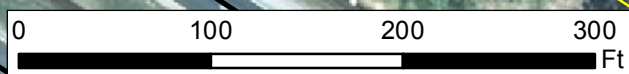
INTERSTATE 10








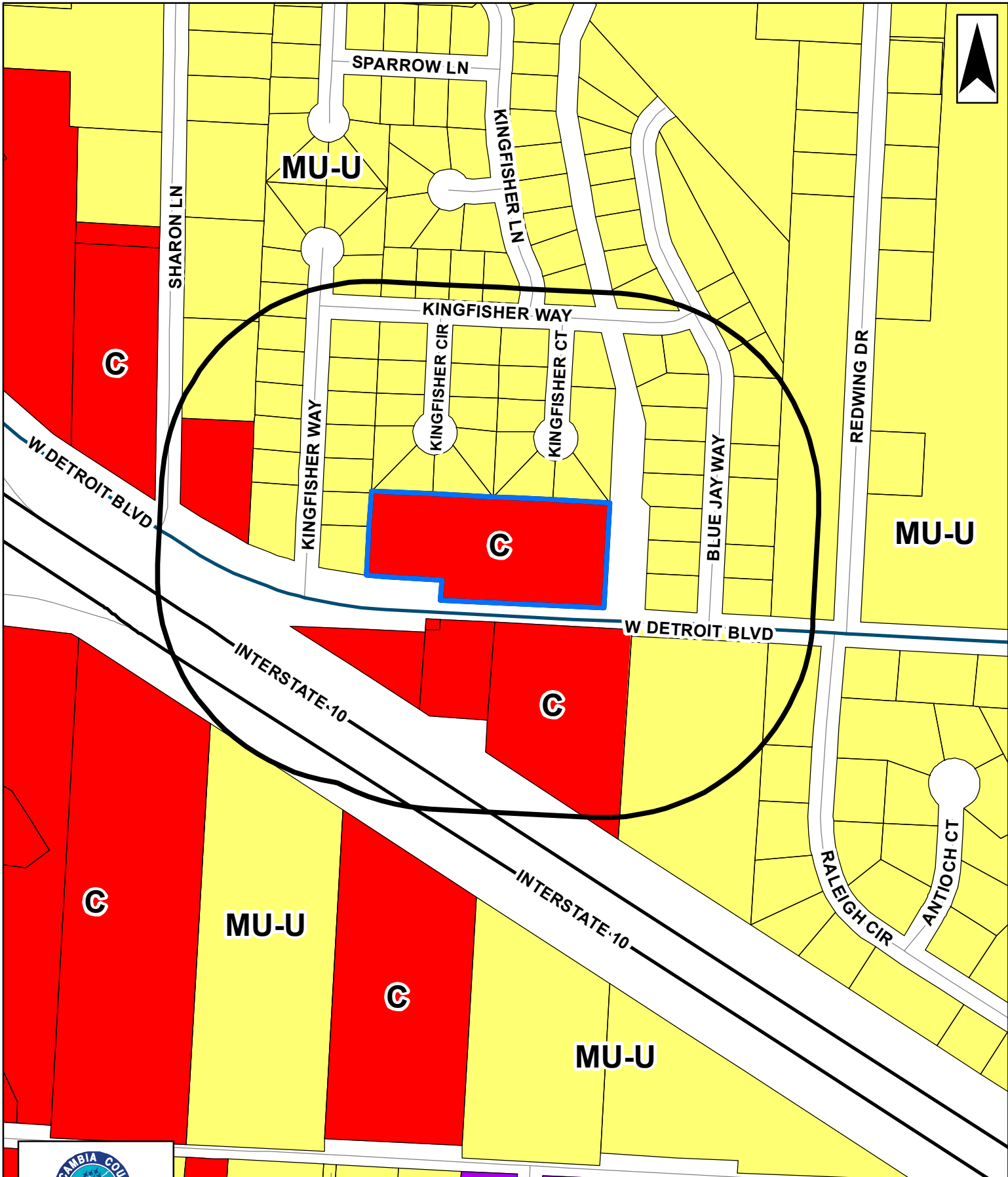
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

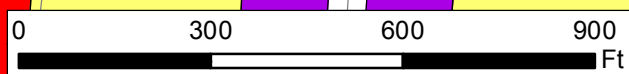
Z-2011-15 AERIAL MAP




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



Z-2011-15 FUTURE LAND USE

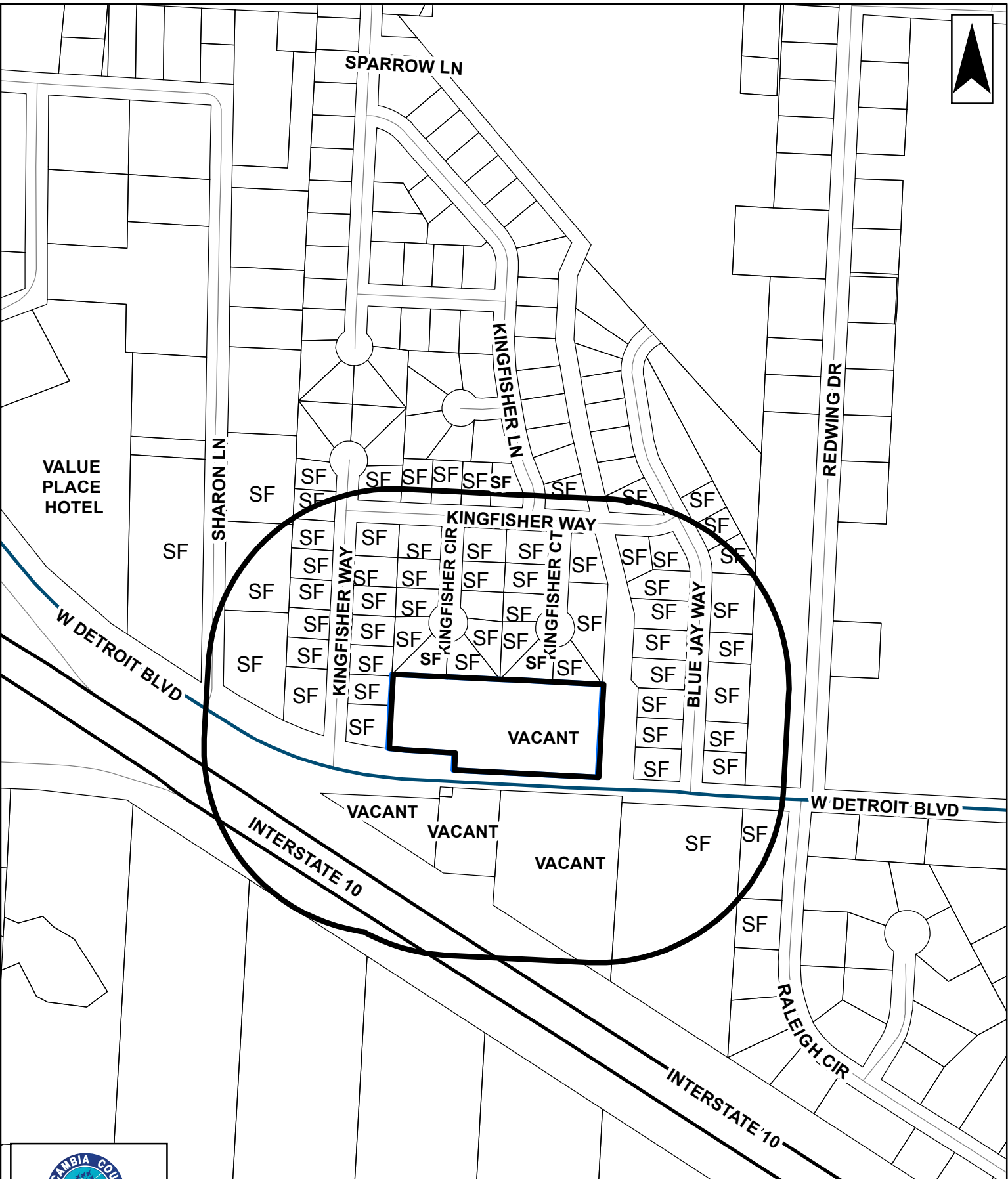


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



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.



VALUE PLACE HOTEL

SHARON LN

SPARROW LN

KINGFISHER LN

REDWING DR

KINGFISHER WAY

KINGFISHER WAY

KINGFISHER CIR

KINGFISHER CT

BLUE JAY WAY

W DETROIT BLVD

W DETROIT BLVD

INTERSTATE 10

INTERSTATE 10

RALEIGH CIR

VACANT

VACANT

VACANT

VACANT

SF

SF

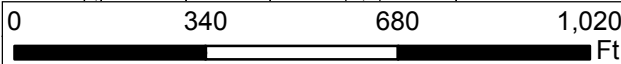
SF



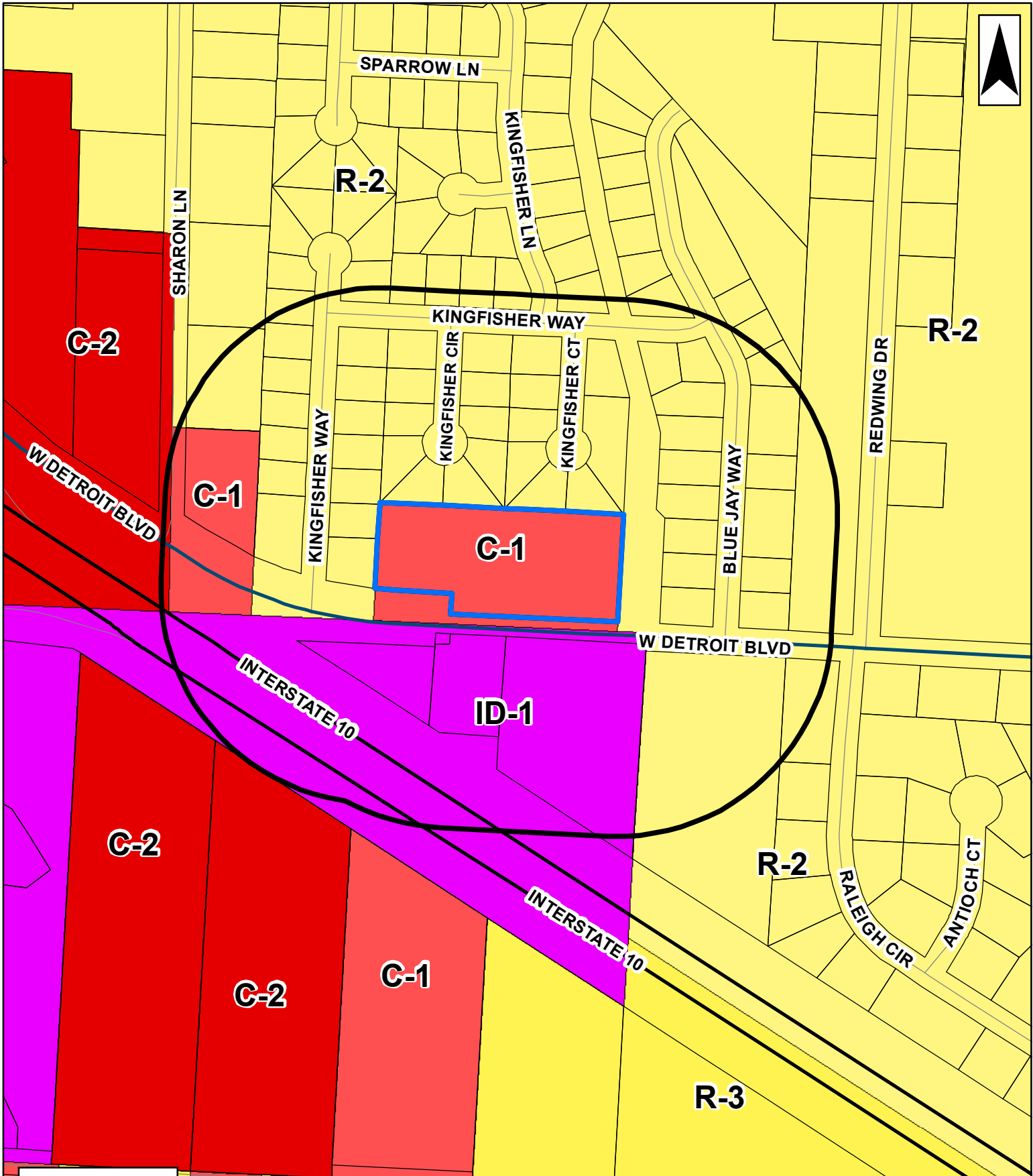
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2011-15 ELU MAP

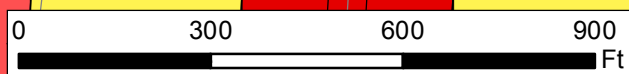







- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS




 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.

Z-2011-15 ZONING MAP



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



Development Services Department
Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: CA to: R-2

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: HAROLD PRIDGEN Phone: _____

Address: 25E NINE MILE RD, PENSACOLA FL 32534 Email: HAROLDPRIDGEN@AOL.COM

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 2240 W DETROIT

Property Reference Number(s)/Legal Description: 12-15-31-3102-001-003

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

HAROLD PRIDGEN
Printed Name Owner/Agent

7/7/11
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10 day of July, 2011, by Harold Pridgen.

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

[Signature] Belinda Walker
Signature of Notary Printed Name of Notary
(notary seal must be affixed)

Belinda G. Walker
Notary Public, State of Florida
Commission No. DD 940009
My Commission Expires on Jan 22, 2014

FOR OFFICE USE ONLY

Meeting Date(s): PB 8/8/BCC 9/1 Accepted/Verified by: A Cain Date: 7/7/11

Fees Paid: \$1500.00 Receipt #: _____ Permit #: PRZ 110700014



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE # _____

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 12-15-31-3102-001-003

Property Address: 2240 W DETROIT, PENSACOLA, FL

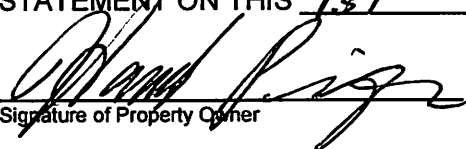
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. 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 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 1ST DAY OF JULY, YEAR OF 2011.


Signature of Property Owner

HAROLD PRIDGEN
Printed Name of Property Owner

7/1/11
Date

Signature of Property Owner

Printed Name of Property Owner

Date

**REQUEST WAIVER OF ROADWAY REQUIREMENTS
FOR
COLLECTOR ROAD**

Prepared by:
Harold Pridgen, P.E.
25 E Nine Mile Rd.
Pensacola, FL 32534
July 08, 2011

REZONING HEARING EXAMINER BOARD
STATE OF FLORIDA
COUNTY OF ESCAMBIA

GENERAL DESCRIPTION OF PARCEL AND THE AREA.

The subject property is located at 2240 W. Detroit Blvd. PRM 12-1S-31-3102-001-003, less than 1/2 mile from Interstate I-10, Pine Forest Rd., Detroit Blvd. intersection.

LOCATION CRITERIA EXEMPTION

The property qualifies for the exemptions provided by Section 7.20.03. A.75 Percent Rule and B. Infill Development.

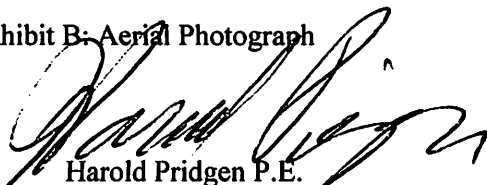
LDC 7.20.03

- A. 75 Percent Rule. Where a proposed commercial or industrial use exceeds the maximum distance specified from the appropriate intersection but at least 75 percent of the frontage associated with use is within the minimum distance from the intersection and under single ownership, then the proposed use or zoning will be considered consistent with the roadway requirements portion of the locations criteria.

- B. Infill Development. In areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be considered without being consistent with the roadway requirements. The intensity of the proposed development or new zoning district must be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side street between two public rights-of-way. The total distance between the two street intersections on Detroit Blvd where this property is located is 895-ft. The Subject property has 570-ft frontage of the 895-ft available between the two intersections and is under single ownership. The property is presently zoned C-1. The requested zoning is C-2. The property is to be used for employee and overflow parking for a proposed freightliner truck sales dealership to be constructed on the property located directly across the street from this property and fronting on Interstate I-10. 2240 W Detroit Blvd should qualify as an Infill Development.

Exhibit A: Current Zoning Map

Exhibit B: Aerial Photograph


Harold Pridgen P.E.

1050
20

6

This Instrument Prepared By:
Fletcher Fleming of
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 South Palafox Street
Post Office Box 1831 (32598)
Pensacola, Florida 32501
(850) 434-2411
F 1556-25520

DEED DOC STAMPS PD @ ESC CO \$ 0.70
03/19/01 ERMIE LEE WAGNER, CLERK
By: *[Signature]*

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Donald R. Kilpatrick**, hereafter called Grantor, and for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to **Harold Pridgen**, hereafter called Grantee, whose addresses is 25 E. Nine Mile Road, Pensacola, Florida 32534-3119, his successors and assigns, said Grantee being the successor in interest to Joseph A. Mandy of all right, title and interest in and to that certain contract recorded in the public records of Escambia County, Florida, in Official Records Book 4597 at page 531, the real property in Escambia County, Florida, described as:

Beginning at the Southwest corner of Phoenix Trail Subdivision as recorded in Plat Book 12 at page 86 of the public records of Escambia County, Florida; thence N 00°14'59" E along the West line of Phoenix Trail Subdivision for 257.52' to the SE corner of Pine Springs Estates Unit No. 2 as recorded in Plat Book 10 at page 83 of the public records of said county; thence N 89°45'01" W along the South line of Pine Springs Estates Unit No. 2 for 570.00' to the SW corner of Pine Springs Estates Unit No. 2 (point also being on the East line of Pine Springs Estates Unit No. 1 as recorded in Plat Book 9 at page 95 of the public records of said county); thence S 00°14'59" W along the East line of Pine Springs Estates Unit No. 1 for 202.72' to a point on the North R/W line of Detroit Blvd.; thence S 82°07'18" E along said R/W line for 39.45'; thence S 89°34'54" E for 133.06'; thence S 00°25'06" W for 48.00; thence S 89°34'54" E along said North R/W line for 397.96' to the Point of Beginning. Containing 3.17 acres, more or less, all lying and being in Section 12, T1S, R31W, Escambia County, Florida.

Grantor warrants that the above property is not his homestead and is conveyed to Grantee free and clear of any purchase money or vendors lien under the contract recorded in Official Records Book 4597 at page 531 of the public records of Escambia County, Florida.

Grantor reserves a vendors lien upon the above property as security for the payment of Grantor's tax payment obligations contained in the Settlement Agreement between the parties relating to the property described in the above-contract, which lien shall be foreclosable as if it were a mortgage executed in accordance with Florida law. In any such foreclosure, Grantor may recover his reasonable attorney's fees and costs. Grantor shall satisfy or cancel this vendor's lien when Grantor has satisfied such tax obligation.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

TO HAVE AND TO HOLD unto the said Grantee, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor covenants and agrees with Grantee that he has a good right to convey the above property and will defend the title conveyed hereby against the lawful claims of all persons claiming by, through, under or against Grantor.

IN WITNESS WHEREOF, this instrument has been executed by Grantor this 19th day of
February, 2001.

Signed, sealed and delivered
in the presence of:

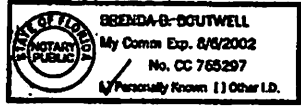
Donald R. Kilpatrick (SEAL)
DONALD R. KILPATRICK

Jesse W. Rigby
Printed Name Jesse W. Rigby

A. Thomas Core
Printed Name A. Thomas Core

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th of February, 2001, by
Donald R. Kilpatrick, who is personally known to me or (✓) who produced ()
_____ as identification.



Brenda B. Boutwell
NOTARY PUBLIC
BRENDA B. BOUTWELL
My commission expires: 8/6/2002

RCD Mar 19, 2001 02:14 pm
Escambia County, Florida
Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-823656



Chris Jones

Escambia County Property Appraiser



Real Estate Search
Tangible Property Search
Amendment 1 Calculations

[Back](#)



Navigate Mode

Account

Reference



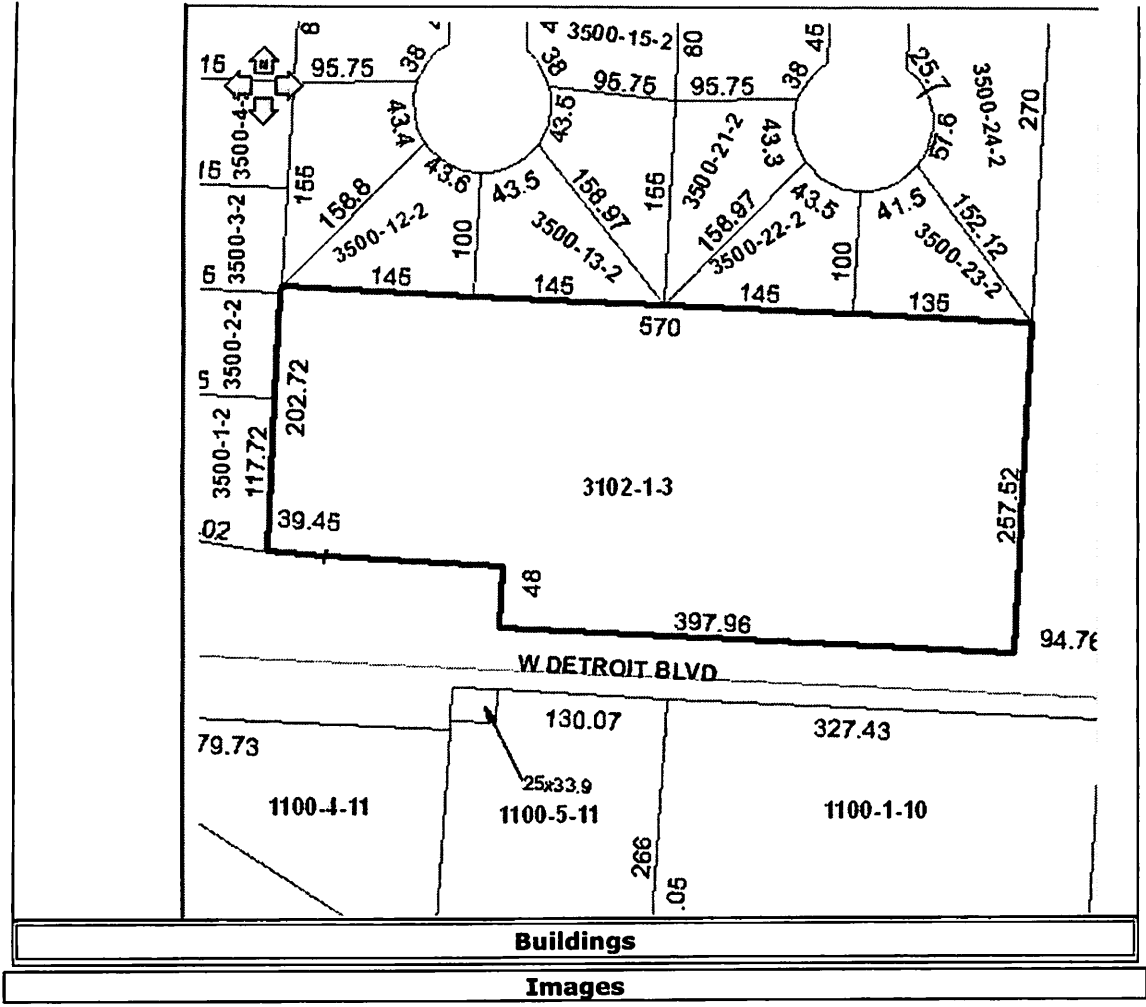
Printer Friendly Version

<p>General Information</p> <p>Reference: 121S313102001003 Account: 090530150 Owners: PRIDGEN HAROLD Mail: 25 E NINE MILE RD PENSACOLA, FL 325343119 Situs: DETROIT AVE 32534 Use Code: VACANT COMMERCIAL </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</p>	<p>2010 Certified Roll Assessment</p> <p>Improvements: \$0 Land: \$150,575</p> <hr/> <p>Total: \$150,575 Save Our Homes: \$0</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1 Calculations</p>
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<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Value</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/2001</td> <td>4676</td> <td>643</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/2001	4676	643	\$100	WD	View Instr	<p>2010 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description </p> <p>BEG AT SW COR OF PHOENIX TRAIL S/D PB 12 P 86 N 0 DEG 14 MIN 59 SEC E ALG W LI OF PHOENIX TRAIL S/D...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
02/2001	4676	643	\$100	WD	View Instr								

Parcel Information
[Restore Map](#)
[Get Map Image](#)
[Launch Interactive Map](#)

<p>Section Map Id: 12-1S-31-2</p> <p>Approx. Acreage: 3.0800</p> <p>Zoned: C-1</p>	
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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.

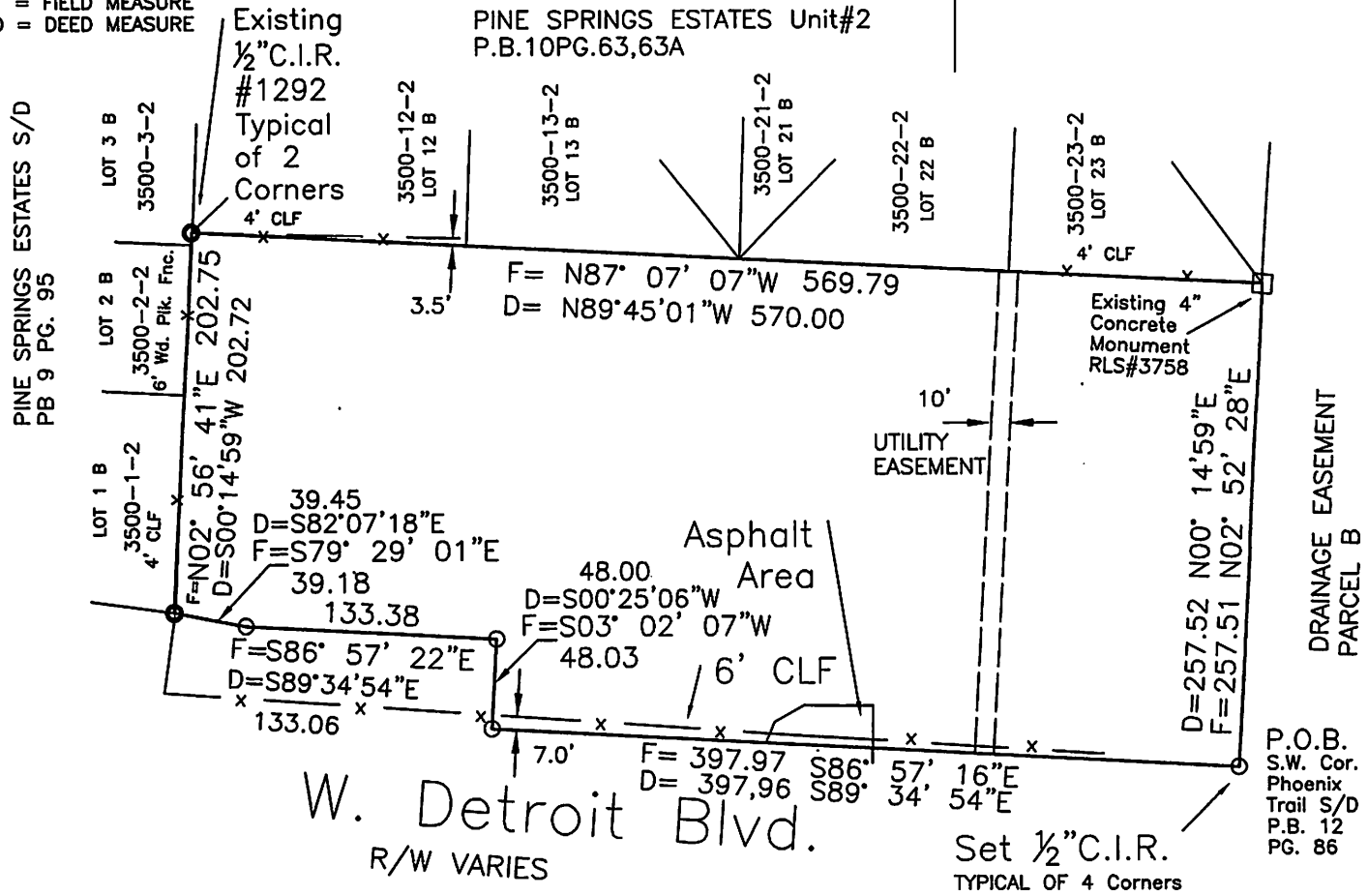
Abbreviations

- N = North
- S = South
- E = East
- W = West
- or any combination such as NE, SW, etc.
- ° = Degrees
- ' = Minutes when used in a bearing
- " = Seconds when used in a bearing
- ' = Feet when used in a distance
- " = Inches when used in a distance
- AC = Acres
- +/- = More or less (or Plus or Minus)
- F = FIELD MEASURE
- D = DEED MEASURE

- CIR= Capped Iron Rod.
- CLF Chain Link Fence
- Wd. Wooden

SCALE 1"=100'

NORTH AND BEARINGS ARE
GRID NORTH BASED ON
Horizontal Datum Year:
NAD 83/2007 State Plane
Zone:FL. NORTH



Beginning at the Southwest corner of Phoenix Trail Subdivision as recorded in Plat Book 12 at page 86 of the public records of Escambia County, Florida; thence N 00°14'59" E along the West line of Phoenix Trail Subdivision for 257.52' to the SE corner of Pine Springs Estates Unit No. 2 as recorded in Plat Book 10 at page 83 of the public records of said county; thence N 89°45'01" W along the South line of Pine Springs Estates Unit No. 2 for 570.00' to the SW corner of Pine Springs Estates Unit No. 1 as recorded in Plat Book 9 at page 95 of the public records of said county); thence S 00°14'59" W along the East line of Pine Springs Estates Unit No. 1 for 202.72' to a point on the North R/W line of Detroit Blvd.; thence S 82°07'18" E along said R/W line for 39.45'; thence S 89°34'54" E for 133.06'; thence S 00°25'06" W for 48.00; thence S 89°34'54" E along said North R/W line for 397.96' to the Point of Beginning. Containing 3.17 acres, more or less, all lying and being in Section 12, T1S, R31W, Escambia County, Florida.

The survey depicted here is not covered by professional liability insurance.

Boundary SURVEY

SHEET 1 OF 1

H. Wade Pridgen

surveyor and mapper practicing independent of any business entity

H. Wade Pridgen

Florida PSM #3758, RLS Alabama # 13193
30 Sugar Bowl Lane (32561)
Gulf Breeze, Florida, 32561
Telephone: (850) 292-6029

ENCROACHMENTS AND/OR IMPROVEMENTS ARE AS SHOWN OR NOTED. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. ALL MEASUREMENTS AND/OR ELEVATIONS WERE MADE IN ACCORDANCE TO UNITED STATES STANDARDS AND/OR UNITED STATES COAST AND GEODETIC DATUM. DISTANCES ARE IN FEET, TENTHS AND HUNDREDTHS OF A FOOT.

DESCRIPTION:

OFFICIAL RECORDS 4676 PAGE 643

SEE ABOVE

RECORDED IN OR BOOK 4676 PAGE 643
SEC. 12 TWP. 1-S RNG. 31-W
DRAWN HWP DATE OF FIELD SURVEY 7-8-11
REVISED F.B. 898 PG. 73-74 SCALE 1"=100'
PROJ.# 2011-1

UNLESS IT BEARS THE SIGNATURE AND THE 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.

H. Wade Pridgen
H. WADE PRIDGEN
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 3758

FILE NO. _____



Development Services Bureau
Escambia County, Florida

6/6

**PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM**

12-15-31-3102-001-003
Property Reference Number

Harold Pridgen
Name

2240 W Detroit
Address

Owner Agent

Referral Form
Included? Y / N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: C-1 Size of Property: 3.08 +/-
 Future Land Use: C Commissioner District: 5
 Overlay/AIPD: NA Subdivision: _____
 Redevelopment Area: NO

COMMENTS

Desired Zoning: C-2

Is Locational Criteria applicable? yes If so, is a compatibility analysis required? yes

Property on collector road
This property is overplan parking for truck freight center
dealership. Locational criteria - difficult to meet. Discussed all
criteria for rezoning. Reviewed maps

- Applicant will contact staff for next appointment
 - Applicant decided against rezoning property
 - Applicant was referred to another process
 - BOA DRC Other: _____
- Process Name

Staff present: Drew, Allyson, Horace Date: 6/6/11

Applicant/Agent Name & Signature: [Signature]

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.

THOMPSON WINNIE TRUSTEE
2000 W DETROIT BLVD
PENSACOLA FL 32534

PRIDGEN HAROLD
25 E NINE MILE RD
PENSACOLA FL 325343119

WELCH DAVID L & SANDRA G
6811 BANKHEAD HWY W
DOUGLASVILLE GA 30134

PUDSEY WILLIAM & LILLIAN
8550 SHARON LN
PENSACOLA FL 32534

COOK WILLIAM D II
8500 SHARON LN
PENSACOLA FL 32526

JOHNSON JAY K &
8506 KINGFISHER WAY
PENSACOLA FL 32534

DOOLEY RYAN G
8580 KINGFISHER LANE
PENSACOLA FL 32534

MCLEAN JOHN D &
8507 KINGFISHER WAY
PENSACOLA FL 32534

JARRELL KENNETH S
9820 NORIEGA DR
PENSACOLA FL 32514

TALIERCIO PAUL J & MALINDA M
3223 MOSS POINT LN
CANTONMENT FL 32533

JARRELL DAVID L & SUSAN K
9859 N PALAFOX ST
PENSACOLA FL 32534

JOHNSON TROY & CHRISTY
8519 KINGFISHER WAY
PENSACOLA FL 32534

PRESLEY PATRICIA
401 CROCKET RD
SAMSON AL 36477-8302

ELLIS ALMA THERESA
8521 KINGFISHER WAY
PENSACOLA FL 32534

WHEELER NATHANIEL L
5486 KEEL DR
PENSACOLA FL 32507

JOHNSON JUDITH L
8523 KINGFISHER WAY
PENSACOLA FL 32534

BECK WILLIAM M
8526 KINGFISHER WAY
PENSACOLA FL 32534

GEARY ROBERT G & CAROL C
8531 KINGFISHER WAY
PENSACOLA FL 32534

THOMAS RACQUEL L
8530 KINGFISHER WAY
PENSACOLA FL 32534

BRUTON LATANYA J
8535 KINGFISHER WAY
PENSACOLA FL 32534

KING JOE N
2237 KINGFISHER WAY
PENSACOLA FL 32534

STACHOW ROSE E
2233 KINGFISHER CIR
PENSACOLA FL 32534-1753

CHAFFIN CHRISTOPHER S &
2231 KINGFISHER CIR
PENSACOLA FL 32534

CHAFFIN KELSI A
2229 KINGFISHER CIR
PENSACOLA FL 32534

LUCKETT CAROLYN
2227 KINGFISHER CIR
PENSACOLA FL 32534

OWENS JERRY D &
8538 KINGFISHER WAY
PENSACOLA FL 32506

FULTON DAWN N
2225 KINGFISHER CIR
PENSACOLA FL 32534

LIPCHINSKY JAMIE LEIGH TRUSTEE
2238 KINGFISHER WAY
PENSACOLA FL 32534

WITT CHRISTOPHER F
2223 KINGFISHER CIR
PENSACOLA FL 32534

MCBRIDE JOSEPH
C/O TOMMIE COLEY
209 E MANOR AVE
ANCHORAGE AK 99501

BERNARD MARY
2221 KINGFISHER CIR
PENSACOLA FL 32534

LENN TAMMY F
2218 KINGFISHER WAY
PENSACOLA FL 32534

KIESLING JAMES A & LIZA J
2211 KINGFISHER CT
PENSACOLA FL 32534

MURPHY HUDSON S
2205 KINGFISHER CT
PENSACOLA FL 32534

KENNEDY JEREMY & EMILY
8501 BLUE JAY WAY
PENSACOLA FL 32534

PECK ERIC L
8509 BLUE JAY WAY
PENSACOLA FL 32534

HOLMES DUANE E & LISA E
8525 BLUE JAY WAY
PENSACOLA FL 32534

CHESTANG JULIUS E JR &
8548 BLUE JAY WAY
PENSACOLA FL 32534

NEAL NATHAN C & NATALIE M
8556 BLUE JAY WAY
PENSACOLA FL 32534

GRIFFIN MIRANDA D
1999 KINGFISHER WAY
PENSACOLA FL 32534

LEE SHAWN
2222 KINGFISHER WAY
PENSACOLA FL 32534

PFEIFFER THOMAS & ANGELA
2215 KINGFISHER CT
PENSACOLA FL 32534

VALANZANO JOSEPH J
PO BOX 7447
PENSACOLA FL 32534

FOLKERS RICHARD S & ANTOINETTE M
2201 KINGFISHER CT
PENSACOLA FL 32534

WILLIAMS DANA & KATHY G
1225 LAHAINA CT
PENSACOLA FL 32506

MCCALL CARL E & MARY M
8516 BLUE JAY WAY
PENSACOLA FL 32534

ODOM FANNIE MAE
8532 BLUE JAY WAY
PENSACOLA FL 32534

DIXON RACHAEL O
8541 BLUE JAY WAY
PENSACOLA FL 32534

CHILSON MARY ELAINE
8557 BLUE JAY WAY
PENSACOLA FL 32534

HAWKINS ROBERTA
8612 BLUE JAY WAY
PENSACOLA FL 32534

HOPKINS EMMA JEAN
2219 KINGFISHER WAY
PENSACOLA FL 32534

NICKERSON DONNA E FELL
2213 KINGFISHER CT
PENSACOLA FL 32534

BALDWIN SHALONDA
2207 KINGFISHER CT
PENSACOLA FL 32534

NEIDVIECKY ARTHUR F
8500 BLUE JAY WAY
PENSACOLA FL 32534

MEDLEY VELTON R
8140 CAMELFORD DR
PENSACOLA FL 32506

CHAMPLIN MARK W
8517 BLUE JAY WAY
PENSACOLA FL 32534

MILTON DANA R
8533 BLUE JAY WAY
PENSACOLA FL 32534

POPOVICH JAMES H
8549 BLUE JAY WAY
PENSACOLA FL 32534

CHALCHI CARRIE JEAN
8564 BLUE JAY WAY
PENSACOLA FL 32534

HAUPT NAOMI
8380 RALEIGH CIR
PENSACOLA FL 32514

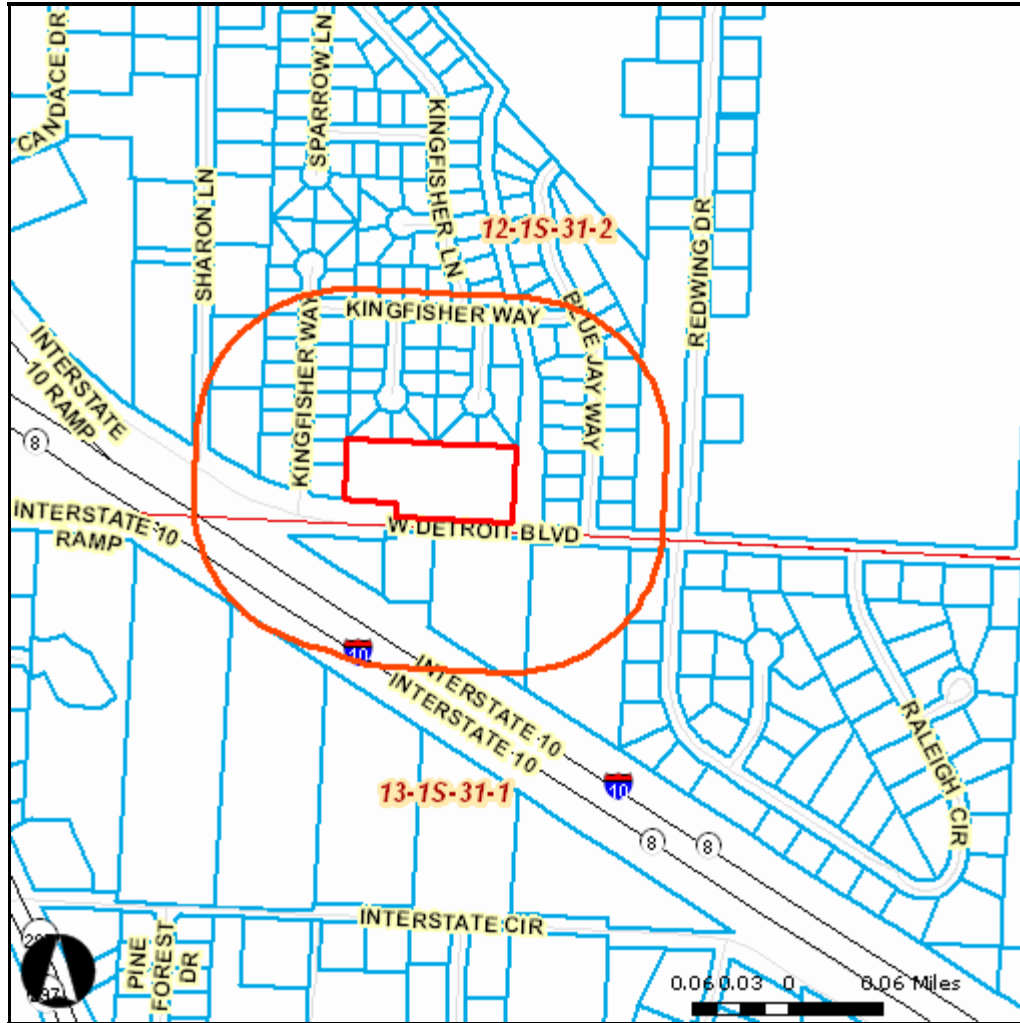
WORSHAM WENDELL M & YULANDA S
8375 RALEIGH CIR
PENSACOLA FL 32534

PERNAS KENNETH &
2201 W DETROIT BLVD
PENSACOLA FL 32534

POOLE TRUCK LINES INC
EMPIRE TRUCK SALES INC
PO BOX 6038
JACKSON MS 39208-6038

EMPIRE TRUCK SALES INC
PO BOX 6038
JACKSON MS 392086038

ECPA Map



- Map Grid
- Major Roads
 - County Road
 - InterState
 - State Road
 - US Highway

- All Roads
- Property Line

PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.