

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
October 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-2013-16

Applicant: Thomas Arnett, President for Crystal Beach Homes, Inc., Owner

Address: 2640 W. Michigan Avenue

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

To: C-2NA, General Commercial and Light Manufacturing District
(cumulative), Bars, Nightclubs and Adult Entertainment are
Prohibited Uses (25 du/acre)

B. Z-2013-18

Applicant: Derrel Slaughter, Agent for Janet Slaughter and Germaine York,
Owners

Address: 6100 Mobile Highway

From: R-3, One-Family and Two-Family District, (cumulative) Medium
Density (ten du/acre) and C-1, Retail Commercial District
(cumulative) (25 du/acre)

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

C. Z-2013-19

Applicant: Randall and Mary Susan Goad, Owners

Address: 3219 Stefani Road

From: VR-1, Villages Rural Residential Districts, Gross Density (one du/
four acres)
To: V-1, Villages Single-Family Residential District, Gross Density (one
du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 10/07/2013
CASE : Z-2013-16
APPLICANT: Tom Arnett, President for Crystal Beach Homes, Inc., Owner
ADDRESS: 2640 W. Michigan Ave
PROPERTY REF. NO.: 42-1S-30-3004-000-003
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 11/07/2013

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: C-2NA, General Commercial & Light Manufacturing District (cumulative) Bars, Nightclubs, and Adult Entertainment are prohibited uses (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 (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.

FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent

land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

FINDINGS

The proposed amendment to C-2NA **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in CPP FLU 1.3.1. Mixed-Use Urban Future Land Use category allows for a mix of residential and commercial uses promoting infill development with such developments as retail, professional offices as well as 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.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy FLU 1.3.1 of the Comprehensive Plan.

C-2NA, C-2 General Commercial and Light Manufacturing District (cumulative). This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.).

Spot zoning. Rezoning of a lot or parcel of land that will create 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.

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The C-2NA zoning designation allows for the same uses as C-2 with the exception of bars, nightclubs, and adult entertainment, which are prohibited uses. Although the subject parcel fronts an arterial roadway along with other commercial businesses, the neighboring and adjacent uses are not as intense as the C2NA zoning would allow. Staff does recognize the existing non-conforming C-2 use on the adjacent parcel, however the predominant uses in the area are C-1 type uses, therefore the request could be considered as spot zoning.

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.

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-1, R-6, R-5 and R-3. There were 3 day cares, 4 commercial businesses, 1 church, 2 vacant parcels and 29 residential homes. The property is located on an arterial roadway where existing commercial development is established, however the proposed amendment would allow more intense uses regardless of any existing non-conforming uses in the area.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

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)

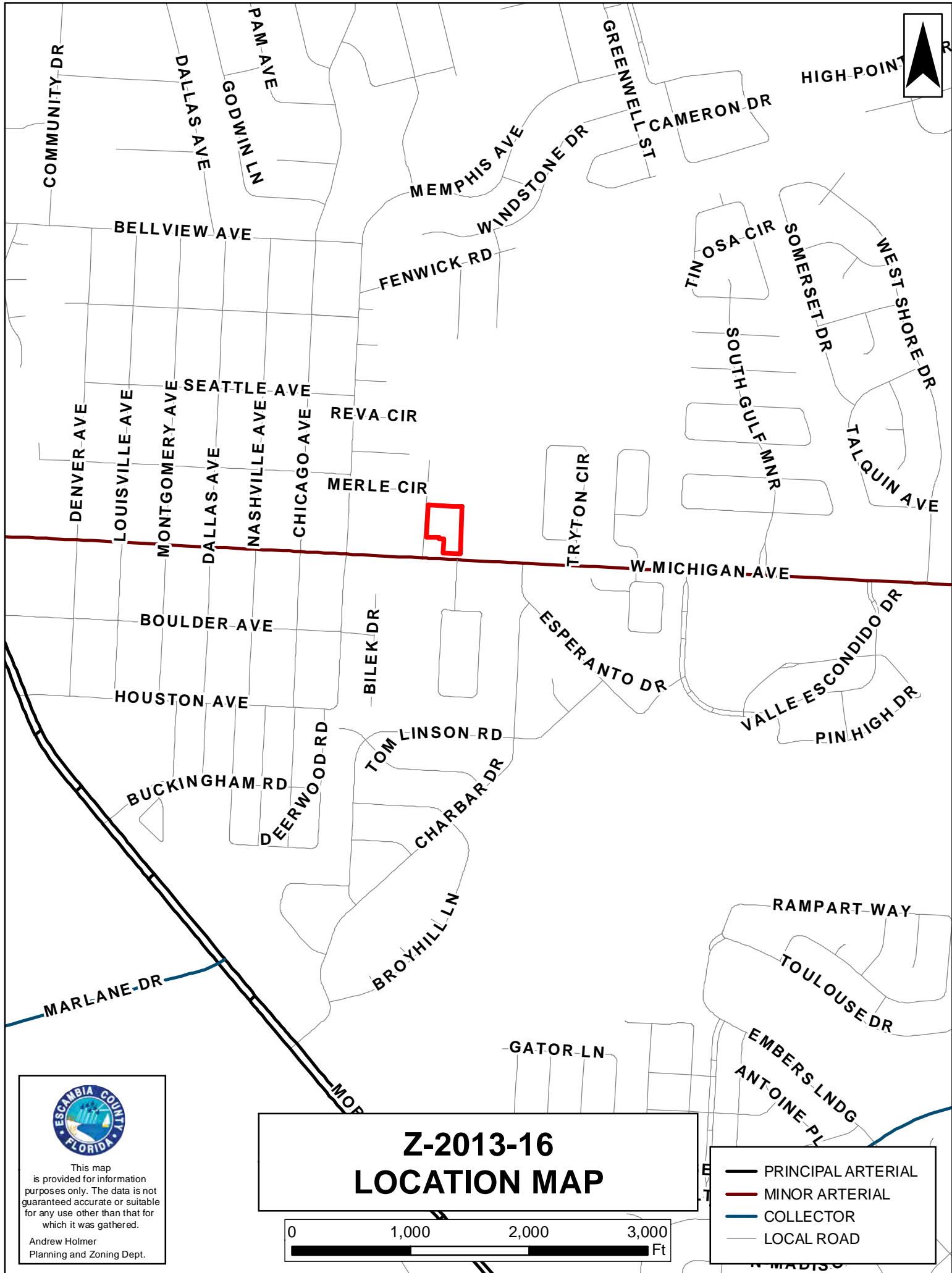
Development patterns.

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 because within the allowable uses of the C-2NA zoning the most intense uses would be manufacturing, fabrication and assembly type operations. C2NA would allow outside storage which is not compatible with predominantly C-1 zoning designation that currently exists in the area of the subject parcel. In C-1, any permitted use that requires minor outside storage must have conditional use approval and only be in the rear yard if covered and adequate screening is provided.

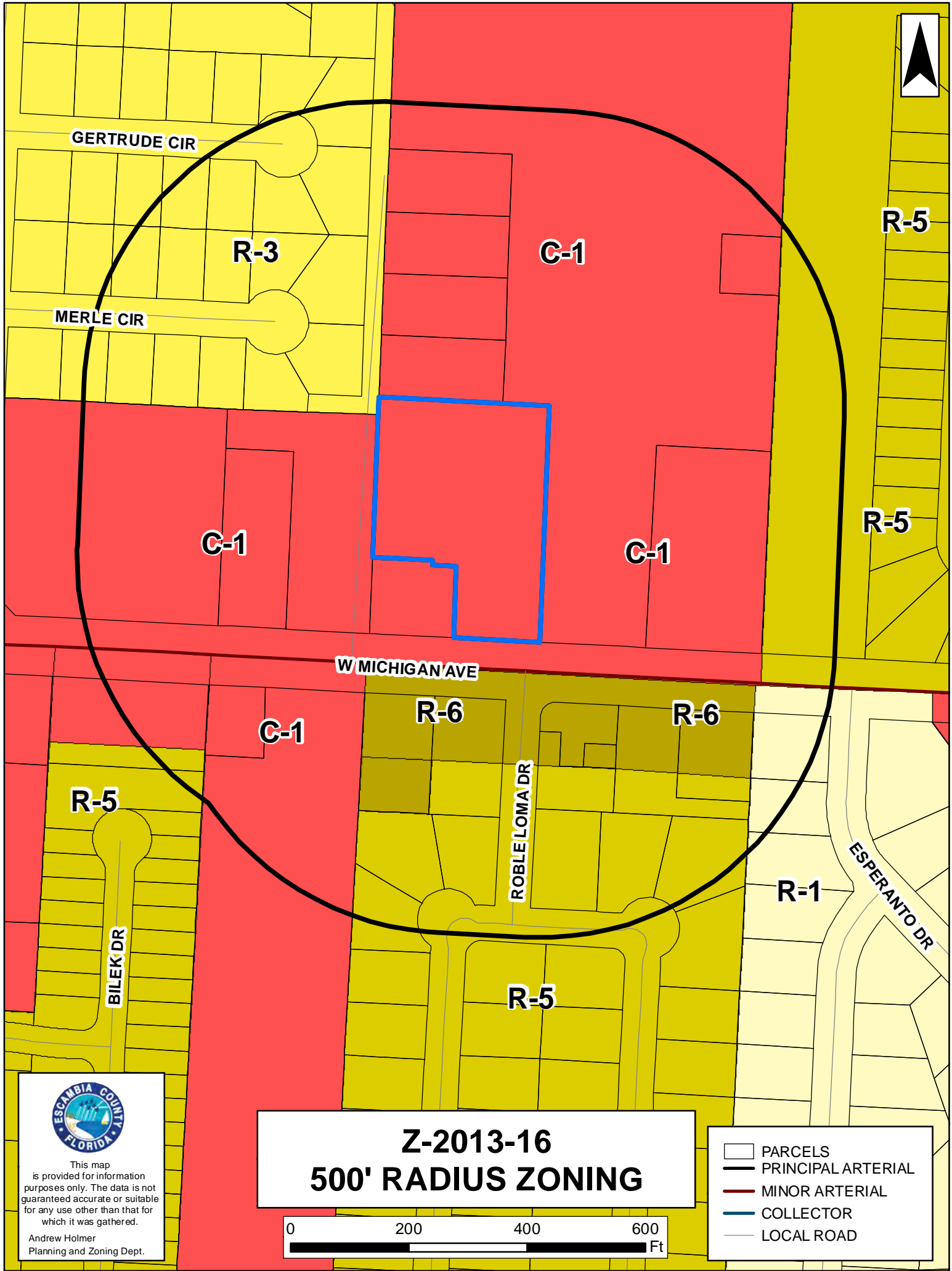
Z-2013-16



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-2013-16 LOCATION MAP



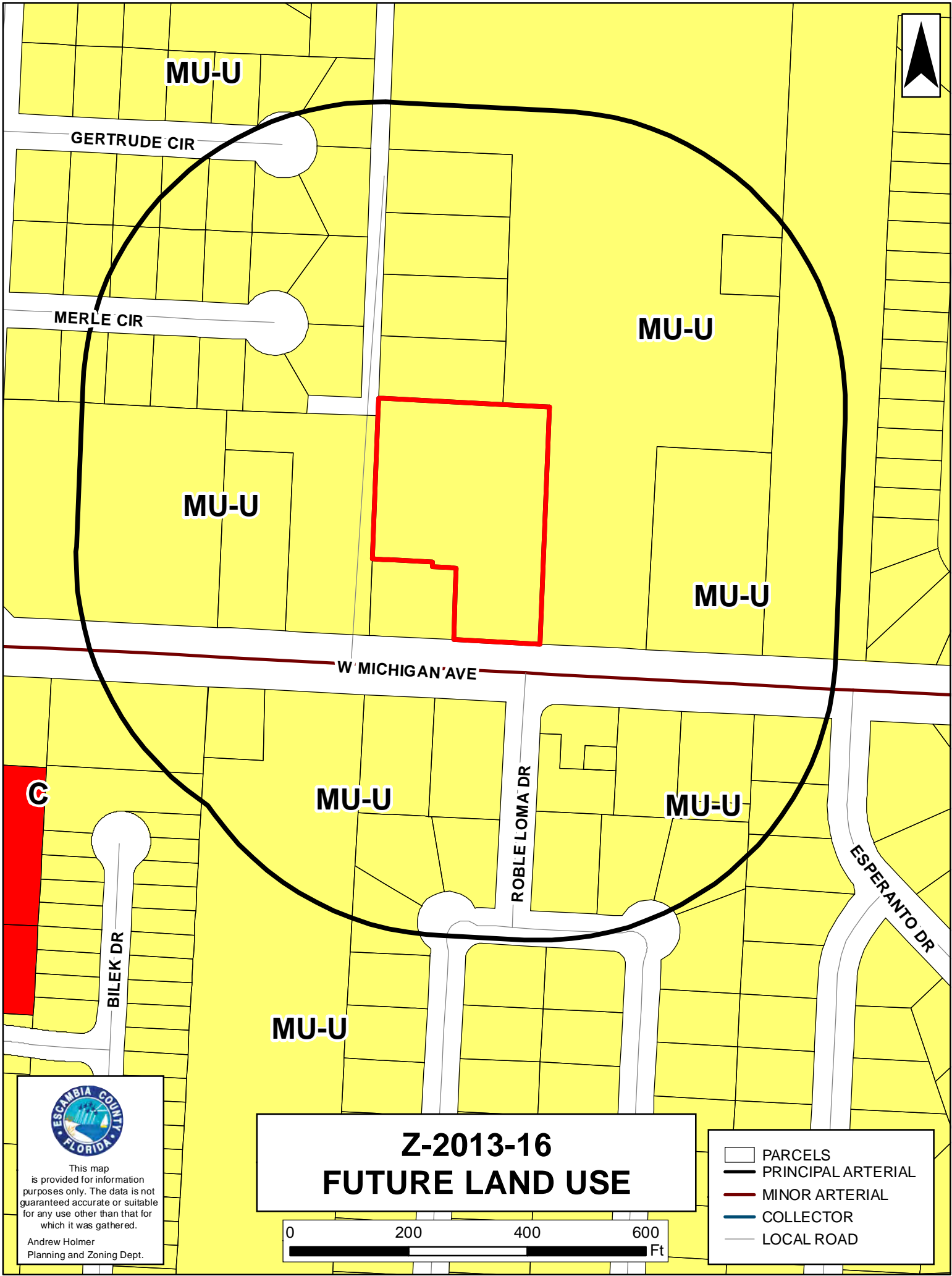
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-16 500' RADIUS ZONING

0 200 400 600
Ft

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



MU-U

GERTRUDE CIR

MERLE CIR

MU-U

MU-U

MU-U

W MICHIGAN AVE

C

MU-U

MU-U

ROBLE LOMA DR

ESPERANTO DR

BILEK DR

MU-U

Z-2013-16 FUTURE LAND USE

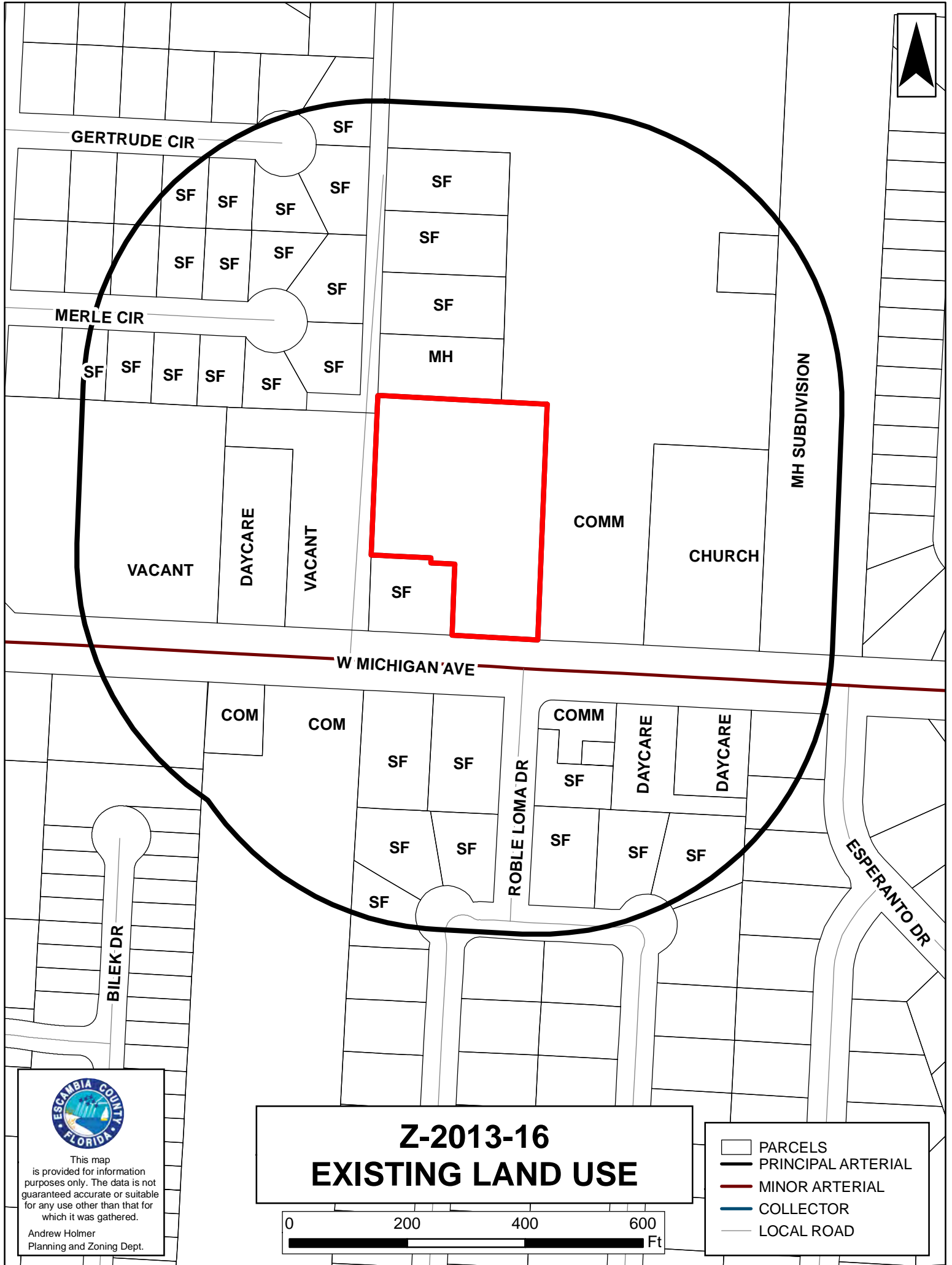
0 200 400 600
Ft

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



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Andrew Holmer
Planning and Zoning Dept.



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Planning and Zoning Dept.



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Andrew Holmer
Planning and Zoning Dept.

Z-2013-16 AERIAL MAP

0 50 100 150
Ft

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

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: **Z-2013-16**

CURRENT ZONING: **R-1** PROPOSED ZONING: **C-2NA**

PLANNING BOARD

DATE: **08/05/13** TIME: **8:30 AM**

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3303 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **09/05/13** TIME: **5:45 PM**

LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
201 PALMER PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 904.681.0811 OR VISIT
WWW.MYFLORIDA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Looking at Subject Parcel across Michigan Ave.



Looking at the rear of the subject property



Rear of property



Looking at the west side of subject parcel with fencing



Looking west on the parcel from the Gravel drive



Looking west from subject parcel



Buffer on west side of property



Looking southwest across Michigan Ave from
subject parcel



Looking across Michigan Ave from subject parcel



Looking northeast from subject parcel



Looking east along Michigan Ave from subject parcel



Buffer on east side of property



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: C1 to: C2 NA

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

Owner(s) Name: Crystal Beach Homes, LLC Phone: (850) 965-8760
Address: 282 Snowdrift Road, Miramar Beach, FL 32558 Email: arnett.tom@gmail.com

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

Property Address: 2640 W. Michigan Ave, Pensacola, FL

Property Reference Number(s)/Legal Description: 42-15-30-3004-000-003

By my signature, I hereby certify that:

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

Thomas Arnett
Signature of Owner/Agent
Thomas Arnett, Mayor Pres

Thomas Arnett
Printed Name Owner/Agent

7-3-13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Walton

The foregoing instrument was acknowledged before me this 3rd day of July, 20 13,
by Thomas Arnett.

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

Leah Valentine
Signature of Notary
(notary seal must be affixed)

Leah Valentine
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 22013-16

Meeting Date(s): August 5, 2013, BCC Accepted/Verified by: A Can Date: 6/5/13

Fees Paid: \$ 1,155.00 Receipt #: _____ Permit #: PR2 130700016



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: C1 to: C2NA

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

Owner(s) Name: Crystal Beach Homes, Inc.

Phone: (850) 865-8760

Address: 282 Snowdrift Road, Miramar Beach, FL 32360

Email: arnett.tom@gmail.com

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

Property Address: 2640 W. Michigan Ave. Pensacola, FL

Property Reference Number(s)/Legal Description: 42-15-30-3004-000-003

By my signature, I hereby certify that:

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

Toy Arnett, Jr.
Signature of Owner/Agent
Toy Arnett, Jr. Vice-Pres

Toy Arnett, Jr.
Printed Name Owner/Agent

7-16-13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Walton

The foregoing instrument was acknowledged before me this 16th day of July 20 13,
by Toy Arnett, Jr.

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

Leah Valentine
Signature of Notary
(notary seal must be affixed)

Leah Valentine
Printed Name of Notary



| | | |
|----------------------------|-----------------------------|--------------------|
| FOR OFFICE USE ONLY | | CASE NUMBER: _____ |
| Meeting Date(s): _____ | Accepted/Verified by: _____ | Date: _____ |
| Fees Paid: \$ _____ | Receipt #: _____ | Permit #: _____ |



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-16

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 42-15-30-3004-000-003

Property Address: 2640 West Michigan Ave.

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:

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 3rd DAY OF July, YEAR OF 2013.


Signature of Property Owner

Thomas Arnett

Thomas Arnett
Printed Name of Property Owner

Printed Name of Property Owner

7-3-13
Date

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 _____,
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)

CRYSTAL BEACH HOMES, INC.

**282 Snowdrift Road
Miramar Beach, Florida 32550
Arnett.tom@gmail.com
(850) 865-8760**

July 5, 2013

Development Services Department
3363 West Park Place
Pensacola, FL 32505

Re: Rezoning Application by Crystal Beach Homes, Inc. for 2640 West
Michigan Avenue, Escambia County, FL, from C1 to C2NA.

Dear Staff:

Crystal Beach Homes Inc. is hereby requesting the rezoning of the above captioned property, parcel no. 42-1S-30-3004-000-003, from C1 to C2NA. The intended use is for the parking or storage of class 7 and 8 vehicles. In support thereof, the applicant addresses the 6 criteria as set forth in Section 2.08.02.D.6.

1. Consistency with the Comprehensive Plan. Under the Comprehensive Plan, the parcel is designated as "Mixed-Use Urban". That is defined as "Any use that includes both residential and nonresidential uses" in "A highly developed area that contains a variety of industrial, commercial, residential, and cultural uses". Therefore the requested zone is consistent with the Comprehensive Plan.
2. Consistency with the Land Development Code. The proposed rezoning is consistent with the Future Land Development Code. It would fall within the C zone.
3. Compatibility with Surrounding Uses. The subject property is a 2.23 acre parcel that adjoins a 12.82 acre parcel. The adjoining 12.82 acre parcel is presently being used for light industrial purposes. While it is zoned C1, its use is consistent with a C2 zoning under the Code. It is being used as a truss manufacturing plant. This entails outside storage of the finished trusses and the parking of supply trucks, including class 7 and 8 vehicles. The frontage of the subject property adjoins Michigan Avenue/State Road 296, a 100 foot right-of-way. The area is not conducive for retail sales and the uses contemplated in the C1 zone.
4. Changed conditions. Over time the area has developed in a manner that is not consistent with retail store fronts. It is more conducive to uses proposed in C2NA. There is a church in the area.
5. Effect on natural environment. There is no contemplated impact on the natural environment for the contemplated use or requested zoning.

6. Development Patterns. As stated above the development patterns are consistent with the requested zoning.

Respectfully submitted,

Crystal Beach Homes Inc.



Thomas Arnett, President

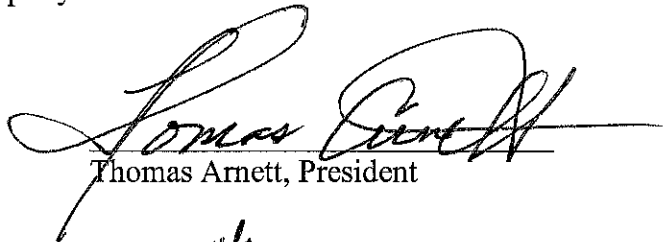
AFFIDAVIT

STATE OF FLORIDA)

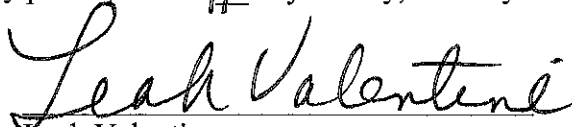
COUNTY OF WALTON)

I, Thomas Arnett, upon being duly sworn state:

1. That I am the President of Crystal Beach Homes, Inc.
2. Crystal Beach Homes, Inc. owns the property located at 2640 West Michigan Ave., Pensacola, Florida, Parcel Reference Number: 42-1S-30-3004-000-003.
3. Crystal Beach Homes, Inc. filed for a re-zoning of the property from C-1 to C-2NA under case number 2-2013-16.
4. The request for a use restriction of C-2NA is voluntarily made. Crystal Beach Homes, Inc. acknowledges that this means that, if the re-zoning is approved, there can be no bars, nightclubs, and adult entertainment on the property.


Thomas Arnett, President

Subscribed and sworn to before me, a notary public, on this 11th day of July, 2013 by Thomas Arnett, who is personally known to me.


Leah Valentine
Notary Public, State of Florida



35.50
1610.00
✓
Prepared by
Cathleen Carney, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850) 473-0044

Return to: Grantee

File No.: 1005-601120

CORPORATE WARRANTY DEED

This indenture made on **August 24, 2004 A.D.**, by

Faith Assembly Christian Church of Miramar Beach, Inc., a Florida Corporation

whose address is: **282 Snowdrift Road, Destin, FL 32550**
hereinafter called the "grantor", to

Crystal Beach Homes, Inc., a Florida Corporation

whose address is: **282 Snowdrift Road, Destin, FL 32550**
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

Beginning at the Southwest corner of the South 10 acres of the East half of the South 40 acres of Lot 3, Section 42, Township 1 South, Range 30 West, recorded in Deed Book 372 at Page 672 of the Official Records of Escambia County; thence run North a distance of 179.00 feet to the Point of Beginning; continue North a distance of 271.0 feet; thence run East a distance of 288 feet; thence run South a distance of 400 feet; thence run West a distance of 143.3 feet; thence 88 degrees 21 minutes 35 seconds right for 120.52 feet; thence 88 degrees 21 minutes 35 seconds left for 40.0 feet; thence run North 8.5 feet; thence run West for 101.25 feet to the Point of Beginning.

Parcel Identification Number: **42-1S-30-3004-000-003**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Faith Assembly Christian Church of Miramar
Beach, Inc., a Florida Corporation

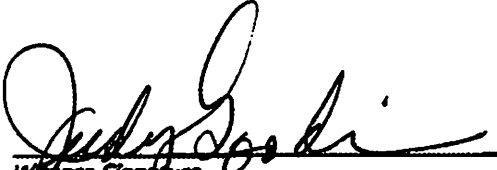

By: Toy Rex Arnett, Jr., President

(Corporate Seal)

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: DV GETTELFINGER

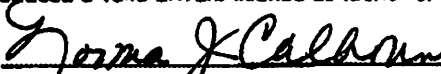

Witness Signature

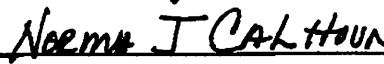
Print Name: Judy Goodwin

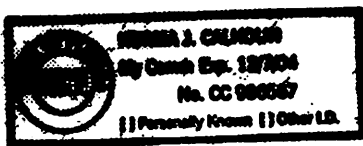
State of Florida

County of Okaloosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on August ____, 2004, by Toy Rex Arnett, Jr., as President, and, as on behalf of Faith Assembly Christian Church of Miramar Beach, Inc., a Florida Corporation, existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.


NOTARY PUBLIC


Printed Name of Notary
My Commission Expires: 12-07-04



601120

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **West Michigan Avenue**

Legal Address of Property: **2640 W. Michigan Ave., Pensacola, Florida**

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

This form completed by: **First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Witness Signature

Print Name:

**Faith Assembly Christian Church of Miramar
Beach, Inc., a Florida Corporation**

By: **Toy Rex Arnett, Jr., President**

**Crystal Beach Homes, Inc., a Florida
Corporation**

By: **Toy R. Arnett, Jr., President**

RCD Aug 27, 2004 02:34 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-280580

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (EHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the EHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: 2640 W. Michigan Ave., Pensacola, Florida

Buyer/Seller are aware that the property is on a () Sewer System (X) Septic Tank

APPROVAL LETTER ATTACHED HERETO ()

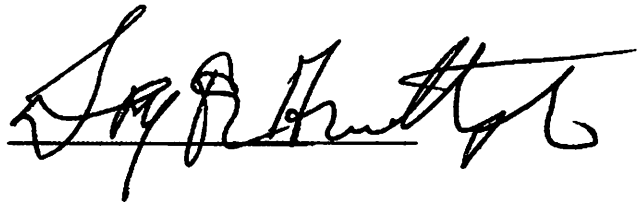
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD ()

APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED ()

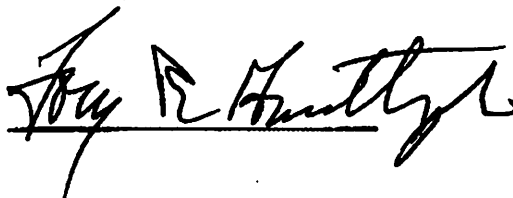
This form completed by:

First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):



AS TO BUYER(S):



**Electronic Articles of Incorporation
For**

**P08000083900
FILED
September 11, 2008
Sec. Of State
jshivers**

CRYSTAL BEACH HOMES INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

CRYSTAL BEACH HOMES INC

Article II

The principal place of business address:

282 SNOWDRIFT ROAD
DESTIN, FL. 32550

The mailing address of the corporation is:

282 SNOWDRIFT ROAD
DESTIN, FL. 32550

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

THOMAS ARNETT
282 SNOWDRIFT ROAD
MIRAMAR BEACH, FL. 32550

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: THOMAS ARNETT

Article VI

The name and address of the incorporator is:

THOMAS ARNETT
282 SNOWDRIFT ROAD

MIRAMAR BEACH, FLORIDA 32550

Incorporator Signature: THOMAS ARNETT

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
THOMAS ARNETT
282 SNOWDRIFT ROAD
MIRAMAR BEACH, FL. 32550

Title: VP
TOY R ARNETT JR.
282 SNOWDRIFT ROAD
MIRAMAR BEACH, FL. 32550

Title: S
THOMAS ARNETT
282 SNOWDRIFT ROAD
MIRAMAR BEACH, FL. 32550

Article VIII

The effective date for this corporation shall be:

09/11/2008

P08000083900
FILED
September 11, 2008
Sec. Of State
jshivers

2013 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P08000083900

Entity Name: CRYSTAL BEACH HOMES INC

Current Principal Place of Business:

282 SNOWDRIFT ROAD
MIRAMAR BEACH, FL 32550

Current Mailing Address:

600 GRAND BOULEVARD
SUITE 206
MIRAMAR BEACH, FL 32550

FEI Number: 59-3753572

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ARNETT & KERRIGAN, P.L.
600 GRAND BOULEVARD
SUITE 206
MIRAMAR BEACH, FL 32550 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail Detail :

Title P/S
Name ARNETT, THOMAS
Address 282 SNOWDRIFT ROAD
City-State-Zip: MIRAMAR BEACH FL 32550

Title VP
Name ARNETT, TOY RJR.
Address 282 SNOWDRIFT ROAD
City-State-Zip: MIRAMAR BEACH FL 32550

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: THOMAS ARNETT

P/S

04/30/2013

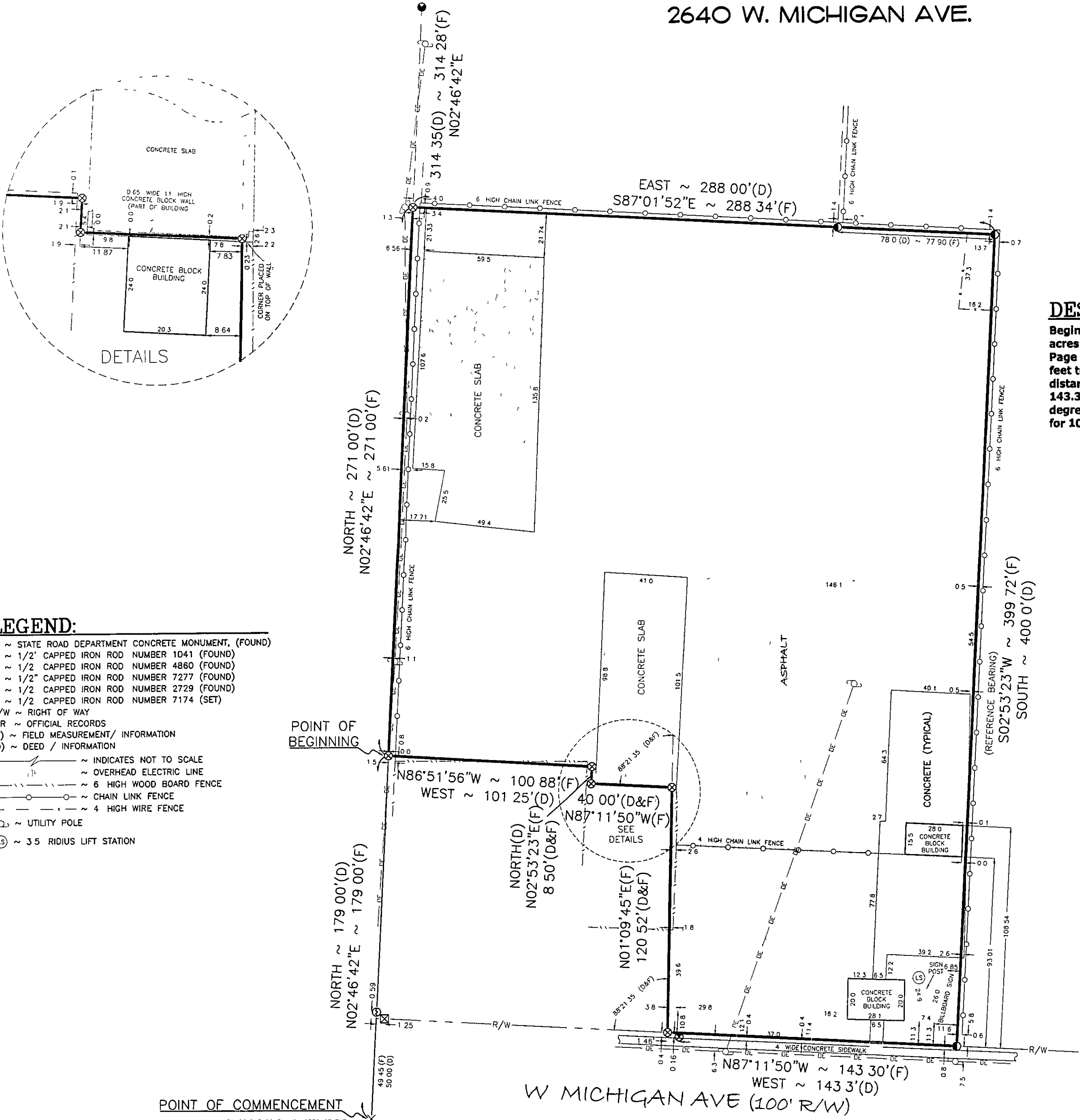
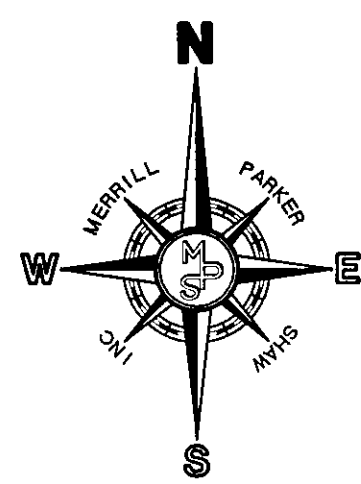
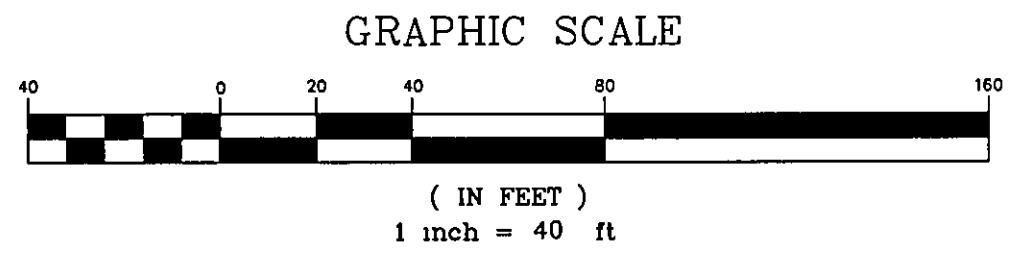
Electronic Signature of Signing Officer/Director Detail

Date



BOUNDARY SURVEY WITH IMPROVEMENTS:

A PORTION OF SECTION 42,
TOWNSHIP-1-SOUTH, RANGE-30-WEST,
ESCAMBIA COUNTY, FLORIDA.
2640 W. MICHIGAN AVE.



- LEGEND:**
- STATE ROAD DEPARTMENT CONCRETE MONUMENT, (FOUND)
 - 1/2" CAPPED IRON ROD NUMBER 1041 (FOUND)
 - 1/2" CAPPED IRON ROD NUMBER 4860 (FOUND)
 - 1/2" CAPPED IRON ROD NUMBER 7277 (FOUND)
 - 1/2" CAPPED IRON ROD NUMBER 2729 (FOUND)
 - 1/2" CAPPED IRON ROD NUMBER 7174 (SET)
 - R/W ~ RIGHT OF WAY
 - O.R. ~ OFFICIAL RECORDS
 - (F) ~ FIELD MEASUREMENT / INFORMATION
 - (D) ~ DEED / INFORMATION
 - INDICATES NOT TO SCALE
 - OVERHEAD ELECTRIC LINE
 - 6 HIGH WOOD BOARD FENCE
 - CHAIN LINK FENCE
 - 4 HIGH WIRE FENCE
 - UTILITY POLE
 - 3.5 RADIUS LIFT STATION

DESCRIPTION: (O.R. BOOK 5846, AT PAGE 1856)
Beginning at the Southwest corner of the South 10 acres of the East half of the South 40 acres of Lot 3, Section 42, Township 1 South, Range 30 West, recorded in Deed Book 372 at Page 672 of the Official Records of Escambia County; thence run North a distance of 179.00 feet to the Point of Beginning; continue North a distance of 271.0 feet; thence run East a distance of 288 feet; thence run South a distance of 400 feet; thence run West a distance of 143.3 feet; thence 88 degrees 21 minutes 35 seconds right for 120.52 feet; thence 88 degrees 21 minutes 35 seconds left for 40.0 feet; thence run North 8.5 feet; thence run West for 101.25 feet to the Point of Beginning.

- SURVEYOR'S NOTES:**
- THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 02 DEGREES 53 MINUTES 23 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND
 - SOURCE OF INFORMATION THE DEEDS OF RECORD OF ESCAMBIA COUNTY, FLORIDA, AND EXISTING FIELD MONUMENTATION
 - NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY
 - ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED
 - THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS
 - THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP
 - THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS
 - FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST

CERTIFIED TO:
TOM ARNETT
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052 PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

MERRILL PARKER SHAW, INC.
4928 N DAVIS HIGHWAY, PENSACOLA, FL 32503
E. Wayne Parker 7/2/13
E WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

COPYRIGHT © 2012 BY MERRILL PARKER SHAW, INC.

E WAYNE PARKER, R.L.S. NO. 3683, CORPORATE NO. 7174, STATE OF FLORIDA

BOUNDARY SURVEY WITH IMPROVEMENTS
A PORTION OF SECTION 42,
TOWNSHIP-1-SOUTH, RANGE-30-WEST,
ESCAMBIA COUNTY, FLORIDA
2640 W. MICHIGAN AVE

REQUESTED BY **TOM ARNETT**
PREPARED FOR **TOM ARNETT**

MERRILL PARKER SHAW, INC.
PROFESSIONAL SURVEYING SERVICES
4928 N DAVIS HWY
PENSACOLA, FL 32503
PH: (850) 478-4923
FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7174

REVISIONS

| NO | DATE | APPR. |
|----|------|-------|
| | | |
| | | |
| | | |
| | | |

JOB NO
13-5842-01

SHEET
1 OF 1



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **584286**

Date Issued. : 07/05/2013

Cashier ID : KLHARPER

Application No. : PRZ130700016

Project Name : Z-2013-16

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 1029 | \$1,155.00 | App ID : PRZ130700016 |
| | | \$1,155.00 | Total Check |

Received From : THOMAS ARNETT

Total Receipt Amount : **\$1,155.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|---------------------------------|
| PRZ130700016 | 676690 | 1,155.00 | \$0.00 | 2640 MICHIGAN AV, PENSACOLA, FL |

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 7/11/2013

Planning Board-Rezoning

5. B.

Meeting Date: 10/07/2013
CASE : Z-2013-18
APPLICANT: Derrel Slaughter, Owner
ADDRESS: 6100 Mobile Hwy
PROPERTY REF. NO.: 39-1S-31-4412-000-001; 39-1S-31-4413-000-000
MU-U, Mixed Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 11/07/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-3/C-1, One-Family and Two-Family District, (cumulative) Medium Density and Retail Commercial District (cumulative) (25 du/acre)

TO: C-1, Retail Commercial District (cumulative) (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 (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 districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to C-1 **is consistent** with the intent and purpose of Future Land Use category Mixed Use Urban, as stated in CPP FLU 1.3.1. The current future land use category allows for various commercial operations which are prevalent within the area of the subject property. The request to C-1 is consistent with FLU 1.5.3 due to the fact the parcel will be using the existing public roads, utilities and service infrastructure.

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.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcels front along Mobile Highway, a principal arterial roadway, which are within one-quarter mile of an arterial/arterial intersection therefore meeting the locational criteria set forth in LDC section 7.20.05. Mobile Highway is a commercial corridor, which is currently zoned C-1. The parcels are currently split zoned and granting the amendment would remove split zoned parcels, making them consistent with the surrounding uses and zoning.

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 compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-1, C-2, R-3 and R-5. The parcels are located in an area where existing commercial development has already been established, therefore it would be compatible with the surrounding parcels. Buffering standards will apply where the parcel abuts residential uses or zoning.

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.

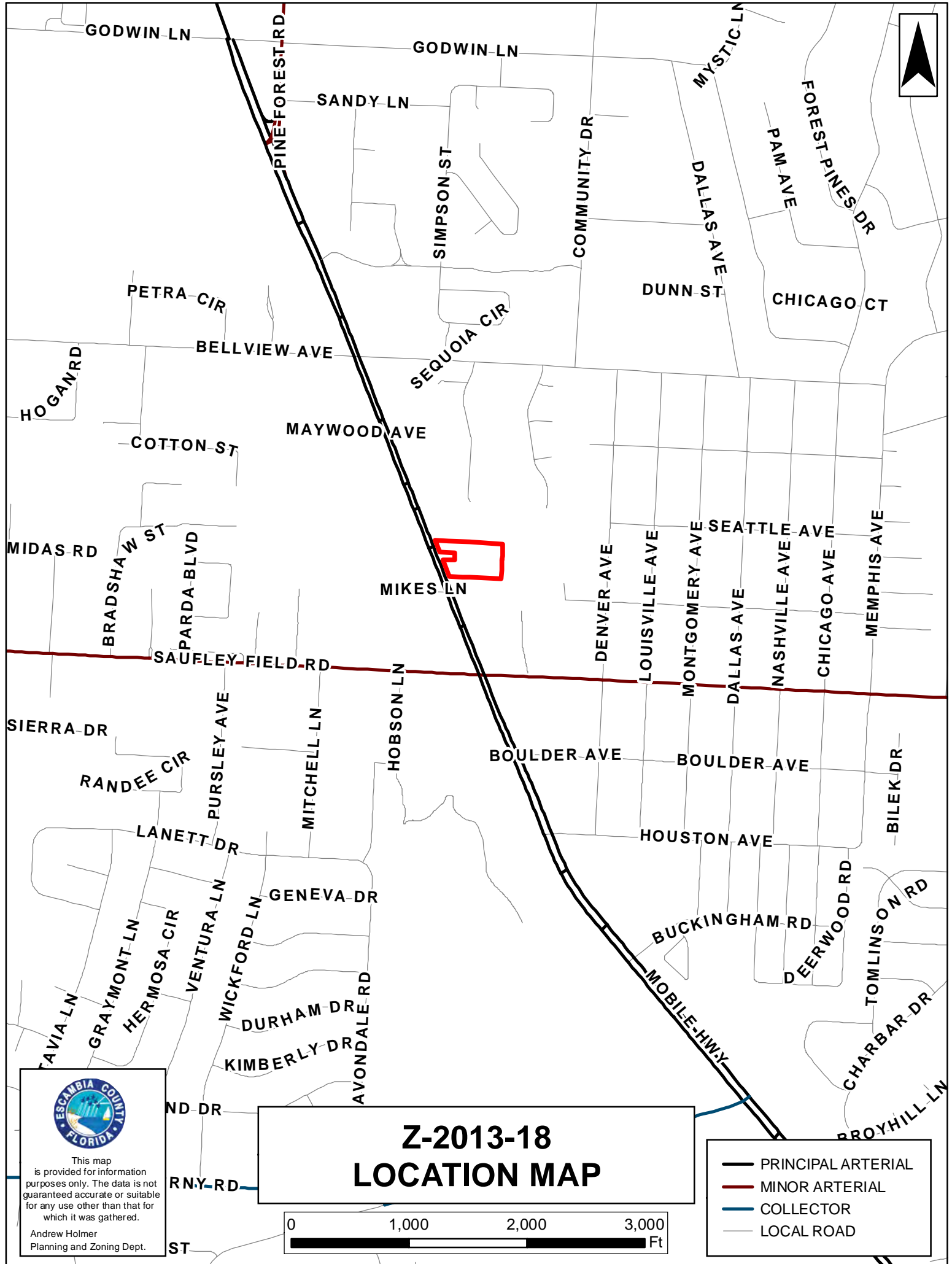
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern due to the fact that the parcels have road frontage on an arterial roadway. The request to rezone to C-1 in its entirety will support the commercial pattern in the general vicinity.

Attachments

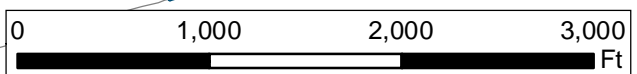
Z-2013-18

Z-2013-18



MIKES LN

Z-2013-18 LOCATION MAP

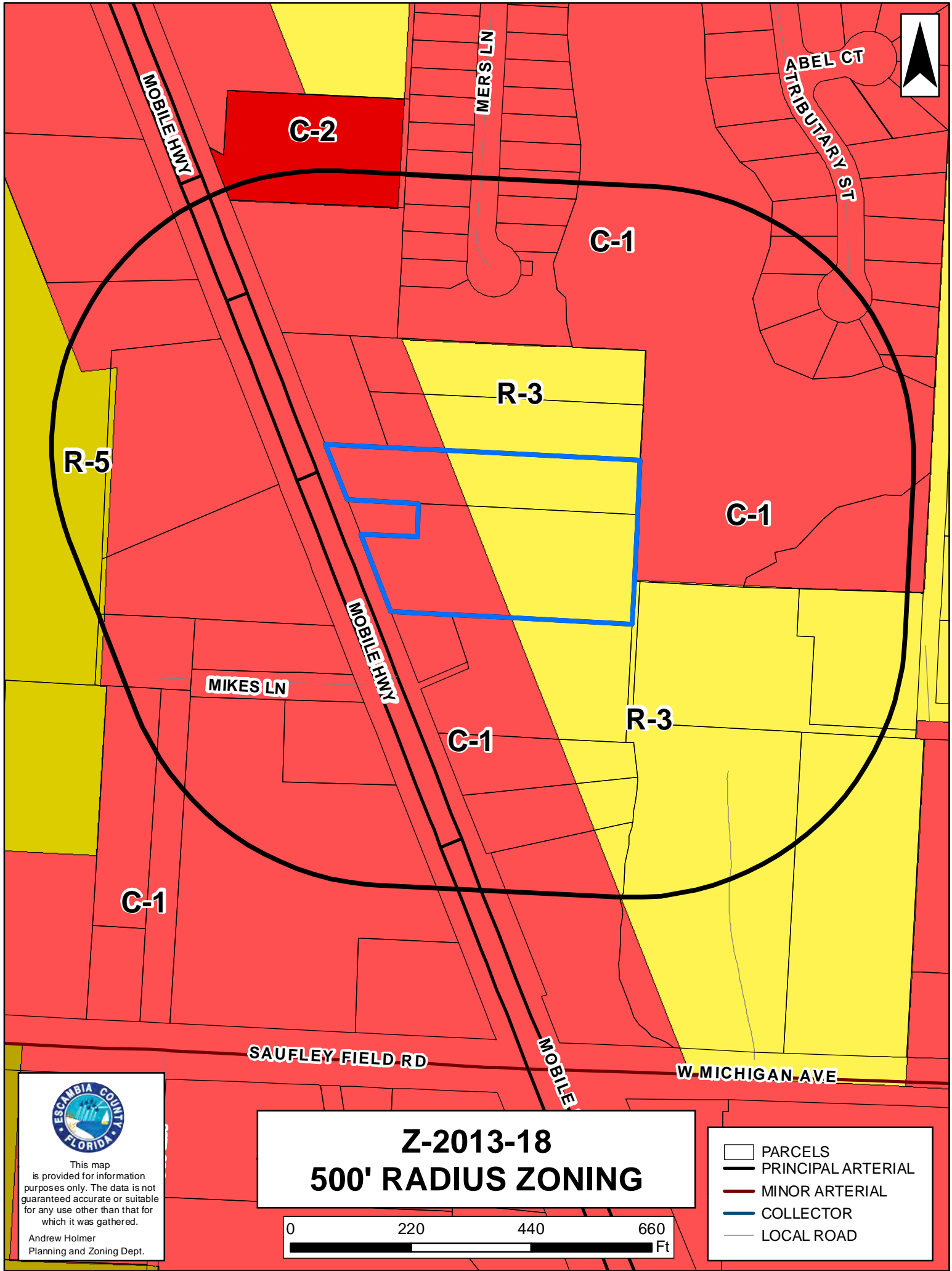


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



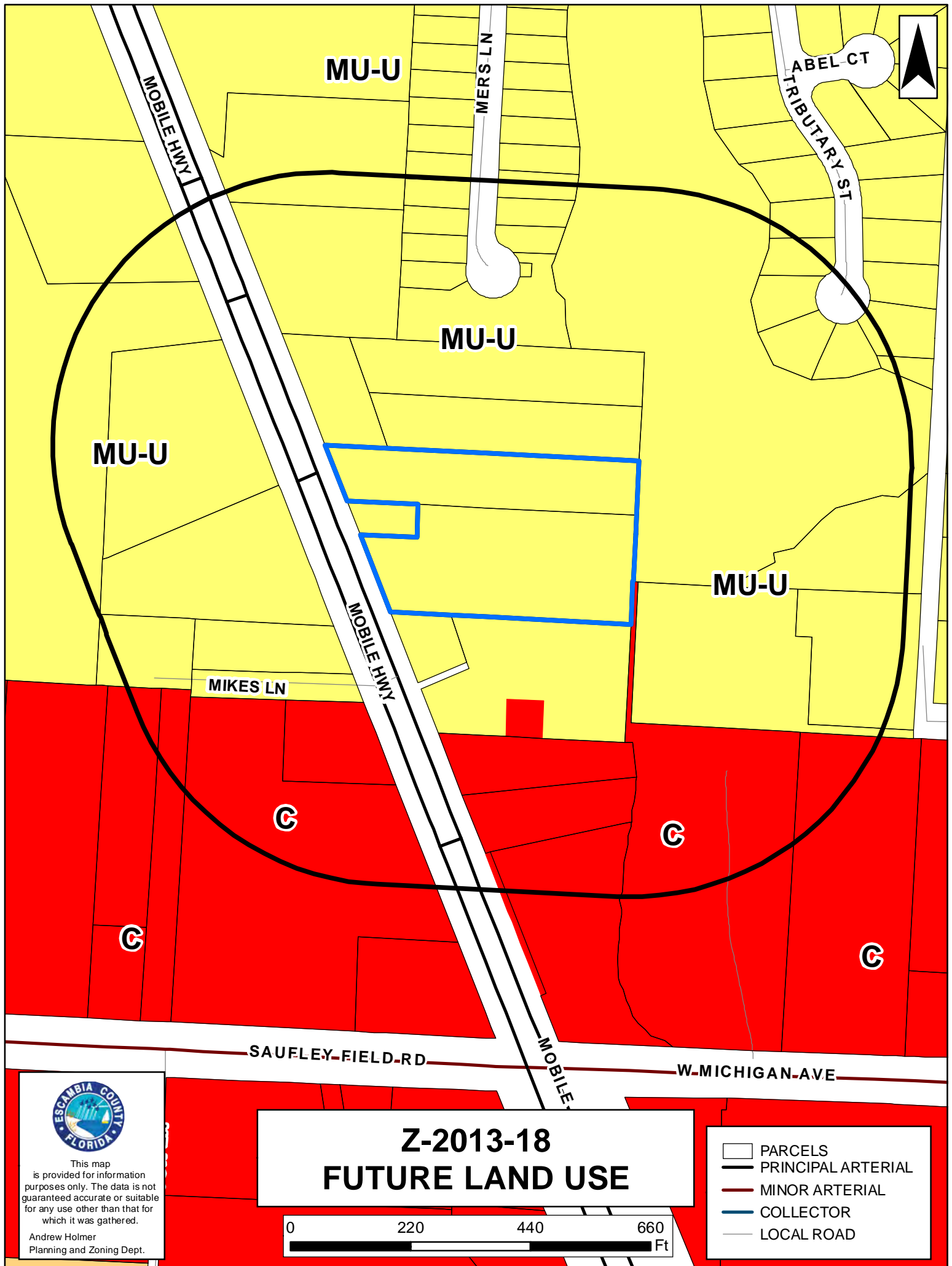
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



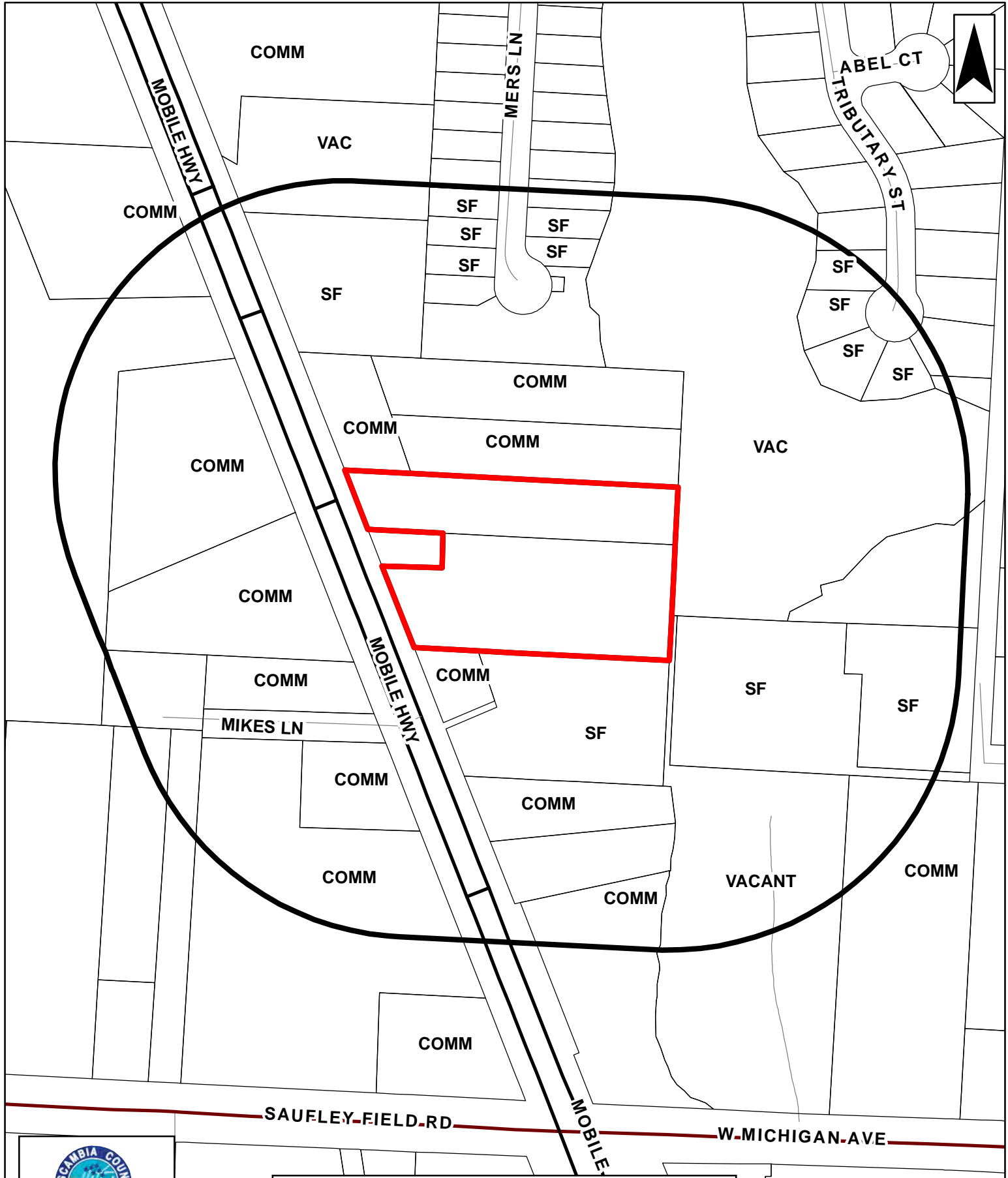
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Andrew Holmer
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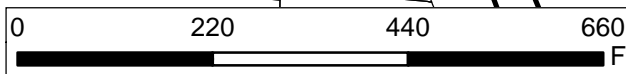
Andrew Holmer
Planning and Zoning Dept.



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-2013-18 EXISTING LAND USE



- PARCELS
- 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-2013-18 AERIAL MAP

0 100 200 300
Ft

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



Public Notice Sign



Looking at the south parcel



Looking at the north parcel





Looking northwest from subject parcel





Looking southwest from parcels



Looking south along Mobile Hwy



Looking northeast at adjoining parcel

Escambia County Zoning Board of Appeals

Zoning Fee Waiver Request

Tax ID# 09-2008-000; 09-2009-000; 09-2007-000

The request is made for the following reasons:

We are appealing the legislative zoning of the above mentioned property.

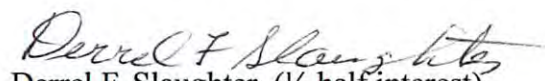
Property was originally purchased as a commercial investment. Owners were never informed of zoning and had no opportunity to oppose such zoning at that time.

Current zoning renders the rear portion of the property "landlocked".

Property has been on the market for 10+ years. Current zoning is deterring sale of property.

Owners do not feel they should have to pay exorbitant fees required for rezoning. Property taxes already paid on said property exceed \$50,000 of "free money" to the County. Any further request for fees amounts to extortion.

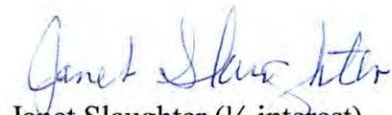
Respectfully



Derrel F. Slaughter (½ half interest)
985 Royce Street
Pensacola, FL 32503

(850) 418-3414

August 22, 2013

Completed zoning application


Janet Slaughter (¼ interest)


Germaine York (¼ interest)



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. **RETIRED**
- ☐ 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.

Property Owner/Non-profit Organization Name: DERREL F. SLAUGHTER (1/2), JANET SLAUGHTER (1/4)
GERMAINE YORK (1/4)

Please list the address(es) and Property Reference Number(s) for the property(s):

6100 MOBILE HWY

39-15-31-4412-000-001

Please indicate which application fee this request is for and the amount: SEE ATTACHED

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 _____
Type of application

is hereby _____ on this _____ day of _____, 20_____.

T. Lloyd Kerr, AICP
Director, Development Services Department

8/2012

*Applicant paid fee -
indicated they did not
wish to pursue fee waiver
at this time*

*ACam
8/26/13*



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: C-1/R3 to: C-1

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

Owner(s) Name: DERRELE SLAUGHTER, JANET SLAUGHTER, GERMAINE YORK Phone: 850-418-3414

Address: SEE ATTACHED

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: 6100 MOBILE HIGHWAY, PENSACOLA FL

Property Reference Number(s)/Legal Description: 391531-4412-000-001 ; 391531-4412-000-000
391531-4413-000-000

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.

Janet Slaughter
Signature of Owner/Agent

JANET SLAUGHTER
Printed Name Owner/Agent

8-26-13
Date

Germaine York
Signature of Owner

Germaine York
Printed Name of Owner

8-26-13
Date

Derrel F Slaughter

DERREL F SLAUGHTER

8-26-13

STATE OF Florida

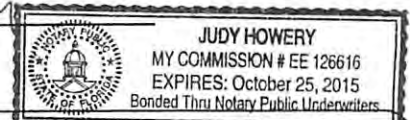
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of August 2013,
by Janet Slaughter and Germaine York and Derrel Slaughter

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: all 3 FL DL

Judy Howery
Signature of Notary
(notary seal must be affixed)

Judy Howery
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2013-18

Meeting Date(s): PB Oct 7; BCC 11/7 Accepted/Verified by: A Can

Date: 8/26/13

Fees Paid: \$ 1925⁰⁰ Receipt #: _____ Permit #: PRZ 130800018

JANET SLAUGHTER
5930 HERMITAGE DR
PENSACOLA FL. 32504

GERMAINE YORK
322 N. SUNSET BLVD
GULF BREEZE FL 32561

DERREL F. SLAUGHTER
985 ROYCE ST.
PENSACOLA FL 32503



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-18

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 391531-4412-000-001; 391531-4412-000-000

Property Address: 6100 MOBILE HWY

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:

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 26th DAY OF AUGUST, YEAR OF 2013.

Derrel F. Slaughter
Signature of Property Owner

DERREL F. SLAUGHTER
Printed Name of Property Owner

8-26-2013
Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6100 MOBILE HIGHWAY,

Florida, property reference number(s) 391531-4412-000-001; 391531-4412-000-000

I hereby designate DERREL F. SLAUGHTER ³⁹¹⁵³¹⁻⁴⁴¹³⁻⁰⁰⁰⁻⁰⁰⁰ 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: _____

Janet Slaughter
Signature of Property Owner

JANET SLAUGHTER
Printed Name of Property Owner

8-26-13
Date

Germaine York
Signature of Property Owner

Germaine York
Printed Name of Property Owner

8-26-13
Date

STATE OF Florida COUNTY OF Escambia

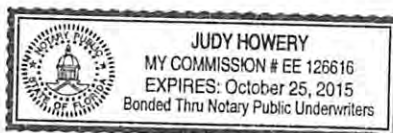
The foregoing instrument was acknowledged before me this 26th day of August 2013, by Janet Slaughter and Germaine York

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: both FL DL

Judy Howery
Signature of Notary

Judy Howery
Printed Name of Notary

(Notary Seal)





JANET HOLLEY

ESCAMBIA COUNTY TAX COLLECTOR

Tax Record

Account Number
1 of 1

Last Update: 4/3/2013 9:59:09 AM CDT

Details

Tax Record

[Print View](#)
[Legal Desc.](#)
[Appraiser Data](#) →
[Tax Payment](#)
[Payment History](#)
[Print Tax Bill](#) **NEW!**

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

| Account Number | Tax Type | Tax Year |
|--|-------------|--|
| 09-2008-000 | REAL ESTATE | 2012 |
| Mailing Address SLAUGHTER DERREL F 2/4 INT SLAUGHTER JANET N TRUSTEE 322 N SUNSET BLVD GULF BREEZE FL 32561 | | Property Address 6100 MOBILE HWY GEO Number 391S31-4412-000-001 |

Searches

Account Number

[GEO Number](#)
[Owner Name](#)
[Property Address](#)
[Mailing Address](#)

| Exempt Amount | Taxable Value |
|---|---|
| See Below | See Below |
| Exemption Detail NO EXEMPTIONS Legal Description (click for full description) 391S31-4412-000-001 6100 MOBILE HWY FOREMAN SAM A JR TRUSTEES FOR YORK GERMAIN M TRUST 1/4 INT BEG AT INTER OF S LI OF SEC & E R/W LI OF H/W NWLY ALG H/W 648 5/10 FT E PARL TO S LI OF SEC 363 6/10 FT N PARL TO E LI OF See Tax Roll For Extra Legal | Millage Code 06 Escrow Code |

Site Functions

[Welcome](#)
[Property Taxes](#)
[Local Business](#)

Tax

[Feedback](#)
[County Login](#)
[Home](#)

| Ad Valorem Taxes | | | | | |
|----------------------|--------|----------------|--------------------|---------------|--------------|
| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
| COUNTY | 6.9755 | 76,950 | 0 | \$76,950 | \$536.76 |
| PUBLIC SCHOOLS | | | | | |
| By Local Board | 2.2480 | 76,950 | 0 | \$76,950 | \$172.98 |
| By State Law | 5.5100 | 76,950 | 0 | \$76,950 | \$423.99 |
| SHERIFF | 0.6850 | 76,950 | 0 | \$76,950 | \$52.71 |
| WATER MANAGEMENT | 0.0400 | 76,950 | 0 | \$76,950 | \$3.06 |
| Total Millage | | 15.4585 | Total Taxes | \$1,189.52 | |

| Non-Ad Valorem Assessments | | |
|--------------------------------|----------------------|------------|
| Code | Levying Authority | Amount |
| NFP | FIRE (CALL 595-4960) | \$11.06 |
| Total Assessments | | \$11.06 |
| Taxes & Assessments | | \$1,200.58 |

| If Paid By | Amount Due |
|------------|------------|
| | \$0.00 |

| Date Paid | Transaction | Receipt | Item | Amount Paid |
|------------|-------------|--------------|------|-------------|
| 11/14/2012 | PAYMENT | 9820458.0002 | 2012 | \$1,152.56 |

| Prior Year Taxes Due |
|----------------------|
| NO DELINQUENT TAXES |



JANET HOLLEY

ESCAMBIA COUNTY TAX COLLECTOR

Tax Record


 Account Number
1 of 1

Last Update: 4/3/2013 9:58:42 AM CDT

Details

Tax Record

- Print View
- Legal Desc.
- Appraiser Data →
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

| Account Number | Tax Type | Tax Year |
|--|-------------|---|
| 09-2009-000 | REAL ESTATE | 2012 |
| Mailing Address SLAUGHTER DERREL F 2/4 INT SLAUGHTER JANET N TRUSTEE 322 N SUNSET BLVD GULF BREEZE FL 32561 | | Property Address 0 MOBILE HWY GEO Number 391S31-4413-000-000 |

Searches

Account Number

- GEO Number
- Owner Name
- Property Address
- Mailing Address

| Exempt Amount | Taxable Value |
|--|---------------------------|
| See Below | See Below |
| Exemption Detail NO EXEMPTIONS | Millage Code 06 |
| Legal Description (click for full description) 391S31-4413-000-000 0 MOBILE HWY FOREMAN SAM A JR TRUSTEES FOR YORK GERMAIN M TRUST 1/4 INT BEG AT INTER OF S LI OF SEC AND E R/W OF HWY NLY ALG HWY 648 5/10 FT E 363 6/10 FT N 417 2/10 FT FOR POB CONT SAME COURSE See Tax Roll For Extra Legal | |

Site Functions

- Welcome
- Property Taxes
- Local Business

Tax

- Feedback
- County Login
- Home

| Ad Valorem Taxes | | | | | |
|----------------------|--------|----------------|--------------------|---------------|--------------|
| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
| COUNTY | 6.9755 | 44,270 | 0 | \$44,270 | \$308.81 |
| PUBLIC SCHOOLS | | | | | |
| By Local Board | 2.2480 | 44,270 | 0 | \$44,270 | \$99.52 |
| By State Law | 5.5100 | 44,270 | 0 | \$44,270 | \$243.93 |
| SHERIFF | 0.6850 | 44,270 | 0 | \$44,270 | \$30.32 |
| WATER MANAGEMENT | 0.0400 | 44,270 | 0 | \$44,270 | \$1.77 |
| Total Millage | | 15.4585 | Total Taxes | | \$684.35 |

| Non-Ad Valorem Assessments | | |
|--------------------------------|----------------------|----------|
| Code | Levying Authority | Amount |
| NFP | FIRE (CALL 595-4960) | \$11.03 |
| Total Assessments | | \$11.03 |
| Taxes & Assessments | | \$695.38 |

| If Paid By | Amount Due |
|------------|------------|
| | \$0.00 |

| Date Paid | Transaction | Receipt | Item | Amount Paid |
|------------|-------------|--------------|------|-------------|
| 11/14/2012 | PAYMENT | 9820458.0001 | 2012 | \$667.56 |

| Prior Year Taxes Due |
|----------------------|
| NO DELINQUENT TAXES |

(1)

| |
|-------------------------|
| O W N E R ' S F O R M |
|-------------------------|

Plant #
(1015*)

SCHEDULE A
CONTINUATION PAGE 1

Agent/Branch #
(1010*T-61152-C)

Policy Number: 243479

Beginning at the intersection of South line of Section 39, Township 1 South, Range 31 West, with the East right of way line of U.S. Highway No. 90, thence run Northwesterly along East line of said right of way a distance of 648.5 feet, thence run Easterly at an angle of 86°45' a distance of 363.6 feet, thence run Northerly parallel to the East line of said Section a distance of 417.2 feet, thence run Westerly parallel to the South line of said Section to the East right of way line of U.S. Highway 90 for the Point of Beginning of this description, thence run Easterly along line last traversed a distance of 130 feet, thence run Southerly parallel to the East line of said Section a distance of 60 feet, thence run Westerly parallel to the South line of said Section to the East right of way line of U.S. Highway No. 90, thence run Northerly along the East right of way of said highway to the Point of Beginning, all lying and being in Section 39, Township 1 South, Range 31 West, Less property filed in Deed Book 496, Page 658.

Warranty Deed executed by CAROLYN A. POWELL to MICHAEL L. GUTTMAN AND SUSAN T. GUTTMAN, HUSBAND AND WIFE, AS TO 1/4 INTEREST, DERREL SLAUGHTER, AS TO A 1/4 INTEREST, JANET SLAUGHTER, AS TO A 1/4 INTEREST and GERMAINE YORK, AS TO 1/4 INTEREST., dated October 28, 1992 and filed October 30, 1992 @ 4:30 pm, as Clerk's File Number 998270 in Official Records Book 3263 at Page 324 of the Public Records of Escambia County, Florida.

NOTE: This policy consists of insert pages labeled Schedules A and B. This policy is of no force and effect unless all pages are included along with any added pages incorporated by reference.

☐ Original

☐ Home Office Copy

☐ Agent's Copy

☐ Plant Copy

FUND OWNER'S FORM

SCHEDULE A

Policy or

Guarantee No.: OP-653189 Effective Date: March 9, 1986

Member's File Reference: L-6474

at 7:00 P.M.

Amount of Insurance: \$45,000.00

1. Name of Insured:

D. F. SLAUGHTER and JANET SLAUGHTER, Husband and Wife, GERMAINE YORK, and MICHAEL GUTTMANN

2. The estate or interest in the land described herein and which is covered by this policy or guarantee is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in Official Records Book 2170, Page 733, of the Public Records of Escambia County, Florida.

3. The land referred to in this policy or guarantee is described as follows:

Begin at intersection of South line of Section and East right-of-way line of Highway; Northerly along highway 648.5 feet; East 363.6 feet; North 417.2 feet for Point of Beginning; continue same course 100 Feet; West parallel to South line of Section to Highway; Southerly along highway 109 feet more or less to a Point West of Point of Beginning; East to Point of Beginning, Deed Book 303, Page 587, Section 39, Township 1 South, Range 31 West, Escambia County, Florida.

ISSUED BY

W. A. SWANN, JR.

(Attorney or Firm of Attorneys)

P.O. Box 17687

(Mailing Address)

1358

MEMBER NO.

Pensacola

(City)



ATTORNEY-MEMBER'S SIGNATURE

Florida, 32522

(Zip)

2

ATS FILE #27985

EXHIBIT "A FUND COMMITMENT NO. C-807583

A PORTION OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 39 WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 90 (106 FOOT RIGHT-OF-WAY); THENCE NORTH $24^{\circ}25'$ WEST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 895.74 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH $24^{\circ}25'$ WEST, ALONG SAID RIGHT-OF-WAY LINE 153.8 FEET, THENCE NORTH $90^{\circ}00'$ EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 80.8 FEET TO AN IRON PIPE; THENCE NORTH $0^{\circ}00'$ EAST, PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 60 FEET TO AN IRON ROD; THENCE NORTH $90^{\circ}00'$ EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 417.1 FEET; THENCE SOUTH $0^{\circ}00'$ EAST PARALLEL TO THE EAST LINE OF SAID SECTION 200.0 FEET; THENCE NORTH $90^{\circ}00'$ WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 134.3 FEET TO THE POINT OF BEGINNING.

1-15 11-84

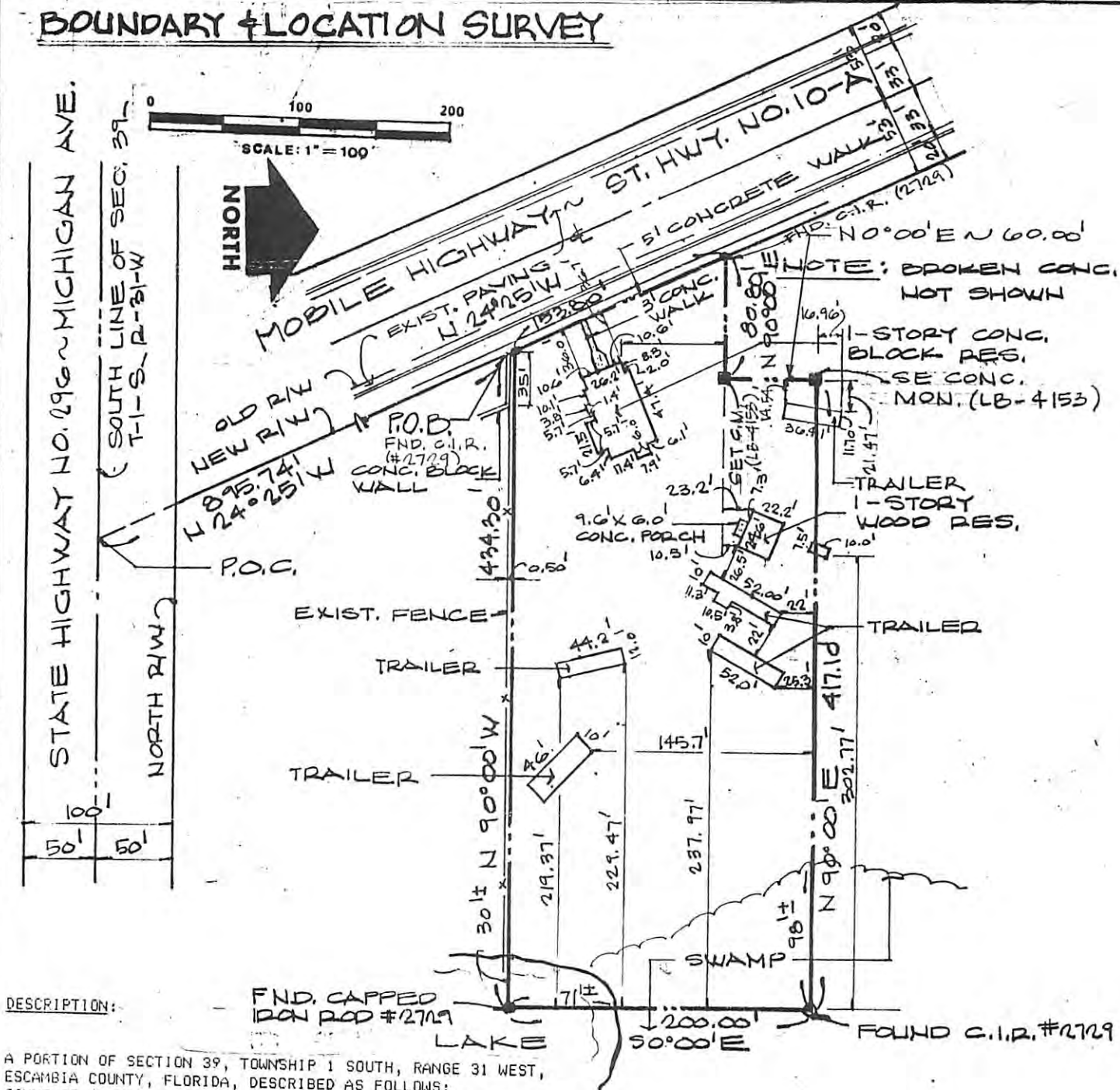


Southern Land Concepts, Inc.

ENGINEERS - PLANNERS - LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION # LB - 4153
9909 COVE AVENUE

POST OFFICE BOX 7097, PENSACOLA, FLORIDA, 32514, (904) 478 - 8783

BOUNDARY & LOCATION SURVEY



DESCRIPTION:

A PORTION OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 39 WITH THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 90 (S.R. NO. 10-A) (106' R/W); THENCE NORTH 24 25' WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 895.74 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24 25' WEST ALONG SAID RIGHT-OF-WAY LINE 153.80 FEET; THENCE NORTH 90 00' EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 30.80 FEET TO AN IRON PIPE; THENCE NORTH 0 00' EAST, PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 60.00 FEET TO AN IRON ROD; THENCE NORTH 90 00' EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 417.10 FEET; THENCE SOUTH 0 00' EAST, PARALLEL TO THE EAST LINE OF SAID SECTION 200.00 FEET; THENCE NORTH 90 00' WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 434.30 FEET TO THE POINT OF BEGINNING.

LEGEND / ABBREVIATIONS:
P.O.B. DENOTES POINT OF BEGINNING; P.O.C. DENOTES POINT OF COMMENCEMENT; P.O.S. DENOTES POINT OF SURRENDER;
P.C. DENOTES POINT OF CURVATURE; P.T. DENOTES POINT OF TANGENCY;
P.C. DENOTES POINT OF COMPOUND CURVATURE; P.R.C. DENOTES POINT OF REVERSE CURVATURE; P.L. DENOTES POINT OF INTERSECTION;
P.C.P. DENOTES PERMANENT CONTROL POINT; R.P. DENOTES RADIAL POINT; N.R. DENOTES NON-RADIAL; R. DENOTES RADIUS OR RANGE;
L. DENOTES LENGTH OF ARC; D. DENOTES DELTA ANGLE; T. DENOTES TANGENT OR TOWNSHIP;
C. DENOTES CHORD; CB DENOTES CHORD BEARING;
B.S.L. DENOTES BUILDING SETBACK LINE; R/W DENOTES RIGHT-OF-WAY OR REFERENCE MONUMENT; C.M. DENOTES CENTERLINE; P.R.M. DENOTES PERMANENT PIPE; EXIST. DENOTES EXISTING; CONC. DENOTES CONCRETE; SEC. DENOTES SECTION; S/D DENOTES SUBDIVISION; P.B. DENOTES PLAT BOOK; D.B. DENOTES DEED BOOK; O.R. DENOTES OFFICIAL RECORDS BOOK

DESCRIPTION: SEE ABOVE

ESCAMBIA COUNTY, STATE OF FLORIDA.
SEC. 39 TWP. 1-S RGE. 31-W RECORDED - BOOK - PAGE -
DATE 10-16-90 SCALE 1"=100' FIELD BOOK - PAGE 71
BEARING BASIS EASTERLY NEW R/W LINE OF MOBILE HWY. (N 24°25' W)
INFORMATION SOURCE: OWNERS DEED AND PUBLIC RECORDS

REQUESTED BY: D.F. SLAUGHTER JOB NUMBER 3411
DATE OF FIELD WORK ENCROACHMENTS AS SHOWN

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
REGISTERED SURVEYOR NUMBER 2729, STATE OF FLORIDA.



NOT VALID UNLESS
SEALED WITH AN
EMBOSSSED SEAL



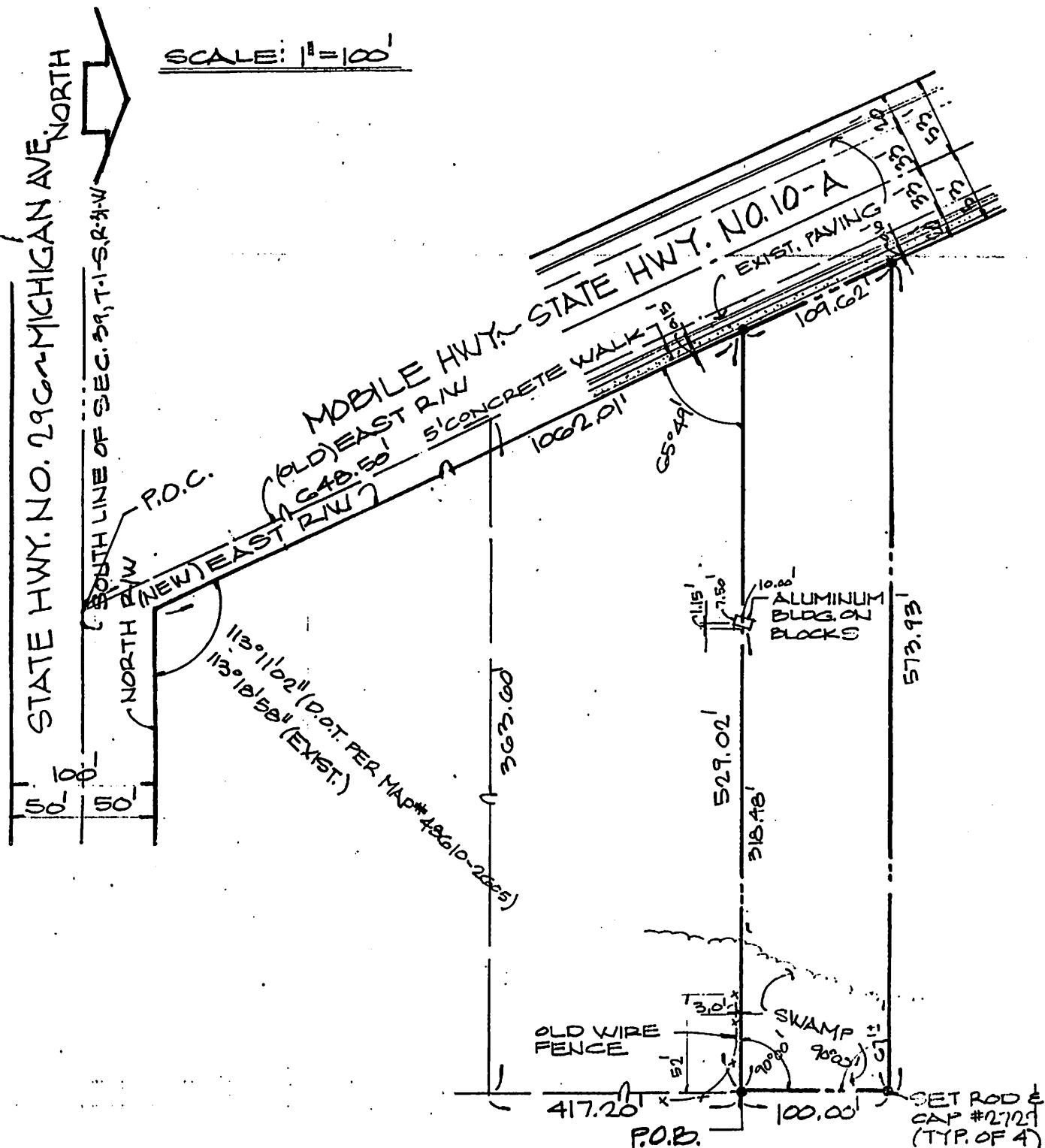
Southern Land Concepts, Inc.

Engineers - Planners

P. O. BOX 7097, PENSACOLA, FLORIDA 32514

BOUNDARY SURVEY

INFORMATION SOURCE - OWNERS DEED & PUBLIC RECORDS



DESCRIPTION: SEE ATTACHED

ESCAMBIA COUNTY, STATE OF FLORIDA

SEC. 39 TWP. 1-S RGE. 31-W RECORDED - BOOK - PAGE -

DATE 1-13-86 SCALE 1"=100' FIELD BOOK 77 PAGE 56

REQUESTED BY MR. CLYDE LASSEN JOB NO. 2000

I HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS

REGISTERED SURVEYOR NO. 2729 STATE OF FLORIDA



Not Valid Unless Sealed
With An Embossed Seal.



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **588054**

Date Issued. : 08/26/2013

Cashier ID : LALOWE

Application No. : PRZ130800018

Project Name : Z-2013-18

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 4599 | \$1,925.00 | App ID : PRZ130800018 |
| | | \$1,925.00 | Total Check |

Received From : DERRELL SLAUGHTER

Total Receipt Amount : **\$1,925.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|---------------------------------------|
| PRZ130800018 | 680413 | 2,002.00 | \$0.00 | 6100 MOBILE HWY, PENSACOLA, FL, 32526 |

Total Amount : 2,002.00

\$0.00 Balance Due on this/these
Application(s) as of 9/24/2013

Planning Board-Rezoning

5. C.

Meeting Date: 10/07/2013
CASE : Z-2013-19
APPLICANT: Randall & Mary Susan Goad, Owner
ADDRESS: 3219 Stefani Rd
PROPERTY REF. NO.: 38-1N-31-4301-000-000
MU-S, Mixed - Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 11/07/2013

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VR-1, Villages Rural Residential District (Gross Density one du/four acres)

TO: V-1, Villages Single Family Residential District (Gross Density one 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 (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).

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.

FLU 1.5.3 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities

located in the Mixed-Use Suburban, Mixed-Use Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to V-1 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Suburban as stated in CPP FLU 1.3.1. The Land Use Category allows for residential and non residential uses, which is compatible with existing uses in the area. As stated in FLU 1.5.3, the parcel will continue to use the existing public road, utilities and services that are in the area.

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.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code because the villages single family residential district is intended for single family residential uses characterized by urban land development patterns with varying densities. Southeast and north of the subject parcel are properties zoned V-1 with the majority of lots being 1 (+/-) acres in size.

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 compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts V-1, VR-1, VR-2 and V-5. There are ten vacant parcels and 13 single family parcels. Residential developments are already established in the area with lot sizes comparable to the proposed amendment to V-1.

CRITERION (4)

Changed conditions.

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

FINDINGS

The area to the north that is currently zoned V-1 was submitted for rezoning in 2007, Z-2007-07, and approved from VR-1 to V-1.

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.

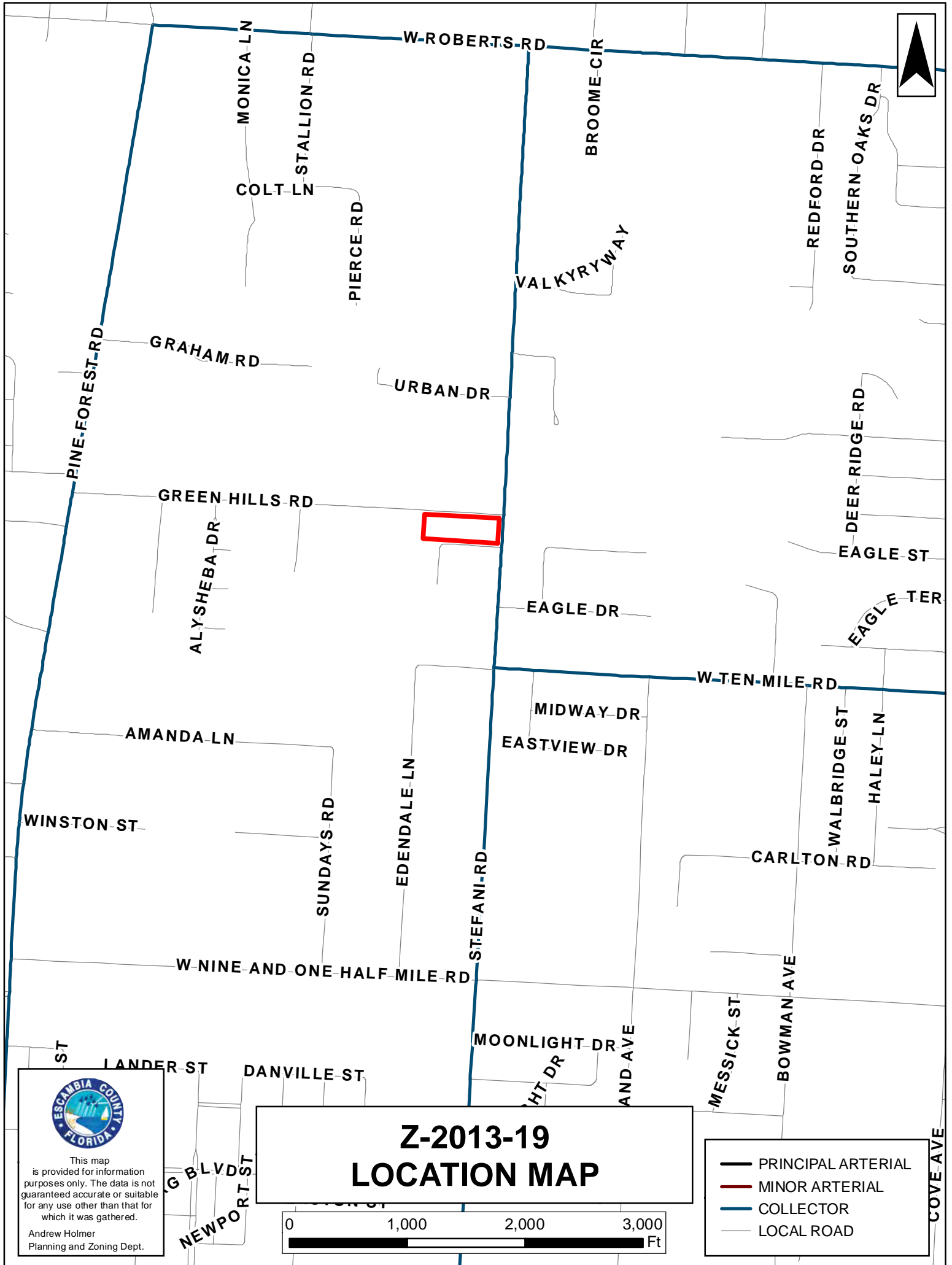
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern due to the fact that the majority of the parcels with the 500' radius are 1.5 acres or less in size and are currently residential or vacant. Outside the radius there are parcels zoned V-1 which are 1 acre or less.

Attachments

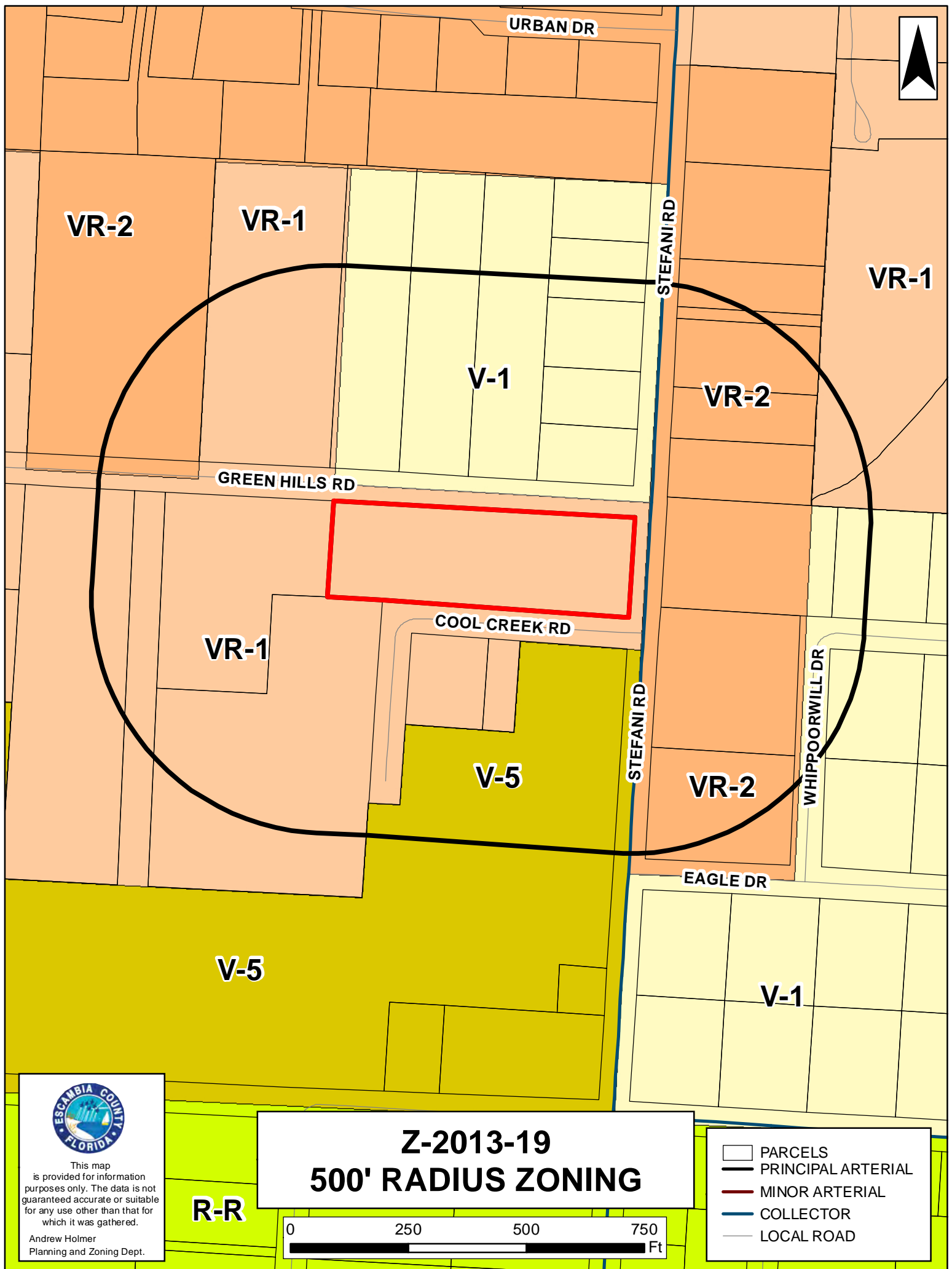
Z-2013-19

Z-2013-19



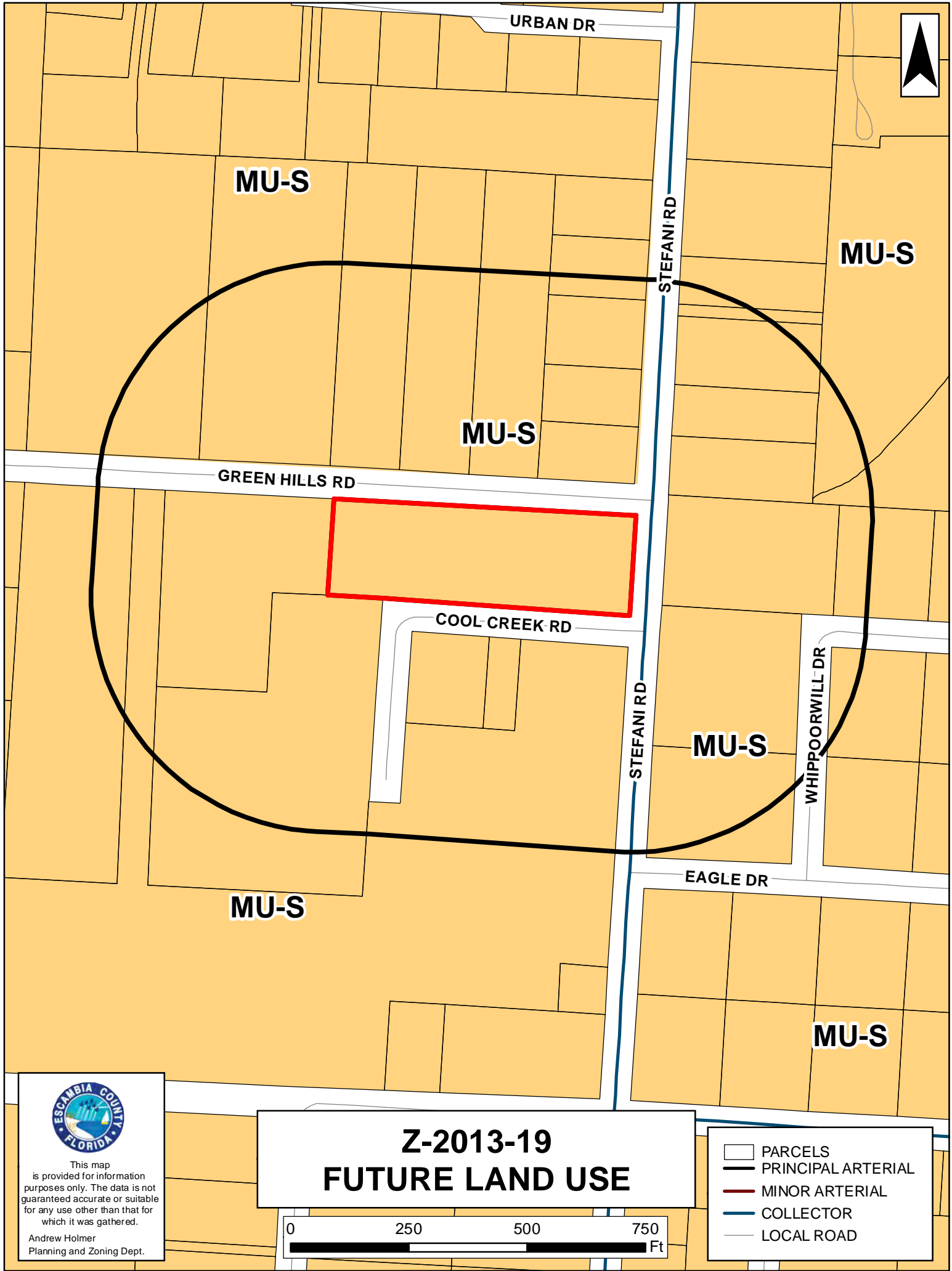
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

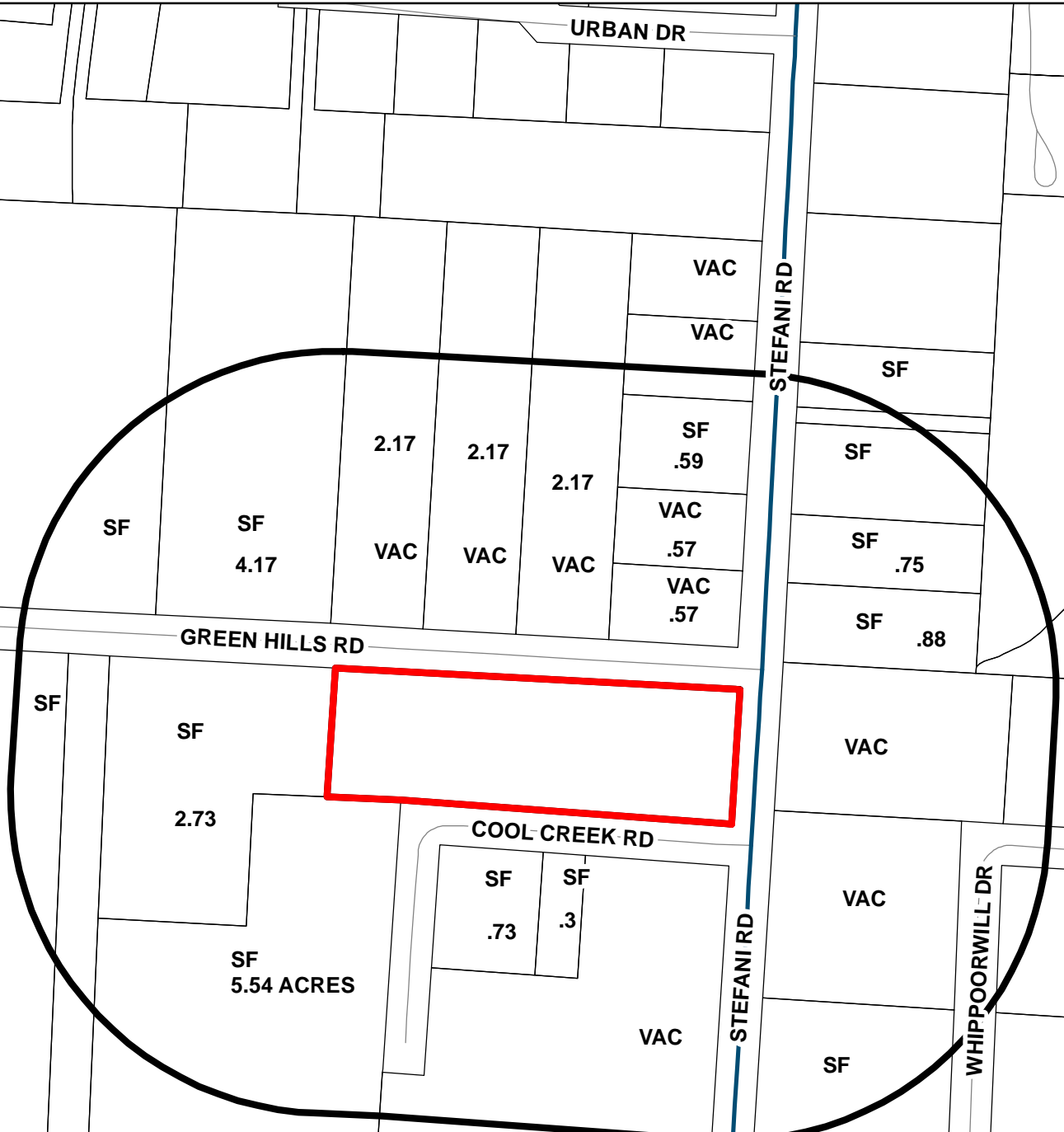
Andrew Holmer
Planning and Zoning Dept.



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.

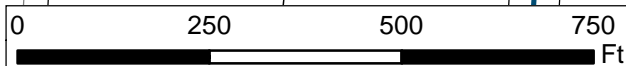




This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-19 EXISTING LAND USE



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



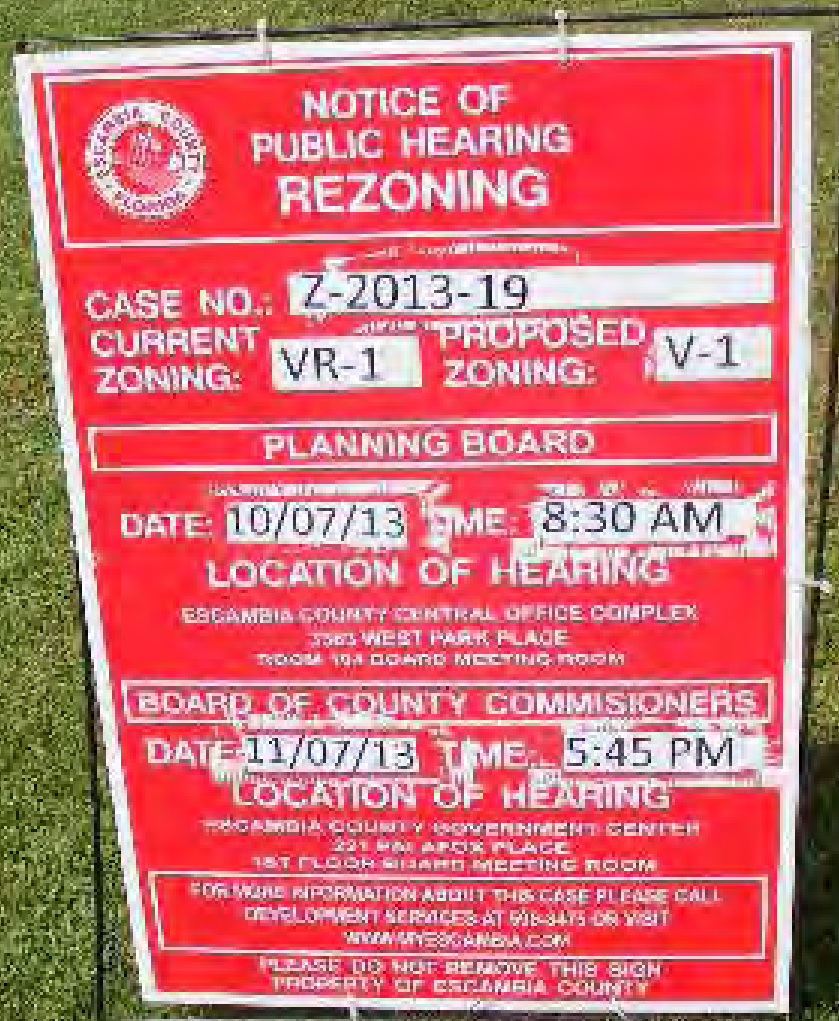
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2013-19 AERIAL MAP

0 200 400 600
Ft

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




Public Notice Sign



Subject parcel



Subject parcel

A photograph of a grassy field with several young trees and a cloudy sky. The field is green and appears to be a golf course or a park. There are several young trees with yellow and orange leaves in the foreground. A large tree with green leaves is on the right side. The sky is blue with white clouds. A small pile of branches is on the left side of the field. A small wooden post is in the middle of the field.

Looking at the rear
of subject parcel



Looking north from
subject parcel







View from Cool Creek Rd
toward Stefani Rd



Looking north from rear of
subject parcel

A wide-angle photograph of a large, flat, green grassy field. In the background, there is a dense line of trees, including several tall pine trees. Behind the trees, a few houses are visible, including a prominent one with a dark roof and a porch on the left. The sky is blue with large, white, fluffy clouds. The foreground shows a gravel or paved surface at the bottom edge.

Looking south onto subject
parcel from Green Hills Rd



Looking west from
Green Hills Rd



Looking south onto
subject parcel from Green
Hills Rd

Randall Wayne Goad and Mary Susan Goad
3219 Stefani Rd
Cantonment, Florida 32533
Phone 850-324-9586
Email RWGoad@gmail.com

Sept. 3rd 2013

Attn:

Development Services Department

Rezoning Application Request , VR-1 to V-1
Property Reference No. 38-1N-31-4301-000-000

Consistency With Comprehensive Plan:

The requested zoning change will maintain the current land use compatible with current and future trends. The current utilities, streets, drainage and driveway connections, etc. will remain undisturbed. All of which are adequate and well maintained.

Consistency With Code :

The requested code change will maintain compliance with existing residential land development codes.

Compatibility With Surrounding Uses :

The property rezoning will comply with surrounding neighboring properties of single family homes, many of which are on smaller lots with the same zoning as requested.

Developmental Patterns :

The requested zoning change will allow for desired future development to be accomplished while maintaining orderly housing patterns.

Thank you for your consideration of our zoning change request.



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: VR-1 to: V-1

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

Owner(s) Name: Randall Wayne Goad - Mary Susan Goad Phone: 850-324-9586

Address: 3219 Stefani Rd Cantonment, FL 32533 Email: RWGoad@gmail.com

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

Property Address: 3219 Sefani Rd Cantonment, FL 32533

Property Reference Number(s)/Legal Description: 38-1N-31-4301-000-000

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.

Randall Wayne Goad
Signature of Owner/Agent

Randall Wayne Goad
Printed Name Owner/Agent

09-03-13
Date

Mary Susan Goad
Signature of Owner

Mary Susan Goad
Printed Name of Owner

09-03-13
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____.

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

Signature of Notary
(notary seal must be affixed)

Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: Z-2013-19

Meeting Date(s): PB - 10/7; BCC 11/7 Accepted/Verified by: A Cam Date: 8/4/13

Fees Paid: \$ _____ Receipt #: _____ Permit #: PRZ130900019



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2013-19

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 38-1N-31-4301-000-000

Property Address: 3219 Sefani Rd Cantonment, FL 32533

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:

- The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- 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.
- 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.
- 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 3rd DAY OF September, YEAR OF 2013.

Randall Wayne Goad
Signature of Property Owner

Randall Wayne Goad
Printed Name of Property Owner

09-03-13
Date

Mary Susan Goad
Signature of Property Owner

Mary Susan Goad
Printed Name of Property Owner

09-03-13
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 _____,
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 #: 2-2013-19

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). 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: _____

2012

NOTICE OF PROPOSED PROPERTY TAXES
ESCAMBIA COUNTY TAXING AUTHORITIES

Real Property Acct: 114578000
Property Ref No: 38-1N-31-4301-000-000

Location: 3219 STEFANI RD
BEG AT SE COR OF SW1/4 OF
SE1/4 NLY 1078 FT WLY 33 FT
FOR POB CONTINUE WLY 643

GOAD RANDALL WAYNE &
3219 STEFANI RD
CANTONMENT, FL 32533

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

CORRECTED NOTICE
8/20/2012 11:56:50AM

| TAXING AUTHORITY TAX INFORMATION | | | | | | | | |
|----------------------------------|----------------------------------|--|----------|------------------------------|--|------------|--|------------|
| REAL ESTATE | LAST YEAR'S TAXABLE VALUE (2011) | YOUR FINAL TAX RATE AND TAXES LAST YEAR (2011) | | CURRENT TAXABLE VALUE (2012) | YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2012) | | YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2012) | |
| Taxing Authority | COLUMN 1 | COLUMN 2 | | COLUMN 3 | COLUMN 4 | | COLUMN 5 | |
| | | MILLAGE RATE | TAXES | | MILLAGE RATE | TAXES | MILLAGE RATE | TAXES |
| COUNTY | \$26,564 | 6.97550 | \$185.30 | \$99,911 | 7.17130 | \$716.49 | 6.97550 | \$696.93 |
| SCHOOL BY LOCAL BOARD | \$51,564 | 2.24800 | \$115.92 | \$99,911 | 2.31740 | \$231.53 | 2.24800 | \$224.60 |
| SCHOOL BY STATE LAW | \$51,564 | 5.57300 | \$287.37 | \$99,911 | 5.74510 | \$574.00 | 5.51000 | \$550.51 |
| WATER MANAGEMENT | \$26,564 | 0.04000 | \$1.06 | \$99,911 | 0.04140 | \$4.14 | 0.04000 | \$4.00 |
| SHERIFF | \$26,564 | 0.68500 | \$18.20 | \$99,911 | 0.70730 | \$70.67 | 0.68500 | \$68.44 |
| TOTAL AD-VALOREM PROPERTY TAXES | | | \$607.85 | | | \$1,596.83 | | \$1,544.48 |

| PROPERTY APPRAISER VALUE INFORMATION | | | | | | | | |
|--------------------------------------|-----------|----------|----------------|----------|-----------|------|-----------------|----------|
| | COUNTY | | PUBLIC SCHOOLS | | MUNICIPAL | | OTHER DISTRICTS | |
| | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 |
| MARKET VALUE | \$103,079 | \$99,911 | \$103,079 | \$99,911 | \$0 | \$0 | \$103,079 | \$99,911 |
| LESS APPLIED ASSESSMENT REDUCTIONS | | | | | | | | |
| Save Our Homes Benefit | \$26,515 | \$0 | \$26,515 | \$0 | \$0 | \$0 | \$26,515 | \$0 |
| Non-Homestead Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Agricultural Classification | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ASSESSED VALUE | \$76,564 | \$99,911 | \$76,564 | \$99,911 | \$0 | \$0 | \$76,564 | \$99,911 |
| LESS EXEMPTIONS | | | | | | | | |
| First Homestead | \$50,000 | \$0 | \$25,000 | \$0 | \$0 | \$0 | \$50,000 | \$0 |
| Add'l Homestead | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Senior Exemption | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Combat Veteran's | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Exemptions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TAXABLE VALUE | \$26,564 | \$99,911 | \$51,564 | \$99,911 | \$0 | \$0 | \$26,564 | \$99,911 |

| Who to contact if you have questions regarding this notice: | |
|---|----------------|
| For questions about the TAX RATE being assessed to your property, please call the appropriate taxing authority below: | |
| Escambia County | (850) 595-4960 |
| Water Management..... | (850) 539-5999 |
| School Board | (850) 469-6122 |
| City of Pensacola..... | (850) 435-1626 |
| Town of Century | (850) 256-3208 |

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE, OR IF YOU ARE ENTITLED TO AN EXEMPTION OR CLASSIFICATION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT:

221 Palafox PI Ste 300, Pensacola, FL 32502 (850)434-2735

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE OR CLASSIFICATION OR AN EXEMPTION, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE CLERK OF CIRCUIT COURT, 221 PALAFOX PLACE SUITE 130 AND MUST BE FILED ON OR BEFORE Sept. 10, 2012

SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE

Permanent Change of Address

PLEASE PRINT THE INFORMATION BELOW AND RETURN TO:

Chris Jones, CFA

Escambia County Property Appraiser

221 Palafox Place • Suite 300 • Pensacola, FL 32502-5836

Phone 850-434-2735 • Fax 850-435-9526

NAME AS SHOWN ON TAX BILL _____

ACCOUNT NUMBER _____

NEW ADDRESS _____

DO YOU HAVE HOMESTEAD EXEMPTION OR ANY OTHER EXEMPTION ON THIS PROPERTY?

YES ☐

NO ☐

PHONE # _____

SIGNATURE _____

DATE _____

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

Taxing Authority Hearing Information

| Taxing Authority | Hearing Location | Date | Time | Phone |
|-----------------------|-----------------------------|--------------------|---------|----------------|
| COUNTY | BOCC BOARD CHAMBERS | September 11, 2012 | 5:01 PM | (850) 595-4960 |
| SCHOOL BY LOCAL BOARD | J.E. HALL CENTER - ROOM 160 | September 18, 2012 | 5:01 PM | (850) 469-6122 |
| SCHOOL BY STATE LAW | J.E. HALL CENTER - ROOM 160 | September 18, 2012 | 5:01 PM | (850) 469-6122 |
| SHERIFF | BOCC BOARD CHAMBERS | September 11, 2012 | 5:01 PM | (850) 595-4960 |
| WATER MANAGEMENT | CRESTVIEW OFFICE | September 13, 2012 | 5:05 PM | (850) 539-5999 |

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWER OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR LOCAL COUNTY, CITY OR ANY SPECIAL DISTRICT. PER FLORIDA STATUTES 200.069(10)(a), NON-AD VALOREM ASSESSMENTS ARE NOT REQUIRED TO APPEAR ON THIS NOTICE. IF APPLICABLE, LOCAL GOVERNING BOARDS WILL SEND YOU A SEPARATE NOTICE OF ANY NON-AD VALOREM ASSESSMENTS FOR YOUR PROPERTY.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

Explanation of 'TAXING AUTHORITY TAX INFORMATION' section

COLUMN 1 - "LAST YEAR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMN 2 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

This shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 3 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current taxable values are as of January 1, 2012.

COLUMN 4 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"

This shows what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMN 5 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"

This shows what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is not final, and may be amended at the public hearings shown at the top of this notice. The difference between columns 4 and 5 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments

Explanation of 'PROPERTY APPRAISER VALUE INFORMATION' section

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value could be different for School versus Non-School taxing authorities and for the purpose of calculating taxes.

EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.

Taxable Value - The current value to which millages are applied after applying applicable assessment reductions and deducting applicable exemptions.

What is "Save Our Homes"?

Article 7, Section 4, of the Florida Constitution states:

All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided herein.

(1) Assessments subject to this provision shall be changed annually on January 1 of each year; but those changes in assessments shall not exceed the lower of the following:

a. Three percent (3%) of the assessment for the prior year

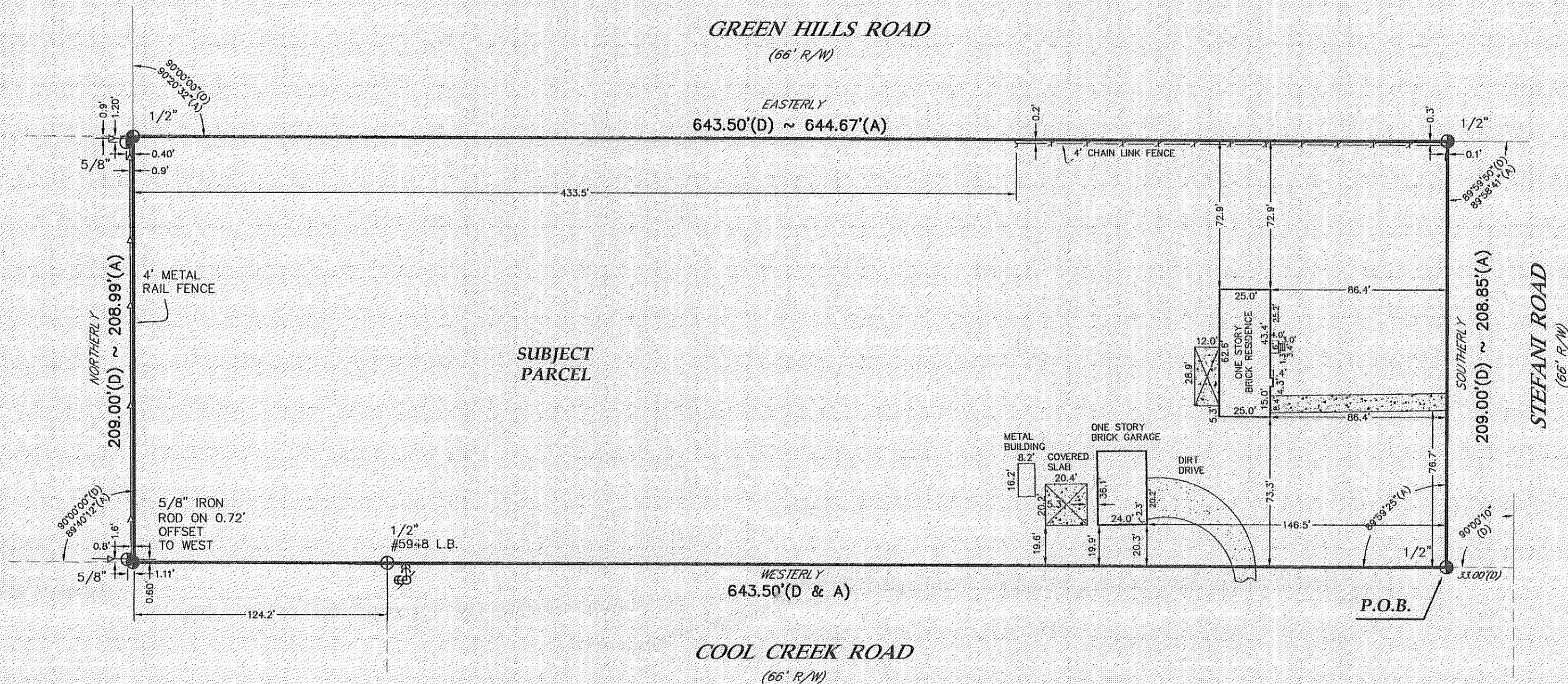
b. The percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics

(2) No assessment shall exceed just value

(3) After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year. Thereafter, the homestead shall be assessed as provided herein.

BOUNDARY SURVEY

A Portion Of Section 38, Township 1 North, Range 31 West,
County Of Escambia, State Of Florida



LAND DESCRIPTION:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida; thence Northerly along the east line of said Southwest Quarter a distance of 1078 feet; thence Westerly at a deflection angle of 90 degrees 0'10" to the left a distance of 33 feet for the Point of Beginning of this description; thence continue Westerly a distance of 643.50 feet; thence Northerly at a deflection angle of 90 degrees to the right a distance of 209 feet; thence easterly at a deflection angle of 90 degrees to the right a distance of 643.50 feet; thence Southerly at a deflection angle of 89 degrees 59'50" to the right a distance of 209 feet to the Point of Beginning, containing 3.09 acres, more or less. All above described property lying and being in Section 38, Township 1 North, Range 31 West, Escambia County, Florida.

Source of Information: Recorded Deed. 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.

Address: 3219 Stefani Road

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

Basis of Bearings:

I hereby certify to Randall Wayne Goad and Mary Susan Goad, Jubilee Title and Escrow, Inc. and Westcor Land Title Insurance Company that this survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027 Florida Statutes.

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

SURVEYOR'S CERTIFICATE

I hereby certify the survey shown hereon meets the minimum technical standards, set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 and 5J-17.052, Florida Administrative code, pursuant to Section 472.027, Florida Statutes.

Joel C. Walters, R.L.S., No. 4082
State of Florida

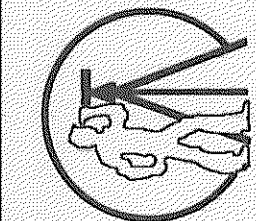
LEGEND:

4" x 4" (P.R.M.) Permanent Reference Monument Found
Permanent Control Point Found
Chain Link Fence
Wire Fence
Wood Fence
Point of Beginning
Point of Curvature
Point of Tangency
Point of Intersection
Point of Reverse Curvature
Point of Compound Curvature
Radius
Delta
Length of Arc
Chord
Chord Bearing
Tangent
Plat
Description or Deed
Actual
Typical
Licensed Business
Licensed Surveyor
4" x 4" Concrete Monument Found
1/2" Capped Iron Rod L.S. #4082 Set
Utility Pole
Guy Anchor Wire
E-T-C
Aerial Electric, Telephone, Cable Lines
Ele
Elevation
R/W
Right of Way
B.S.L.
Building Setback Line
CONC.
Concrete
Centerline
Property Line
P.O.L.
Point on Line
C.M.
Concrete Monument
P.O.C.
Point of Commencement
P.O.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
Length of Arc
Chord
Chord Bearing
T
Tangent
P
Plat
D
Description or Deed
A
Actual
TYP
Typical
L.B.
Licensed Business
L.S.
Licensed Surveyor
Indicates Covered
Benchmark
Set Hub & Tack
N.R.
Non-Radial
N.T.S.
Not to Scale

P.O.C.

SOUTHEAST CORNER OF
SOUTHWEST QUARTER OF
SECTION 38, T1N, R31W

JOEL WALTERS
LAND SURVEYING
TELEPHONE NO.
(850) 944-7926
FAX NO.
(850) 944-3012
9191 RUBY'S FISH CAMP ROAD
PENSACOLA, FL 32526



JOB NO. 12-04-046
SCALE 1"=50'
CAD FILE 1204046
REQUESTED BY TOM BUCK
DATE OF SURVEY 05/10/2012
FIELD BOOK 620
PAGE 18-19
ENCLOSURES AS SHOWN
REVISIONS
DRAWN BY HAA

1
SHEET 1 OF 1
FILE NO. E-1386



Development Services Department
Escambia County, Florida

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

38-1N-31-4301-000-000
Property Reference Number

Randy Goad
Name

3219 Stefani Rd
Address

☒ Owner

☐ Agent

Referral Form
Included? Y / N

MAPS PREPARED

☒ Zoning

☒ FLU

☒ Aerial

☐ Other: _____

PROPERTY INFORMATION

Current Zoning: VR-1 Size of Property: 3.04 +/-

Future Land Use: mu-s Commissioner District: 5

Overlay/AIPD: _____ Subdivision: _____

Redevelopment Area*: _____

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

COMMENTS

Desired Zoning: V-1

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

Applicant wants to divide property into 3 lots and
sell. Current zoning requires 1 du/4 acres. V-1 would allow for
1 dwelling per 1 acre. Applicant wants to split parcel one
time + rezone to V-1 - one acre + a 2 acre lot. Also discuss
the family conveyance provision. Will contact us when decide

☒ 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: A. Cain, John Foster Date: 8/6/13

Applicant/Agent Name & Signature: Randy Goad Mary Susan Goad

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.



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **588730**

Date Issued. : 09/04/2013

Cashier ID : GELAWREN

Application No. : PRZ130900019

Project Name : Z-2013-19

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 1169 | \$1,155.00 | App ID : PRZ130900019 |
| | | \$1,155.00 | Total Check |

Received From : GOAD RANDALL & SUSAN

Total Receipt Amount : **\$1,155.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|--|
| PRZ130900019 | 681036 | 1,155.00 | \$0.00 | 3219 STEFANI RD, CANTONMENT, FL, 32533 |

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 9/24/2013