

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
January 7, 2014–8:30 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-2013-24

Applicant: Wiley C."Buddy" Page, Agent for Anthony J. Monti, Owner

Address: 2842 Nowak Dairy Rd

From: VAG-2, Villages Agricultural Districts Gross Density (one du/five acres)

To: V-1, Villages Single-Family Residential Gross Density (one du/per acre)

B. Z-2013-27

Applicant: Marty Donovan, Agent for Betty Jean Perkins, Owner

Address: 6111 W Nine Mile Rd

From: R-R, Rural Residential District (cumulative), Low Density

To: C-1, Retail Commercial District (cumulative)

6. Adjournment.

## Planning Board-Rezoning

5. A.

**Meeting Date:** 01/07/2014

**CASE :** Z-2013-24

**APPLICANT:** Wiley C."Buddy" Page, Agent for Anthony J. Monti, Owner

**ADDRESS:** 2842 Nowak Dairy Rd

**PROPERTY REF. NO.:** 36-1N-31-2000-000-000 and 36-1N-31-1200-000-000

**FUTURE LAND USE:** Mixed-Use Suburban,  
MU-S

**DISTRICT:** 5

**OVERLAY DISTRICT:** NA

**BCC MEETING DATE:** 02/06/2014

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### **SUBMISSION DATA:**

#### **REQUESTED REZONING:**

**FROM:**VAG-2, Villages Agricultural Districts Gross density (one du/five acres)

**TO:**V-1, Villages Single-Family Residential 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).

**CPP FLU 1.3.1 Future Land Use Categories.** The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

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

intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use 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 MU-S, as stated in CPP FLU 1.3.1; the MU-S FLU allowed uses and densities are compatible with the request. The proposal is also consistent with CPP FLU 1.5.3, as the parcels will be accessed using the existing public roads and if development occurs, the applicant may expand the use of 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 requested V-1 uses and densities will be compatible with the existing conditions of the surrounding properties as allowed within the Land Development Code. In addition, the amendment would provide for comparable residential land uses reflecting the urban development patterns characteristic of the surrounding districts.

### **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 VAG-2 and VR-1. Six improved agricultural residential parcels, 10 vacant residential and 35 single-family residences.

### **CRITERION (4)**

#### **Changed conditions.**

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

## **FINDINGS**

Staff research found rezoning case Z-2013-04, presented to the Planning Board on 06/03/2013 with a request from VAG-2 to V-2. The V-2 request was turned down due to issues with allowed densities. There were no other compatible districts, at that time, that allowed for the requested 1 d.u./acre density. The Board of County Commissioners has since adopted an ordinance providing for a one acre minimum lot size, for new subdivisions, located within the V-1 zoning district.

### **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**

A boundary survey presented by the applicant and sealed by POLY Surveying and Engineering, dated 02/26/2013 shows delineated **existing wetlands** on the subject properties, which may have an impact on the amount of land to be developed for any future projects. 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. The zoning district was modified, by recent changes in the Land Development Code, to accommodate new subdivisions with smaller one-acre lot sizes, while still providing an option for low density residential developments.

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**Attachments**

Z-2013-24

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Z-2013-24



ANDREA LN

VISTA LN

FOX QUARRY RD

MEANDER LN

HAMPSHIRE RD

TROUBLE LN

HADLEY LN

WENSEL DR

CARMODY HILL RD

ARGLE RD

PINEBROOK CIR

NOWAK DAIRY RD

S-HIGHWAY-97

HIGHWAY-297A

SHERRILANE DR

SANDICREST DR

SANDICREST DR

SUNDANCE LN

BYRON PL  
MOUNTBATTEN DR

CREEKWOOD DR

DEVINE F



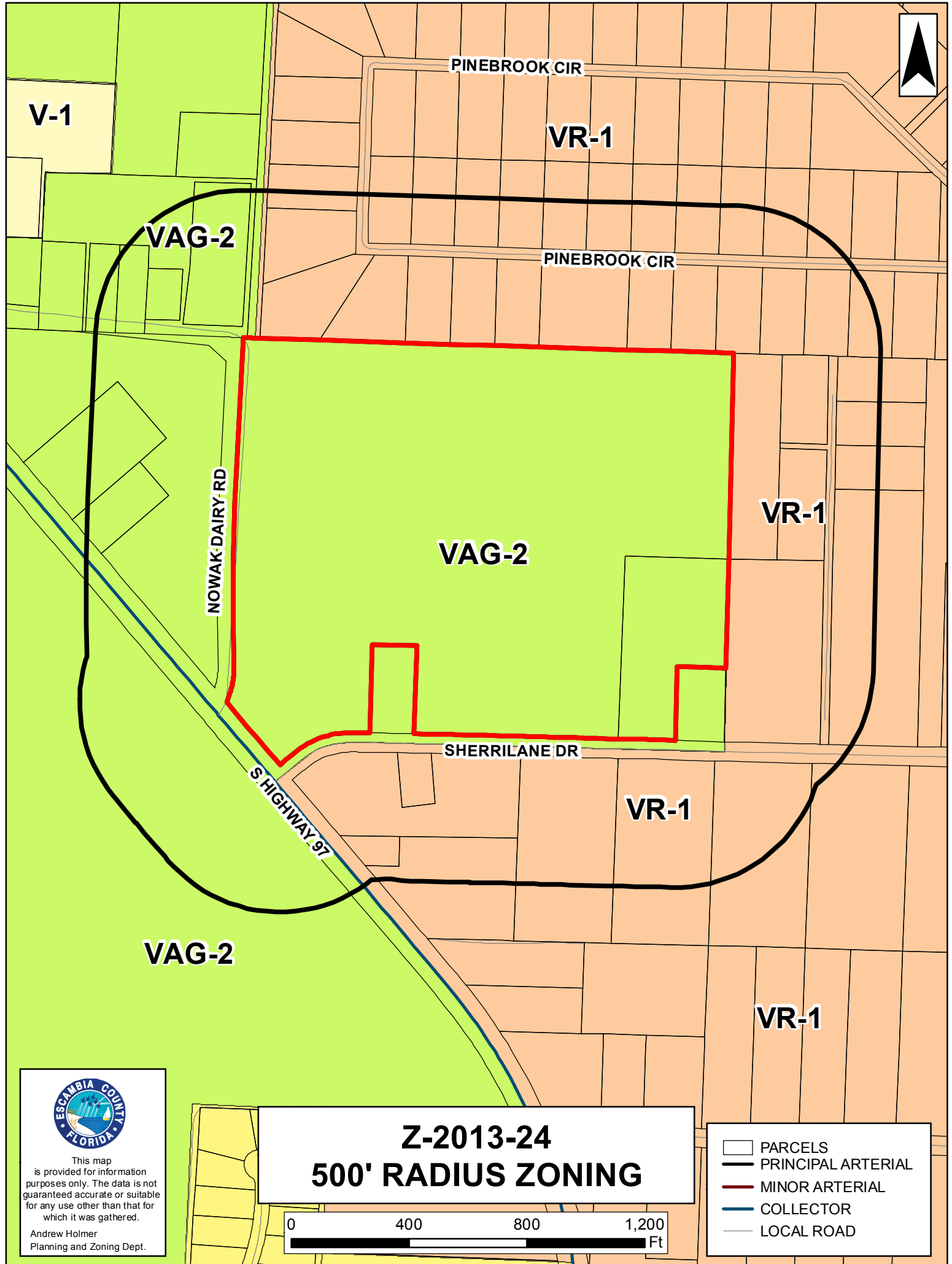
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-24 LOCATION MAP

0 1,000 2,000 3,000  
Ft

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



V-1

PINEBROOK CIR

VR-1

VAG-2

PINEBROOK CIR

NOWAK DAIRY RD

VR-1

VAG-2

SHERRILANE DR

VR-1

S HIGHWAY 97

VAG-2

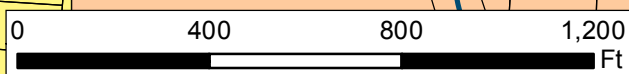
VR-1



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-2013-24 500' RADIUS ZONING



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



MU-S

MU-S

PINEBROOK CIR

PINEBROOK CIR

MU-S

NOWAK DAIRY RD

SHERRILANE DR

MU-S

S HIGHWAY 97

MU-S

MU-S



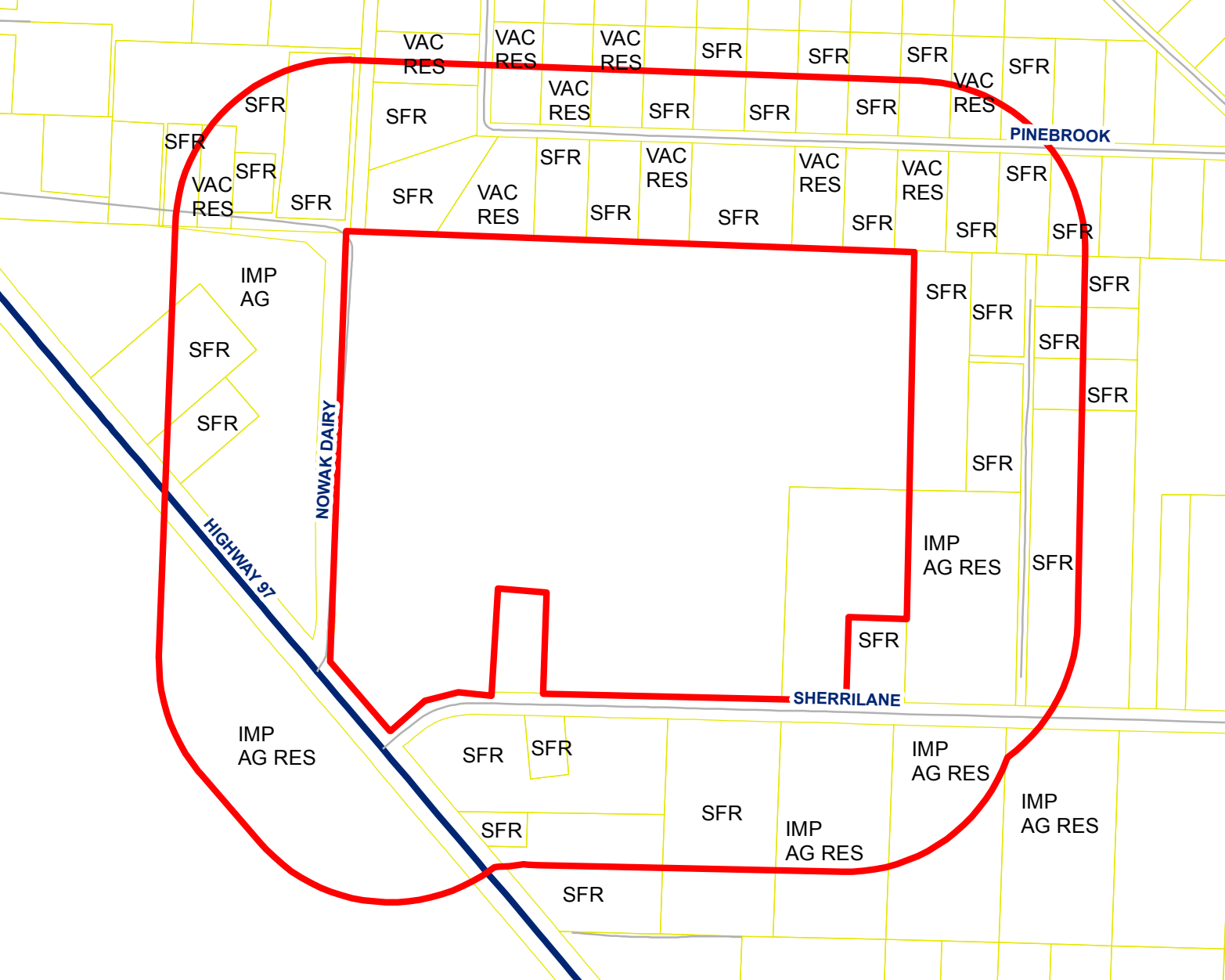
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Andrew Holmer  
Planning and Zoning Dept.

# Z-2013-24 FUTURE LAND USE



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







PINEBROOK CIR

SHERRILANE DR

S HIGHWAY 97



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Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-24 AERIAL MAP

0 300 600 900  
Ft

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



 **NOTICE OF  
PUBLIC HEARING  
REZONING**

CASE NO.: Z-2013-24  
CURRENT ZONING: VAG-2 PROPOSED ZONING: V-1

**PLANNING BOARD**

DATE: 01/07/14 TIME: 8:30 AM  
**LOCATION OF HEARING**  
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
ROOM 104 BOARD MEETING ROOM

**BOARD OF COUNTY COMMISSIONERS**

DATE: 02/06/14 TIME: 5:45 PM  
**LOCATION OF HEARING**  
ESCAMBIA COUNTY GOVERNMENT CENTER  
221 PALAFOX PLACE  
1ST FLOOR BOARD MEETING ROOM

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

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY

 **NOTICE OF  
PUBLIC HEARING  
REZONING**

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**Public Hearing Sign on Hwy 97 and on Sherrilane**





**Looking Northwest along Hwy 97**





**Looking North into site**





Looking Southwest to Sherrilane





**Looking South**





**Looking East across Hwy 97**

Wiley C. "Buddy" Page, MPA, APA  
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC  
5337 Hamilton Lane • Pace, Florida 32571

November 7, 2013  
VIA HAND DELIVERY

Ms. Allyson Cain  
Escambia County Planning Dept.  
3363 West Park Place  
Pensacola,, Florida 32505

**RE: Rezoning Request from VAG-2 to V-1  
2842 Nowak Dairy Road  
Pensacola, Escambia County, Florida  
Parcel No. 1: 36-1N-31-2000-000-000  
Parcel No. 2: 36-1N-31-1200-000-000**

Dear Ms. Cain:

Please find our attached application package requesting consideration for the following action:

- A. Rezone Parcel No. 1 from VAG-2 to V-1
- B. Rezone Parcel No. 2 from VAG-2 to V-1

Once the application is deemed complete we understand it will be scheduled and heard before the Planning Board on December 2, 2013. Please advise us if this date changes.

Thank you for your assistance in this matter and contact us if you have any questions or require anything further.

Sincerely yours,

Wiley C."Buddy" Page

copy: Clay Armstrong

Wiley C. "Buddy" Page, MPA, APA  
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC  
5337 Hamilton Lane • Pace, Florida 32571

Sept. 5, 2013  
VIA HAND DELIVERY

Ms. Allyson Cain  
Escambia County Planning Dept.  
3363 West Park Place  
Pensacola,, Florida 32505

**RE: Rezoning Request from VAG-2 to V-1  
2842 Nowak Dairy Road  
Pensacola, Escambia County, Florida  
Parcel No. 1: 36-1N-31-2000-000-000  
Parcel No. 2: 36-1N-31-1200-000-000**

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Sincerely yours,



Wiley C. "Buddy" Page

copy: Clay Armstrong





**Development Services Department**  
Escambia County, Florida

FOR OFFICE USE:

CASE #:

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): 36-1N-31-1200-000-000 & 36-1N-31-2000-000-000

Property Address: 2842 Nowak Dairy Road Pensacola, Florida

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

Signature

Wiley C. "Buddy" Page agent

Printed Name

Date

11-7-13

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 NEAR NE CORNER OF SHERBIE LANE; Hwy 97 / Pensacola  
Florida, property reference number(s) 34-IN-31-1200-000-000; 34-IN-32-2000-000-000

I hereby designate WILEY C. "BUDDY" PAGE for the sole purpose  
of completing this application and making a presentation to the:

☒ Planning Board and the Board of County Commissioners to request a rezoning on the above  
referenced property.

☐ Board of Adjustment to request a(n) \_\_\_\_\_ on the above referenced property.

This Limited Power of Attorney is granted on this 7th day of Nov the year of,  
2013, and is effective until the Board of County Commissioners or the Board of Adjustment has  
rendered a decision on this request and any appeal period has expired. The owner reserves the right to  
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development  
Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage@mchsi.com  
Address: 2337 Hamilton Ln - Pace Phone: 850-232-9853

[Signature]  
Signature of Property Owner

ANTHONY J. MONTI JR  
Printed Name of Property Owner

11/6/13  
Date

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

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

\_\_\_\_\_  
Date

STATE OF Alabama

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me this 6th day of November 20 13  
by Anthony J. Monti Jr.

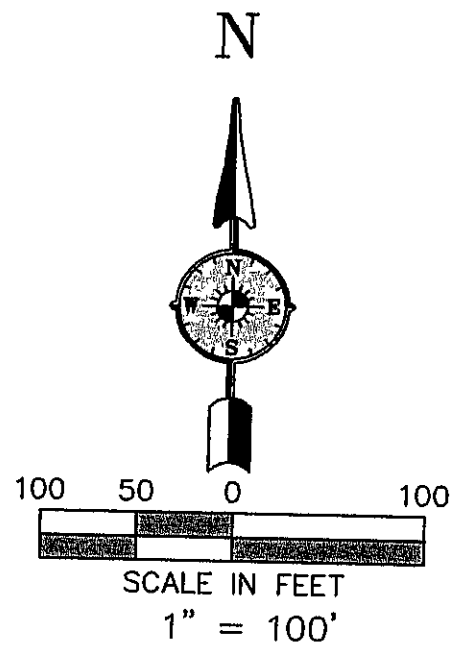
Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: \_\_\_\_\_

[Signature]  
Signature of Notary

Casi Callaway  
Printed Name of Notary

(Notary Seal)





CURVE TABLE					
CURVE	CH BEARING	CH DIST	RADIUS	ARC LENGTH (A)	ARC LENGTH (R) DELTA
C1	S 66°37'55" W	186.98'	262.53'	191.18'	41°43'25"
C2	N 5°56'53" E	108.30'	304.79'	108.88'	108.94'
C3	N 2°19'07" W	398.08'	5769.54'	398.16'	20°28'05"
C4	S 41°37'57" E	339.70'	3769.83'	339.82'	3°57'14"

LINE TABLE				
LINE	BEARING (A)	DISTANCE (A)	BEARING (R)	DISTANCE (R)
L1	S 87°09'26" W	43.38'	S 87°28'06" W	43.60'
L2	S 45°47'27" W	73.72'	S 45°46'49" W	50.00'
L3	N 16°07'29" E	55.59'	N 16°11'53" E	56.36'
L4	N 41°7'39" W	146.36'	N 41°6'49" W	146.32'
L5	N 88°01'14" E	21.77'	N 87°56'30" E	21.81'
L6	S 1°31'52" E	7.82'	S 1°05'50" E	7.89'

#### LEGEND

CT = CRIMP TOP IRON PIPE FOUND  
OT = OPEN TOP IRON PIPE FOUND  
CR1 = 1/2" CAPPED REBAR IRON FOUND (BUTLER)  
CR2 = 1/2" CAPPED REBAR IRON FOUND (LANDS ENG LB # 6832)  
CR3 = 1/2" CAPPED REBAR IRON FOUND (NEF ENG CORP # 4887)  
CR4 = 1/2" CAPPED REBAR IRON FOUND (PGA)  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
---X---X--- = FENCE LINE  
(R) = RECORD TIE TAKEN FROM DEED  
(A) = ACTUAL MEASURED TIE  
PRM = PERMANENT REFERENCE MONUMENT

#### NOTES

1. TYPE OF SURVEY: BOUNDARY
2. BEARING BASED ON AS-BUILT SURVEY BY BUTLER & ASSOCIATES OF PENSACOLA, DATED 07-02-2010 (NORTH REFERENCED AS PER RIGHT-OF-WAY LINE OF STATE ROAD S-97 BEARING S44°12'20"E)

P.O.C.  
N.W. COR. OF SEC. 36  
T-1-N, R-31-W  
ESCAMBIA CO. FL.

N 87°56'30" E 178.16'  
(RECORD TIE NOT CHAINED)

NOWAK DAIRY ROAD (RIGHT-OF-WAY VARIES)

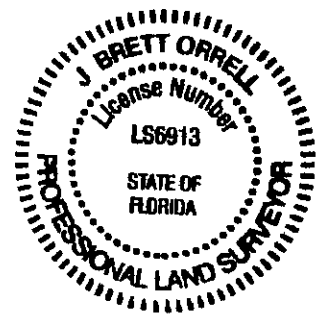
STATE HIGHWAY 97 (100' RIGHT-OF-WAY)  
(RECORD TIE NOT CHAINED)

47.98 ACRES  
NO IMPROVEMENTS SHOWN, IF ANY EXIST

REFERENCE NO. 361N312000000000

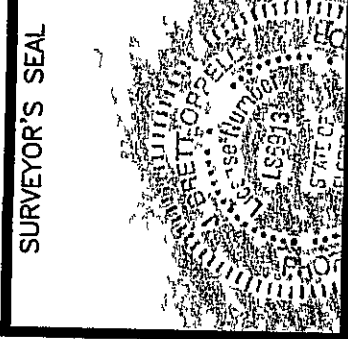
REFERENCE NO. 361N311200000000

SHERRLANE DRIVE (66' RIGHT-OF-WAY)



BOUNDARY SURVEY  
CANTONMENT, FL.

**POLY SURVEYING ENGINEERING**  
588 JACKSON RD.  
MISSISSIPPI  
PHONE (228) 265-2343  
FAX (228) 265-2737  
E-MAIL: MAIL@POLYSURVEYING.COM  
WWW.POLYSURVEYING.COM



REVISIONS  
BOUNDARY  
02-26-2013  
DATE 02-05-2013  
DATE SURVEYED 02-04-2013  
SCALE 1"=100'  
FILE 1301-091  
S-(43)  
DRAWN BY T.D.F.

SHEET NO.  
1/1

**Development Services Department****Building Inspections Division**

3363 West Park Place

Pensacola, Florida, 32505

(850) 595-3550

Molino Office - (850) 587-5770

**RECEIPT**Receipt No. : **594063**

Date Issued. : 11/08/2013

Cashier ID : VHOWENS

Application No. : PRZ131100024

Project Name : Z-2013-24

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
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Check			
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	2455		
--	------	--	--

		\$2,117.50	
--	--	------------	--

			App ID : PRZ131100024
--	--	--	-----------------------

		\$2,117.50	
--	--	------------	--

			Total Check
--	--	--	-------------

Received From : DEVELOPMENT CONSULTING INC / BUDDY PAGE

Total Receipt Amount : **\$2,117.50**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
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PRZ131100024				
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	686127			
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		2,117.50		
--	--	----------	--	--

			\$0.00	
--	--	--	--------	--

				2842 Nowak Dairy RD, PENSACOLA, FL
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Total Amount :				
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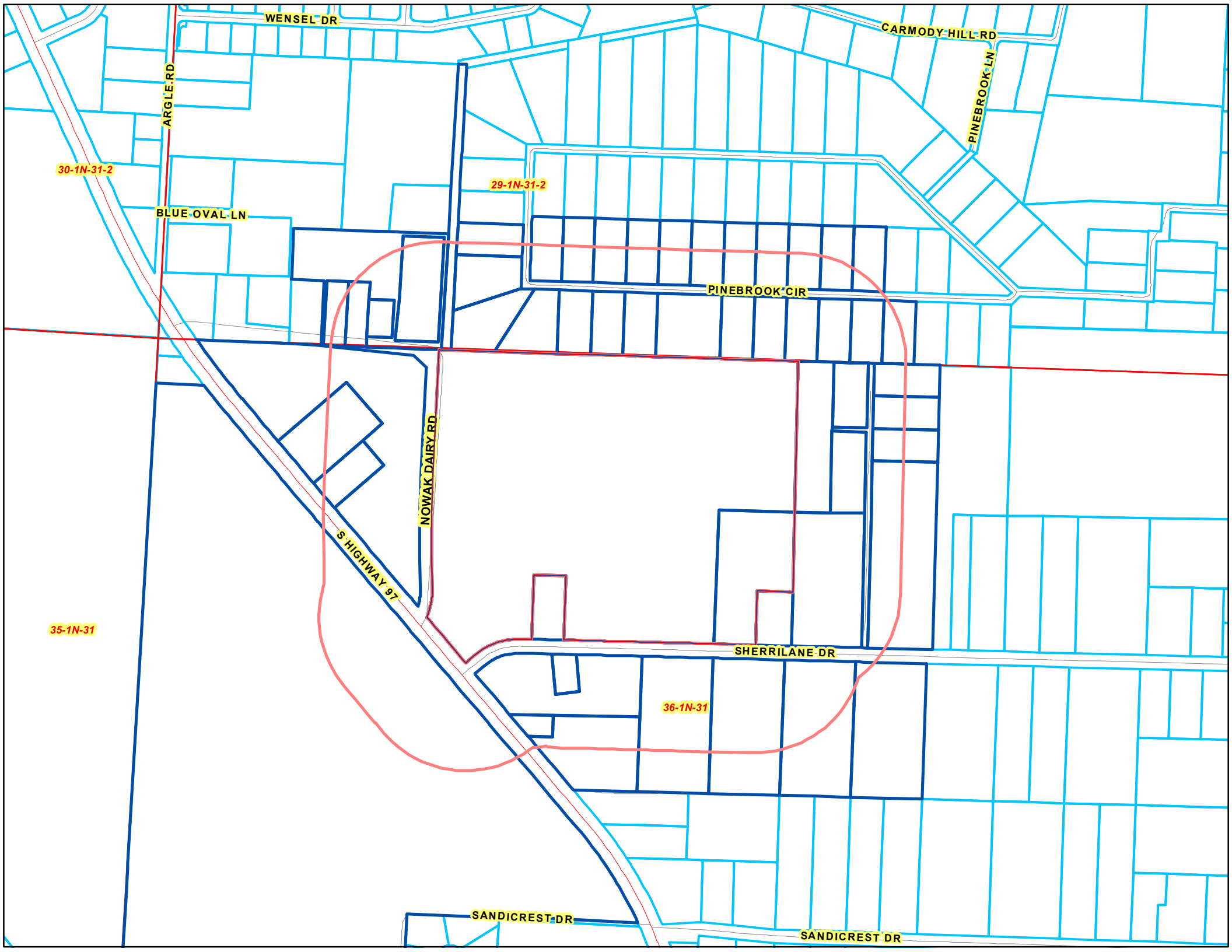
	2,117.50			
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		\$0.00		
--	--	--------	--	--

				Balance Due on this/these Application(s) as of 11/20/2013
--	--	--	--	--

OWNER	MAILADDRESS	MAILCITY	MAILSTATE	MAILZIP
HARRIS TODD R	2610 NOWAK DAIRY RD	CANTONMENT	FL	32533
HAUBRICH NICHOLAS R & ELLEN R	5975 ARCH AVE	PENSACOLA	FL	32526
KILPATRICK GREGORY E &	602 PINEBROOK CIR	CANTONMENT	FL	32533
MILLER JAMES R	618 PINEBROOK CIR	CANTONMENT	FL	32533
HESTER WILLIAM C &	634 PINEBROOK CIR	CANTONMENT	FL	32533
CRAWFORD FRANKLIN C &	650 PINEBROOK CIR	CANTONMENT	FL	32533
BENNEFIELD ROBERT M	664 PINEBROOK CIR	CANTONMENT	FL	32533
HOPE GEORGE III & MYNAM	6018 OAK HILL DR	AUSTELL	GA	30168
BROWN CHARLIE L & ROSE E	5518 SUNBURST LN	PENSACOLA	FL	32507
HALE ARTHUR & HALE MAGGIE	7781 CASTLEGATE DR	PENSACOLA	FL	32534
SEALE JAMES E &	1705 GARLIA CT	PENSACOLA	FL	32526
LEE RONALD J &	737 PINEBROOK CIR	CANTONMENT	FL	32533
MARKOWITZ JOHN P & CHERYL B	725 PINEBROOK CIR	CANTONMENT	FL	32533
MARKOWITZ JOHN &	725 PINEBROOK CIR	CANTONMENT	FL	32533
GRANAT CARTER S	697 PINEBROOK CIR	CANTONMENT	FL	32533
HOPKINS MARK A &	681 PINEBROOK CIR	CANTONMENT	FL	32533
BLANTON ALVIN &	9701 N OLD PALAFOX HWY	PENSACOLA	FL	32534
LINDHOLM JEFFREY L & REGINA F	7108 CEDAR RD	BOWIE	MD	20720
FELDMAN HAROLD P &	824 VALLEY RIDGE CIR	PENSACOLA	FL	32514
HARVEY ROBERT E JR	601 PINEBROOK CIR	CANTONMENT	FL	32533
THOMAS HOME CORPORATION	3158 GATEWAY LN	CANTONMENT	FL	32533
B & E HOLDINGS LLC	3000 W NINE MILE RD	PENSACOLA	FL	32534
KING FRED G & DARNEL M	553 PINEBROOK CIR	CANTONMENT	FL	32533
SMITH ALICE M	531 PINEBROOK CIR	CANTONMENT	FL	32533
JENKS THOMAS W &	2606 NOWAK DAIRY RD	CANTONMENT	FL	32533
JENKS CYNTHIA M &	2606 NOWAK DAIRY RD	CANTONMENT	FL	32533
JENKS THOMAS W	2606 NOWAK DAIRY RD	CANTONMENT	FL	32533
HURD PETER C & YUVONNE S	2662 SHERRILANE DR	CANTONMENT	FL	32533
CRAMER MARK A & MICHELLE L	2656 SHERRILANE DR	CANTONMENT	FL	32533
SCHAEFER THERESA F	3645 MOLAREE DR	PENSACOLA	FL	32503
BEATY KEVIN L &	1700 E HERNANDEZ ST	PENSACOLA	FL	32503
LAROSE ARTHUR J & MASAMI N	2646 SHERRILANE	CANTONMENT	FL	32533
HIGDON JERRY W JR	1971 JOSHUA DR	CANTONMENT	FL	32533
WARRIX SUN M	2642 SHERRILANE DR	CANTONMENT	FL	32533
STARATT JOANN Y	2662 SHERRILANE DR	CANTONMENT	FL	32533
THOMPSON JOANNA G LIFE EST	2780 HWY 97S	CANTONMENT	FL	32533
NOWAK JAMES E &	2664 SHERRILANE	CANTONMENT	FL	32533
AHALT SHANE A &	2634 SHERRILANE DR	CANTONMENT	FL	32533
HUDGENS JEFFREY D &	2700 SHERRILANE DR	CANTONMENT	FL	32533
BROWN SADIE I	2888 HWY 97 SOUTH	CANTONMENT	FL	32533
BROWN EDWARD D	2865 SHERRILANE	CANTONMENT	FL	32533
PYLE JAMES W & TITELLE C	2988 HWY 97 SOUTH	CANTONMENT	FL	32533
HENDERLY KARL F &	2715 SHERRILANE	CANTONMENT	FL	32533
FOX MERRIE S	2601 SHERRILANE DR	CANTONMENT	FL	32533
MCRAE T GREGORY & PATRICIA P	2950 HWY 97 S	CANTONMENT	FL	32533
NOWAK ETHEL PEACOCK	3160 SANDICREST DR	CANTONMENT	FL	32533

WELLS JAMES E & ROSE MARIE	2663 SHERRILANE DR	CANTONMENT	FL	32533
NOWAK ETHEL P	3160 SANDICREST DR	CANTONMENT	FL	32533
JENKS THOMAS WILLIAM II &	2612 NOWAK DAIRY RD	CANTONMENT	FL	32533



WENSEL DR

CARMODY HILL RD

ARGLE RD

PINEBROOK LN

30-1N-31-2

BLUE OVAL LN

29-1N-31-2

PINEBROOK CIR

NOWAK DAIRY RD

S HIGHWAY 97

35-1N-31

SHERRILANE DR

36-1N-31

SANDICREST DR

SANDICREST DR

## Planning Board-Rezoning

5. B.

**Meeting Date:** 01/07/2014  
**CASE :** Z-2013-27  
**APPLICANT:** Marty Donovan, Agent for Betty Jean Perkins, Owner  
**ADDRESS:** 6111 W. Nine Mile Road  
**PROPERTY REF. NO.:** 06-1S-31-3401-002-001  
MU-S, Mixed-Use  
**FUTURE LAND USE:** Suburban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 02/06/2014

---

### SUBMISSION DATA:

#### REQUESTED REZONING:

**FROM:** R-R, Rural Residential District (cumulative), Low Density

**TO:** C-1, Retail Commercial District (cumulative)

#### 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) Future Land Use Categories (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 .** 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. Allowed uses include Residential, Retail and Services, Professional Office, Recreational Facilities, and Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

**CPP FLU 1.5.3** New Development and Redevelopment in Built Areas. To promote

the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use 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 MU-S, Mixed Use Suburban as stated in CPP FLU 1.3.1; the densities and allowable uses are compatible to those provided for in the FLU category. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities infrastructure. While the uses in the proposed zoning category are allowed there would be limitations on the permitted residential density.

## **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.

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

A. Intent and purpose of district. This district is intended to be a single-family residential area of low density in a semi-rural or rural environment. This district is intended to provide a transition from urban to rural densities and agricultural uses. The maximum density is two dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in RR - rural residential areas located in the Airport/Airfield Environs.

**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.

#### **7.20.05. Retail commercial locational criteria (AMU-2, C-1, VM-2).**

A. Retail commercial land uses shall be located at collector/arterial or arterial/arterial intersections or along an arterial or collector roadway within one-quarter mile of the intersection.

B. They may be located along an arterial or collector roadway up to one-half mile from a collector/arterial or arterial/arterial intersection may be allowed provided all of the following criteria are met:

1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);
2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and Article 7;
3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;

4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision.
5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics.
- C. They may be located along an arterial or collector roadway more than one-half mile from a collector/arterial or arterial/arterial intersection without meeting the above additional requirements when one or more of the following conditions exists:
  1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips; or
  2. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

#### **7.01.06. Buffering between zoning districts and uses.**

- A. Zoning districts. The following spatial relationships between zoning districts require a buffer:
3. **C-1**, C-1PK, C-2 GBD or GMD districts, where they are adjacent to single-family or two-family districts (**RR**, SDD, R-1, R-1PK, R-2, R-2PK, R-3, V-1, V-2, V-3, V-5, VR-1, VR-2, PUD) or multiple-family and office districts (R-3PK, R-4, R-5, R-6, V-4, VM-1, VM-2, PUD), or agricultural districts (AG and VAG).

### **FINDINGS**

The proposed amendment **can be consistent** with the intent and purpose of the Land Development Code. While this parcel isn't directly adjacent to commercial zoning, there are C-1 properties nearby and the mix of non-conforming uses in the area pre-date zoning. In addition, it does meet the locational criteria and the proposed amendment would rectify the current legal, non-conforming use of the parcel.

### **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 R-R and C-1. There were 12 single-family homes, six mobile homes, four vacant properties, one salon and one vacant commercial building.

### **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.

**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 function of Nine Mile Road as a commercial corridor is reflected in the mix of zonings and uses along its length. The proposed amendment could result in a logical and orderly development pattern along this arterial road serving as a primary east/west route.

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**Attachments**

Z-2013-27

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Z-2013-27



ALOHA LN

BOO LN

CATTLE DR

BRIDLEWOOD RD

SUWANEE RD

REBEL RD

BEULAH RD

DARLENE CIR

ARCHAVE



W-NINE-MILE-RD

CHESTER DR

WILD-ROSE LN

BEULAH CHURCH RD

MOBILE-HWY

TISDALE LN

REBEL ACRES LN

PHELPS LN

RED RD



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

Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-27 LOCATION MAP

0 1,000 2,000 3,000  
Ft

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



R-R

R-R

R-R

C-1

W NINE MILE RD

R-R

R-R

R-R

R-R

REBEL RD

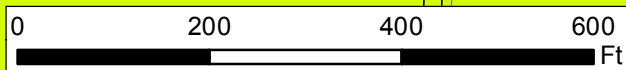
REBEL RD



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

Andrew Holmer  
Planning and Zoning Dept.

# Z-2013-27 500' RADIUS ZONING



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



MU-S

MU-S

MU-S

REBEL RD

W NINE MILE RD

MU-S

REBEL RD

MU-S

MU-S



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-2013-27 FUTURE LAND USE

0 200 400 600  
Ft

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



W NINE MILE RD

REBEL RD



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

Andrew Holmer  
Planning and Zoning Dept.

## Z-2013-27 AERIAL MAP

0 75 150 225  
Ft

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





# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2013-27  
CURRENT ZONING: RR PROPOSED ZONING: C-1

## PLANNING BOARD

DATE: 01/07/14 TIME: 8:30 AM

### LOCATION OF HEARING

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

## BOARD OF COUNTY COMMISSIONERS

DATE: 02/06/14 TIME: 5:45 PM

### LOCATION OF HEARING

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

PUBLIC NOTICE SIGN

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY





Looking North along Rebel Rd





Looking South across 9 Mile





Looking West along 9 Mile





Salon on site





Vacant Commercial on site



December 9, 2013

Ms. Allyson Cain  
Urban Planner II  
Development Services Department  
Escambia County  
3363 West Park Place  
Pensacola, Fl. 32505

RE: Rezoning Application  
Property Reference No: 06-1S-31-3401-002-001  
6111 West Nine Mile Road  
Pensacola, Fl. 32526

Dear Ms. Cain:

Attached is the rezoning application for the above referenced property from Rural Residential District (R-R) to Retail Commercial District (C-1).

Mr. Andrew Holmer, Senior Urban Planner, and owner's representative, Mr. Marty Donovan, had the pre-application meeting on December 4, 2013. During this meeting it was determined that the proposed rezoning complies with all six of the county's rezoning criteria.

It is significant to note that this property has always been utilized as a "commercial corner" in the Beulah community. There are three commercial buildings on the site with their most recent uses being an Automotive Repair Shop, a Neighborhood Grocery Store, and a Beauty Shop.

Please contact Marty Donovan, 850-382-6104, [marty@donovanrealty.com](mailto:marty@donovanrealty.com), if you need any information not contained in this application.

Respectfully submitted,



Mrs. Betty Jean Perkins  
Owner



Marty Donovan, Broker  
Donovan Realty, Inc.  
Owner's Agent



# Development Services Department

Escambia County, Florida

## APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

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

☐ Variance Request for: \_\_\_\_\_

☒ Rezoning Request from: R-R to: C-1

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

Owner(s) Name: BETTY JEAN PERKINS Phone: 850 944-2755

Address: 1260 FRANK REEDER RD 32526 Email: NONE

☒ 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: 6111 W NINE MILE RD. PENSACOLA, FL 32526

Property Reference Number(s)/Legal Description: 06-15-31-3401-002-001

SEE ATTACHED FOR LEGAL DESCRIPTION.

By my signature, I hereby certify that:

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

[Signature]  
Signature of Owner/Agent

MARTY DONOVAN  
Printed Name Owner/Agent

12/10/2013  
Date

[Signature]  
Signature of Owner

BETTY JEAN PERKINS  
Printed Name of Owner

Dec 10, 2013  
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10 day of December 20 13,  
by Marty Donovan ; Betty Jean Perkins

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: \_\_\_\_\_

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

FAITH H. WOODS  
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 #:

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): 06-15-31-3401-002-001

Property Address: 6111 W. NINE MILE RD  
PENSACOLA, FL 32526

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 10<sup>TH</sup> DAY OF DECEMBER, YEAR OF 2013.

✓ Betty Jean Perkins  
Signature of Property Owner

BETTY JEAN PERKINS  
Printed Name of Property Owner

Dec 10, 2013  
Date

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

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

\_\_\_\_\_  
Date





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #:

## AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6111 W. NINE MILE RD PENSACOLA, FL 32526  
Florida, property reference number(s) 06-15-31-3401-002-001

I hereby designate MARTY DONOVAN, DONOVAN REALTY, INC. 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 10<sup>TH</sup> day of DECEMBER the year of,  
2013, 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: MARTY DONOVAN  
DONOVAN REALTY, INC. Email: marty@donovanrealty.com  
Address: 223 E. GOVERNMENT ST. Phone: 850 382-6104  
PENSACOLA, FL 32502

Betty J. Perkins  
Signature of Property Owner

BETTY JEAN PERKINS  
Printed Name of Property Owner

Dec 10 2013  
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10 day of December 20 13,  
by Betty Jean Perkins.

Personally Known ☐ OR Produced Identification ☐. Type of Identification Produced: Id. D.L

Faith H Woods  
Signature of Notary

FAITH H WOODS  
Printed Name of Notary

(Notary Seal)



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





# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

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

## APPLICATION ATTACHMENTS CHECKLIST

- N/A 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.
- N/A 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: \_\_\_\_\_

Escambia County Tax Collector

Tax Record

Last Update: 12/9/2013 4:03:27 PM CST

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	
09-0292-000		REAL ESTATE		2013	
Mailing Address		Property Address			
PERKINS BETTY JEAN		6111 W NINE MILE RD			
7260 FRANK REEDER RD					
PENSACOLA FL 32526		GEO Number			
		061S31-3401-002-001			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		06			
Legal Description (click for full description)					
061S31-3401-002-001 6111 W NINE MILE RD BEG AT AN IRON ROD AT INTER OF					
E LI OF SE1/4 OF SW1/4 OF SEC AND N R/W LI OF NINE MILE RD W ALG R/W					
LI 313 07/100 FT N 00 DEG 46 MIN W 208 71/100 FT TO AN IRON ROD N 89					
DEG 47 MIN E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165	77,365	0	\$77,365	\$511.89
PUBLIC SCHOOLS					
By Local Board	2.2480	77,365	0	\$77,365	\$173.92
By State Law	5.3090	77,365	0	\$77,365	\$410.73
SHERIFF	0.6850	77,365	0	\$77,365	\$53.00
M.S.T.U. LIBRARY	0.3590	77,365	0	\$77,365	\$27.77
WATER MANAGEMENT	0.0400	77,365	0	\$77,365	\$3.09
Total Millage		15.2575	Total Taxes	\$1,180.40	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
NFP	FIRE - 595-4960	\$112.00			
Total Assessments				\$112.00	
Taxes & Assessments				\$1,292.40	
If Paid By		Amount Due			
12/31/2013		\$1,253.63			
1/31/2014		\$1,266.55			
2/28/2014		\$1,279.48			
3/31/2014		\$1,292.40			
4/30/2014		\$1,331.17			
Prior Year Taxes Due					



REZONING APPLICATION  
LEGAL DESCRIPTION  
generated on 12/9/2013 4:04:24 PM CST  
BETTY JEAN PERKINS  
6111 W. NINE MILE RD.  
32526

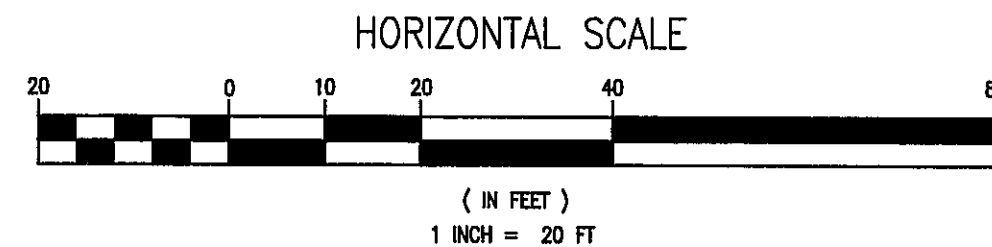
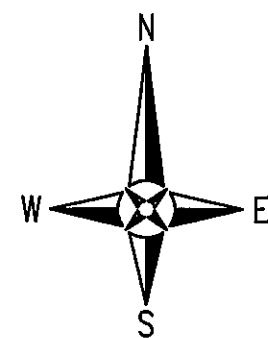
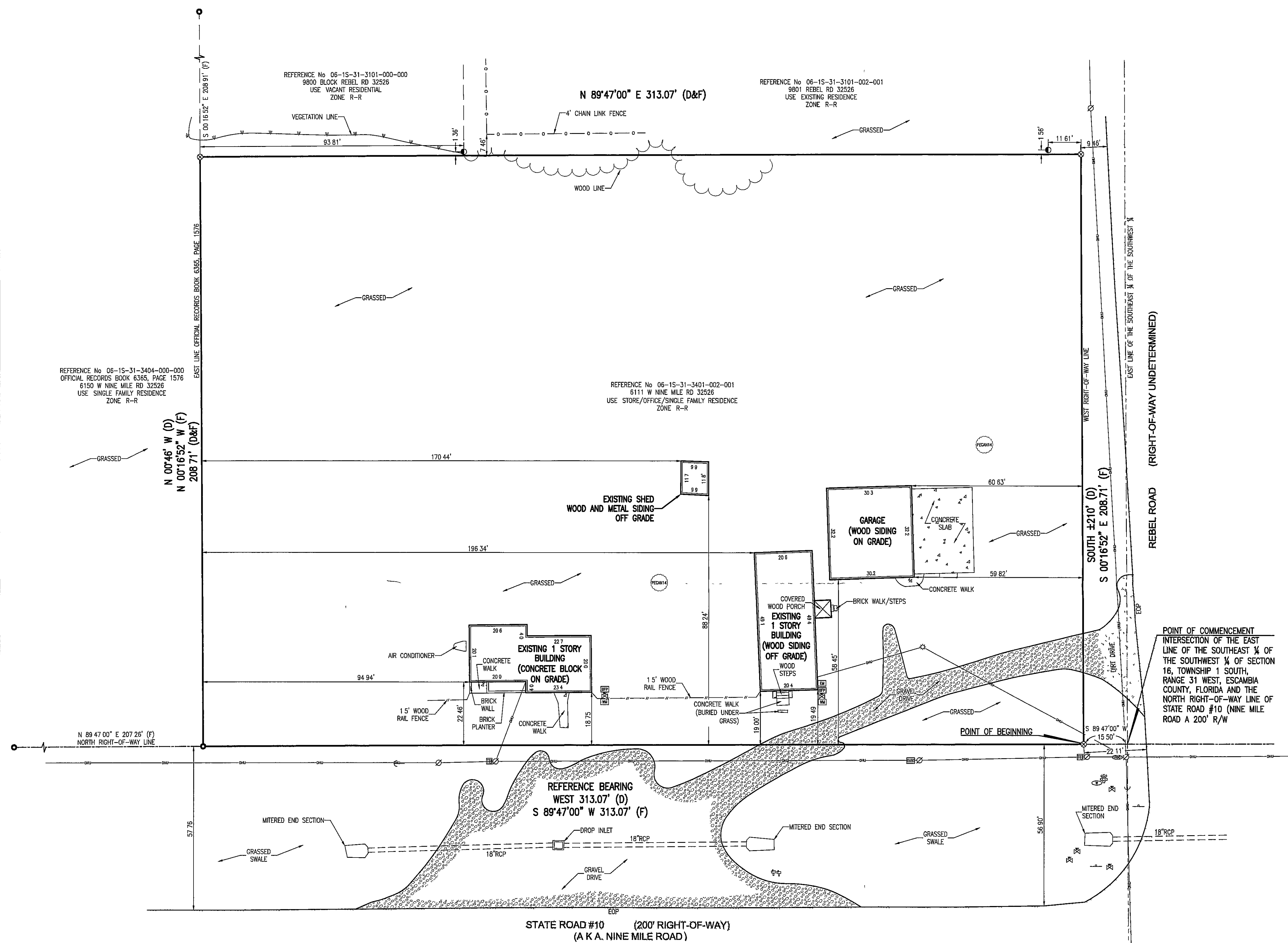
Legal Desc.

Last Update: 12/9/2013 5:04:24 PM

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
09-0292-000	REAL ESTATE	2013
Legal Description (click for full description)		
BEG AT AN IRON ROD AT INTER OF E LI OF SE1/4 OF SW1/4 OF SEC AND N R/W LI OF NINE MILE RD W ALG R/W LI 313 07/100 FT N 00 DEG 46 MIN W 208 71/100 FT TO AN IRON ROD N 89 DEG 47 MIN E PARL TO SD R/W LI 313 07/100 FT MORE OR LESS TO W R/W LI OF COUNTY RD S ALG W R/W LI 210 FT MORE OR LESS TO N R/W LI OF NINE MILE RD W ALG N R/W LI OF HWY 15 5/10 FT MORE OR LESS TO POB OR 4114 P 1262 OR 6182 P 893		



#### DESCRIPTION

OFFICIAL RECORDS BOOK 4114, PAGE 1262

BEGIN AT AN IRON ROD AT THE INTERSECTION OF THE E LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, T1S, R31W, AND THE NORTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY #10 (NINE MILE ROAD), THENCE W ALONG SAID RIGHT-OF-WAY LINE 313.07 FEET, THENCE N 00 46' W 208.71 FEET TO AN IRON ROD, THENCE N 89 47' E PARALLEL TO SAID RIGHT-OF-WAY LINE 313.07 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF A COUNTY ROAD, THENCE S ALONG SAID WEST RIGHT-OF-WAY LINE 210 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY #10, THENCE W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 15.5 FEET MORE OR LESS TO THE POINT OF BEGINNING

MORE PARTICULARLY DESCRIBED AS FOLLOWS

#### DESCRIPTION

AS PREPARED BY REBOL-BATTLE & ASSOCIATES

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE NORTH RIGHT-OF-WAY (R/W) LINE OF STATE ROAD #10 (NINE MILE ROAD A 200' R/W), THENCE PROCEED SOUTH 89 47' 00" WEST ALONG SAID NORTH R/W LINE FOR A DISTANCE OF 15.50 FEET TO THE WEST R/W LINE OF REBEL ROAD (R/W UNDETERMINED) AND THE POINT OF BEGINNING, THENCE CONTINUE LAST COURSE PROCEED SOUTH 89 47' 00" WEST ALONG SAID NORTH R/W LINE FOR A DISTANCE OF 313.07 FEET TO A CAPPED IRON ROD (STAMPED "ELSI") AT THE EAST LINE OF THE PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK (O R ) 6365, AT PAGE 1576, OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY, THENCE DEPARTING SAID NORTH R/W LINE, PROCEED NORTH 00 46' WEST ALONG THE EAST LINE OF SAID O R 6365, PAGE 1576 FOR A DISTANCE OF 208.71 FEET, THENCE DEPARTING SAID EAST LINE, PROCEED NORTH 89 47' 00" EAST FOR A DISTANCE OF 313.07 FEET TO THE AFORESAID WEST R/W LINE OF REBEL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4114, AT PAGE 1262, THENCE PROCEED SOUTH 00 46' EAST ALONG SAID WEST R/W LINE FOR A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING LYING IN AND BEING A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 1.50 ACRES MORE OR LESS

#### GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE DEED BEARING OF SOUTH 89 47' WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NINE MILE ROAD AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 4114, PAGE 1262, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION
- NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY
- THE DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4114, AT PAGE 1262 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA HAS APPARENT ERRORS AND DOES NOT MATHEMATICALLY CLOSE, THEREFORE A NEW DESCRIPTION OF THE SUBJECT PROPERTY HAS BEEN WRITTEN BY REBOL-BATTLE & ASSOCIATES BASED UPON THE PREVIOUS DESCRIPTION
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTERS
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C02706, EFFECTIVE DATE OF SEPTEMBER 29, 2006
- VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON
- VISIBLE UTILITIES ARE AS SHOWN HEREON UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP

#### SURVEYOR'S CERTIFICATE

THE SURVEY SHOWN HEREON WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 050, 5J-17 051 & 5J-17 052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF

BY *Mark A. Norris*  
MARK A. NORRIS  
FLORIDA REGISTRATION No 6211

12/18/2013  
DATE

#### BOUNDARY SURVEY

PROJECT NO 2013 173  
DRAWN BY CBD  
CHKD BY MAN  
SCALE 1" = 20'  
F B 14-01  
PG 3-4  
DATE 12-18-2013

PREPARED FOR MS BETTY JEAN PERKINS  
REQUESTED BY MR. MARTY DONOVAN / DONOVAN REALTY

#### 6111 WEST NINE MILE ROAD

A PORTION OF  
SECTION 6 TOWNSHIP 1 SOUTH  
COUNTY ESCAMBIA  
RANGE 31 WEST  
STATE FLORIDA

NO	DATE	APPR	REVISION/ACTION TAKEN

PROJECT NO	2013 173
DRAWN BY	CBD
CHKD BY	MAN
SCALE	1" = 20'
F B	14-01
PG	3-4
DATE	12-18-2013

PREPARED FOR	MS BETTY JEAN PERKINS
REQUESTED BY	MR. MARTY DONOVAN / DONOVAN REALTY

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
201 N Ninth Avenue, Suite 300  
Tallahassee, Florida 32301  
Telephone 850 438 0400 Fax 850 438 0448  
EB 00006567 LB 7916

NOT VALID WITHOUT THE  
SIGNATURE AND SEAL  
OF A FLORIDA LICENSED  
SURVEYOR





**Development Services Department  
Building Inspections Division**

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

## RECEIPT

Receipt No. : **596058**

Date Issued. : 12/10/2013

Cashier ID : KLHARPER

Application No. : PRZ131200027

Project Name : Z-2013-27

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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**Check**

1533

\$1,270.50

App ID : PRZ131200027

**\$1,270.50**

Total Check

Received From : BETTY J PERKINS

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
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PRZ131200027

688085

1,270.50

\$0.00

6111 W NINE MILE RD, PENSACOLA, FL, 32526

**Total Amount :**

**1,270.50**

**\$0.00**

Balance Due on this/these  
Application(s) as of 12/11/2013

PERKINS BETTY JEAN  
7260 FRANK REEDER RD  
PENSACOLA, FL 32526

MAINE JAMES M &  
6270 W NINE MILE RD  
PENSACOLA, FL 32526

MILLICAN EVA G  
9811 REBEL RD  
PENSACOLA, FL 32526

MULLINS LARRY W &  
6260 W NINE MILE RD  
PENSACOLA, FL 32526

BUFFKIN DWIGHT W  
6140 W NINE MILE RD  
PENSACOLA, FL 32526

KELLER TERRY A  
6150 W NINE MILE RD  
PENSACOLA, FL 32526

KELLER DAVID C & LOIS  
6160 W NINE MILE RD  
PENSACOLA, FL 32526

MILLICAN EVA  
9811 REBEL RD  
PENSACOLA, FL 32526

YOUNG ROGER H &  
PO BOX 12345  
PENSACOLA, FL 32591

COASTAL AIRPORT  
6001 W NINE MILE RD  
PENSACOLA, FL 325265252

US BANK NATIONAL ASSOCIATION  
SUCCESSOR TRUSTEE  
8521 FALLBROOK AVE  
WEST HILLS, CA 91304

ELKINS MARLIN A TRUSTEE FOR  
9725 REBEL RD  
PENSACOLA, FL 32526

RAWSON JANICE L PADGETT  
9801 REBEL RD # 2  
PENSACOLA, FL 32526

BLEDSON LONNIE R & BETTY H  
9806 REBEL RD  
PENSACOLA, FL 32526

BARNES RAY M & SARA ANN  
6030 W NINE MILE RD  
PENSACOLA, FL 32526

SALADINO GARY & HAZEL  
9804 REBEL RD  
PENSACOLA, FL 32526

SHANHOLTZER YOLI  
1242 GANGES TRL  
GULF BREEZE, FL 32561

CORRIN ANN CARO  
6131 W NINE MILE RD  
PENSACOLA, FL 32526

FILES GREGORY S  
9802 REBEL RD  
PENSACOLA, FL 32526

ROMINGER TERESA DARLENE  
6177 W NINE MILE RD  
PENSACOLA, FL 32526

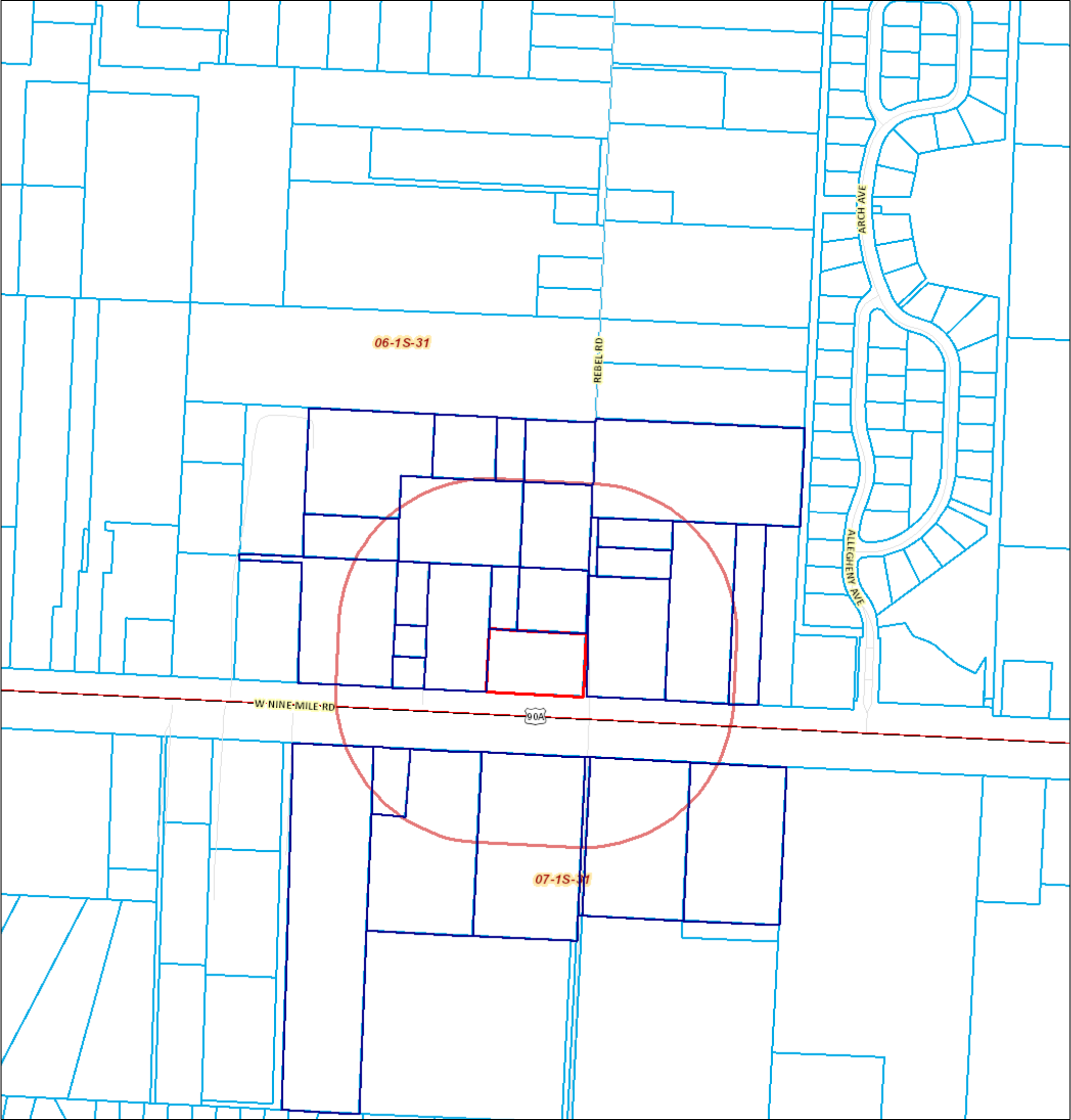
COBB SHARON C &  
6135 W NINE MILE RD  
PENSACOLA, FL 32526

FIORENTINO ANTONY E  
6001 W NINE MILE RD  
PENSACOLA, FL 32526

CASSOUTT JAMES M & CINDY L  
24091 COUNTY RD 83  
ROBERTSDALE, AL 36567



# Chris Jones Escambia County Property Appraiser



December 11, 2013

1:3,905

- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line

