

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
September 2, 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-2014-13

Applicant: Tim Kelly and Debra Perry, Owners
Address: 1170 Blue Oval Lane
Property Size: 3.54 (+/-) acres
From: V-1, Villages Single Family Residential District (one du/acre)
To: VR-2, Villages Rural Residential District (one du/.75 acres)

B. Z-2014-14

Applicant: Christopher Carmen, Agent for David and Andrea Saguan, Owners
Address: 8400 Blk Cedar Springs Road
Property Size: 25.34 (+/-) acres
From: VAG-1, Villages Agriculture District (five du/100 acres on one acre parcels)
To: VAG-2, Villages Agriculture District (one du/five acres)

C. Z-2014-16

Applicant: Wiley C. "Buddy" Page, Agent for Daniel and Rhonda Cobb, Owners

Address: 2840 Pine Forest Road
Property Size: 12.23 (+/-) acres
From: VR-2 Villages Rural Residential District (one du/ 0.75 acre)
To: V-3 Villages Single-family Residential District (five du/acre)

D. Z-2014-18

Applicant: Wiley C. "Buddy" Page, Agent for Doris Minchew, Owner
Address: 7170 Blue Angel Parkway
Property Size: 4.66 (+/-) acres
From: R-R, Rural Residential (cumulative) (two du/acre)
To: C-1, Retail Commercial District (cumulative) (25 du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 09/02/2014
CASE : Z-2014-13
APPLICANT: Tim Kelly and Debra Perry, Owners
ADDRESS: 1170 Blue Oval Lane
PROPERTY REF. NO.: 29-1N-31-3301-000-000
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: NA
BCC MEETING DATE: 10/09/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: V-1, Villages Single-Family Residential District (one du/acre)

TO: VR-2, Villages Rural Residential District (one du/.75 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.

FINDINGS

The proposed amendment to VR-2 **is consistent** with the intent and purpose of FLU category

MU-S as stated in CPP FLU 1.3.1. The current future land use allows for residential uses and promotes compatible infill development.

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 rezoning request to VR-2 **is consistent** with the intent and purpose of the zoning district. The VR-2 designation reflects more affordable lot sizes for single family development although rezoning to a category with larger lot size requirements would be more consistent with the neighboring parcels currently zoned VR-1. The VR-1 and VR-2 districts allows for agricultural, farm animals, and other agricultural related activities.

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 surrounding parcels are zoned VR-1, VAG-2, and V-1. The current zoning of the subject parcel is V-1 with a density of one dwelling unit per acre and the requested zoning to VR-2 has a density of one dwelling unit per .75 acres. Keeping consistent with the the surrounding zoning, a VR-1 zoning would be more compatible, allowing one dwelling unit per four acres and would be consistent with the current densities in the area, having more allowable uses including farm animals and agricultural-related activities.

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). The subject parcel was rezoned in 2005 from VAG-2 to V-1 at which time the large parcel was split and sold, making the existing parcels smaller and unable to go back to the original zoning designation of VAG-2 because of density.

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.

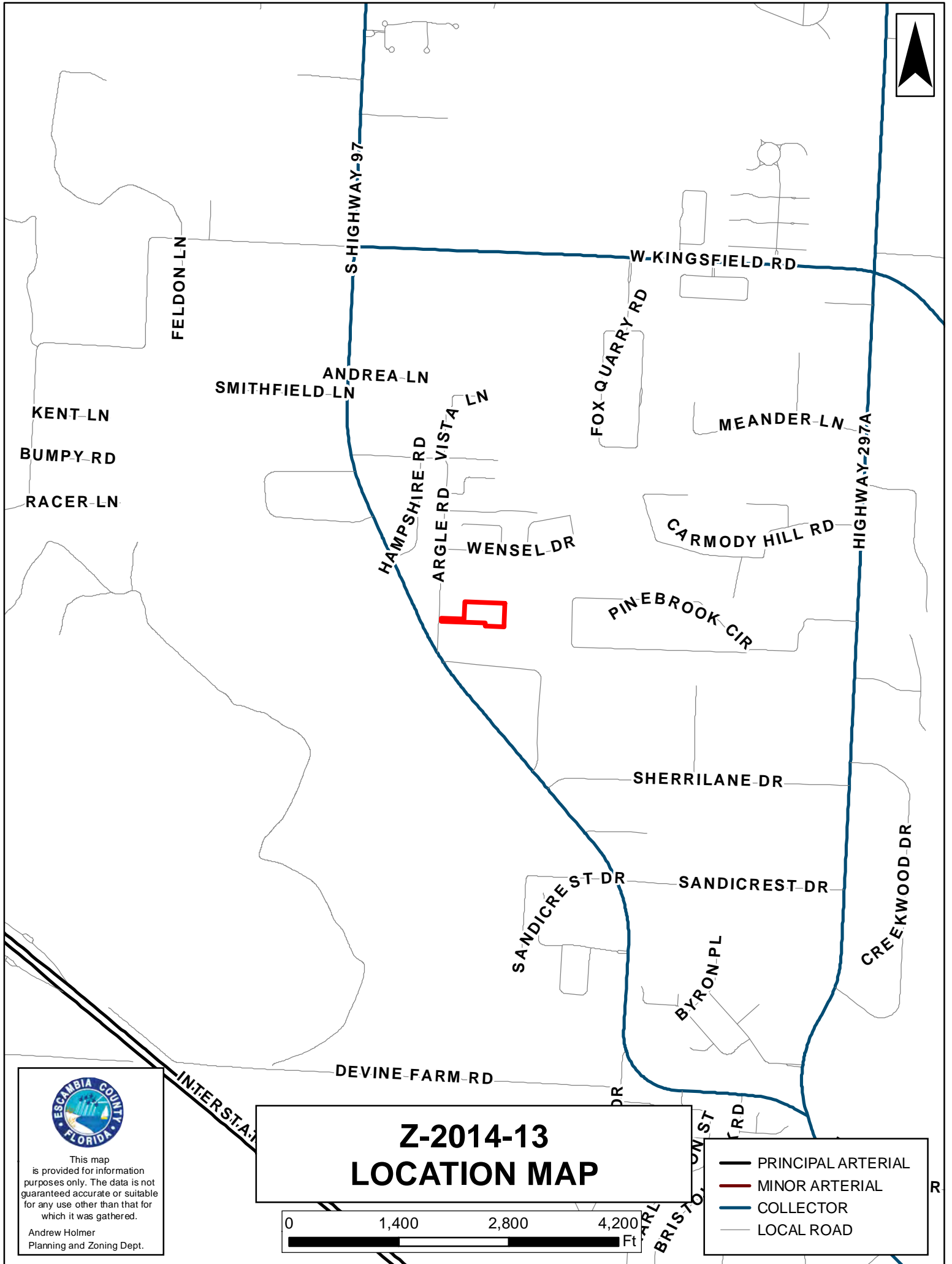
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The use on the subject parcel is residential reflecting rural development patterns, which is consistent with the surrounding residential uses.

Attachments

Z-2014-13

Z-2014-13



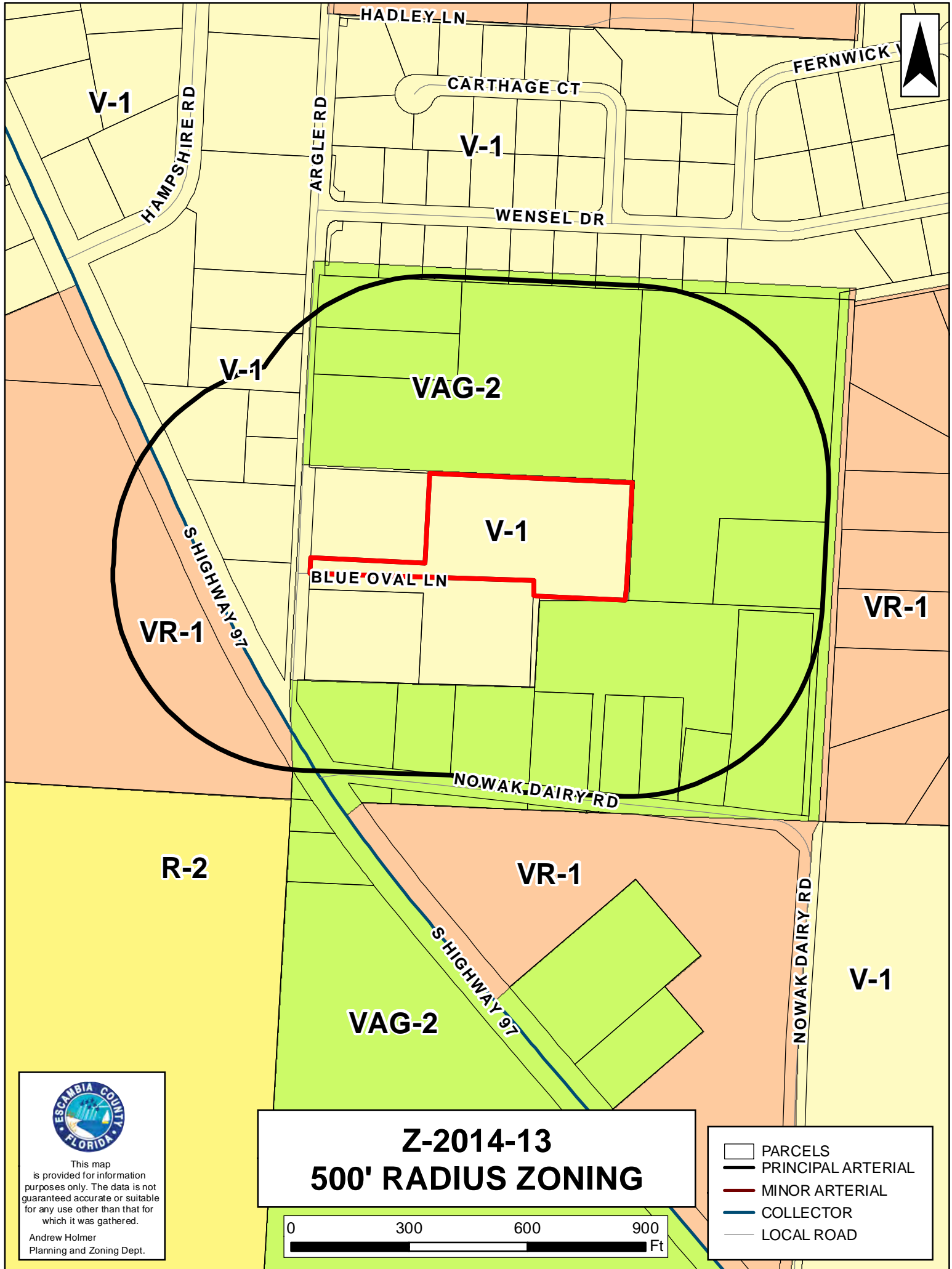
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-13 LOCATION MAP

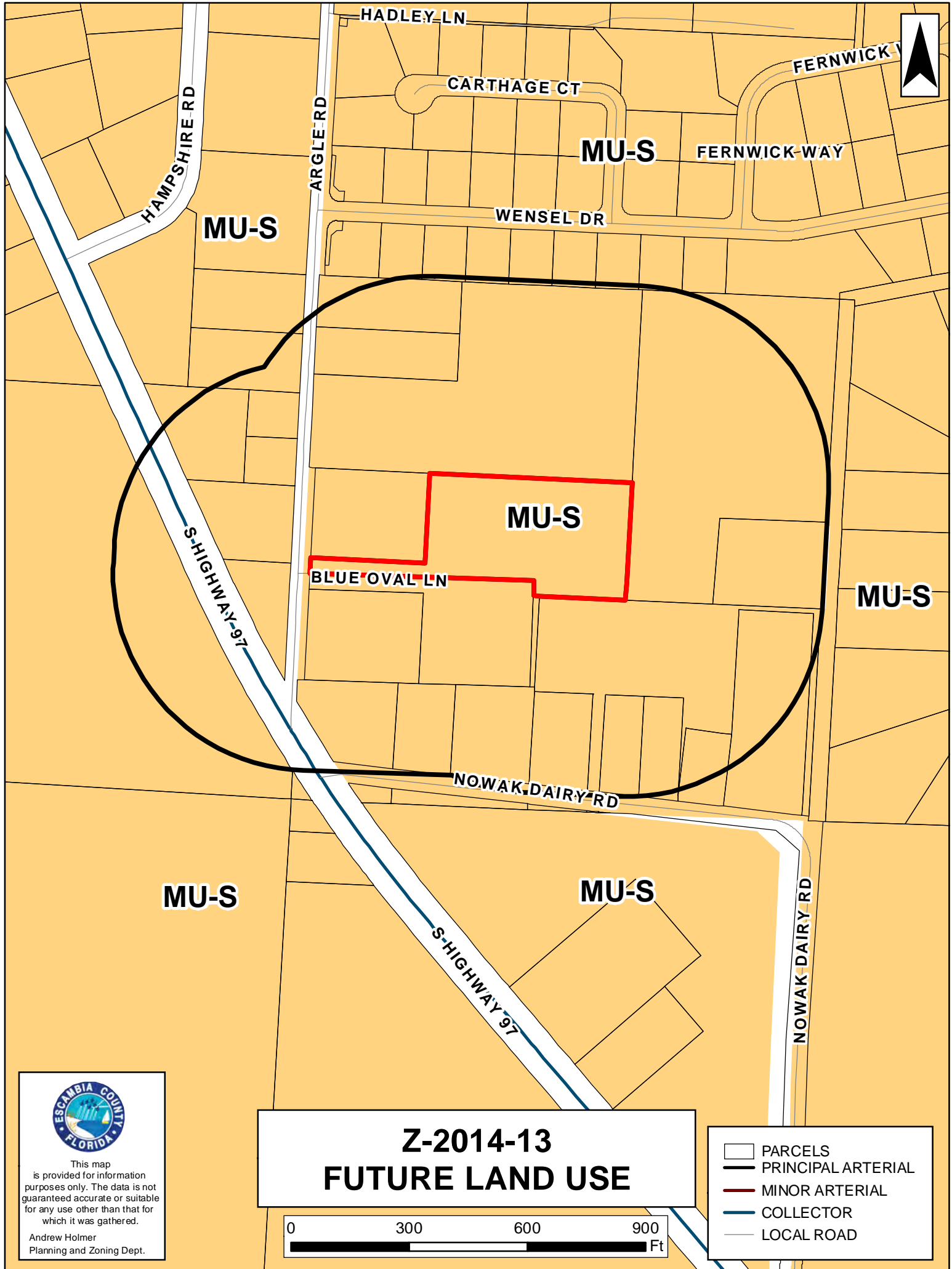
0 1,400 2,800 4,200 Ft

- 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-2014-13 FUTURE LAND USE

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

0 300 600 900
Ft



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.



ARGLE RD

S-HIGHWAY-97

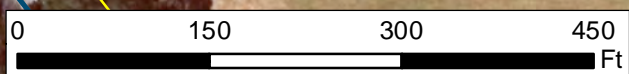
NOWAK DAIRY RD



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-2014-13 AERIAL MAP



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

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2014-13

CURRENT ZONING: V-1 **PROPOSED ZONING:** VR-2

PLANNING BOARD

DATE: 09/02/14 **TIME:** 8:30 AM

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 194 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/09/14 **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 904-3475 OR VISIT
WWW.WYECOMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Subject Property



Left side of subject property at the end of Blue Oval Lane



Looking onto the right side of subject property



Looking as adjoining parcel



Another view of adjoining parcel

A photograph showing a wide, paved asphalt road that curves slightly to the right. The road is flanked by green grass. In the background, there is a dense line of trees, including several tall pine trees. A white vehicle, possibly a van or small truck, is visible on the road in the distance. The sky is clear and blue.

Looking from subject property toward Hwy 97



Looking across Blue Oval Lane from subject property



Looking from subject property across Blue Oval Lane

1170 Blue Oval Lane
Cantonment, FL 32533
July 15, 2014

Dear Members of the Planning Board,

We are writing to you to request that our property be rezoned from the current V-1 to VR-2. We recently bought our home and moved here from Kentucky. Our property was originally agricultural and was rezoned to V-1 when the previous owner bought the lot and split it into four separate properties in 2005. Our lot is the largest, at just over three and a half acres. To address the specific criteria:

1. The lot was originally VAG-2. It cannot be zoned back to that due to the size of the lot now. VR-2 or VR-3 would allow for farm animals and still be conforming due to lot size and density. There are several lots around us that are still agricultural, so we would fit in with the surrounding zones.
2. By rezoning to VR-2, we would be consistent with the Land Development Code due to the size of the lot.
3. Rezoning would keep us compatible with the existing and proposed uses in the area, which are agricultural and residential.
4. There are no changed conditions which would impact the amendment or properties.
5. There would be no ill effects on the natural environment. In fact, our intent is to keep it as natural as possible, conserving the trees and woodlands as much as we can.
6. The proposed change would still be logical and orderly, consistent with the surrounding properties. We certainly have no desire to either have a more dense population pattern or commercial property in the neighboring areas.

In conclusion, we would respectfully request that our property be rezoned to VR-2. Thank you for considering our proposal.

Sincerely,



Debra Perry and Tim Kelly



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: V-1 to: VR2

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

Owner(s) Name: Tim Kelly + Debra Perry Phone: 850-968-0495

Address: 1170 Blue Oval Ln, Cantonment FL 32533 Email: kittiesmom@aol.com

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

Property Address: 1170 Blue Oval Ln, Cantonment FL 32533

Property Reference Number(s)/Legal Description: 29-1N-31-3301-000-000

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.

Signature of Owner/Agent

Debra Perry
Printed Name Owner/Agent

7-14-14
Date

Signature of Owner

Timothy C. Kelly
Printed Name of Owner

7-14-14
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14th day of July, 20 14, by Tim + Debra Perry.

Personally Known ☐ Or Produced Identification ☒



Signature of Notary

Margaret A. Cain
Notary Public - State of Florida
My Comm. Expires Nov 11, 2017
Commission # FF 069473

Printed Name of Notary

Kentucky
License P98-130-611 Exp 5-2018
Kentucky K98-129-784 Exp. 8-2014

FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-13

Meeting Date(s): PB 9/2/14, BCC 10/9/14 Accepted/Verified by: A. Cain

Date: 7/14/14

Fees Paid: \$1,220.50

Receipt #:

Permit #: PR2140700014



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-13

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 29-1N-31-3301-000-000

Property Address: 1170 Blue Oval Lane, 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 14th DAY OF July, YEAR OF 2014.

Signature of Property Owner

Debra Perry
Printed Name of Property Owner

7-14-14
Date

Signature of Property Owner

Timothy C. Kelly
Printed Name of Property Owner

7-14-14
Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-13

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)

THIS INSTRUMENT PREPARED BY AND RETURN TO

SURETY LAND TITLE OF FLORIDA, LLC

2600 N 12th Avenue

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number 29-1N-31-3301-000-000

This is to certify that this is a true and correct
copy of the original of this instrument.
Surety Land Title of Florida, LLC

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of May, 2014 by Stephen E. Neshem and Veronica S. Neshem, husband and wife, whose post office address is 2460 Argle Road, Cantonment, FL 32533 herein called the grantors, to Debra Perry and Timothy S. Kell as joint tenants with rights of survivorship whose post office address is 1170 Blue Oak Lane Cantonment FL 32533, hereinafter called the Grantees

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

WITNESSETH. That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz

See attached Exhibit "A" for legal description

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter

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

TO HAVE AND TO HOLD, the same in fee simple forever

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Stephen E. Neshem

Veronica S. Neshem

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28 day of May, 2014 by Stephen E. Neshem and Veronica S. Neshem who are personally known to me or have produced drivers license as identification

PATRICIA A. SNELGROVE
SEAL MY COMMISSION #EE75127
EXPIRES APRIL 10, 2015
Notary Public-State of Florida

Notary Public

Printed Notary Name

My Commission Expires

EXHIBIT "A"

LOT 2 (UNRECORDED SUBDIVISION ARGLE ROAD)

COMMENCING AT A 4 INCH ROUND CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 00 DEGREES 32 MINUTES 43 SECOND WEST ALONG THE WEST LINE OF SAID SECTION 29 FOR A DISTANCE OF 848 10 FEET, THENCE DEPARTING SAID WEST LINE OF SECTION 29, GO NORTH 88 DEGREES 37 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 319 00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 37 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 504 01 FEET, THENCE GO SOUTH 00 DEGREES 42 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 304 29 FEET, THENCE GO SOUTH 88 DEGREES 37 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 225 52 FEET, THENCE GO NORTH 00 DEGREES 42 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 34 31 FEET, THENCE GO SOUTH 88 DEGREES 37 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 569 25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARGLE ROAD, THENCE GO NORTH 00 DEGREES 32 MINUTES 43 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 40 00 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE GO NORTH 88 DEGREES 37 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 290 00 FEET, THENCE GO NORTH 00 DEGREES 32 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 230 00 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

SUBJECT TO A 40 00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AS FOLLOWS

THE WEST 340 00 FEET OF THE SOUTH 40 00 FEET

File No 1405-185

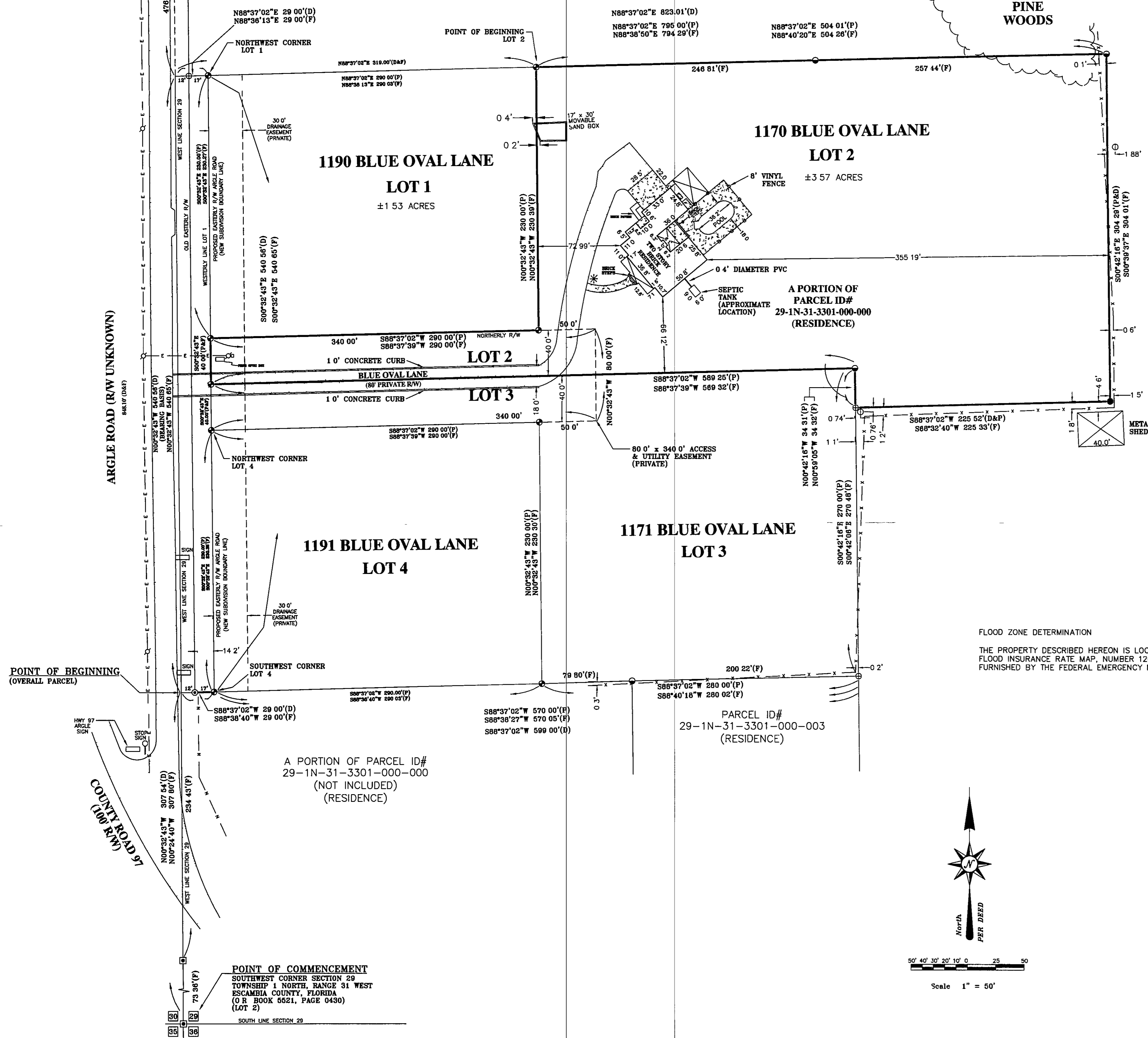
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE
SECTION 29
(NOT FOUND)

EMPIRE

LAND SURVEYING
INC

A PORTION OF PARCEL ID#
29-1N-31-3301-000-000
(NOT INCLUDED)
(VACANT & CLEARED)

BOUNDARY SURVEY 1170 BLUE OVAL LANE A PORTION OF SECTION 29 TOWNSHIP 1 NORTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA



CLIENT KELLY/PERRY

BEARING BASIS EASTERLY R/W ARGLE ROAD N00°32'43"W (D)

TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS

GENERAL NOTES

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY

TIMOTHY C KELLY

DEBRA L PERRY

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

TIMOTHY C KELLY AND DEBRA L PERRY
WESTCOR LAND TITLE
SURETY LAND TITLE OF FLORIDA, LLC
BRANCH BANKING AND TRUST COMPANY

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745--FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

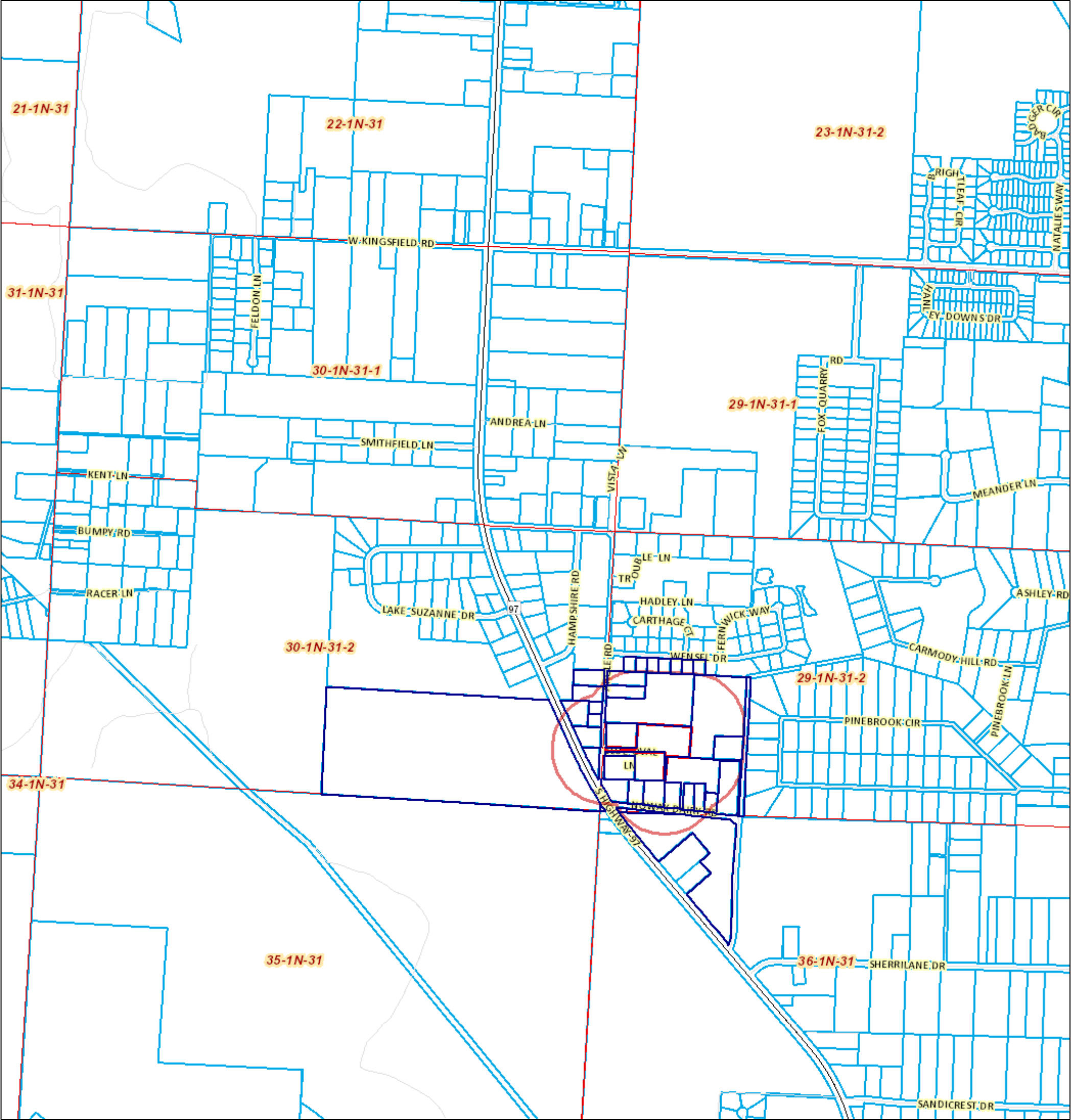
REVISIONS	FIELD BOOK	DATE	REVISIONS	FIELD BOOK	DATE
B1) CORRECT CONTOURS	N/A	06/20/06	2-R1) ADDRESS REVISION	N/A	06/05/07
1) LEGAL OF OLD RIGHT-OF-WAY	N/A	06/08/07	2-R2) ACREAGE REVISION	N/A	07/18/07
R1) LEGAL & SKETCH	N/A	06/21/07	3-A) UPDATE	DWG	05/20/14
2.) FOUNDATION	117/34	06/28/07	ENCROACHMENTS		

BARB WIRE FENCE, AND SAND BOX

SURVEYORS CERTIFICATE	
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE, THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.	
PROFESSIONAL SURVEYOR AND MAPPER, NO 5768, STATE OF FLORIDA	MAY 20, 2014 LELAND M. EMPIE, P.S.M

SCALE 1" = 50'
FIELD DATE 06/05/07
ORDER NO 21
FIELD BOOK AND DATA

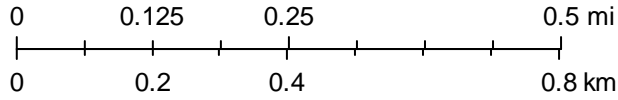
Chris Jones Escambia County Property Appraiser



July 14, 2014

1:11,158

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



NESHEM STEPHEN E & VERONICA S
1170 BLUE OVAL
CANTONMENT, FL 32533

NORRIS WILL EST OF
3852 LAKE LYNN DR
GRETNA, LA 70056

NELSON JOSEPH B &
2640 NOWAK DAIRY RD
CANTONMENT, FL 32533

GOODLANDER BEVERLY J
2600 NOWAK DAIRY RD
CANTONMENT, FL 32533

BANK OF AMERICA N A
2610 NOWAK DAIRY RD
CANTONMENT, FL 32533

DAVIS ROBERT N &
5831 DAHOON DR
PENSACOLA, FL 32526

JENKS CYNTHIA M &
2606 NOWAK DAIRY
RD+CANTONMENT, FL 32533

GOODLANDER JEFFERY M
2590 NOWAK DAIRY
RD+CANTONMENT, FL 32533

BROWN BARBARA ANN SILCOX
2459 ARGLE RD
CANTONMENT, FL 32533

ROBERTS JERRY K & PATRICIA L
2483 ARGLE RD
CANTONMENT, FL 32533

HENRY THOMAS
3158 GATEWAY LN
CANTONMENT, FL 32533

ODOM JAMES R &
2508 HWY 97 S
CANTONMENT, FL 32533

BOWEN BRETT
2511 ARGLE RD
CANTONMENT, FL 32533

MAYBERRY DEWEY S &
2540 HWY 97 SOUTH
CANTONMENT, FL 32533

BRAGG TIMOTHY L & NATALIE M
2570 HWY 97 SOUTH
CANTONMENT, FL 32533

LEE JAMES R
2501 ARGLE RD
CANTONMENT, FL 32533

GOODLANDER JEFFREY M &
2590 NOWAK DAIRY RD
CANTONMENT, FL 32533

JACKSON LARRY W
1191 BLUE OVAL LN
CANTONMENT, FL 32533

MOORE JOHN L JR & PATRICIA
1190 BLUE OVAL LN
CANTONMENT, FL 32533

DEMMON HARRY J JR &
8800 PINE FOREST RD # 12102
PENSACOLA, FL 32534

JBL PROPERTIES LTD
3800 AIRPORT BLVD STE 200
MOBILE, AL 36608

EVANS JEREMY &
1175 WENSEL DR
CANTONMENT, FL 32533

WARNOCK ALBERT M III &
1187 WENSEL DR
CANTONMENT, FL 32533

JENKS BRYANT H JR
291 COUNTY ROAD 462
VARDAMAN, MS 38878

JENKS THOMAS WILLIAM II &
2612 NOWAK DAIRY RD
CANTONMENT, FL 32533

VINAJA SEAN S &
2067 JOSHUA ST
CANTONMENT, FL 32533

JENKS THOMAS W
2606 NOWAK DAIRY RD
CANTONMENT, FL 32533

COLEMAN FRANCES V
8990 N DAVIS WHY APT 84
PENSACOLA, FL 32514



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **612788**

Date Issued. : 07/17/2014

Cashier ID : GELAWREN

Application No. : PRZ140700014

Project Name : Z-2014-13

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2092	\$1,270.50	App ID : PRZ140700014
		\$1,270.50	Total Check

Received From : NESHEM STEPHEN & VERONICA S

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140700014	703831	1,270.50	\$0.00	1170 BLUE OVAL LN, CANTONMENT, FL, 32533

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 7/17/2014

Planning Board-Rezoning

5. B.

Meeting Date: 09/02/2014

CASE : Z-2014-14

APPLICANT: Christopher Carmen, Agent for David and Andrea Saguan, Owners

ADDRESS: 8400 Blk Cedar Springs Road

PROPERTY REF. NO.: 25-3N-32-1400-000-000

FUTURE LAND USE: AG, Agriculture

DISTRICT: 5

OVERLAY DISTRICT: NA

BCC MEETING DATE: 10/09/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-1, Villages Agriculture District, Gross Density (five du/100 acres on one acre parcels)

TO: VAG-2, Villages Agriculture District, Gross Density (one du/five acres)

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 Agriculture (AG) Future Land Use (FLU) category is intended for routine agricultural and silvicultural related activities and very low density residential uses. Also allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services. Range of allowable uses include: agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive commercial. The maximum residential density is one dwelling unit per twenty acres.

FINDINGS

The proposed amendment to VAG-2 **is consistent** with the intent and purpose of Future Land Use category AG as stated in CPP FLU 1.3.1 since VAG-2 is intended for low density residential uses while supporting agricultural activities the same as the current zoning of VAG-1.

CRITERION (2)

Consistent with The Land Development Code.

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

Land Development Code (LDC) 6.05.22 VAG Villages Agriculture Districts.

The villages agricultural districts are typically characterized by agriculturally-assessed parcels held for agricultural production and very low density residential development in agricultural communities. Single-family residential and rural community uses that directly support agricultural activities are allowed. Home occupations are considered permitted uses. Mobile homes are allowed as single-family dwellings. Residential density bonuses are available for clustering residential lots outside areas of prime farmland. When residential lots are created, small lot sizes are encouraged in order to protect viable farm production activities and curb premature conversion of prime farmland acreage to nonagricultural uses.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. VAG-1 allows for large farming operations and to keep large parcels of land from being broken up making it harder to have enough acres for agricultural activities. VAG-2 is for smaller rural land areas with a mix of farm operations and rural residential densities. Both zoning designations have the same permitted uses.

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-1 and VAG-2. The parcels are residential and agricultural in use and comparable in size to the subject property.

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** indicated on the subject property and is in an "A" Flood zone. 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 and a wetlands survey will be required.

CRITERION (6)

Development patterns.

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

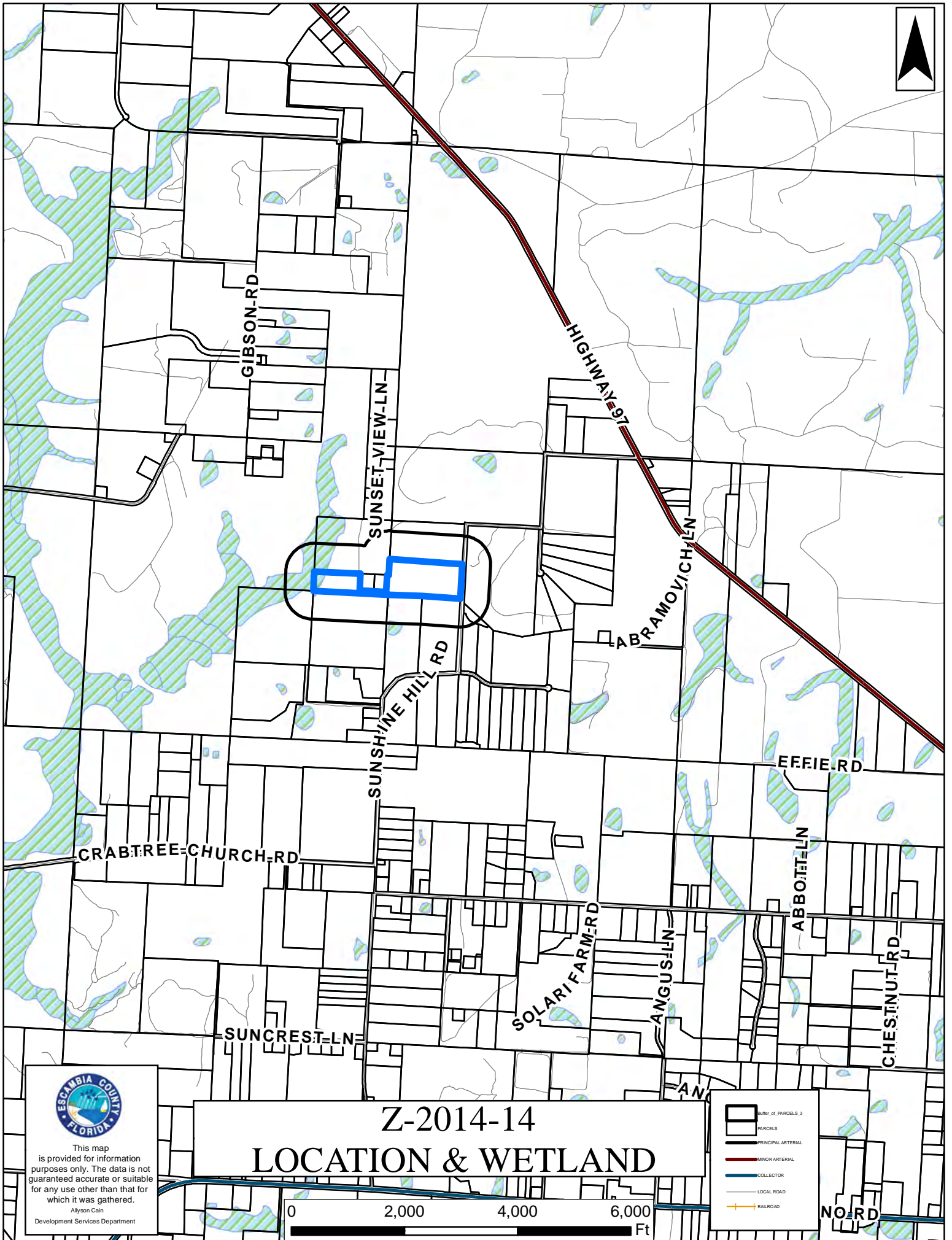
FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The surrounding properties are currently zoned either VAG-1 or VAG-2 with residential uses therefore the granting of this rezoning would allow this parcel to remain compatible with the neighboring properties.

Attachments

Z-2014-14

Z-2014-14



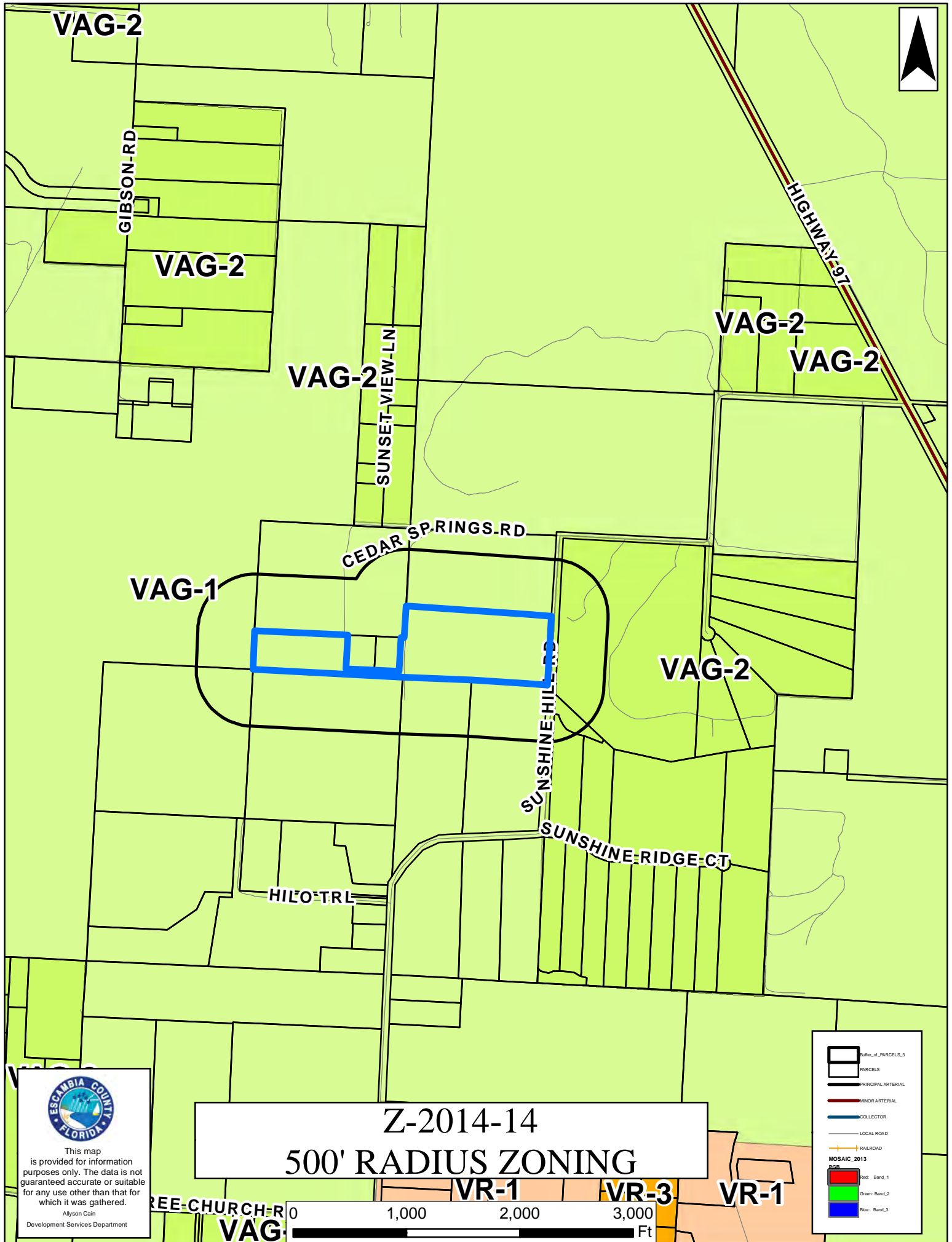
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Alyson Cain
Development Services Department

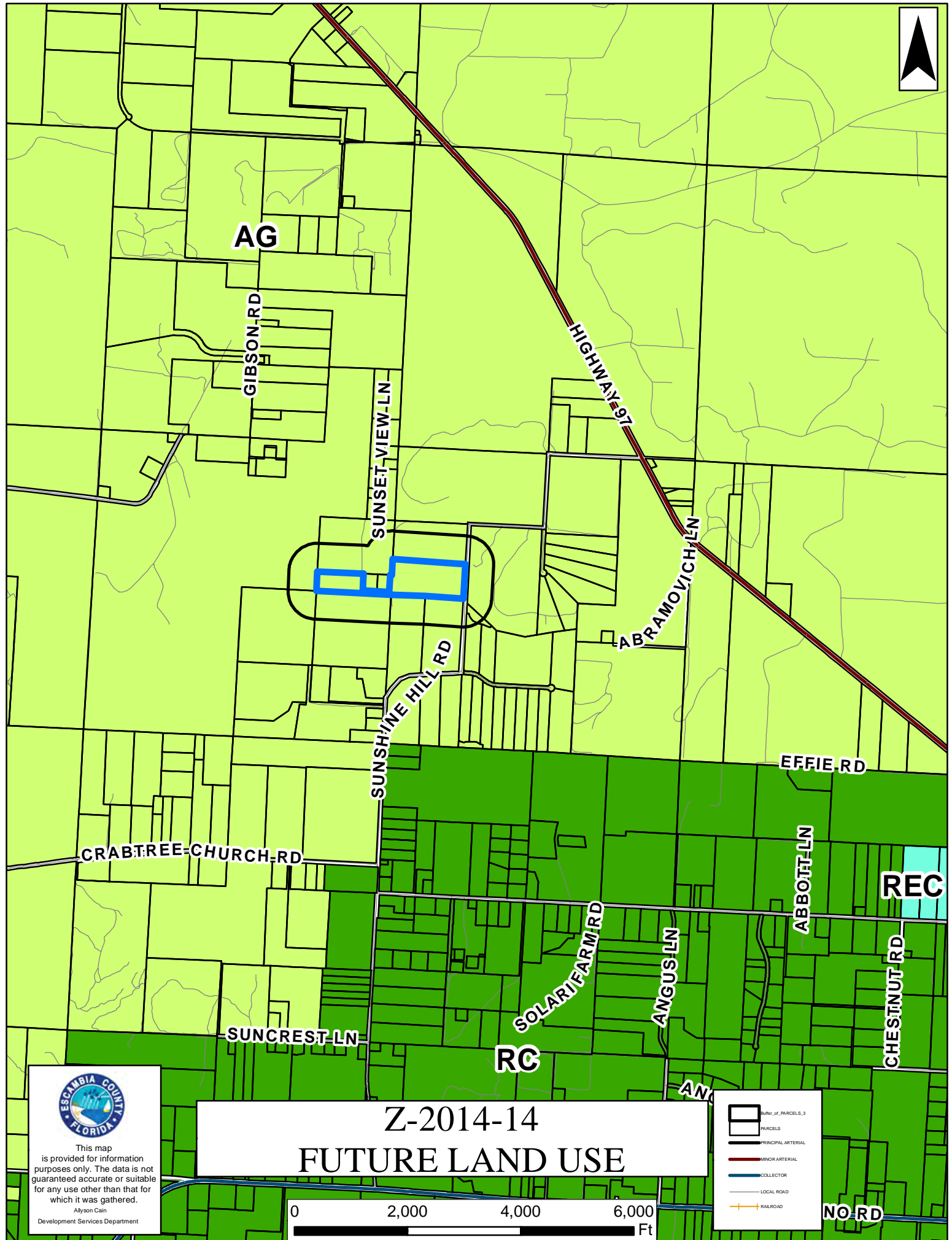
Z-2014-14 LOCATION & WETLAND



- Subdiv. of PARCELS 3
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD

NOR





AG

GIBSON RD

SUNSET VIEW LN

HIGHWAY 97

ABRAMOVICH LN

SUNSHINE HILL RD

EFFIE RD

CRABTREE CHURCH RD

SUNCREST LN

RC

SOLAR FARM RD

ANGUS LN

ABBOTT LN

REC

CHESTNUT RD

NO RD

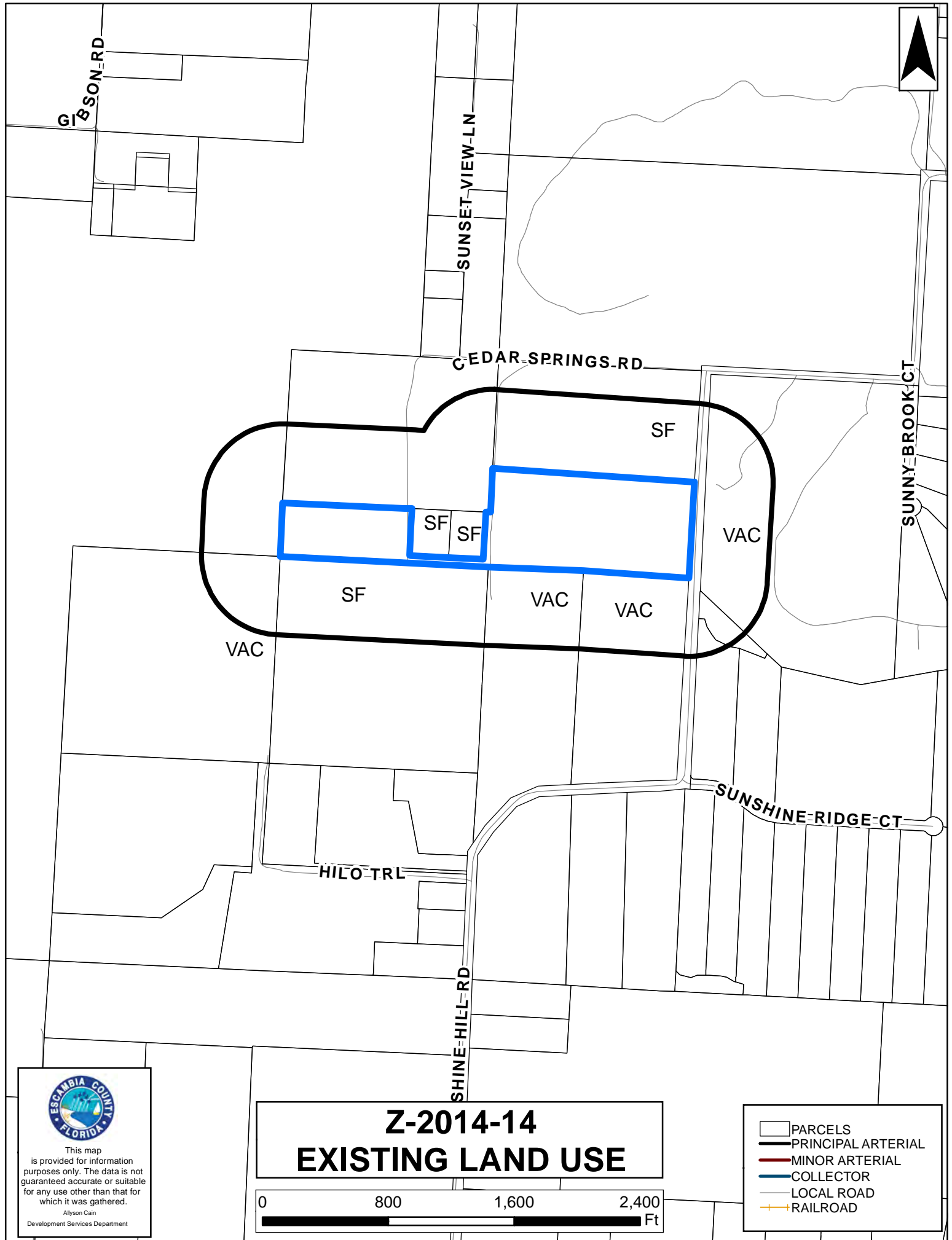


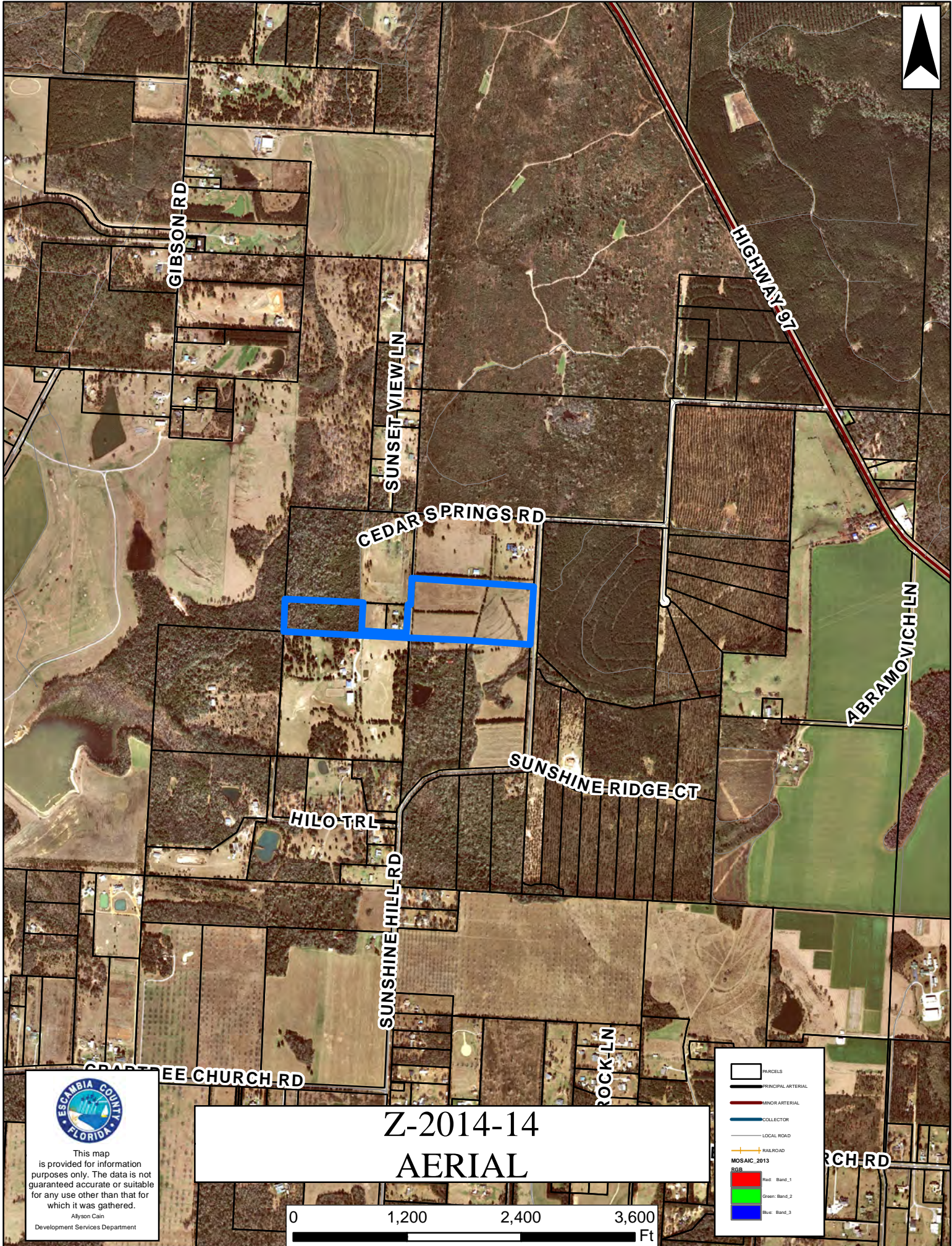
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Alyson Cain
Development Services Department

Z-2014-14 FUTURE LAND USE



- Parcel of PARCELS 3
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD





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.
Allyson Cain
Development Services Department

Z-2014-14
AERIAL

0 1,200 2,400 3,600
Ft

PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
MOSAIC_2013
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

ARCH RD



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-14
CURRENT ZONING: VAG-1 PROPOSED ZONING: VAG-2

PLANNING BOARD

DATE: 09/02/14 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: 10/09/14 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.ESCAMBIA.COM

Public Notice Sign



Looking onto subject property



Looking north on Cedar Springs Rd

A photograph showing a dense forest of tall, thin trees with green foliage. In the foreground, there is a grassy field with some dry, brownish patches. The trees are closely packed, and their trunks are visible through the leaves. The lighting suggests a sunny day, with some bright spots on the leaves and the ground.

Looking west from subject property



Looking south along Cedar Springs Rd



Looking north into subject property

July 22, 2014

Re: Rezoning 8400 Cedar Springs Rd., Molino, FL

To Whom It May Concern:

My name is Christopher Carmen and I am writing on behalf of David and Andrea Saguan to request that the parcel known as 8400 Cedar Springs, Molino, FL be rezoned from VAG-1 to VAG-2. I will now address the six criteria that impact the change.

1. Consistency with the Comprehensive Plan – The rezoning request is consistent with the Comprehensive Plan because the zoning would remain Agricultural and my zoning is still within the village agricultural zoning.
2. Consistency with this Code – The proposed rezoning does not conflict with the Code because VAG1 to VAG2 is still within agricultural zoning.
3. Compatibility with surrounding uses – the proposed rezoning is compatible with the surrounding uses. Across the street from the property, the land is already zoned VAG-2. Behind the property there is a house located on less than 5 acres.
4. Changed conditions – None that I know of.
5. Effect on natural environment – There may be some wetlands on the western edge of the property. Before any building would be done in that area, we would have a wetland's survey done.
6. Development patterns – Agricultural land with residential homes on it surround the property.

Please let me know if you need further information or have any questions. You can reach me at (909) 435-4472 or by email at christopher_carmen@yahoo.com

Thank you in advance,


Christopher Carmen



Development Services Department

Escambia County, Florida

PLANNING BOARD REZONING PRE-APPLICATION SUMMARY FORM

25-3N-32-1400-000-000

Property Reference Number

David Saguan

Name

8400 Blk Cedar Springs

Address

☒ Owner

☐ Agent

Referral Form
Included? Y / N

MAPS PREPARED

☒ Zoning

☒ FLU

☐ Aerial

☐ Other: _____

PROPERTY INFORMATION

Current Zoning: VAG-1 Size of Property: 24.75 +/-

Future Land Use: AG Commissioner District: 5

Overlay/AIPD: NO Subdivision: NA

Redevelopment Area*: None

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

Drainage xvii

COMMENTS

Desired Zoning: VAG-2

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

Applicant wants to rezone from VAG-1 to VAG-2, to split property. Discussed family conveyance.

PBoard Mtg August 20th + BCC Meeting, Sept. 4th

Paperwork due July 17th oars!

Sept 2 - PB Oct 9th BCC

☐ Applicant will contact staff for next appointment

☐ Applicant decided against rezoning property

☐ Applicant was referred to another process

☐ BOA

☐ DRC

☐ Other: _____

Process Name

Staff present: Allyson Can

Date: 6/20/14

Applicant/Agent Name & Signature: _____

David Saguan

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

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☐ Rezoning Request from: VAG to: _____

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

Owner(s) Name: DAVID + Andrea Saguan Phone: 909-800-8965
Address: 1135 Nancy Green Ridge Rd, Prospect, TN 38477 Email: saguan@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: 2400 Cedar Spring, Molino, FL

Property Reference Number(s)/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.

Andrea Saguan
Signature of Owner/Agent

Andrea Saguan
Printed Name Owner/Agent

6/25/14
Date

ASaguan
Signature of Owner

DAVID SAGUAN
Printed Name of Owner

6/25/14
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25 day of June 2014.
by David Saguan, Andrea Saguan

Personally Known ☒ OR Produced Identification ☐ . Type of Identification Produced: TN Driver License

Rebecca Bromley
Signature of Notary
(notary seal must be affixed)

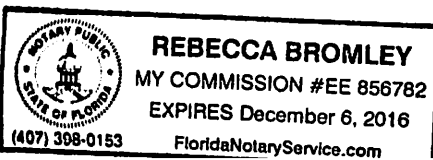
Rebecca Bromley
Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-14

Meeting Date(s): PB 9/2/14, BCC 10/9/14 Accepted/Verified by: A Cani Date: 7/22/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PRZ 1407 00015



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

10/2012



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-14

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 8400 Cedar Springs, Molino Fla.
Property Address: 8400 Cedar Springs, Molino, Fla.

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 25th DAY OF June, YEAR OF 2014

David Saguan
Signature of Property Owner

DAVID SAGUAN
Printed Name of Property Owner

6/25/14
Date

Andrea Saguan
Signature of Property Owner

ANDREA SAGUAN
Printed Name of Property Owner

6/25/14
Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-14

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 8400 Cedar Springs Rd. Molino, FL,
Florida, property reference number(s) _____

I hereby designate Christopher Carmen 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: Christopher Carmen Email: christopher_carmen@yahoo.com

Address: 6506 Margate Dr, Pensacola, FL 32526 Phone: (909) 435-4472

Andrea Saguan
Signature of Property Owner

Andrea Saguan
Printed Name of Property Owner

06/25/2014
Date

David Saguan
Signature of Property Owner

DAVID SAGUAN
Printed Name of Property Owner

6/25/14
Date

STATE OF Florida COUNTY OF Escambia

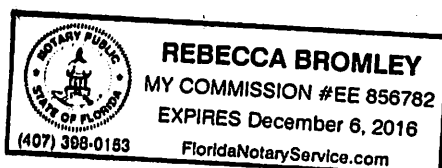
The foregoing instrument was acknowledged before me this 25 day of June 20 14,
by David Saguan, Andrea Saguan

Personally Known ☐ OR ☒ Produced Identification ☐. Type of Identification Produced: IN Driver License

Rebecca Bromley
Signature of Notary

Rebecca Bromley
Printed Name of Notary

(Notary Seal)



Prepared by:

Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

File Number: 13-436

General Warranty Deed

Made this June 14, 2013 A.D. By **Joseph S. Durant and Tracey A. Durant, husband and wife**, 18 Via Deluna Dr #1405, Pensacola Beach, FL 32561, hereinafter called the grantor,

to **David Saguan and Andrea Saguan, husband and wife**, whose post office address is: 1135 Nancy Green Ridge Rd., Prospect, Tennessee 38477, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of 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, viz:

See Attached Schedule "A"

Parcel ID Number: **253N321400000000**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

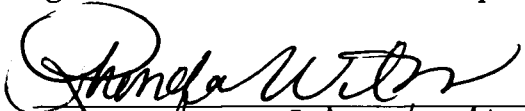
Prepared by:

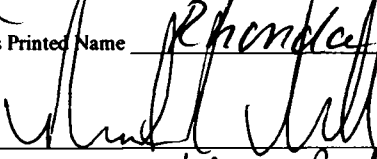
Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

File Number: 13-436

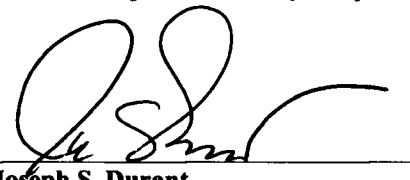
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

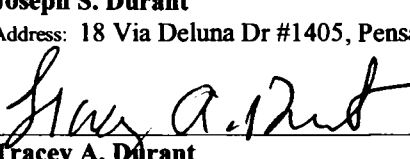
Signed, sealed and delivered in our presence:



Witness Printed Name Rhonda Wilson


Witness Printed Name Nicole R. Hall

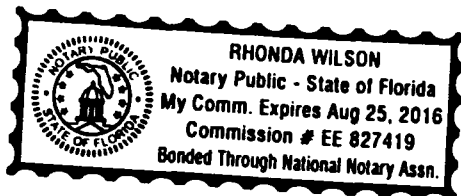


Joseph S. Durant
Address: 18 Via Deluna Dr #1405, Pensacola Beach, Fl 32561


Tracey A. Durant
Address: 18 Via Deluna Dr #1405, Pensacola Beach, Fl 32561

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 10th day of June, 2013, by Joseph S. Durant and Tracey A. Durant, husband and wife, who is/are personally known to me or who has produced _____ as identification.





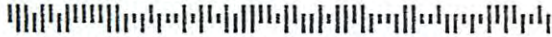
Notary Public
Print Name: _____
My Commission
Expires: _____

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
12-2435-500		See Below	06	253N32-1400-000-000

2013 Real Estate 0107655.0000

OFFICE
(850) 438-6500

S - 043414 / 003784 1-100133 JMS09173

SAGUAN DAVID &
SAGUAN ANDREA
1135 NANCY GREEN RIDGE RD
PROSPECT TN 38477-65218400 CEDAR SPRINGS RD BLK
BEG AT SW COR OF SEC 30
ALSO SE COR OF SEC 25 N 0
DEG 0 MIN 55 SEC E ALG W LI
See Tax Roll for extra legal.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	61,825		61,825	409.07
PUBLIC SCHOOLS					
By Local Board	2.2480	61,825		61,825	138.98
By State Law	5.3090	61,825		61,825	328.23
SHERIFF	0.6850	61,825		61,825	42.35
M.S.T.U. Library	0.3590	61,825		61,825	22.20
WATER MANAGEMENT	0.0400	61,825		61,825	2.47

RETAIN THIS
PORTION
FOR
YOUR
RECORDS*Chris will pay this amt online
AS per conversation on Nov 4, 2013 6:00 pm*

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

TOTAL MILLAGE 15.2575 AD VALOREM TAXES 943.30

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FIRE		11.75

PLEASE
PAY ONLY
ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960

NON-AD VALOREM ASSESSMENTS 11.75

COMBINED TAXES AND ASSESSMENTS

955.05

PAY ONLY
ONE AMOUNTSee reverse side for
important information

Nov 30 2013 \$ 916.85	Dec 31 2013 \$ 926.40	Jan 31 2014 \$ 935.95	Feb 28 2014 \$ 945.50	Mar 31 2014 \$ 955.05	Apr 30 2014 \$ 983.70
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

AMOUNT
DUE
IF PAID
BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
12-2435-500		See Above	06	253N32-1400-000-000

2013 Real Estate 0107655.0000

SAGUAN DAVID &
SAGUAN ANDREA
1135 NANCY GREEN RIDGE RD
PROSPECT TN 38477-65218400 CEDAR SPRINGS RD BLK
BEG AT SW COR OF SEC 30
ALSO SE COR OF SEC 25 N 0
DEG 0 MIN 55 SEC E ALG W LI
See Tax Roll for extra legal.CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1ST

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312

(850) 438-6500

Nov 30 2013 \$ 916.85	Dec 31 2013 \$ 926.40	Jan 31 2014 \$ 935.95	Feb 28 2014 \$ 945.50	Mar 31 2014 \$ 955.05	Apr 30 2014 \$ 983.70
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

AMOUNT DUE
IF PAID
BY
RETURN WITH
PAYMENT

0000000000 0000095505 0000001076550000 0001 0

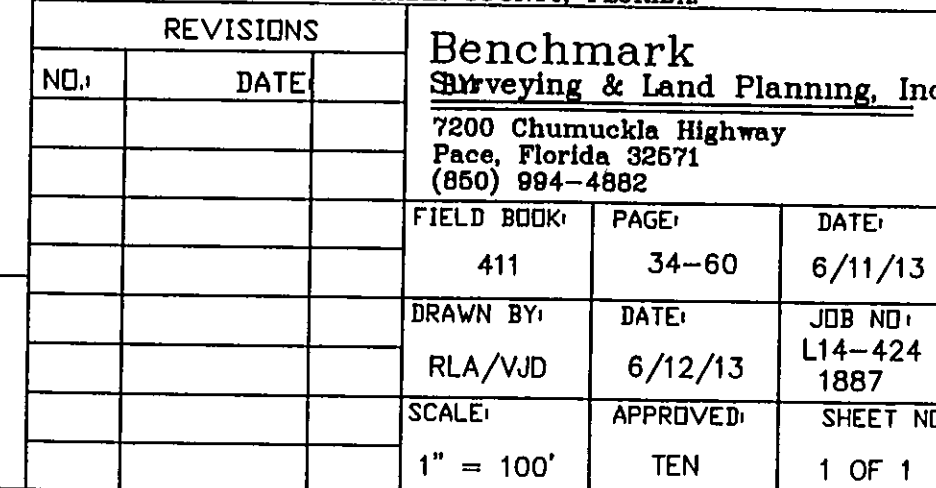
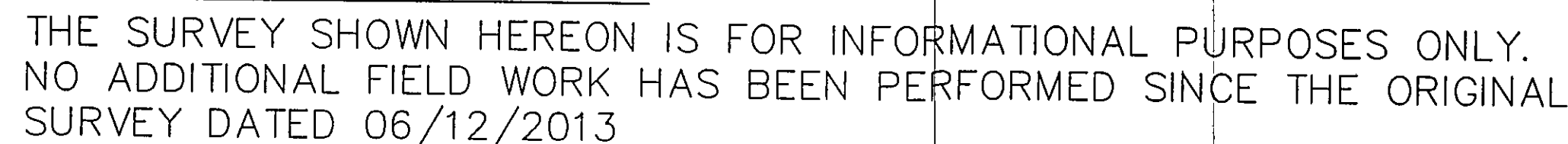
Prepared by:

Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

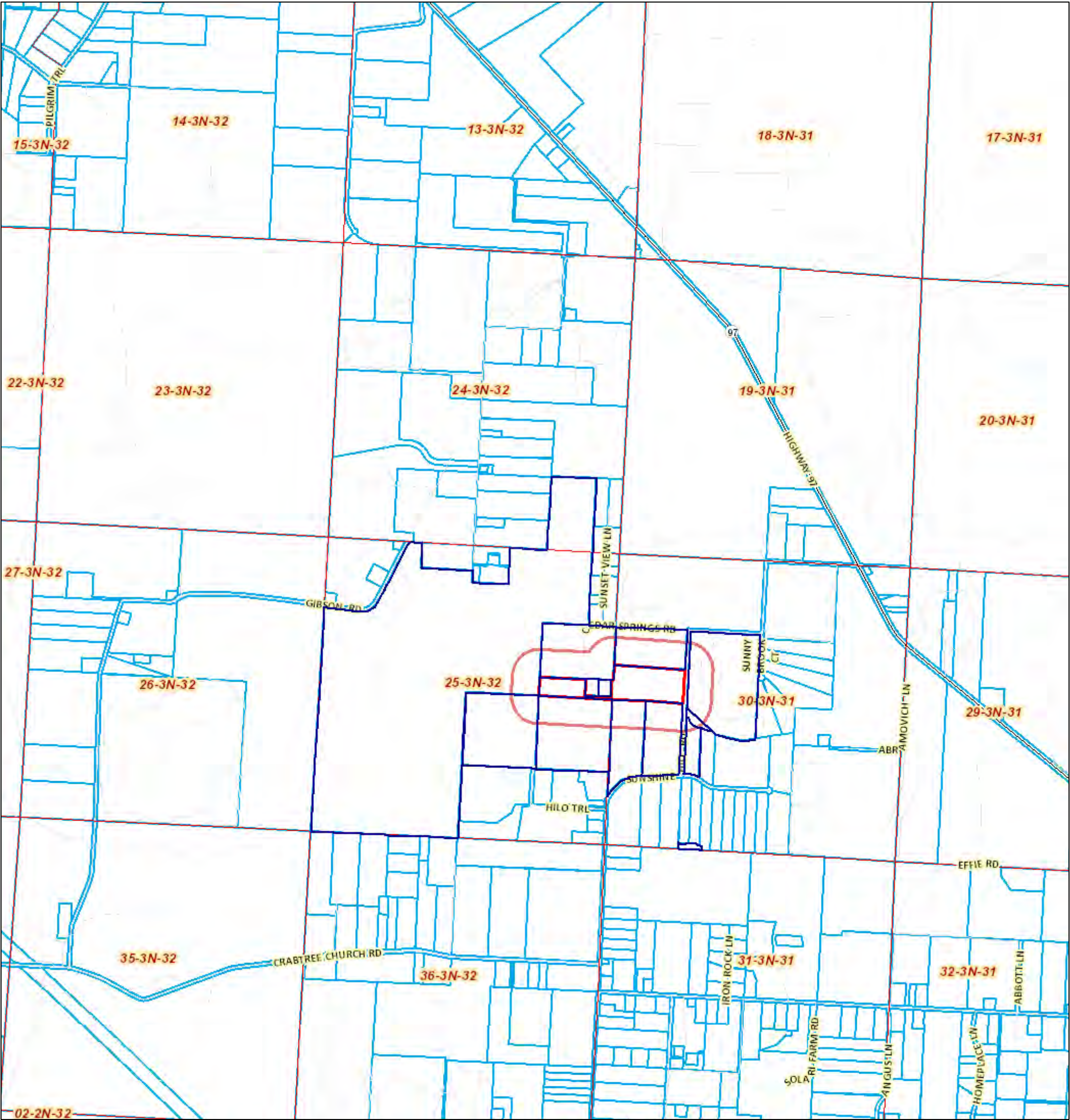
File Number: 13-436

Schedule A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING ALSO THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 30 BEING ALSO THE EAST LINE OF SECTION 25, A DISTANCE OF 2642.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30, BEING ALSO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25 AS DETERMINED BY PROPORTIONAL MEASURE FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1291.08 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SUNSHINE HILL ROAD (66" R/W); THENCE RUN NORTH 00 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 609.25 FEET; THENCE DEPART SAID RIGHT-OF-WAY SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 1290.26 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 30, BEING ALSO THE EAST LINE OF SAID SECTION 25, THENCE RUN SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30, AND THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 274.75 FEET; THENCE DEPART SAID SECTION LINE NORTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.00 FEET, THENCE RUN SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 300.26 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 470.00 FEET, THENCE RUN NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, A DISTANCE OF 300.18 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 816.85 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 330.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1317.16 FEET TO THE POINT OF BEGINNING.



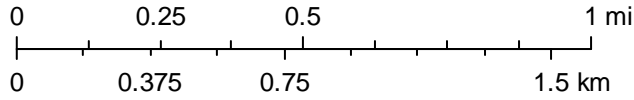
Chris Jones Escambia County Property Appraiser



July 23, 2014

1:21,201

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



SAGUAN DAVID &
1135 NANCY GREEN RIDGE RD
PROSPECT, TN 38477

KENT BARRY A
3963 CEDAR SPRINGS RD
MOLINO, FL 32577

HARDY JOSEPH F & RENEE C
2657 JACK SPRINGS RD
ATMORE, AL 36502

PANHANDLE YOUTH ASSISTANCE
PROGRAM INC
PO BOX 10252
PENSACOLA, FL 32524

KENT BERMAN O JR &
3959 CEDAR SPRINGS RD
MOLINO, FL 32577

GIZMO ANGUS FARM LTD
31 E FAIRFIELD DR
PENSACOLA, FL 32501

DURANT JOSEPH S & TRACEY A
PO BOX 910
GULF BREEZE, FL 32562

KRIEGER PROPERTIES INC
7893 SUNSHINE HILL RD
MOLINO, FL 32577

HORN LISTER W & JULIANA E
108 HAMPSHIRE RD
CANTONMENT, FL 32533

CORBIN JOSEPH R &
4090 SUNSHINE RIDGE CT
MOLINO, FL 32577

DURANT JOSEPH S
PO BOX 910
GULF BREEZE, FL 32562

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **613206**

Date Issued. : 07/22/2014

Cashier ID : VHOWENS

Application No. : PRZ140700015

Project Name : Z-2014-14

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1004	\$1,270.50	App ID : PRZ140700015
		\$1,270.50	Total Check

Received From : CHRISTOPHER CARMEN / SAGUAN DAVID

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140700015	704556	1,270.50	\$0.00	8400 CEDAR SPRINGS RD, MOLINO, FL, 32577

Total Amount : **1,270.50**

\$0.00 Balance Due on this/these
Application(s) as of 7/23/2014

Planning Board-Rezoning

5. C.

Meeting Date: 09/02/2014
CASE : Z-2014-16
APPLICANT: Wiley C. "Buddy" Page, Agent for Daniel and Rhonda Cobb, Owners
ADDRESS: 2840 Pine Forest Road
PROPERTY REF. NO.: 38-1N-31-2301-000-000
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: None
BCC MEETING DATE: 10/09/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM:VR-2 Villages Rural Residential District (one du/ 0.75 acre)

TO:V-3 Villages Single-family Residential District (five 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.

CP Policy 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).

CP Policy 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. The range of allowable uses includes: 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.

CP Policy FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential rezoning to allow higher residential densities may be allowed in the Mixed-Use Urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

FINDINGS

The proposed amendment **is consistent** with the Comprehensive Plan and FLUM. The permitted uses of V-3 are consistent with the stated intent and purpose of the MU-S future land use category. The increased maximum residential density is consistent with that allowed by MU-S and with the allowance of higher residential densities to promote compact development. Consistency with other applicable policies of the Comprehensive Plan would be confirmed during review of proposed development for compliance with implementing Land Development Code regulations.

CRITERION (2)

Consistent with The Land Development Code.

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

LDC 6.00.01. Legislative intent of residential districts. The residential districts established in this section (AG, RR, SDD, R-1, AMU-1, AMU-2, R-1PK, R-2, R-2PK, R-3, R-3PK, R-4, R-5, R-6, V-1, V-2, V-2A, V-3, V-4, V-5, VR-1, VR-2, VR-3, and residential portions of GMD, VM-1 and VM-2 and PUD/PUD-PK districts) are designed to promote and protect the health, safety, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

H. To promote the most desirable use of land as well as the appropriate location and density of development, to promote stability of residential areas by providing for smooth transitions in residential density, to effectuate and maintain adequate levels of public services, to conserve the value of land and buildings, to protect the county's present and future tax revenues and to achieve the objectives of the Comprehensive Plan.

LDC 6.05.24. V-3 Villages Single-Family Residential District, Gross Density five units/acre.

A. Intent and purpose of V-1 through V-3 districts. Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions with the exception of V-1, which has a minimum lot size of one acre, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three du/acre. In AIPD-2, density is limited to three du/acre. Refer to article 11 for uses and densities allowed in V, villages single-family residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in Article 11.

FINDINGS

The proposed amendment appears to be **in conflict with** the LDC and **not consistent** with the general goal to promote appropriate density of development and smooth transitions in residential density. All land directly adjoining the subject parcel, and a majority within one-half mile of the parcel, shares its VR-2 zoning and maximum density of one dwelling unit per 0.75 acres (1.33 du/acre). All other lands within the half-mile radius are zoned for single-family residential use: VR-1 (0.25 du/acre), V-1 (1 du/acre), V-2 (2 du/acre), and V-3 (5 du/acre). The V-3 areas that have been developed as single-family subdivisions typically have an actual developed density of

about three dwelling units per acre.

The proposed amendment would increase maximum density from 1.33 to five dwelling units per acre and allow a potential increase from 16 to 59 single-family dwellings on the subject parcel based on its 11.76 acres. Subdivision would likely require some of the developed acreage to be exclusively used for streets, stormwater ponds, and other infrastructure, but there is no V-3 minimum lot area or other effective limit to developing the maximum density on the remaining acreage.

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 allowing medium density single-family residential development is **not compatible** with existing low density single-family residential uses in the area of the subject property. Although the amendment retains the primary single-family residential use of the area, it proposes a residential density significantly greater than the maximum allowed density of all adjoining and many surrounding parcels. At that higher density the potential exists for the creation of lots significantly smaller than the one acre or larger that is typical of surrounding lots. As suggested to the applicant during the rezoning preapplication meeting, rezoning to V-2 or V-2A would be more compatible with surrounding zoning and developed lots.

CRITERION (4)

Changed conditions.

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

FINDINGS

No changed conditions were identified that significantly impact the amendment or property. The two most recent subdivisions developed in the area appear to be ones whose final plats were recorded in 2011 and 2009.

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

Wetlands and hydric soils covering an acre or more are indicated within a central portion of the subject property according to the National Wetland Inventory. The proposed amendment **would not** likely result in impacts to the natural environment more significant than the current zoning. The presence and extent of adverse impacts from future development on the parcel allowed by zoning would be evaluated through review of that development for compliance with applicable Land Development Code regulations.

CRITERION (6)

Development patterns.

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

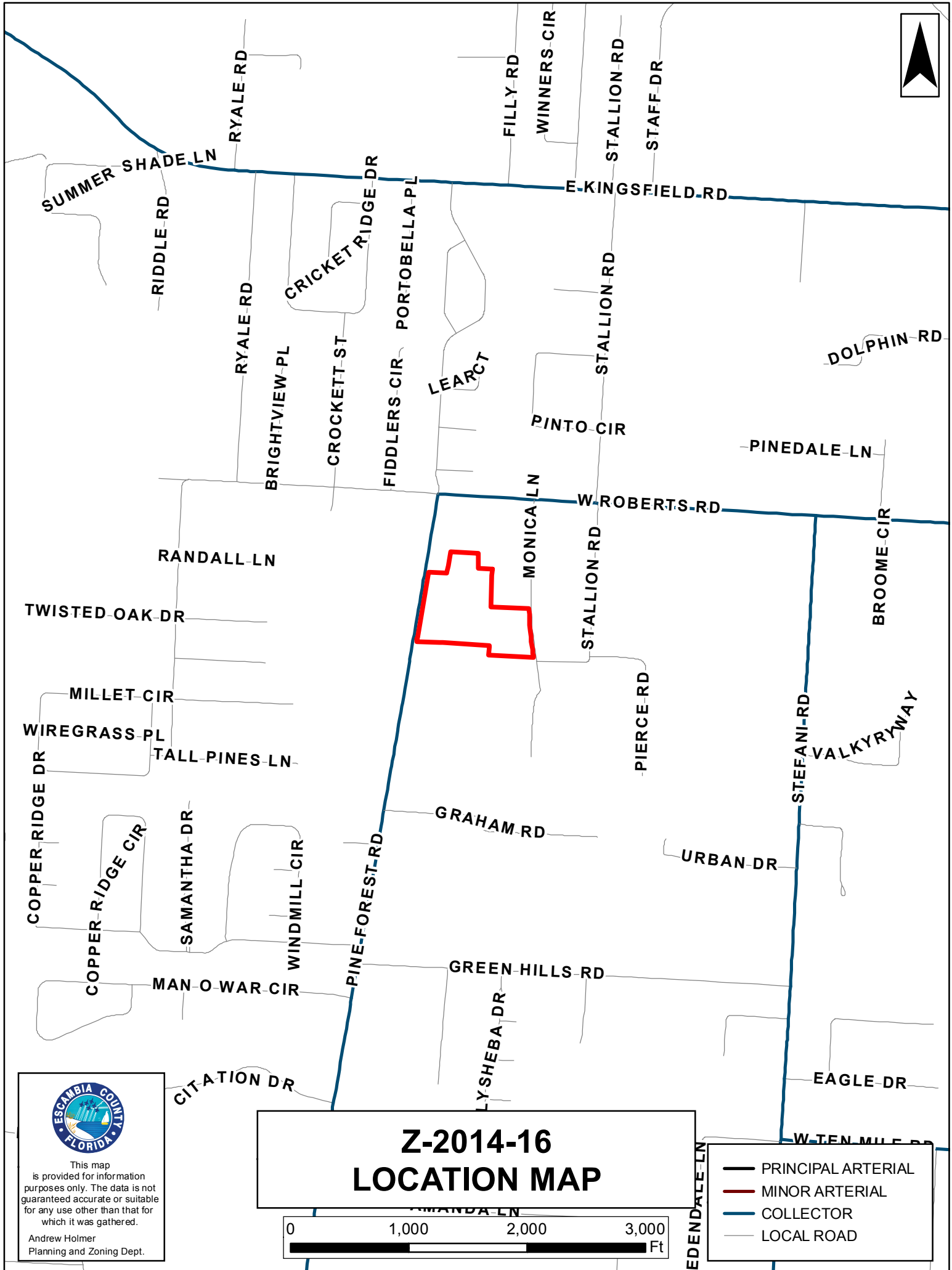
FINDINGS

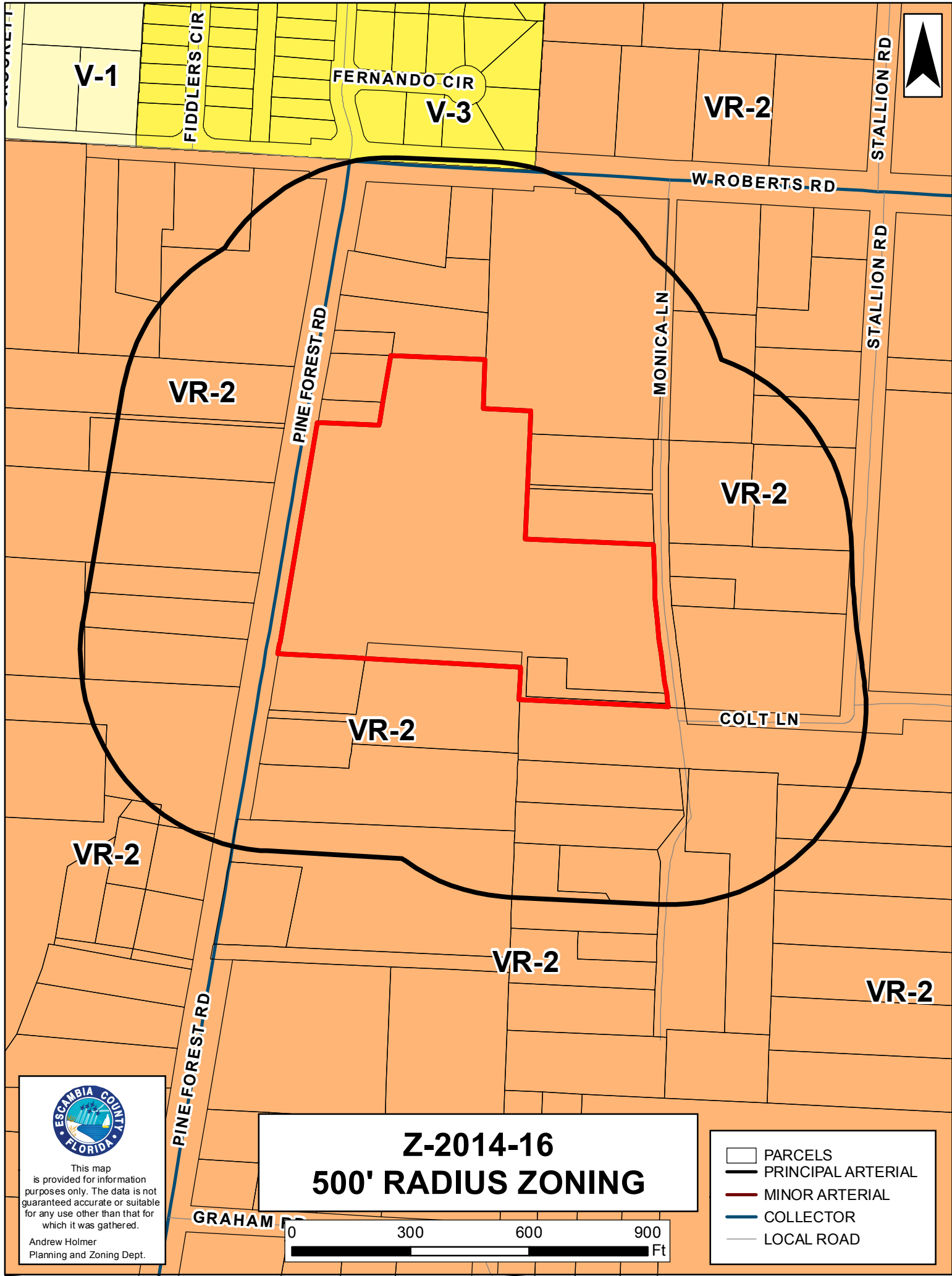
As identified on the zoning map, the pattern of development within the 500' radius allows for a density of one unit per .75 acre. Basically, this reflects a semi-large lot rural development pattern. Since this appears to be the case, the proposed amendment **would not** result in a logical and orderly development pattern, but would create a generally isolated zoning district having maximum residential density and potential residential subdivision incompatible with all adjacent and many nearby zoning districts.

Attachments

Z-2014-16

Z-2014-16





V-1

FERNANDO CIR

V-3

VR-2

STALLION RD

W-ROBERTS RD

VR-2

PINE FOREST RD

MONICA LN

STALLION RD

VR-2

VR-2

COLT LN

VR-2

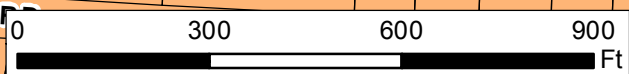
VR-2

VR-2

PINE FOREST RD

GRAHAM RD

Z-2014-16 500' RADIUS ZONING

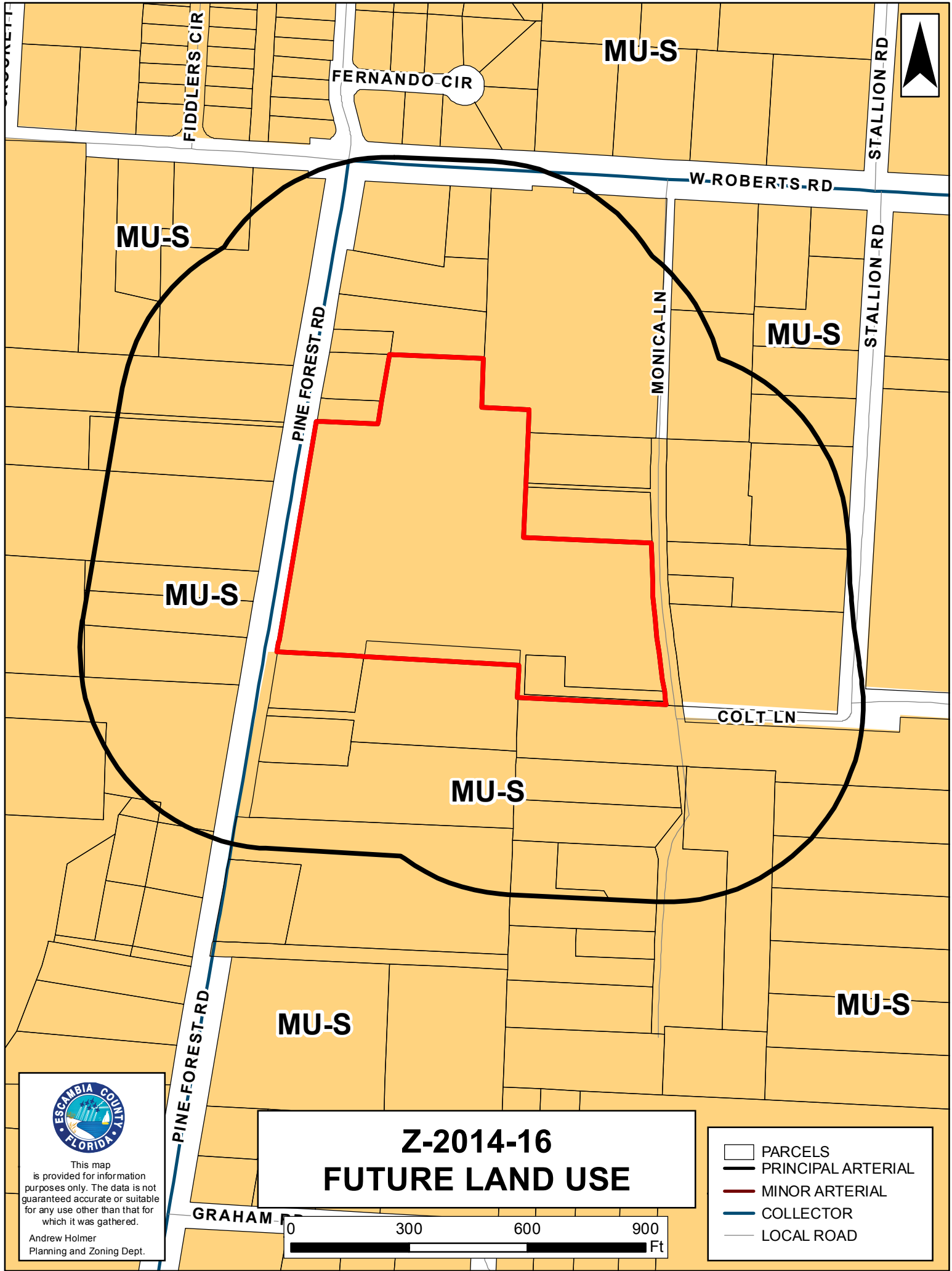


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.



MU-S

FERNANDO CIR

STALLION RD

W-ROBERTS RD

MU-S

MU-S

MONICA LN

STALLION RD

MU-S

PINE FOREST RD

COLT LN

MU-S

MU-S

MU-S

PINE FOREST RD

GRAHAM RD

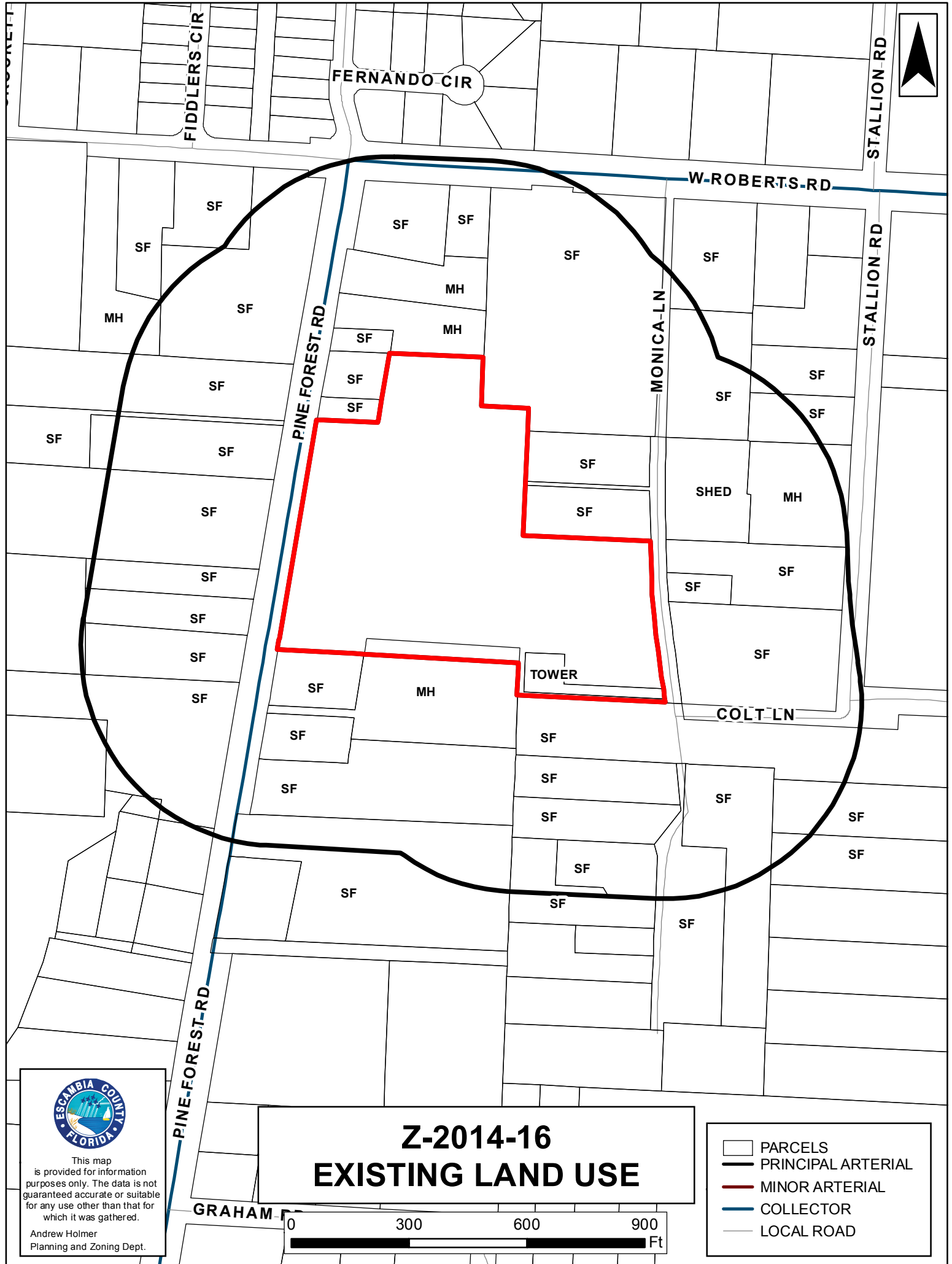
Z-2014-16 FUTURE LAND USE

0 300 600 900
Ft

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



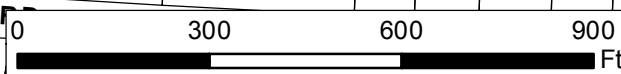
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.



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-2014-16 **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-2014-16 AERIAL/WETLANDS MAP

0 200 400 600
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-16
CURRENT ZONING: VR-2 PROPOSED ZONING: VR-3

PLANNING BOARD

DATE 09/02/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE 10/09/14 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 995-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign on Pine Forest Road



Looking North Along Pine Forest Road



Looking East Across Pine Forest Road Into Subject Parcel



Looking Southeast Toward Residence on Subject Parcel



Looking West Across Pine Forest Road From Subject Parcel



The proposed amendment appears to be in conflict with the LDC and **not consistent** with the general goal to promote appropriate density. The proposed amendment would increase maximum density from 1.33 to five dwelling units per acre - a potential increase from 16 to 50 units per acre.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-16

CURRENT ZONING:	VR-2	PROPOSED ZONING:	V-3
-----------------	------	------------------	-----

PLANNING BOARD

DATE: 09/02/14 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: 10/09/14 TIME: 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION, VISIT: www.escambiafla.gov OR CALL: 904-681-5555

Public Hearing Sign on Monica Lane



Looking West Into Subject Parcel From Monica Lane



Looking North Along Monica Lane



Looking South Along Monica Lane



Looking East Across Monica Lane From Subject Property

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

July 1, 2014
VIA HAND DELIVERY

Mr Horace Jones Act Dir
Escambia Development Services
3363 West Park Place
Pensacola, Florida 32505

RE Zoning Change Request from VR-2 to V-3
2840 Pine Forest Road
Pensacola, Escambia County Florida 32533
Parcel No 38-1N-31-2301-000-000- 11.76 acres

Dear Mr Jones

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from VR-2 to V-3 with no change to the Future Land Use Map designation of Mixed Use Suburban MU-S. The property has frontage on Pine Forest Road on its westerly side and additional frontage facing Monica Lane on the east side of the site.

Property with the V-3 designation currently exist less than 500 feet from the subject property

The request is consistent with the stated intent of CPP FLU 1 3 1 allowing mixtures or residential and nonresidential uses with 10 units per acre maximum residential units per acre,

The request is consistent with the Land Development Code 6 05 24 in the uses allowing for a mixture of residential and agricultural activities,

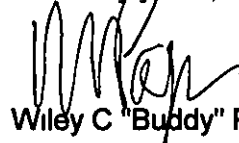
The request is compatible with surrounding uses given the existing V-3 zoning located within 500 feet of the site,

The request is not likely to impact any portions of the natural environment. The site is generally high and dry with one isolated wetland developed by the owner many years ago,

The request will be consistent with the area development pattern, with a similar development/density nearby.

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



Development Services Department
Escambia County, Florida

2-2014-16

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

38-1W-31-2301-000-000
Property Reference Number

Buddy Page
Name

2840 Pine Forest Rd
Address

☐ Owner

☒ Agent

Referral Form
Included? Y / N

MAPS PREPARED

- ☒ Zoning
☐ FLU
☐ Aerial
☐ Other: _____

PROPERTY INFORMATION

Drainage Basin 13

Current Zoning: VR-2 Size of Property: 12.5 +/-
Future Land Use: MU-5 Commissioner District: 5
Overlay/AIPD: NO Subdivision: _____
Redevelopment Area*: NO

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

COMMENTS

Desired Zoning: V-3

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

VR-2 = 1du/1.75acre wants to rezone to V-3 is 5du/acre
discussed various other rezoning categories. V-2 = 2du/acre
V2-A = 3du/acre; V-1 = 1du/acre min lot size is 1acre; The
density from current zoning to the requested V-3 is 1du/1.75acre
verses 5du/acre. Suggested going to V-2 or V2-A. Agent will
discuss with owner & get back with staff.

- ☐ 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. Cami, H. Jones Date: 8/6/14

Applicant/Agent Name & Signature: [Signature]

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

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



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-2 to V-3

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

Owner(s) Name Daniel J & Rhonda D Cobb Phone _____

Address 2640 Monica Lane Cantonment 32533 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 2840 Pine Forest Road Cantonment 32533

Property Reference Number(s)/Legal Description 38-1N-31-2301-000-000

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.

[Signature]
Signature of Owner/Agent

Daniel J Cobb
Printed Name Owner/Agent

1/22/14
Date

[Signature]
Signature of Owner

Rhonda D Cobb
Printed Name of Owner

1/22/14
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22 day of January 20 14
by Daniel J and Rhonda D Cobb

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

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

JAN L SMITH
Notary Public State of Florida
My Comm Expires Sep 25 2015
Commission # EE 102860
Bonded Through National Notary Assn

FOR OFFICE USE ONLY

CASE NUMBER Z-2014-16

Meeting Date(s) PB 2/2/14; BCC 10/2/14 Accepted/Verified by A Cam Date 8/7/14

Fees Paid \$ _____ Receipt # _____ Permit # P2214080017

3383 West Park Place Pensacola FL 32505
(850) 595-3475 * FAX (850) 595-3481



Development Services Department
Escambia County, Florida

FOR OFFICE USE

CASE # 2-2014-16

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s) 38-1N-31-2301-000-000

Property Address 2840 Pine Forest Road 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

- a The necessary facilities or services are in place at the time a development permit is issued
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy
- c For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163 3220, F S , or as amended, or an agreement or development order issued pursuant to Chapter 380, F S , or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5 13 00 of the LDC For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy
- f For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS _____ DAY OF _____, YEAR OF _____



Signature of Property Owner

Daniel J Cobb

Printed Name of Property Owner

1/22/14

Date



Signature of Property Owner

Rhonda D Cobb

Printed Name of Property Owner

1/22/14

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2840 Pine Forest Road Cantonment 32533,
Florida, property reference number(s) 38-1N-31-2301-000-000

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 _____ 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 Wiley C "Buddy" Page Email budpage1@att.net

Address 5337 Hamilton Lane Pace, FL 32571 Phone 850-232-9853

[Signature]
Signature of Property Owner

Daniel J Cobb
Printed Name of Property Owner

1/22/14
Date

[Signature]
Signature of Property Owner

Rhonda D Cobb
Printed Name of Property Owner

1/22/14
Date

STATE OF Florida COUNTY OF Escambia

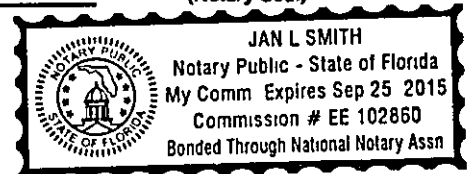
The foregoing instrument was acknowledged before me this 22 day of January 20 14
by Daniel J and Rhonda D Cobb

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

[Signature]
Signature of Notary

Jan L Smith
Printed Name of Notary

(Notary Seal)



44 00
3 00
41 70

Prepared by and return to
J Mark Fisher, Esq , 148 Miracle Strip Pkwy, SE
Suite 2, Ft Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested
to provide the accuracy of the legal
description and assumes no liability for the same

Property Appraiser's Parcel
Identification No 381N312301000000, 381N312101000001 & 381N312301000002

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed, executed September 17, 2012, between **DANIEL J COBB** and **RHONDA D COBB**, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 2685 Monica Lane, Cantonment, FL 32533, and **DANIEL J COBB** and **RHONDA D COBB**, **TRUSTEES**, or their successors in trust under **THE COBB LIVING TRUST DATED MARCH 16, 2012**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 2685 Monica Lane, Cantonment, FL 32533

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold and transfers all hereditaments to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Escambia County, Florida**, to wit **This Corrective Warranty Deed is being recorded to correct the legal description as previously recorded in OR Book 6854, Page 1571**

See Attached Exhibit "A"

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust An examination was not made of the title before transfer

Either **DANIEL J COBB** or **RHONDA D COBB**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed

If either **DANIEL J COBB** or **RHONDA D COBB** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE If neither **DANIEL J COBB** nor **RHONDA D COBB** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **GEORGE H SMITH** If **GEORGE H SMITH** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **SANDRA SMITH**

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property, any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead, and the TRUSTEE is appointed as

the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county

A The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public

B A certified death certificate of the prior TRUSTEE

C The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason

D The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE

E The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the TRUSTORS sworn to and acknowledged before a notary public, this right being reserved to either TRUSTOR, DANIEL J COBB or RHONDA D COBB

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay

EXECUTED SEPTEMBER 17, 2012

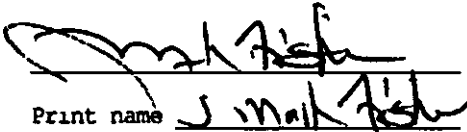
Signed, sealed, and delivered
in the presence of




Print name Melissa R. Smith



DANIEL J COBB



Print name J. Mark Fisher



RHONDA D COBB

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this September 17, 2012, by DANIEL J COBB and RHONDA D COBB, who are personally known to me or who have produced _____ as identification and who did not take an oath



J. MARK FISHER, Notary Public

Notary Seal and commission
expiration stamp



or beginning. LESS AND EXCEPTING therefrom that portion thereof lying within the County roadway on the Easterly end thereof and any portion thereof lying Easterly of said County roadway.

AND ALSO

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 00°35'26" West along the West line of the Northeast quarter of the Northwest quarter for a distance of 10.00 feet; thence go South 89°33'40" East for a distance of 15.00 feet to the Point of Beginning; thence continue South 89°33'40" East for a distance of 100.00 feet; thence go North 00°26'20" East for a distance of 100.00 feet; thence go North 89°33'40" West for a distance of 100.00 feet; thence go South 00°26'20" West for a distance of 100.00 feet to the Point of Beginning. The above described parcel contains 0.23 acres, more or less.

Exhibit "A"
(Page 1 of 3)

Parcel 381N312101000001

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 47'24" EAST AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 FOR 856.79 FEET; THENCE SOUTH 00 DEGREES 03'26" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF STALLION ROAD (66' R/W) FOR 660.00' TO AN IRON PIPE AT THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2990 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY; THENCE GO SOUTH 89 DEGREES 47'24" WEST ALONG THE NORTH DEED LINE OF SAID PARCEL OF LAND FOR 260.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID PARCEL OF LAND; THENCE GO SOUTH 00 DEGREES 03'26" EAST ALONG THE WEST DEED LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2990 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY FOR 135.79 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 89 DEGREES 47'24" EAST FOR 10.00 FEET; THENCE GO SOUTH 00 DEGREES 03'26" EAST AND PARALLEL TO THE AFOREMENTIONED WEST DEED LINE FOR 124.24 FEET TO THE SOUTH DEED LINE OF THE AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2990 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY; THENCE RUN SOUTH 89 DEGREES 47'24" WEST ALONG SAID SOUTH DEED LINE 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL OF LAND THENCE GO NORTH 00 DEGREES 03'26" WEST ALONG THE AFORESAID WEST LINE OF OFFICIAL RECORDS BOOK 2990 PAGE 965 FOR 124.21 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE NORTH 260 FEET OF THE SOUTH 660 FEET OF THE FOLLOWING DESCRIBED PROPERTY OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, BEGIN 360 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR POINT OF BEGINNING: EAST 220 FEET, NORTH 990 FEET; WEST 242 1/2 FEET; SOUTH 990 FEET TO POINT OF BEGINNING.

AND ALSO

Parcel 381N312301000002

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 89 DEGREES 33 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 33 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 32.87 FEET TO THE APPARENT WESTERLY RIGHT OF WAY OF MONICA ROAD, THENCE GO NORTH 08 DEGREES 16 MINUTES 52 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY OF MONICA ROAD FOR A DISTANCE OF 245.58 FEET; THENCE GO SOUTH 00 DEGREES 35 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 242.78 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0 09 ACRES, MORE OR LESS.

AND ALSO

Exhibit "A" Continued
(Page 2 of 3)

Parcel 381N312301000000

A tract of land in Section 38, Township 1 North, Range 31 West, more particularly described as follows: Commencing at the southeast corner of the west half of the northwest quarter of the said section 38, thence north along the east line of the west half of the northwest quarter of the said section, a distance of 1439.8 feet to the point of beginning of the tract hereinafter described; thence west parallel with the south line of the west half of the northwest quarter of the said Section 38, a distance of 612.3 feet to the east right-of-way line of the paved county road running northeasterly through the west half of the said section 38; thence northeasterly along the said east right-of-way line, a distance of 595.0 feet; thence east a distance of 516.5 to the east line of the west half of the northwest quarter of the said section 38 at a point 592.0 feet north of the point of beginning; thence south along the east line of the west half of the northwest quarter of said section 38, a distance of 592.0 feet to the point of beginning; all lying in the County of Escambia, State of Florida, and containing 7.67 acres.

AND ALSO

Commencing at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida; thence run East on the South line thereof for a distance of 360 feet; thence run North parallel to the West line of said Northeast quarter of Northwest quarter a distance of 660 feet; thence run West parallel to the South line thereof a distance of 360 feet to the West line of said Northeast quarter of the Northwest quarter; thence run South along said West line a distance of 660 feet to the point of beginning. LESS AND EXCEPTING therefrom that portion thereof lying within the County roadway on the Easterly end thereof and any portion thereof lying Easterly of said County roadway.

AND ALSO

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 00°35'26" West along the West line of the Northeast quarter of the Northwest quarter for a distance of 10.00 feet; thence go South 89°33'40" East for a distance of 15.00 feet to the Point of Beginning; thence continue South 89°33'40" East for a distance of 100.00 feet; thence go North 00°26'20" East for a distance of 100.00 feet; thence go North 89°33'40" West for a distance of 100.00 feet; thence go South 00°26'20" West for a distance of 100.00 feet to the Point of Beginning. The above described parcel contains 0.23 acres, more or less.

Exhibit "A" Continued
(Page 3 of 3)

AND ALSO

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida; thence go North $00^{\circ}35'26''$ West along the West line of the Northeast quarter of the Northwest quarter for a distance of 10.00 feet; thence go South $89^{\circ}33'40''$ East for a distance of 115.00 feet to the Point of Beginning; thence continue South $89^{\circ}33'40''$ East for a distance of 276.52 feet to the apparent westerly right-of-way of Monica Road (right-of-way unknown); thence go North $08^{\circ}16'52''$ West along said right-of-way for a distance of 25.29 feet; thence go North $89^{\circ}33'40''$ West for a distance of 272.68 feet; thence go South $00^{\circ}26'20''$ West for a distance of 25.00 feet to the Point of Beginning. The above described parcel contains 0.16 acres, more or less.

AND ALSO

Commencing at the Northeast corner of the West Half of the Northwest Quarter of Section 38, Township 1 North, Range 31 West, Escambia County, Florida, thence run South along the East line of the West Half of the Northwest Quarter of said Section 38 a distance of 664.0' to the Southwest corner of Claude Wright's property; thence run West along the Westerly projection of the South line of said Claude Wright Tract a distance of 105.0' for the Point of Beginning of this description; thence continue west along course last described a distance of 261.5'; thence Northeasterly parallel to Pine Forest Road a distance of 177.1'; thence East and parallel to the South line of Westerly projection of said Claude Wright Tract a distance of 234.7'; thence South parallel to the West line of the West Half of the Northwest Quarter of said Section 38 a distance of 175.6' more or less to the point of beginning and containing 1 acre more or less.

LESS AND EXCEPT

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 00 DEGREES 35 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 386.25 FEET TO THE POINT OF BEGINNING THENCE GO SOUTH 89 DEGREES 33 MINUTES 42 SECONDS EAST A DISTANCE OF 335.42 FEET TO THE APPARENT RIGHT OF WAY LINE OF MONICA ROAD; THENCE GO NORTH 01 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE SAID APPARENT RIGHT OF WAY A DISTANCE OF 129.00 FEET, THENCE GO NORTH 89 DEGREES 33 MINUTES 42 SECONDS WEST A DISTANCE OF 333.82 FEET TO THE SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE GO SOUTH 00 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.99± ACRES, MORE OR LESS

BOUNDARY SURVEY
2840 PINE FOREST ROAD
A PORTION OF SECTION 38,
TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA

SURVEYOR'S REPORT.

- 1) LEGAL #1 PLOTS EAST OF MONICA LANE AND DOES NOT APPLY TO SUBJECT PARCEL
 - 2) LEGAL #2 PLOTS EAST OF MONICA LANE AND DOES NOT APPLY TO SUBJECT PARCEL
 - 3) LEGAL #3 PARTIALLY PLOTS INTO THE RIGHT OF WAY OF MONICA LANE AS SHOWN
 - 4) LEGAL #4 IS MAIN LARGE AREA OF SUBJECT PARCEL
 - 5) LEGAL #5 PARTIALLY PLOTS ON THE EAST SIDE OF MONICA LANE AS SHOWN
 - 6) LEGAL #6 IS THE TOWER SITE AND IS TO BE INCLUDED IT IS TOTALLY WITHIN BOUNDARY OF OTHER LEGAL DESCRIPTIONS
 - 7) LEGAL #7 IS LEGAL FOR ACCESS TO TOWER SITE, AND IS TOTALLY WITHIN SUBJECT PARCEL
 - 8) LEGAL #8 IS THE ±1.0 ACRE PARCEL ON THE NORTH END OF SUBJECT PARCEL
 - 9) LEGAL #9 IS A LESS AND EXCEPT PARCEL
 - 10) PARCEL #10 (AS SHOWN) IS LESS AND EXCEPT, BY OWNERS CHOICE
- LEGAL DESCRIPTION (O.R. BOOK 6923, PAGE 1656)
PARCEL #38-1N-31-2301-000-001

1) COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 47'24" EAST AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 FOR 856.79 FEET, THENCE SOUTH 00 DEGREES 03'26" EAST AND ALONG THE WEST RIGHT-OF-WAY LINE OF STALLION ROAD (O.R. BOOK 6900, PAGE 965) FOR 660.00 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2880 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY, THENCE GO SOUTH 89 DEGREES 47'24" WEST ALONG THE NORTH DEED LINE OF SAID PARCEL OF LAND FOR 260.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID PARCEL OF LAND, THENCE GO SOUTH 00 DEGREES 03'26" EAST ALONG THE WEST DEED LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2880 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY FOR 135.78 FEET TO THE POINT OF BEGINNING, THENCE GO NORTH 89 DEGREES 47'24" EAST FOR 10.00 FEET, THENCE GO SOUTH 00 DEGREES 03'26" EAST AND PARALLEL TO THE AFOREMENTIONED WEST DEED LINE FOR 124.24 FEET TO THE SOUTH DEED LINE OF THE AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2880 AT PAGE 965 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY, THENCE RUN SOUTH 89 DEGREES 47'24" WEST ALONG SAID SOUTH DEED LINE 10.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL OF LAND, THENCE GO NORTH 00 DEGREES 03'26" WEST ALONG THE AFORESAID WEST LINE OF OFFICIAL RECORDS BOOK 2880 PAGE 965 FOR 124.21 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

2) THE NORTH 260 FEET OF THE SOUTH 660 FEET OF THE FOLLOWING DESCRIBED PROPERTY OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, BEGIN 360 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR POINT OF BEGINNING EAST 220 FEET, NORTH 990 FEET, WEST 242 1/2 FEET, SOUTH 990 FEET TO POINT OF BEGINNING

AND ALSO PARCEL #38-1N-31-2301-000-002

3) COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 89 DEGREES 33'33" MINUTES 42" SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 33'33" MINUTES 42" SECONDS EAST FOR A DISTANCE OF 32.87 FEET TO THE APPARENT WESTERLY RIGHT OF WAY OF MONICA ROAD, THENCE GO NORTH 08 DEGREES 16'52" WEST ALONG SAID WESTERLY RIGHT OF WAY OF MONICA ROAD FOR A DISTANCE OF 245.58 FEET, THENCE GO SOUTH 00 DEGREES 35' MINUTES 28" SECONDS EAST FOR A DISTANCE OF 242.78 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.09 ACRES MORE OR LESS

AND ALSO PARCEL #38-1N-31-2301-000-000

4) A TRACT OF LAND IN SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SAID SECTION 38, THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SAID SECTION, A DISTANCE OF 1439.8 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREINAFTER DESCRIBED, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SAID SECTION 38, A DISTANCE OF 612.3 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PAVED COUNTY ROAD RUNNING NORTHEASTERLY THROUGH THE WEST HALF OF THE SAID SECTION 38, THENCE NORTHEASTERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 595.0 FEET, THENCE EAST A DISTANCE OF 516.5 TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SAID SECTION 38 AT A POINT 592.0 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 38, A DISTANCE OF 592.0 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, AND CONTAINING 7.67 ACRES

AND ALSO

5) COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN EAST ON THE SOUTH LINE THEREOF FOR A DISTANCE OF 360 FEET, THENCE RUN NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER A DISTANCE OF 660 FEET, THENCE RUN WEST PARALLEL TO THE SOUTH LINE THEREOF A DISTANCE OF 360 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE COUNTY ROADWAY ON THE EASTERLY END THEREOF AND ANY PORTION THEREOF LYING EASTERLY OF SAID COUNTY ROADWAY

AND ALSO

6) COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 00°35'28" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 10.00 FEET, THENCE GO SOUTH 89°33'40" EAST FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°33'40" EAST FOR A DISTANCE OF 100.00 FEET, THENCE GO NORTH 00°26'20" EAST FOR A DISTANCE OF 100.00 FEET, THENCE GO NORTH 89°33'40" WEST FOR A DISTANCE OF 100.00 FEET, THENCE GO SOUTH 00°26'20" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.23 ACRES MORE OR LESS

AND ALSO

7) COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 00°35'28" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 10.00 FEET, THENCE GO SOUTH 89°33'40" EAST FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°33'40" EAST FOR A DISTANCE OF 276.52 FEET TO THE APPARENT WESTERLY RIGHT-OF-WAY OF MONICA ROAD (RIGHT-OF-WAY UNKNOWN), THENCE GO NORTH 08°16'52" WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 25.29 FEET, THENCE GO NORTH 89°33'40" WEST FOR A DISTANCE OF 272.68 FEET, THENCE GO SOUTH 00°26'20" WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.16 ACRES, MORE OR LESS

AND ALSO

8) COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 38 A DISTANCE OF 664.0' TO THE SOUTHWEST CORNER OF CLAUDE WRIGHT'S PROPERTY, THENCE RUN WEST ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID CLAUDE WRIGHT TRACT A DISTANCE OF 105.0' FOR THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE WEST ALONG COURSE LAST DESCRIBED A DISTANCE OF 261.5', THENCE NORTHEASTERLY PARALLEL TO PINE FOREST ROAD A DISTANCE OF 177.1', THENCE EAST AND PARALLEL TO THE SOUTH LINE OF WESTERLY PROJECTION OF SAID CLAUDE WRIGHT TRACT A DISTANCE OF 234.7', THENCE SOUTH PARALLEL TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 38 A DISTANCE OF 175.6' MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE MORE OR LESS

9) COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 00 DEGREES 35 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 366.25 FEET TO THE POINT OF BEGINNING, THENCE GO SOUTH 89 DEGREES 33 MINUTES 42 SECONDS EAST A DISTANCE OF 335.42 FEET TO THE APPARENT RIGHT OF WAY LINE OF MONICA ROAD, THENCE GO NORTH 01 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE SAID APPARENT RIGHT OF WAY A DISTANCE OF 129.00 FEET, THENCE GO NORTH 89 DEGREES 33 MINUTES 42 SECONDS WEST A DISTANCE OF 333.82 FEET TO THE SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE GO SOUTH 00 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL CONTAINS 0.99± ACRES, MORE OR LESS

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

DANIEL J COBB

RHONDA D COBB

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

DANIEL J COBB AND RHONDA D COBB TRUSTEES FOR COBB LIVING TRUST

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

MARCH 27, 2014

LELAND M EMPIRE, P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER, NO 5768, STATE OF FLORIDA

DATE

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745—FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS

FIELD BOOK

DATE

POSSIBLE ENCROACHMENTS

FENCES, GRAVEL DRIVE

CLIENT COBB

BEARING BASIS N89°33'42"W SOUTHERLY PROPERTY LINE (PER DEED)

TYPE OF SURVEY: BOUNDARY

SOURCE OF INFORMATION:

FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN
PRIOR SURVEYS/DRAWINGS
ELSI DRAWING #692-US
ELSI DRAWING #129-08
ELSI DRAWING #127-08

GENERAL NOTES:
1. Fence locations as drawn are not to scale
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted
5. All measurements were made in accordance with United States standards. The accuracy shown hereon meet the standards required in the appropriate land area
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County

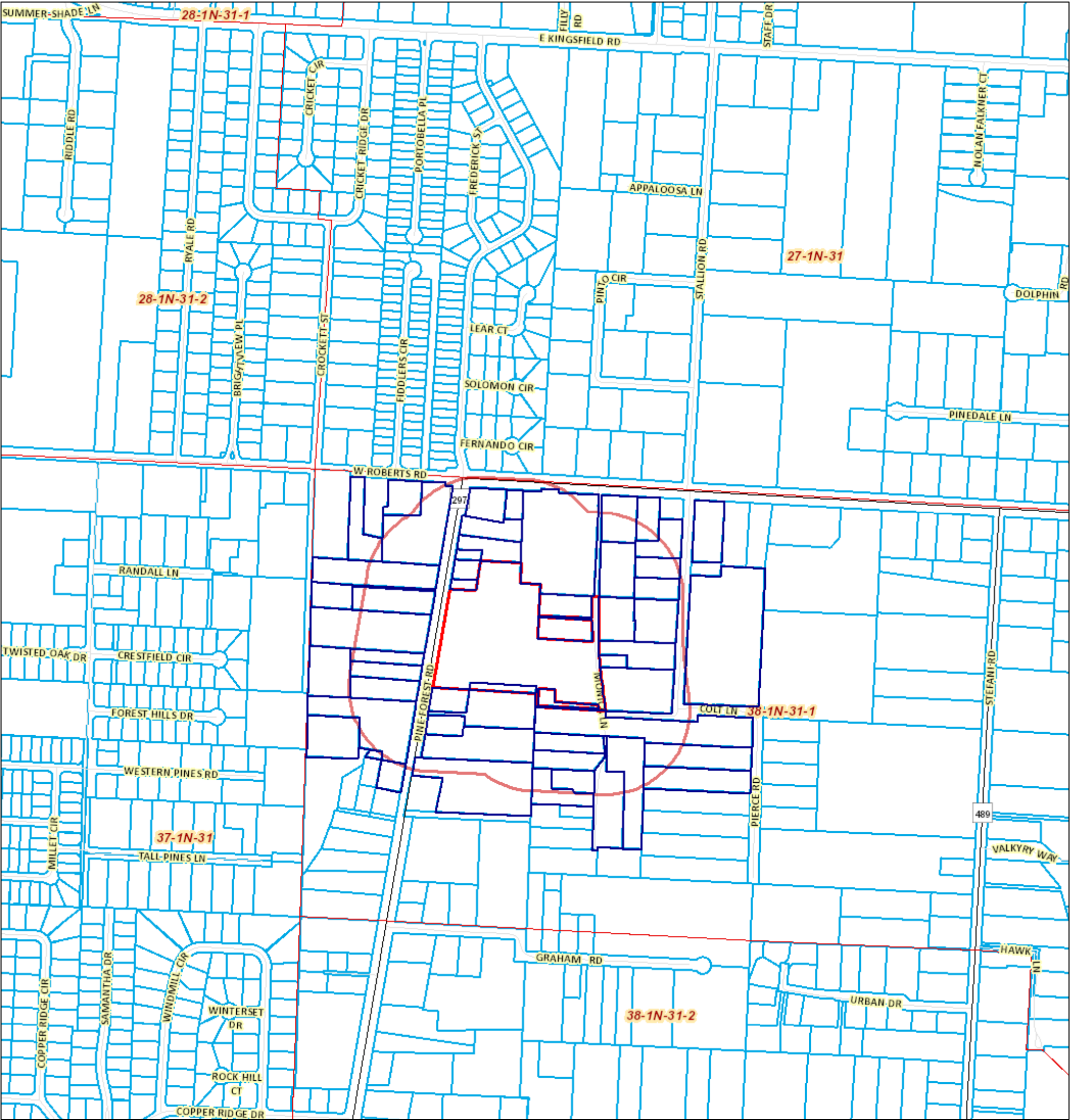
SCALE 1"= 50'

FIELD DATE 3/17/14

ORDER NO 044-14

FIELD BOOK 163/7-8

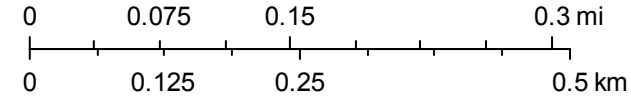
Chris Jones Escambia County Property Appraiser



August 7, 2014

1:6,995

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



COBB DANIEL J &
2685 MONICA LN
CANTONMENT, FL 32533

CARAWAY CARL A & RUTH M
2023 STALLION RD
CANTONMENT, FL 32533

KORKMAZ SALIH
2130 STAFF RD
CANTONMENT, FL 32533

GRIFFIN MAGGIE MILDRED
9884 HARLINGTON ST
CANTONMENT, FL 32533

BERGQUIST ROBERT M & VIRGINIA P
2690 PINE FOREST RD
CANTONMENT, FL 32533

SYMONDS LINDA R &
2657 STALLION RD
CANTONMENT, FL 32533

DOBBS MARTHA L
2666 MONICA LN
CANTONMENT, FL 32533

WOOD JAMES E & ELAINE L
2665 STALLION RD
CANTONMENT, FL 32533

BERGQUIST ROBERT M & VIRGINIA P
2690 PINE FORREST RD
CANTONMENT, FL 32533

ELLIS JOYCE B
2700 PINE FOREST RD
CANTONMENT, FL 32533

SAWYER PEGGY J LIFE EST &
2705 PINE FOREST RD
CANTONMENT, FL 32533

NICHOLS DONALD O
669 WATEREE KEY CT
WINNSBORO, SC 29180

STRAUGHN M K & JACQUELINE
2847 PINE FOREST RD
CANTONMENT, FL 32533

ROULIER CONNIE A
2841 PINE FOREST RD
CANTONMENT, FL 32533

SHIFLETT TIMOTHY B & BONNY G
2714 MONICA LN
CANTONMENT, FL 32533

ROULIER RONALD P & CONNIE A
2841 PINE FOREST RD
CANTONMENT, FL 32533

HANNERS ALBERT L & ERNESTINE H
2845 PINE FOREST RD
CANTONMENT, FL 32533

BOOKOUT JEFFREY L
2852 PINE FOREST RD
CANTONMENT, FL 32533

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
1000 TECHNOLOGY DR
O FALLON, MO 63368

MYERS IRIS M
2880 PINE FOREST RD
CANTONMENT, FL 32533

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

MESSICK CHARLES R &
2865 MONICA LN
CANTONMENT, FL 32533

KENNEDY JOHN W & JACKIE C
2860 MONICA LN
CANTONMENT, FL 32533

WHITE ROGER D & RUTH R
2875 MONICA LN
CANTONMENT, FL 32533

SAPP DOUGLAS W
2931 PINE FOREST RD
CANTONMENT, FL 32533

BATES DAN C & RUTH ANN
2835 PIERCE RD
CANTONMENT, FL 32533

KING TRAVIS V JR 1/2 INT &
2900 MONICA LN
CANTONMENT, FL 32533

GLEATON ERIC RENTALS LLC
102 E NINE MILE RD
PENSACOLA, FL 32534

THOMPSON JAMES C
801 WEST ROBERTS RD
CANTONMENT, FL 32533

BABINSKI STANLEY W & VALENTINA J
2644 PINE FOREST RD
CANTONMENT, FL 32533

MARTIN TAMARA EST OF
C/O CARROLL D MARTIN
2660 PINE FOREST RD
CANTONMENT, FL 32533

O GWYNN GREGORY C
583 W ROBERTS RD
CANTONMENT, FL 32533

BARLOW ROBERT F &
781 W ROBERTS RD
CANTONMENT, FL 32533

BROWN DIANNA M
683 WEST ROBERTS RD
CANTONMENT, FL 32533

LENN DAVID S & CINDY D
2831 PIERCE RD
CANTONMENT, FL 32533

PARKER CONSTANCE A
2683 STALLION RD
CANTONMENT, FL 32533

PARKER RONALD V &
2711 STALLION RD
CANTONMENT, FL 32533

BLUM GLORIA F 1/7 INT &
2770 MONICA LN
CANTONMENT, FL 32533

SIMMONS JAMES O &
2720 MONICA LN
CANTONMENT, FL 32533

PICKEN ARTHUR W III &
5040 HABERSHAN HILLS DR
SUWANEE, GA 30024

O GWYNN KATHERINE &
2661 PINE FOREST RD
CANTONMENT, FL 32533

SILVA GERALDYN G
885 W ROBERTS RD
CANTONMENT, FL 32533

THOMAS RONALD W & JOCQUILYN J
2699 MONICA LN
CANTONMENT, FL 32533

LANDERS ARLEEN M
8522 ALTA VISTA DR
PENSACOLA, FL 32526

TURNER AARON &
2887 MONICA LN
CANTONMENT, FL 32533

COFFEY CARLTON E &
3397 PINE FOREST RD
CANTONMENT, FL 32533

CARDEN JAMES R &
2910 PINE FOREST RD
CANTONMENT, FL 32533

HICK CLIFFORD C
224 CAROLINA DR
PENSACOLA, FL 32534

DUBOSE WILLIAM T &
2885 MONICA LN
CANTONMENT, FL 32533



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **614653**

Date Issued. : 08/07/2014

Cashier ID : KLHARPER

Application No. : PRZ140800017

Project Name : Z-2014-16

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1111	\$1,270.50	App ID : PRZ140800017
		\$1,270.50	Total Check

Received From : D J COBB

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140800017	705985	1,270.50	\$0.00	2840 PINE FOREST RD, CANTONMENT, FL, 32533

Total Amount : **1,270.50**

\$0.00 Balance Due on this/these
Application(s) as of 8/19/2014

Planning Board-Rezoning

5. D.

Meeting Date: 09/02/2014
CASE : Z-2014-18
APPLICANT: Wiley C. "Buddy" Page, Agent for Doris Minchew, Owner
ADDRESS: 7170 Blue Angel Parkway
PROPERTY REF. NO.: 25-1S-31-2101-001-002
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 10/09/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-R, Rural Residential (cumulative) (two 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.

Policy FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential rezoning to allow higher residential densities may be allowed in the

Mixed-Use urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

FINDINGS

The proposed amendment to C-1 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban(MU-U) as stated in CPP FLU 1.3.1 The existing land use of MU-U allows for a mix of residential and commercial development promoting compatible infill development.

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 appears **to be in conflict** with a portion of the LDC. Generally, one of the primary goals of separate zoning districts is to protect the residential development from nonresidential land uses. More specifically in this case, a rezoning of the parcel in question from RR to C-1 would increase the allowable uses and the associated impacts significantly. From an objective review of the pertinent regulations for Criterion 2, this could be deemed as inconsistent with the intent and purpose.

But equally important is the fact that the Land Development Code does allow for screening and buffering standards that would allow for residential and commercial development to co-exist in close proximity to each other; therefore minimizing or even eliminating any adverse impacts commonly associated with commercial development. Another factor to consider is that the parcel is fronting on Blue Angel Parkway, which is major arterial road. Particularly on the south side of the Blue Angel Parkway, there are parcels already in existence with C-1 zoning designations in close proximity to the subject property; likewise, commercial zoning along major arterial roads, i.e. Blue Angel Parkway, is somewhat encouraged by the locational criteria regulations per Article 7.20.00 Land Development Code.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment is **not compatible** with surrounding existing uses in the area because it would allow a full range of retail sales and service development which would be a more intense use as compared to the existing single-family and multi-family residential developments in the area of the subject property. Within the area of the subject parcel there are properties with zoning districts RR, C-1 and C-2. Rezoning to a less intense zoning category would provide for a smooth transition and be more compatible with the developed lots.

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** 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.

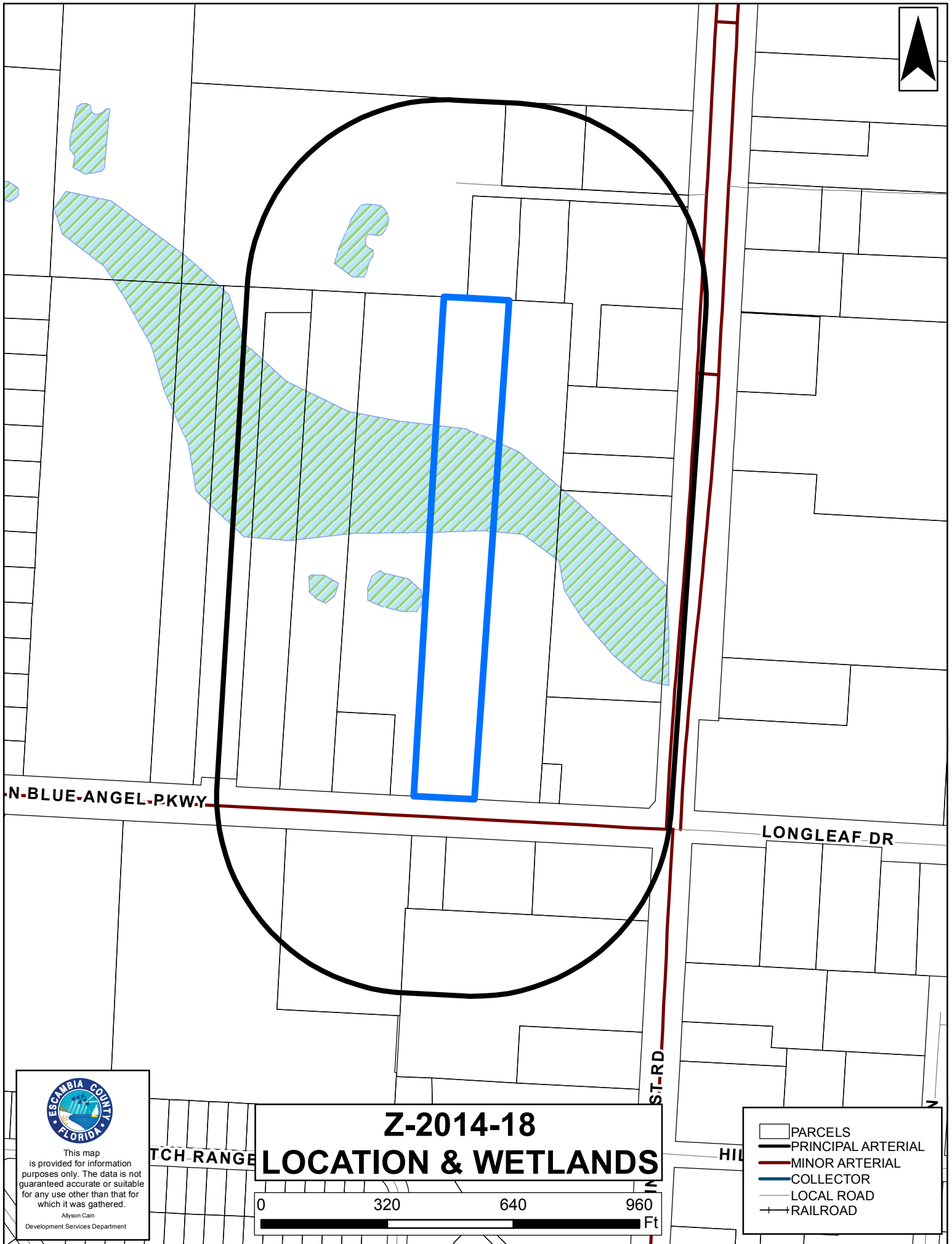
FINDINGS

From staff's site visit of the subject parcel and the surrounding areas, there appears to be a pattern of residential development within the area. Yes, there are parcels with commercial zoning designations; but, they are single-family homes and apartments. Commercial development is very limited within the 500'radius. Since this appear to be the case, the point can be made that the request would not result in a logical and orderly development pattern. However, the existence of the commercially zoned parcels adjacent to and in close proximity to the subject parcel; the location of the subject parcel on Blue Angel Parkway; and the requirement for screening and buffering so that parcels with a different zoning designation can co-exist together could be considered as unique factors that can help facilitate mixed use development patterns.

Attachments

Z-2014-18

Z-2014-18



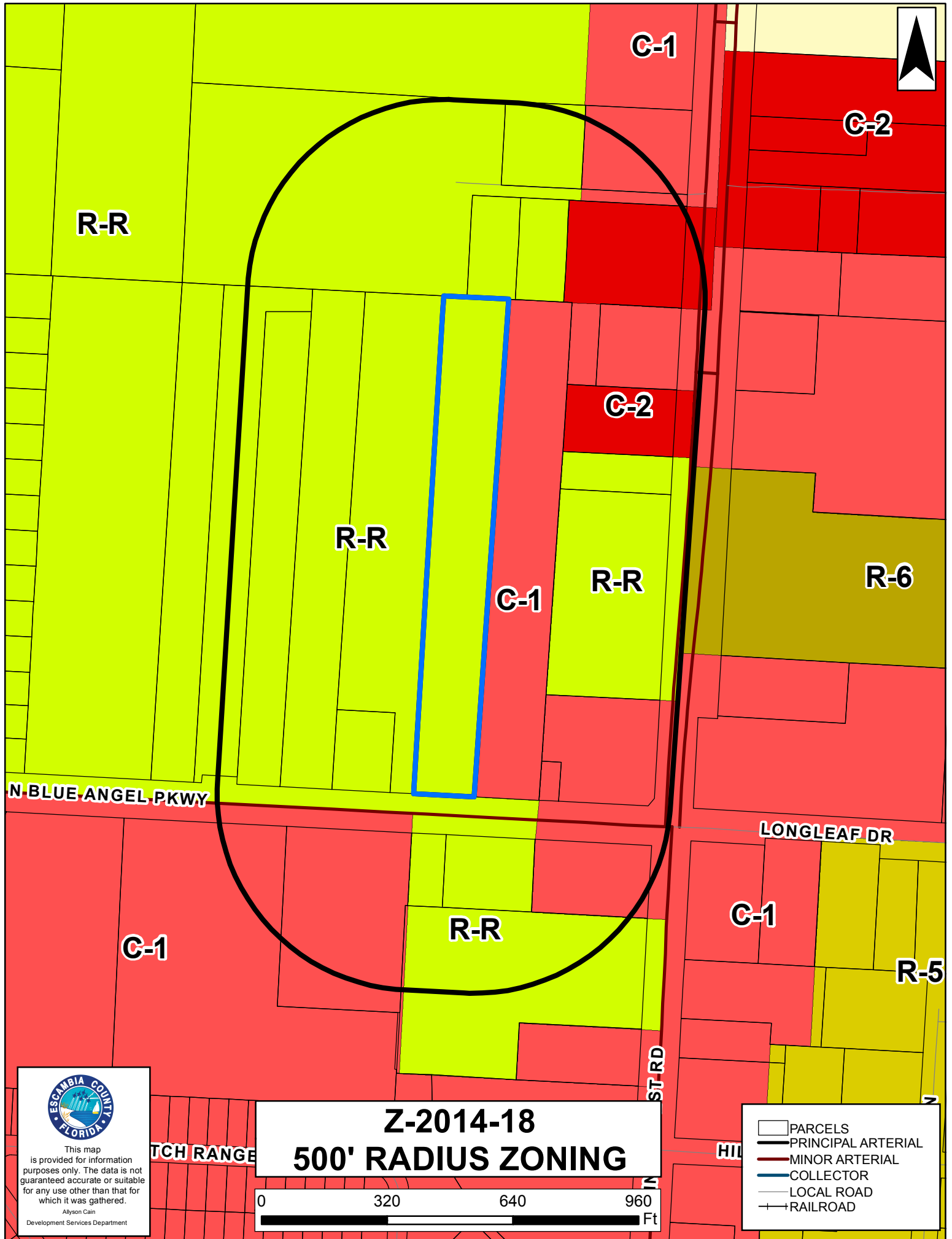
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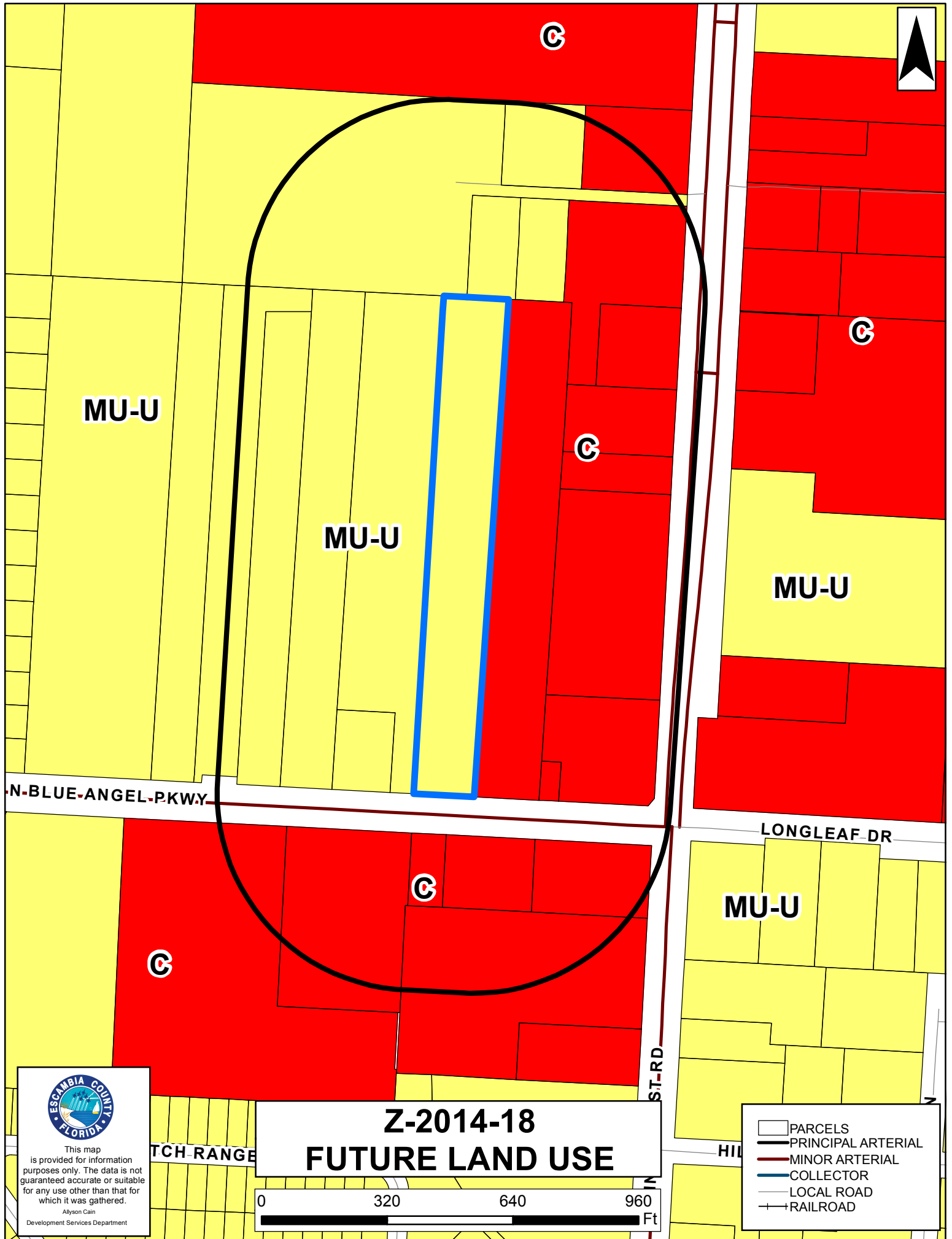
Allyson Cain
Development Services Department

Z-2014-18 LOCATION & WETLANDS

0 320 640 960 Ft

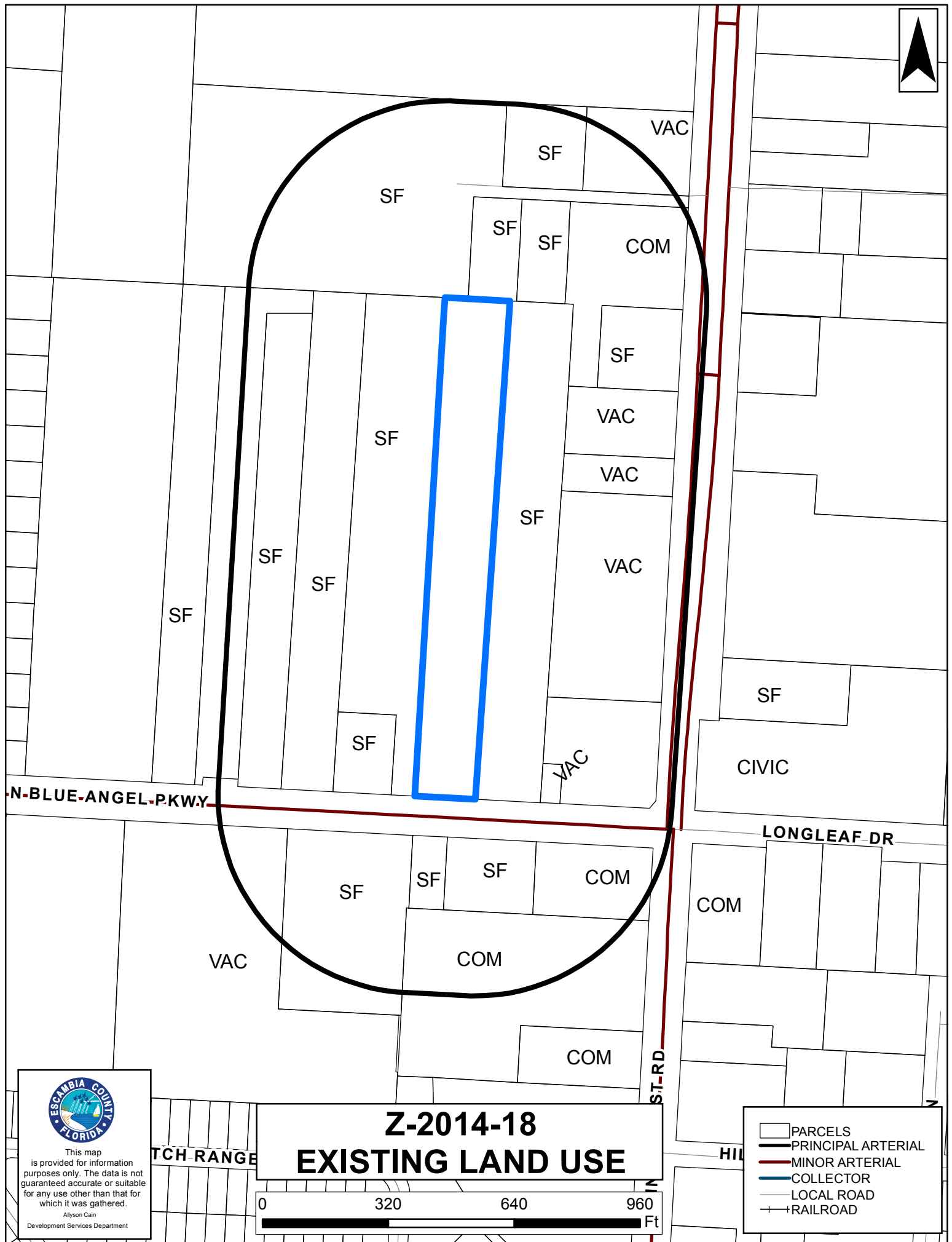
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD





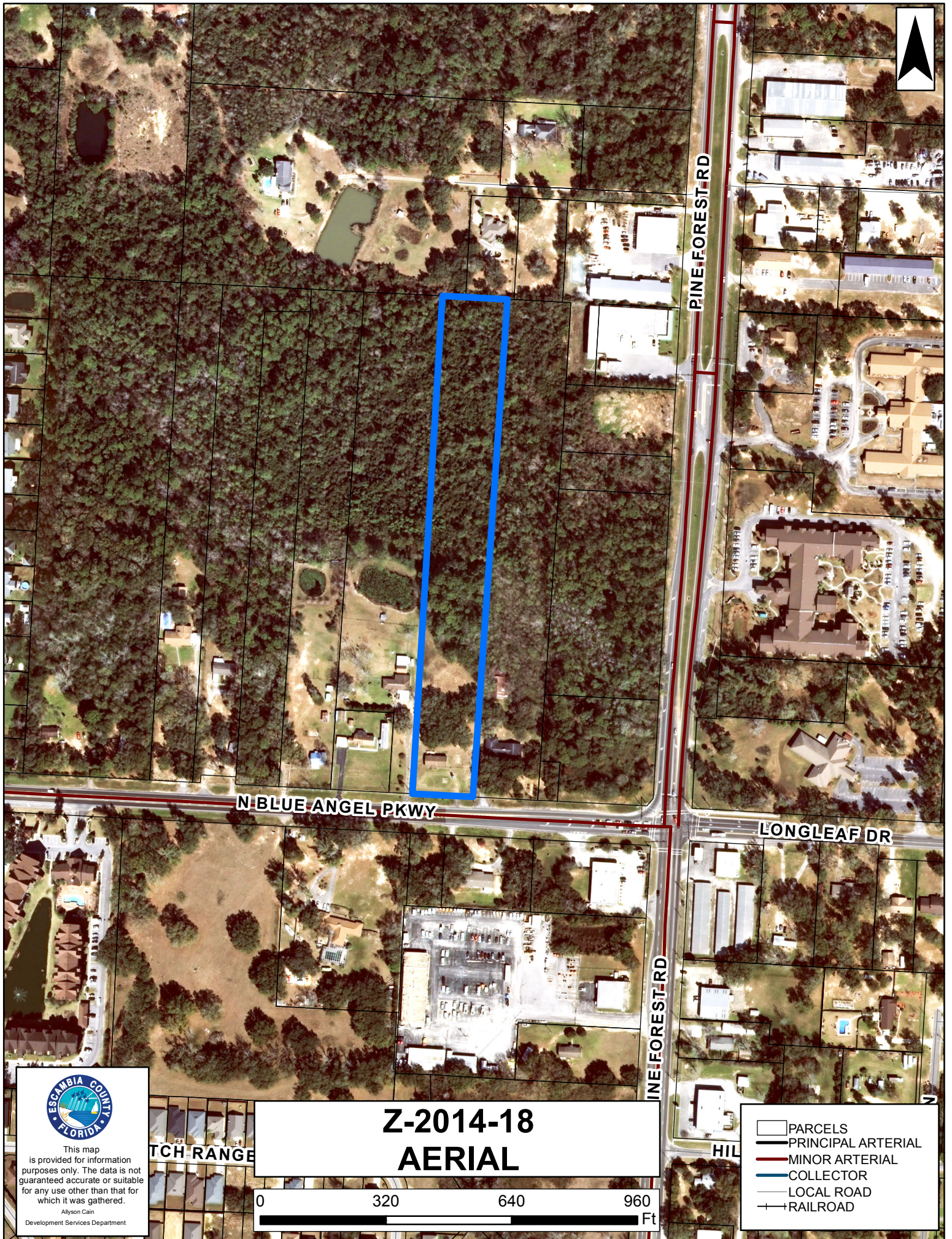
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Allyson Cain
Development Services Department



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.

Allyson Cain
Development Services Department



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.

Allyson Cain
Development Services Department

Z-2014-18
AERIAL

0 320 640 960 Ft

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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-18

CURRENT
ZONING: RR

PROPOSED
ZONING: C-1

PLANNING BOARD

DATE: 09/02/14 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: 10/09/14 TIME: 5:45 p.m.

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
201 PALAFOX PLACE
5TH FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 925-3475 OR VISIT
WWW.YESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public notice sign



Subject property



Looking at rear of subject property



Parcel to the east of subject property



Looking east at intersection of Blue Angel and Pine Forest Rd



Looking across from subject property

A photograph of a single-story yellow house with a dark roof and a white garage door. A large, leafy green tree stands in the front yard, casting a shadow over the house. The house has a small porch with white railings. The foreground shows a grassy lawn and a paved road with yellow double lines.

Another parcel across Blue Angel Pkwy



Looking west along Blue Angel Pkwy

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

July 1, 2014
VIA HAND DELIVERY

Mr Horace Jones Act Dir
Escambia Development Services
3363 West Park Place
Pensacola, Florida 32505

C-1
RE. Zoning Change Request from RR to C2-NA
7170 Blue Angel Parkway
Pensacola, Escambia County Florida 32533
Parcel No. 25-1S-31-2102-001-002-- 4.83 acres

Dear Mr. Jones
C-1

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from RR to C2-NA. The property has frontage on Blue Angel Parkway and is located near the northwest corner at Pine Forest Road. The property is classified as Mixed Use-Urban and property adjoining on the east side is classified and Commercial with the same for property across and on the south side of Blue Angel Parkway. The property is currently zoned Rural Residential R-R with Commercial C-1 zoned property adjacent and east of the property and southwest of the site as well.

The request is consistent with the stated intent of CPP FLU 1 3 1 allowing intense mixtures or residential and nonresidential uses,

The request is consistent with the Land Development Code in the uses allowing for a mixture of residential and non-residential activities,

The request is compatible with surrounding uses given the mixture of commercially zoned property,

The request is not likely to impact any portions of the natural environment. The site is generally high and dry,

The request will be consistent with the area development pattern, especially given the proximity to the Pine Forest intersection to the east and the new Wal Mart development to the south. Moreover, the County plan to connect Longleaf more directly to Hwy 29 will increase traffic through the Pine Forest/Blue Angel Parkway intersection.

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
Wiley C "Buddy" Page



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 DORIS MINCHEW Phone 477-7472

Address 7170 BLUE ANGEL PKWY 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 7170 BLUE ANGEL PKWY

Property Reference Number(s)/Legal Description
251S.31.2101.001.002

By my signature, I hereby certify that

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

Bobby R Minchew
Signature of Owner/Agent

Bobby R Minchew
Printed Name Owner/Agent

3-18-14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

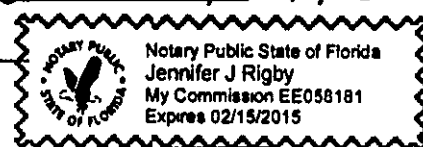
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18 day of March 20 14,
by Bobby R Minchew

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced FL M520-076-47-174-0

Jennifer J Rigby
Signature of Notary
(notary seal must be affixed)

Jennifer J. Rigby
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER 2-2014-18

Meeting Date(s) PB-9/2/14, BCC 10/2/14 Accepted/Verified by A Can Date 8/7/14

Fees Paid \$ _____ Receipt # _____ Permit # PRZ140800019



Development Services Department
Escambia County, Florida

FOR OFFICE USE

CASE # 2-2014-18

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s) 25-15-31-2101-001-002

Property Address 7170 BLUE ANGEL PKWY

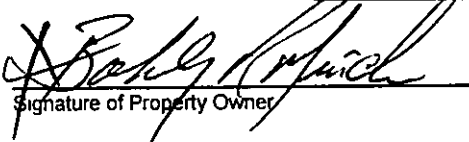
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed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

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

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

- a The necessary facilities or services are in place at the time a development permit is issued
- b A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy
- c For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued
- d For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit
- e The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy
- f For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 18 DAY OF MARCH, YEAR OF 2014


Signature of Property Owner

BOBBY R MINCHEW
Printed Name of Property Owner

5-18-14
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE

CASE # 2-2014-18

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7170 BLUE ANGEL PKWY
Florida, property reference number(s) 25-15-31-2101-001-002
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 18 day of MAR the year of,
2014, 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 buddy@att.net
Address 5337 HAMILTON LN Phone 850 232 9853

[Signature]
Signature of Property Owner

Bobby R Minchew
Printed Name of Property Owner

3-18-14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

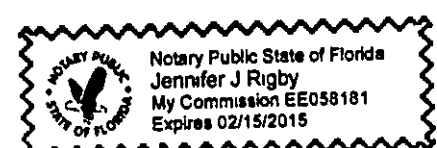
The foregoing instrument was acknowledged before me this 18 day of MARCH 2014
by Bobby R Minchew

Personally Known ☒ OR Produced Identification ☒ Type of Identification Produced FL M 520-076-47-174-0

[Signature]
Signature of Notary

Jennifer J Rigby
Printed Name of Notary

(Notary Seal)



ESCAMBIA COUNTY TAX COLLECTOR

Tax Record



Last Update 7/1/2014 9 09 59 PM CDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied upon for legal purposes.

Account Number	Tax Type
09-1402-000	REAL ESTATE

Mailing Address

MINCHEW DORIS
7170 N BLUE ANGEL PKWY
PENSACOLA FL 32526

Property Address

7170 N BLUE ANGEL

GEO Number

251S31-2101-001-0

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail

HX 25000
SX 25703
W1 500
HB 25000

Millage Code

06

Legal Description (click for full description)

251S31-2101-001-002 7170 N BLUE ANGEL PKWY W1/2 OF LT
PLAT DB 140 P 74 LESS CASE 91-1363 ST RD R/W

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount
COUNTY	6 6165	76,203	76,203
PUBLIC SCHOOLS			
By Local Board	2 2480	76,203	30,500
By State Law	5 3090	76,203	30,500
SHERIFF	0 6850	76,203	76,203
M S T U LIBRARY	0 3590	76,203	76,203
WATER MANAGEMENT	0 0400	76,203	55,500

Total Millage

15 2575

Total Taxes

Non-Ad Valorem Assessments

Code	Levy Authority
NFP	FIRE - 595-4960

Total Assessments



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) [→](#)
[Printer Friendly Version](#)

General Information

Reference 251S312101001002
Account 091402000
Owners MINCHEW DORIS
Mail ~~C/O JORNA PANTHO-PA~~
 323 E ROMANA ST
 PENSACOLA, FL 32502
Situs 7170 N BLUE ANGEL PKWY 32526
Use Code SINGLE FAMILY RESID
Taxing Authority COUNTY MSTU
Tax Inquiry [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements	\$51,071
Land	\$45,790
Total	\$96,861
<i>Save Our Homes.</i>	\$76,203

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

[MLS Listing](#)
[#436521](#)

Sale Date	Book	Page	Value	Type	Official Records (New Window)
None					

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2013 Certified Roll Exemptions

HOMESTEAD EXEMPTION, SENIOR
 EXEMPTION, VETERANS, WIDOW

Legal Description

W1/2 OF LT 2 DB 514 P 94/95 PLAT DB 140 P 74 LESS CASE
 91-1363 ST RD R/W

Extra Features

BLOCK/BRICK GARAGE
 CARPORT

Parcel Information

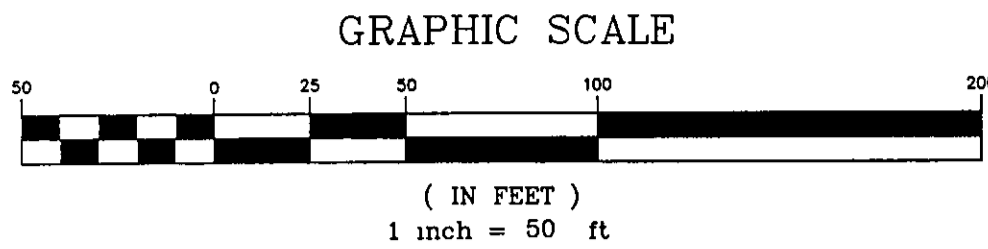
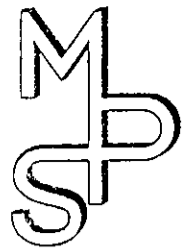
[Launch Interactive Map](#)

Section Map Id
 25-15-31

Approx Acreage
 4.6700

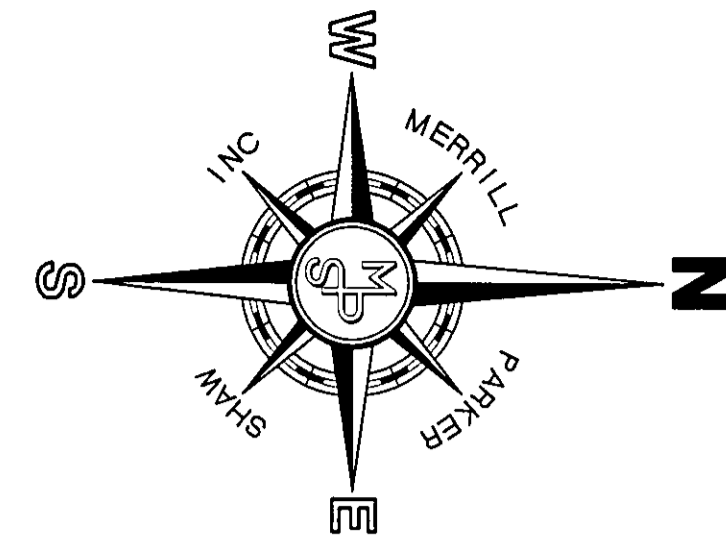
Zoned
 R-R

Evacuation & Flood Information
[Open Report](#)



BOUNDARY SURVEY WITH IMPROVEMENTS:

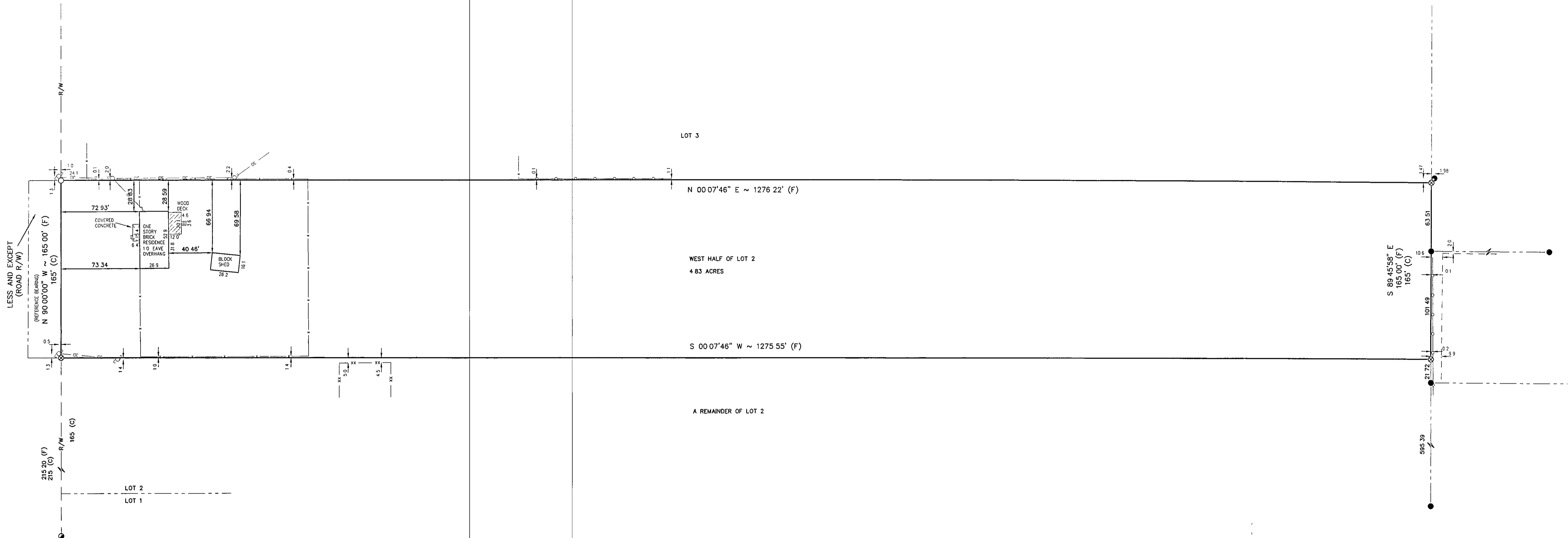
A PORTION OF SECTION 25,
TOWNSHIP-1-SOUTH, RANGE-31-WEST,
SANTA ROSA COUNTY, FLORIDA.
ADDRESS 7170 BLUE ANGEL PARKWAY



DESCRIPTION DEED BOOK 514, PAGE 94

W 1/2 OF LOT 2, IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF A PORTION OF SAID SECTION MADE BY P.D. NAUGLA, ENGINEER, DATED JUNE 23, 1923, A COPY OF WHICH IS RECORDED IN DEED BOOK 140 AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY

BLUE ANGEL PARKWAY (105' R/W)



SURVEYOR'S NOTES

- 1) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BLUE ANGEL PARKWAY (105' R/W)
- 2) SOURCE OF INFORMATION: THE PLAT RECORDED IN DEED BOOK 140, AT PAGE 74, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THE DESCRIPTION AS RECORDED IN DEED BOOK 514, AT PAGE 94, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND EXISTING FIELD MONUMENTATION
- 3) 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
- 4) 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
- 5) 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
- 6) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP
- 7) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS
- 8) 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

LEGEND

- ~ 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 4882 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7092 (FOUND)
- R/W ~ RIGHT OF WAY
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- (C) ~ CALCULATED
- 4" HIGH CHAIN LINK FENCE
- INDICATES NOT TO SCALE
- OVERHEAD UTILITY LINES
- 6" HIGH CHAIN LINK FENCE
- 4" HIGH WIRE FENCE
- 5" HIGH CHAIN LINK FENCE
- UTILITY POLE

CERTIFIED TO

BOBBY MINCHEW
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-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

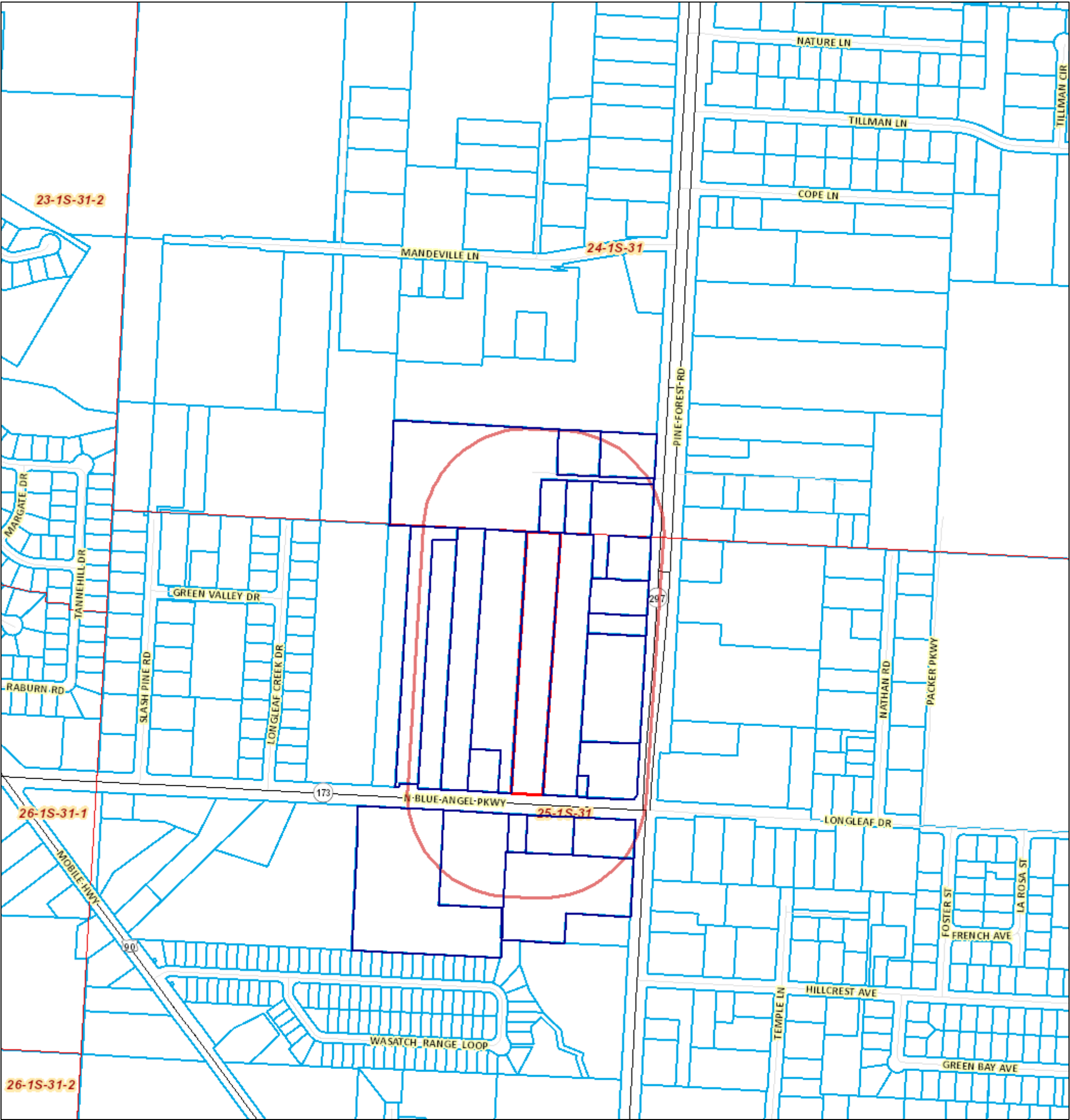
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. Wayne Parker 4/22/14
E WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

MERRILL PARKER SHAW, INC.		REVISIONS	
4928 N. DAVIS HWY PENSACOLA, FL 32503 PH: (850) 478-4623 FAX: (850) 478-4624 FLORIDA CORPORATION NUMBER 7174		NO. DATE APPR.	
SCALE 1" = 50'		DATE 4/22/14	
DRAWN WPJ		EWP	
CHECKED		DATE 4/22/14	
FIELD DATE 4/15/14		FIELD BOOK 266, PAGE 41	
BOUNDARY SURVEY WITH IMPROVEMENTS		JOB NO. SHEET	
A PORTION OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA		14- 6452-1 OF 1	
PREPARED FOR ERIC GLEATON REALTY REQUESTED BY MARIE GIBBS			

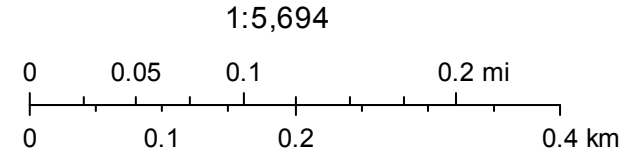
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Chris Jones Escambia County Property Appraiser



August 7, 2014

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



MINCHEW DORIS
C/O JOHN A PANYKO PA+323 E
ROMANA ST
PENSACOLA, FL 32502

MALONEY JOHN M &
7019 PINE FOREST RD
PENSACOLA, FL 32526

COPPS RICHARD D &
7017 PINE FOREST RD
PENSACOLA, FL 32526

COLE JOHN JR &
7015 PINE FOREST RD
PENSACOLA, FL 32526

HATCHER CYNTHIA D
150 E 57TH ST APT 5B
NEW YORK, NY 10022

BRYARS LINDA S &
C/O LINDA S BRYARS+2655 W
MICHIGAN AVE
PENSACOLA, FL 32526

SCHOFIELD CHRISTOPHER C &
7160 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

TUPLING ELIZABETH DACIA &
7180 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

KADER INC
1756 CEDRUS LN
PENSACOLA, FL 32514

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

ARNOLD GRACE ELIZABETH
7130 N BLUE ANGEL PKY
PENSACOLA, FL 32526

COPPS R D & JOANN
7017 PINE FOREST RD
PENSACOLA, FL 32526

HAM PEST CONTROL INC
PO BOX 37294
PENSACOLA, FL 32526

OMNI 40% INT &
713 PANFERIO DR
PENSACOLA BEACH, FL 32561

MILLER INVESTMENT GROUP LLC
PO BOX 957
BREWTON, AL 36427

HASTY SIMON G & ADA ELTA
7150 N BLUE ANGEL PKY
PENSACOLA, FL 325268020

FLORIDA STATE OF DEPARTMENT OF
TRANSPORTATION
PO BOX 607
CHIPLEY, FL 32428

EDGAR HENRY T & MARIAN F
7165 N BLUE ANGEL PKY
PENSACOLA, FL 32526

GRUND BRYAN T
7175 BLUE ANGEL PKWY
PENSACOLA, FL 32526

FAMILY DOLLAR STORES OF FLORIDA
INC
PO BOX 1017
CHARLOTTE, NC 28201

HORNE HERSCHEL H &
7155 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

KINGS WAY CHURCH &
7895 PENSACOLA BLVD
PENSACOLA, FL 32534

HAM PEST CONTROL INC
6259 SONDU AVE
PENSACOLA, FL 32526

SOUTHERN BELL TELEPHONE &
TELEGRAPH CO
PO BOX 7207
BEDMINSTER, NJ 07921



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **614657**

Date Issued. : 08/07/2014

Cashier ID : KLHARPER

Application No. : PRZ140800019

Project Name : Z-2014-18

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1007	\$1,270.50	App ID : PRZ140800019
		\$1,270.50	Total Check

Received From : BOBBY R MINCHEW

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140800019	705988	1,270.50	\$0.00	7170 N BLUE ANGEL PKWY, PENSACOLA, FL, 32526

Total Amount : **1,270.50**

\$0.00 Balance Due on this/these
Application(s) as of 8/20/2014