

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
January 7, 2013—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. Z-2012-25

Applicant: Wiley C. "Buddy" Page, Agent for Freddy Powell, Owner

Address: 617 N. 70th Ave & 7008 W Jackson St

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.

**Planning Board-Rezoning**

**5. A.**

**Meeting Date:** 01/07/2013  
**CASE :** Z-2012-25  
**APPLICANT:** Wiley C. "Buddy" Page, Agent for Freddy Powell, Owner  
**ADDRESS:** 617 N. 70th Ave & 7008 W Jackson St  
**PROPERTY REF. NO.:** 11-2S-31-5410-001-001;11-2S-31-5410-000-000  
**FUTURE LAND USE:** MU-U, Mixed Use Urban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 02/07/2013

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**SUBMISSION DATA:**

**REQUESTED REZONING:**

**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)**

**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) 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.

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

## FINDINGS

The proposed amendment to R-6 **is consistent** with the intent and purpose of Future Land Use category Mixed Use Urban as stated in CPP FLU 1.3.1 because the intent of this future land use category is to allow for a mix of residential and nonresidential uses such as retail sales, professional offices and light industrial uses.

### 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.

#### **6.05.07. R-2 Single-Family District (cumulative), low-medium density.**

A. Intent and purpose of district. 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.

#### 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

**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.

**FINDINGS**

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code due to the fact all surrounding parcels are R-2 and the proposed amendment would constitute spot zoning as defined in Article 3.00 Definitions. The parcels are located along Jackson Street, a collector roadway and 70th Avenue, a local roadway therefore the proposed rezoning does not meet the locational criteria for R-6 as stated in 7.20.04. No outside storage is allowed in a residential zoning district.

**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 properties with the zoning district R-2 as well have being classified as residential use.

**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 site plan review 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 use of parcels adjoining to and surrounding the parcel are residential and the entire area is zoned R-2, Residential District.

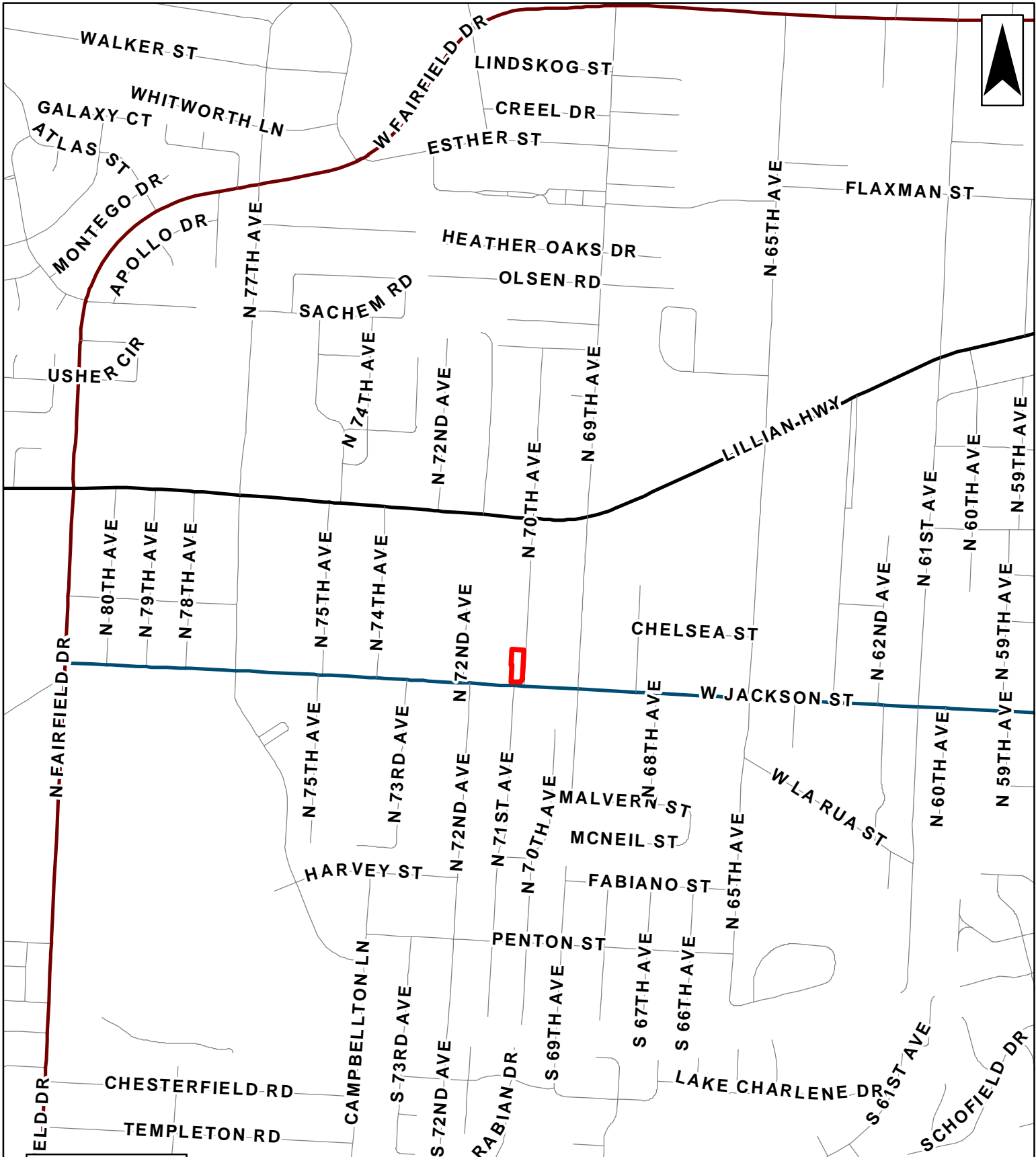

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**Attachments**

Z-2012-25

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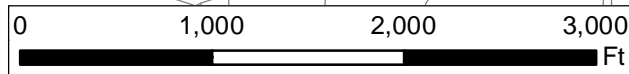
Z-2012-25








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.

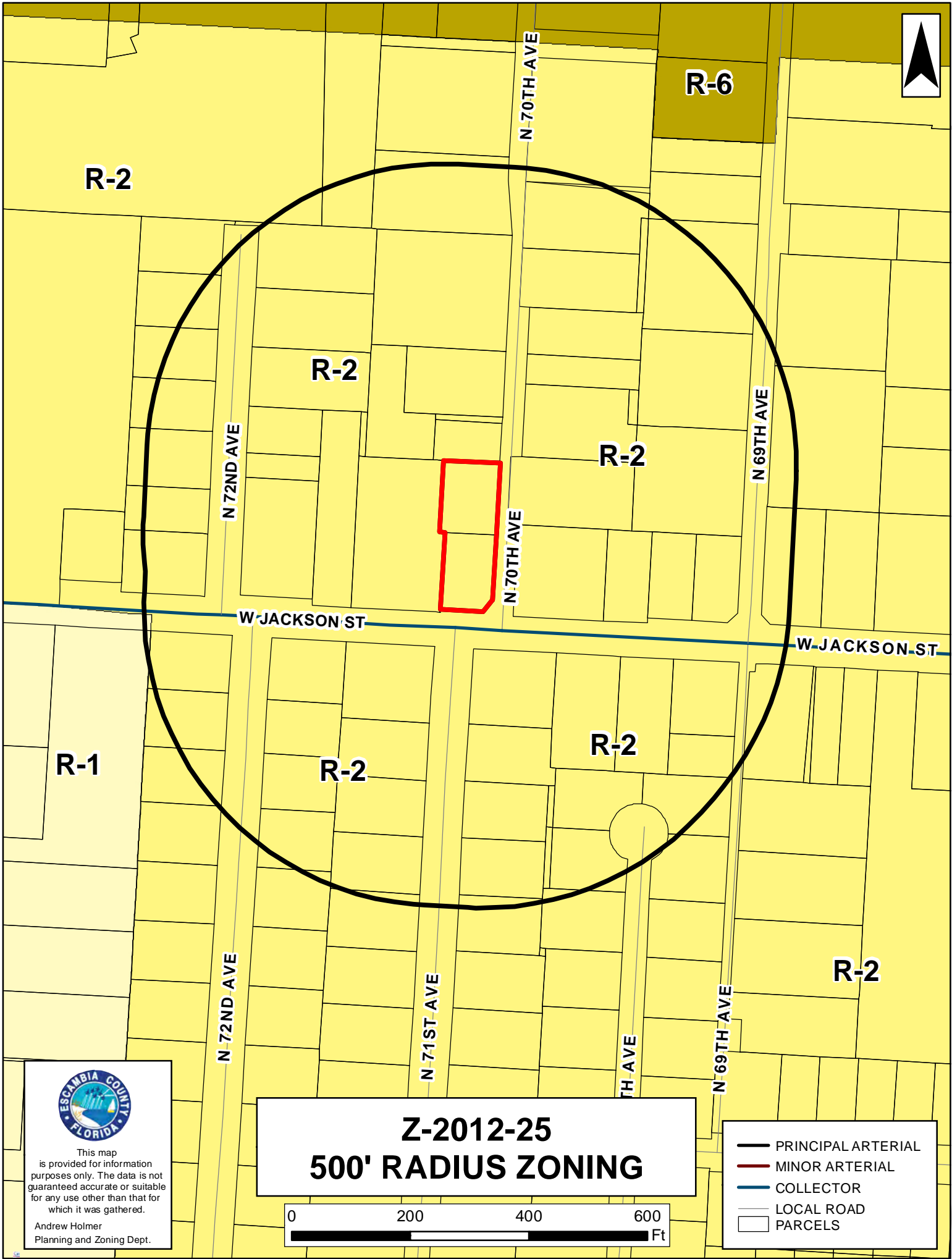
Andrew Holmer  
Planning and Zoning Dept.

# Z-2012-25 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

8TH S



R-2

R-6

R-2

R-2

N 72ND AVE

N 70TH AVE

N 69TH AVE

N 70TH AVE

W JACKSON ST

W JACKSON ST

R-1

R-2

R-2

N 72ND AVE

N 71ST AVE

TH AVE

N 69TH AVE

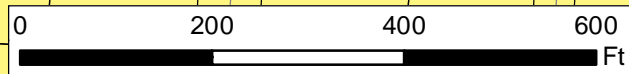
R-2



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Andrew Holmer  
Planning and Zoning Dept.

# Z-2012-25 500' RADIUS ZONING



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





MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

MU-S

MU-S

N 72ND AVE

N 70TH AVE

N 69TH AVE

N 70TH AVE

W JACKSON ST

W JACKSON ST

N 72ND AVE

N 71ST AVE

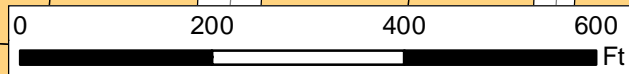
N 69TH AVE



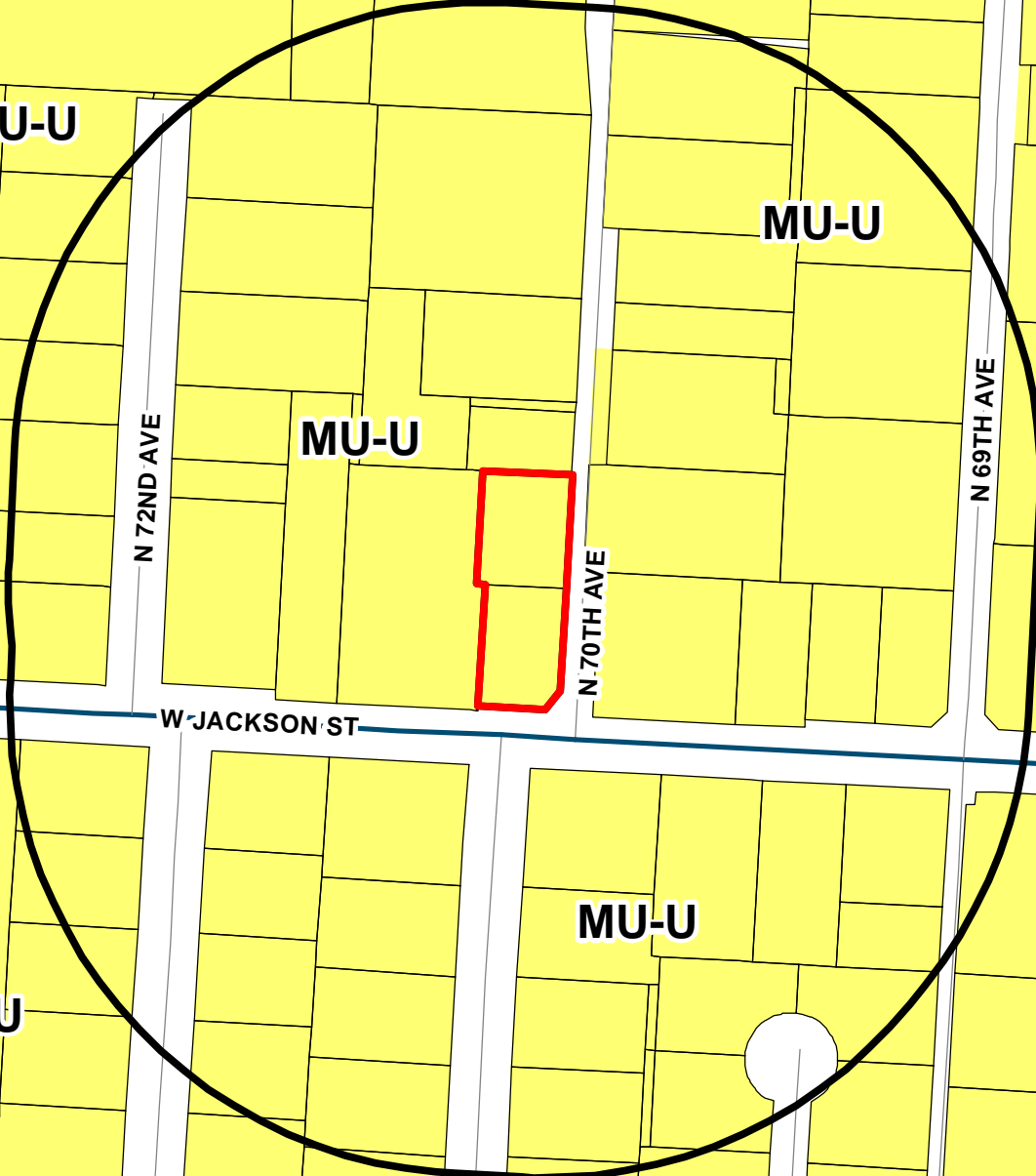
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2012-25 FUTURE LAND USE



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





MH PARK

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N 70TH AVE

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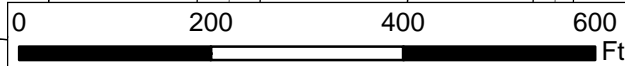
N 69TH AVE



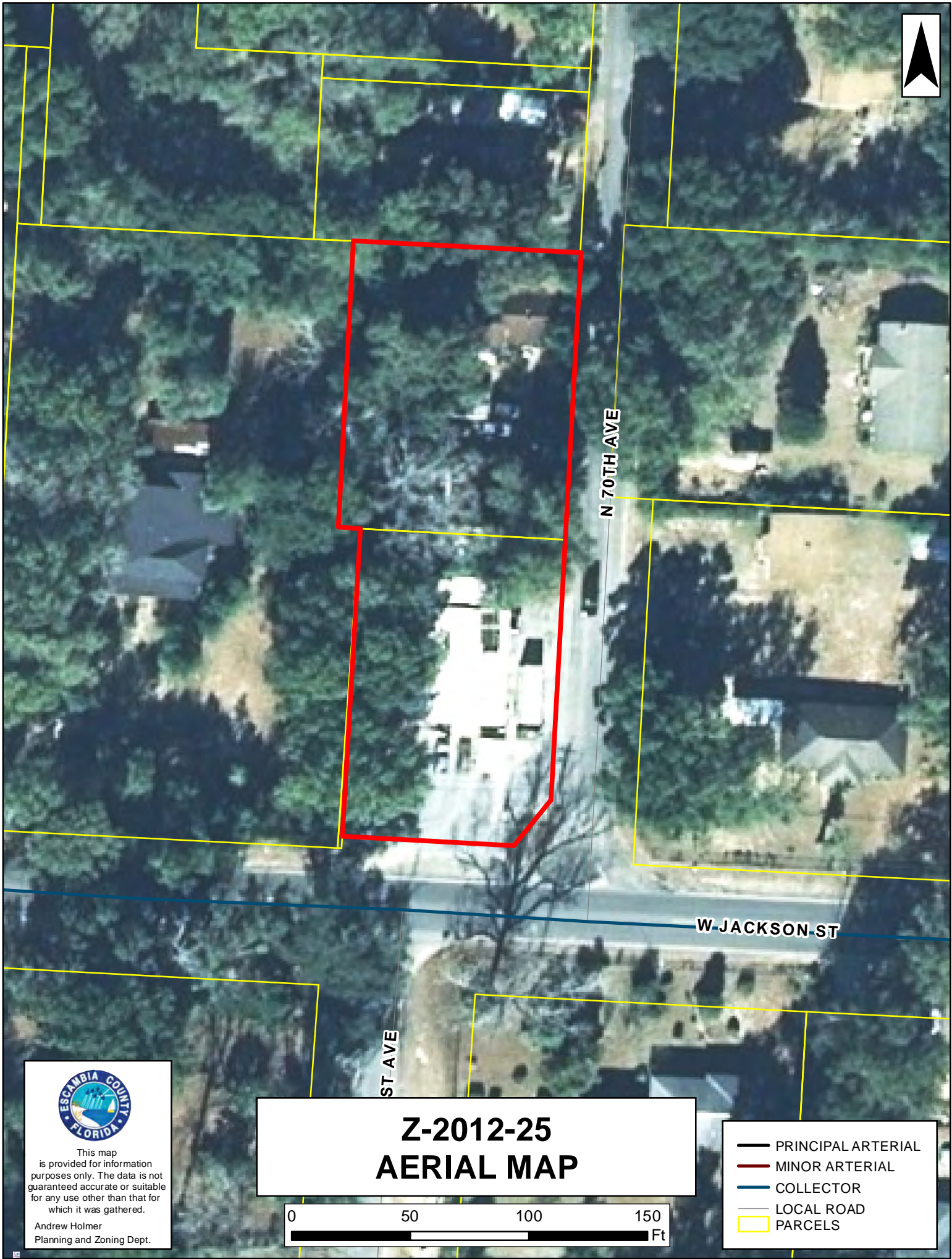
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Andrew Holmer  
Planning and Zoning Dept.






# Z-2012-25 EXISTING LAND USE

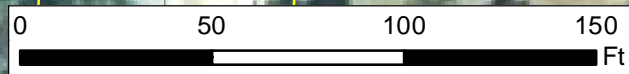


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- ▭ PARCELS



# Z-2012-25 AERIAL MAP

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



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

Andrew Holmer  
Planning and Zoning Dept.



# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-25  
CURRENT ZONING: R-2 PROPOSED ZONING: R-6

## PLANNING BOARD

DATE: 01/07/13 TIME: 8:30 AM

### LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
ROOM 104 BOARD MEETING ROOM

## BOARD OF COUNTY COMMISSIONERS

DATE: 02/07/13 TIME: 5:45 PM

### LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER  
221 PALAFOX PLACE  
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL  
DEVELOPMENT SERVICES AT 595-3475 OR VISIT  
[WWW.MYESCAMBIA.COM](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



**Looking North at the  
Subject Property**



**Looking East along  
West Jackson Street**



**Looking West along  
West Jackson Street**



**Looking North East  
from West Jackson  
Street**





**Looking Southeast  
From the Subject  
Property**



**Looking South down  
71<sup>st</sup> Street from the  
Subject Property**



**Looking West from N  
70<sup>th</sup> Ave at the  
Subject Property**



**Looking Northwest  
from N 70<sup>th</sup> Ave at the  
Subject Property.**



**Looking Northeast  
along N 70<sup>th</sup> Ave from  
the Subject Property**



BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

FEE WAIVER REQUEST FORM

The Board of County Commissioners have determined that it is in the best interest of the public to waive certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families. Upon request, the County Administrator may grant, to qualified applicants, a waiver of the fees approved by Resolution 2010-107. An approved fee waiver request shall expire after twelve (12) months.

The County Administrator shall only grant waivers to the following qualified applicants. Please check the box next to the appropriate statement that applies to your request.

- Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.
- Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

8-1-12

Property Owner/Non-profit Organization Name: Freddy Powell *Freddy Powell*

Please list the address(es) and Property Reference Number(s) for the property(s):  
7008 W Jackson St.  
11-25-31-5410-001-001

Please indicate which application fee this request is for and the amount: Rezoning - \$1,050<sup>00</sup>

Please attach the following required supporting documents to this request form:

- a. All applicants must submit sufficient evidence of ownership or control of the property that is the subject of the development project for which the waiver is sought.
- b. All applicants must submit a copy of their federal income tax returns for the previous two years.
- c. All applicants must submit sufficient evidence that at least 30% of the total housing units produced from the development project will be sold or rented to, or occupied by, individuals and families with annual gross incomes at or below 30% of the median income for Escambia County.
- d. For projects that will provide rental housing, applicants shall also submit a schedule of rental rates for each unit by size.

FOR INTERNAL OFFICE USE ONLY

The applicant is a qualified applicant.  YES  NO

The applicant provided all required supporting documents.  YES  NO

Therefore; this fee waiver request for REZONING Type of application  
is hereby APPROVED on this 9<sup>th</sup> day of AUGUST, 20 12.

*Charles R. Oliver*  
Charles R. "Randy" Oliver, CPA, P.E.  
County Administrator

# FORM SSA-1099 – SOCIAL SECURITY BENEFIT STATEMENT

## 2008

• PART OF YOUR SOCIAL SECURITY BENEFITS SHOWN IN BOX 5 MAY BE TAXABLE INCOME.  
 • SEE THE REVERSE FOR MORE INFORMATION.

Box 1. Name <b>CLYDE F POWELL</b>		Box 2. Beneficiary's Social Security Number 
Box 3. Benefits Paid in 2008 <b>\$7,872.00</b>	Box 4. Benefits Repaid to SSA in 2008 <b>NONE</b>	Box 5. Net Benefits for 2008 (Box 3 minus Box 4) <b>\$7,872.00</b>
<b>DESCRIPTION OF AMOUNT IN BOX 3</b>  Paid by check or direct deposit <b>\$7,872.00</b> Benefits for 2008 <b>\$7,872.00</b>		<b>DESCRIPTION OF AMOUNT IN BOX 4</b>  <p style="text-align: center;"><b>NONE</b></p>
		Box 6. Voluntary Federal Income Tax Withheld  <p style="text-align: center;"><b>NONE</b></p>
		Box 7. Address <b>CLYDE F POWELL 7008 W JACKSON ST PENSACOLA FL 32506-4564</b>
		Box 8. Claim Number (Use this number if you need to contact SSA.)  <p style="text-align: center;"><b>452-72-0212A</b></p>

CU1314925-11851315313

**Notice 703**

(Rev. September 2008)



Department of the Treasury  
**Internal Revenue Service**

**Read This To See If Your Social Security Benefits May Be Taxable**

If your social security and/or SSI (supplemental security income) benefits were your only source of income for 2008, you probably

will not have to file a federal income tax return.

Fill in lines A through E below to see if any of your benefits may be taxable for 2008.

**Note.** If you plan to file a joint income tax return, include your spouse's amounts, if any, on lines A, C, and D below.

- A** Enter the total amount from **box 5** of all your Forms SSA-1099 . . . . . **A** \_\_\_\_\_
- B** Enter one-half of the amount on line A . . . . . **B** \_\_\_\_\_
- C** Enter your **total income** that is taxable, such as pensions, wages, interest, ordinary dividends, and capital gain distributions. Do not reduce your income by any items such as student loan interest deduction, the standard deduction (or itemized deductions), or exemptions . . . . . **C** \_\_\_\_\_
- D** Enter any tax-exempt interest such as interest on municipal bonds . . . . . **D** \_\_\_\_\_
- E** Add lines B, C, and D, and enter the total here. **Then, read the information below** . . . . . **E** \_\_\_\_\_

Part of your social security benefits may be taxable if, for 2008, you were:

1. Single, and line E above is more than \$25,000.
2. Married, and
  - a. You would file jointly, and line E above is more than \$32,000; or
  - b. You would file separately, and line E above is more than zero (more than \$25,000 if you lived apart from your spouse for all of 2008).

If your figures show that part of your benefits may be taxable, see *Social Security Benefits in*

your federal income tax return instructions. If they do not, none of your benefits are taxable this year unless you exclude income from sources outside the United States, interest income from series EE or I U.S. savings bonds issued after 1989, or employer-provided adoption benefits. For more details, see IRS Pub. 915 or contact the IRS as explained below.

If none of your benefits are taxable, but you must otherwise file a tax return, do the following:

- Enter the total amount from line A above on Form 1040, line 20a, or Form 1040A, line 14a,

and enter -0- on Form 1040, line 20b, or Form 1040A, line 14b.

- If you file separately and you lived apart from your spouse for all of 2008, enter "D" to the right of the word "benefits" on Form 1040, line 20a, or Form 1040A, line 14a.

**Note.** If your figures show that part of your benefits may be taxable and you received benefits in 2008 that were for a prior year, see Pub. 915 for rules on a special election you can make that may reduce the amount of your taxable benefits.

**Get More Information From the IRS**

If you still have questions about whether your social security benefits are taxable, see the 2008 federal income tax return instructions for ways to get help

from the IRS. If you do not have the instructions, you can get your questions answered by:

- Calling the IRS at 1-800-829-1040.

● Sending written tax questions to the IRS. To get the address, call 1-800-829-1040.

- Using TTY/TDD equipment. Call 1-800-829-4059.

**Do Not Return This Notice to the SSA or the IRS**



## Members First Credit Union of Florida

Print Date : December 28, 2011

<b>Account Title</b>	BUSINESS CHECKING	<b>Account Balance</b>	\$11.82
<b>Account Number</b>	0021	<b>Available Balance</b>	\$11.82
<b>Account Type</b>	Business Checking	<b>2011 Interest</b>	\$0.00
		<b>2010 Interest</b>	\$0.00

**Account #0021 History**  
08-01-2009 to 12-17-2011

Date	Check #	Transaction Description	Amount	Balance
06-21-2010		Deposit by Check Check Received 180.00	80.00	180.25
07-08-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-80.00	100.25
07-21-2010		Deposit by Check Check Received 3,600.00	500.00	600.25
07-30-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-250.00	350.25
07-30-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-10.00	340.25
08-03-2010	000501	Draft 000501	-35.00	305.25
08-17-2010	000502	Draft 000502	-100.00	205.25
08-24-2010	000503	Draft 000503	-100.00	105.25
09-02-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-50.00	55.25
09-03-2010		Deposit by Check Check Received 600.00	600.00	655.25
09-16-2010	000504	Draft 000504	-591.02	64.23
09-22-2010	000505	Draft 000505	-25.00	39.23
09-24-2010		Deposit by Check Check Received 500.00	500.00	539.23
09-27-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-350.00	189.23
09-29-2010		Deposit by Check Check Received 700.00	700.00	889.23
10-01-2010	000506	Draft 000506	-723.69	165.54
10-05-2010		Deposit by Check %% Check hold release 10/18/10 35.00 Check Received 35.00	35.00	200.54
10-06-2010	000508	Draft 000508	-20.00	180.54
10-08-2010	000507	Draft 000507	-115.74	64.80
11-16-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-25.00	39.80
11-23-2010	000509	Draft 000509	-8.00	31.80

11-30-2010	000510	Draft 000510	-5.00	26.80
12-10-2010		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-10.00	16.80
12-10-2010		Deposit	20.00	36.80
12-29-2010		Deposit Transfer From POWELL,CLYDE F [REDACTED] Share 0021	15.00	51.80
12-30-2010	000511	Draft 000511	-5.00	46.80
12-30-2010		Deposit Transfer From POWELL,CLYDE F [REDACTED] Share 0021	947.24	994.04
12-30-2010	000525	Draft 000525	-947.24	46.80
12-31-2010	000512	Draft 000512	-15.18	31.62
03-07-2011	000514	Draft 000514	-10.00	21.62
03-23-2011		Deposit by Check Check Received 65.00	65.00	86.62
03-24-2011		Deposit by Check Check Received 350.00	350.00	436.62
03-25-2011		Deposit by Check Check Received 136.00	136.00	572.62
03-30-2011		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-500.00	72.62
04-05-2011		Withdrawal T-MOBILE TEL TYPE: PCS SVC CO: T-MOBILE TEL %% ACH ECC TEL %% ACH Trace 021000025415954	-60.80	11.82
04-22-2011		Deposit by Check Check Received 75.00	75.00	86.82
04-27-2011		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-80.00	6.82
05-03-2011		Deposit by Check Check Received 50.00	50.00	56.82
05-16-2011		Deposit by Check Check Received 115.00	115.00	171.82
05-23-2011		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-166.00	5.82
06-20-2011		Deposit Transfer From POWELL,CLYDE F [REDACTED] Share 0021	30.00	35.82
06-27-2011	000513	Draft 000513	-24.00	11.82
09-29-2011		Deposit by Check Check Received 84.00 Check Received 50.00	134.00	145.82
09-29-2011		Withdrawal Transfer To POWELL,CLYDE F [REDACTED] Share 0021	-134.00	11.82

**REGULAR CHECKING 0021**  
Jul 1 - Aug 2, 2012 Custom

Balance \$211.65  
Available \$211.65

Date	Description	Deposit	Withdrawal	Balance
08/02/2012	Deposit			\$211.65
08/02/2012	Withdrawal CAPITAL ONE / TYPE: PHONE PYMT CO: CAPITAL ONE %% ACH ECC PPD %% ACH Trace 051405514961988		\$17.00	\$11.65
07/30/2012	Check #002534: Draft 002534		\$1,300.00	\$28.65
07/30/2012	Deposit			\$1,328.65
07/26/2012	Deposit by Check / Check Received 300.00 Check Received 100.00 Check Received 350.00			\$1,228.65
07/25/2012	Withdrawal Debit Card / NETSCPE*ONLINE SVC 866-541-8233 VA Date 07/25/12 089043 4816		\$9.95	\$478.65
07/24/2012	Check #002533: Draft 002533		\$78.20	\$488.60
07/23/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 07/20/12 066001 5542		\$15.00	\$566.80
07/20/2012	Check #002532: Draft 002532		\$170.72	\$581.80
07/19/2012	Withdrawal Debit Card / THE BARTER COMPANY KENNESAW GA Date 07/18/12 080024 7299		\$40.13	\$752.52
07/19/2012	Withdrawal #793800 / GROCERY OUTLET # 8187 WEST FAIRFIELD D PENSACOLA FL		\$8.22	\$792.65
07/19/2012	Check #002530: Draft 002530		\$32.23	\$800.87
07/19/2012	Check #002531: Draft 002531		\$471.03	\$833.10
07/17/2012	Deposit			\$1,304.13
07/17/2012	Deposit by Check / Check Received 200.00 Check Received 250.00			\$1,054.13
07/16/2012	Withdrawal Debit Card / NEIGHBORS SEAFOOD AND MOBILE AL Date 07/14/12 059389 5812		\$5.00	\$604.13
07/11/2012	Withdrawal #543997 / LOWE'S #1142 PENSACOLA FL		\$12.54	\$609.13
07/09/2012	Withdrawal Debit Card / HIBACHI GRILL AND BUF SPANISH FORT AL Date 07/06/12 035199 5812		\$12.71	\$621.67
07/09/2012	Withdrawal Debit Card / CAZADORES RESTAURANT PENSACOLA FL Date 07/07/12 087466 5812		\$14.88	\$634.38
07/06/2012	Withdrawal T-MOBILE TEL / TYPE: PCS SVC CO: T-MOBILE TEL %% ACH ECC TEL %% ACH Trace 021000024735802		\$60.55	\$649.26
07/06/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 07/04/12 059339 5542		\$10.00	\$709.81
07/05/2012	Withdrawal PAYPAL / TYPE: INST XFER CO: PAYPAL %% ACH ECC WEB %% ACH Trace 091000011756757		\$72.15	\$719.81
07/03/2012	Deposit by Check / Check Received 110.00			\$791.96
07/03/2012	Deposit			\$681.96
07/03/2012	Transaction COMMENT / %% ACH ECC PPD %% ACH Trace 101036215764108		\$0.00	
07/03/2012	Deposit XXSOC SEC / CO: XXSOC SEC			\$621.96
07/02/2012	Withdrawal CAPITAL ONE / TYPE: PHONE PYMT CO: CAPITAL ONE %% ACH ECC PPD %% ACH Trace 051405511768283		\$18.00	\$2.96

**REGULAR CHECKING 0021**  
 Jun 1 - Jun 30, 2012 Custom

Balance \$211.65  
 Available \$211.65

Date	Description	Deposit	Withdrawal	Balance
06/29/2012	Withdrawal #704534 / LOWE'S #1142 PENSACOLA FL		\$31.01	\$20.96
06/28/2012	Deposit by Check / Check Received 50.00			\$51.97
06/28/2012	Check #002529: Draft 002529		\$1,300.00	\$1.97
06/26/2012	Deposit			\$1,301.97
06/26/2012	Deposit by Check / Check Received 300.00 Check Received 70.00			\$1,281.97
06/25/2012	Withdrawal Debit Card / NETSCPE*ONLINE SVC 866-541-8233 VA Date 06/25/12 039856 4816		\$9.95	\$911.97
06/25/2012	Withdrawal Debit Card / TACO BELL #026778 PENSACOLA FL Date 06/24/12 058962 5814		\$7.92	\$921.92
06/21/2012	Withdrawal #032730 / ADVANCE STORES CO INC PENSACOLA FL		\$5.91	\$929.84
06/21/2012	Withdrawal #665476 / WAL Wal-Mart Sup 1605 WAL-SAMS PENSACOLA FL		\$23.96	\$935.75
06/21/2012	Check #002528: Draft 002528		\$44.62	\$959.71
06/21/2012	Check #002527: Draft 002527		\$399.00	\$1,004.33
06/20/2012	Withdrawal Debit Card / THE BARTER COMPANY KENNESAW GA Date 06/19/12 080028 7299		\$6.38	\$1,403.33
06/20/2012	Deposit / Check Received 96.00			\$1,409.71
06/19/2012	Withdrawal Debit Card / KING BUFFET PENSACOLA FL Date 06/18/12 069298 5812		\$17.48	\$1,213.71
06/18/2012	Deposit / Check Received 200.00			\$1,231.19
06/18/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 06/15/12 071099 5542		\$20.00	\$981.19
06/16/2012	Withdrawal Debit Card / RACEWAY 670 1806709 MOBILE AL Date 06/15/12 073168 5542		\$15.00	\$1,001.19
06/16/2012	Withdrawal Debit Card / VALLARTAS MEXICAN GRI PENSACOLA FL Date 06/15/12 030051 5812		\$25.55	\$1,016.19
06/14/2012	Deposit by Check / Check Received 32.00 Check Received 425.00			\$1,041.74
06/14/2012	Check #002526: Draft 002526		\$13.75	\$584.74
06/14/2012	Check #002500: Draft 002500		\$207.25	\$598.49
06/11/2012	Withdrawal GU YU / CO: GU YU TYPE: IAT PAYPAL %% ACH ECC IAT %% ACH Trace 091000010955630		\$9.00	\$805.74
06/08/2012	Check #002499: Draft 002499		\$31.31	\$814.74
06/07/2012	Withdrawal T-MOBILE TEL / TYPE: PCS SVC CO: T-MOBILE TEL %% ACH ECC TEL %% ACH Trace 021000028767246		\$60.55	\$846.05
06/07/2012	Withdrawal Debit Card / VANNOYS TIRES INC. #1 PENSACOLA FL Date 06/06/12 010013 7538		\$21.48	\$906.60
06/05/2012	Withdrawal AD&D800-860-7182 / TYPE: INS PREM CO: AD&D800-860-7182 %% ACH ECC PPD %% ACH Trace 021000028742568		\$30.00	\$928.08

Date	Description	Deposit	Withdrawal	Balance
06/04/2012	Withdrawal #719184 / AUTOZONE 0302 6101 MO PENSACOLA FL		\$32.23	\$958.08
06/04/2012	Deposit			\$990.31
06/01/2012	Withdrawal #665100 / WAL-MART #1605 4600 MOBILE HWY/SUITE PENSACOLA FL		\$20.00	\$740.31
06/01/2012	Withdrawal #020700 / WAL-MART #1605 4600 MOBILE HWY/SUITE PENSACOLA FL		\$85.44	\$760.31
06/01/2012	Withdrawal #962879 / LOWE'S #1142 PENSACOLA FL		\$74.15	\$845.75
06/01/2012	Withdrawal CAPITAL ONE / TYPE: PHONE PYMT CO: CAPITAL ONE %% ACH ECC PPD %% ACH Trace 051405518822026		\$73.00	\$919.90
06/01/2012	Transaction COMMENT / %% ACH ECC PPD %% ACH Trace 101036215784459		\$0.00	
06/01/2012	Deposit XXSOC SEC / CO: XXSOC SEC			\$992.90

**REGULAR CHECKING 0021**  
 May 1 - May 31, 2012 Custom

Balance \$211.65  
 Available \$211.65

Date	Description	Deposit	Withdrawal	Balance
05/31/2012	Withdrawal #023696 / SHELL Service Station PENSACOLA FL		\$10.01	\$373.90
05/31/2012	Withdrawal Debit Card / KFC 424 PENSACOLA FL Date 05/30/12 000052 5814		\$15.03	\$383.91
05/30/2012	Check #002498: Draft 002498		\$1,300.00	\$398.94
05/30/2012	Withdrawal #654544 / WAL Wal-Mart Sup 1605 WAL-SAMS PENSACOLA FL		\$2.60	\$1,698.94
05/30/2012	Withdrawal #069097 / SHELL Service Station PENSACOLA FL		\$19.99	\$1,701.54
05/29/2012	Withdrawal Debit Card / TOM THUMB 98 PENSACOLA FL Date 05/26/12 015037 5542		\$10.00	\$1,721.53
05/29/2012	Withdrawal #534592 / LOWE'S #1142 4301 WEST FAIRFIELDUS PENSACOLA FL		\$6.96	\$1,731.53
05/26/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 05/24/12 071588 5542		\$15.00	\$1,738.49
05/25/2012	Withdrawal Debit Card / NETSCPE*ONLINE SVC 866-541-8233 VA Date 05/25/12 044682 4816		\$9.95	\$1,753.49
05/25/2012	Check #002496: Draft 002496		\$21.50	\$1,763.44
05/25/2012	Deposit			\$1,784.94
05/25/2012	Deposit by Check / Check Received 300.00			\$1,694.94
05/23/2012	Withdrawal Debit Card / Payment+FeeWalmartGEM 800-541-9049 OH Date 05/23/12 056383 8999		\$77.00	\$1,394.94
05/23/2012	Withdrawal Debit Card / HAPPY CHINA RESTAURAN PENSACOLA FL Date 05/22/12 040315 5812		\$13.59	\$1,471.94
05/22/2012	Deposit by Check / Check Received 200.00			\$1,485.53
05/18/2012	Withdrawal Debit Card / THE BARTER COMPANY KENNESAW GA Date 05/17/12 080021 7299		\$6.38	\$1,285.53
05/18/2012	Check #002495: Draft 002495		\$334.87	\$1,291.91
05/18/2012	Deposit by Check / Check Received 65.00			\$1,626.78
05/18/2012	Deposit			\$1,561.78
05/18/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 05/16/12 063112 5542		\$15.00	\$761.78
05/17/2012	Withdrawal Debit Card / SHRIMPBASKETWARRINGTO PENSACOLA FL Date 05/15/12 020111 5814		\$38.36	\$776.78
05/17/2012	Withdrawal Debit Card / HAPPY CHINA RESTAURAN PENSACOLA FL Date 05/16/12 067190 5812		\$7.80	\$815.14
05/15/2012	Withdrawal #653517 / LOWE'S #1142 4301 WEST FAIRFIELDUS PENSACOLA FL		\$5.00	\$822.94
05/14/2012	Deposit			\$827.94
05/14/2012	Withdrawal #522505 / RADIO SHACK PENSACOLA FL		\$2.14	\$757.94
05/10/2012	Withdrawal #765589 / RADIO SHACK PENSACOLA FL		\$5.78	\$760.08
05/10/2012	Withdrawal Debit Card / LUCKY PENNY PENSACOLA FL Date 05/08/12 058478 5542		\$10.01	\$765.86

Date	Description	Deposit	Withdrawal	Balance
05/10/2012	Withdrawal Debit Card / HAPPY CHINA RESTAURAN PENSACOLA FL Date 05/09/12 094418 5812		\$13.59	\$775.87
05/09/2012	Withdrawal #047809 / RADIO SHACK PENSACOLA FL		\$11.14	\$789.46
05/09/2012	Withdrawal #924813 / RADIO SHACK PENSACOLA FL		\$19.70	\$800.60
05/07/2012	Withdrawal T-MOBILE TEL / TYPE: PCS SVC CO: T-MOBILE TEL %% ACH ECC TEL %% ACH Trace 021000027511947		\$60.55	\$820.30
05/03/2012	Deposit			\$880.85
05/03/2012	Withdrawal Debit Card / SHELL OIL 57543206601 PENSACOLA FL Date 05/02/12 001937 5542		\$5.02	\$630.85
05/03/2012	Transaction COMMENT / %% ACH ECC PPD %% ACH Trace 101036215766488		\$0.00	
05/03/2012	Deposit XXSOC SEC / CO: XXSOC SEC			\$635.87
05/02/2012	Withdrawal CAPITAL ONE / TYPE: PHONE PYMT CO: CAPITAL ONE %% ACH ECC TEL %% ACH Trace 051405517176327		\$55.00	\$16.87
05/01/2012	Deposit			\$71.87
05/01/2012	Withdrawal #621000 / WAL-MART #1605 4600 MOBILE HWY/SUITE PENSACOLA FL		\$25.00	\$31.87

I like to change ~~to~~ original Reasoning /  
Request from C2na to a R-6.

Freddy Powell

11/19/12





# Development Services Department

Escambia County, Florida

## APPLICATION

**Please check application type:**

Administrative Appeal

Development Order Extension

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

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

Rezoning Request from: R2 to: C2NAR6

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

Owner(s) Name: C. Freddy Powell Phone: 850-453-8142  
 Address: 2008 W. JACKSON ST 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: 617 N. 20<sup>TH</sup> AVE & 2008 W. JACKSON ST.

Property Reference Number(s)/Legal Description: 11-22-21-5410-000-000 & 11-25315410-001-001

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.

C. Freddy Powell  
Signature of Owner/Agent

C. FREDDY POWELL  
Printed Name Owner/Agent

9/19/2012  
Date

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

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

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August 20 12,  
by \_\_\_\_\_.

Personally Known  OR Produced Identification  Type of Identification Produced: License 71P40-106-44-021-0

Margaret A. Cain  
Signature of Notary  
(notary seal must be affixed)

Margaret A. Cain  
Printed Name of Notary



**FOR OFFICE USE ONLY**

CASE NUMBER: Z-2012-25

Meeting Date(s): PB-Oct 8/BC NOV 1 Accepted/Verified by: A. Cain Date: 9/6/12

Fees Paid: \$ 0 Waiver Receipt #: \_\_\_\_\_ Permit #: PRZ 12090025



# Development Services Department

Escambia County, Florida

## APPLICATION INSTRUCTIONS

### Prior to Application Submittal

Please contact the Development Services Department located at 3363 West Park Place (595-3475) to make an appointment for a pre-application meeting with a Planner to personally discuss your site and prospective plans for it, to review the application forms and criteria with you, to answer any questions you may have, and/or any possible alternatives.

### Application Submittal

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). In order for the application request to proceed in a timely manner, all items on the application forms and checklist (attached herein) must be completed and submitted prior to the deadline, scheduling a pre-application meeting with a Planner is recommended. Any incomplete application or application submitted after the deadline will not be accepted by staff.

The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. If an agent is handling the request, the owner **must** submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf. Signatures must be properly notarized and dated no more than sixty (60) days prior to application submittal.

No guarantee is made for the approval of any petition. Fees are non-refundable regardless of the decision.

### Public Hearing(s)

It is the Applicant's burden to show consistency with all applicable criteria. **NOTE:** The applicant, or his/her agent, must be present at the Board of Adjustment or Planning Board meeting. For rezoning requests, it is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.

### Public Notice

Per the Land Development Code Article 2: A legal notice/advertisement will be published in the Pensacola News Journal and a sign(s) will be posted on the property by Development Services Department (DSD) prior to the hearing. Current property owners near the subject property will be notified of the proposed request via postcard by DSD at least fifteen (15) days prior to the hearing (see table below). Staff will obtain the list of mailing addresses from the Escambia County Property Appraiser's Office website (escpa.org).

Application Type:	Who will receive a postcard? Property owners:
Rezoning	within 500 foot radius of the subject property
Conditional Use	
Administrative Appeal	
Conditional Use – Sale of Alcohol	within 500 foot radius of the subject property and any places of worship and/or day care facility within 1,000 feet
Variance	directly abutting the subject property (excluding properties across the street)

### Fees

Payment must be submitted prior to 3pm of the closing date for acceptance of application. Please make checks payable to Escambia County. Development Services Department accepts MasterCard and Visa.

Board of Adjustment (BOA)	Planning Board – Rezoning
\$1,050 - Conditional Use	\$1,050 for a rezoning request of one parcel
\$350 - Variance	\$1,750 for a rezoning request of two contiguous parcels*
\$560 - Administrative Appeal	\$1,750 plus \$70 for each additional parcel for more than two contiguous parcels*
\$175 - Development Order Extension	

\*Lots separated by a street or roadway or by other lots/parcels are not considered contiguous. All lots must be owned by the same applicant in order to receive the discounted fee.



**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): 11-25-31-5410-000-0007 11-25-31-5410-001-001

Property Address: 617 N. 70<sup>th</sup> AVE & 2008 W. JACKSON ST

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR OF \_\_\_\_\_.

C. Freddy Powell  
Signature of Property Owner

C. FREDDY POWELL  
Printed Name of Property Owner

9/19/2012  
Date

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

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

\_\_\_\_\_  
Date



**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

*See  
Revised*

As owner of the property located at \_\_\_\_\_,  
Florida, property reference number(s) \_\_\_\_\_

I hereby designate \_\_\_\_\_ for the sole purpose  
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this \_\_\_\_\_ day of \_\_\_\_\_ the year of, \_\_\_\_\_, 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: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_,  
by \_\_\_\_\_.

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

(Notary Seal)



**Development Services Department**  
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-25

**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

As owner of the property located at 7008 W. Jackson + 619 N. 70<sup>th</sup>,  
Florida, property reference number(s) \_\_\_\_\_

I hereby designate Mr. 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) \_\_\_\_\_ on the above referenced property.

This Limited Power of Attorney is granted on this 19<sup>th</sup> day of Nov the year of,  
2012, 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: \_\_\_\_\_

Address: Hamilton Lane, Pace 71 Phone: 850-232-9853

<u>C. Freddy Powell</u> Signature of Property Owner	<u>C. Freddy Powell</u> Printed Name of Property Owner	<u>11/19/12</u> Date
_____	_____	_____

STATE OF Florida COUNTY OF Escambia  
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November 20 12,  
by \_\_\_\_\_

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

<u>Margaret A. Cain</u> Signature of Notary	<u>Margaret A. Cain</u> Printed Name of Notary
--	---





**AFFIDAVIT OF ACKNOWLEDGEMENT**

As applicant for rezoning of the property located at 617 N. 70<sup>th</sup> AVE & 7008 W. JACKSON ST.  
11-25-31-5410-000-000, Florida, property reference number(s) 11-25-31-5410-001-001

I affirm this to be a voluntary request and hereby acknowledge if this parcel is designated C2NA, then notwithstanding any other provision of LDC section 6.05.16, bars, nightclubs, and adult entertainment uses shall be prohibited uses for this parcel.

Applicant Name: C. Freddy Powell Email: \_\_\_\_\_  
Address: 7008 W. JACKSON ST Phone: 860-453-8142

C. Freddy Powell  
Signature of Applicant

\_\_\_\_\_  
Printed Name of Applicant

9/19/2012  
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 19<sup>th</sup> day of September 2012,  
by Freddy Powell

Personally known  Produced Identification  Type of Identification Produced: FLP400-106-44-024-0  
Exp 1-2013

Margaret A. Cain  
(Notary Seal)  
Signature of Notary

Margaret A. Cain  
Printed Name of Notary

## **Rezoning Criteria**

### **7008 West Jackson Street**

**December 27, 2012**

#### **A. Consistency with the Comprehensive Plan**

The Comprehensive Plan provides for compatible land uses and this area of the County is classified as Mixed Use Urban uses which includes the combination of residential and neighborhood commercial uses.

#### **B. Consistency with this Code**

The R6-NC request is consistent with **Sec. 6.05.13** Intent and Purpose of District portion of the adopted Escambia County Land Development Code.

#### **C. Compatibility with surrounding areas**

A Power Point presentation will be made before the Planning Board to specifically identify current uses in the neighborhood surrounding the subject property.

#### **D. Changed conditions:**

None observed

#### **E. Effect on the natural environment.**

If approved, this change in zoning is not anticipated to have any impact on the natural environment.

#### **F. Development patterns**

A power Point presentation will be made to the Planning Board to specifically identify the development patterns within this area of west Jackson Street.

250  
100.00

PREPARED BY:

RECORD & RETURN TO:

Prepared by:

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32501

File No: PNS-04-06988

OR BK 5548 PG1486  
Escambia County, Florida  
INSTRUMENT 2004-316676

DEED DOC STAMPS PB & ESC CO \$ 700.00  
12/27/04 ERNIE LEE MAGANA, CLERK

### This Warranty Deed

Made this 22nd day of December, 2004 by James H. Frederick and Margot A. Frederick, husband and wife,

~~hereinafter~~ hereinafter called the grantor, to C. Freddy Powell

whose post office address is: 617 North 70th Avenue, Pensacola, FL 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

- see attached Schedule "A" for legal description -

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

Parcel Identification Number: 11-2S-31-5410-000-000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1<sup>st</sup> Witness Sign: Steve Bogart

Print Name: Steve Bogart

2<sup>nd</sup> Witness Sign: Nancy L. Killion

Print Name: Nancy L. Killion

James H. Frederick  
James H. Frederick

Margot A. Frederick  
Margot A. Frederick

5304 Lillian Highway  
Pensacola, FL 32506

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2004, by James H. Frederick and Margot A. Frederick, husband and wife, who produced a current drivers license as identification.

*(Handwritten marks)*





# Chris Jones

## Escambia County Property Appraiser

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

[Back](#)

← **Navigate Mode**    **Account**  
 **Reference**   →

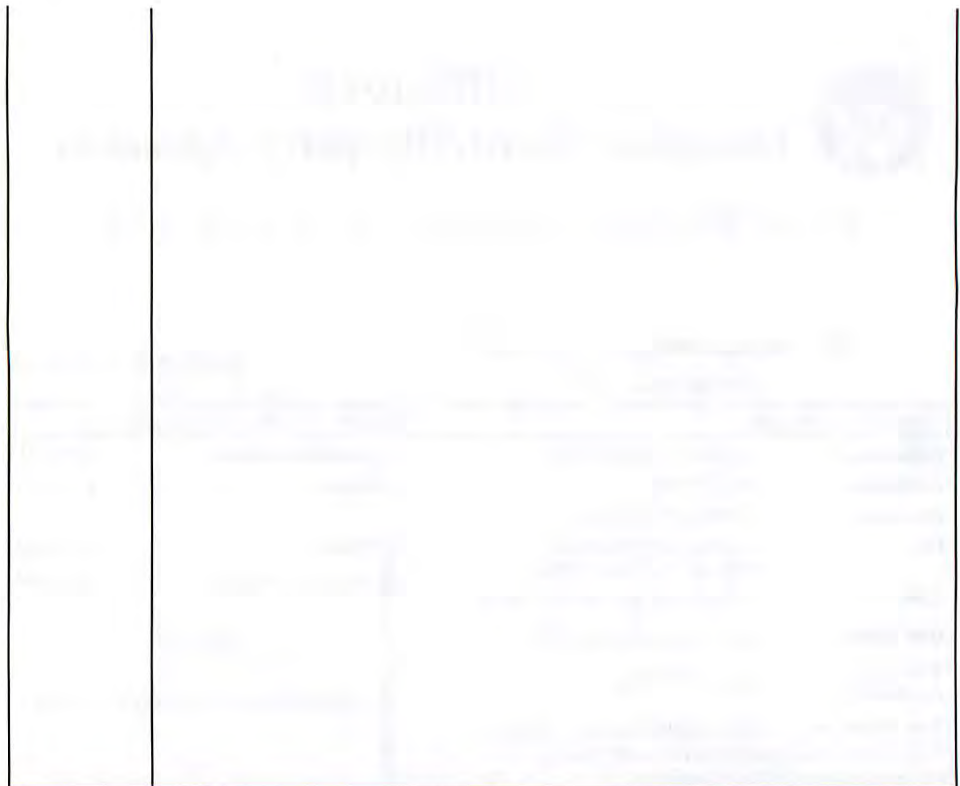
Printer Friendly Version

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

<p><b>Section Map Id:</b> <a href="#">11-2S-31-2</a></p> <p><b>Approx. Acreage:</b> 0.2600</p> <p><b>Zoned:</b>  R-2</p>	
--	--



**Buildings**

Building 1 - Address:7008 W JACKSON ST, Year Built: 1966, Effective Year: 1966

**Structural Elements**

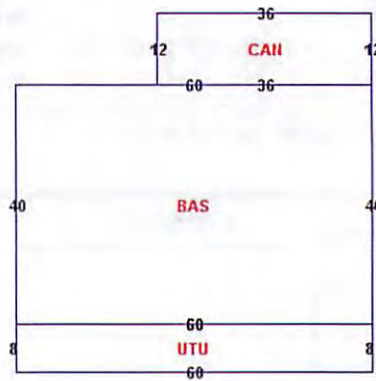
**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-SIDING-BLW.AVG.**  
**NO. PLUMBING FIXTURES-2.00**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**ROOF FRAMING-FLAT/SHED**  
**ROOF COVER-BLT UP ON WOOD**  
**INTERIOR WALL-PANEL-PLYWOOD**  
**NO. STORIES-1.00**  
**INTERIOR WALL-EXPOSED BLK/BRK**  
**FLOOR COVER-TERRAZZO**  
**DECOR/MILLWORK-MINIMUM**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-MASONRY**  
**PIL/STL**

Areas - 3312 Total SF

**BASE AREA - 2400**

**CANOPY - 432**

**UTILITY UNF - 480**



**Images**



7/25/08



7/25/08



5/18/10

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

Last Updated:06/07/2012 (tc.1647)



# ALVIN R. WALKER LAND SURVEYING

TELEPHONE NO  
(850) 968-0300

1108 KATHLEEN AVENUE CANTONMENT, FL 32533

FAX NO.  
(850) 968-0301

NOTICE THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## BOUNDARY SURVEY

### LAND DESCRIPTION

Commence at the Southwest corner of the East half of the South half of Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida, thence East along the South line of said section a distance of 138 50 feet, thence North a distance of 20 00 feet to the North right of way line of Jackson Street, thence East along said right of way line a distance of 9 90 feet for a point of beginning, thence continue East along the same course a distance of 84 80 feet to the West right of way line of 70th Avenue, thence deflect 90 degrees 00 minutes 00 seconds left along said right of way line a distance of 140 00 feet, thence deflect 90 degrees 00 minutes 00 seconds left a distance of 84 30 feet thence deflect 89 degrees 47 minutes 50 seconds left a distance of 140 00 feet to the point of beginning, less and except road right of way as described in Official Records Book 4482, Page 727

### NOTES

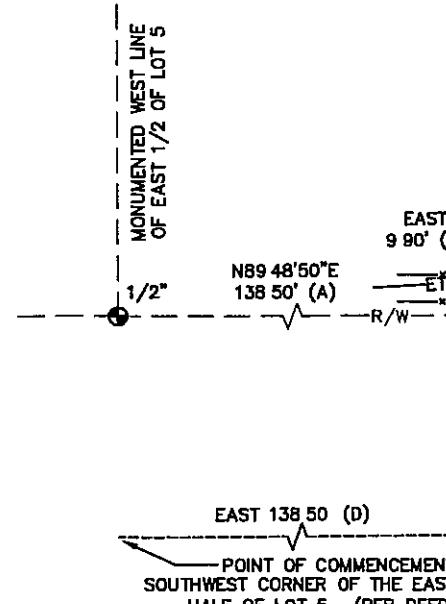
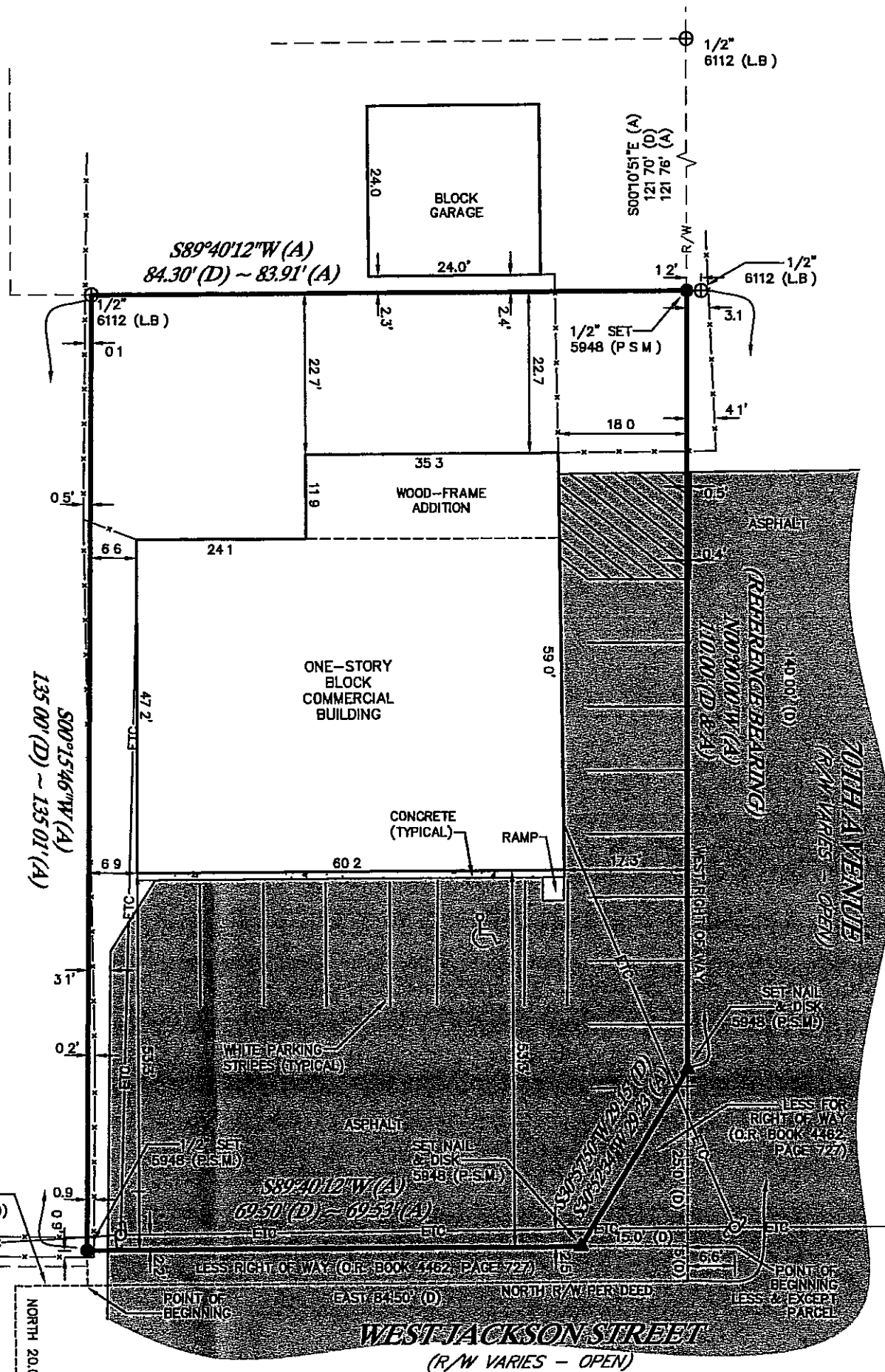
Source of Information Recorded Plat Description as furnished by client There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County Footings, foundations or any other subsurface structures not located No title work performed by this firm This survey does not reflect or determine ownership Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties Fences are exaggerated for clarity There appears to be conflicts of the physical location of the West line of the East half of Government Lot 5 Boundary lines were established using existing monumentation and improvements An attorney should be consulted as to limits of ownership

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat

Address 7008 West Jackson Street

The address shown hereon is based on information furnished by the client and/or their agents Said address has not been verified with the US Postal Service Any certifications shown hereon do not apply or cover the said address

Basis of Bearings Assuming N00°00'00"W along the Westerly right of way of 70th Avenue



### LEGEND:

- 4x4 (P.R.M.) Permanent Reference Monument Found
- 4x4 Concrete Monument Found
- Capped Iron Rod Found
- Iron Rod Unnumbered Found
- Iron Pipe Unnumbered Found
- (P.C.P.) Permanent Control Point Found
- Nail & disk Found
- 1/2" Capped Iron Rod L.S. #5948 Set
- Utility Pole
- Guy Anchor Wire
- E-T-C Aerial Electric, Telephone Cable Lines
- Chain Link Fence
- Wire Fence
- Wood Fence
- R/W Right of Way
- B.S.L. Building Setback Line
- CONC. Concrete
- Centerline
- Property Line
- P.O.L. Point on Line
- P.D.C. Point of Commencement
- P.B. Point of Beginning
- P.C. Point of Curvature
- P.T. Point of Tangency
- P.I. Point of Intersection
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- R Radius
- Delta L Length of Arc
- C Chord
- CB Chord Bearing
- T Tangent
- (P) Plat
- (D) Description or Deed
- (A) Actual
- (TYP) Typical
- L.S. Licensed Surveyor
- L.B. Licensed Business
- Indicates Covered
- Set Hub & Tack
- Benchmark
- NR Non-Radial
- C.M. Concrete Monument
- N.T.S. Not to Scale
- El. Elevation

NOTE: ALL MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARDS

JOB NO 12-08-091 FILE NO B-2484 SCALE 1"=20  
REQUESTED BY FREDDY POWELL DWG NAME 1208091  
DATE OF SURVEY 08/31/12 ENCROACHMENTS AS SHOWN  
FIELD BOOK 92 PAGE 43-44 REVISIONS

### SURVEYOR'S CERTIFICATE:

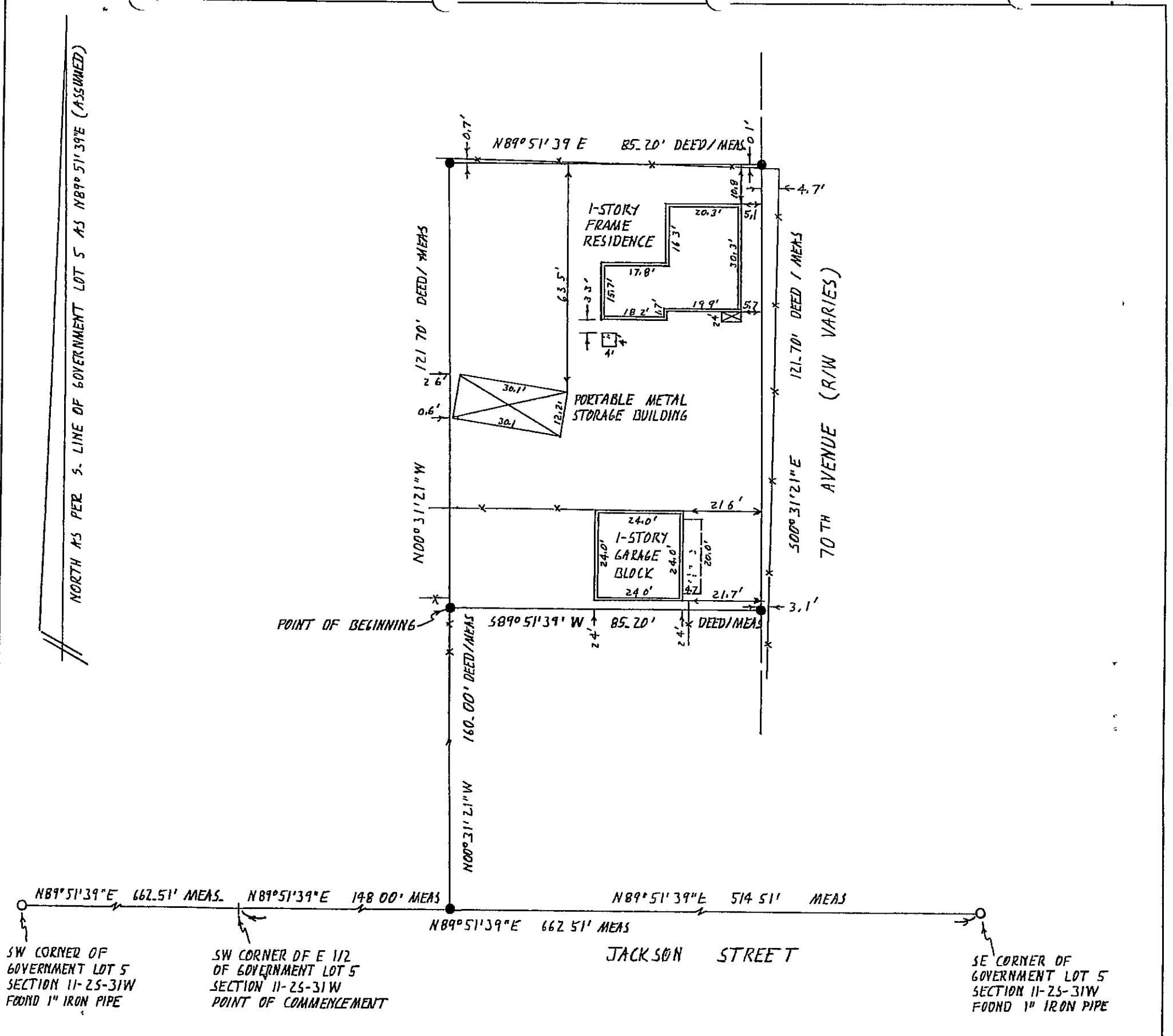
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17050, 5J-17051 AND 5J-17052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

ALVIN R. WALKER II, P.S.M. NO 5948  
STATE OF FLORIDA

DRAWN BY: ARW/BTC



NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL




**LEGAL DESCRIPTION: (PREPARED AT THE CLIENT'S REQUEST)**

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 89°51'39" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 148 00 FEET, THENCE NORTH 00°31'21" WEST A DISTANCE OF 160 00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°31'21" WEST A DISTANCE OF 121 70 FEET, THENCE NORTH 89°51'39" EAST A DISTANCE OF 85 20 FEET, THENCE SOUTH 00°31'21" EAST A DISTANCE OF 121 70 FEET, THENCE SOUTH 89°51'39" WEST A DISTANCE OF 85 20 FEET TO THE POINT OF BEGINNING CONTAINING 0 238 ACRE, MORE OR LESS

● SET 1/2" CAPPED ROD NO LB6112

\*\*THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

Lands shown hereon were not abstracted for easements and/or rights-of-way recorded or unrecorded, AND underground portion of foundations, footings, or any other underground structures were not located unless otherwise noted. Measurements were made in accordance with United States standards. A complete list of abbreviations and symbols used in the legal description and sketch are shown on an attached sheet. Property is subject to setbacks, easements and restrictions of records.

BASIS OF BEARING		SEE NORTH ARROW ABOVE		<b>CERTIFICATE</b> THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.021 FLORIDA STATUTES.  Registered Land Surveyor No. WILLIAM T BUTLER 3774 State of Florida		<b>NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH EMBOSSED SEAL.</b>  LB # 6112	
SOURCE OF INFORMATION		REVISIONS					
	DATE	FB/PG.					
REVISED LEGAL	1/13/97	419/76					
SCALE	TYPE	OWNER	DATE	ORDER NO	FIELD BOOK		
1"=30'	BOUNDARY		12/23/96	96-12-069	416/51-52&58		



**Butler & Associates, Inc.**  
Land Surveying

ACREAGE TOPOS SUBDIVISIONS PLANNING COMMERCIAL

1149 CREIGHTON ROAD PLANTATION MANOR SUITE 5  
P O BOX 15147 • PENSACOLA FLORIDA 32514  
(904) 476-4768 • FAX (904) 476-4945



Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

11-25-31-5410-001-001
Property Reference Number

Freddy Powell
Name

7008 W Jackson St.
Address

[X] Owner [ ] Agent

Referral Form Included? Y / N

MAPS PREPARED

- [X] Zoning
[X] FLU
[ ] Aerial
[ ] Other:

PROPERTY INFORMATION

Current Zoning: R-2 Size of Property: .26 +/-
Future Land Use: MU-U Commissioner District: 1
Overlay/AIPD: NA Subdivision:
Redevelopment Area\*: N/A

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

COMMENTS

Desired Zoning: C-2NA

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

Applicant wishes to rezone to C-2NA to allow outdoor storage w commercial business. Applicant is requesting a fee waiver to woul submit with application.

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

Staff present: Allyson Cain Date: 8/1/12

Applicant/Agent Name & Signature: C. Freddy Powell

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.