

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
October 10, 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      Z-2011- 16**

**No.:**

Location: 7420 W Nine Mile Rd

From: RR, Rural Residential District, (cumulative), Low Density (2 du/acre)

To: R-6, Neighborhood Commercial and Residential District,  
(cumulative) High Density (10 du/acre)

**B. Case      Z-2011-17**

**No.:**

Location: 9991 Guidy Lane

From: R-2, Single Family District, (cumulative) Low-Medium Density (7  
du/acre)

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

6. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1406**

**Item #: 5.**

**Planning Board-Rezoning**

**Meeting**  
**Date:** 10/10/2011

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**Agenda Item:**

**A. Case Z-2011-16**

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**Attachments**

Z-2011-16

Z-2011-17

Z-2011-16



# DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

REZONING CASE: Z-2011-16

October 10, 2011

## I. SUBMISSION DATA:

**BY:** Tim Eagan, Agent  
**FOR:** Paul Johnson  
**PROPERTY REFERENCE NO.:** 01-1S-32-4303-001-002  
**PROJECT ADDRESS:** 7420 W Nine Mile Rd  
**FUTURE LAND USE:** MU-S, Mixed Use Suburban  
**COMMISSIONER DISTRICT:** 1  
**BCC MEETING DATE:** November 6, 2011

## II. REQUESTED ACTION:

**REZONE**

**FROM:** RR, Rural Residential District  
(cumulative) Low Density (2 du/acre)  
**TO:** R-6 Neighborhood Commercial and  
Residential District, (cumulative)  
High Density (10 du/acre)

### 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.

### **Chapter 3. Definitions**

**Redevelopment:** The removal and replacement, rehabilitation or adaptive reuse of an existing structure or structures, or of land from which previous improvements have been removed.

**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).

**CPP FLU 1.3.1 Future Land Use Categories.** The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten 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 amendment to R-6 **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in **CPP FLU 1.3.1**. The proposed zoning request would allow for uses similar in nature to the residential and neighborhood commercial uses allowed in the Future Land Use designation of MU-S. Furthermore, information obtained from the property appraiser office indicates that the existing structure and site has been used for commercial purposes. Thus, staff finds that this proposed request could be a catalyst that encourages redevelopment as defined in the above section; and yet complies with CPP 1.5.3 since the existing structure and public roads are currently in place.

**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) 6.05.07. RR rural residential district (cumulative), low density**

This district is intended to be a single-family residential area of low density in a semi-rural or rural environment. This district is intended to provide a transition from urban to rural densities and agricultural uses. The maximum density is two dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in RR - rural residential areas located in the Airport/Airfield Environs. This zoning district is cumulative and allows for permitted uses in the AG zoning district, with uses from mobile homes as single family to feed and farm equipment store.

**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.

\* Comp Plan 2030 changed the LDR designation to Mixed Use Urban, which allows 10 du/acre.

All neighborhood commercial (R-6) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies FLU 1.1.0) 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 7.01.06. 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**

Rural Residential , a cumulative zoning district, allows for a broad range of commercial activities in support of agricultural operations and activities. The allowable use of R-6 could further enhance and support the semi-rural community. If this amendment is granted, there would be other provisions regulating the scope of the proposed development and its impacts on the surrounding area. Furthermore, the locational criterion has been met since the parcel is located on an arterial roadway and in close proximity to another principal arterial.

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; however, the property appraiser's office has the parcel listed as store/office/residential use and this could imply that existing site was used for commercial purposes.

Within the 500' radius impact area, staff observed 16 properties with zoning districts RR and R3 and C2. There were 10 Residential, 2 mobile homes, 1 commercial and 3 vacant.

### **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**

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 result** in a logical and orderly development pattern in accordance with the permitted uses in R-6 as stated in LDC 6.05.15 and the intended uses within the Comprehensive Plan FLU 1.3.1. Although the surrounding parcels are predominantly residential, the future land use category MU-S allows for a mix of residential and nonresidential uses, therefore the proposed rezoning could allow for revitalization of the parcel and promote economic development in the area.

Findings-of-Fact – Z-2011-16

October 10, 2011

Planning Board

Page 7 of 7

**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.

SPICEWOOD RD

FRANK REEDER RD

HIL REE LN

ALOHA LN

WINDY HILL RD

TOWER RIDGE RD

BOO LN

BRIDLEWOOD RD

SUWANEE RD

BRIDLE PINES LN

BRIDLEWOOD LN

DARLENE CIR

W NINE MILE RD

MOBILE HWY

WAHOO DR

SILCOX LN

CHESTER DR

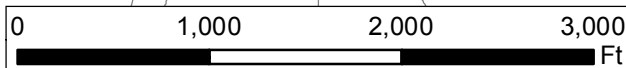
PHELPS LN



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-2011-16 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



R-R

R-R

ID-2

TOWER RIDGE RD

W NINE MILE RD

R-3

C-2

R-R

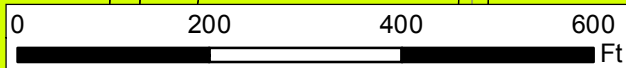
MOBILE HWY



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Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-16 500' RADIUS ZONING



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





MU-S

MU-S

MU-S

I

TOWER RIDGE RD

W NINE MILE RD

C

RC

MOBILE HWY

RC



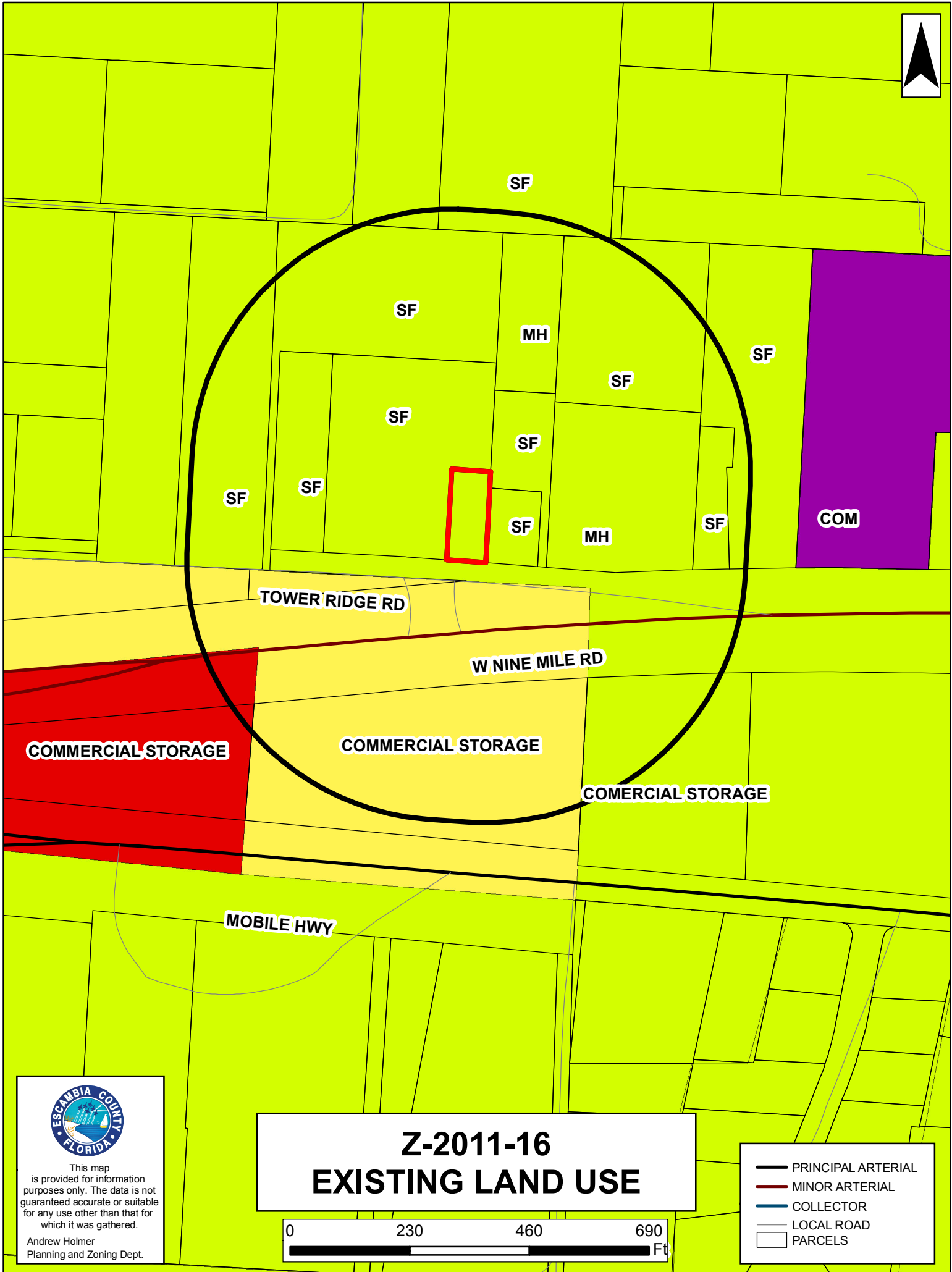
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Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-16 FUTURE LAND USE MAP



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



SF

SF

MH

SF

SF

SF

SF

SF

SF

SF

MH

SF

COM

TOWER RIDGE RD

W NINE MILE RD

COMMERCIAL STORAGE

COMMERCIAL STORAGE

COMERCIAL STORAGE

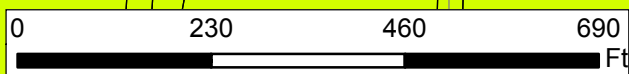
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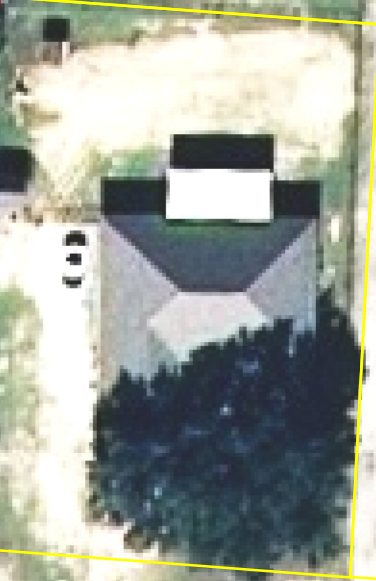
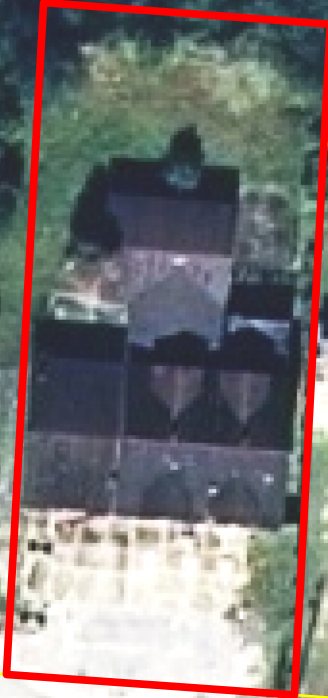
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Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-16 EXISTING LAND USE



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



TOWER RIDGE RD

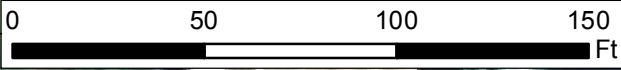
W-NINE-MILE-RD








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Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-16 AERIAL MAP



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



1/4 MILE

W NINE MILE RD  
(MINOR ARTERIAL)

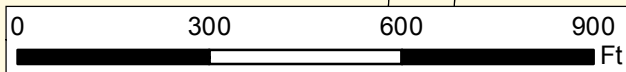
MOBILE HWY  
(PRINCIPAL ARTERIAL)







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Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-16 LOCATIONAL CRITERIA



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

**TWIN GABLES RETAIL COMPLEX  
7420 W. NINE MILE ROAD  
BEAULAH, FL 32526**

**Narrative description for the redevelopment of the old Twin Gables Grocery Store**

The property is currently zoned RR and needs to be rezoned to R-6 to allow for its redevelopment. The rezoning would allow a current use which is consistent with prior usages of the property. The purpose of this project will be to redevelop the run down and dilapidated structure located on the site of the old Twin Gables Grocery Store into a contemporary upscale Dollar General Store and Pizza Parlor. The current structure is in a deteriorated state and remodeling will include bringing the structure up to all County and State building codes as well as turning an eyesore into a very nice looking facility. This property is currently zoned RR (rural/residential) which is not the appropriate zoning designation for the property given changes in this area in recent years. It is worth pointing out that the grocery/retail use of the property was allowed for many years under RR zoning designation. There is no wetlands issue since none have been identified nor is there a stormwater management issue since the parking lot already exists. The new facility would be on septic a septic tank as it has always been. The developer is willing to convert to sewer if available.

We are asking for a change to the R-6 zoning designation so that this significant upgrade could be added to the area. This would allow the property to be used in accordance with the most appropriate and proper land use of the property given the nature of the usage of the surrounding properties today. This R-6 zoning allowing the developer to remodel the current structure in order to achieve appropriate use which would also be consistent with the specifications of the current sector plan.

The rezoning will provide for further economic development and stimulus with this .33 acres and approximately 4000 square feet of enclosed retail space, contributing to the creation of as many as a dozen local jobs, generating sales tax revenues and additional value for ad valorem tax purposes,

The Avant Garde Company, Inc.  
Consultant for Paul Roberts, Applicant





# Development Services Bureau

Escambia County, Florida

## APPLICATION

**Please check application type:**

Administrative Appeal

Development Order Extension

Conditional Use Request for: \_\_\_\_\_

Variance Request for: \_\_\_\_\_

Rezoning Request from: \_\_\_\_\_ to: \_\_\_\_\_

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

Owner(s) Name: PAUL J. ROBERTS Phone: 485-5724

Address: 9500 MAGNOLIA SPRINGS RD Email: \_\_\_\_\_

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: 7420 W 9 mile Rd

Property Reference Number(s)/Legal Description: #10-15-32-4303-001-002

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.

J.R. Eagan  
Signature of Owner/Agent

J.R. EAGAN  
Printed Name Owner/Agent

9-1-2011  
Date

Paul J. Roberts  
Signature of Owner

Paul J. Roberts  
Printed Name of Owner

9-1-2011  
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 1 day of Sept 2011,  
by Timothy Eagan & Paul Roberts

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

Deborah Rose  
Signature of Notary  
(notary seal must be affixed)

Deborah Rose  
Printed Name of Notary



**FOR OFFICE USE ONLY**

CASE NUMBER: \_\_\_\_\_

Meeting Date(s): \_\_\_\_\_ Accepted/Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

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



**Development Services Bureau**  
Escambia County, Florida

FOR OFFICE USE:

CASE #:

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): #01-15-32-4303-001-002

Property Address: 7420 WEST NINE MILE RD.

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 15<sup>TH</sup> DAY OF SEPTEMBER, YEAR OF 2011.

  
Signature of Property Owner

Paul J. Roberts  
Printed Name of Property Owner

15/09/2011  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #:

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7420 WEST NINE MILE ROAD, Florida, property reference number(s) # 01-15-32-4303-001-002

I hereby designate T.R. FAGAN THE AVANT-GARDE CO. INC. for the sole purpose of completing this application and making a presentation to the:

[X] 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 1st day of SEPTEMBER 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. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: T.R. FAGAN Email: FAGANTR@GMAIL.COM

Address: 997 SOUTH PALAFOX PLACE Phone: 850-712-6024

[Handwritten Signature]

Signature of Property Owner

Paul J. Roberts

Printed Name of Property Owner

13 Sep 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 1 day of September 20 11, by Paul Roberts

Personally Known [ ] OR Produced Identification [X] Type of Identification Produced: FL ID

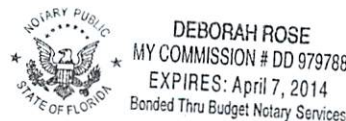
[Handwritten Signature]

Signature of Notary

Deborah Rose

Printed Name of Notary

(Notary Seal)







# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: \_\_\_\_\_

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): # 01-15-32-4303-001-002

Property Address: 7420 WEST NINE MILE RD.


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 15<sup>th</sup> DAY OF SEPTEMBER, YEAR OF 2011.

  
Signature of Property Owner

Paul J Roberts  
Printed Name of Property Owner

1 Sep 2011  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



EXHIBIT "A" to Quitclaim Deed

**[Legal Description of the Property]**

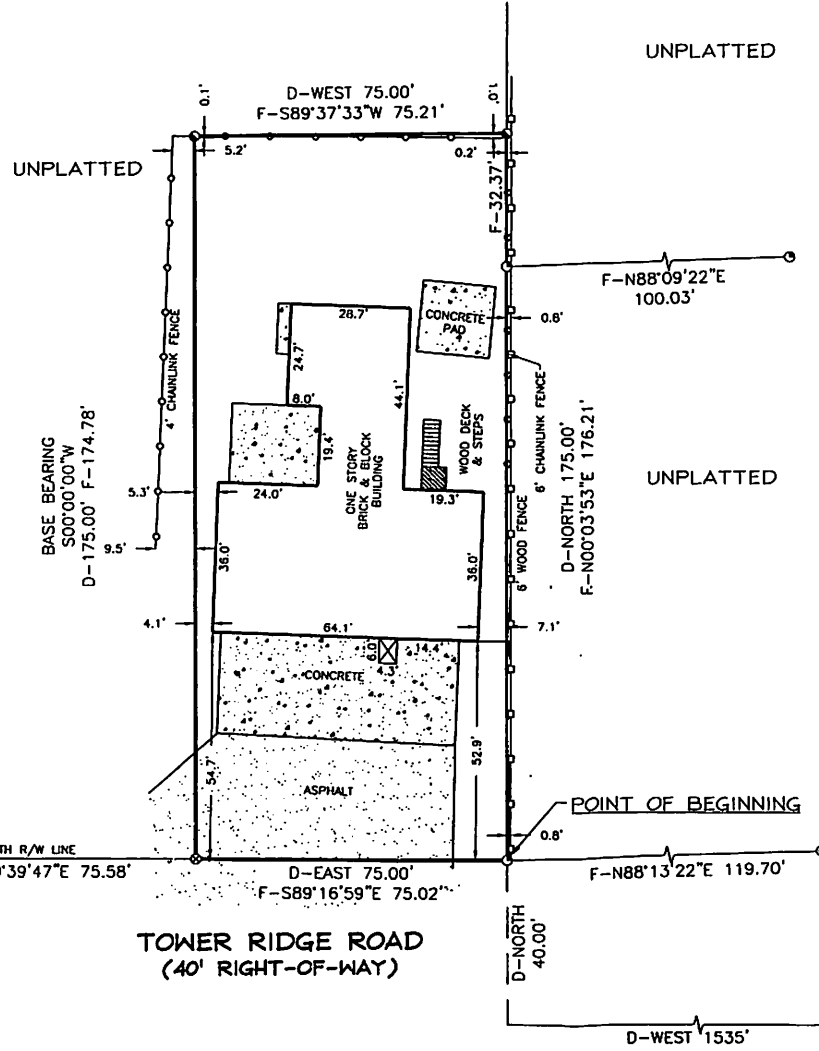
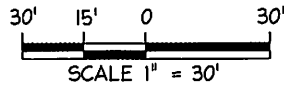
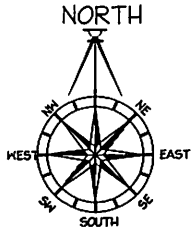
**COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST FOR 1535 FEET; THENCE NORTH 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A 40 FOOT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH FOR 175.00 FEET; THENCE WEST FOR 75.00 FEET; THENCE SOUTH 175.00 FEET; THENCE EAST FOR 75.00 FEET TO THE POINT OF BEGINNING.**

Quitclaim Deed (Cash) - Page 6

For use with "fdicauctionabsolutecontract042611\_recorp\_final.doc"

26APR11\MJH

04\docs\fdicauctionabsolute042611\_qcd\_recorp.doc



- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
  - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
  - NO TITLE RESEARCH HAS BEEN PERFORMED BY THIS SURVEYOR, NOR WERE HE FURNISHED WITH SUCH.
  - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
  - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
  - ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
  - BASIS OF BEARING: WEST LINE OF SUBJECT PROPERTY AS 500'00'00\".
  - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF ESCAMBIA COUNTY PROPERTY APPRAISERS MAP OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST.
  - ENCROACHMENTS ARE AS SHOWN.
  - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:  
 ZONE: "X"  
 ELEVATION: N/A  
 PANEL NUMBER: 12033C 0270 G  
 AS DATED: 09/29/06
  - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM SURVEYING, INC., IS L.B. 707.

**DESCRIPTION:** (OFFICIAL RECORDS BOOK 5540, PAGE 1988)  
 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA;  
 THENCE WEST FOR 1535 FEET;  
 THENCE NORTH 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A 40 FOOT ROAD AND THE POINT OF BEGINNING;  
 THENCE CONTINUE NORTH 175.00 FEET;  
 THENCE WEST FOR 75.00 FEET;  
 THENCE SOUTH 175.00 FEET;  
 THENCE EAST FOR 75.00 FEET TO THE POINT OF BEGINNING.

- LEGEND:**
- ⊙ - FOUND 1/2" CAPPED IRON ROD #7277
  - ⊙ - FOUND 1/2" CAPPED IRON ROD #7107
  - ⊙ - FOUND 1/2" CAPPED IRON ROD #1292
  - ⊙ - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
  - R/W - RIGHT-OF-WAY
  - D - DEED
  - F - FIELD

<b>ADDRESS:</b> 7420 WEST NINE MILE ROAD						
<b>REQUESTED BY:</b> TIM EGAN						
<b>TYPE:</b> BOUNDARY SURVEY WITH IMPROVEMENTS						
<b>SECTION 1, TOWNSHIP- 1 - SOUTH, RANGE- 32 - WEST, ESCAMBIA COUNTY</b>						
<b>SCALE:</b> 1"=30'	<b>FIELD BOOK:</b> 554	<b>PAGE:</b> 15	<b>CREW:</b> C/J/V	<b>FIELD DATE:</b> 09/02/11	<b>DRAWN BY:</b> JSP	<b>CHECKED BY:</b>
<b>DATE:</b> 09/05/11						
<b>NO.</b>	<b>DATE:</b>	<b>REVISIONS:</b>				<b>APPROVED BY:</b>
<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTERS 63-17.050, 63-17.051 AND 63-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.						
 KENNETH J. MOORE PSM #4656 CORPORATE NO. LD-000707 STATE OF FLORIDA			 KJM Surveying, Inc. Kenneth J. Moore Professional Surveyor 2615 Northwood Circle Gulf Breeze, FL 32563 904-438-0202 Fax 904-438-1307			

FILE NO. 11-67887



# Chris Jones

## Escambia County Property Appraiser

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 [Tangible Property Search](#) | 
 [Amendment 1 Calculations](#)

[Back](#)

**Navigate Mode**  **Account**  
 **Reference**

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 011S324303001002 <b>Account:</b> 102428250 <b>Owners:</b> PEOPLES FIRST COMMUNITY <b>Mail:</b> 1022 W 23RD ST PANAMA CITY, FL 32405 <b>Situs:</b> 7420 W NINE MILE RD 32526 <b>Use Code:</b> STORE/OFFICE/SFR <input type="button" value="🔍"/> <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	<b>2011 Certified Roll Assessment</b> <b>Improvements:</b> \$30,836 <b>Land:</b> \$8,550 <hr/> <b>Total:</b> \$39,386 <b>Save Our Homes:</b> \$0 <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1 Calculations</a></p>
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Sales Data					Official Records (New Window)
Sale Date	Book Page	Value	Type		<a href="#">View Instr</a>
12/2004	5540 1968	\$100	CT		<a href="#">View Instr</a>
12/1998	4356 463	\$275,000	WD		<a href="#">View Instr</a>
09/1992	3248 675	\$150,000	WD		<a href="#">View Instr</a>
10/1981	1592 454	\$112,300	WD		<a href="#">View Instr</a>
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions
None
Legal Description <input type="button" value="🔍"/>
BEG AT SE COR OF SEC W 1535 FT N 40 FT TO N R/W OF A 40 FT RD FOR POB CONT N 175 FT W 75 FT S...
Extra Features
ASPHALT PAVEMENT CONCRETE PAVING WOOD DECK

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

<b>Section Map Id:</b> 01-1S-32  <b>Approx. Acreage:</b> 0.3000  <b>Zoned:</b> <input type="button" value="🔍"/> R-R	
--	--



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search
Tangible Property Search
Amendment 1 Calculations

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←
Navigate Mode
 Account
 Reference
→

Printer Friendly Version

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">General Information</th> </tr> <tr> <td style="width: 15%;"><b>Reference:</b></td> <td>011S324303000000</td> </tr> <tr> <td><b>Account:</b></td> <td>102428000</td> </tr> <tr> <td><b>Owners:</b></td> <td>MCNALLY MICHAEL J</td> </tr> <tr> <td><b>Mail:</b></td> <td>C/O MCNALLY 8211 EMPORER RD PENSACOLA, FL 32514</td> </tr> <tr> <td><b>Situs:</b></td> <td>9506 TOWER RIDGE RD 32526</td> </tr> <tr> <td><b>Use Code:</b></td> <td>SINGLE FAMILY RESID <span style="float: right;"></span></td> </tr> <tr> <td><b>Taxing Authority:</b></td> <td>COUNTY MSTU</td> </tr> <tr> <td><b>Tax Inquiry:</b></td> <td><a href="#">Open Tax Inquiry Window</a></td> </tr> <tr> <td colspan="2">Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</td> </tr> </table>	General Information		<b>Reference:</b>	011S324303000000	<b>Account:</b>	102428000	<b>Owners:</b>	MCNALLY MICHAEL J	<b>Mail:</b>	C/O MCNALLY 8211 EMPORER RD PENSACOLA, FL 32514	<b>Situs:</b>	9506 TOWER RIDGE RD 32526	<b>Use Code:</b>	SINGLE FAMILY RESID <span style="float: right;"></span>	<b>Taxing Authority:</b>	COUNTY MSTU	<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">2010 Certified Roll Assessment</th> </tr> <tr> <td style="width: 15%;"><b>Improvements:</b></td> <td style="text-align: right;">\$84,619</td> </tr> <tr> <td><b>Land:</b></td> <td style="text-align: right;">\$35,625</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;">\$120,244</td> </tr> <tr> <td><b>Save Our Homes:</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td colspan="2" style="text-align: center;"><a href="#">Disclaimer</a></td> </tr> <tr> <td colspan="2" style="text-align: center;"><a href="#">Amendment 1 Calculations</a></td> </tr> </table>	2010 Certified Roll Assessment		<b>Improvements:</b>	\$84,619	<b>Land:</b>	\$35,625	<b>Total:</b>	\$120,244	<b>Save Our Homes:</b>	\$0	<a href="#">Disclaimer</a>		<a href="#">Amendment 1 Calculations</a>	
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Restore Map
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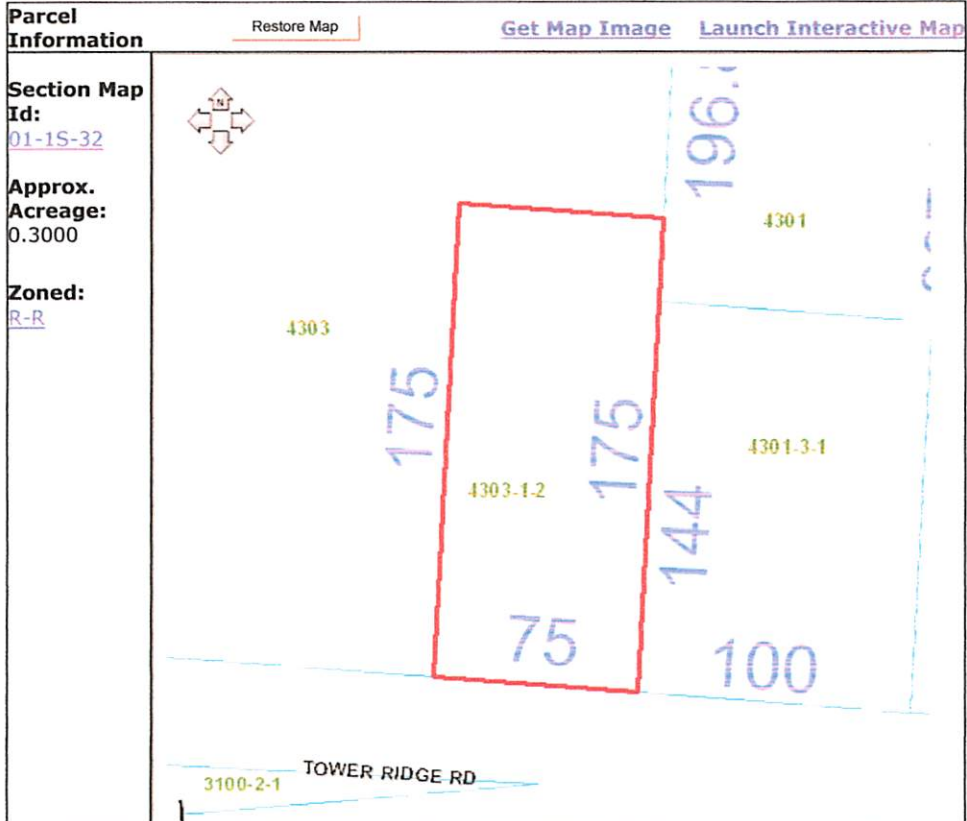
Parcel Information	
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<b>Approx. Acreage:</b> 2.4500	
<b>Zoned:</b> <span style="float: right;"></span> <a href="#">R-R</a>	

[Back](#)

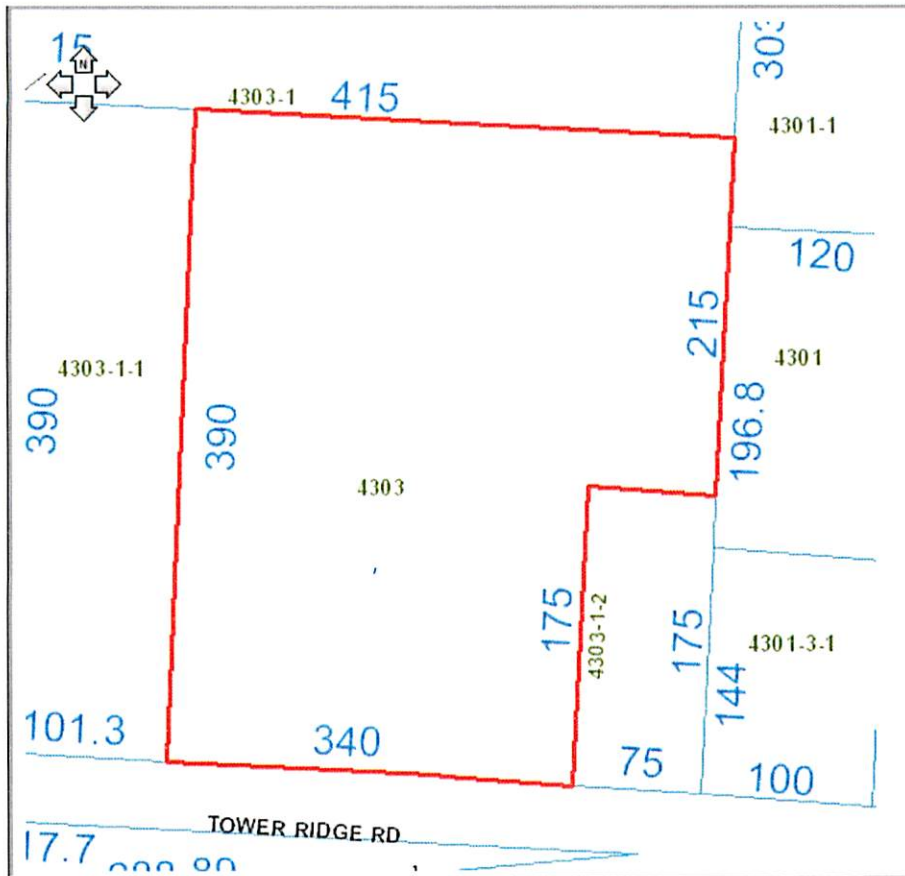
**Source: Escambia County Property Appraiser**

[Restore Full Page Version](#)

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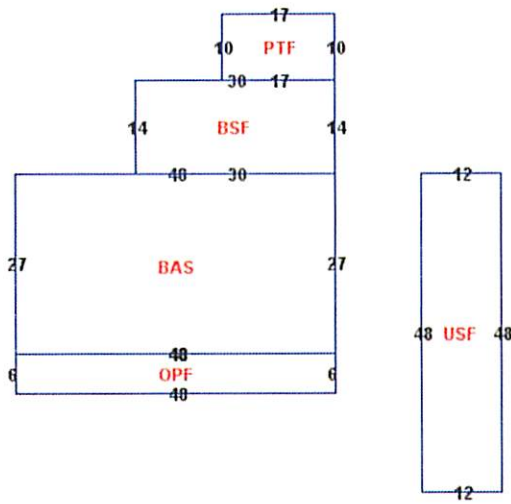


**Buildings**

Building 1 - Address: 9506 TOWER RIDGE RD, Year Built: 1976, Effective Year: 1976

**Structural Elements**

**FOUNDATION**-WOOD/SUB  
**FLOOR**  
**EXTERIOR WALL**-BRICK-FACE  
**NO. PLUMBING FIXTURES**-8.00  
**DWELLING UNITS**-1.00  
**ROOF**  
**FRAMING**-MANSARD/GAMBREL  
**ROOF COVER**-DIMEN/ARCH  
**SHNG**  
**INTERIOR WALL**-DRYWALL-  
**PLASTER**  
**FLOOR COVER**-CARPET  
**NO. STORIES**-2.00  
**FLOOR COVER**-VINYL/CORK  
**DECOR/MILLWORK**-AVERAGE  
**HEAT/AIR**-CENTRAL H/AC  
**STRUCTURAL FRAME**-WOOD  
**FRAME**



Areas - 2750 Total SF

**BASE AREA** - 1296  
**BASE SEMI FIN** - 420  
**OPEN PORCH FIN** - 288  
**PATIO FINISHED** - 170  
**UPPER STORY FIN** - 576

**Images**



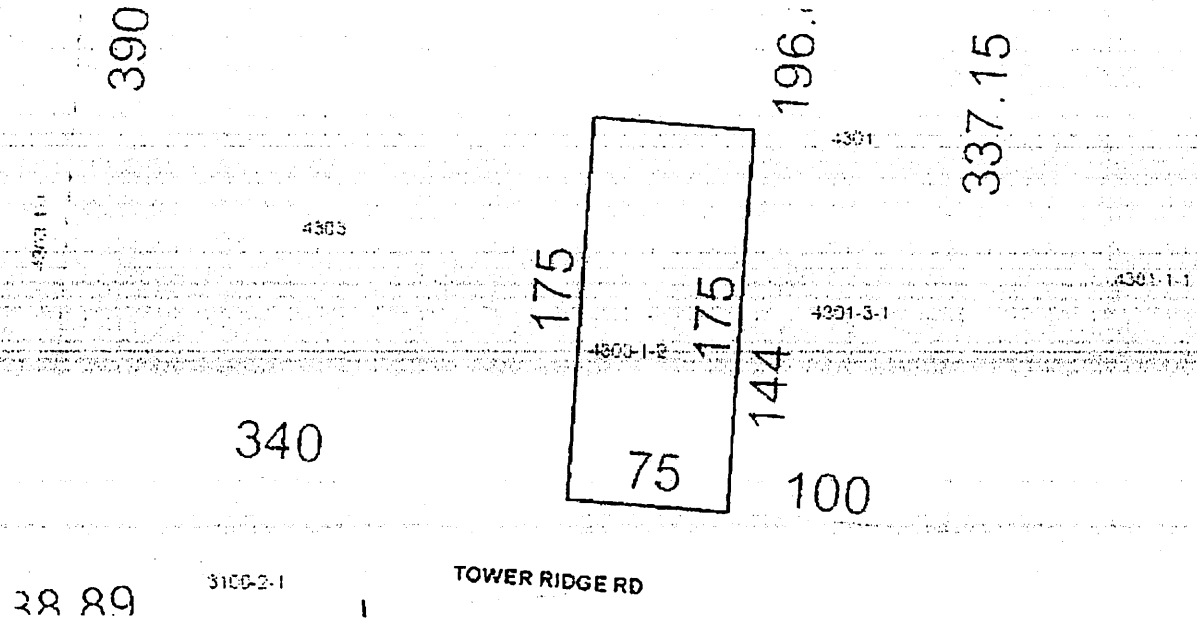
05/09/03



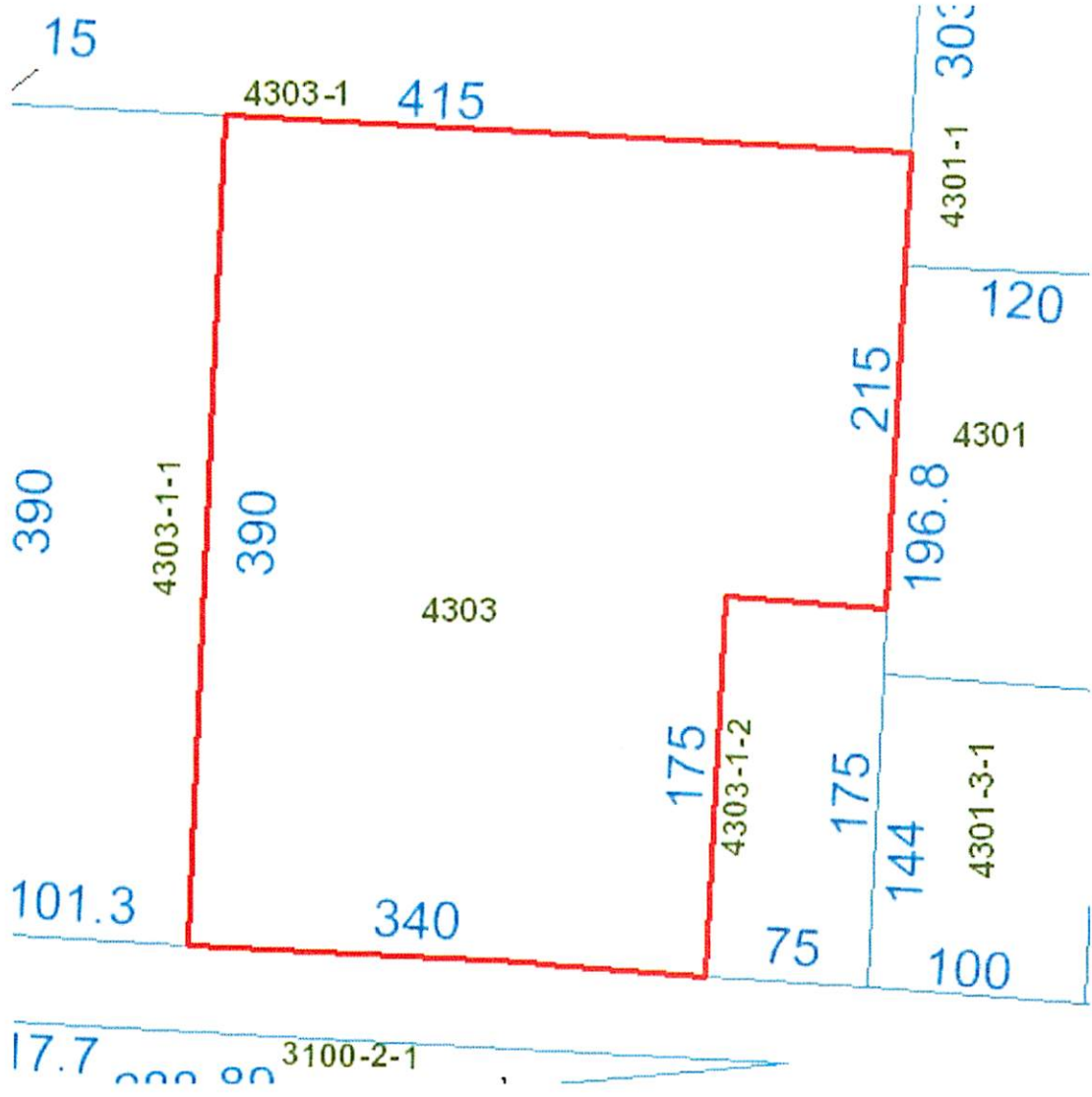
08/17/10

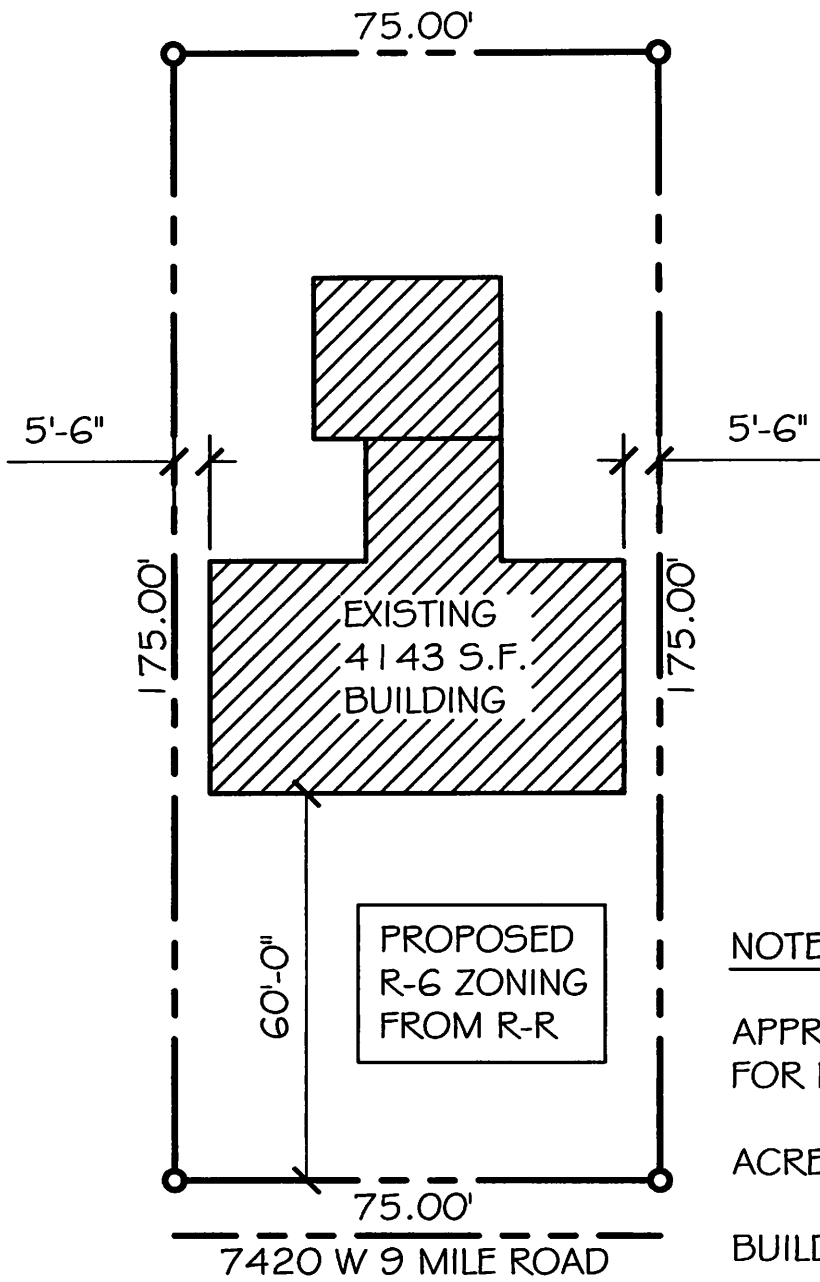


#385238 - 7420 W 9 MILE RD, PENSACOLA, FL



Escambia County plat map





NOTES

APPROX 4500 S.F.  
FOR PARKING

ACRES 0.33

BUILDING ON SEPTIC

SITE PLAN

SCALE: 1"=30'-0"

DRAWN BY: -- GB.  
 DESIGNED BY: -- GB.  
 CHECKED BY: -- GB.  
 DATE: --  
 SCALE: AS NOTED.



**GARY S. BISHOP, P.E.**

6010 JAMESON CIRCLE  
 PACE, FL  
 PACE, FL 32571

TWIN  
 GABLES  
 PAUL  
 ROBERTS

THE AVANT-GAURD  
 COMPANY  
 CONSULTANT



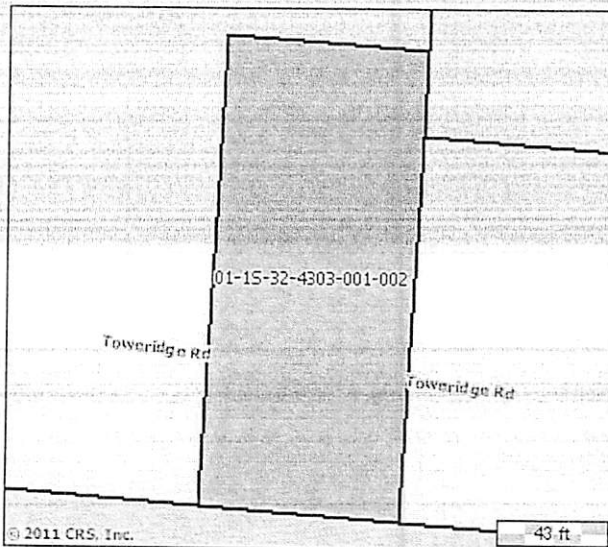
# Property Report

Wednesday, January 05, 2011

7420 W Nine Mile Rd, Pensacola, FL 32526-4211  
Escambia County, FL parcel# 01-1S-32-4303-001-002

## Property Report

**Location**  
**Property Address** 7420 W Nine Mile Rd  
 Pensacola, FL 32526-4211  
**Subdivision**  
**County** Escambia County, FL  
**Current Owner**  
**Name** Peoples First Community  
**Mailing Address** 1022 W 23Rd St  
 Panama City, FL 32405-3608



**Property Summary**  
**Property Type** Commercial  
**Land Use** Store/Office/Sfr  
**Improvement Type** Store/Office/Sfr  
**Square Feet** 4143 sf

**General Parcel Information**  
**Parcel/Tax ID** 01-1S-32-4303-001-002  
**Alternate Parcel ID**  
**Account Number** 102428250  
**District/Ward**  
**Census Tract/Block** 36.03/1

### Sales History through 12/22/2010

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
12/01/2004	\$100					5540/1968
12/01/1998	\$275,000			Warranty Deed		4356/463
09/01/1992	\$150,000			Warranty Deed		3248/675
10/01/1981	\$112,300			Warranty Deed		1592/454

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2009	City Taxes	\$0		
Appraised Land	\$8,550	County Taxes	\$354.03	Escambia	6.9755
Appraised Improvements	\$40,579	Total Taxes	\$930.86	School Board	7.8600
Total Tax Appraisal	\$49,129	Exempt Amount			
Total Assessment	\$49,129	Exempt Reason			

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year BRs	Baths	Rooms	Stories	Units
1	Store/Office/Sfr		4143	1964				2	
<b>Building Square Feet (Living Space)</b>					<b>Building Square Feet (Other)</b>				
<b>First Story (Base)</b>			2703	<b>Apartment</b>				1440	
<b>Construction</b>			<b>Attached Garage (unfinished)</b>						725

Quality Shape		Roof Framing	Gable
Partitions		Roof Cover Deck	Composition Shingle
Common Wall		Cabinet Millwork	Below Average
Foundation	Slab	Floor Finish	Concrete Finish
Floor System		Interior Finish	Masonry
Exterior Wall	Concrete Block	Air Conditioning	Central
Structural Framing	Masonry Pil/Stl.	Heat Type	Central
Fireplace		Bathroom Tile	
Other		Plumbing Fixtures	9

Occupancy		Building Data Source	
-----------	--	----------------------	--

**Property Characteristics: Extra Features**

Feature	Size or Description	Year Built	Condition
Asphalt Pavement			
Concrete Paving			
Wood Deck			

**Property Characteristics: Lot**

Land Use	Store/Office/Sfr	Lot Dimensions	
Block/Lot		Lot Square Feet	
Latitude/Longitude	30.536414°/-87.402634°	Acreage	0.30

**Property Characteristics: Utilities/Area**

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

**Legal Description**

Subdivision		Plat Book/Page Description	
Block/Lot			Beg At Se Cor Of Sec W 1535 Ft N 40 Ft To N R/W Of A 40 Ft Rd For Pob Cont N 175 Ft W 75 Ft S 175 Ft E 75 Ft To Pob Or 5540 P 1968
District/Ward			

Wednesday, January 05, 2011

7420 W Nine Mile Rd, Pensacola, FL 32526-4211  
Escambia County, FL parcel# 01-1S-32-4303-001-002

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Information Deemed Reliable But Not Guaranteed.  
Contact PAR at (850)434-5507 for Help.

Search Criteria: Address like 7420|Status <> H and <> XF

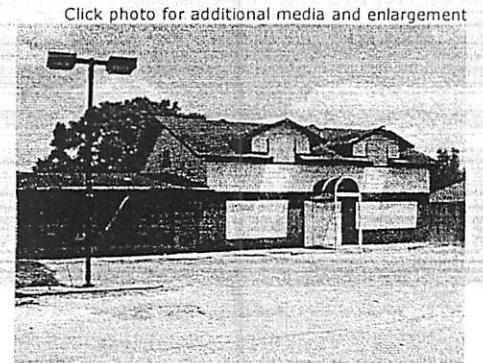
Lys Saint Aubin Cell 850-329-0487 - lyssaintaubin@remax.net

7420 W 9 MILE RD

PENSACOLA, FL 32526

Price: \$50,000

<b>MLS#:</b> 385238 - CMS-OTH-	<b>Status:</b> Active
<b>Area:</b> (07) West Pensacola	
<b>Name:</b>	
<b>Address:</b> 7420 W 9 MILE RD	
<b>City:</b> PENSACOLA	<b>Zip:</b> 32526
<b>County:</b> ESCAMBIA	
<b>Bldg SqFt:</b> 4,140	
<b>Avail SqFt:</b> 13,125	<b>Lot Dim:</b>
<b>\$/SqFt:</b> 3.81	<b>Lot Front:</b> 75
<b>Acreage:</b> 0.30	<b>Lot Depth:</b> 175
<b>Zoning:</b> R-R	
<b>Parcel ID:</b> 011S324303001002	<b>Acreage:</b> 0.30
<b>Off Class:</b>	<b>Lot SqFt:</b>
<b>County:</b> ESCAMBIA	<b>Lot Dim:</b>
<b>Bldg SqFt:</b> 4,140	<b>Lot Front:</b> 75
<b>Zoning:</b> R-R	<b>Lot Depth:</b> 175
<b>Parcel ID:</b> 011S324303001002	<b>Off SqFt:</b>
	<b>Off Class:</b>



**Directions:** From intersection of 9 Mile Rd. & Pine Forest, Go west 5.4 miles. Destination is on the right.  
**Prop Desc:** Versatile use property with a base 2700 sq ft structure, a 1440 apartment and 725 sq ft garage, per Escambia County records. Structures need work. Great location for a business, near upscale residences and I-

Lease Info:

<b>Financing:</b>		
<b>Down Pymnt:</b>	<b>Loan Pymnt:</b>	<b>Cash Flow:</b>
<b>Gross Inc:</b>	<b>Ann. Exp:</b>	<b>NOI:</b>
<b>Cap Rate:</b> %		

**AreaDesc:** Property is in a great location for home based business, near upscale residences, and I-10

TenantInfo:

<b>Ind Clernc:</b>	<b>Ind Dock High:</b>	<b>Ind Grnd Lvl:</b>
<b>Ind Electric:</b>	<b>Ind Rail:</b>	<b>Ind Sprinkler:</b>
	<b>Lan Price/Acre:</b>	<b>Ret Anchors:</b>
<b>Mul Exp/Sqft:</b>	<b>Mul Exp Types:</b>	<b>Mul Exp/Unit:</b>
<b>Mul GRM:</b>	<b>Mul Num Unit:</b>	<b>Mul Price/Unit:</b>
<b>Mul Schd Inc:</b>	<b>Mul Vacancy:</b>	<b>Apx YrBit: 1964</b>
<b>Type Use:</b> AnimalHos, Church, Haircare, NursingHm, Office, OtrTypeUse, SenCarCtr, Service, SupplyStore, TireStore, Warehouse		

**List Office:** (RMAX01) RE/MAX HORIZONS REALTY

--Information deemed reliable but not guaranteed--Copyright: 2011 by the Pensacola Association of Realtors, Inc.  
 If you can dream it ... then it is real and obtainable.  
 Prepared by LYS ST AUBIN of RE/MAX HORIZONS REALTY on 1/5/2011 6:04:24 PM

436-5050  
 Larry Hunter  
 cell 324-7831





# Development Services Department

Escambia County, Florida

## PLANNING BOARD REZONING PRE-APPLICATION SUMMARY FORM

01-15-32-4308-001-002  
Property Reference Number

Tim Egan  
Name

2740 W Nune Mule  
Address

Owner

Agent

Referral Form Included? **Y / N**

### MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: \_\_\_\_\_

### PROPERTY INFORMATION

Current Zoning: RR Size of Property: .33 +/-  
 Future Land Use: LDR Commissioner District: 1  
 Overlay/AIPD: NA Subdivision: \_\_\_\_\_  
 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? NA If so, is a compatibility analysis required? \_\_\_\_\_

Reason for purpose pickup/delivery service to include grocery store on Row for 9 mile

Application submitted on 9-1-11 was incomplete due to not having the survey. Applicant and owner was told that IF survey is not submitted by noon on Tuesday, Sept 6<sup>th</sup> the application will be postponed until the following month.

- 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: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Agent Name & 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.

Z-2011-17





## DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

REZONING CASE: Z-2011-17  
October 10, 2011

### I. SUBMISSION DATA:

**BY:** Wiley C. Buddy Page, Agent  
**FOR:** Charles and Linda Welk  
**PROPERTY REFERENCE NO.:** 07-1S-30-1018-000-000  
**PROJECT ADDRESS:** 9991 Guidy Lane  
**FUTURE LAND USE:** MU-U  
**COMMISSIONER DISTRICT:** 5  
**BCC MEETING DATE:** November 6, 2011

### II. REQUESTED ACTION:

**REZONE**

**FROM:** R-2, Single Family District  
(cumulative), Low-Medium Density  
(7 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)
- (5) 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).

**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 amendment to **R-6 is not consistent** with the intent and purpose of Future Land Use category MU-U as stated in **CPP FLU 1.3.1** The proposed amendment does promote 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.

**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.

All neighborhood commercial (R-6) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies FLU 1.1.0) 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 7.01.06. 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).

**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.

**FINDINGS**

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. 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; the parcel is on a local 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). In addition a Development Order #PSP090600059, located at 9796 Guidy Lane was denied due to the locational criteria requirements being located on a local road. See exhibit A.

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 Candlestick Dr, along the south side of Guidy Lane, to Signal Hill Lane along the North. There are eleven (11) properties within this block: three (4) single family residences, and seven (7) multifamily properties, the intensity of the proposed use 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**

The proposed amendment **is not compatible** with surrounding existing uses in the area.

Within the 500' radius impact area, staff observed 66 properties with zoning districts of R-2, R-3, R-5, and C-2. Out of the 66 properties 38 are single family residential, 26 are multifamily residential, one (1) church, and one (1) vacant lot.

### **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 one parcel case number Z-2001-42 at 9918 Guidy Lane that was rezoned from R-2 to R-3 on 12-06-2001 by the BCC. Staff sees **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**

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 Guidy Lane, a local 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.





# Exhibit A

THE COUNTY OF ESCAMBIA  
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER  
with Concurrency Certification**

**Project:** Grantham Warehouse Development      **Future Land Use:** MU-2  
**Location:** 9796 Guidy Ln      **Zoning District:** C-2  
**Property Reference #s:** 07-1S-30-1007-000-000      **Flood Zone:** X  
**Development Review #:** PSP090600059      **Exhibit A:** Adoption Prohibiting Trucks

**PROJECT DESCRIPTION**

Construction of an 8,250 sq. ft. warehouse with six units on a 0.94-acre parcel, and a minimum of 21 graveled parking spaces provided. A 10' x 10' dumpster pad with a 6-foot privacy fence enclosure will be maintained for solid waste. Site access will be utilized from a driveway on Guidy Lane. An on-site retention pond will be constructed to accommodate the increased impervious cover. No "protected" trees will be removed from the site. Frontage trees, buffering, privacy fencing, and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems and a septic tank system respectively.

**STANDARD PROJECT CONDITIONS**

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate



**Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

### **SPECIAL PROJECT CONDITIONS**

1. Total site sign area, wall and freestanding, is limited by the Land Development Code (LDC) to 382 sq.ft. (255 x 1.5). Total wall sign area is additionally limited to 10% of the area of wall surface facing Guidy Lane, and no one sign may exceed 200 sq.ft. Freestanding signage is additionally limited to one sign per street frontage, a maximum 100 sq. ft. in area, a maximum 20 feet in height, and a minimum 200 feet from any other such site sign. Each freestanding sign is limited to a minimum 10-foot setback from rights-of-way and must maintain visual clearance along rights-of-way and at driveways and intersections. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the LDC.



- A. Accepting and approving for recording following seventeen (17) Quit Claim Deeds for right-of-way, and one Drainage Easement from Edward Chadbourne, Inc., on Elmhurst Road in District 3:

EXHIBIT

tabbies

A

- (1) Charles A. Glaze and Loretta Glaze
  - (2) Etta Lee Roshell
  - (3) Thomas J. Kihlstadius and Regina K. Kihlstadius
  - (4) Julius Savage and Eunnie Bell Savage
  - (5) Galloway Rich
  - (6) Sammy Savage and Thelma Savage
  - (7) Donald C. White and Lessie B. White
  - (8) Donald White and Lessie White
  - (9) Jimmie Lee Savage and Perlie Mae Savage
  - (10) James E. Davison and Lillie Bell Davison
  - (11) James Crenshaw and Willie Ruth Crenshaw
  - (12) Clara Bell Lee
  - (13) Merdean Christel Savage and Pearlle Mae Savage
  - (14) Maytha Clark, Lankford Clark and Lurea Jean Clark
  - (15) Juanita L. Savage
  - (16) Rosa Turk
  - (17) Earl J. Crosswright and Evelyn S. Crosswright
- B. Deleting twelve (12) roads in District 3 from the Board's approved "H-7" Resurfacing Contract, amended to also delete Leonard Street and add Unity Court and Irving Avenue for resurfacing, for an estimated savings of \$120,445.09;
- C. Approving Change Order Number 1 to the "H-7" Resurfacing Contract, adding the construction of paving and drainage improvements on Elmhurst Road at a lump sum cost of \$119,254.45; and
- D. Authorizing staff to do the necessary surveys for the purpose of filing a maintenance map on the portion of road where the County was unable to acquire right-of-way.

(Attached and Shown as EXHIBIT "C")

7. Adoption of Resolutions Prohibiting Trucks on Fox Run Road and Guidy Lane Between Nine Mile Road and Ten Mile Road

Motion made by Commissioner Robertson, seconded by

Commissioner Junior, and carried unanimously:

- A. Approving and adopting the Resolution prohibiting trucks on Fox Run Road between Nine Mile Road and Ten Mile Road; and
- B. Approving and adopting the Resolution prohibiting trucks on Guidy Lane between Nine Mile Road and Ten Mile Road.

(Attached and Shown as EXHIBIT "D")

8. Adoption of Resolution Reducing Speed Limit from 55 MPH to 45 MPH on Barrineau Park Road Between U. S. 29 and C-95A (Old Palafox Highway)

Motion made by Commissioner Robertson, seconded by

Commissioner Pavlock, and carried unanimously, approving and adopting a Resolution which reduces the speed limit from 55 MPH



RESOLUTION

WHEREAS, the Board of County Commissioners of Escambia County enacted Ordinance 85-22, which authorizes the Board, pursuant to Section 315.555, Florida Statutes, to establish by Resolution, load and weight limits on certain roads when necessary due to the design and deterioration of the roads or for the public safety and convenience; and

WHEREAS, the Board of County Commissioners of Escambia County has received complaints from residents residing on Guidy Lane and adjacent streets due to tractor/trailer trucks traversing and parking along this roadway; and

WHEREAS, County Engineering personnel have viewed area along Guidy Lane and are of the opinion that the area is primarily of residential character, and that other routes are available and more suitable for traffic traffic; and

WHEREAS, the Board of County Commissioners of Escambia County has determined that load and weight limits are necessary for the roads as described below; now therefore,

BE IT RESOLVED, by the Board of County Commissioners of Escambia County, Florida:

That Guidy Lane will have the following load and weight limitations:

No trucks except for pick-up trucks, light vans, or any trucks servicing or having business Guidy Lane between 9 Mile Road and 10 Mile Road shall be allowed.

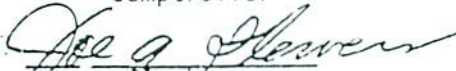
BE IT FURTHER RESOLVED, that staff of the Board of County Commissioners is hereby instructed to install a truck prohibition signs on Guidy Lane where upon this prohibition shall take effect.

DULY ADOPTED this 22nd day of May, 1990.

ESCAMBIA COUNTY, FLORIDA  
BY AND THROUGH ITS  
BOARD OF COUNTY COMMISSIONERS  
OF ESCAMBIA COUNTY, FLORIDA

  
Kenneth J. Kelson, Chairman

ATTEST: Joe A. Flowers  
Comptroller

  
Clerk

(SEAL)

ORDINANCE NUMBER 85- 22

AN ORDINANCE AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, TO ESTABLISH LOAD AND WEIGHT LIMITS AND PLACE SPEED LIMITATION UPON CERTAIN ROADS AND HIGHWAYS FROM TIME TO TIME BY RESOLUTION; TO LIMIT USES OF SAID ROADS AND HIGHWAYS TO CERTAIN CLASSES SIZES OF VEHICLES; AUTHORIZING THE POSTING OF NOTICE OF THOSE LIMITATIONS AND REQUIRING NOTICE TO THE DEPARTMENT OF TRANSPORTATION WHEN STATE ROADS ARE AFFECTED; REPEALING ESCAMBIA COUNTY ORDINANCE NUMBER 81-4.

SECRETARY OF STATE

JUL 8 11 46 AM '85

FILED

WHEREAS, Section 316.555, Florida Statutes, 1980, provides that local authorities, with respect to highways under their jurisdiction, may prescribe loads and weights and speed limits, whenever, in their judgment, any road or part thereof, or any bridge or culvert shall, by reason of its design, deterioration, rain or other climatic or natural causes be liable to be damaged or destroyed by motor vehicles, trailers or semi-trailers, and may, by like notice, regulate or prohibit, in whole or part, the operation of any specified class or size of motor vehicles, trailers, or semi-trailers on any highway or specified parts thereof under its or their jurisdiction, whenever, in their judgment, such regulation or prohibition is necessary to provide for the public safety and convenience on the highways, or parts thereof by the traveling public or other reasons of public safety; and

WHEREAS, it is hereby determined by the Board of County Commissioners of Escambia County, State of Florida, that certain roads and highways under its jurisdiction require load, weight and speed limitations as a result of deterioration, rain and other climatic or natural causes and for public safety and convenience, NOW, THEREFORE,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. That said Board of County Commissioners is hereby authorized to place upon certain roads and highways, or parts thereof, which are under its jurisdiction, load and weight limits, speed limitations, and limits on the size and/or class of vehicles, from time to time, by resolution.

Section 2. That the said resolution shall state, with specificity, the reason or reasons for the imposition of such limits.

Section 3. That before such limitation shall become effective, notice thereof shall be posted at conspicuous places at terminals of all

intermediate crossroads and road junctions with the section of highway or road to which the notice shall apply. The posting of such notice in accordance with such resolutions is hereby authorized and approved by said Board of County Commissioners.

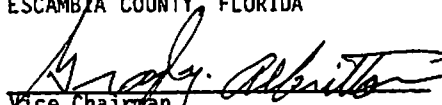
Section 4. That, if such limitation shall effect traffic over State roads, such limitation shall not become effective unless and until approval of said limitation has been obtained from the Department of Transportation, as required by Section 316.555, Florida Statutes, 1979.

Section 5. Escambia County Ordinance Number 81-4 is hereby repealed.

Section 6. In accordance with Section 125.66(2), Florida Statutes, a certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by said Board and shall take effect upon receipt and official acknowledgement from that office that said ordinance has been filed.

PASSED AND ADOPTED by the Board of County Commissioners of Escambia County, Florida, this 2nd day of July, 1985.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

  
Vice Chairman

ATTEST: JOE A. FLOWERS  
COMPTROLLER

By:   
Patricia Hutchings  
Deputy Clerk

(SEAL)


STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, JOE A. FLOWERS, COMPTROLLER, and ex-officio Clerk to the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the above and foregoing is a true and correct copy of an ordinance as the same was duly adopted and passed at a Regular Meeting of the Board on the 2nd day of July, 1985, and as the same appears on record in my office.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 3rd day of July, 1985.

JOE A. FLOWERS, COMPTROLLER  
AND EX-OFFICIO CLERK TO THE  
BOARD OF COUNTY COMMISSIONERS  
OF ESCAMBIA COUNTY, FLORIDA

By   
Deputy Clerk

( S E A L )



BARKSDALE ST



MEADOWVIEW LN

VALLEY GRANDE RD VALLEY RIDGE CIR

RIDGE RD

DEEDRA AVE

BISON RD

O DANIEL DR

E TEN MILE RD

MERCER LN

VINTAGE DR

WATERFORD DR GREYSTONE DR

GREENBRIER BLVD

SUGAR CREEK DR

LAKELAND CT

CANDLESTICK LN

REQUIN LN

HUNTSMAN PATH

VIXEN PL

BOBWHITE WAY

BOBWHITE DR

HUMMINGBIRD BLVD

WANDA DR

SUNSHINE LN

CREEK BRIDGE RD

ROBIN RD

MUSIC LN

MAPLELEAF CIR

GUIDY LN

HOLLOWBROOK DR

PICKWOOD DR

FOXRUN RD

SUNNEHANNA BLVD

DN AVE

E NINE MILE RD

ANKS CIR

NKS RD

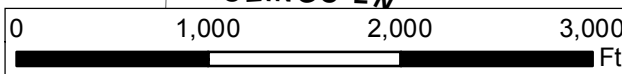
N RD



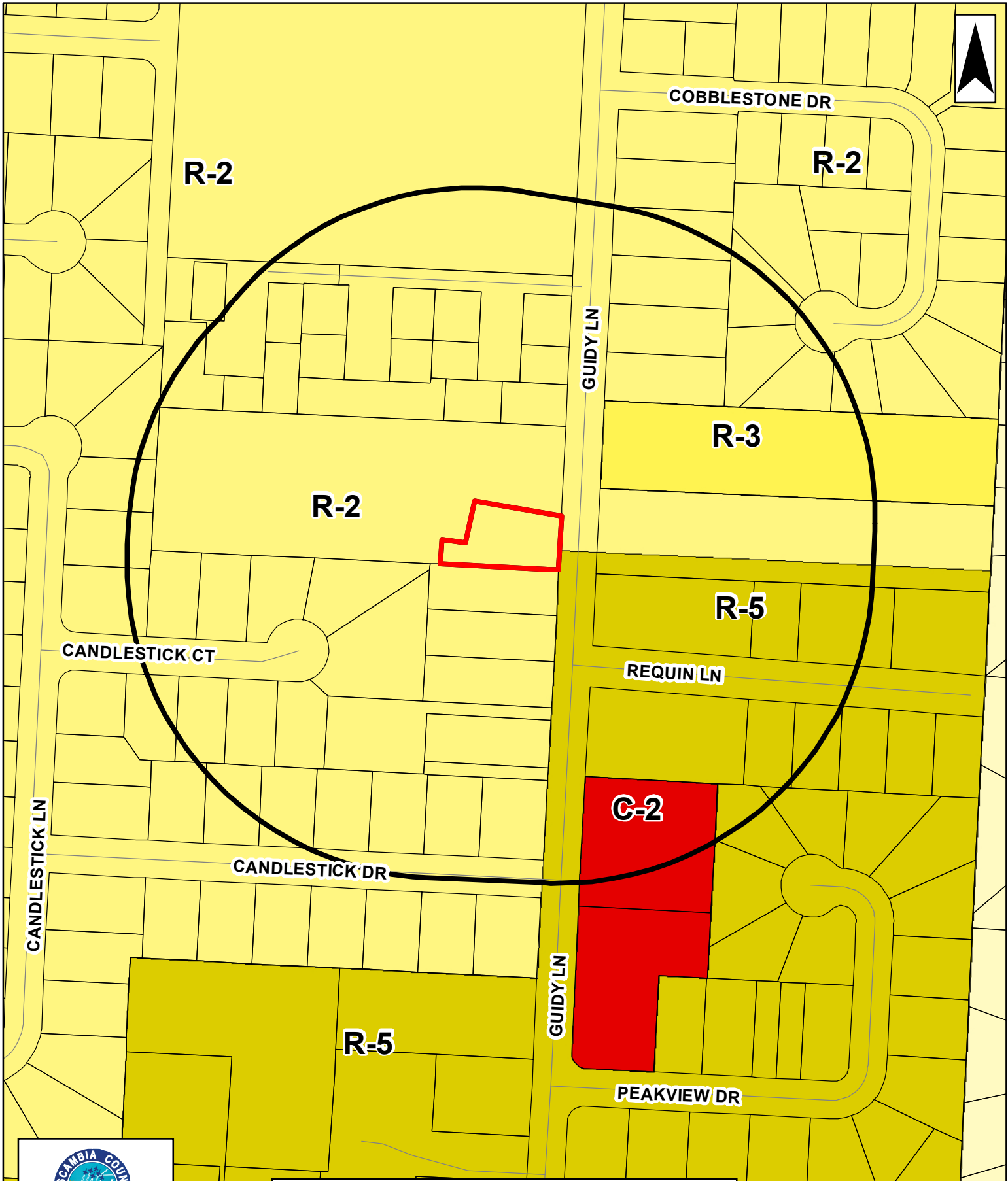

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-17 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.

# Z-2011-17

## 500' RADIUS ZONING



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



MU-U

COBBLESTONE DR

GUIDY LN

MU-U

MU-U

CANDLESTICK CT

REQUIN LN

CANDLESTICK LN

CANDLESTICK DR

MU-U

GUIDY LN

MU-U

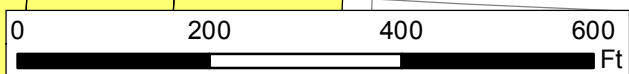
PEAKVIEW DR



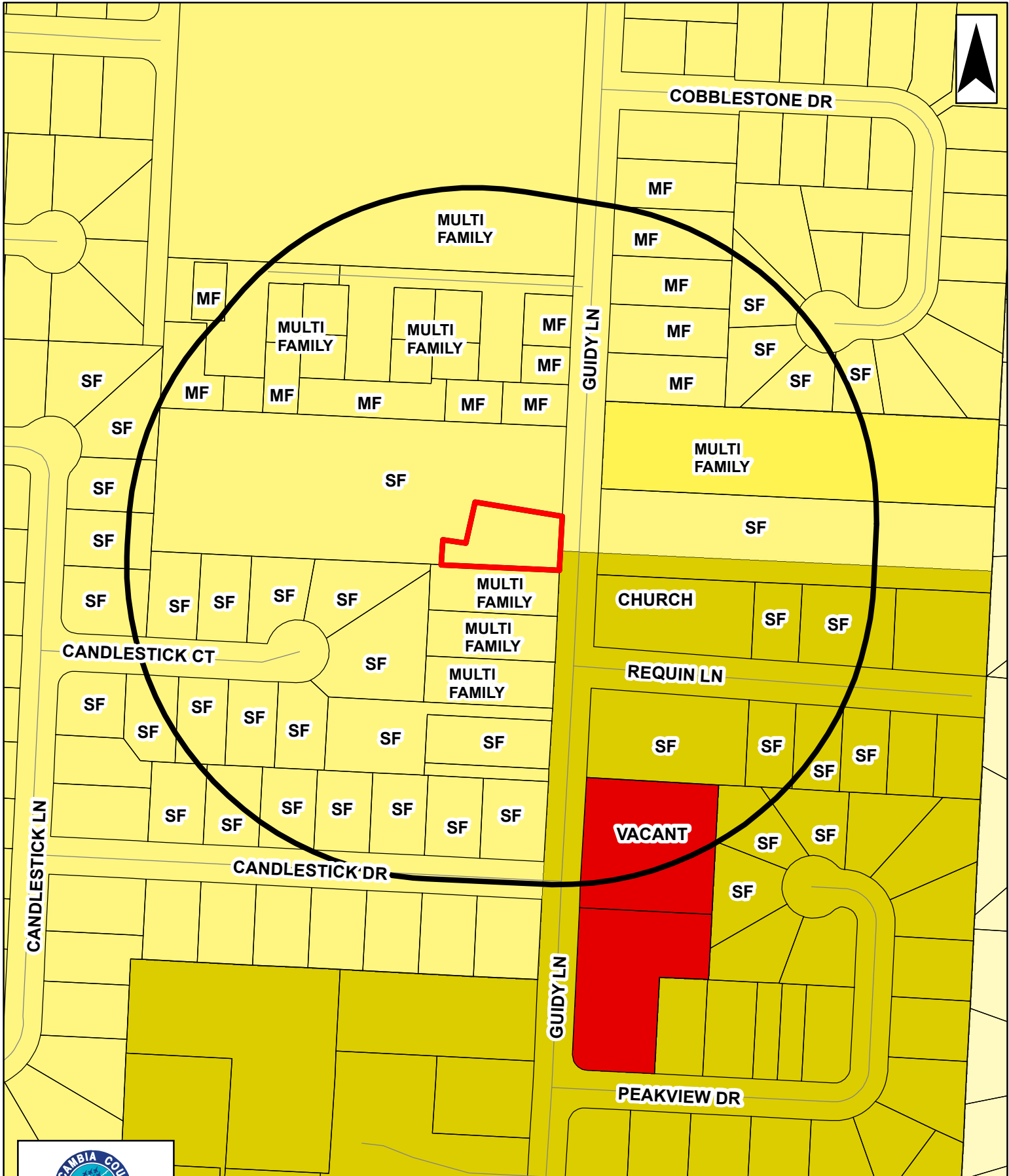
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2011-17 FUTURE LAND USE



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



CANDLESTICK LN

COBBLESTONE DR

MULTI FAMILY

MULTI FAMILY

MULTI FAMILY

GUIDY LN

MF

MF

MF

MF

MF

SF

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CANDLESTICK CT

CHURCH

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REQUIN LN

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VACANT

SF

SF

SF

CANDLESTICK DR

GUIDY LN

PEAKVIEW DR

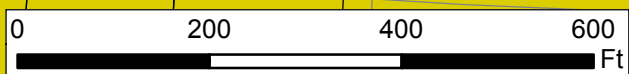
Z-2011-17

EXISTING LAND USE



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.



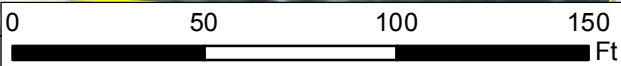
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



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-2011-17 AERIAL MAP



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



Wiley C. "Buddy" Page, MPA, APA  
Professional Growth Management Services, LLC

5337 Hamilton Lane  
Pace, Florida 32571  
Office 850.994.0023 Cell 850.232.9853  
budpage1@mchsi.com

September 1, 2011  
VIA HAND DELIVERY

Mr. Horace Jones  
Development Services Dept.  
3363 West Park Place  
Pensacola, Florida 32505

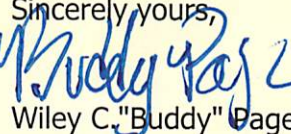
9991 BB  
~~9987 BB~~ OK

**RE: Rezoning Request for 9991 Guidy Lane**  
**Parcel: 07-1S-30-1018-000-000**

Dear Mr. Jones:

Please find our application packed attached wherein we request consideration to change the referenced property above from R-2 to R-6 Neighborhood Commercial. We are asking for a waiver as allowed under LDC 7.20.04.A.

Please contact me if you have any questions or require anything further. Thank you.

Sincerely yours,  
  
Wiley C. "Buddy" Page

copy: Mr. Charles F. Welk



# 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: R-2 to: R-6

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

Owner Name: Charles and Linda Welk Phone: 850-449-9138  
 Address: 9991 9987 Guidy Lane Pensacola, FL 32514 Email: charleswelk@cox.net

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: 9987 Guidy Lane 9991  
 Property Reference Number(s)/Legal Description: 07-15-30-1018-000-000

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.

Charles Welk  
 Signature of Owner/Agent

Charles Welk  
 Printed Name Owner/Agent

8-4-11  
 Date

Linda L. Welk  
 Signature of Owner

Linda Welk  
 Printed Name of Owner

8-4-11  
 Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 04 day of August 20 11,  
 by Felecia D. Toler.

Personally Known  OR Produced Identification . Type of Identification Produced: Florida Driver License

Felecia D. Toler  
 Signature of Notary  
 (notary seal must be affixed)

Felecia D. Toler  
 Printed Name of Notary



**FOR OFFICE USE ONLY**

Meeting Date(s): 10/10/11 Accepted/Verified by: ACam Date: 9/2/11  
 Fees Paid: \$ 1,050 Receipt #: \_\_\_\_\_ Permit #: PRZ110900015





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2011-19

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 07-15-30-1018-000-000

Property Address: 9987 Guidy Lane Pensacola, Florida 32514

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 4<sup>th</sup> DAY OF August, YEAR OF 2011.

Charles Welk  
Signature of Property Owner

Charles Welk  
Printed Name of Property Owner

8-4-11  
Date

Linda S. Welk  
Signature of Property Owner

Linda Welk  
Printed Name of Property Owner

8-4-11  
Date





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2011-99017

## AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9987 Guidy Lane,  
Florida, property reference number(s) 07-15-30-1018-000-000

I hereby designate Wiley C. "Buddy" Page 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) OP on the above referenced property.

This Limited Power of Attorney is granted on this 4<sup>th</sup> day of August 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. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com  
Address: 5337 Hamilton Lane Pace, FL 32571 Phone: 850-2329853

Charles Welk  
Signature of Property Owner

Charles Welk  
Printed Name of Property Owner

8-4-11  
Date

Linda G. Welk  
Signature of Property Owner

Linda Welk  
Printed Name of Property Owner

8-4-11  
Date

STATE OF Florida COUNTY OF Escambia

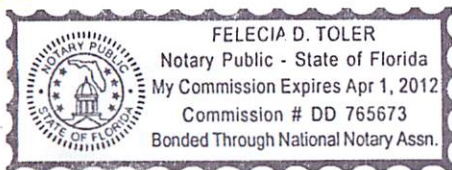
The foregoing instrument was acknowledged before me this 04 day of August 2011,  
by Felecia D. Toler

Personally Known  OR Produced Identification . Type of Identification Produced: Florida Driver License

Felecia D. Toler  
Signature of Notary

Felecia D. Toler  
Printed Name of Notary

(Notary Seal)



## Locational Criteria Analysis

9991 9991 Guidy Lane  
~~8776~~  
9991 BS

This site is located on Guidy Lane, which provides a major direct connection between Greenbrier Boulevard (Ten Mile Road) on the north and Nine Mile Road to the south. It is one mile in length and one of only two major roadway connections providing a southerly route in the area with the other being Chemstrand Road. There are plans to connect Greenbrier Boulevard east to Campus Road, which will provide a westerly exit for traffic from the University of West Florida campus. Guidy Lane will then be the first intersection allowing this traffic a southerly connection to Nine Mile Road.

The site is surrounded with rental property projects which easily generate over 600 trips per day (see attached spreadsheet) as required under LDC 7.20.04.C.1. As shown on the county land use map, this one mile roadway contains a diversity of zoning categories including R-5, C-1, C-2, R-2, R-3 and R-6. Our request for an additional R-6 parcel will continue to provide the area with smooth transition between existing uses and zoning categories.

Given the above, this request can be approved with a waiver as allowed under 7.20.04.A.

Escambia County Property Appraiser  
**071S301018000000 - Full Legal Description**

BEG AT SE COR OF SEC N ALG E LI 3575 FT W 693 FT TO W R/W LI OF GUIDY LANE FOR  
POB CONT SAME COURSE 188 6/10 FT 88 DEG 42 MIN RT 41 FT 85 DEG 15 MIN RT 37  
18/100 FT 85 DEG 46 MIN LEFT 67 22/100 FT 93 DEG 07 MIN 40 SEC RT 140 25/100 FT TO W  
LI OF GUIDY LANE S ALG RD R/W 98 23/100 FT TO POB OR 888 P 410/416 CASE #74-647



**Instructions:**

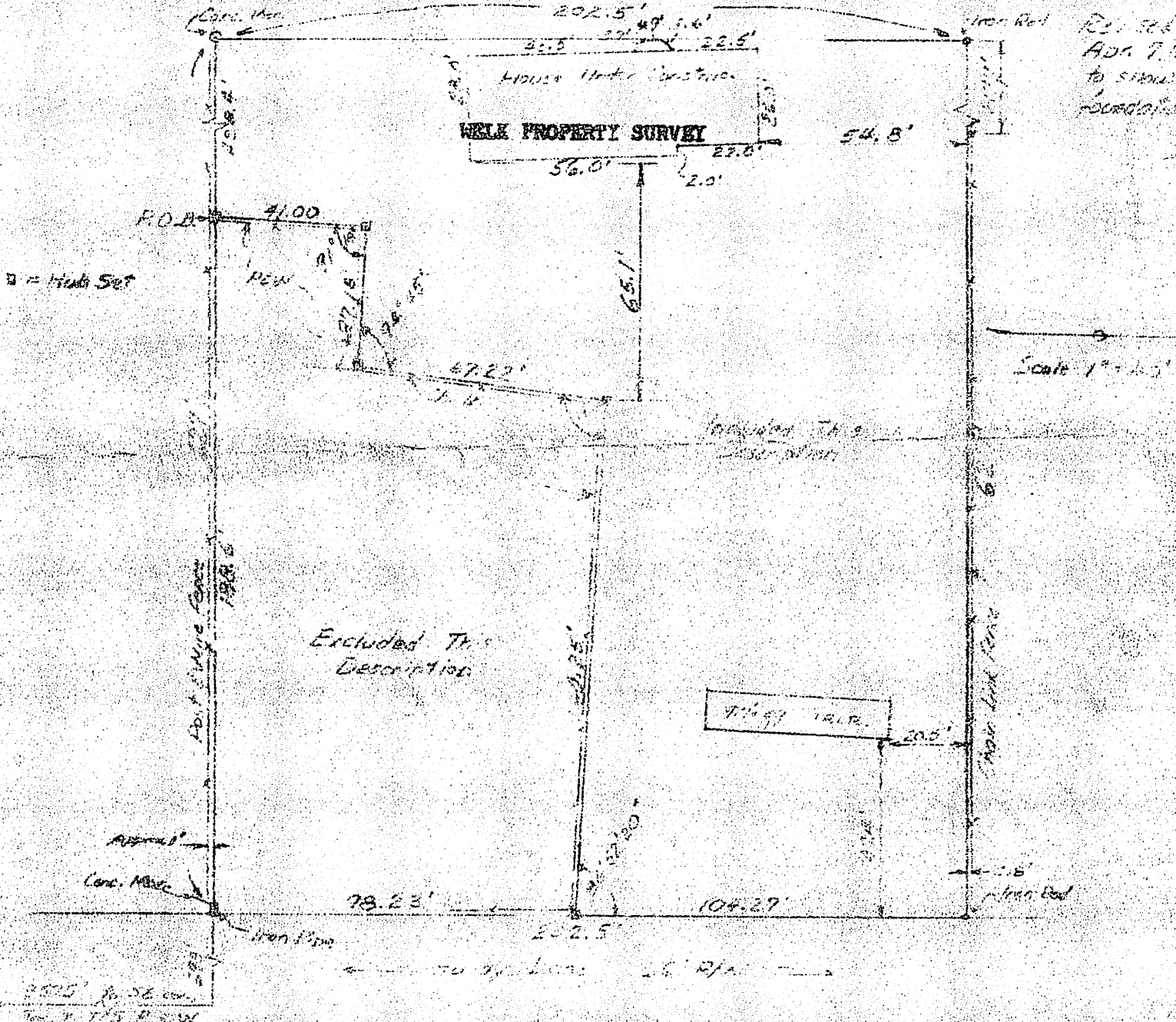
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

**Trip Generation Rates from the 8th Edition ITE Trip Generation Report**

NA: Not Available      KSF<sup>2</sup>: Units of 1,000 square feet  
 DU: Dwelling Unit      Fuel Position: # of vehicles that could be fueled simultaneously  
 Occ.Room: Occupied Room

Description / ITE Code	Units	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF <sup>2</sup>	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF <sup>2</sup>	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF <sup>2</sup>	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF <sup>2</sup>	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF <sup>2</sup>	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF <sup>2</sup>	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF <sup>2</sup>	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF <sup>2</sup>	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	0.62	65%	35%	100.0	665	62	40	22
Apartment 220	Persons	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	0.58	65%	35%	100.0	659	58	38	20
High Rise Apartment 222	DU	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	0.72	51%	49%	100.0	0	72	37	35
Resd. Condo/Townhouse 230	DU	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	0.40	45%	55%		0	0	NA	NA

$x = 100$   
 $y = 665$  PMPH



Received  
 APR 7 1975  
 To State  
 Records

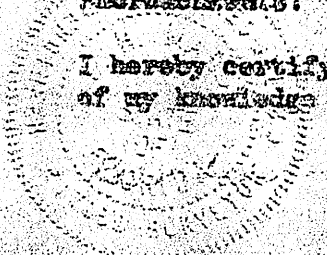
Scale 1" = 100'

DESCRIPTION: Commencing at the SE corner of Section 7, T1S, R30W, thence North along the East line of said section for 3975 ft.; thence West 693 ft. to a stake in the West side of roadway; thence continue same course west for 188.6 ft. for Point of Beginning; thence continue same course west for 438.4 ft. to a stake; thence north 202.5 ft. parallel with East section line; thence East 627 ft. parallel with North section line to intersection of West R/W line of public highway; thence South along said west R/W line for 104.27 ft.; thence right  $93^{\circ}07'40''$  for 140.25 ft.; thence left  $85^{\circ}46'$  for 67.22 ft.; thence right  $85^{\circ}15'$  for 37.18 ft.; thence left  $88^{\circ}42'$  for 41.00 ft. to the Point of Beginning, all being and lying in Section 7, T1S, R30W, Escambia County, Florida.

ENCLOSURES: none

I hereby certify the survey shown hereon to be true and correct to the best of my knowledge and belief.

*[Signature]*  
 Florida Land Surveyor #2775





For case # 07-15-30-1018- WELK  
000-002



**Development Services Department** FOR OFFICE USE.  
Escambia County, Florida

CASE #: \_\_\_\_\_

**APPLICATION  
ATTACHMENTS CHECKLIST**

- 1. For BOA, original letter of request, typed or written in blue ink & must include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). *need*  
Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- 6. Legal Description of Property Street Address / Property Reference Number
- 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.  
b. BOA: Site Plan drawn to scale.
- 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm.

*Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.*

Please make the following three appointments with the Coordinator.

- Appointment for pre-application meeting: \_\_\_\_\_
- Appointment to turn in application: \_\_\_\_\_
- Appointment to receive findings-of-fact: \_\_\_\_\_

Application submitted on 9-1-11 *W. 85*  
*need #5*

PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC  
Wiley C. "Buddy" Page, MPA, APA

3363 West Park Place Pensacola, FL 32505  
(850) 595-3475 \* FAX: (850) 595-3481

*Mr. Lodge will bring 5 items on 9-2-11*

*Need a new check. Applicant will bring 9-2-11*





**Development Services Bureau**  
Escambia County, Florida

6/6

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

07-15-30-1018-000-000  
Property Reference Number

Charles Walk  
Name

9987 Gurdy Lane  
Address

Owner       Agent

Referral Form  
Included? Y / N

MAPS PREPARED

PROPERTY INFORMATION

- Zoning
- FLU
- Aerial
- Other: \_\_\_\_\_

Current Zoning: R-2      Size of Property: \_\_\_\_\_ +/-  
 Future Land Use: MU-U      Commissioner District: \_\_\_\_\_  
 Overlay/AIPD: \_\_\_\_\_      Subdivision: \_\_\_\_\_  
 Redevelopment Area: \_\_\_\_\_

COMMENTS

Desired Zoning: R-6

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

Requires smaller portion for office. Parcel is on a local street  
Recommended to go to DRC pre-application meeting to  
discuss issues with the change of use.

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

Staff present: Allison Cain, Andrew Holman      Date: 6/6/11

Applicant/Agent Name & Signature: Charles Walk

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.

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-4424-000		48000		48000	06

266  
 WELK CHARLES & LINDA  
 9987 GUIDY LN  
 PENSACOLA FL 32514

9983 GUIDY LN  
 BEG AT SE COR OF SEC N ALG  
 E LI 3575 FT W 693 FT TO  
 W R/W LI OF GUIDY LANE FOR  
 POB CONT SAME COURSE 188  
 6/10 FT 88 DEG 42 MIN RT 41  
 FT 85 DEG 15 MIN RT

First Installment Notice: 2003 Real Estate 1013629.0000

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY OF ESCAMBIA	8.7560	420.29
SCHOOL BOARD OF ESCAMBIA CO.	8.8870	426.58
N.W. FLORIDA WATER MANAGEMENT	0.0500	2.40
M.S.T.U. - SHERIFF	0.7470	35.86
<b>TOTAL MILLAGE</b>		<b>18.4400</b>
<b>AD VALOREM TAXES</b>		<b>885.13</b>

#2894  
6-26-03

RETAIN THIS  
 PORTION  
 FOR  
 YOUR  
 RECORDS

ESCAMBIA COUNTY TAX COLLECTOR \* P.O. BOX 1312 \* PENSACOLA, FL 32591-1312

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE (CALL 595-4960)		50.00
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>50.00</b>

PLEASE  
 PAY ONLY  
 ONE  
 AMOUNT  
 SHOWN IN  
 YELLOW  
 SHADED  
 AREA

Payment of this first installment will ensure your participation in the installment plan for 2003 taxes.

COMBINED TAXES AND ASSESSMENTS	935.13	PAY ONLY ONE AMOUNT	See reverse side for important information
	If Paid by the Amount is	Jun 30 2003 219.74	Jul 31 2003 245.47

AMOUNT  
 DUE  
 IF PAID  
 BY