

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
November 10, 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. Case #: Z-2014-15
Applicant: Wiley C. "Buddy" Page, Agent for Helen Wilkenson, Owner
Address: 13161 Lillian Hwy
Property Size: 1.54 (+/-) acres
From: R-1, Single Family District, Low Density (four du/acre)
To: R-6, Neighborhood Commercial and Residential District, (cumulative) high density, (25 du/acre)
 - B. Case #: Z-2014-17
Applicant: Wiley Page, Agent for Rosa L. Sadler Walker, Owner
Address: 337 Commence St.
Property Size: .20(+/-) acres
From: R-2, Single-Family District (cumulative), Low-Medium Density (7 du/acre)
To: C-1, Retail Commercial District (cumulative) (25 du/acre)
 - C. Case #: Z-2014-19
Applicant: Tom Hammond, Agent for Dennis M. & Virginia L. Griffith, Owner

Address: 1408 Hwy 297-A South
Property Size: 27.91 (+/-) acres
From: VR-1, Villages Rural Residential District, Gross Density (one unit per four acres) and VR-2, Villages Rural Residential District, Gross Density (one unit per 0.75 acre)
To: VM-2, Village Mixed Residential/Commercial District, Gross Density (seven units per acre)

D. Case #: Z-2014-20
Applicant: Justin Beck, Agent for Harry Levin, Owner
Address: 6600 North W. Street Block
Property Size: 7.92 (+/-) acres
From: ID-1, Light Industrial District (cumulative) (no residential uses)
To: C-2, General Commercial and Light Manufacturing District (cumulative) (25 du/acre)

E. Case #: Z-2014-21
Applicant: Wiley C. "Buddy" Page, Agent for The Paces Foundation, Owner
Address: 1201 North "P" Street
Property Size: 3.6 (+/-) acres
From: R-2, Single-Family District (cumulative), Low-Medium Density (7 du/acre)
To: R-6, Neighborhood Commercial and Residential District (cumulative), High Density (25 du/acre)

F. Case #: Z-2014-22
Applicant: Fred R. Thompson, Agent for Owner, Richard R. & Edna Marie Gibbs
Address: 7945 Beulah Road
Property Size: 58.2 (+/-) acres
From: R-2, Single-Family District (cumulative), Low-Medium Density (seven du/acre)
To: R-3, One-Family and Two-Family District, (cumulative) Medium Density (ten du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 11/10/2014

CASE : Z-2014-15

APPLICANT: Wiley C. "Buddy" Page, Agent for Helen Wilkenson, Owner

ADDRESS: 13161 Lillian Hwy

PROPERTY REF. NO.: 03-2S-32-1000-080-003

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

DISTRICT: 1

OVERLAY DISTRICT: NA

BCC MEETING DATE: 12/11/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-1, Single-Family District, Low Density (four du/acre)

TO: R-6, Neighborhood Commercial and Residential District, (cumulative) high density, (25 du/acre)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

dwelling units per acre.

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

FINDINGS

The proposed amendment to R-6 **is consistent** with the intent and purpose of the Future Land Use MU-S, as stated in CPP FLU 1.3.1. The Mixed-Use Suburban category does allow for non-residential uses. Also, the densities and allowed uses are compatible to those provided for in the FLU category. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities and infrastructure. Should the amendment be approved, the buffering requirements stated in CPP FLU 1.1.9 will be reviewed at the time the project is submitted for Site Plan Review.

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.

FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

LDC 6.05.13. R-6 Neighborhood Commercial and Residential District, (cumulative) High Density. This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are uncertain and some redevelopment is probable.

7.20.04. Neighborhood commercial locational criteria (AMU-1, R-6, VM-1).

Neighborhood commercial locational criteria (AMU-1, R-6, VM-1).

A. Neighborhood commercial uses shall be located along a collector or arterial roadway and near a collector/collector, collector/arterial, or arterial/arterial intersection and must provide a smooth transition between commercial and residential intensity.

B. They may be located at the intersection of an arterial/local street without providing a smooth transition when the local street serves as a connection between two arterial roadways and meets all the following criteria:

1. Shares access and stormwater with adjoining commercial uses or properties;

2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and Article 7;
 3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
 4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision.
- C. They may be located along an arterial or collector roadway without meeting the above additional requirements when one of the following conditions exists:
1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips; or
 2. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

FINDINGS

The proposed amendment **is in conflict** with the locational criteria for R-6 as stated in LDC 7.20.04. Upon site review, the parcel does not have road frontage along Lillian Highway, which is a collector. The property is located along a County maintained right-of-way. The area does not consist of established commercial or other intensive development and it does not provide a smooth transition between commercial and residential. The intensity of the use will not be compatible to the current single-family development in the area.

The high density, multifamily and commercial uses allowed by R-6 **would be incompatible** with the adjoining low density R-1 single-family uses as well as the nearby low-medium density R-2 single-family uses. Existing commercial development in the area of the subject parcels appears limited to properties fronting both sides of Lillian Highway between Spanish Moss Drive and Cordova Road. There is no obvious custom of intermixing of uses, and no evidence of uncertainty about the future uses of properties not already zoned R-6; and with the availability of nearby R-6 zoning there appears to be a low probability of redevelopment outside of that area.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

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

Within the 500' radius impact area, staff observed properties with zoning district R-1, R-2 and R-6. Parcels within the vicinity of the subject property are residential in zoning and use. The commercial properties are along Lillian Highway from Spanish Moss Drive to Cordova Road going east. The area of the proposed zoning is within a platted subdivision and would not make a smooth transition from R-1 to R-6.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils were **not** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS

Because the character of the platted subdivision is single-family and has not historically been an intermixing of uses that provide neighborhood commercial services within the subdivision, the proposed amendment **would not** result in a logical and orderly development pattern

Attachments

Z-2014-15

Z-2014-15



PERDIDO BAY

PARADISE LN

LILLIAN HWY

PERDIDO MANOR DR

TRACY RD

LILLIAN HWY

HARTUNG AVE

BRONSON RD



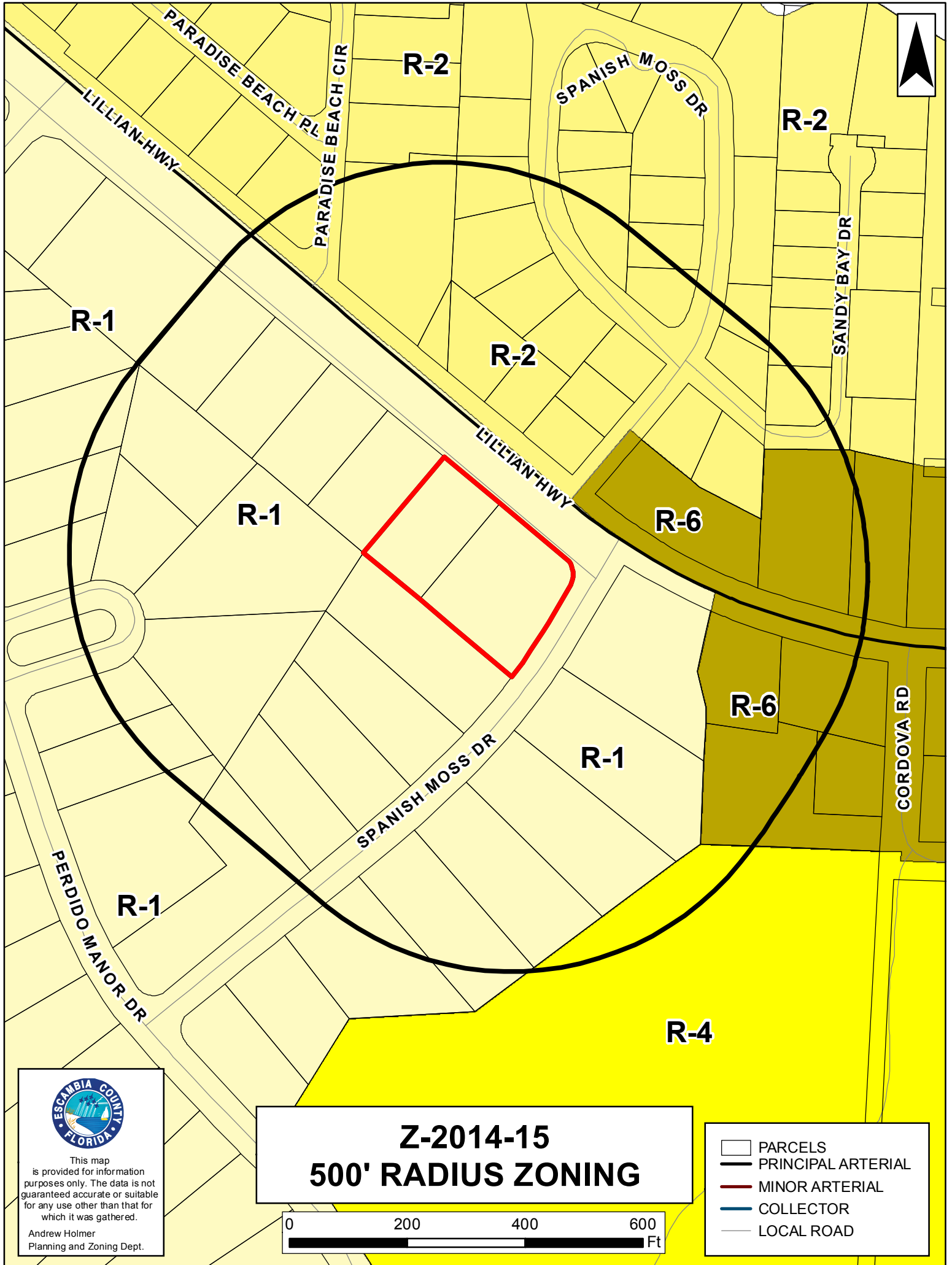
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-15 LOCATION MAP

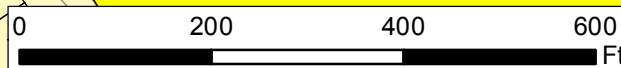
0 1,000 2,000 3,000
Ft

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



Z-2014-15

500' RADIUS ZONING

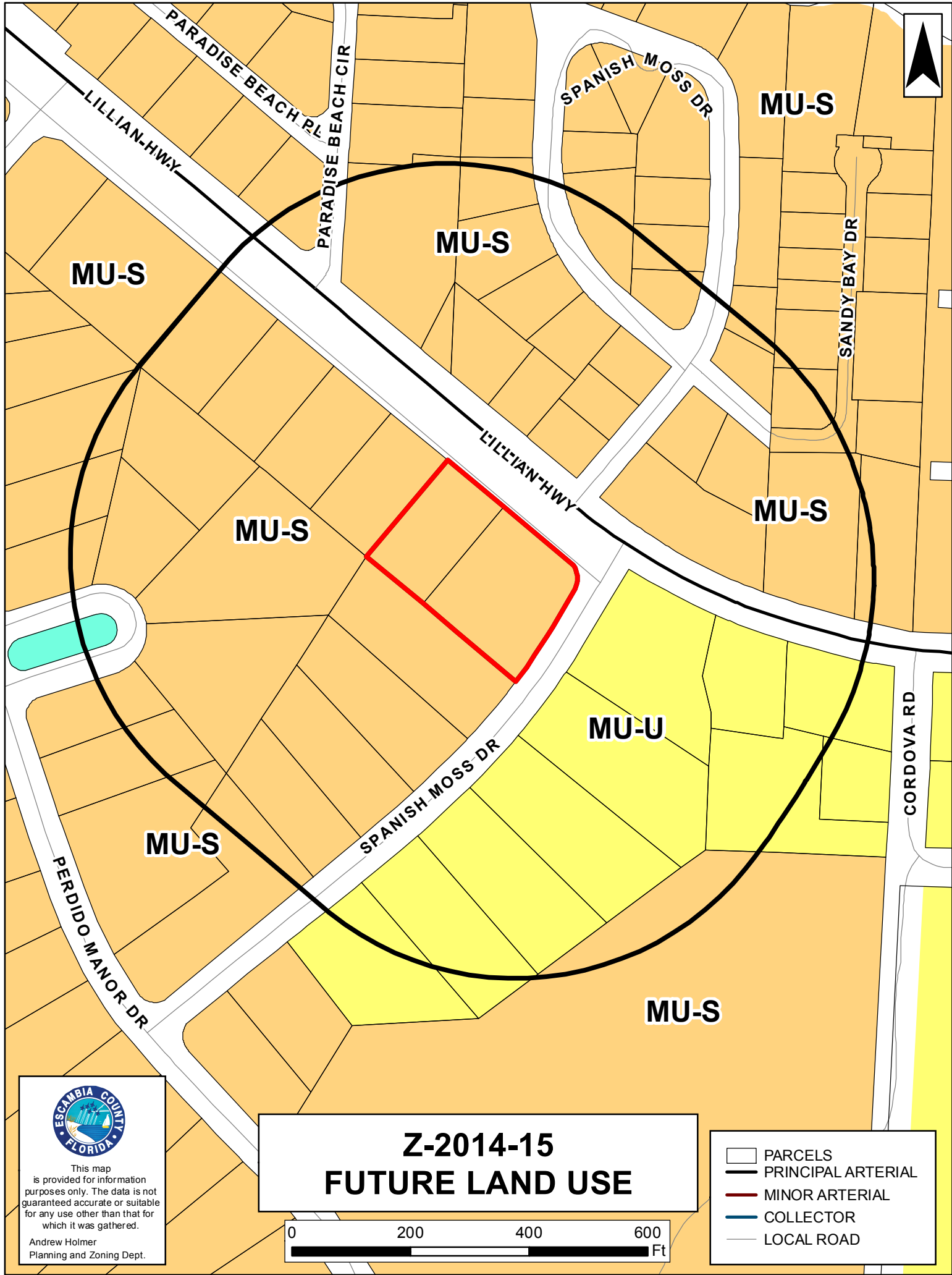


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.

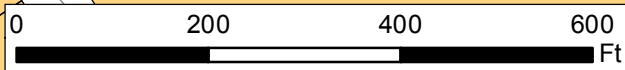
Andrew Holmer
Planning and Zoning Dept.



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Andrew Holmer
Planning and Zoning Dept.

Z-2014-15 FUTURE LAND USE



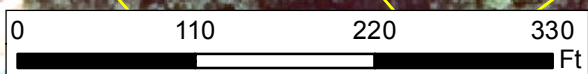
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- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



LILLIAN HWY

SPANISH MOSS DR

Z-2014-15 AERIAL MAP



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2014-15**

CURRENT
ZONING:

R-1

PROPOSED
ZONING:

R-6

PLANNING BOARD

DATE: **11/10/14** TIME: **8:30 AM**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **12/11/14** TIME: **5:45 PM**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Looking at the subject parcel on the corner



Looking at the western parcel



Parcel adjacent to subject parcel



Looking toward subject parcel (left)



Looking from subject parcel toward Lillian Hwy



Looking across Lillian Hwy from Right-of-way



From corner of subject property looking toward Lillian Hwy



Looking west across Spanish Moss



Looking east along Lillian Hwy



Looking across Spanish Moss Dr. from corner lot.



Looking down Spanish Moss Dr- subject parcel on right hand side



Looking north onto subject parcel across Lillian Hwy



Development Services Department
Escambia County, Florida

2014-15

PR2 140800016

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

03-25-32-1000-090-003
Property Reference Number 090-003

Buddy Page
Name

13100 Lillian Hwy
Address
13161

☐ Owner

☒ Agent

Referral Form
Included? Y / N

MAPS PREPARED

- ☒ Zoning
☐ FLU
☐ Aerial
☐ Other: _____

PROPERTY INFORMATION

Current Zoning: R-1 Size of Property: _____ +/-
Future Land Use: MU-5 Commissioner District: 1
Overlay/AIPD: no Subdivision: _____
Redevelopment Area*: no

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

COMMENTS

Desired Zoning: ~~R-1~~ R-6

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

Owner going to combine 2 parcels & bring in to
rezone to R-6

- ☐ Applicant will contact staff for next appointment
☐ Applicant decided against rezoning property
☐ Applicant was referred to another process

☐ BOA

☐ DRC

☐ Other: _____

Process Name

Staff present: A Cain

Date: 8/6/14

Applicant/Agent Name & Signature: Buddy Page

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

(Revised 08/01/14)

H:\DEV SRVCS\FOR-000 Forms\Rezoning\Pre-App Form 08-01-14.docx



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-1 to: R-6

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

Owner(s) Name: Helen G. Wilkenson

Phone: _____

Address: 8700 University Pkwy Unit 109

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: 13161 Lillian Highway Pensacola, Florida 32506

Property Reference Number(s)/Legal Description: 03-2S-32-1000-080-003

03-2S-32-1000-090-003

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Helen G. Wilkenson
Signature of Owner

Helen G. Wilkenson
Printed Name of Owner

6-13-14
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 13th day of June 20 14,
by Helen Wilkenson

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL ID

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

Steven Bromley
Printed Name of Notary



STEVEN A. BROMLEY
COMMISSION # FF 110630
EXPIRES: May 4, 2018

FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-15

Meeting Date(s): PB 9/2/14, BCC 10/2/14 Accepted/Verified by: _____ Date: 8/7/14

Fees Paid: \$ 1,270.50 Receipt #: _____ Permit #: PR2140800016



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-15

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 13161 Lillian Highway Pensacola, FL 32506,
Florida, property reference number(s) 03-2S-32-1000-080-003 & 03-2S-32-1000-090-003

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 43571 Phone: 850-232-9853

Helen G. Wilkinson
Signature of Property Owner

Helen G. Wilkinson
Printed Name of Property Owner

6-13-14
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 13th day of June, 20 14,
by Helen Wilkinson.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FLID

Steven Bromley
Signature of Notary

Steven Bromley
Printed Name of Notary

(Notary Seal)



STEVEN A. BROMLEY
COMMISSION # FF 110838
EXPIRES: May 4, 2018



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-15

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 03-2S-32-1000-080-003 & 03-2S-32-1000-090-003

Property Address: 13161 Lillian Highway Pensacola, FL 32506

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 13 DAY OF JUNE, YEAR OF 2014.

Helen G. Wilkinson
Signature of Property Owner

Helen G. Wilkinson
Printed Name of Property Owner

6-13-14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

Prepared by/Return to:
GARY B. LEUCHTMAN
Beggs & Lane
Post Office Box 12950
Pensacola, Florida 32591-2950
(850)432-2451
Florida Bar No. 342262
Parcel Identification No.: 032S321000080003 and
032S321000090003

DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Warranty Deed made this 10th day of May, 2013, between Helen G. Wilkinson, a widow, "Grantor", and Helen G. Wilkinson, Trustee of the Helen G. Wilkinson Living Trust dated May 10, 2013, whose address is 8700 University Parkway #109, Pensacola, Florida 32514, "Grantee".

The Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant unto said Grantee and Grantee's respective successors and assigns forever the following described real property situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 8 and 9, Block 3, of Perdido Manor, a subdivision of that portion of Section 3, Township 2 South, Range 32 West, Escambia County, Florida, lying South of Lillian Highway, per plat of said subdivision recorded in Plat Book 2 at Page 45 of the public records of Escambia County, Florida.

This conveyance is made subject to restrictive covenants and easements of record.

And said Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all person whomsoever. Where used herein the term, Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

Said Trustee shall have the 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.

In the event that Helen G. Wilkinson cannot continue to serve as Trustee under her Trust Agreement, the successor Trustee shall be BBVA Compass. All successor Trustees are hereby granted the power to protect, conserve and sell or to lease, or to encumber, or otherwise to manage and dispose of real property described in this deed.

Any person dealing with a Trustee shall deal with such Trustee in the order as set forth above. However, no persons 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 incapacitated, or removing said Trustee for any reason.

d. The written certificate of a physician currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.

e. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2013 and subsequent years, and all other matters of record.

The Grantor warrants, represents and acknowledges (i) that there has been no discharge or disposal of any hazardous waste or other toxic substances (as such terms are defined by any applicable federal, state or local governmental law, rule ordinance or regulations) on the above described property, or recontamination on the above described property by any such substances; and that there has been no storage or utilization of any hazardous or toxic substances on the above described property; and (ii) that the above described property does not constitute the homestead of the Grantor.

In testimony whereof, the Grantor executed this deed the day and year first above written.

WITNESSES:

Mary E. Binger
Print Name: Mary E. Binger

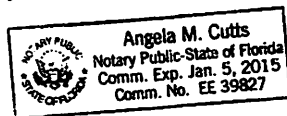
Helen G. Wilkinson
HELEN G. WILKINSON

Bridgette Parker Address: 8700 University Pkwy. #109
Print Name: Bridgette Parker Pensacola, FL 32514

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10 day of May, 2013, by Helen G. Wilkinson who produced FL Identification Card as identification or who is personally known to me.

-SEAL-



Angela M. Cutts
Notary Public

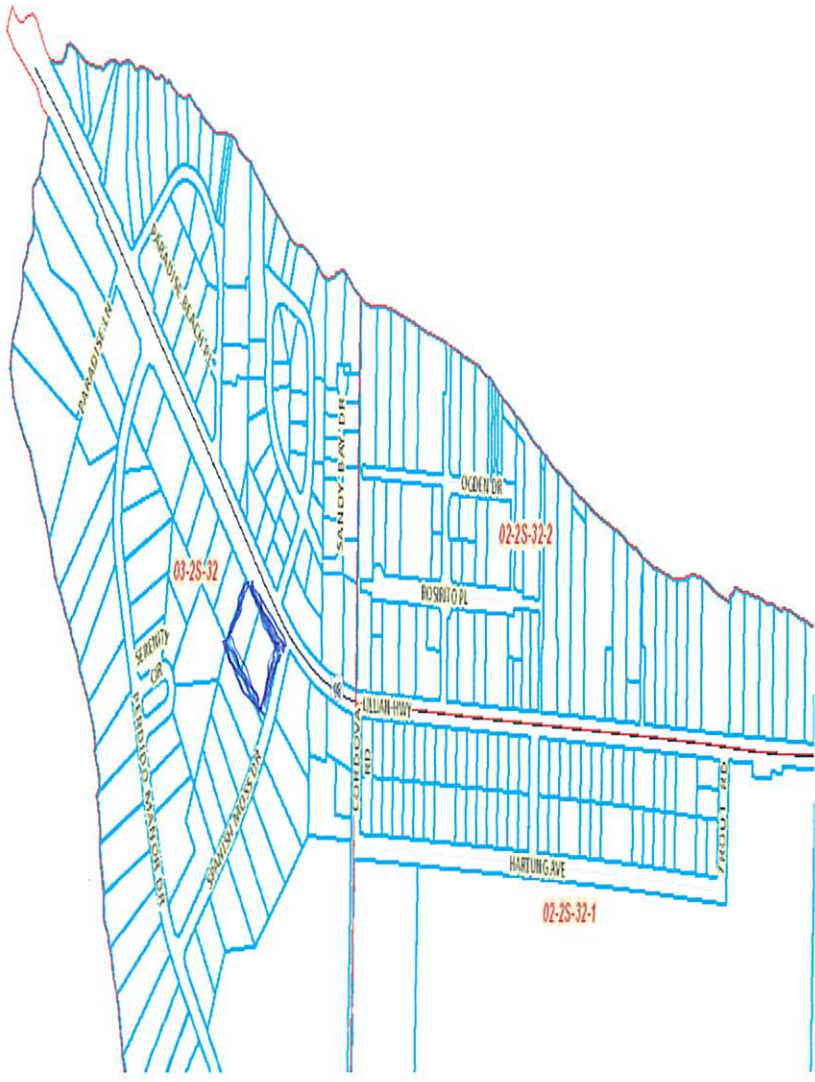
THIS DEED HAS BEEN PREPARED AT THE GRANTOR'S REQUEST WITHOUT EXAMINATION OR LEGAL OPINION OF TITLE.



Images

None

PB 2
P 45



Tools Layers

Search

Address

Ex: 123 E Main

Like Begins Ends Equals

Execute Search

Identify GPS

Selection

Append selections

Suppress Auto Expand

Include radius in selection

500 ft (5280 ft max)

(Used only with single parcel selection)

Measure

Map Output

Layouts A3 Landscape

Formats jpg

Export Map

LILLIAN PARKWAY 50' R/W

278.96' EXIST
279.03' PLAT

R = 25.00'
ARC = 34.90'
CH = 32.13'
DELTA = 79°58'29"
C.B. = N 12°44'45" W

NORTH
SCALE 1" = 20'

199.88' EXIST
200.00' PLAT
S 37°04'56" W
S 37°16'00" W

ONE STORY
BLOCK BUILDING

COVERED
CONCRETE

LOT 8, BLOCK 3

LOT 9, BLOCK 3

LOT 10, BLOCK 3

326.20' PLAT
325.86' EXIST

PLAT: R = 1352.52' ARC = 156.40'
CH = 156.31' DELTA = 06°31'52" E
EXIST: R = 1352.52' ARC = 156.43' CH = 156.34'
DELTA = 06°31'56" C.B. = N 30°33'17" E
LIVE OAK DRIVE 60' R/W

LEGEND

- R/W Right of way
- 1/2" Capped Iron rod set #7073
- 1/2" Capped Iron rod found #noted
- 1" Iron pipe found
- Power pole
- Concrete
- Air conditioning unit
- Chain link fence
- Wood fence

SURVEYOR'S NOTES

- 1 Subject to setbacks, easements and restrictions of record
- 2 This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm
- 3 This survey does not reflect or determine ownership
- 4 This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record
- 5 Footers and foundations below natural grade not located
- 6 Parcel contains 1.44 acres, more or less

STREET ADDRESS 13100 Lillian Highway

LEGAL DESCRIPTION

Lots 8 and 9, Block 3, Perdido Manor, a part of Section 3, Township 2 South, Range 32 West, Escambia County, Florida as recorded in Plat Book 2, page 45 of the public records of said County

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

Measurements made in accordance with United States Standards



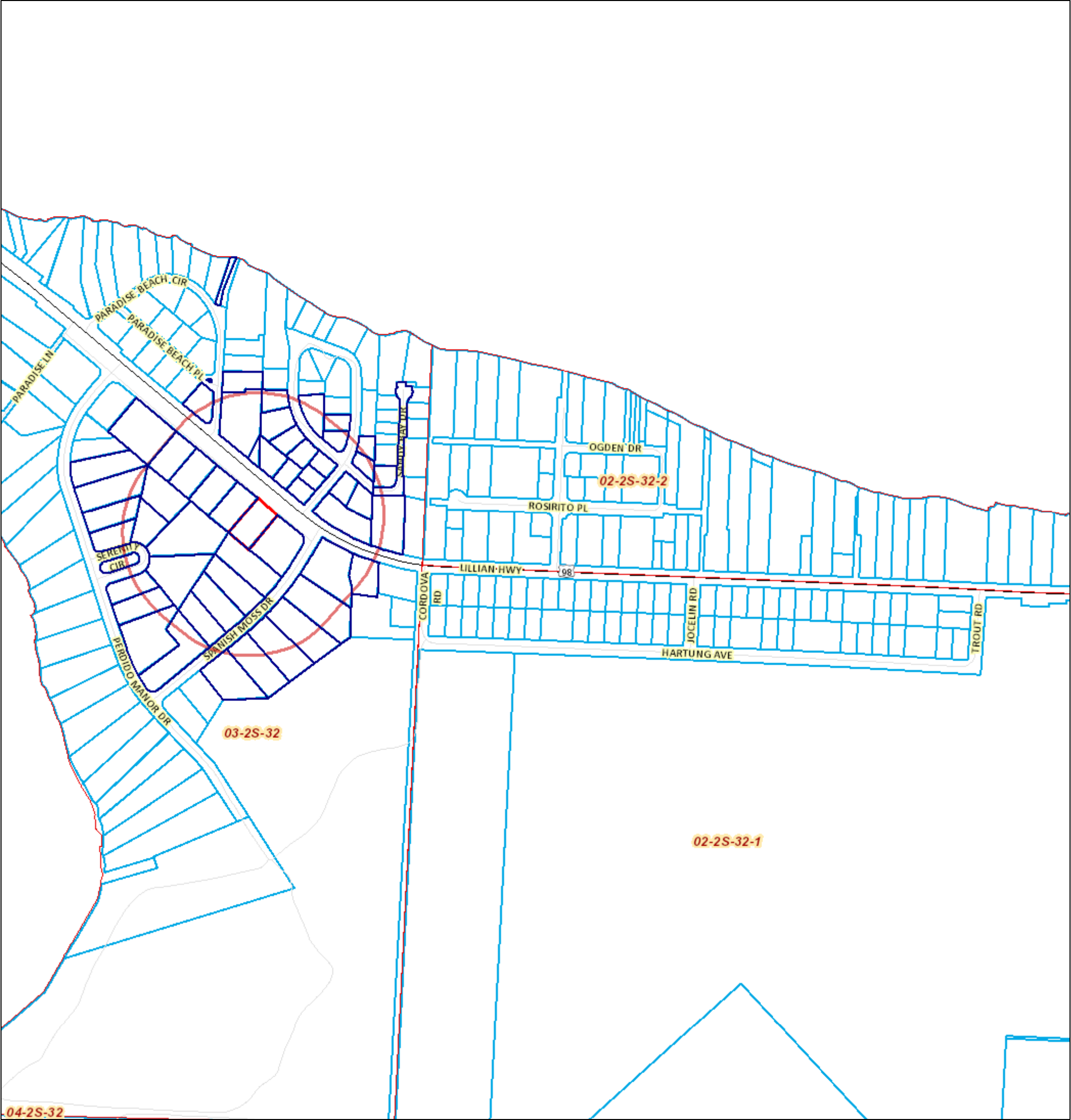
Bearing Reference NORTH BASED ON THE SOUTHERLY R/W LILLIAN PARKWAY AS S 52°44'00" E
Ordered By MR JIM SCOGGINS Elevation Reference
I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 050, 5J-17 051 and 5J-17 052, pursuant to Section 472 027 Florida Statutes
David D. Glaze
Walter J. Glaze
PSM #5605 PSM #6190

SHEET 1 OF 1
LB No 7073
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGNED BY SURVEYOR

Scale 1" = 20'
Job No 35979-14
File No 4199
FB 1552 PG 1-3
FB PG
Date of Survey 8-28-2014
Date of Plat 8-29-2014
Date of Revision 9-4-2014
Encroachments FENCES
POWER POLE
Drawn by FMJ
Checked By DDG

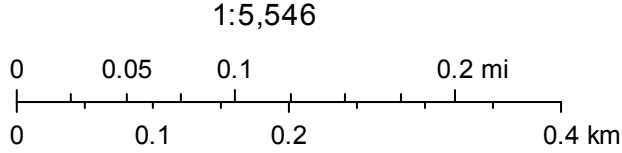
REVISION ADDED ACREAGE 9-4-2014

Chris Jones Escambia County Property Appraiser



August 7, 2014

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



WILKINSON HELEN G TRUSTEE FOR
8700 UNIVERSITY PKWY # 109
PENSACOLA, FL 32514

DORMAN CHARLES W
13321 PARADISE BEACH PL
PENSACOLA, FL 32506

MANZI EDGAR J &
957 SPANISH MOSS DR
PENSACOLA, FL 32506

MARLING ROBERT L &
13241 LILLIAN HWY
PENSACOLA, FL 32506

WILLARD LEONARD &
313 HAMPTON RD
SIGNAL MTN, TN 37377-3229

LAMBECK CHARLES A & LINDA J
977 SPANISH MOSS DR
PENSACOLA, FL 32506

PREVATTE VALERIE ERWIN
32251 W CARRIER DR
LILLIAN, AL 36549

MILLER WANDA L
947 SPANISH MOSS DR
PENSACOLA, FL 32506

DENNI WILLIAM C & DORIS
13221 LILLIAN HWY
PENSACOLA, FL 32506

MASSIE GEORGE F
C/O BARBARA J HAZEN
47213 SCHWARTZKOPF DR
LEXINGTON PARK, MD 20653-2494

MINES ALEXIS
1051 SPANISH MOSS DR+PENSACOLA,
FL 32506

MCCLAMMY ALBERT L JR & PEGGY D
13211 LILLIAN HWY
PENSACOLA, FL 32506

BUFKIN KATHYRN L
1050 PERDIDO MANOR DR
PENSACOLA, FL 32506

DOEGE BEVERLY ANN FLETCHER
948 SPANISH MOSS DR
PENSACOLA, FL 32506

MANSON ARTHUR & RUTH
10245 EMPIRE AVE
CUPERTINO, CA 95014

AMODO ROMEO T
13160 LILLIAN HWY
PENSACOLA, FL 325068463

FLOYD PAMELA D
991 SPANISH MOSS DR
PENSACOLA, FL 32506

BOURCIER CYNTHIA L
11302 GULF BEACH HWY
PENSACOLA, FL 32507

BUFKIN KATHRYN L
1050 PERDIDO MANOR DR
PENSACOLA, FL 32506

WHITE ROBERT L
4380 HWY 4
JAY, FL 32565

KISER JO ANN
3726 WOODVALE RD
BIRMINGHAM, AL 35223

HARGIS LOUISE T
7216 W JACKSON ST LOT # 15
PENSACOLA, FL 32506

HOWE SHARON DOLORES SUTTON 1/3
INT
C/O KIM KIMBRO
600 WEDGEWOOD DR
GULF SHORES, AL 36542

SUTTON OTTIE L 6/9 INT
C/O KIM KIMBRO
600 WEDGEWOOD DR
GULF SHORES, AL 36542

DONOVAN MICHAEL J &
1051 PARADISE LN
PENSACOLA, FL 32506

MESZAROS ROBERT H & PEARL D
13120 LILLIAN HWY
PENSACOLA, FL 32506

MULLINS MARGARET C EST OF
C/O GEORGE E MULLINS
13460 SERENITY CIR
PENSACOLA, FL 32506

HAWLEY MICHEAL D & LORI L
425 WEDGEWOOD DR
GULF SHORES, AL 36542

HAMBRICK CHARLES E AND
5351 PRIETO DR
PENSACOLA, FL 32506

HUTCHISON JANE W
1031 SPANISH MOSS DR
PENSACOLA, FL 32506

CHAVEZ IGNACIA B &
11723 GULF BEACH HWY
PENSACOLA, FL 32506

SONROD ENTERPRISES INC
13131 LILLIAN HWY
PENSACOLA, FL 32506

FAGAN RICHARD J & VICKI L
13440 SERENITY CIR
PENSACOLA, FL 32506

MINES ALEXIS M
1051 SPANISH MOSS DR
PENSACOLA, FL 32506

ALI RAMZAN TRUSTEE FOR
PO BOX 2112
PENSACOLA, FL 32513

NEWHOUSE HUBERT R & MAUREEN
1061 SPANISH MOSS DR
PENSACOLA, FL 32506

LORD JEFFREY L & KELLY A
9640 PARADISE BEACH CIR
PENSACOLA, FL 32506

COSTLOW WILLIAM J & DIANA M
1090 PERDIDO MANOR DR
PENSACOLA, FL 32506

YOUNGSTROM JEFFREY R
4806 GUERNSEY RD
PACE, FL 32571

HELTON CLAYTON H
10910 LILLIAN HWY
PENSACOLA, FL 32506

YOUNG KIRK M JR TRUSTEE
1130 PERDIDO MANOR DR
PENSACOLA, FL 32506

HENDERSON CHARLES H &
1050 SPANISH MOSS DR
PENSACOLA, FL 32506

KECKLER WADE T &
1110 PERDIDO MANOR RD
PENSACOLA, FL 32506

ARMSTRONG WILLIAM R & ADRIENNE
R
11103 LITTLE CREEK LN
PENSACOLA, FL 32506

VAN LANDINGHAM JAMES A & JACKIE
M
1070 SPANISH MOSS DR
PENSACOLA, FL 32506

JORDAN CATHERINE ANNE TRUSTEE
979 SANDY BAY DR
PENSACOLA, FL 32506

BAKER CHARLES E &
956 SPANISH MOSS DR
PENSACOLA, FL 32506

ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

RATZIN GREGORY P & TRACY N
970 PARADISE BEACH CIR
PENSACOLA, FL 32506

HUDSON LYNDON R TRUSTEE
990 PARADISE BEACH CIR
PENSACOLA, FL 32506

WOODWARD LARRY L
13170 LILLIAN HWY
PENSACOLA, FL 32506



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- **Traffic concurrency has no comments**
- **Access management has no comments**

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- **Traffic concurrency has no comments**
- **Access management has no comments**

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- **Traffic concurrency has no comments**
- **Access management has no comments**

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201 North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)

Planning Board-Rezoning

5. B.

Meeting Date: 11/10/2014

CASE : Z-2014-17

APPLICANT: Wiley Page, Agent for Rosa L. Sadler Walker, Owner

ADDRESS: 337 Commence St.

PROPERTY REF. NO.: 51-2S-30-7061-008-024

FUTURE LAND USE: MU-U, Mixed-Use Urban

DISTRICT: 2

OVERLAY DISTRICT: Warrington Redevelopment

BCC MEETING DATE: 11/16/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

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

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (CPP)FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

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

FINDINGS

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

CRITERION (2)

Consistent with The Land Development Code.

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

FINDINGS

The proposed amendment **could be consistent** with the intent and purpose of the Land Development Code. While this site does not meet the locational criteria for C-1 zoning as specified in LDC 7.20.05, the site was designed as a commercial entity and was active as such prior to the adoption of zoning regulations.

6.05.07. R-2 single-family district (cumulative), low-medium density. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre. Refer to article 11 for uses and densities allowed in R-2, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-2 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.14. C-1 Retail Commercial District (cumulative). This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property.

6.07.01. Warrington Overlay District.

A. The intent and purpose. The Warrington Overlay District is intended to provide an enhanced level of protection for land uses and provide primary access (gateways) to the two major military installations located within the Warrington Community Redevelopment District. This is a zoning overlay district and the regulations herein expand upon the existing zoning district regulations otherwise imposed on individual parcels within the Warrington Community Redevelopment District.

B. Applicability. This zoning overlay district applies to all zoned properties located in the Warrington Community Redevelopment District.

7.20.00. Locational criteria.

7.20.03. Exemptions. Exemptions to the roadway requirements may be granted by the DRC or RHE if one or more of the following conditions are met:

A. 75 percent rule. Where a proposed commercial or industrial use exceeds the maximum distance specified from the appropriate intersection but at least 75 percent of the frontage associated with use is within the minimum distance from the intersection and under single ownership, then the proposed use or zoning will be considered consistent with the roadway requirements portion of the locational criteria.

B. Infill development. In areas where over 50 percent of a block is either zoned or used for commercial development, new commercial development or zoning may be considered without being consistent with the roadway requirements. The intensity of the proposed development or new zoning district must be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public rights-of-way. Exceptions will be considered on a case-by-case basis and must be supported by competent and substantial evidence that the proposed rezoning will accomplish "infill" development. The evidence must show that the proposed development or rezoning will promote compact commercial development and will not promote ribbon commercial development.

C. Unusual intersections. When a property is located at a three-way ("T") intersection or located at an intersection where the roadway classification changes on one side of the intersection, consideration for commercial development, redevelopment, or expansion may occur as if there were a full intersection for roadway requirements.

D. Zoning district exemptions. When a property is located on Perdido Key, within the GBD, GID, GMD zoning districts, or within the activity areas 1--12 and 18, new commercial uses are not required to meet the roadway requirements of the locational criteria.

E. Existing conforming uses. Any existing use that is conforming with the current zoning district and future land use category is not required to meet the roadway requirements of the locational criteria.

Although an exemption to the roadway requirement is granted, the property will still be required to meet all of the other performance standards for the zoning district as

indicated below. The additional landscaping, buffering, and site development standards cannot be waived without obtaining a variance from the board of adjustment (BOA).

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. While the parcel could meet the criteria for a waiver to the locational requirements per LDC 7.20.03.B, comments from the Community Redevelopment Agency do not support the rezoning. The CRA objection is based on the goal of protecting residential neighborhoods such as the one adjacent to the proposed rezoning.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment is compatible with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-2 and C-1 . There were 16 single-family residences, four duplexes, two apartment buildings, two mobile homes, two churches, seven commercial and office properties, two vacant commercial properties and four vacant residential properties.

As stated in criterion two, this is an existing commercial site that pre-dates the zoning regulations. At the time zoning was enacted this site was overlooked as a commercial property and zoned R-2 along with the rest of the block. The uses allowed by C-1 zoning could be compatible with the design and historical uses of the site. Buffering and other requirements imposed through the Site Plan Review process will serve to minimize impacts on the adjacent residential properties.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS


The proposed amendment **could result** in a logical and orderly development pattern given the pre-existing commercial design of the site as well as its historical pattern of use.

Attachments

Z-2014-17

Z-2014-17

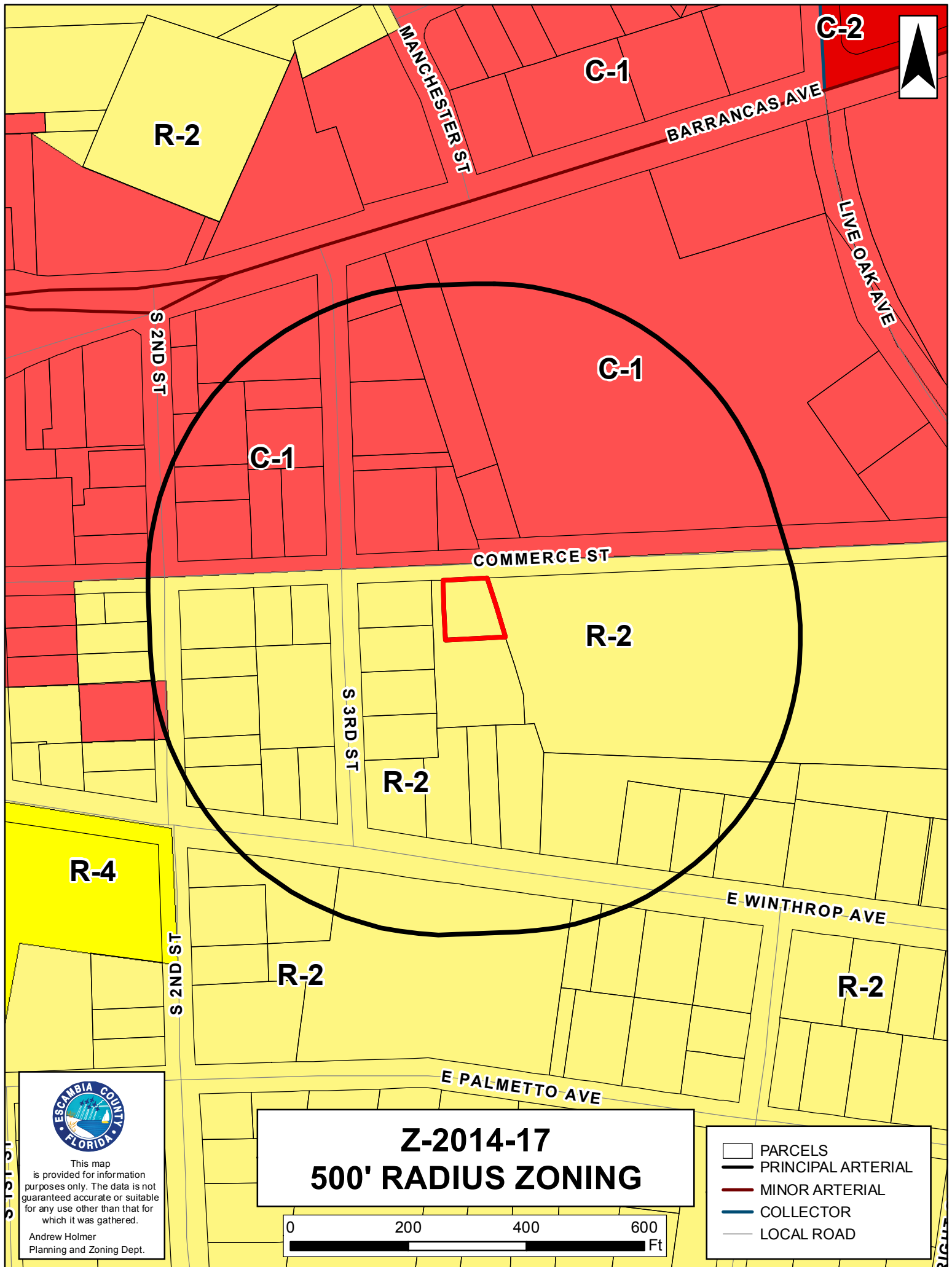


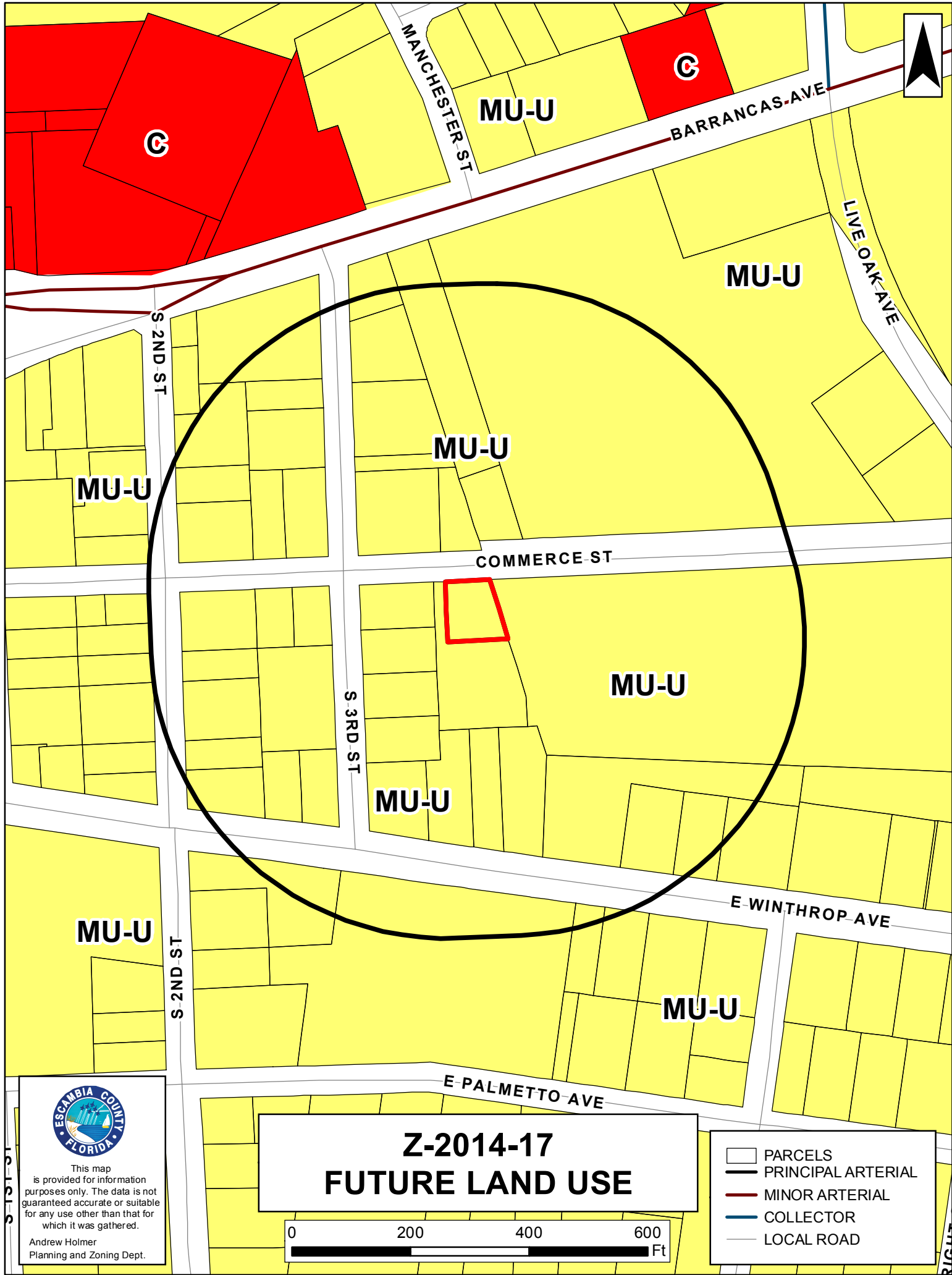

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

**Z-2014-17
LOCATION MAP**

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

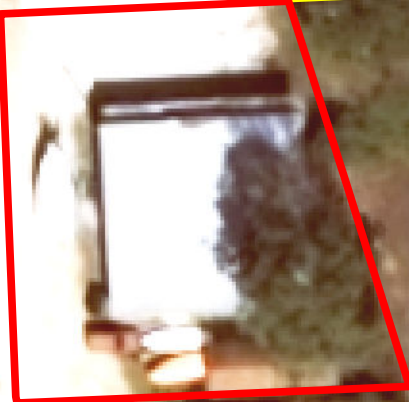








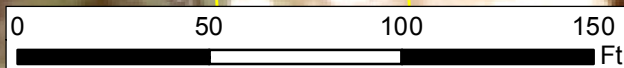
COMMERCE ST



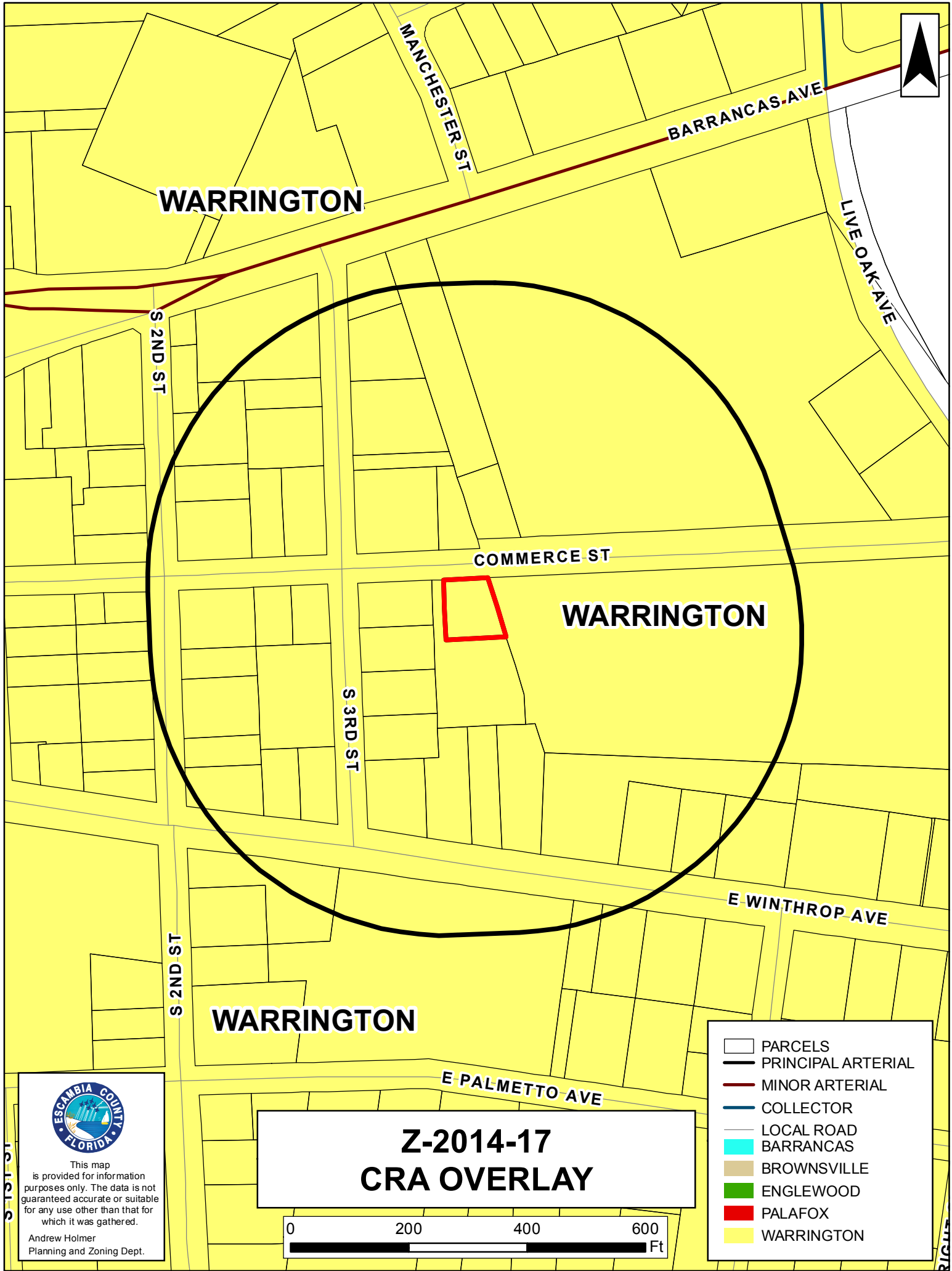
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Andrew Holmer
Planning and Zoning Dept.

Z-2014-17 AERIAL MAP



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



WARRINGTON

MANCHESTER ST

BARRANCAS AVE

LIVE OAK AVE

S 2ND ST

COMMERCE ST

WARRINGTON

S 3RD ST

S 2ND ST

WARRINGTON

E WINTHROP AVE

E PALMETTO AVE

Z-2014-17 CRA OVERLAY

0 200 400 600
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- BARRANCAS
- BROWNSVILLE
- ENGLEWOOD
- PALAFX
- WARRINGTON



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

Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-17
CURRENT ZONING: R-2 PROPOSED ZONING: C-1

PLANNING BOARD

DATE: 11/10/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 12/11/14 TIME: 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking Northeast



Looking Northwest



Looking Southeast



Looking Southwest

2-2014-17

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

October 2, 2014
VIA HAND DELIVERY

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

RE: Corrective Zoning Change Request from R-2 to C-2
337 Commerce Street
Pensacola, Escambia County Florida 32507
Parcel No: 51-2S-30-7061008024 0.21+- acres
Acct. No. 083131100

Dear Mr. Jones:

Please find our attached application package requesting consideration for a corrective change the zoning on the referenced parcel from R-2 to C-2. The corner property is located across and to the south of Warrington Plaza Shopping Center.

The property was being used as a C-2 type use prior to the adoption of County zoning. The attached appraisal and photo by Pratt Martin was done in 1986. The picture depicts the building be used as a hair salon and supply together with Sunny Distributors. Sunny Distributors sold heavy boating supplies to boat repair yards along the coast.

The current owner rented the building from Realtor Bonny Hendricks for about 5 years eventually purchasing the property in 1996.

For unknown reasons, the property, together with an adjacent but unrelated C-2 use site were not picked up on the county existing land use inventory survey done prior to the adoption of the zoning ordinance. in the late 1980s.

The owner is requesting that the Planning Board correct an apparent scrivener's error and change the zoning to C-2.

The site has recently been used for boat supply storage on one side and an art studio on the other.

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

FOR OFFICE USE:

CASE #: 2-2014-17

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 51-2S-30-7051-008-024

Property Address: 337 Commerce St. Warrington, FL 32507

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

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

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

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

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

Rosa L. Sadler Walker
Signature of Property Owner

Rosa L. Sadler Walker
Printed Name of Property Owner

8-6-2014
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: R-2 to: C-1

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

Owner(s) Name: Rosa L. Sadler Walker Phone: _____

Address: PO Box 45 Elberta, Alabama 36530 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: 337 Commerce Street Warrington, Florida 32507

Property Reference Number(s)/Legal Description: 51-2S-30-7051-008-024

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

Rosa L. Sadler Walker
Printed Name Owner

Date

8-6-2014

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6th day of August 2014,
by Rosa Sadler Walker

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: AL 7777673

Signature of Notary

(notary seal must be affixed)

NICOLE M. ARD
Printed Name of Notary



NICOLE M. ARD
MY COMMISSION #FF3884
EXPIRES: APR 01, 2017
Bonded through 1st State Insurance

FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-17

Meeting Date(s): PB 11/10/14; BCC 12/11/14 Accepted/Verified by: ACam Date: 10/2/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PR2140800018



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-17

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 337 Commerce St. Warrington, FL 32507,
Florida, property reference number(s) 51-2S-30-7051-008-024

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

Rosa Sadler Walker
Signature of Property Owner

Rosa L. Sadler Walker
Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida

COUNTY OF Escambia

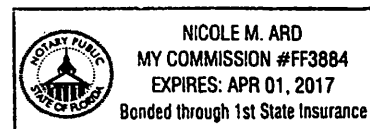
The foregoing instrument was acknowledged before me this 6th day of August 20 14,
by Rosa Sadler Walker.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: AL 7777673

Nicole M. Ard
Signature of Notary

NICOLE M. ARD
Printed Name of Notary

(Notary Seal)



Prepared BY and Return to:
Johnny L. Sadler
PO Box 4971
Pensacola, FL 32507

1850
70
15

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF Escambia

THIS INDENTURE, executed November 1, 2004, between
Johnny L. Sadler and Rosa L. Sadler, Husband and Wife party of the first part, whose
mailing address is PO Box 4971, Pensacola, FL 32507
Rosa L. Sadler, Married and
party of the second part, whose mailing
address is: PO Box 4971, Pensacola, FL 32507

WITNESSETH:

The party of the first party, for and in consideration of the sum of Ten Dollars (\$10.00)
and other good and valuable consideration in hand paid by the said party of the second part,
receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto to the
second party forever, all right, title, interest, claim and demand which the said first party has in
and to the following described property, situate, lying and being in Escambia County, Florida,
described as:

See Attached Schedule A for complete legal description

PARCEL ID NUMBER: 51-25-30-7061-008-024

TO HAVE AND TO HOLD, the same together with all and singular, the tenements,
hereditaments and appurtenances belonging or in anywise appertaining to that real property.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered
in the presence of:

Tracy Ratzin
Printed name of Witness

Natalie Cooper
Printed name of Witness

Johnny L. Sadler
Johnny L. Sadler

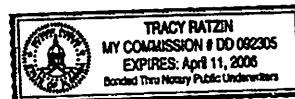
Rosa L. Sadler
Rosa L. Sadler

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 1st day of November,
2004, by Johnny L. Sadler & Rosa L. Sadler * personally known to me or who produced a current
driver's license as identification.

*Husband and Wife

Tracy Ratzin
Signature of Notary
Name Printed: Tracy Ratzin
Commission Number: 00092305
My Commission Expires: 4/11/06



THIS INSTRUMENT PREPARED BY:

Locational Criteria Exemption Request

A portion of the *Escambia County Land Development Code* reads as follows:

7.20.03. Exemptions. Exemptions to the roadway requirements may be granted by the DRC or RHE if one or more of the following conditions are met:

A. *75 percent rule.* Where a proposed commercial or industrial use exceeds the maximum distance specified from the appropriate intersection but at least 75 percent of the frontage associated with use is within the minimum distance from the intersection and under single ownership, then the proposed use or zoning will be considered consistent with the roadway requirements portion of the locational criteria.

This existing commercial building is one of five lots that comprise the northern block facing Commerce Street between 3rd Street on the west and Live Oak Avenue on the west as shown on the attached area map. These five lots measure some 1,124 between the afore mentioned streets. Of these five lots, two are residential and three are non residential in their respective use of the property. Calculations show the residential lots totaling some 225 feet of the block while the three remaining non residential lots totaling the remainder of 899 feet.

$$899' \div 1,124' = 79.98\%$$

Based upon these calculations, the request exceeds the minimum of the 75% Percent Rule cited at **LDC 7.20.03 A** above.

Accordingly the applicant requests that consideration for the C-1 zoning request be granted



Def: 10001 5136307061008034

Reference: 5123
Account: 083131100

Section Map: CA209

Complex:

NEW WARRINGTON 1ST ADDN PB 1 P 30
 Outrigger WAIVER ROSA 1 SADI ER

Mailing Address:

PO BOX 41

Last Sale: 11/2004, \$100

Property Use: WHOLESALE OUTLET

Approx. Acreage: 0.2100
Bldg. Count: 1

Total heated Area: 2500

Zoned: R-2

55

CAZ

625

70

1-8-19

5

5

21

86

MC1.3

100

62.5

1-25

061

1

1

Block frontage : $125 + 10 + 77 + 812 + 100 = 1,124$ feet

OR BK 5524 PGO527
Escambia County, Florida
INSTRUMENT 2004-302039

RCD Nov 15, 2004 04:18 pm
Escambia County, Florida

Schedule A

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-302039

A parcel of land in the Juan Donelson Grant, Section 51, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:
Begin at the Northeast corner of Lot 8, Block 24, First Addition to New Warrington, a subdivision according to Plat recorded in Plat Book 1 at page 30 of the Public Records of said County; thence go Westerly along the North line of the said Block 24 a distance of 77.40 feet; thence deflecting 90 deg left go Southerly a distance of 101.70 feet; thence deflect 90 deg left go Easterly a distance of 104.72 feet to the ~~Easterly line of the said Block 24~~; thence go ~~Northwesterly along the~~ East line of the said Block 24 a distance of 105.30 feet to the Point of Beginning.

APPRAISAL PREPARED FOR

Bonnie Hendricks

APPARENT OWNERSHIP OF RECORD

Bonnie L. Moore, also known as Bonnie Hendricks

DATE OF APPRAISAL

October 27, 1986

LOCATION

The subject property is located on the south side of Commerce Street, approximately 175' east of 3rd Street. This location is approximately 4 miles southwest of the Downtown Pensacola Central Business District. The street address is 327 & 337 Commerce Street, Pensacola, Florida.

LEGAL DESCRIPTION

We were not provided with a legal description for this property, but the following is a brief form obtained from the Escambia County Tax Records.

Begin at the NE corner of Lot 8, Block 24, First Addition to New Warrington, as recorded in Plat Book 1, Page 30, Escambia County, Florida; thence westerly along the north line of said Block 24 for 77.4' to a point, thence deflect 90 degrees left and run southerly 101.7' to a point, thence deflect 90 deg left and run easterly 104.72' to a point on the easterly line of Block 24, thence northwesterly

along the east line of Block 24 for 105.3' to the POB.

PLOT SIZE

77.4 FF on Commerce Street x 101.7' x 104.72' x 105.3',
containing a total of 9,261 SF, more or less.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the subject property as it exists as of October 27, 1986.

FUNCTION OF APPRAISAL

It is our understanding that this appraisal will serve as a guideline for mortgage loan financing purposes.

DEFINITION OF MARKET VALUE

"The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a) buyer and seller are typically motivated.
- b) both parties are well informed or well advised, and each acting in what they consider their own best interest.

c) a reasonable time is allowed for exposure in the open market.

d) payment is made in cash or its equivalent.

e) financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.

f) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction."

Source of the above: United States League (Savings and Loans) Federal Guide, 4th edition 4/82 Regulation R41b. Note: is most similar to the definition by the American Institute of Real Estate Appraisers, The Appraisal of Real Estate, 8th Ed. (Chicago: American Institute of Real Estate Appraisers, 1983), 33.

PROPERTY RIGHTS TO BE APPRAISED

All present and future benefits and rights of the property in fee simple unencumbered title, free and clear of all leases, mortgage indebtedness, other liens or special assessments against the property.

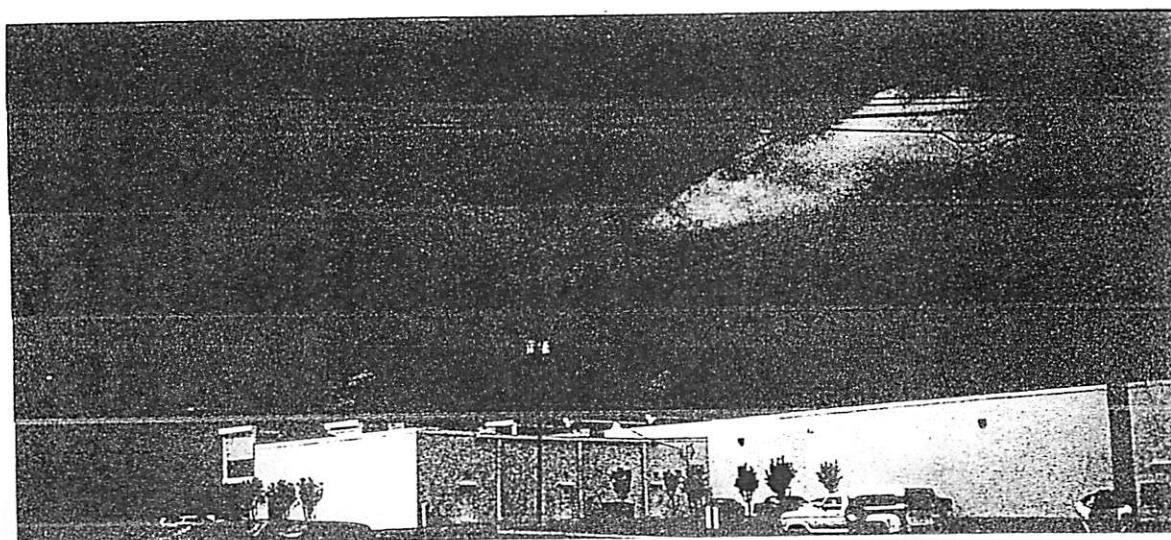
ZONING

The subject lies well west of the Pensacola City Limits and is, therefore, not subject to any zoning restrictions. We note that countywide zoning is currently being discussed and planned and may well be enacted in the future. This is not considered to be a problem for the subject as it is an existing property which would be "grandfathered" in and, logically, it should be zoned as a neighborhood commercial type property anyway.

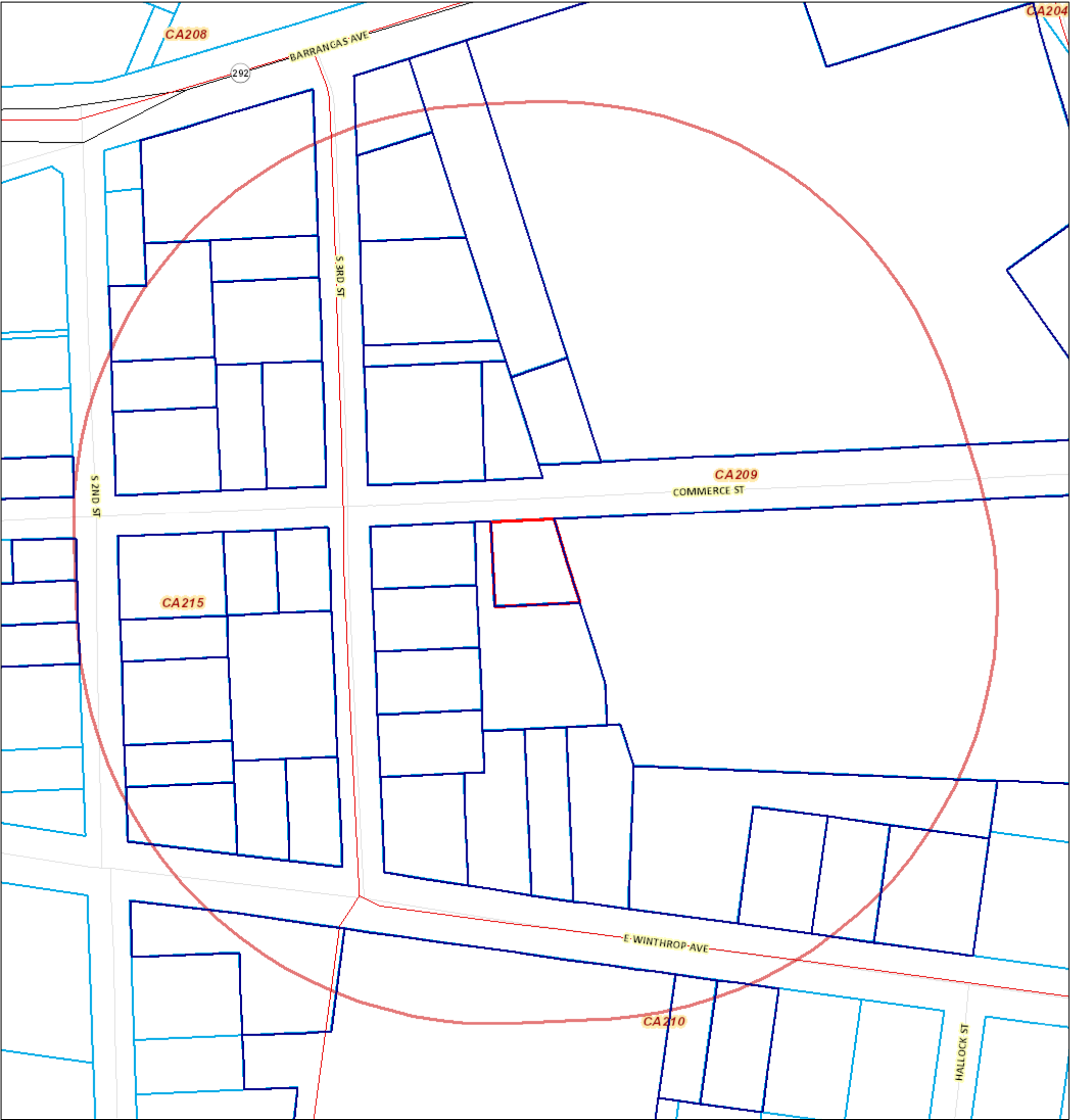
PHOTOGRAPHS OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY

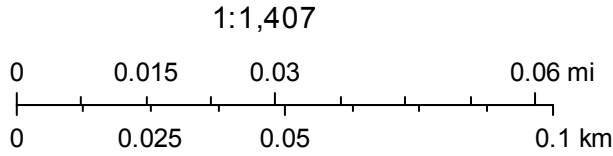


Chris Jones Escambia County Property Appraiser



October 6, 2014

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



WALKER ROSA L SADLER
PO BOX 41
ELBERTA, AL 36530

WARRINGTON
4093 BARRANCAS AVE
PENSACOLA, FL 32507

FIVE FLAGS CORP
PO BOX 4877
PENSACOLA, FL 32507

REDEEMER LUTHERAN CHURCH OF
333 COMMERCE ST
PENSACOLA, FL 32507

BROWN KAREN L
13830 INNERARITY POINT RD
PENSACOLA, FL 32507

HARTUNG HELEN
320 E WINTHROP AVE
PENSACOLA, FL 32507

REDEEMER LUTHERAN
333 COMMERCE ST
PENSACOLA, FL 32507

RICHARDSON KATHLEEN A &
141 BAYSHORE DR
PENSACOLA, FL 32507

POLLOCK PHILIP A & CHERYL E
1 OSAGE TR
VICKSBURG, MS 39108

LIECHTY NATHAN J
121 S 3RD ST
PENSACOLA, FL 32507

SUMNER MADLINE M
302 E WINTHROP AVE
PENSACOLA, FL 325073670

BRAZWELL JOSEPH L SR
2355 SCENIC HWY
PENSACOLA, FL 32503

PIONEER CASEWORK LLC
10 SOUTH THIRD ST
PENSACOLA, FL 32507

SKINNER ELIZABETH N
3570 RIDDICK DR
PENSACOLA, FL 32504

HOULIHAN MICHAEL
104 S 3RD ST
PENSACOLA, FL 32507

RIEL BELLA
100 S 3RD ST
PENSACOLA, FL 32507

HETHINGTON MARGARET EST OF
C/O GAIL HETHINGTON
409 E SUNSET AVE
PENSACOLA, FL 32507

SIMMONS TEQUILLA
215 COMMERCE ST
PENSACOLA, FL 32507

WERNER JOHN G II LLC
4095 BARRANCAS AVE
PENSACOLA, FL 32507

JOHNSON WILLIAM K & JAMAR L
1775 NE MOSSY LOOP
TOLEDO, OR 97391

CHIEFS ENDEAVORS LLC
PO BOX 4634
PENSACOLA, FL 32507

WARD THOMAS H
PO BOX 16543
PENSACOLA, FL 32507

LIEBHARDT DONNA LOUISE TIERNEY &
300 E WINTHROP AVE
PENSACOLA, FL 32507

REAL ESTATE MANAGEMENT LLC
PO BOX 37533
PENSACOLA, FL 32526

CENTSIBLE VENTURES LLC
2 ISLEWORTH DR
HENDERSON, NV 89052

KING NED
1113 E MAXWELL ST
PENSACOLA, FL 32503

DELLAPENTA ROBERT L JR & LEONA K
114 SOUTH 2ND ST
PENSACOLA, FL 32507

BOSSO MICHAEL
3028 CANNONADE DR
PENSACOLA, FL 32506

KING NED D JR
1113 E MAXWELL ST
PENSACOLA, FL 32507

SUAREZ EUFEMIO E JR & JUANITA S
2851 GODWIN LN
PENSACOLA, FL 32506

TRAC LABORATORIES INC
314 MIMOSA DR
DENTON, TX 76201-0855

WARRINGTON HARDWARE INC
PO BOX 4038
PENSACOLA, FL 32507

WARRINGTON UNITED
301 E WINTHROP AVE
PENSACOLA, FL 32507

TESCHEL TERRY J
PO BOX 4027
PENSACOLA, FL 32507

WARRINGTON METHODIST
301 E WINTHROP AVE
PENSACOLA, FL 32507

BARNES TAYLOR D &
6329 SIQUENZA DR
PENSACOLA, FL 32507

D W C INVESTMENT PARTNERSHIP
3964 AIRPORT BLVD
MOBILE, AL 36608

ELWELL KATHLEEN SUZANNE
105 S 2ND ST
PENSACOLA, FL 32507

RUSHING EDWARD L
PO BOX 4634
PENSACOLA, FL 32507

MAJEWSKI KRISTIN
217 BERRY RD
PENSACOLA, FL 32507

HAMBY DANIEL W & DEBRA
319 E WINTHROP AVE
PENSACOLA, FL 32507

WILKINSON RODNEY & ROBIN
322 E WINTHROP AVE
PENSACOLA, FL 32507

REDEEMER LUTHERAN CHURCH
333 COMMERCE ST
PENSACOLA, FL 32507



Board of County Commissioners • Escambia County, Florida

Keith Wilkins, Director
Community & Environment Department

Clara Long, Division Manager
Community Redevelopment Agency

The mission of the CRA is to enhance the quality of life within the County's Redevelopment Areas and Enterprise Zone by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements.

INTEROFFICE MEMORANDUM

TO: Planning Board

FROM: Clara Long, Division Manager

DATE: October 22, 2014

RE: Rezoning, November 10, 2014 meeting – 337 Commerce St – Z-2014-17
Warrington Redevelopment District

The Warrington Community Redevelopment Area Plan (WRP), originally adopted by the Board of County Commissioners in December of 1995, is intended to accomplish several key objectives to help revitalize and improve the Warrington Redevelopment District. The Zoning and Land Use objective is intended to support and implement zoning policies that protect residential neighborhoods. The WRP states that 40% of the parcels in the Warrington District are zoned R-2. In keeping with the LDC 6.00.01 – Legislative intent of residential districts (R-2): Section D, Section G, and Section H. More so, in compliance with LDC Article 6.07.00 H(2) stating surrounding uses, whether conforming or non-conforming should not be taken into consideration for the rezoning rational.

The CRA does not support the proposed rezoning application and respectfully requests that the Board deny the rezoning request.

Thanks in advance, Clara Long. I can be reached at 850-595-3596.



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201 North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)

Planning Board-Rezoning

5. C.

Meeting Date: 11/10/2014

CASE : Z-2014-19

APPLICANT: Tom Hammond, Agent for Dennis M. & Virginia L. Griffith,
Owner

ADDRESS: 1408 Hwy 297-A South

PROPERTY REF. NO.: 24-1N-31-1201-000-000

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

DISTRICT: 5

OVERLAY DISTRICT: NA

BCC MEETING DATE: 12/11/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VR-1, Villages Rural Residential District (one unit per four acres) and VR-2,
Villages Rural Residential District (one unit per 0.75 acre)

TO: VM-2, Village Mixed Residential/Commercial District, Gross Density (seven units per
acre)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services,

Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

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

CPP FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential rezonings 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 VM-2 **is consistent** with the intent and purpose of the Future Land Use category Mixed-Use Suburban, as stated in CPP FLU 1.3.1. The current Future Land Use allows for a mix of residential, retail, public and civic uses. The FLU allows for a maximum of ten dwelling units per acre. Compact development is promoted in Mixed-Use Suburban and Mixed-Use Urban land uses in order to allow for higher residential densities.

CRITERION (2)

Consistent with The Land Development Code.

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

LDC 6.05.28. VM-2 villages mixed residential/commercial district. Intent and purpose of district is a Mixed residential/commercial district allowing community-serving commercial uses and single-family and multifamily residential areas. "Planned business developments" which meet specific development criteria are permitted. Neighborhood commercial and C-1 uses, and mobile home parks and subdivisions are allowed. C-2 uses may be approved as a conditional use when located in a planned business development. No minimum lot size for new subdivisions, but development must meet overall density requirements.

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

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

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

1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);

2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy FLU 1.1.9 and Article 7;
 3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
 4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision.
 5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics.
- C. They may be located along an arterial or collector roadway more than one-half mile from a collector/arterial or arterial/arterial intersection without meeting the above additional requirements when one or more of the following conditions exists:
1. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 daily trips; or
 2. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

Permitted uses.

1. Single- and multiple-family uses permitted in V-1, V-2, V-3 or V-4 districts, except as noted above.
2. Any use permitted in the VM-1 district not to exceed a gross floor area of 30,000 square feet unless a planned business development.
3. Any use permitted in the C-1 district not to exceed a gross floor area of 30,000 square feet unless a planned business development.
4. Planned business developments containing neighborhood commercial, and C-1 uses with a maximum square footage of 30,000.
5. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).
6. Mobile home parks and subdivisions are permitted.

FINDINGS

The subject parcel **does not** meet locatioinal criteria as stated in LDC 7.20.05. The parcel in along a collector roadway (Hwy 297-A) and is not within one-quarter or one-half mile of a collector/arterial or arterial/arterial intersection. The Board may waive the roadway requirements if, through a compatibility analysis, it is shown that unique circumstances exist and the proposed use will be compatible with surrounding uses..(LDC 7.20.02.B).

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. VM-2 allows for a mix of residential and commercial uses such as single-family and multifamily. Within the 500' radius impact area, staff observed properties with zoning districts VR-1, VR-2, ID-2, VM-2. The subject parcel is within the villages rural district reflecting large lot development patterns and the adjacent parcels to the north and south are VR-2 which reflect the need for more affordable lot sizes for single-family development. The request for VM-2 would allow more density for single-family, multifamily uses as allowed by surrounding districts, and would providing a smooth transition between the village rural districts and industrial zoned districts.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** 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

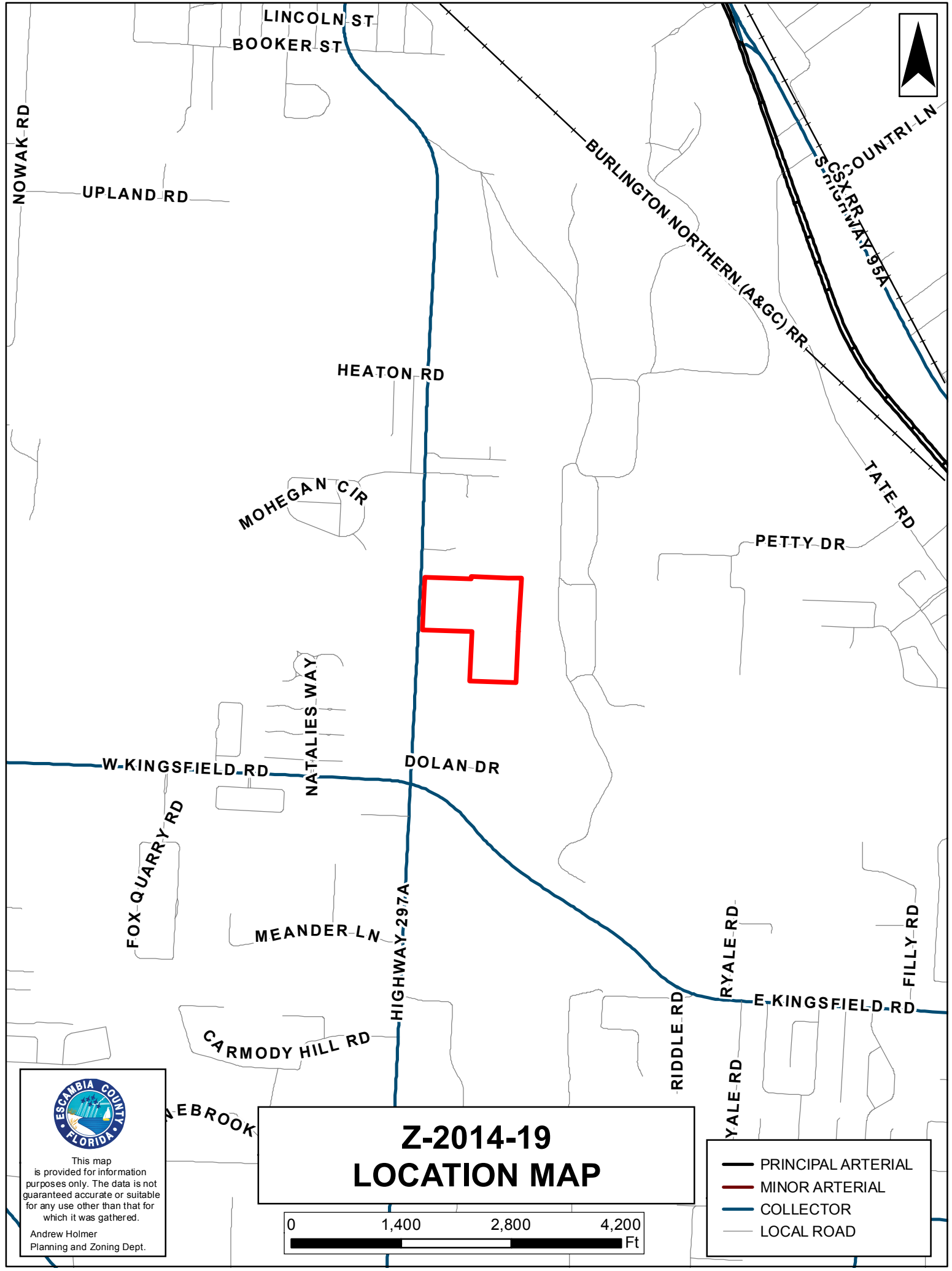
The proposed amendment **would result** in a logical and orderly development pattern because the proposed zoning allows for single and multifamily uses similar to those permitted in other villages single-family zoning designation. VM-2 allows a mix of


residential and commercial uses and would provide a smooth transition between the parcels that are currently designated as industrial.

Attachments

Z-2014-19

Z-2014-19



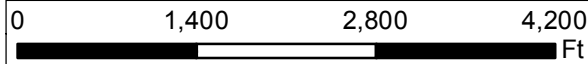


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

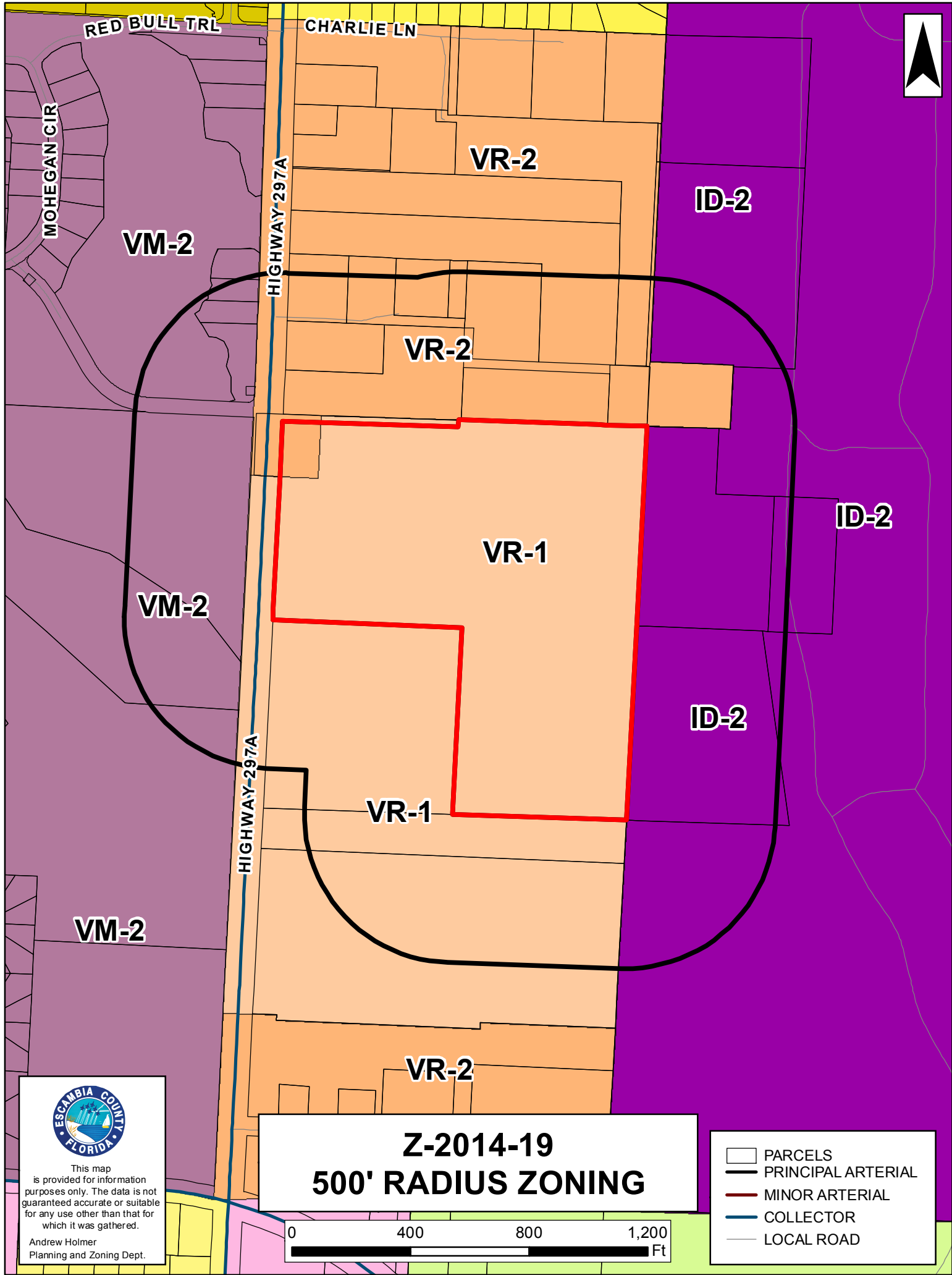
Andrew Holmer
Planning and Zoning Dept.

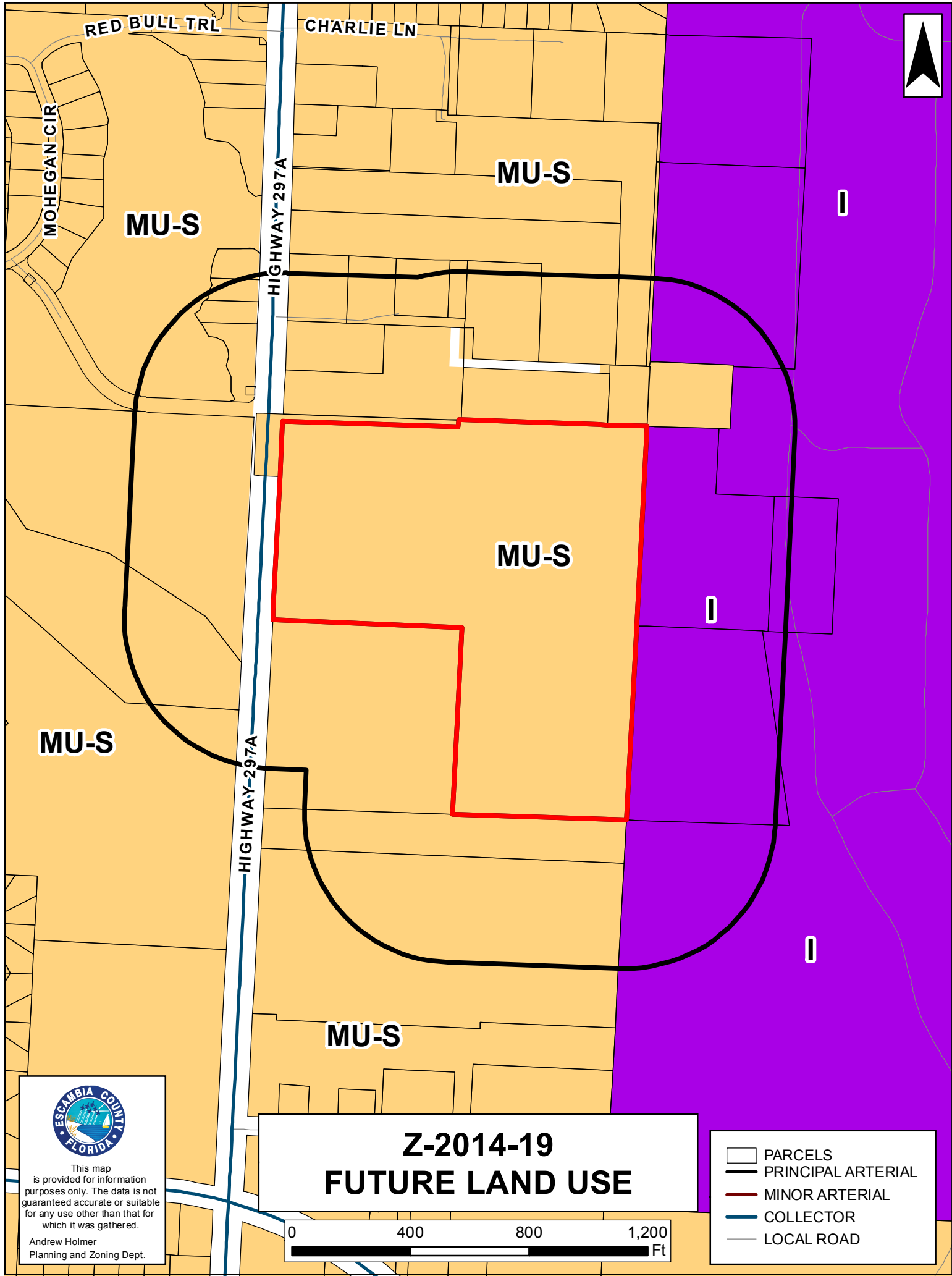
Z-2014-19

LOCATION MAP



- PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL ROAD





RED BULL TRL

CHARLIE LN

MOHEGAN CIR

MU-S

MU-S

HIGHWAY-297A

MU-S

MU-S

HIGHWAY-297A

MU-S



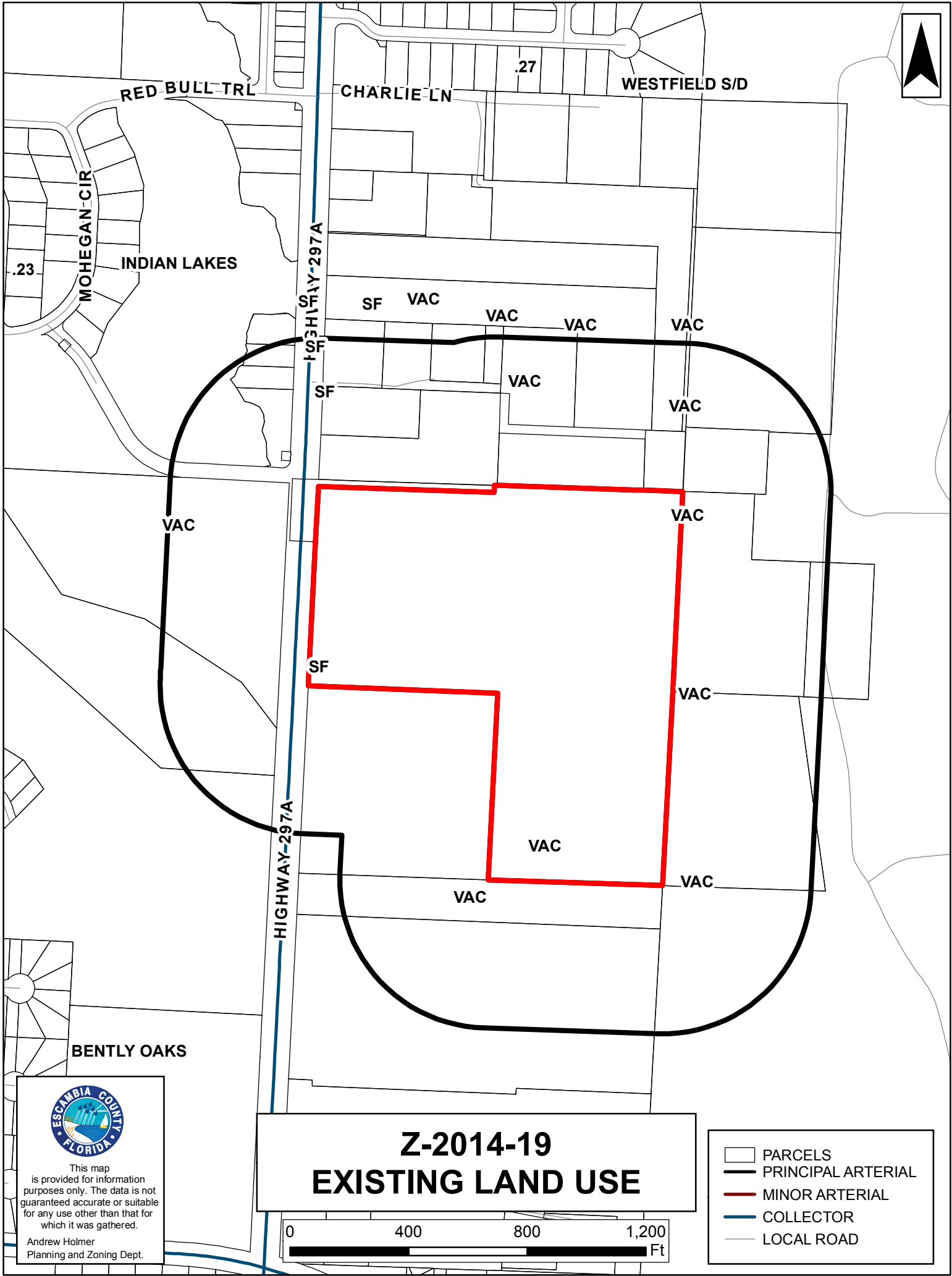
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-19 FUTURE LAND USE



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



RED BULL TRL

CHARLIE LN

WESTFIELD S/D

.23

INDIAN LAKES

MOHEGAN CIR

.27

SH-297A

SF

VAC

VAC

VAC

VAC

SF

VAC

VAC

SF

VAC

VAC

SF

VAC

HIGHWAY-297A

VAC

VAC

VAC

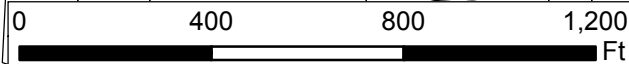
BENTLY OAKS



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Andrew Holmer
Planning and Zoning Dept.

Z-2014-19 EXISTING LAND USE



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



HIGHWAY 297A



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-2014-19 AERIAL MAP

0 200 400 600
Ft

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



HIGHWAY 297A



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-2014-19 WETLANDS MAP

0 200 400 600
Ft

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



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00009130
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

September 19, 2014

Ms. Allyson Cain
Planning Board Coordinator
Development Services Bureau
3363 West Park Place
Pensacola, Florida 32505

Reference: Re-zoning Parcel No. 24-1N-31-1201-000-000
HEI Project No. 14-036

Dear Allyson:

The above referenced parcel is currently zoned VR-1 and VR-2 and is located at 1408 Hwy 297-A South, Cantonment, FL 32533. We are requesting the parcel be re-zoned to VM-2. The re-zoning will allow the parcel to be developed into a single family residential (SFR) subdivision comparable to the recent SFR projects in the area.

We have attached all of the required items listed on the re-zoning application. Please review these items and provide the county's findings at your earliest convenience. Should you have questions or comments, please give us a call.

Sincerely,

HAMMOND ENGINEERING, INC.

Thomas G. Hammond, Jr., PE.
President

Attachments



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

**APPLICATION
ATTACHMENTS CHECKLIST**

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

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

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



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: _____ to: _____

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

Owner(s) Name: DENNIS M. & VIRGINIA L. GRIFFITH Phone: 850-336 4416
Address: 1408 HWY 297 A CANTONMENT FL 32533 Email: DENNIS.GRIFFITH4416@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: 1408 HWY 297 A CANTONMENT FL 32533

Property Reference Number(s)/Legal Description: 24-1N-31-1201-000-000

1408 HWY 297 A SOUTH BEG AT SECOR OF NW 1/4 OF SW 1/4 OF SEC TH NOO DEG 00 MIN 36 SEC E ALG E L I O F

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

DENNIS M. GRIFFITH 8-29-14
Printed Name Owner/Agent Date

Signature of Owner

Printed Name of Owner Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29 day of August 20 14,
by Dennis Griffith.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Alabama Driver's License

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

Aaron Heintzelman
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-19

Meeting Date(s): 11/10/14, BCC 12-11-14 Accepted/Verified by: ACan Date: 9/22/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PR2140900020



Development Services Department
Escambia County, Florida

FOR OFFICE USE

CASE #: 2-2014-19

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 24-1N-31-1201-000-000

Property Address: 1408 HWY 297 N 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 4 DAY OF SEPTEMBER, YEAR OF 2014.

Dennis M. Griffith
Signature of Property Owner

DENNIS M. GRIFFITH 9-4-14
Printed Name of Property Owner Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE

CASE #: 2-2014-19

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 1408 Hwy 297-A CANTONMENT
Florida, property reference number(s) 24-1N-31-1201-000-000

I hereby designate ~~Escambia~~ FERRARI ENTERPRISES LLC for the sole purpose
of completing this application and making a presentation to the: Hammors Engineering, Inc.

☒ 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 29th day of August 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: Tom Hammors Email: tom@selanddesign.com

Address: 3802 N. S. St. Pensacola Phone: 434 2603

[Signature]
Signature of Property Owner

DENNIS M. GRIFFITH 8.29.14
Printed Name of Property Owner Date

Signature of Property Owner

Printed Name of Property Owner

Date

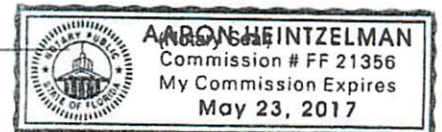
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29 day of August 20 14.
by Dennis Griffith

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Alabama Driver's License

[Signature]
Signature of Notary

Aaron Heintzelman
Printed Name of Notary



2014

NOTICE OF PROPOSED PROPERTY TAXES

ESCAMBIA COUNTY TAXING AUTHORITIES

Real Property Acct: 114266000
 Property Ref No: 24-1N-31-1201-000-000

Location: 1408 HWY 297-A SOUTH
 BEG AT SE COR OF NW 1/4 OF
 SW 1/4 OF SEC TH N 00 DEG
 00 MIN 36 SEC E ALG E LI OF...

114266000

S - 063192 / 025654 JMS12342

GRIFFITH DENNIS M & VIRGINIA L
 PO BOX 497
 CANTONMENT FL 32533-0497



DO NOT PAY
THIS IS NOT A BILL

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

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

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

TAXING AUTHORITY TAX INFORMATION

REAL ESTATE	LAST YEAR'S TAXABLE VALUE (2013)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2013)		CURRENT TAXABLE VALUE (2014)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2014)		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2014)	
Taxing Authority	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY	\$100,222	6.616500	\$663.12	\$105,133	6.450000	\$678.11	6.616500	\$695.61
SCHOOL BY LOCAL BOARD	\$125,222	2.248000	\$281.50	\$130,133	2.178300	\$283.47	2.085000	\$271.33
SCHOOL BY STATE LAW	\$125,222	5.309000	\$664.80	\$130,133	5.144300	\$669.44	5.237000	\$681.51
WATER MANAGEMENT	\$100,222	0.040000	\$4.01	\$105,133	0.039000	\$4.10	0.039000	\$4.10
SHERIFF	\$100,222	0.685000	\$68.65	\$105,133	0.666700	\$70.09	0.685000	\$72.02
LIBRARY	\$100,222	0.359000	\$35.98	\$105,133	0.348100	\$36.60	0.359000	\$37.74
TOTAL AD-VALOREM PROPERTY TAXES			\$1,718.06			\$1,741.81		\$1,762.31

PROPERTY APPRAISER VALUE INFORMATION

	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	2013	2014	2013	2014	2013	2014	2013	2014
MARKET VALUE	\$306,018	\$320,314	\$306,018	\$320,314	\$0	\$0	\$306,018	\$320,314
LESS APPLIED ASSESSMENT REDUCTIONS								
Save Our Homes Benefit	\$36,428	\$45,813	\$36,428	\$45,813	\$0	\$0	\$36,428	\$45,813
Non-Homestead Benefit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural Classification	\$119,368	\$119,368	\$119,368	\$119,368	\$0	\$0	\$119,368	\$119,368
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSED VALUE	\$150,222	\$155,133	\$150,222	\$155,133	\$0	\$0	\$150,222	\$155,133
LESS EXEMPTIONS								
First Homestead	\$50,000	\$50,000	\$25,000	\$25,000	\$0	\$0	\$50,000	\$50,000
Add'l Homestead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Exemption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Combat Veteran's	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TAXABLE VALUE	\$100,222	\$105,133	\$125,222	\$130,133	\$0	\$0	\$100,222	\$105,133

**Property Reference Number
24-1N-31-1201-000-000**

Re-zoning Criteria

- A. Consistency with the Comprehensive Plan.** Whether the proposed amendment is consistent with the Comprehensive Plan.

The parcel is located in the Mixed Use-Suburban (MU-S) Land Use District. The proposed zoning of VM-2 allows for residential and commercial development, both of which are allowed in the MU-S FLU district.

Water, sewer and solid waste service are available and currently provided by the ECUA. Other concurrency issues such as traffic, stormwater, etc. shall be addressed and regulated during the Development Review process when specific development plans are submitted.

The proposed re-zoning is consistent with the Comprehensive Plan.

- B. Consistency with the Land Development Code.** Whether the proposed amendment is in conflict with any portion of the Land Development Code, and is consistent with the stated purpose and intent of the Land Development Code.

LDC Article 1 Legal

1.04.00. Intent.

It is the intent of this ordinance to provide orderly growth management rules and regulations for those areas of Escambia County identified hereinabove. This ordinance is not intended to terminate growth but rather to provide mechanisms for growth management in order to serve the citizens of Escambia County and, toward that end, this ordinance is to be construed broadly to accomplish its intents and purposes.

The proposed amendment is not in conflict with the stated intent of the LDC Article 1 as referenced above.

LDC Article 2 Administration

2.01.00. Purpose.

This article sets forth application and permit requirements for obtaining development orders, development permits, amendments to the text of these regulations and to the zoning district maps, variances and conditional use permits, subdivision approval, building permits or any other official action of the county having the effect of permitting the development of land. Procedures for appealing interpretations or decisions made while administering this Code and for initiating Comprehensive Plan amendments are provided. Provisions for modifications and adjustments to zoning district regulations also are provided.

The proposed amendment is not in conflict with the stated purpose of the LDC Article 2 as referenced above.

2.08.00. Rezoning, amendments to the zoning map, and text amendments to this Code.
The board of county commissioners may amend, supplement, change, modify, or repeal by ordinance the boundaries, districts, regulations or restrictions herein established after public hearing, in accordance with Florida law; provided, however, that such amendments, supplement, change, or modification be consistent with the adopted Comprehensive Plan. All rezonings, applications and proposals requiring a quasi-judicial hearing shall be reviewed and acted upon in accordance with the procedures set forth herein. All text amendments to the code shall be reviewed and acted upon by the LPA prior to final action by the BCC. And, if any such amendments affect any regulation, standard or criteria governing activities at Pensacola Beach (the MU-5 area), such amendment shall be reviewed and acted upon by the SRIA board prior to consideration by the LPA and prior to final action by the BCC.

The proposed amendment is not in not in conflict with the LDC Article 2.08.00 which defines and outlines the re-zoning process.

The proposed amendment does not conflict with LDC Article 3 Definitions.

The proposed amendment is not a development plan for a site plan or subdivision project and therefore is not regulated by or in conflict with LDC Article 4 Subdivisions and Site Plans.

The applicant has provided a signed “Concurrency Determination Acknowledgment” (CDA) as part of this application. The applicant is aware that this re-zoning request does not relieve him/her from future development plans meeting the requirements of LDC Article 5 Concurrency Management. Therefore, the proposed amendment is not in conflict with LDC Article 5.

The proposed amendment does not conflict with LDC Article 6 Zoning Districts.

LDC Article 7 Performance Standards

7.00.00. Purpose.

The purpose of this article is to provide those performance standards and criteria necessary for the orderly development of the county. As appropriate and where indicated, this article applies to and controls various functional provisions within residential, commercial, industrial and any other developments. Further, it is the intent of this article to eliminate or minimize potential nuisances or nuisance activities which may affect the public safety and general welfare of the citizens of the county. Except as otherwise provided herein, all uses in all zoning districts shall conform to the standards of performance described within this article and shall be so constructed, maintained and operated so as not to be injurious or offensive to the occupants or residents of adjacent property.

The proposed amendment does not is not a development plan and therefore is not in conflict with LDC Article 7 Performance Standards.

The proposed amendment does not conflict with LDC Article 8 Signage.

The proposed amendment does not conflict with LDC Article 9 Nonconforming Uses and Noncomplying Structures.

The proposed amendment does not conflict with LDC Article 11 Airport/Airfield Environs.

The proposed amendment does not conflict with LDC Article 12 Coastal Management/Conservation.

The proposed amendment does not conflict with LDC Article 13 SRIA Development Regulation.

- C. **Compatibility with surrounding uses.** Whether and to the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject properties.

The parcel is adjoined VR-2 zoned parcels to the north, ID-2 zoned parcels to the east, and VR-1 parcels to the south. The west property line of the project parcel is the east right of way of County Road 297-A. All the parcels directly across County Road 297-A from the project parcel are zoned VM-2. There have been a number of single family residential developments on the along west side of County Road 297-A in the immediate area of the subject parcel.

The proposed re-zoning of the parcel is compatible with the surrounding uses.

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

There are no changed conditions that impact the property or the proposed amendment.

- E. **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

There appears to be jurisdictional wetlands on the subject parcel. Proposed development of the parcel would require DRC review and approval as well as permitting through other agencies. During the DRC process, at a minimum, the Engineer of Record will be required to provide site specific survey of the subject parcel indicating the existence of environmentally sensitive lands, endangered species, invasive vegetation, etc.

The proposed amendment is not a development plan and will not result in an adverse impact to the environment.

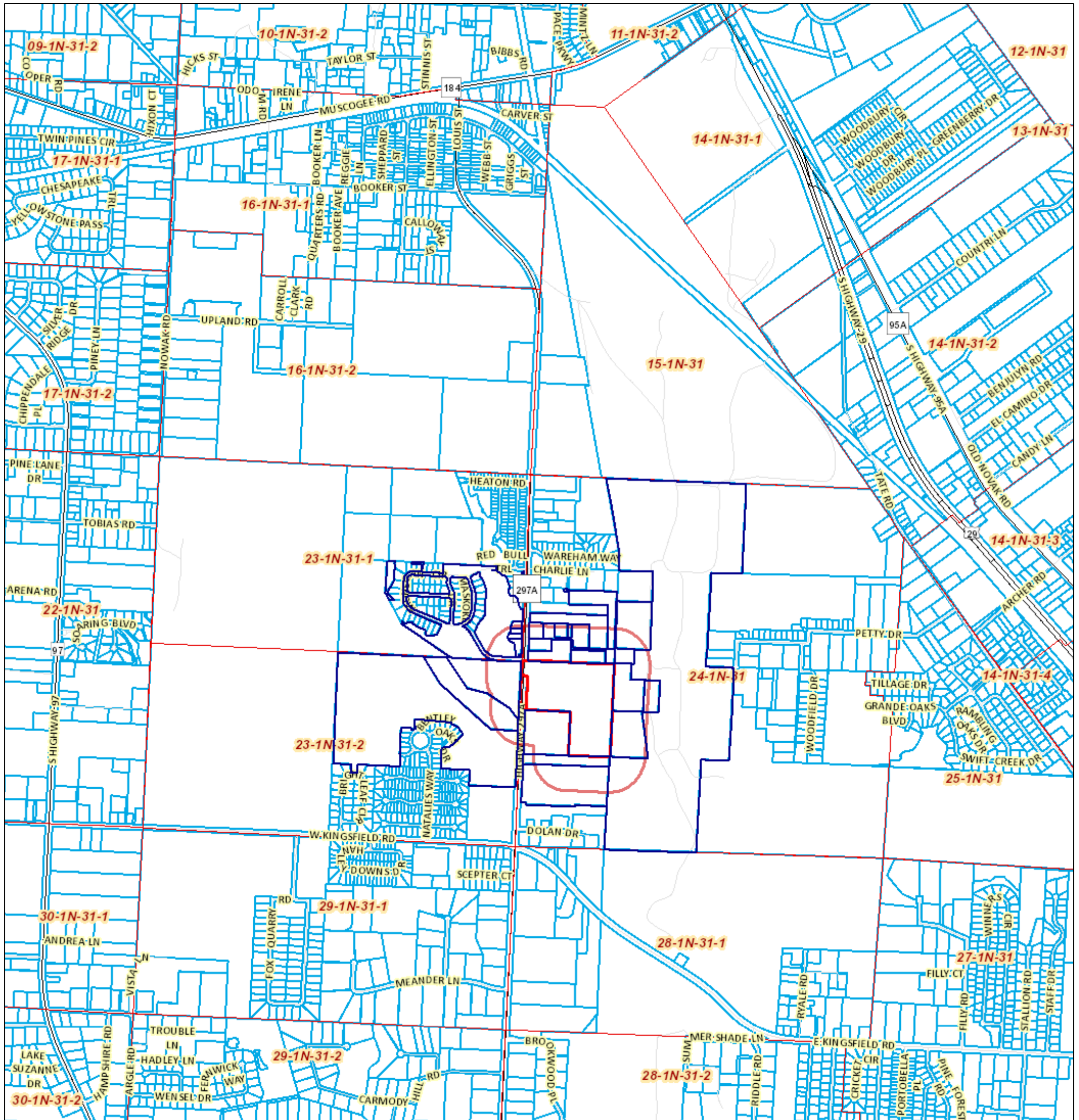
F. **Development Patterns.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Proposed development would be located in the MU-S future land use district which allows for residential zonings and uses.

The subject parcel is located in close proximity to a number of single family residential subdivisions which are similar uses as those uses allowed in the requested zoning district of VM-2.

Proposed uses of the subject parcel under the requested zoning would be similar to the existing uses of parcels in close proximity which provide for a logical and orderly development pattern consistent with the goals and objectives of Escambia County.

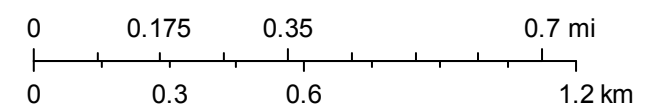
Chris Jones Escambia County Property Appraiser



September 22, 2014

1:16,736

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



GRIFFITH DENNIS M & VIRGINIA L
PO BOX 497
CANTONMENT, FL 32533

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS, TN 38101

BENTLEY OAKS LLC
C/O MITCHELL COMPANY INC
3298 SUMMIT BLVD STE # 18
PENSACOLA, FL 325034350

CONNER JOYCE GAIL
8712 KLONDIKE RD
PENSACOLA, FL 325268741

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS, TN 38101

KEENEY FRANK E
1254 HWY 297 A
CANTONMENT, FL 32533

STIMMELL WILLIAM M &
1256 HWY 297-A
CANTONMENT, FL 32533

WALTHER PAUL S
1260 HWY 297 A
CANTONMENT, FL 32533

WALTHER JAMES G
200 LAKERIDGE DR
FAIRHOPE, AL 36532

MCDONALD HERMAN F &
1330 HWY 297-A
CANTONMENT, FL 32533

WALTHER DENNIS W
5 TOMAHAWK TRL
ANDERSON, SC 29621

COLLINS BETTY JOYCE
1601 PEARSON RD
MILTON, FL 32583

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS, TN 38101

FEDERAL HOME LOAN MORTGAGE
CORP.
5000 PLANO PKWY
CARROLTON, TX 75010

RUTH RAYMOND E EST OF
C/O JANE BRADSHAW
1518 HWY 297-A
CANTONMENT, FL 32533

WASS ELWIN D & BARBARA A
1600 HWY 297-A
CANTONMENT, FL 32533

WALTHER DENNIS W
5 TOMAHAWK TRL
ANDERSON, SC 29621

DIAMOND JERRY M JR &
102 CHARLIE LN
CANTONMENT, FL 32533

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS, TN 38101

INDIAN LAKE HOMEOWNERS
ASSOCIATION INC
4400 BAYOU BLVD
PENSACOLA, FL 32503

IL INVESTORS LLC
PO BOX 13449
PENSACOLA, FL 32591

BELL SOUTH COMMUNICATIONS
PO BOX 7207
BEDMINSTER, NJ 07921

ROBERSON HAROLD WAYNE
629 DITMAR ST
PENSACOLA, FL 32503

BEAIRD DEVELOPMENT LLC
PO BOX 160306
MOBILE, AL 36616



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201 North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)

Planning Board-Rezoning

5. D.

Meeting Date: 11/10/2014

CASE : Z-2014-20

APPLICANT: Justin Beck, Agent for Harry Levin, Owner

ADDRESS: 6600 North W. Street Block

PROPERTY REF. NO.: 39-1S-30-1100-000-000, -002-002, -003-002, -004-002, -020-002, -001-001, -001-002, -002-001

FUTURE LAND USE: I, Industrial & C, Commerical

DISTRICT: 3

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 12/11/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: ID-1, Light Industrial District (Cumulative) (No Residential Uses Allowed)

TO: C-2, General Commercial and Light Manufacturing 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 Commercial Future Land Use is intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. Residential Maximum Density is 25 dwelling units per acre.

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

FINDINGS

The proposed amendment to C-2 is **consistent** with the intent of CPP FLU 1.1.1 as the proposed development is similar in intensity to the surrounding commercial endeavors. In addition, the request is also **consistent** with the intent and purpose of the Future Land Use category Commercial, as stated in CPP FLU 1.3.1. The Commercial Future Land Use provides for professional office, retail, wholesale, service and general business trade. The proposed project will be **consistent** with the intent of CPP FLU 1.5.3 by efficiently using the vacated commercial subdivision land to bring new infrastructure in an underutilized property.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.18. ID-1 light industrial district (cumulative) (no residential uses allowed).

A. Intent and purpose. This district is intended primarily for research-oriented activities, light manufacturing and processing not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby industrial establishments of this type. The uses shall be within completely enclosed buildings wherever practical and provide a buffer between commercial districts and other higher intensive industrial uses. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as manufacturing activities meeting performance standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adapted to more restrictive districts, but which satisfy site plan criteria and performance criteria of this Code, should be accommodated in this district. Residential development is excluded from this district, both to protect residences from undesirable influences and to ensure the preservation of adequate areas for industrial development. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with ID-1 zoning located in the Scenic Highway Overlay District or C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District.

6.05.16. C-2 General commercial and light manufacturing district (cumulative).

A. Intent and purpose of district. This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for

operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.). Characteristically, this type of district occupies an area larger than that of the C-1 retail commercial district, is intended to serve a considerably greater population, and offers a wider range of services. New residential uses located in a Commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Comprehensive Plan Policy 7.A.4.7.g. The maximum density for residential uses is 25 dwelling units per acre, except in the Low Density Residential FLU category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in C-2, general commercial and light manufacturing areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with C-2 zoning located in the C-3(OL) Warrington Commercial Overlay District or C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District.

7.20.06. General commercial and light manufacturing locational criteria (C-2).

A. General commercial land uses shall be located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection.

FINDINGS

The proposed amendment **is consistent** with the general commercial and light manufacturing uses and with the locational requirements for C-2 zoning. The parcel is located along two arterial roadways, Pensacola Blvd / Hwy 29 & N "W" Street.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-2 and ID-1. There is one Kia auto sales, one movie theater, one Public Safety building, one hotel, one amusement park, two storage locations, and three other commercial uses.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not indicated** on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

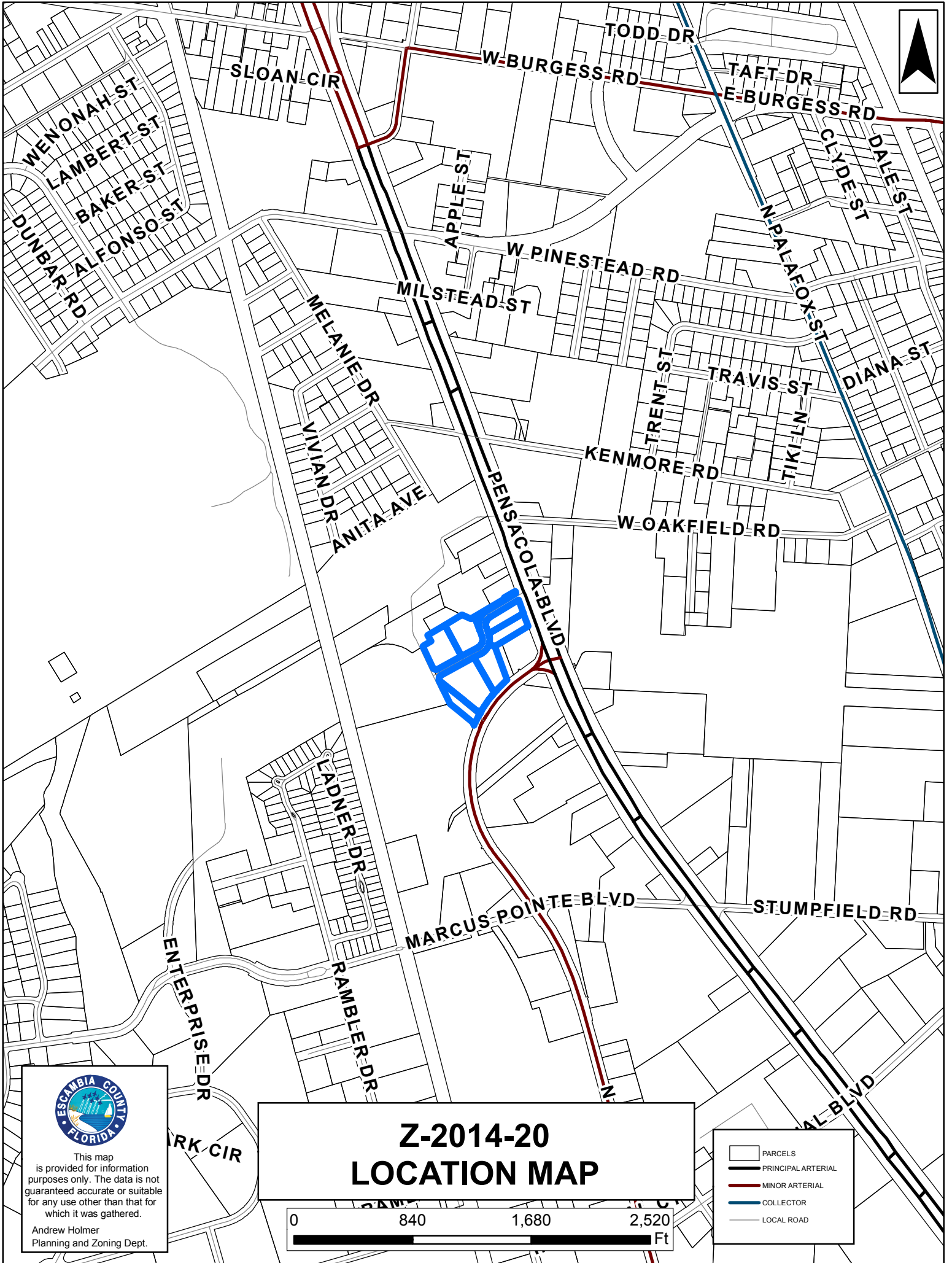
FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern based on the location of the subject property, the current zoning maps and the surrounding existing land uses. The commercial subdivision would allow for a large continuous portion of commercial to develop along Highway 29 & N "W" street where current C-2 zoning already exists. The proposed rezoning to C-2 will promote infill development and enhance the use of the underutilized property.

Attachments

Z-2014-20

Z-2014-20





C-2

R-2

ANITA AVE

W OAKFIELD RD

PENSACOLA BLVD

C-2

FUN CITY BLVD

SAN PENELOPE WAY

N W ST

ID-1



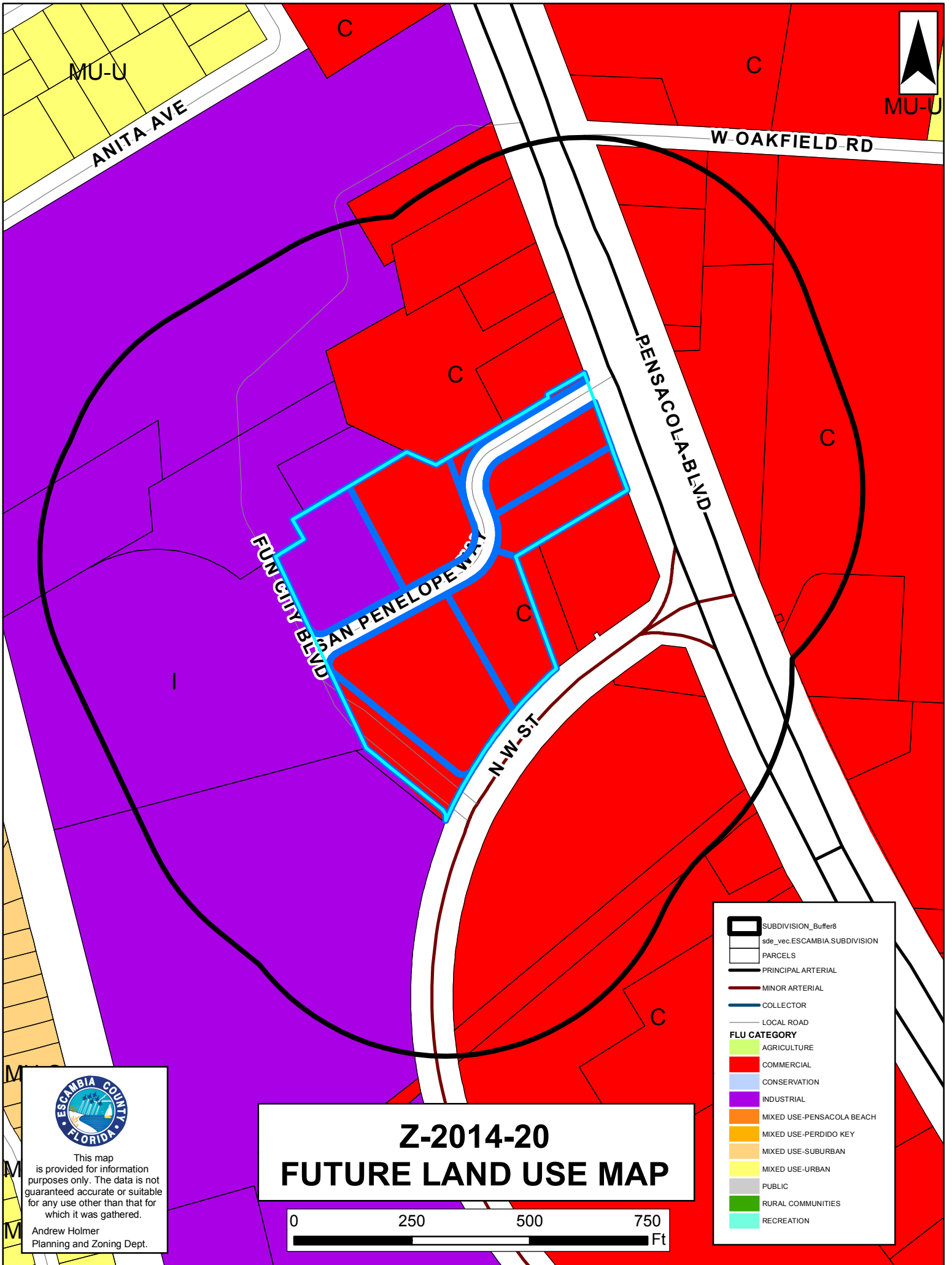
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-20 ZONING MAP



- SUBDIVISION_Buffer8
- sde_vec.ESCAMBIA.SUBDIVISION
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-U

ANITA AVE

W OAKFIELD RD

PENSACOLA BLVD

FUN CITY BLVD

SAN PENELOPE WAY

N-W ST

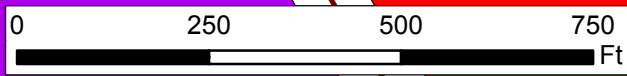
MU-U



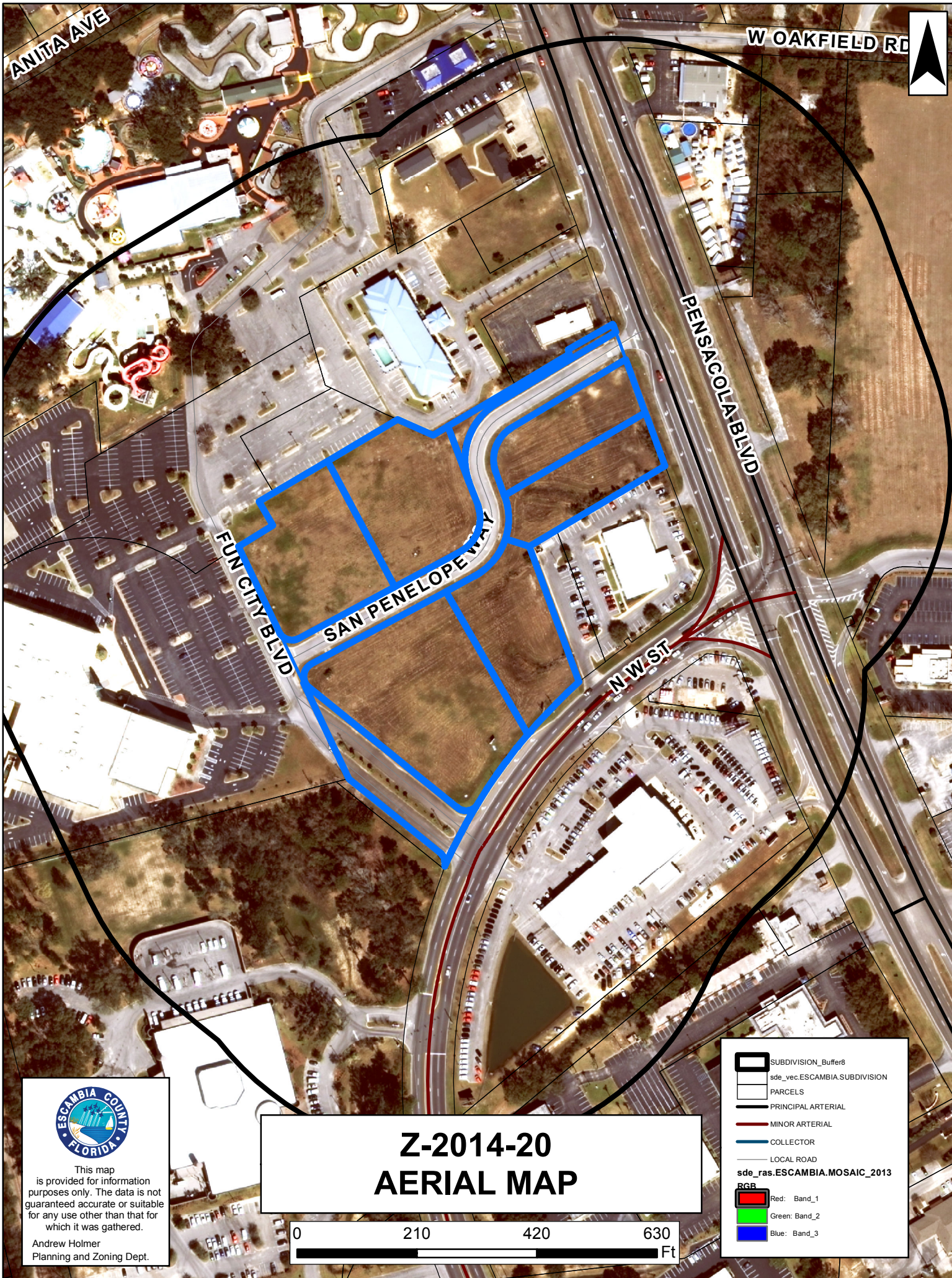
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-20 FUTURE LAND USE MAP



- SUBDIVISION_Buffer8
- sde_vec.ESCAMBIA.SUBDIVISION
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- FLU CATEGORY**
- AGRICULTURE
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- MIXED USE-PENSACOLA BEACH
- MIXED USE-PERDIDO KEY
- MIXED USE-SUBURBAN
- MIXED USE-URBAN
- PUBLIC
- RURAL COMMUNITIES
- RECREATION



ANITA AVE

W OAKFIELD RD

PENSACOLA BLVD

FUN CITY BLVD

SAN PENELOPE WAY

NW ST



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-2014-20 AERIAL MAP

0 210 420 630
Ft

- SUBDIVISION_Buffer8
- sde_vec.ESCAMBIA.SUBDIVISION
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- sde_ras.ESCAMBIA.MOSAIC_2013
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-20
CURRENT ZONING: D-1/C-2 PROPOSED ZONING: C-2

PLANNING BOARD

DATE: 11/10/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 12/11/14 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 955-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



NOTICE OF PUBLIC HEARING REZONING

CASE NO. 22014-20
CURRENT ZONING D-1/C PROPOSED ZONING C-2

PLANNING BOARD
DATE: 11/10/16 TIME: 9:30 AM
LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE CENTER
1000 WEST PINE PLACE
DUNN, MISSISSIPPI 39046

BOARD OF COUNTY COMMISSIONERS
DATE: 11/17/16 TIME: 9:00 AM
LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE CENTER
1000 WEST PINE PLACE
DUNN, MISSISSIPPI 39046

FOR MORE INFORMATION ABOUT THIS CASE, VISIT OUR WEBSITE AT: www.escomba.ms.gov
OR CALL THE PLANNING BOARD AT: (601) 271-1234
OR CALL THE BOARD OF COUNTY COMMISSIONERS AT: (601) 271-1234

Looking South on Pensacola BLVD/HWY 29

NOTICE OF
PUBLIC HEARING
REZONING

CASE NO.: 2-2014-20
CURRENT ZONING: D-1/C-2 PROPOSED ZONING: C-2

PLANNING BOARD

DATE: 11/10/14 TIME: 8:30 AM
LOCATION OF HEARING
ESCAMBA COUNTY CENTRAL OFFICE COMPLEX
301 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS



Looking Southwest



Looking West at Carmike



Looking Northwest



Looking North on Pensacola BLVD/HWY 29



Looking Southeast at Sacred Heart Property



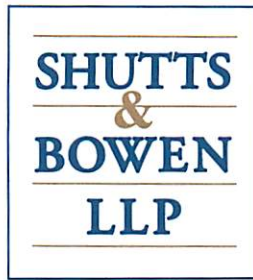
Looking East on Pensacola BLVD/HWY 29



Looking East from the Carmike Parking Lot



Looking Southeast from Fun City Parking Lot



Founded 1910

JAMES F. JOHNSTON
PARTNER
(407) 835-6795 Direct Telephone
(407) 237-2278 Direct Facsimile

E-MAIL ADDRESS:
jjohnston@shutts.com

October 1, 2014

VIA HAND DELIVERY

Mr. Horace Jones
Escambia County Development Services Department
3363 West Park Place
Pensacola, FL 32505

Re: Rezoning Application – 6600 N. ~~West~~ Street Block

Dear Mr. Jones:

Levin Group, LLC, the owner of all of the underlying property in the Plat of Colonial Park located at 6600 N. ~~West~~ Street Block and identified by Parcel ID Nos. 391S301100001001, 391S301100001002, 391S301100002001, 391S301100002002, 391S301100003002, 391S301100004002, and 391S301100020002 (the "Property") is proposing to rezone the portion of the Property zoned ID-1 to C-2 to be consistent with the balance of the Property that is already zoned C-2 and to permit the Property to be developed with an automobile dealership. In support of the rezoning application, enclosed please find the following:

1. Rezoning application;
2. Concurrency Determination Acknowledgement form;
3. Affidavit of Owner and Limited Power of Attorney authorizing Justin Beck with Beck Property Co., LLC to serve as the agent for Levin Group, LLC for the rezoning application;
4. Legal proof of ownership, including Warranty Deed, Tax Notices for the parcels making up the Property, and Florida Division of Corporations information on the property owner;
5. Legal description of property street address/property reference number, including metes and bounds legal description of the Property and Escambia County Property Appraiser information sheets for each parcel making up the Property;

ORLDOCS 13656017 | 33861.0002

300 South Orange Avenue, Suite 1000, Orlando, Florida 32801 • ph 407.423.3200 • fx 407.425.8316 • www.shutts.com

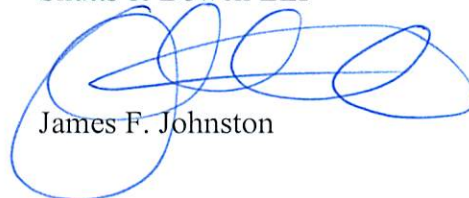
6. 11" x 17" copy of the Plat of Colonial Park, as recorded in Plat Book 18, Page 54, Public Records of Escambia County, Florida, which includes all of the Property; and

7. Check no. 478290 made out to Escambia County for \$1,270.50 for the Application Review Fee.

Please let me know if you have any questions or need any additional documentation in order to process this request. We appreciate your time and attention to this matter.

Sincerely,

Shutts & Bowen LLP



James F. Johnston

JFJ/mm
Enclosures

cc: John Russ, Sonic Automotive (via email w/o encl.)
Brooke Wilhoite, Sonic Automotive (via email w/o encl.)
David Hightower, Esq. (via email w/o encl.)
Justin Beck (via email w/o encl.)
Charles Garcia (via email w/o encl.)



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: ID-1/C-2 to: C-2

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

Owner(s) Name: Levin Group, LLC Phone: _____

Address: 5 East Garden Street, Pensacola, FL 32502 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: 6600 North W. Street Block

Property Reference Number(s)/Legal Description: 391S301100001001, 391S301100001002, 391S301100002001, 391S301100002002, 391S301100003002, 391S301100004002, 391S301100020002

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.

Harry Levin
Signature of Owner/Agent

Harry Levin
Printed Name Owner/Agent

9/22/14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22nd day of September 20 14,
by Harry Levin

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

Shannon Reynolds
Signature of Notary
(notary seal must be affixed)

Shannon Reynolds
Printed Name of Notary

FOR OFFICE USE ONLY

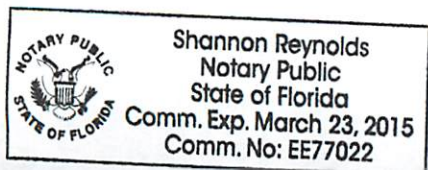
CASE NUMBER: 2-2014-20

Meeting Date(s): PB Nov 10, BCC 12/11 Accepted/Verified by: ACam Date: 10/1/14

Fees Paid: \$ 1,270.50 Receipt #: _____ Permit #: P22 141000021

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 #: 2-2014-20

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 391S301100001001, 391S301100001002, 391S301100002001, 391S301100002002, 391S301100003002, 391S301100004002, 391S301100020002

Property Address: 6600 North W. Street Block

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 22nd DAY OF September, YEAR OF 2014.

Harry Levin
Signature of Property Owner

Harry Levin
Printed Name of Property Owner

9/22/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-20

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6600 North W. Street Block,
Florida, property reference number(s) 391S301100001001, 391S301100001002, 391S301100002001, 391S301100002002, 391S301100003002, 391S301100004002, 391S301100020002

I hereby designate Justin Beck with Beck Property Co., LLC 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 and request vacation of the Plat of Colonial Park as recorded in Plat Book 18, Page 54, Public
Records of Escambia County, Florida.
☐ Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 22nd day of September 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: Justin Beck with Beck Property Co., LLC Email: jbeck@beckpropertyco.com
Address: 4900 Bayou Blvd., Suite 103, Pensacola, FL 32502 Phone: 850-427-7044

Harry Levin
Signature of Property Owner

Harry Levin, as Managing Member of Levin Group, LLC
Printed Name of Property Owner

9/22/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

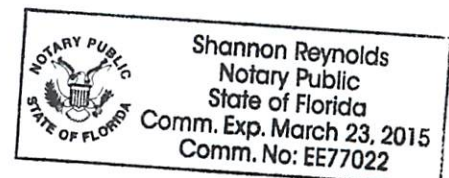
STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 22nd day of September 20 14,
by Harry Levin.

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

Shannon Reynolds
Signature of Notary

Shannon Reynolds
Printed Name of Notary

(Notary Seal)



OR BK 5404 PG0822
Escambia County, Florida
INSTRUMENT 2004-237815

DEED DOC STAMPS PD & ESC CO \$12600.00
05/11/04 ERNIE LEE NAGAH, CLERK

19.50
12,600.00
This Instrument Prepared By:
JAMES S. CAMPBELL
Beggs and Lane ✓
Post Office Box 12950
501 Commendencia St.
Pensacola, Florida 32502
(850) 432-2451
Florida Bar No.: 187836

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that VINCE WHIBBS PONTIAC-GMC-CADILLAC, INC., a Florida corporation (Formerly known as Vince Whibbs Pontiac-Buick-GMC, Inc.) and VINCE WHIBBS IMPORTS, INC., a Florida corporation (collectively herein "Grantor"), whose address is 5651 Pensacola Boulevard, Pensacola, Florida 32505, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto LEVIN GROUP, LLC, a Florida limited liability company, (herein "Grantee"), whose address is 501 Commendencia Street, Pensacola, Florida 32502, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands this 7th day of May, 2004.

Signed, sealed and delivered
in the presence of:

Vince Whibbs Pontiac-Buick-GMC-Cadillac,
Inc., a Florida corporation (formerly known as
Vince Whibbs Pontiac-Buick-GMC, Inc.)

By: 
John Paul Whibbs, Vice President

Name: 

Name: 
JAN GRABER

OR BK 5404 PG0823
Escambia County, Florida
INSTRUMENT 2004-237815

Vince Whibbs Imports, Inc., a Florida
corporation

By: [Signature]
John Paul Whibbs, Vice President

Name: [Signature]

Name: JAN GRABERT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of May, 2004, by
James Paul Whibbs, Vice President of Vince Whibbs Pontiac-Buick-GMC-Cadillac, Inc., a Florida
corporation, on behalf of the corporation, who did not take an oath and who:

☒ is/are personally known to me.
☐ produced current Florida driver's license as identification.
☐ produced _____ as identification.

(Notary Seal Must Be Affixed)



[Signature]
Notary Public
Name of Notary Printed
Notary Public-State of FL
Comm. Exp. Mar. 18, 2007
Comm. No. DD 05426

Commission Expires: _____
Commission Number: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of May, 2004, by
James Paul Whibbs, Vice President of Vince Whibbs Imports, Inc., a Florida corporation, on behalf of the
corporation, who did not take an oath and who:

☒ is/are personally known to me.
☐ produced current Florida driver's license as identification.
☐ produced _____ as identification.

(Notary Seal Must Be Affixed)



[Signature]
Notary Public
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

Commission Expires: _____
Commission Number: _____

OR BK 5404 PG0824
Escambia County, Florida
INSTRUMENT 2004-237815

Exhibit A

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 29 (STATE ROAD NO-95, ALSO KNOWN AS PENSACOLA BOULEVARD, 200' R/W) AND THE NORTH LINE OF SECTION 38, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA (PER DECREE OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA); THENCE GO SOUTH 24 DEGREES 13 MINUTES 45 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 822.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 13 MINUTES 45 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 284.80 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4000, AT PAGE 840 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING THE AFORESAID WESTERLY RIGHT OF WAY LINE, GO SOUTH 55 DEGREES 23 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND AND A PROJECTION THEREOF A DISTANCE OF 275.83 FEET; THENCE GO SOUTH 24 DEGREES 13 MINUTES 45 SECONDS EAST A DISTANCE OF 253.37 FEET TO THE CURVED WESTERLY RIGHT OF WAY LINE OF "W" STREET (90' R/W); THENCE GO SOUTHWESTERLY ALONG SAID CURVED WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 931.47 FEET (DELTA = 25 DEGREES 08 MINUTES 29 SECONDS, CHORD BEARING = SOUTH 32 DEGREES 18 MINUTES 48 SECONDS WEST, CHORD DISTANCE = 404.93 FEET) FOR AN ARC DISTANCE OF 408.19 FEET TO A POINT OF CUSP; THENCE DEPARTING THE AFORESAID CURVED WESTERLY RIGHT OF WAY LINE GO NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET (DELTA = 74 DEGREES, CHORD BEARING = NORTH 17 DEGREES 31 MINUTES 33 SECONDS WEST, CHORD DISTANCE = 30.27 FEET) FOR AN ARC DISTANCE OF 32.51 FEET TO THE POINT OF TANGENCY; THENCE GO NORTH 54 DEGREES 46 MINUTES 41 SECONDS WEST A DISTANCE OF 204.81 FEET; THENCE GO NORTH 29 DEGREES 10 MINUTES 44 SECONDS WEST A DISTANCE OF 450.71 FEET; THENCE GO NORTH 55 DEGREES 10 MINUTES 18 SECONDS EAST A DISTANCE OF 70.84 FEET; THENCE GO NORTH 34 DEGREES 28 MINUTES 41 SECONDS WEST 48.13 FEET; THENCE GO NORTH 55 DEGREES 33 MINUTES 19 SECONDS EAST A DISTANCE OF 281.87 FEET; THENCE GO SOUTH 70 DEGREES 13 MINUTES 13 SECONDS EAST A DISTANCE OF 68.14 FEET; THENCE GO NORTH 55 DEGREES 23 MINUTES 43 SECONDS EAST A DISTANCE OF 277.26 FEET; THENCE GO NORTH 18 DEGREES 36 MINUTES 57 SECONDS WEST A DISTANCE OF 8.12 FEET; THENCE GO NORTH 56 DEGREES 14 MINUTES 15 SECONDS EAST A DISTANCE OF 88.44 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 38 AND 39, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 7.92 ACRES.

EXHIBIT "B"
("Permitted Exceptions")

OR BK 5404 PG0825
Escambia County, Florida
INSTRUMENT 2004-237815

1. Easement Agreement recorded in Official Records Book 4551, Page 752, of the public records of Escambia County, Florida

RCD May 11, 2004 04:56 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-237815

generated on 9/23/2014 12:57:33 PM CDT

Last Update: 9/23/2014 12:57:33 PM CDT

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

Date Paid	Transaction	Receipt	Item	Amount Paid
4/29/2014	PAYMENT	92705.0005	2013	\$2,176.97

Prior Year Taxes Due
NO DELINQUENT TAXES

Escambia County Tax Collector

generated on 9/23/2014 12:59:03 PM CDT

Tax Record

Last Update: 9/23/2014 12:59:03 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 on as such.

Account Number	Tax Type	Tax Year
04-0862-115	REAL ESTATE	2013
Mailing Address LEVIN GROUP LLC PO BOX 12645 PENSACOLA FL 32591		
Property Address 6600 N W ST BLK GEO Number 391S30-1100-001-002		
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail NO EXEMPTIONS Legal Description (click for full description) 391S30-1100-001-002 6600 N W ST BLK LT 1 BLK B COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822		
Millage Code 06		
Escrow Code		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
COUNTY	6.6165	134,697
PUBLIC SCHOOLS		
By Local Board	2.2480	134,697
By State Law	5.3090	134,697
SHERIFF	0.6850	134,697
M.S.T.U. LIBRARY	0.3590	134,697
WATER MANAGEMENT	0.0400	134,697
		Exemption Amount
		0
		Taxable Value
		\$134,697
		Taxes Levied
		\$891.22
		\$302.80
		\$715.11
		\$92.27
		\$48.36
		\$5.39
Total Millage		Total Taxes
15.2575		\$2,055.15
Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
NFP	FIRE - 595-4960	\$11.00
Total Assessments		\$11.00
Taxes & Assessments		\$2,066.15
If Paid By		Amount Due
		\$0.00
Date Paid	Transaction	Receipt
4/29/2014	PAYMENT	92705.0001
Item	Amount Paid	
2013	\$2,128.13	

Prior Year Taxes Due
NO DELINQUENT TAXES

Escambia County Tax Collector

generated on 9/23/2014 1:00:40 PM CDT

Tax Record

Last Update: 9/23/2014 1:00:39 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 on as such.

Account Number	Tax Type	Tax Year
04-0862-110	REAL ESTATE	2013
Mailing Address LEVIN GROUP LLC PO BOX 12645 PENSACOLA FL 32591		
Property Address 0 FUN CITY BLVD GEO Number 391S30-1100-002-001		
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	06	
Legal Description (click for full description)		
391S30-1100-002-001 0 FUN CITY BLVD LT 2 BLK A COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
COUNTY	6.6165	137,803
PUBLIC SCHOOLS		
By Local Board	2.2480	137,803
By State Law	5.3090	137,803
SHERIFF	0.6850	137,803
M.S.T.U. LIBRARY	0.3590	137,803
WATER MANAGEMENT	0.0400	137,803
		Exemption Amount
		0
		Taxable Value
		\$137,803
		Taxes Levied
		\$911.77
		\$309.78
		\$731.60
		\$94.40
		\$49.47
		\$5.51
Total Millage	15.2575	Total Taxes
		\$2,102.53
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
NFP	FIRE - 595-4960	\$11.03
Total Assessments		\$11.03
Taxes & Assessments		\$2,113.56
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
4/29/2014	PAYMENT	92705.0003	2013	\$2,176.97

Prior Year Taxes Due
NO DELINQUENT TAXES

generated on 9/23/2014 1:01:48 PM CDT

Last Update: 9/23/2014 1:01:47 PM CDT

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

Date Paid	Transaction	Receipt	Item	Amount Paid
4/29/2014	PAYMENT	92705.0002	2013	\$2,264.75

Prior Year Taxes Due
NO DELINQUENT TAXES

generated on 9/23/2014 1:02:52 PM CDT

Last Update: 9/23/2014 1:02:52 PM CDT

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

Date Paid	Transaction	Receipt	Item	Amount Paid
4/29/2014	PAYMENT	92705.0004	2013	\$2,378.56

Prior Year Taxes Due
NO DELINQUENT TAXES

generated on 9/23/2014 1:03:49 PM CDT

Last Update: 9/23/2014 1:03:49 PM CDT

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

http://escambiatmaxcollector.governmaxa.com/collectmax/tab_collect_mvptaxV5.6.asp?Prin... 9/23/2014

Prior Year Taxes Due
NO DELINQUENT TAXES

Escambia County Tax Collector

generated on 9/23/2014 1:05:24 PM CDT

Tax Record

Last Update: 9/23/2014 1:05:24 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 on as such.

Account Number	Tax Type	Tax Year
04-0862-200	REAL ESTATE	2013
Mailing Address LEVIN GROUP LLC PO BOX 12645 PENSACOLA FL 32591		
Property Address 6600 N W ST BLK		
GEO Number 391S30-1100-020-002		
TAXES LESS THAN \$10.00		
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	06	
Legal Description (click for full description)		
391S30-1100-020-002 6600 N W ST BLK PARCEL A PRIVATE DRIVEWAY PARCEL B PRIVATE LANDSCAPE STRIP & PRIVATE 50 FT RD R/W (SAN PENELOPE WAY) COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount
COUNTY	6.6165	95 0
PUBLIC SCHOOLS		
By Local Board	2.2480	95 0
By State Law	5.3090	95 0
SHERIFF	0.6850	95 0
M.S.T.U. LIBRARY	0.3590	95 0
WATER MANAGEMENT	0.0400	95 0
Total Millage		15.2575
Total Taxes		\$0.00
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
Total Assessments		\$0.00
Taxes & Assessments		\$0.00
If Paid By		Amount Due
		\$0.00
Prior Year Taxes Due		

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

LEVIN GROUP, LLC

Filing Information

Document Number	L03000027291
FEI/EIN Number	200158534
Date Filed	07/24/2003
State	FL
Status	ACTIVE
Effective Date	07/18/2003
Last Event	REINSTATEMENT
Event Date Filed	09/28/2010
Event Effective Date	NONE

Principal Address5 EAST GARDEN STREET
PENSACOLA, FL 32502

Changed: 01/15/2012

Mailing AddressP.O. BOX 12645
PENSACOLA, FL 32591

Changed: 01/15/2012

Registered Agent Name & AddressBEGGS & LANE, LLP
501 COMMENDENCIA STREET
PENSACOLA, FL 32502

Name Changed: 04/19/2011

Authorized Person(s) Detail**Name & Address**

Title MGR

LEVIN, SHERROD
5 EAST GARDEN STREET
PENSACOLA, FL 32502

Title MGR

LEVIN, HARRY
5 EAST GARDEN STREET
PENSACOLA, FL 32502

Title MGR

LEVIN, EVAN
5 EAST GARDEN STREET
PENSACOLA, FL 32502

Annual Reports

Report Year	Filed Date
2012	01/15/2012
2013	04/24/2013
2014	04/17/2014

Document Images[04/17/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/24/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/15/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/19/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[09/28/2010 -- REINSTATEMENT](#)[View image in PDF format](#)[05/01/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[08/25/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/16/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/29/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/28/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[07/24/2003 -- Florida Limited Liabilites](#)[View image in PDF format](#)

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State of Florida, Department of State

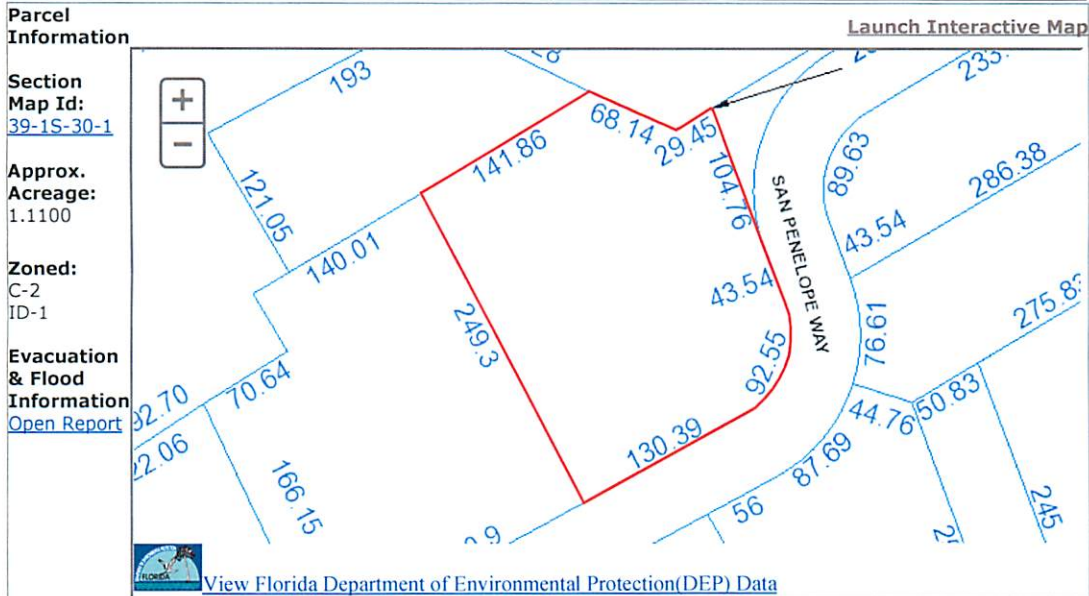
LEVIN GROUP, LLC PARCEL DESCRIPTION:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U S HIGHWAY 29 (STATE ROAD NO 95, ALSO KNOWN AS PENSACOLA BOULEVARD, 200' RIGHT-OF-WAY) AND THE NORTH LINE OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE S20°35'01"E ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 822.29 FEET TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING. THENCE CONTINUING ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE S20°35'01"E A DISTANCE OF 392.75 FEET TO A CONCRETE MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE COMMON LINE OF SACRED HEART HEALTH SYSTEM, INC. S59°02'27"W A DISTANCE OF 275.83 FEET TO A CONCRETE MONUMENT, THENCE S20°35'01"E A DISTANCE OF 253.37 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH W STREET (90 FOOT RIGHT-OF-WAY), THENCE FOLLOWING A COUNTER CLOCKWISE CURVE ALONG SAID RIGHT-OF-WAY FOR 408.18 FEET HAVING A RADIUS OF 931.47 FEET A CHORD BEARING OF S35°55'32"W AND A CHORD DISTANCE OF 404.93 FEET TO A CONCRETE MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY FOLLOWING A COUNTER CLOCKWISE CURVE ALONG A PRIVATE DRIVEWAY FOR 32.51 FEET HAVING A RADIUS OF 25.00 FEET A CHORD BEARING OF N13°52'49"W AND A CHORD DISTANCE OF 30.27 FEET TO A CONCRETE MONUMENT, THENCE N51°07'57"W A DISTANCE OF 204.81 FEET TO A CONCRETE MONUMENT, THENCE N25°32'00"W A DISTANCE OF 450.71 FEET TO A CONCRETE MONUMENT, THENCE N58°49'02"E A DISTANCE OF 70.64 FEET TO A CONCRETE MONUMENT, THENCE N30°47'57"W A DISTANCE OF 48.13 FEET TO A CONCRETE MONUMENT, THENCE N59°12'03"E A DISTANCE OF 281.87 FEET TO A CONCRETE MONUMENT, THENCE S66°34'29"E A DISTANCE OF 68.14 FEET TO A CONCRETE MONUMENT, THENCE N59°02'27"E A DISTANCE OF 166.70 FEET TO A 1.25" SOLID ROD, THENCE N59°02'27"E A DISTANCE OF 110.56 FEET TO A CONCRETE MONUMENT, THENCE N11°57'13"E A DISTANCE OF 8.12 FEET TO A MAG NAIL, THENCE N59°52'59"E A DISTANCE OF 88.44 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 38 AND 39, TOWNSHIP 1 SOUTH, RANGE 30 WEST. ESCAMBIA COUNTY, FLORIDA AND CONTAINS 345,007 S.F. OR 7.920 ACRES MORE OR LESS.

Source: Escambia County Property Appraiser

[Navigate Mode](#)
[Account](#)
[Reference](#)
[Restore Full Page Version](#)

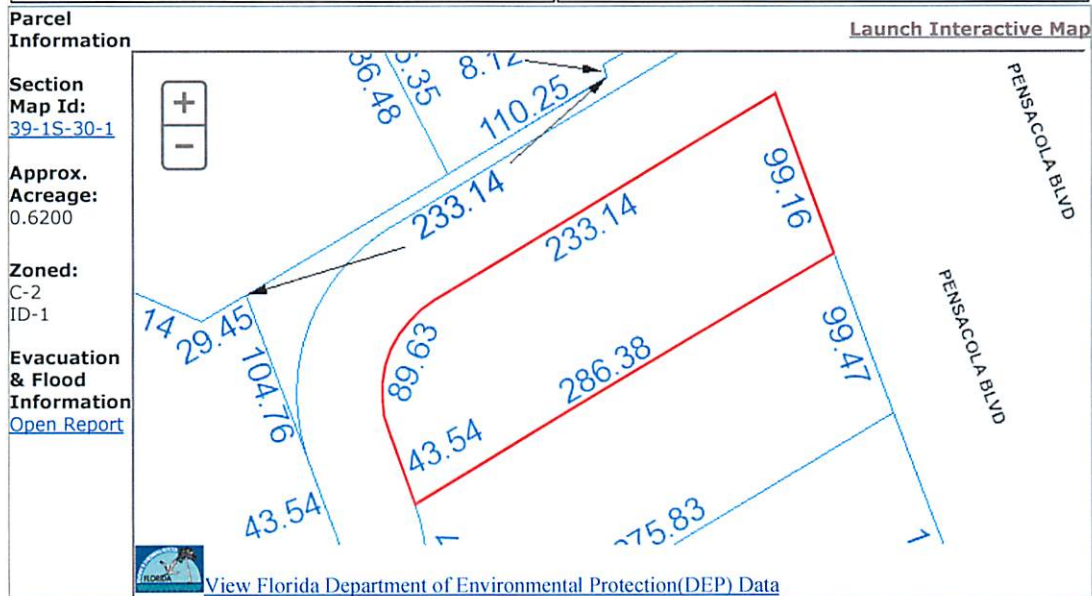
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Reference:		391S301100001001				Improvements:		\$0
Account:		040862105				Land:		\$137,803
Owners:		LEVIN GROUP LLC						
Mail:		PO BOX 12645 PENSACOLA, FL 32591				Total:		\$137,803
Situs:		6600 N W ST BLK 32505				<u>Non-Homestead Cap:</u>		\$137,803
Use Code:		VACANT COMMERCIAL				<u>Disclaimer</u>		
Taxing Authority:		COUNTY MSTU				<u>Amendment 1/Portability Calculations</u>		
Tax Inquiry:		<u>Open Tax Inquiry Window</u>						
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector								
Sales Data						2014 Certified Roll Exemptions		
						None		
Sale Date		Book	Page	Value	Type	Legal Description		
None						LT 1 BLK A COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features		
						None		



Source: Escambia County Property Appraiser

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[Restore Full Page Version](#)

<div>General Information</div> <div>Reference:391S301100001002</div> <div>Account:040862115</div> <div>Owners:LEVIN GROUP LLC</div> <div>Mail:PO BOX 12645 PENSACOLA, FL 32591</div> <div>Situs:6600 N W ST BLK 32505</div> <div>Use Code:VACANT COMMERCIAL</div> <div>Taxing Authority:COUNTY MSTU</div> <div>Tax Inquiry:Open Tax Inquiry Window</div> <div>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</div>	<div>2014 Certified Roll Assessment</div> <div>Improvements:\$0</div> <div>Land:\$134,697</div> <div>Total:\$134,697</div> <div>Non-Homestead Cap:\$134,697</div> <div>Disclaimer</div> <div>Amendment 1/Portability Calculations</div>												
<div>Sales Data</div> <div><table><thead><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr></thead><tbody><tr><td colspan="6">None</td></tr></tbody></table></div> <div>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						<div>2014 Certified Roll Exemptions</div> <div>None</div> <div><div>Legal Description</div><div>LT 1 BLK B COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822</div></div> <div><div>Extra Features</div><div>None</div></div>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													



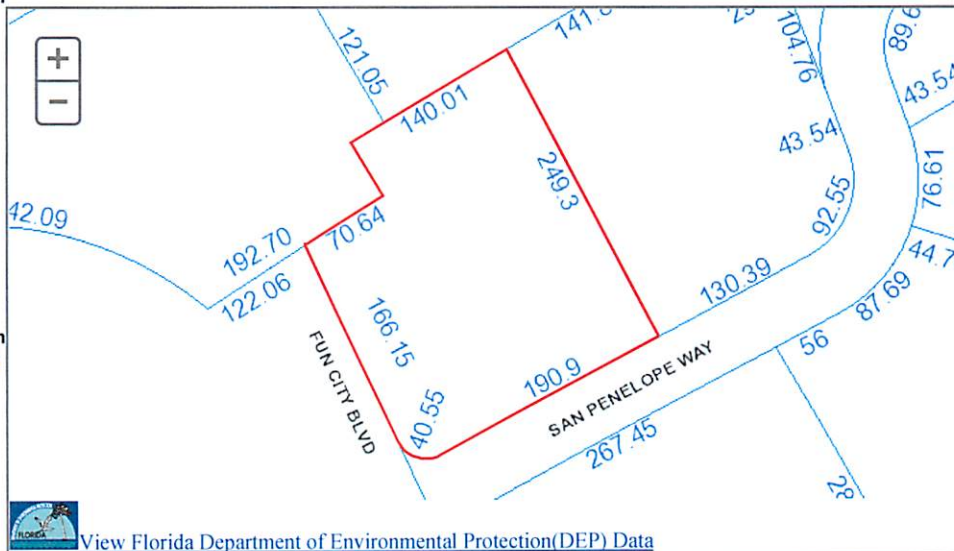
Source: Escambia County Property Appraiser

[←](#) [Navigate Mode](#) [Account](#) [Reference](#) [→](#)
[Restore Full Page Version](#)

General Information Reference: 391S301100002001 Account: 040862110 Owners: LEVIN GROUP LLC Mail: PO BOX 12645 PENSACOLA, FL 32591 Situs: FUN CITY BLVD 32505 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		2014 Certified Roll Assessment Improvements: \$0 Land: \$137,803 Total: \$137,803 <u>Non-Homestead Cap:</u> \$137,803 <u>Disclaimer</u> <u>Amendment 1/Portability Calculations</u>
Sales Data 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		2014 Certified Roll Exemptions None Legal Description LT 2 BLK A COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822 Extra Features None

Parcel Information[Launch Interactive Map](#)
Section Map Id:
[39-1S-30-1](#)
Approx. Acreage:
1.1100

Zoned:
ID-1

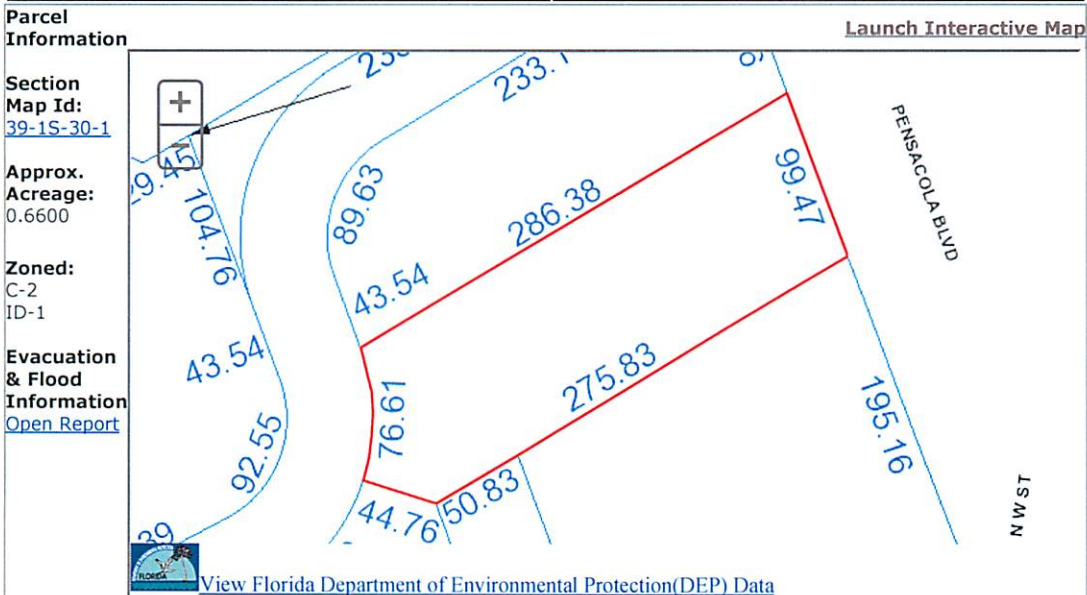
Evacuation & Flood Information
[Open Report](#)


Source: Escambia County Property Appraiser

[←](#) [Navigate Mode](#) [Account](#) [Reference](#) [→](#)
[Restore Full Page Version](#)

General Information		2014 Certified Roll Assessment	
Reference:	391S301100002002	Improvements:	\$0
Account:	040862120	Land:	\$143,391
Owners:	LEVIN GROUP LLC		
Mail:	PO BOX 12645 PENSACOLA, FL 32591	Total:	\$143,391
Situs:	6600 N W ST BLK 32505	<u>Non-Homestead Cap:</u>	\$143,391
Use Code:	VACANT COMMERCIAL		
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	<u>Open Tax Inquiry Window</u>		
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector			
		<u>Disclaimer</u>	
		<u>Amendment 1/Portability Calculations</u>	

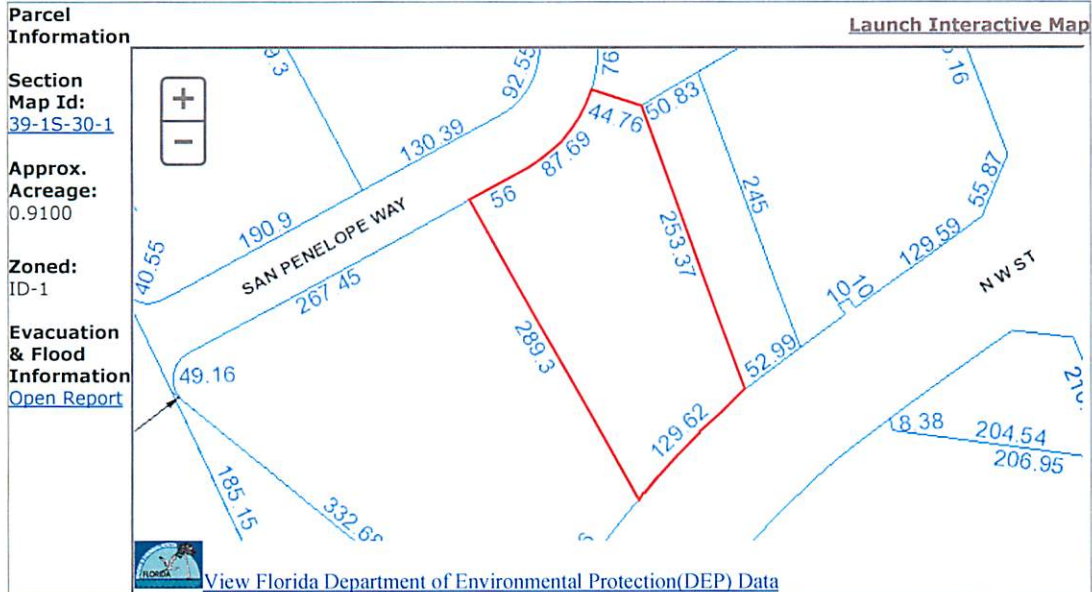
Sales Data					2014 Certified Roll Exemptions	
Sale Date					None	
Book					Legal Description	
Page					LT 2 BLK B COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822	
Value					Extra Features	
Type					None	
Official Records (New Window)						
None						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						



Source: Escambia County Property Appraiser

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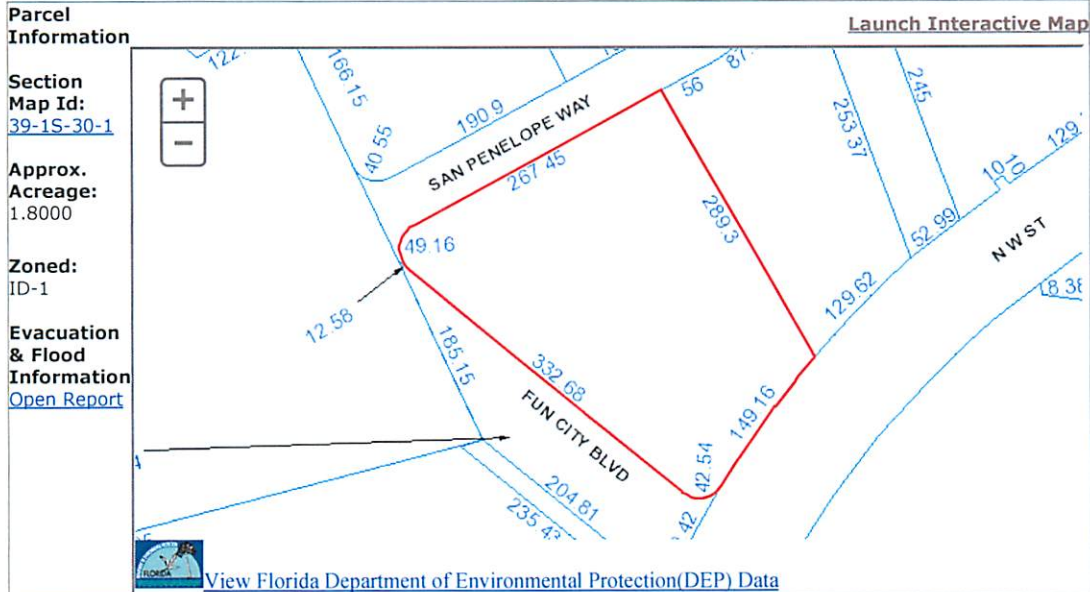
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<div>Sales Data</div> <div><table><thead><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr></thead><tbody><tr><td colspan="6">None</td></tr></tbody></table></div> <div>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						<div>2014 Certified Roll Exemptions</div> <div>None</div> <div><div>Legal Description</div><div>LT 3 BLK B COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822</div></div> <div><div>Extra Features</div><div>None</div></div>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													



Source: Escambia County Property Appraiser

[←](#)
[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)
[Restore Full Page Version](#)

<div>General Information</div> <div>Reference:391S301100004002</div> <div>Account:040862130</div> <div>Owners:LEVIN GROUP LLC</div> <div>Mail:PO BOX 12645 PENSACOLA, FL 32591</div> <div>Situs:6600 N W ST BLK 32505</div> <div>Use Code:VACANT COMMERCIAL</div> <div>Taxing Authority:COUNTY MSTU</div> <div>Tax Inquiry:Open Tax Inquiry Window</div> <div>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</div>	<div>2014 Certified Roll Assessment</div> <div>Improvements:\$0</div> <div>Land:\$297,950</div> <div>Total:\$297,950</div> <div>Non-Homestead Cap:\$297,950</div> <div>Disclaimer</div> <div>Amendment 1/Portability Calculations</div>												
<div>Sales Data</div> <div><table><thead><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr></thead><tbody><tr><td colspan="6">None</td></tr></tbody></table></div> <div>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						<div>2014 Certified Roll Exemptions</div> <div>None</div> <div><div>Legal Description</div><div>LT 4 BLK B COLONIAL PARK S/D PB 18 P 54 OR 5404 P 822</div></div> <div><div>Extra Features</div><div>None</div></div>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													



Source: Escambia County Property Appraiser

[←](#) [Navigate Mode](#) [Account](#) [Reference](#) [→](#)[Restore Full Page Version](#)

General Information	2014 Certified Roll Assessment
Reference: 391S301100020002	Improvements: \$0
Account: 040862200	Land: \$1
Owners: LEVIN GROUP LLC	
Mail: PO BOX 12645 PENSACOLA, FL 32591	Total: \$1
Situs: 6600 N W ST BLK 32505	Non-Homestead Cap: \$1
Use Code: VACANT COMMERCIAL	Disclaimer
Taxing Authority: COUNTY MSTU	Amendment 1/Portability Calculations
Tax Inquiry: Open Tax Inquiry Window	
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Sales Data	2014 Certified Roll Exemptions
Sale Date Book Page Value Type Official Records (New Window)	None
None	Legal Description
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	PARCEL A PRIVATE DRIVEWAY PARCEL B PRIVATE LANDSCAPE STRIP & PRIVATE 50 FT RD R/W...
	Extra Features
	None

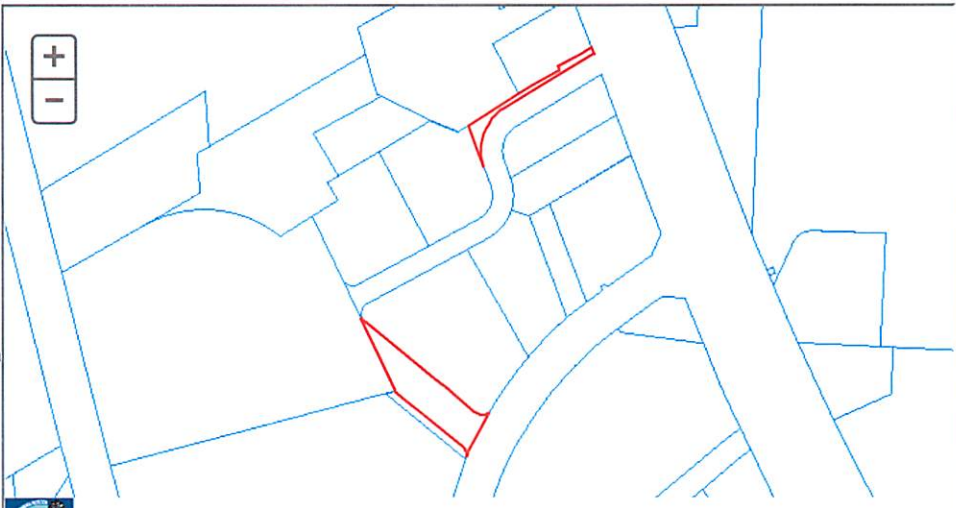
Parcel Information [Launch Interactive Map](#)

Section Map Id: [39-1S-30-1](#)

Approx. Acreage: 0.6800

Zoned: C-2
ID-1

Evacuation & Flood Information
[Open Report](#)

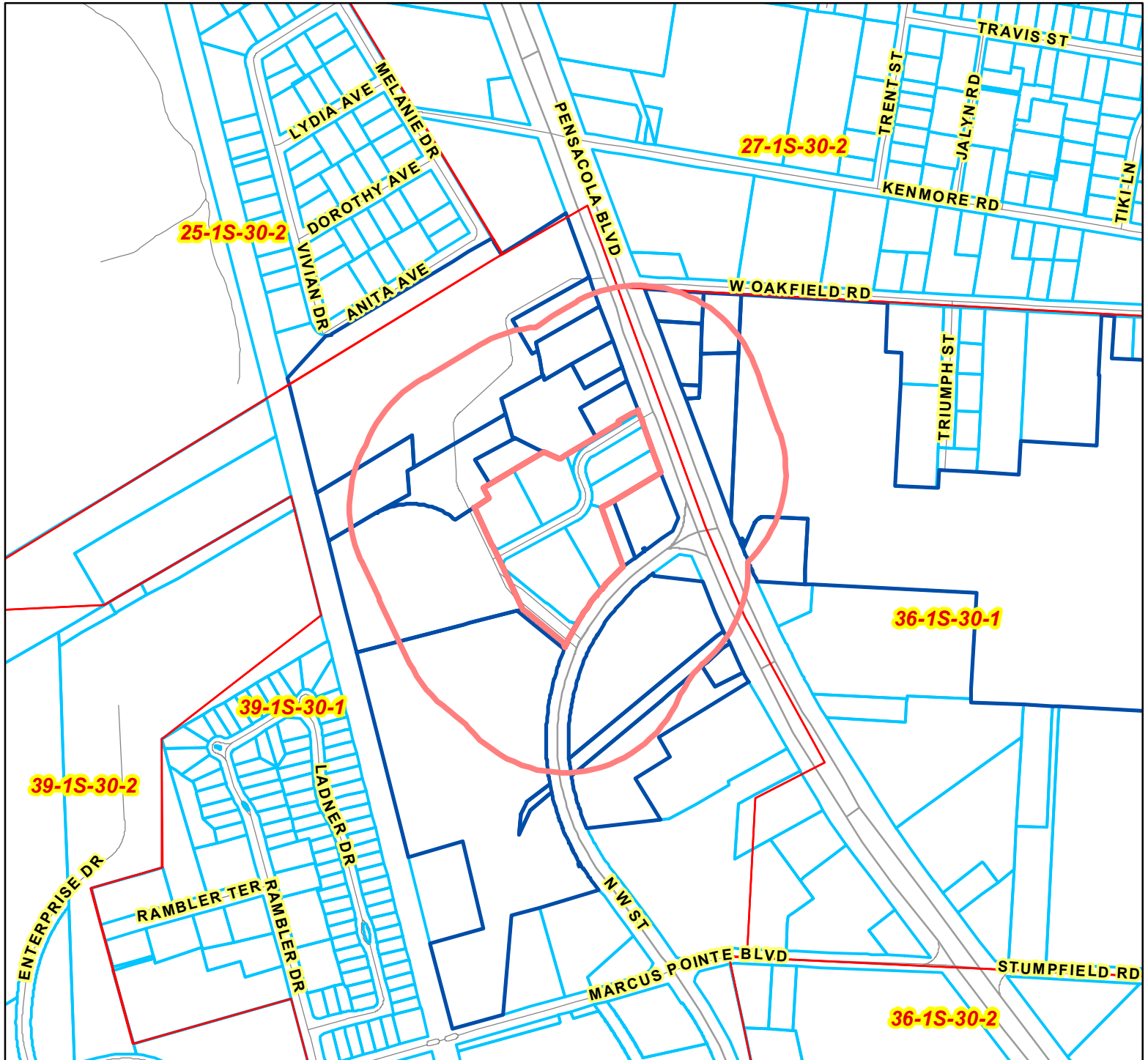


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings
Images
None

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

Chris Jones Escambia County Property Appraiser



0 0.05 0.1 0.2 Miles

HARRELL & HALL PROPERTIES LLC
43 AIRPARK CT
ALIBASTERAL35007

PATEL BHUPAT RANCHHOD &
KALAVATIBEN B
4512 WATER WHEEL TURN
ALIBASTERAL35007

GULF POWER CO
1 ENERGY PLACE
ALIBASTERAL35007

WOS PROPERTIES LLC
PO BOX 422
PENSACOLAFL32514

JOHNSON LENORA CORPORATION
2755 W TENNESSEE ST
PENSACOLAFL32520

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
MILTONFL32572

LHS PENSACOLA #3 INC
6950 PENSACOLA BLVD
TALLAHASSEEFL32304

RUBY TUESDAY INC
MARVIN F POER & CO COE R/E
PENSACOLAFL32502

FILM FL QRS 14-44 INC
C/O LISA DUTY
TALLAHASSEEFL32304

SAMS FUN CITY INC
6709 PENSACOLA BLVD
PENSACOLAFL32505

FILM (FL) QRS 14-44 INC
C/O CARMIKE CINEMAS
PENSACOLAFL32520

SACRED HEART HEALTH SYSTEM INC
5151 N 9TH AVE
ATLANTAGA30305

1/2 INT &
1071 KELTON BLVD
COLUMBUSGA31902

SHELLEY PARK INC
6703 N PENSACOLA BLVD
COLUMBUSGA31902

S S STEELE AND CO INC
6705 N PENSACOLA BLVD
PENSACOLAFL32505

R R VENTURES OF THE EMERALD COAST
INC
PO BOX 1385
COLUMBUSGA31902

LHS PENSACOLA #3 INC
6919 PENSACOLA BLVD
PENSACOLAFL32504



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201 North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)

Planning Board-Rezoning

5. E.

Meeting Date: 11/10/2014

CASE : Z-2014-21

APPLICANT: Wiley C. "Buddy" Page, Agent for The Paces Foundation,
Owner

ADDRESS: 1201 North "P" Street

PROPERTY REF. NO.: 00-0S-00-9060-001-155

FUTURE LAND USE: MU-U, Mixed-Use Urban

DISTRICT: 3

OVERLAY DISTRICT: Brownsville

BCC MEETING DATE: 12/11/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

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

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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).

Policy 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 non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole." The range of allowable uses includes: 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 **is consistent** with the Comprehensive Plan and Future Land Use Map with regard to permitted uses and maximum residential density. Uses of the proposed R-6 zoning are consistent with the stated intent and purpose of the applicable MU-U future land use category and its range of allowable uses. Consistency of development of specific uses would be confirmed during review of such 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.

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:

D. To protect residential areas against undue congestion, by regulating the density of population, the intensity of activity and the bulk of buildings in relation to the surrounding land and to one another and by providing for off-street parking.

G. To provide appropriate space in accessible locations for public and private educational, religious, recreational and similar facilities and public utilities which serve the needs of nearby residents, generally function more effectively in a residential environment and do not create objectionable influence; and to coordinate the intensity of residential land use with community facilities which are appropriately located and designed.

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.

6.05.13. R-6 neighborhood commercial and residential district, (cumulative) high density.

A. Intent and purpose of district. This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are

uncertain and some redevelopment is probable. The maximum density is 25 dwelling units per acre, except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-6, neighborhood commercial and residential areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-6 zoning located in the Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District.

All neighborhood commercial (R-6) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies FLU 1.1.10) and in article 7.

7.20.00. Locational criteria.

7.20.01. Intent and purpose. It is the intent of this section to establish locational criteria for all new nonresidential uses that are not part of a predominantly residential development or planned unit development (PUD) in order to ensure the appropriate location of commercial and industrial uses and compatibility with adjacent land uses. Locational criteria is necessary to prevent ribbon commercial development, prevent/minimize negative or blighting influences on adjacent residential neighborhoods, and provide for smooth transitions in commercial intensity from major intersections. Further it is the purpose of this section to include the locational criteria required in Comprehensive Plan Policy FLU 1.1.10 and to clarify and add additional criteria necessary to implement those requirements.

7.20.02. Waivers. Waivers to the roadway requirements of the locational criteria may be approved by the development review committee (DRC) and the planning board, as indicated below:

B. The planning board (PB) may waive the roadway requirements when determining consistency with the Comprehensive Plan and Land Development Code for a rezoning request when unique circumstances exist. In order to determine if unique circumstances exist, a compatibility analysis shall be submitted that provides competent and substantial evidence that the proposed use will be able to achieve long-term compatibility with surrounding uses as described in Comprehensive Plan Policy FLU 1.1.9. Infill development would be an example of when a waiver could be recommended. The (PB) may also waive the roadway requirements if the property is located within one of the county's approved redevelopment areas and the proposed use is consistent with the redevelopment plan adopted by the board of county commissioners and it has been recommended by the community redevelopment agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code (LDC) regarding the appropriate location of R-6 uses. Within the surrounding R-2 there is no identified custom of intermixing uses apart from the Salvation Army campus, and no evidence of uncertainty about the future uses of most properties; and, with the abundance of nearby commercial zoning, there appears to be a low probability of redevelopment for the non-residential uses for which R-6 is specifically intended. There is instead a distinct, substantial, and long-established

residential area of R-2 between the commercial corridors along Pace Boulevard and "T" Street, extending northward with virtually no interruption from the Pensacola City limits just north of Cervantes St. to a half block south of Jordan St.

The subject parcel also does not comply with the roadway requirements of the location criteria for R-6 zoning (LDC 7.20.04). It does not fulfill any conditions for exemption from those requirements (LDC 7.20.03) and no unique circumstances have been demonstrated by a compatibility analysis in support of a waiver. The parcel is also within the Brownsville redevelopment area, but the Community Redevelopment Agency does not support the proposed rezoning.

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 existing uses in the area of the subject parcel. The high density, multi-family, and non-residential uses allowed by R-6 would be incompatible with the surrounding R-2 low-medium density residential use and an inappropriate intrusion into that use where proposed.

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 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

No significant adverse impacts on the natural environment are anticipated to result from the proposed amendment.

CRITERION (6)

Development patterns.

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

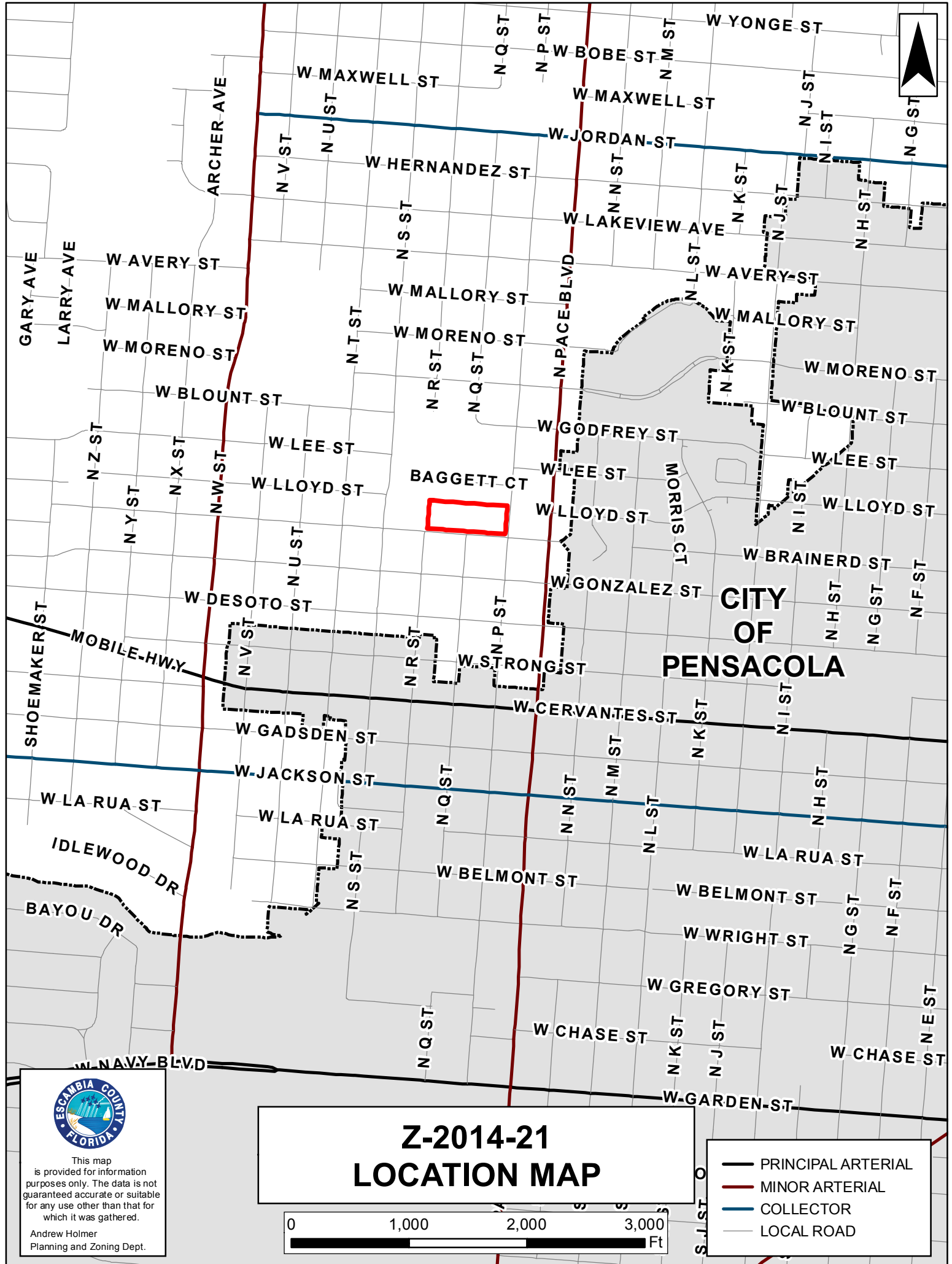
FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern as described in the other findings.

Attachments

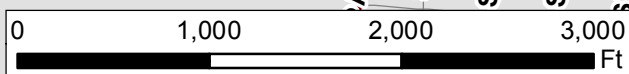
Z-2014-21

Z-2014-21



**CITY
OF
PENSACOLA**

**Z-2014-21
LOCATION MAP**

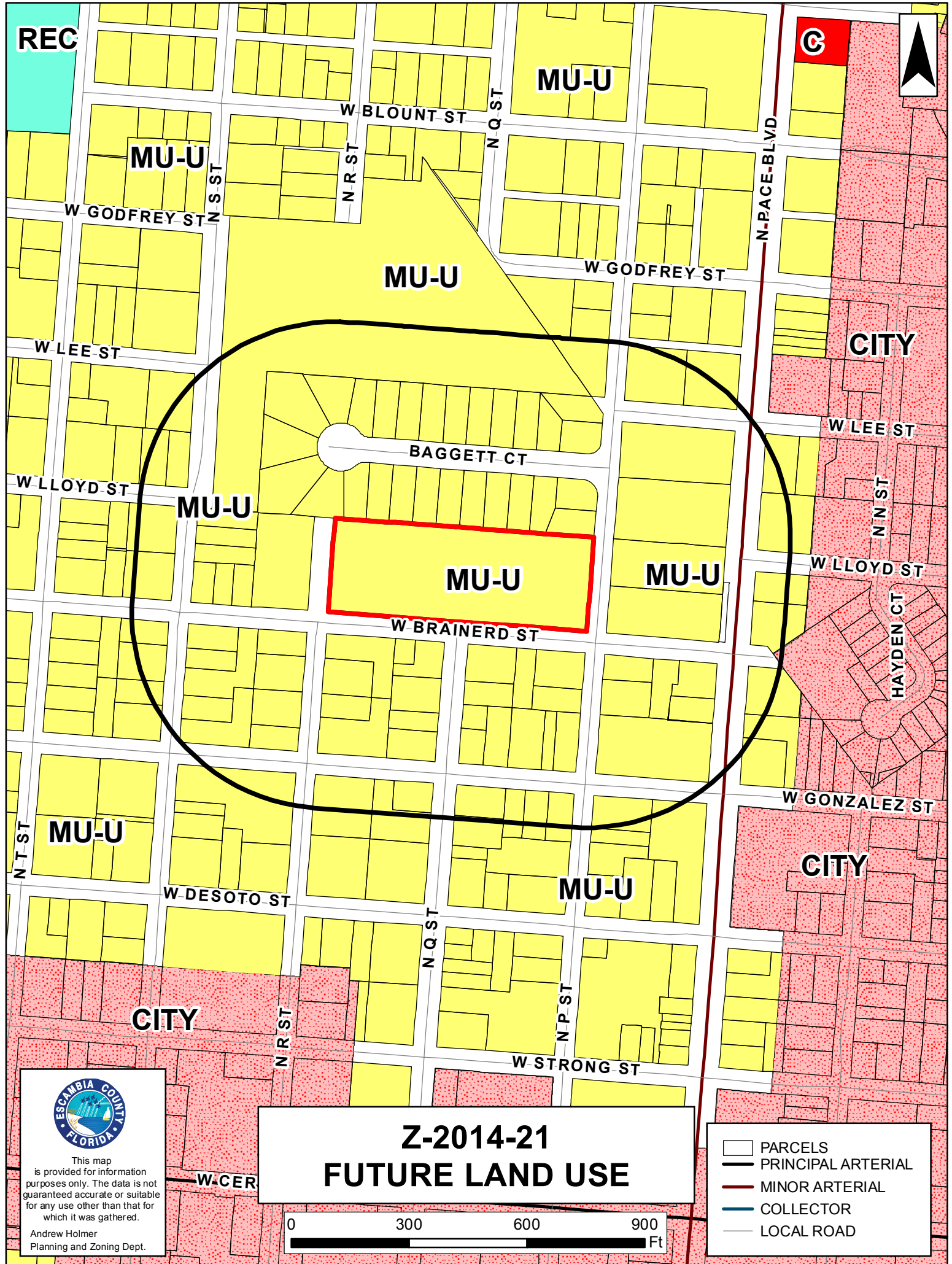


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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


Andrew Holmer
Planning and Zoning Dept.



REC

C




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-2014-21
FUTURE LAND USE**



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



BAGGETT CT

NP ST

W BRAINERD ST

NQ ST

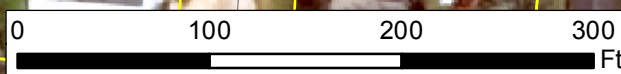
NR ST



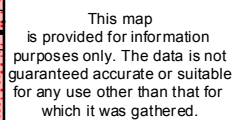
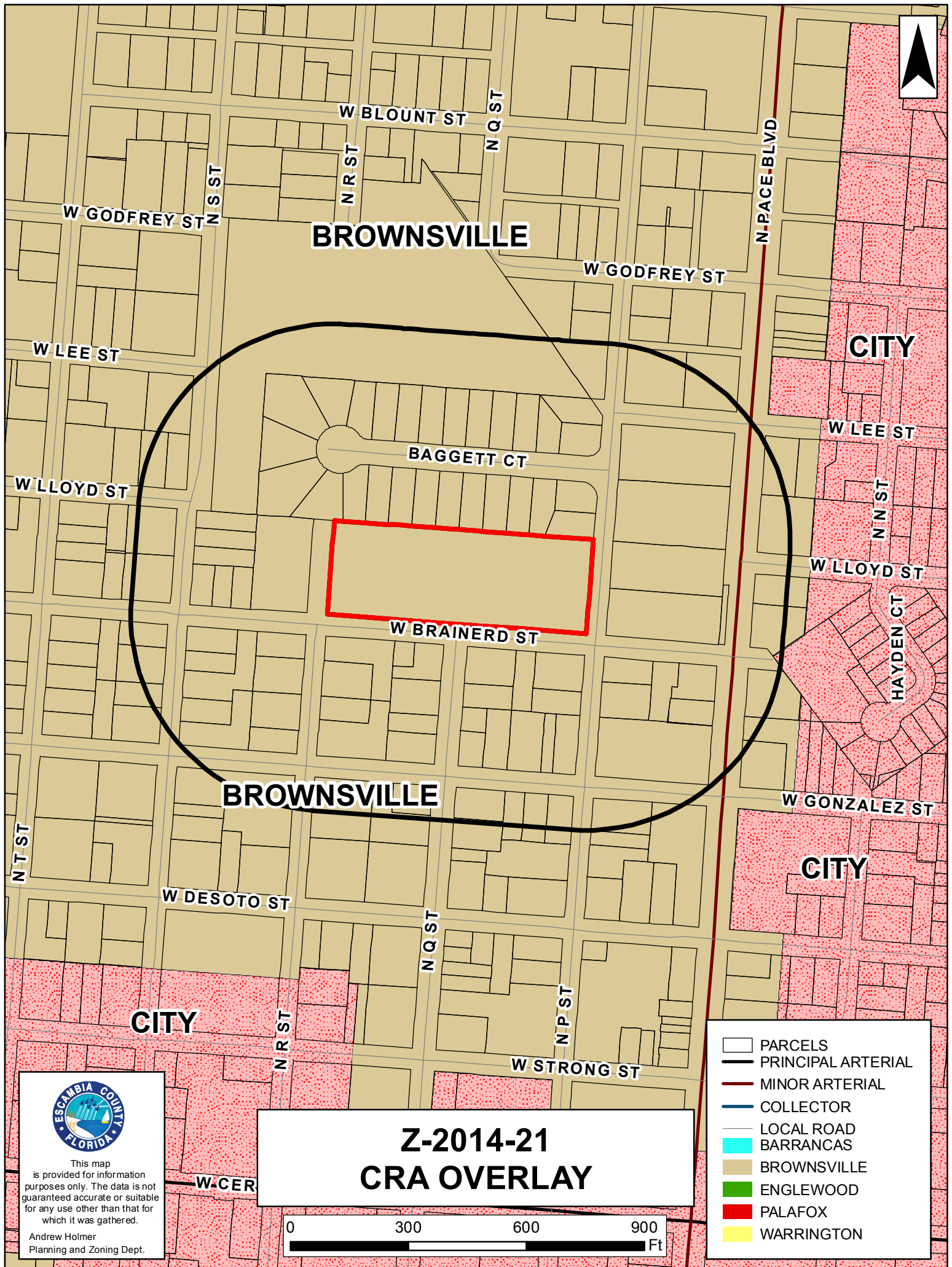
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-21 AERIAL MAP



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



Andrew Holmer
Planning and Zoning Dept.

Z-2014-21
CRA OVERLAY



-  PARCELS
 PRINCIPAL ARTERIAL
 MINOR ARTERIAL
 COLLECTOR
 LOCAL ROAD
 BARRANCAS
 BROWNSVILLE
 ENGLEWOOD
 PALAFOX
 WARRINGTON



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-21
CURRENT ZONING: R-2 PROPOSED ZONING: R-6

PLANNING BOARD

DATE: 11/10/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 12/11/14 TIME: 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public hearing sign



Looking west into parcel across "P" St.



Looking north along "P" St. from Brainerd St.



Looking SW into parcel from NE corner of parcel



Looking south along "P" St. from north of parcel



Looking SE across "P" St. from north of parcel



Looking east across "P" St. from parcel



Looking NW into parcel across Brainerd St. at "P" St.



Looking west along Brainerd St. at "P" St.



Looking SW from parcel across Brainerd St.



Looking NE into parcel across Brainerd St. at "Q" St.

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

October 2, 2014
VIA HAND DELIVERY

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

**RE: Zoning Change Request from R-2 to R-6
1201 North "P" Street
Pensacola, Escambia County Florida 32505
Parcel No: 000S0009060001155- 3.6+- acres
Acct. No. 151384000**

Dear Mr. Jones:

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from R-2 to R-6. The corner property has frontage on "P" Street on the east and West Brainerd Street on the south.

The property has a history of uses including a church, sign company and a trucking distribution operation. As proposed, the request is consistent with the Land Development Code and Comprehensive Plan.

Properties with the C-2 designation are located across "P" street east of the site. If the request is granted, a somewhat smoother transition would be in place between the C-2 and R-2 in this area.

The request is compatible with surrounding uses given the existing C-2 to the east and R-2 located west of the site.

The request is not likely to impact any portions of the natural environment. The site is high and dry. The request will be consistent with the area residential development pattern,

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

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☐ Rezoning Request from: R-2 to: R-6

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

Owner(s) Name: The Paces Foundation Phone: _____

Address: 2730 Cumberland Blvd. Smyrna, Georgia 30080 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: 1201 North "P" Street Pensacola, FL 32505

Property Reference Number(s)/Legal Description: 000 S009060001155

Acct. No. 151384000

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.

The Paces Foundation

Signature of Owner/Agent

[Signature]

Signature of Owner

Wiley C. "Buddy" Page

Printed Name Owner/Agent

10/1/14
Date

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 1st day of October 20 14,
by Mark M. Dumas

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Drivers License

Signature of Notary

(notary seal must be affixed)

Amy G. Newman
Printed Name of Notary



AMY G NEWMAN

MY COMMISSION #FF013214

EXPIRES April 30, 2017

FloridaNotaryService.com

FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-21

Meeting Date(s): PB - 11/10/14 BCC 12/11/14 Accepted/Verified by: AC am Date: 10/2/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PRZ 141000022



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-21

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 000S009060001155 Acct. No 131584000

Property Address: 1201 North "P" Street Pensacola, Florida 32505

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]
Signature of Property Owner

The Paces Foundation
Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2014-21

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 1201 North "P" Street,
Florida, property reference number(s) 000S009060001155 Acct.No 151384000
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

The Paces Foundation
Printed Name of Property Owner

10/1/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

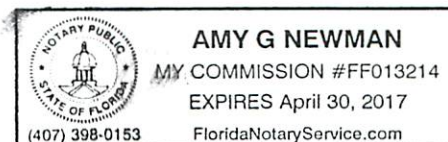
The foregoing instrument was acknowledged before me this 1st day of October, 20 14,
by Mark M. Dumas.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Drivers License

[Signature]
Signature of Notary

Amy G Newman
Printed Name of Notary

(Notary Seal)



1389 6:50 PM
This Document Prepared By:
A. ALAN MANNING, Esquire
Clark, Partington, Hart, Larry,
Bond & Stackhouse
Post Office Box 13010
Pensacola, Florida 32591-3010
(850) 434-9200

CPH&H File no. 03-2066

Parcel ID Number: 00-08-00-9060-001-155 and
00-08-00-9060-001-178

WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

This Indenture, Made this 21st day of November, 2003, between CONSOLIDATED OUTDOOR OF AMERICA INC., a Florida corporation, "Grantor" and CHURCH ON WHEELS, INC., a Florida Corporation Not For Profit, "Grantee", whose mailing address is 1201 North "P" Street, Pensacola, Florida 32505.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

All of Blocks 155 and 178 of the West King Tract in Section 28, Township 2 South, Range 30 West, according to the map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906. Also, all of "Q" Street north of Brainerd Street and lying between said Blocks 155 and 178 of the West King Tract.

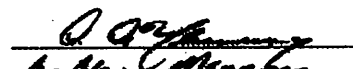
Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

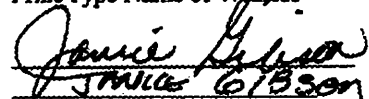
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


A. Alan Manning
Print/Type Name of Witness


JAMIE GIBSON
Print/Type Name of Witness

CONSOLIDATED OUTDOOR OF AMERICA, INC. a
a Florida corporation

By: 
WILLIAM H. TERRY, its President

[Corporate Seal]

OR BK 5301 PG1870
Escambia County, Florida
INSTRUMENT 2003-180898

RCD Dec 08, 2003 08:59 am
Escambia County, Florida


ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-180898

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of November, 2003, by WILLIAM H. TERRY, the President of CONSOLIDATED OUTDOOR OF AMERICA, INC., Florida corporation, on behalf of the corporation. He () is personally known to me or (✓) has produced a driver license as identification.

A. ALAN MAGAHA
Notary Public, State of Florida
My Comm. Expires Aug. 19, 2005
Comm. No. 00 039650

(NOTARIAL SEAL)



(Print/Type Name)
NOTARY PUBLIC
Commission number: _____
My Commission expires: _____



Development Services Department
Escambia County, Florida

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

00-05-00-9060⁰⁰¹⁵⁵
00-05-00-9060
Property Reference Number

Church on Wheels
Name Martha Erin Kitole

1201 N P St
Address

☒ Owner

☐ Agent

Referral Form
Included? Y / N

MAPS PREPARED

- ☐ Zoning
☐ FLU
☐ Aerial
☐ Other: _____

PROPERTY INFORMATION

Current Zoning: R-2 Size of Property: _____ +/-
Future Land Use: MU-U Commissioner District: 3
Overlay/AIPD: _____ Subdivision: _____
Redevelopment Area*: Brownsville overlay
*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: ~~C-2~~ NA R-6

Is Locational Criteria applicable? yes If so, is a compatibility analysis required? yes
Applicant wants to rezone in order to accommodate
sale of property. 2 parcels - suggested combining
2 parcels w/ Chris Jones Property Appraiser. Will contact
our office once complete to proceed w/ rezoning. Need to
address 6 criteria for rezoning request. Parcel in
Brownville overlay - suggested contacting CRA. 595-3217

- ☐ 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. Jones, J. Lemos, A. Cain Date: 3/27/14

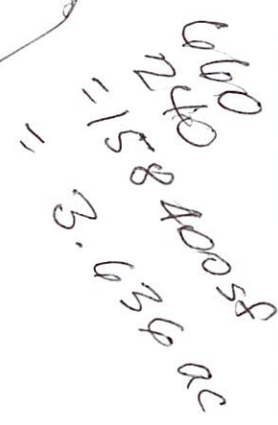
Applicant/Agent Name & Signature: Martha M. Frinkitola


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.



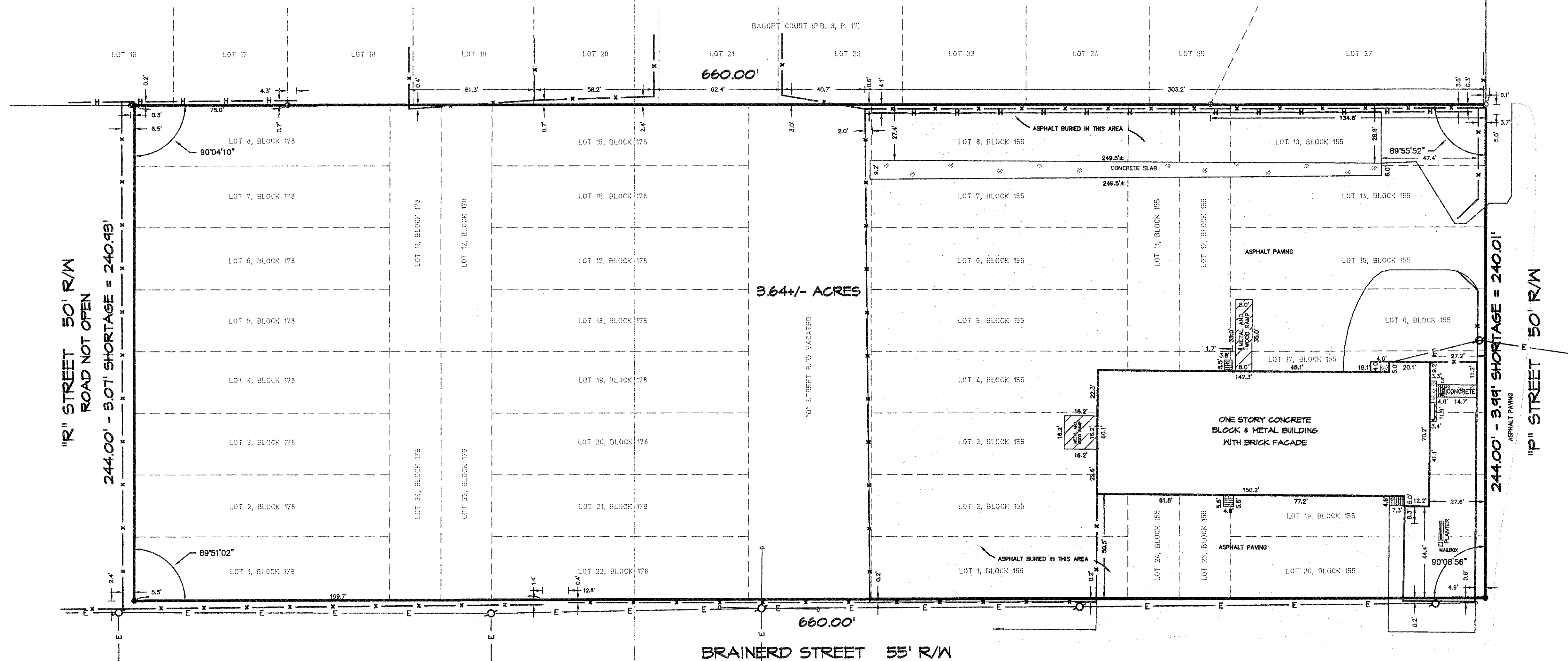
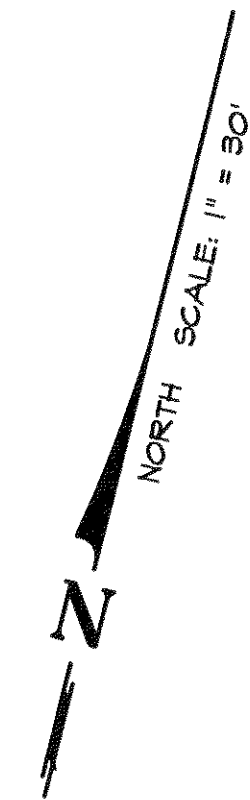
0 70 140 280 420 560 Feet

This map was prepared by the Development Review Division. It is provided for informational purposes only. It is not intended for conveyance, nor is it a survey. Data not guaranteed suitable for any use other than that for which it was gathered.




 PITTMAN & ASSOCIATES, INC.
 LAND SURVEYORS
 3401 NORTH 15TH STREET
 POKESHALE, ALABAMA 36869
 (205) 833-6644 FAX (205) 833-6644

Is bringing in
large original survey
10/3 or 10/6



- LEGEND:
- R/W Right of way
 - 1/2" Capped iron rod found #2499
 - ⊙ 1/2" iron pipe found
 - ⊙ 1/2" iron rod found
 - ⊙ 1/2" Crimped iron pipe found
 - 1" iron pipe found
 - Wire fence
 - Chain link fence
 - Electric line
 - Guy wire
 - Power pole

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Footers and foundations below natural grade not located.

STREET ADDRESS: 1201 North "P" Street

LEGAL DESCRIPTION:
All of Blocks 155 and 178 of the West King Tract in Section 28, Township 2 South, Range 30 West, according to the map of the City of Pensacola, Florida copyrighted by Thomas C. Watson in 1906.
Also, all of "Q" Street north of Brainerd Street and lying between said Blocks 155 and 178 of the West King Tract.

CERTIFIED TO MEET STANDARDS OF PRACTICE TO:

Measurements made in accordance with United States Standards.

Bearing Reference: N.A.

Ordered By: MR. BUDDY PAGE
Encroachments: FENCE, ASPHALT, CONCRETE
Surveying Station: RECORDED PLAT - BAGGETT COURT (P.B. 3, P. 17), CITY ATLAS SHEET No. 120, MAP OF CITY OF PENSACOLA BY THOMAS C. WATSON IN 1906.
SURVEYED BY THIS FIRM, LEGAL PROVIDED

A BOUNDARY SURVEY AND
LOCATION OF IMPROVEMENTS OF A
PORTION OF WEST KING TRACT

PITTMAN, AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666
Email: pgsurvey@earthlink.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 50-17.050, 51-17.051 and 51-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
PSM #5605

Walter J. Glaze
PSM #6190

SHEET
1
OF
1

LB No. TOTB
NOT VALID
UNLESS IMPRINTED
WITH ENCLOSED
STAMP
BY SURVEYOR

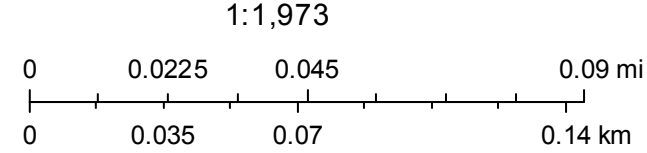
Scale: 1" = 50'
File No.: C-7185
Job No.: 96042-14
Date of Plat: 10-2-2014
Date of Survey: 10-2-2014
FB: 1487 PG: 53-54
FB: PG:
Drawn by: FMJ
Checked By: DDS

Chris Jones Escambia County Property Appraiser



October 6, 2014

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



BACK TO BOULDER LLC
514 N BAYLEN ST
PENSACOLA, FL 32501

MOYE PATRINA
8557 UNTREINER AVE
PENSACOLA, FL 32534

COBB KIMBERLY A
7138 GLENDORA ST
PENSACOLA, FL 32526

PEOPLES PHAM
PO BOX 18465
PENSACOLA, FL 32523

WATERS MEL L & O DANIEL
9340 BELL RIDGE DR
PENSACOLA, FL 32526

WHITMIRE BOBBY &
1103 NORTH R ST
PENSACOLA, FL 32505

BACK TO BOULDR LLC
514 N BAYLEN ST
PENSACOLA, FL 32501

DAUGHTRY SHEILA M
200 DALEVILLE AVE
MARY ESTHER, FL 36330

WATSON LORETTA F
2504 W BRAINARD ST
PENSACOLA, FL 32505

LEWIS JERRY L & STEPHANIE S
1101 NORTH Q ST
PENSACOLA, FL 32505

GALLOWAY LEON R
2500 W GONZALEZ ST
PENSACOLA, FL 32505

HUGGINS DONALD P
1101 NORTH R ST
PENSACOLA, FL 32505

HARRIS MARY Y
2430 BRAINERD ST
PENSACOLA, FL 32505

NEGER JOHN F
306 TIMBERLANE PASS
WETUMPKA, AL 36093

SLANKARD DARRELL &
1112 N PACE BLVD
PENSACOLA, FL 32505

MCNEIL HERBERT & ROBINSON
1116 NORTH Q ST
PENSACOLA, FL 32505

COOK EARLINE B 1/12
1114 N PACE BLVD
PENSACOLA, FL 32505

GULF POWER CO
1 ENERGY PLACE
PENSACOLA, FL 32520

MOORE TERESA D
C/O CHARLES R HIGDON IV
104 CYPRESS POINT E
PENSACOLA, FL 32514

WEAVER DONALD E
C/O JAMES W WEAVER
5866 PILGRIM TRAIL WEST
MOLINO, FL 32577

SUNDAY TERRY A &
1115 NORTH P ST
PENSACOLA, FL 32505

EARLY WILLIAM ALEX
2200 W GONZALEZ ST
PENSACOLA, FL 32505

LETT ROSALIND
1411 ARDSLEY PL
NORCROSS, GA 30093

ROGERS SARAH
2720 1/2 BAYOU GRANDE BLVD
PENSACOLA, FL 32507

T HOA AN &
1022 NORTH R ST
PENSACOLA, FL 32505

R STREET PROJECT INC
5783 GRANDE LAGOON BLVD
PENSACOLA, FL 32507

WATERS GWENDOLYN S TRUSTEE
9710 BARRANGER RD
PENSACOLA, FL 32514

DUDLEY KENNETH P & SUZANNE W
PO BOX 17301
PENSACOLA, FL 325227301

MAXWELL WILBERT E & DIANE
1610 E ANDERSON ST
PENSACOLA, FL 32503

BRIGGS EUGENE R
1010 NORTH Q ST
PENSACOLA, FL 32505

CHURCH ON WHEELS INC
PO BOX 17453
PENSACOLA, FL 32522

MCCORMICK BUDDY
4135 MADURA RD
GULF BREEZE, FL 32563

BK INVESTMENTS OF NW FL INC
1301 W GARDEN ST
PENSACOLA, FL 32502

LEES GLASS LLC
1237 N PACE BLVD
PENSACOLA, FL 32505

VANDUSEN JOHN B &
1100 NORTH R ST
PENSACOLA, FL 32501

OWEN RICHARD W
2890 BARONNE ST
PENSACOLA, FL 32526

KIRKLAND LESLIE
2420 W GONZALEZ ST
PENSACOLA, FL 32505

PENSACOLA HABITAT FOR
PO BOX 13204
PENSACOLA, FL 32591

CURRIN JESSE R & SHIRLEY A
2450 W BRAINERD ST
PENSACOLA, FL 32505

PARKS THOMAS R &
3957 MENENDEZ DR
PENSACOLA, FL 32503

DUCKWORTH TWYLAH
2440 W BRAINERD ST
PENSACOLA, FL 32505

JONES CHARITHA I
1202 NORTH S ST
PENSACOLA, FL 32505

MARTIN GARY &
C/O GARY MARTIN
3549 SWEET BAY DR
PACE, FL 32571

BOYD ROBERT D SR
PO BOX 18352
PENSACOLA, FL 32523

MARSHALL FRANK &
12281 COOPER RD
HOLT, FL 32564

STEVERSON LABORSHIA
1206 N S ST
PENSACOLA, FL 32505

FOSTER TELETO
1118 NORTH S ST
PENSACOLA, FL 32505

ASHRAF JAVED &
410 Kingfisher Dr
SUGAR LAND, TX 77478

MARSHALL GARY &
12297 COOPER RD
HOLT, FL 325648305

FOLSOM ATAVIA
1120 N S ST
PENSACOLA, FL 32505

MORRIS TAI YUSUF
C/O HOLT EDMUND W PR EST OF TAI
Y MORRIS1017 N 12TH AVE
PENSACOLA, FL 32501

BEOR FUND 1 LLC
1338 S FOOTHILL DR # 129
SALT LAKE CITY, UT 84108

HOWARD RONNIE E & HARRIETT T
19 E LLOYD ST
PENSACOLA, FL 32501

MARTIN & SONS INVESTMENTS LLC
3932 PLANTATON COVE COURT
MILTON, FL 32583

HICKMAN E CAMERON
PO BOX 5325
VALDOSTA, GA 31603

SIZEMORE HOLLIS
202 ARBOR AVE
PENSACOLA, FL 32534

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

FOX RIDGE LLC
514 N BAYLEN ST
PENSACOLA, FL 32501

HALL BETTY RUTH
2303 W BRAINARD ST
PENSACOLA, FL 32505

CARDWELL WILLIAM H &
952 MARCUS POINTE
BLVD\PENSACOLA, FL 32505

BROWN JOSEPHINE LIFE EST
3207 E 22ND AVE
TAMPA, FL 33605

BRIGGS ARTHUR J 5/8 INT
1016 NORTH Q ST
PENSACOLA, FL 32507

PORTUGAL REYNALDO &
406 N OLD CORRY FIELD RD
PENSACOLA, FL 32505

PETROLANE GAS SERVICE LTD
PO BOX 798
VALLEY Forge, PA 19482

BRISCOE TERRI R &
2201 W GONZALES ST
PENSACOLA, FL 32505

CARTER LAWRENCE
2203 W GONZALEZ ST
PENSACOLA, FL 32505

VARONA & ASSOCIATES LLC
PO BOX 591
PENSACOLA, FL 32591

TC 10U LLC
PO BOX 172299
TAMPA, FL 33672

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

VAULK ARTHUR L
13490 NW 28TH AVE
OPA LOCKA, FL 33054

WINDSOR BRUCE M &
5802 W SHORE DR
PENSACOLA, FL 32526

M & A COMMUNITY OUTREACH
CENTER
PO BOX 2071
PENSACOLA, FL 32513

PENSACOLA CITY OF
PO BOX 12910
PENSACOLA, FL 32521

HANCOCK DAVID L
2501 W LEE ST
PENSACOLA, FL 32505

DAMASO ISHMAEL T & NANCY M
2502 W LLOYD ST
PENSACOLA, FL 32505

SALVATION ARMY
1501 NORTH Q ST
PENSACOLA, FL 32505

MINCEY RUTH
2500 W LLOYD ST
PENSACOLA, FL 32505

DUONG SON K & KING DEBRA A
1319 NORTH P ST
PENSACOLA, FL 32505

HORNE RONALD A & GLORIA J
1315 NORTH P ST
PENSACOLA, FL 32505

PENSACOLA HABITAT FOR HUMANITY
INC
PO BOX 13204
PENSACOLA, FL 32591

HALL EDWARD A JR & SUE ANN
4 BAGGETT CT
PENSACOLA, FL 32505

BROWN BERNICE
3704 W BLOUNT ST
PENSACOLA, FL 32505

PHELPS BENJAMIN L
8 BAGGETT CT
PENSACOLA, FL 32505

CARAVEKA LLC
8963 PENSACOLA BLVD
PENSACOLA, FL 32534

FORD WILLIAM E JR
11 BAGGETT CT
PENSACOLA, FL 32505

PEAVY LORENZO
12 BAGGETT CT
PENSACOLA, FL 32505

PORTUGAL ROGELIO
6419 BELLVIEW PINES PL
PENSACOLA, FL 32526

WHITE SHARMAYNE D
PO BOX 2594
PENSACOLA, FL 32513

JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
3415 VISION DR
COLUMBUS, OH 43219

BROWN PAULINE T &
19 BAGGETT CT
PENSACOLA, FL 32505

PAYNE MARCIA
PO BOX 4586
PENSACOLA, FL 32507

NGUYEN TRI S & TUYET
1007 N 69TH AVE
PENSACOLA, FL 32506

BLACKMON LEE R & MARY M
24 BAGGETT CT
PENSACOLA, FL 32505

BROOKS ANITRIA
25 BAGETT COURT
PENSACOLA, FL 32505

LOYD MICHAEL A & VERONICA M
1307 NORTH P ST
PENSACOLA, FL 32505

J & J RENTAL PROPERTIES INC II LLC 1/2
INT &
3806 W BLOUNT ST
PENSACOLA, FL 32502



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201_North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)

Planning Board-Rezoning

5. F.

Meeting Date: 11/10/2014

CASE : Z-2014-22

APPLICANT: Fred R. Thompson, Agent for Richard R. & Edna Marie Gibbs,
Owner

ADDRESS: 7945 Beulah Road

PROPERTY REF. NO.: 18-1S-31-4300-000-000

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

DISTRICT: 1

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 12/11/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: R-3, One-Family and Two-Family District, (cumulative) Medium Density (ten du/acre)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) category provides 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 and Public and Civic uses. The maximum residential density is 10 dwelling units per acre. The non-residential maximum intensity is 1.0 Floor Area Ratio (FAR).

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

CPP FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential rezonings 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 R-3 is **consistent** with the intent and purpose of Future Land Use category MU-S, as stated in CPP FLU 1.3.1. Also, the densities and allowed uses are compatible to those provided for in the FLU category. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities and infrastructure. Mixed-Use Suburban allows for residential and non-residential uses with a maximum density of ten dwelling units per acre. The Future Land Use category allows residential rezoning to districts with higher residential densities. The proposed subdivision complex would allow for compact development and a higher residential density that is compatibility to the MU-S as stated in CPP 2.1.2.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.07. R-2 single-family district (cumulative), low-medium density. A. Intent and purpose of district. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre. Refer to article 11 for uses and densities allowed in R-2, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-2 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.09. R-3 one-family and two-family district, (cumulative) medium density. A. Intent and purpose of district. This district is intended to provide for a mixture of one-family and two-family dwellings, including townhouses, with a medium density level compatible with single-family residential development. The maximum density is ten dwelling units per acre. Refer to article 11 for uses and densities allowed in R-3, one-family and two-family

areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed zoning will create a transition area between low and medium density residential uses. The rezoning to R-3 would allow for a higher density of 10 dwellings units per acre while also allowing townhomes.

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 RR and R-2. Located in the 500' radius, staff observed 24 Single Family Homes, six mobile homes, five vacant parcels, and one proposed 47 acre parcel with 147 lot preliminary plat subdivision called Woodlyn Meadows.

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. Protection of the wetlands will be utilized by a conservation easements study by consultant Wetland Sciences. 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.

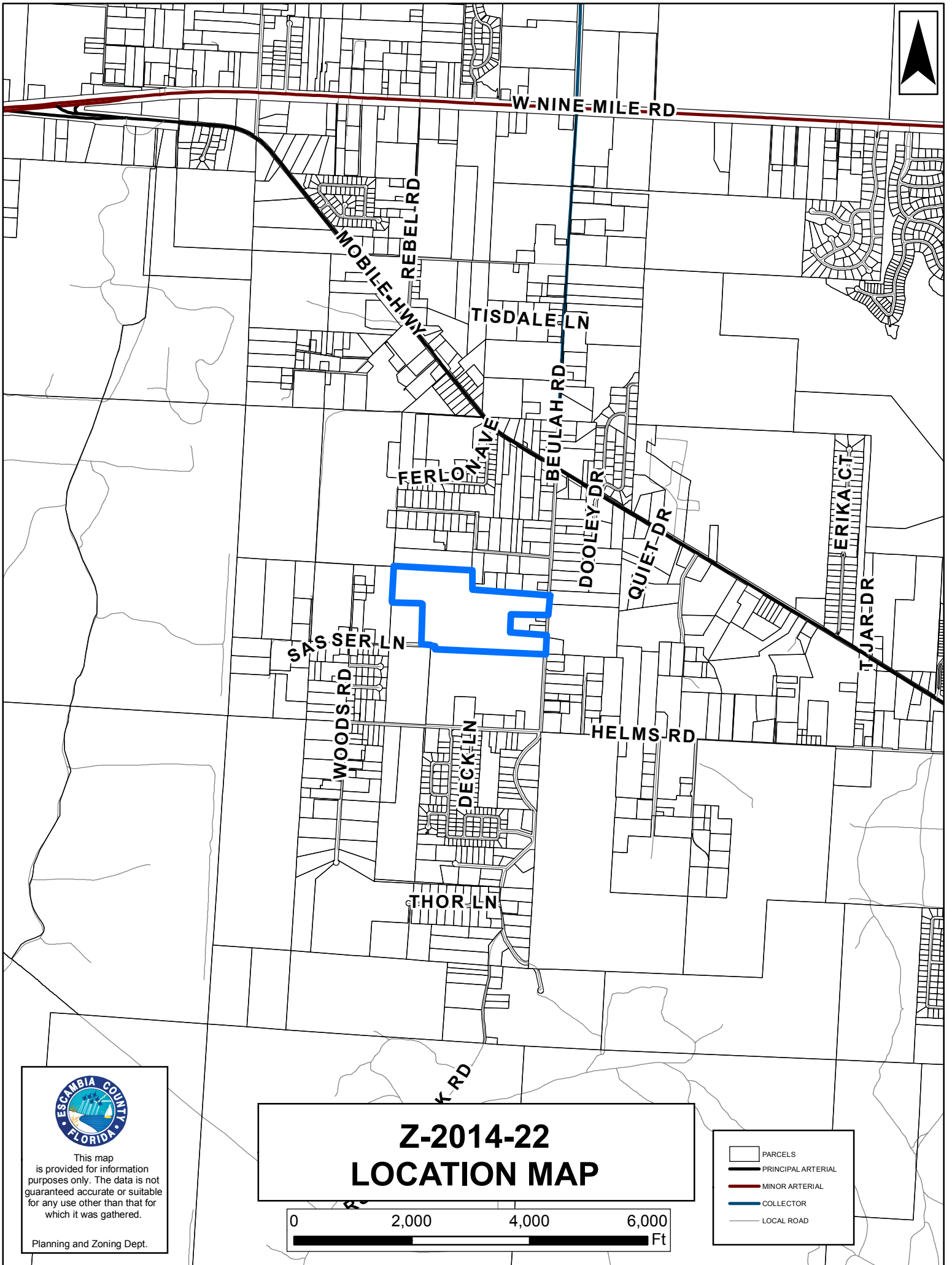
FINDINGS


Based on the location of the parcel, the current zoning maps and the surrounding existing land uses, the proposed amendment **would result** in a logical and orderly development pattern. Equally important, the proposed amendment would allow promote infill development and enhance the use of open space by preserving the preservation of the lake and surrounding wooded areas creating large green space with common areas for the residents of the proposed subdivision.

Attachments

Z-2014-22

Z-2014-22



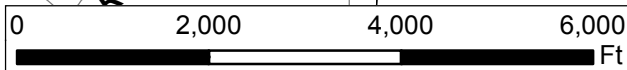



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Planning and Zoning Dept.


Z-2014-22


LOCATION MAP




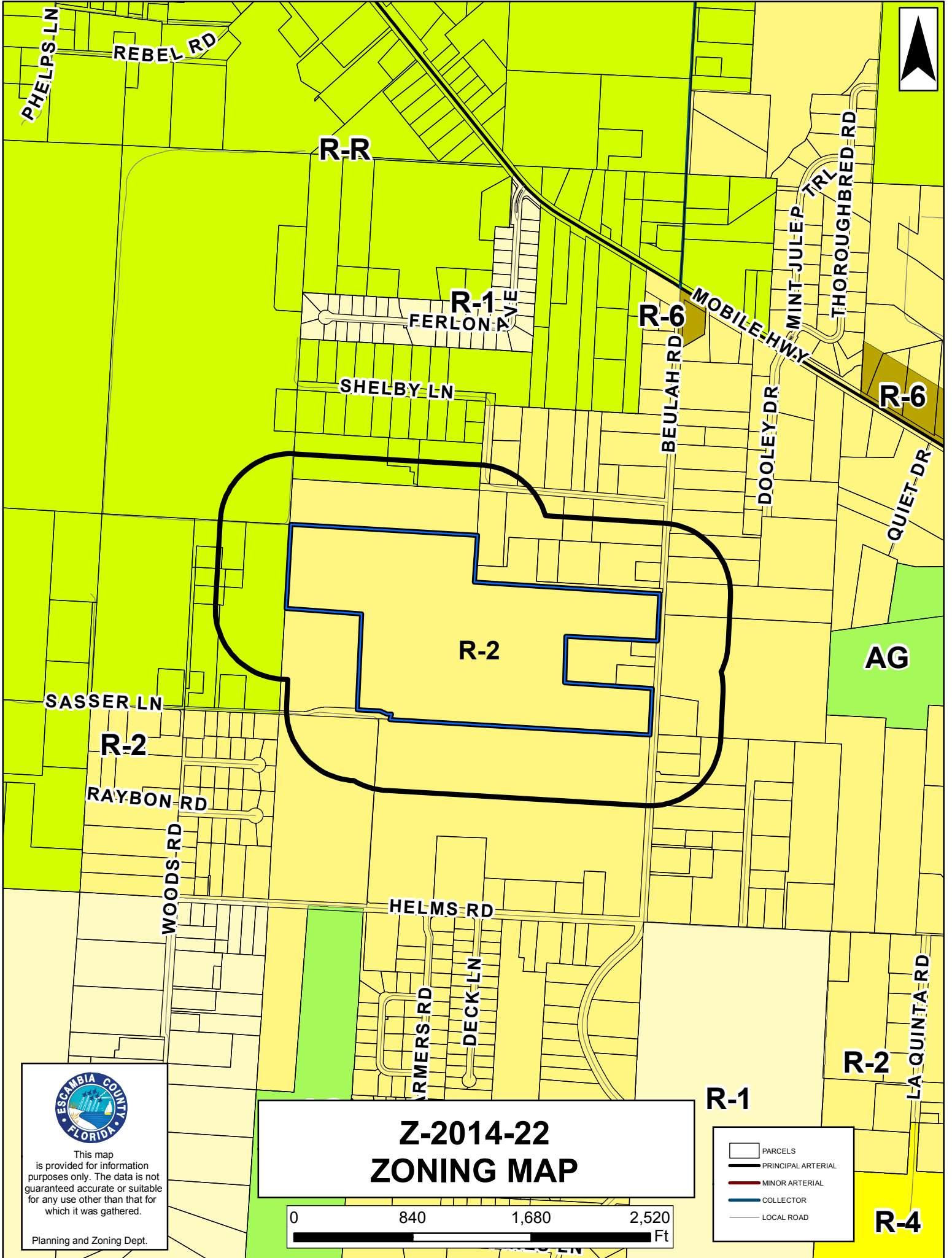
 PARCELS


 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.
Planning and Zoning Dept.

Z-2014-22 ZONING MAP






0

840

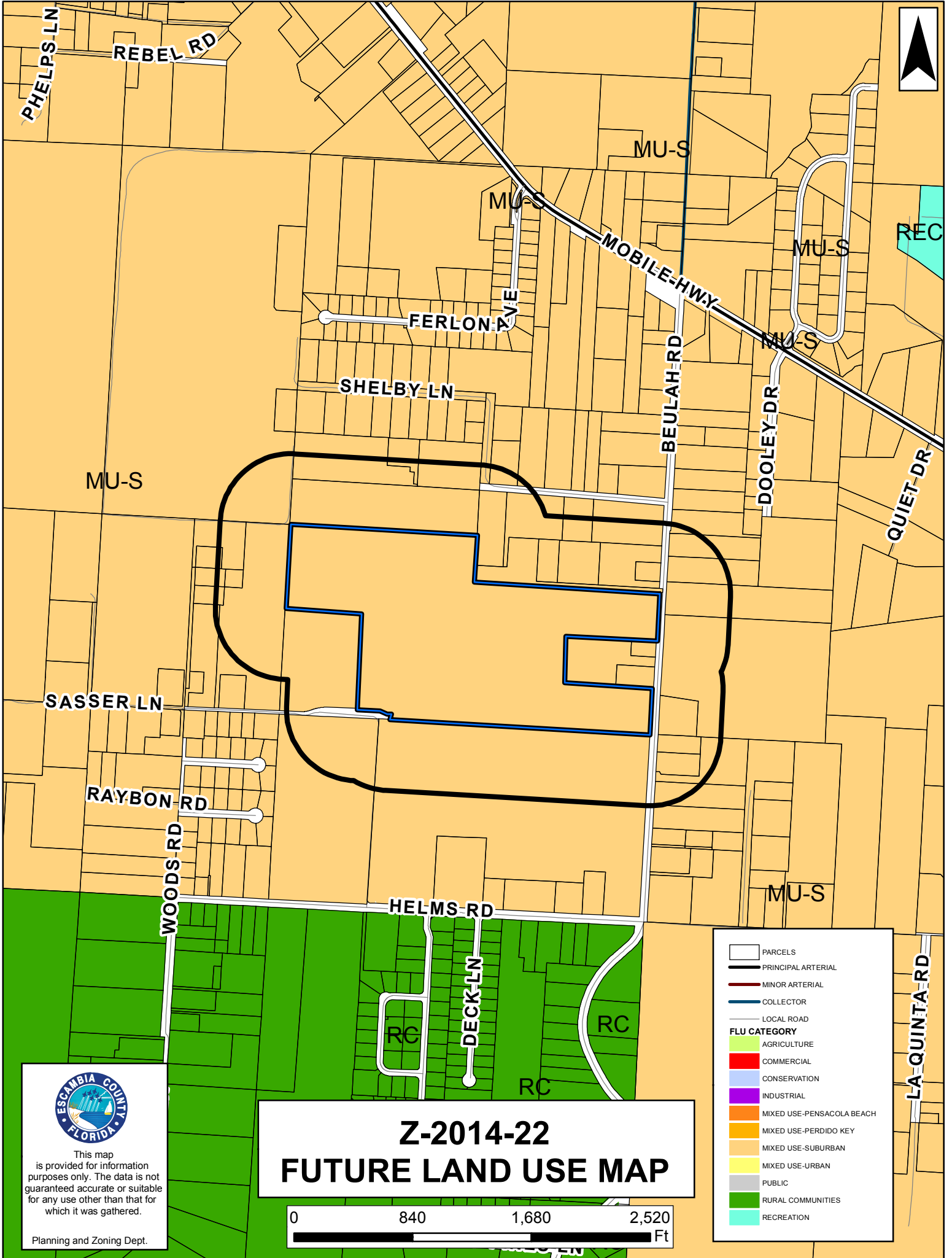
1,680


2,520

Ft

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

R-4





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.

Planning and Zoning Dept.

Z-2014-22

FUTURE LAND USE MAP

0

840

1,680

2,520

Ft

PARCELS

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR

LOCAL ROAD

FLU CATEGORY

AGRICULTURE

COMMERCIAL

CONSERVATION

INDUSTRIAL

MIXED USE-PENSACOLA BEACH

MIXED USE-PERDIDO KEY

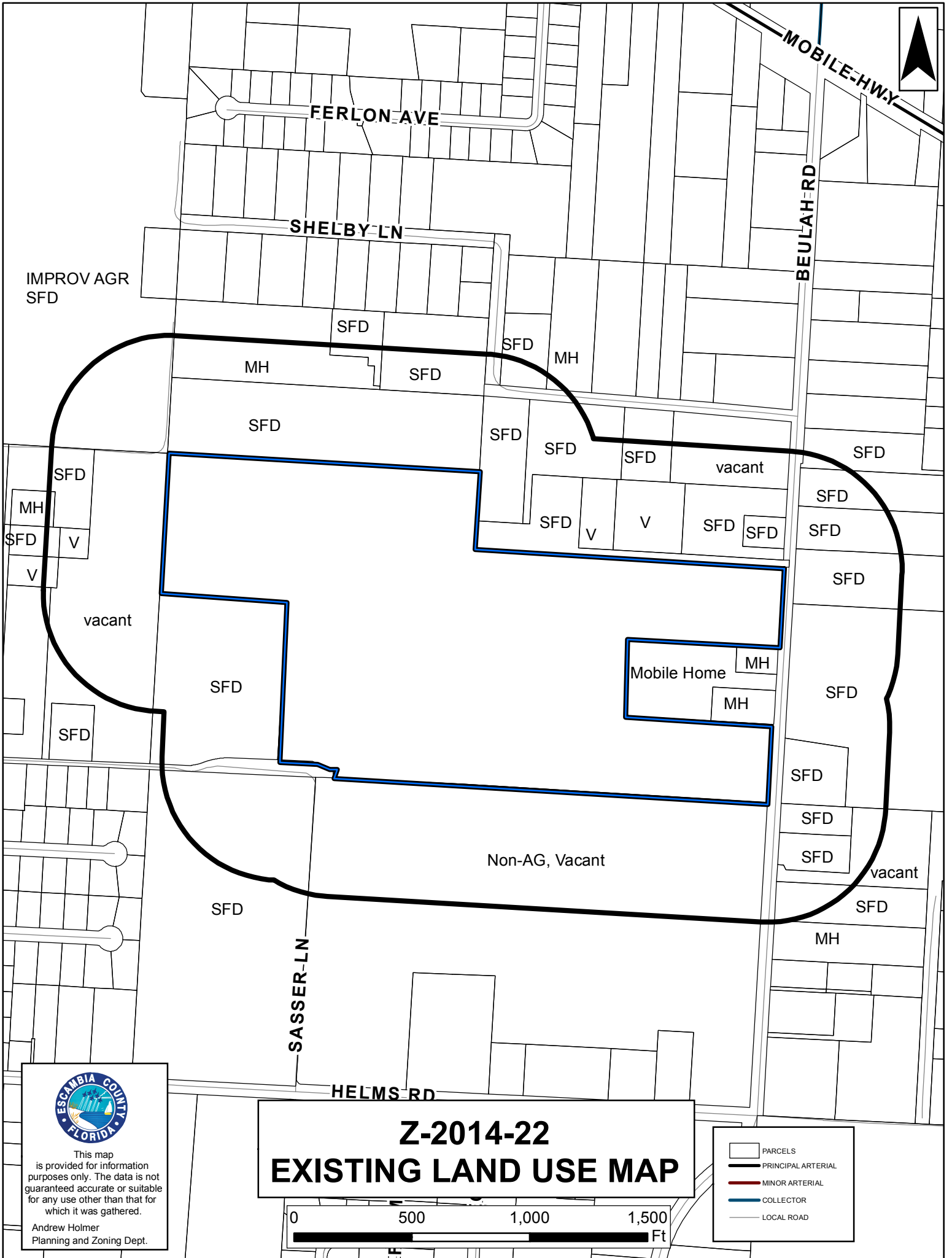
MIXED USE-SUBURBAN

MIXED USE-URBAN

PUBLIC

RURAL COMMUNITIES

RECREATION



IMPROV AGR
SFD

FERLON AVE

SHELBY LN

MOBILE-HWY

BEULAH RD

MH

SFD

SFD

MH

SFD

SFD

SFD

SFD

SFD

vacant

SFD

SFD

MH

SFD

V

V

vacant

SFD

Mobile Home

MH

MH

SFD

SFD

Non-AG, Vacant

SFD

SASSER LN

HELMS RD

SFD

SFD

SFD

vacant

SFD

MH



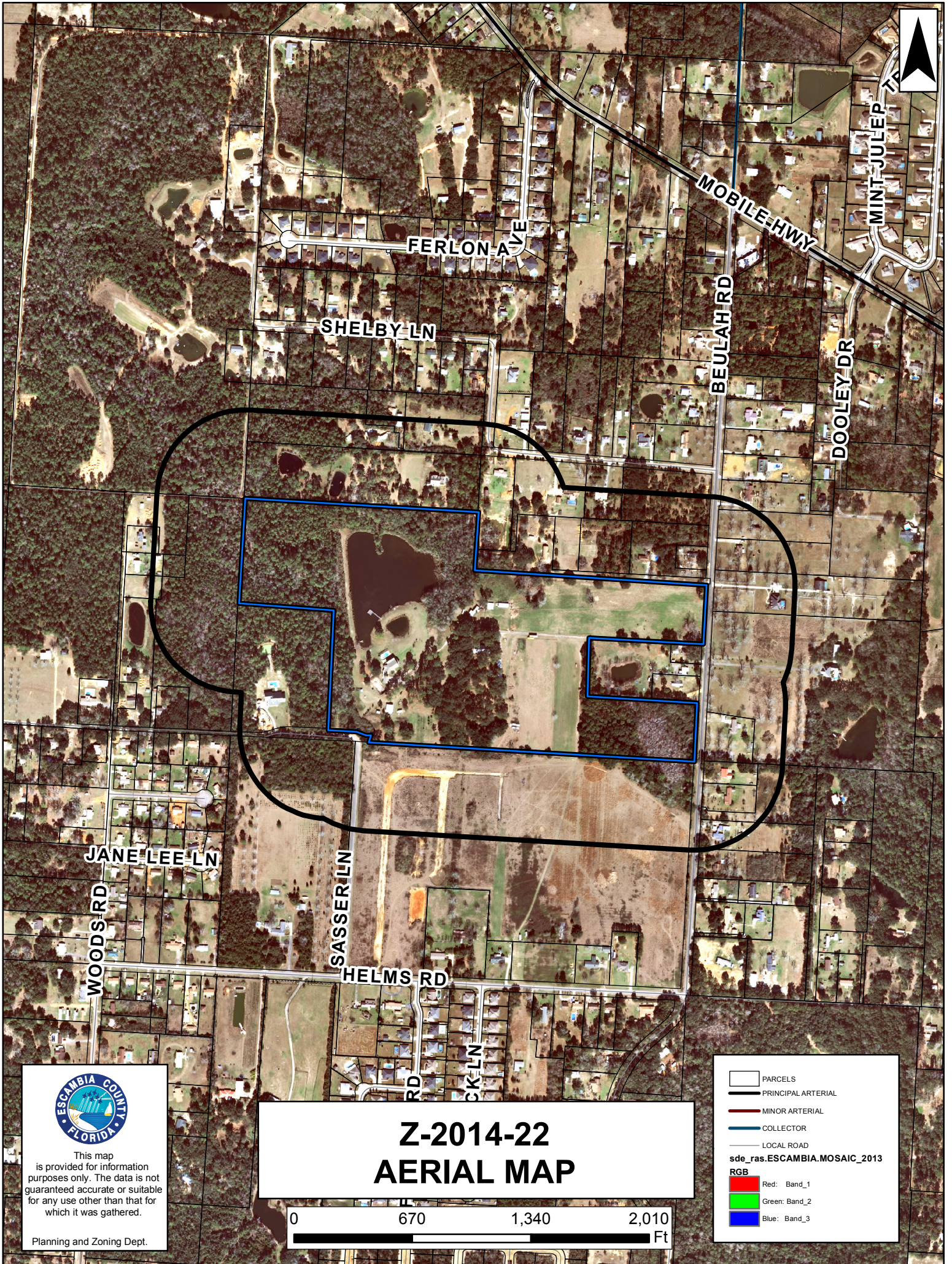
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-22 EXISTING LAND USE MAP



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



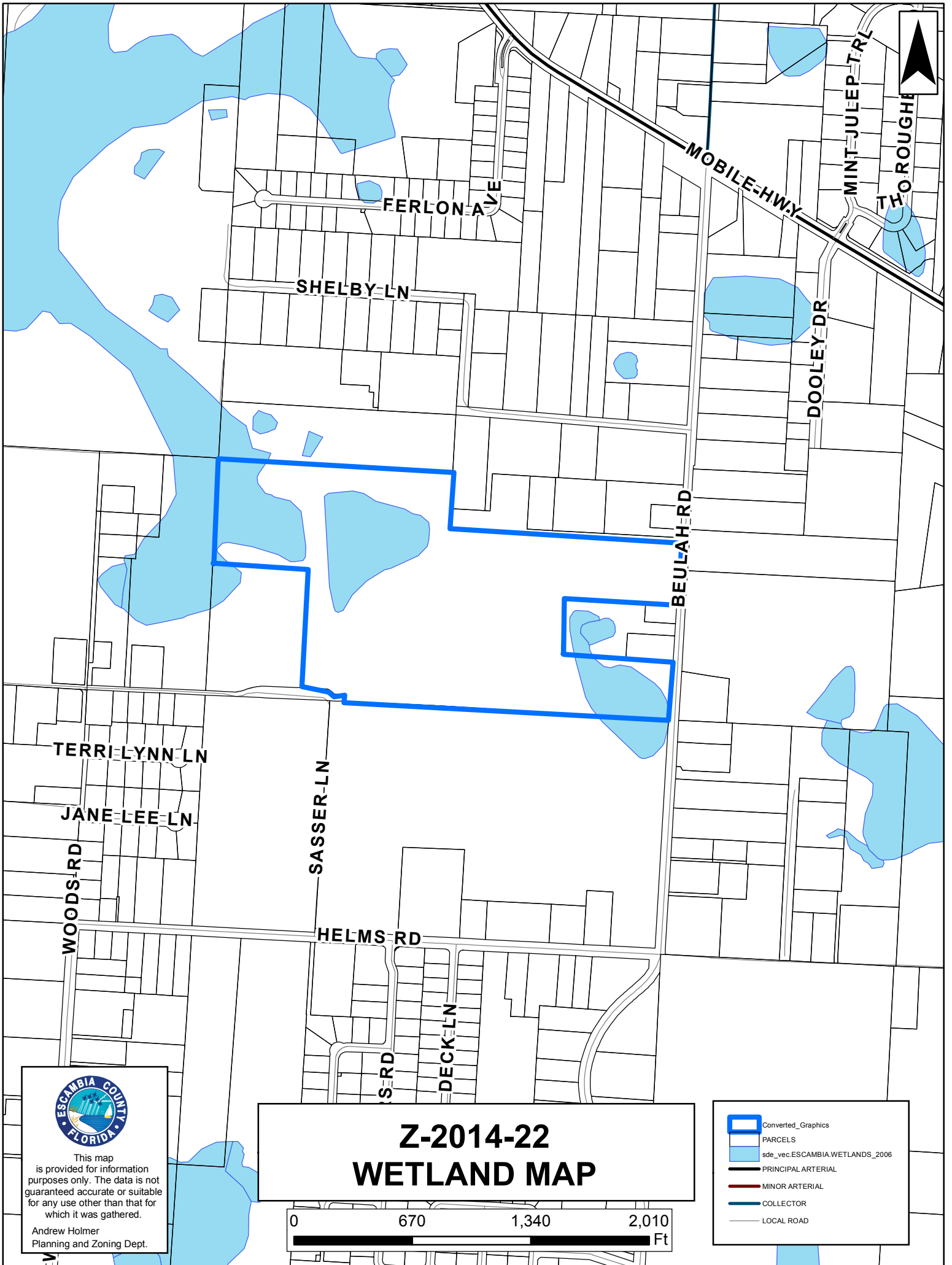
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Planning and Zoning Dept.

Z-2014-22 AERIAL MAP

0 670 1,340 2,010 Ft








- PARCELS
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL ROAD
- sde_ras.ESCAMBIA.MOSAIC_2013
- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3




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-2014-22 WETLAND MAP

0 670 1,340 2,010
Ft

-  Converted_Graphics
-  PARCELS
-  sde_vec.ESCAMBIA.WETLANDS_2006
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO. **Z-2014-22**

CURRENT ZONING **R-2** PROPOSED ZONING: **R-3**

PLANNING BOARD

DATE: **11/10/14** 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: **12/11/14** TIME: **5:45 PM**

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO: **2-2014-22**

CURRENT ZONING: **R-2** PROPOSED ZONING: **R-3**

PLANNING BOARD

DATE: **11/10/14** TIME: **8:30 AM**

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

BOARD OF COUNTY COMMISSIONERS

DATE: **11/17/14** TIME: **5:45 PM**

LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALADIN PLACE
1ST FLOOR BOARD MEETING ROOM

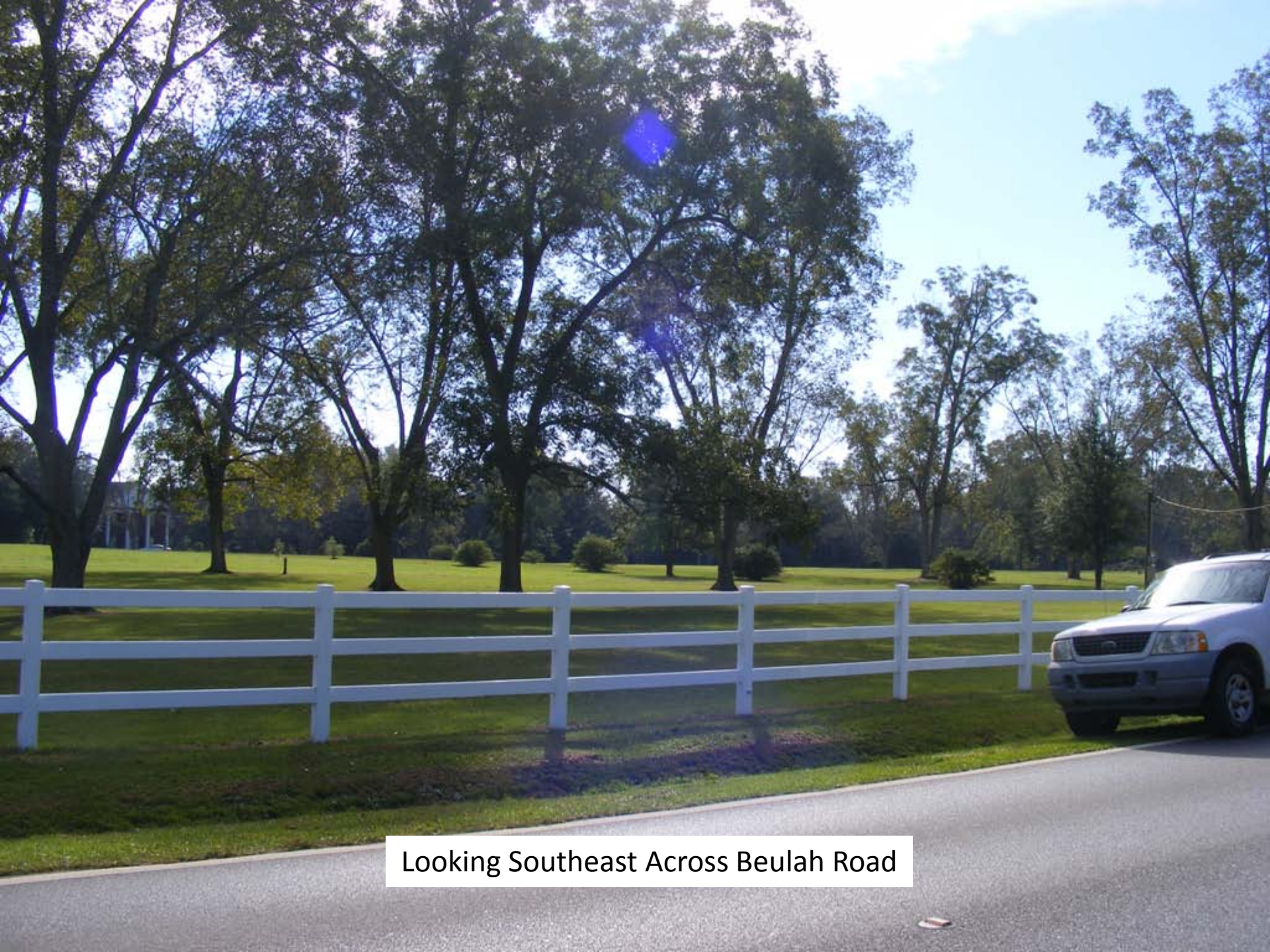
FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 904-687-1901 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Looking North along Beulah Road



Looking Northeast across Beulah Road



Looking Southeast Across Beulah Road



Looking South along Beulah Road





Looking Southwest Toward Subject Property



Looking West onto Subject Property



NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

October 1, 2014

Mr. Lumon May, Chairman
Escambia County Planning Board
3363 West Park Place
Pensacola, Florida 32505

Re: Gibbs property on Beulah Road – Rezoning Application

Dear Chairman May and Planning Board Members,

I represent Richard R. and Edna Marie Gibbs (owners) and also Fred Hemmer of Clearwater 104 L.L.C. (Buyer) with respect to this request to rezone the Gibbs parcel from R-2 to R-3 Zoning- Medium Density. The property tax reference number is 181S314300000000 and the property address is 7945 Beulah Road, Pensacola, Florida 32526. The size of the property is a 58.2 acre and the deed for the property is attached as Exhibit A, along with a copy of the proposed sales contract as Exhibit B. We have also included a Boundary Survey, tax property appraiser map and data, deeds, narrative and a preliminary site plan. We must note that we are still tweaking the site plan making every effort to save as many trees as possible.

We have reviewed maps from the County GIS web site to determine the zoning and future land use designation. We also reviewed them in our Preliminary project on September 7 of this year. As we understand the County staff always provides the appropriate maps as part of the standard rezoning package.

We requested the R-3 zoning not for density but for the ability to have attached units. This being the only way to get the density needed with the amount of land being set aside in Conservation, Common area and Green Space. We are proposing less than 3 units per acres. We are allowed up to 7 units per acre under the current R-2 zoning. This site is 58.2 acre in size with an existing lake of 4.8 acres. We propose to construct an additional lake of about 4 acres. The site has big beautiful oak trees all of which have already been located in an effort to save as many as possible. Water and sewer are both available thru Escambia County Utility Authority. The site is only 3 miles or less of Beulah Elementary School. The future land use map shows the property to be R-2 but should be changing in the near future because of the housing need from both Navy Federal Credit Union and the need for military retiree's affordable housing. For the military retiree you are only 8 miles from the V A center and 11 miles from NAS Pensacola.



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

APPLICATION ATTACHMENTS CHECKLIST

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

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

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: 09/07/14

Appointment to turn in application: 10/02/14

Appointment to receive findings-of-fact: _____



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2014-22

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7945 Beulah Road, Pensacola, FL. 32526,
Florida, property reference number(s) 181S314300000000

I hereby designate Fred R. Thompson 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 30 day of September 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: Fred R. Thompson Email: frt@nwfls.com

Address: 7142 Belgium Circle, Pensacola, FL. 32526 Phone: 850-432-1052


Signature of Property Owner

FRED HEMMER
Printed Name of Property Owner

10/02/2014
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____ COUNTY OF _____

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

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

Signature of Notary

Printed Name of Notary

(Notary Seal)



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: R-2 to: R-3

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

Owner(s) Name: Marie Edna Gibbs

Phone: _____

Address: 7945 Beulah Road, Pensacola, FL 32526

Email: n/a

☒ 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: 7945 Beulah Road, Pensacola, FL 32526

Property Reference Number(s)/Legal Description: 181S314300000000

See Attached 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.

Fred R. Thompson
Signature of Owner/Agent

FRED R. Thompson
Printed Name Owner/Agent

10/01/14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF FLORIDA

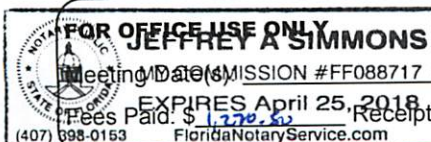
COUNTY OF ESCAMBA

The foregoing instrument was acknowledged before me this 2ND day of OCTOBER, 20 14,
by FRED R. THOMPSON.

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

Jeffrey Alan Simmons
Signature of Notary
(notary seal must be affixed)

JEFFREY ALAN SIMMONS
Printed Name of Notary



CASE NUMBER: Z-2014-22

Accepted/Verified by: A. Cami

Date: 10/2/14



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-22

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 181S314300000000

Property Address: 7945 Beulah Road, Pensacola, FL 32526

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 1st DAY OF October, YEAR OF 2014.


Signature of Property Owner agent

FRED R. Thompson
Printed Name of Property Owner agent

10/01/2014
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-22

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7945 Beulah Road, Pensacola, FL 32526,

Florida, property reference number(s) 181S314300000000

I hereby designate Fred R. Thompson 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 30 day of September 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: Fred R. Thompson Email: ftr@nwfls.com

Address: 7142 Belgium Circle, Pensacola, FL 32526 Phone: 850-432-1052

Richard L. Gibbs
Signature of Property Owner

Richard R Gibbs 10/1/14
Printed Name of Property Owner Date

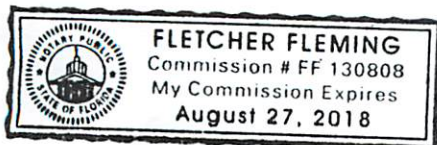
Edna Marie Gibbs
Signature of Property Owner

Edna Marie Gibbs 10/1/14
Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 1st day of October 2014
by Richard R and Edna Marie Gibbs.

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

Fletcher Fleming Fletcher Fleming (Notary Seal)
Signature of Notary Printed Name of Notary



I will address the six criteria that are at issue for a rezoning application.

Consistency with the Code:

This is a 58.2 acres site that is being developed adjacent on the North to Weaver's Run a two phase development. This development has lots of the same size as proposed by our development. From the County zoning map we find a number of sites with R-3 and higher zoning category in this area. With the proper buffering the project will be an asset to the neighborhood. We are compatible with the surrounding area, with Weaver Run to the south and other developments in the area. Our project has 27 acres of open space. While the requested rezoning will benefit my clients, the intended use is R-2 but allowing the ability of attached units as provided in R-3. This is compatible with the neighborhood and not spot zoning.

Compatibility with Surrounding Uses:

The existing uses around this site are a mixture of low density residential homes. To the North a short distance you have R-6. To the Northwest about 0.5 miles you have R-3 zoning and further north you have C-1 and Industrial. Over 40 percent of this site is open space and consistence with the neighborhood and surrounding area. The proposed R-3 Medium Density Multi-Family uses are compatible with the surrounding uses.

Changed Condition:

The significant change in this area is due to the requirement for affordable housing. This being in part due to the needs of Navy Federal Credit Union employees. In a recent meeting with upper management at Navy Federal, it was pointed out that not all of the future jobs will be high paying jobs. Navy Federal employs a large number of single parents. These single parents will need affordable housing that is close to their employment, with onsite recreation for the children and in a safe neighborhood. This Development provides this necessary element with no change to the neighborhood.

Effect on Natural Environment:

The site has both wetlands and manmade lakes. Some 20 plus acres are being put into conservation, with nature trails and walking path being placed in a manure to enhance the beauty of the natural wooded areas and lakes. Wet detention will be used in the lake system but after some filtering through upland swells. The large and beautiful Oaks trees will be protected by not developing in most of the Oak forest. Wetland Sciences, Inc. is helping with the Environmental Studies and Planning.

Development Patterns:

Our request for R-3 zoning Complement the future land use category for this growing area. This land use category promotes development in this area. For those that choose to work at Navy Federal Credit Union this will help with the infrastructure of traffic going in a southwest direction for only a short distance. Schools are close to this site. Military Retiree's will have on site recreation close to both the VA Center and NAS Pensacola. This will also keep this area a low density residential area close to the urban core. This development of Medium Density Multi- Family housing on this area is consistent with the development patterns of this area and it provides affordable housing.

Consistency with the Comprehensive Plan:

The comprehensive plan for this area is residential homes with open space. As demonstrated by the site plan. We provide open space of about 48 percent within the property boundary. Our single family lots are the same size as the subdivision to the South, Weaver Run. The need for attached units provides compensation for the lots lose due to the saving of the Oaks tree area. The large open space area is consistent with the intent of the zoning code and the Comprehensive Plan.

Summary:

With the reason stated herein, we feel we have demonstrated compliance with each of the criteria to be evaluated by the Planning Board. We therefor request that the application to rezone this property to R-3 be approved.

Sincerely

Fred R. Thompson PLS
President

NARRATIVE

The proposed property for development is a 58.2 acre site lying South of Mobile Highway and West of Beulah Road, Pensacola, Florida. The site has big beautiful Oaks, a large lake, sewer and water are available thru Escambia County Utilities Authority. The zoning for this site is R-2, a single-family district with low to medium density, 7 units per acre. The site is also within 3 miles of Beulah Elementary School. The future land use is the same R-2, single family. However, with the proposed growth in this area due to Navy Federal Credit Union's expansion and the need for affordable housing for retired military, the future zoning may need to change. Our project is approximately 2.5 miles from the Navy Federal Center. Upon completion of this development, we would provide affordable housing for Navy Federal Employee's. In our last meeting with the department heads of Navy Federal, they stressed the importance of affordable housing, since not all of the jobs they offer are high paying and many employees are single parents. The site is only 8 miles from the VA center and 11 miles from NAS Pensacola.

In the development of this site, we would like to offer three types of homes. First, are lots on or fronting the lake, these are our larger lots. Second, will be attached townhome units (more for the single parents or retirees). No more than 6 units then a break between units with a sidewalk. Third, will be units that are designed to fit around the Oak Woodlands. This site has beautiful large Oaks, saving these beautiful trees required the loss of a number of lots. We are making every effort to save as many of these trees as possible. We provided a large green space with common area parks, walking trails and a lake for fishing. Protection of the wetland is by conservations easement and enhancement of all sensitive areas under the supervision of Wetland Sciences. We propose a wet detention system for the storm water control.

We request an exception to R-3 zoning for a portion of the site that contains the attached Townhomes. This will offset both, the tree protection and the green space area lots, lost. Our site density is only 2.68 units per acre.

1050
70
Prepared By: Susan R Holland
Chelsea Title Agency of Northwest Florida, Inc.
2115 West Nine Mile Road, Unit 15
Pensacola, FL 32534
incidental to the issuance of a title insurance policy.
File Number: 03-114-ab
Parcel ID Number: 18-1S-31-4390-000-000
Grantee(s) SS Number:

OR BK 5147 P80134
Escambia County, Florida
INSTRUMENT 2003-101236
RECEIVED STAMPS FROM REC'D 1 0.70
05/07/03 FILED IN INSTRUMENT
By: *[Signature]*

**QUIT CLAIM DEED
(INDIVIDUAL)**

This QUIT CLAIM DEED, dated 05/07/2003
by:

Janet S. Carter F/K/A Janet S. Mackey
whose post office address is:

7901 Sasser Lane, Pensacola, FL 32526
hereinafter called the GRANTOR, to:

Richard R. Gibbs and Edna Marie Gibbs
whose post office address is:

7945 Beulah Road, Pensacola, FL 32526

hereinafter called the GRANTEE:

(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 GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTEE has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, viz:

See Attached Exhibit "A" for legal description.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: *[Signature]*

Print Name: Susan R. Holland

[Signature]
Janet S. Carter

Signature: *[Signature]*

Print Name: Whitney Allen

State of Florida
County of Escambia

I am a notary public of the state of Florida and my commission expires: 03/25/2006 .
THE FOREGOING INSTRUMENT was acknowledged before me on 05/07/2003 by:

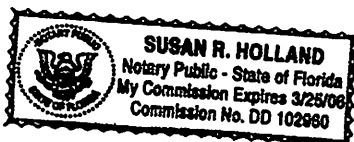
Janet S. Carter F/K/A Janet S. Mackey

He/She is personally known to me or who has produced Driver's License as identification and who Did take an oath.

Notary Seal

Signature: *[Signature]*

Print Name: Susan R Holland, Notary Public



File No. 03-114-sh

OR BK 5147 P80135
Escambia County, Florida
INSTRUMENT 2003-101236

EXHIBIT "A"

E1/2 OF NE1/4 OF SW1/4 DB 548 P 48, LESS OR 1419 P 631-MACKEY,
LESS OR 1512 P 931-SASSER.

THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF
SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST.

RCD May 27, 2003 05:31 pm
Escambia County, Florida

ERNIE LEE MABANA
Clerk of the Circuit Court
INSTRUMENT 2003-101236

Exhibit A-2

Prepared by:
Fletcher Fleming, of
Shell, Fleming, Davis & Menge
9th Floor, Seville Tower (32502)
P.O. Box 1831
Pensacola, Florida 32591-1831
File No. F412.15230

QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that **JAMES T. COURSON and JANICE G. COURSON, husband and wife**, whose address is 7528 Helms Road, Pensacola, FL 32526, hereafter called Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to **RICHARD R. GIBBS and EDNA MARIE GIBBS, husband and wife**, whose address is 7945 Beulah Road, Pensacola, FL 32526, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), the real property in Escambia County, Florida described as:

All of the real property conveyed by deed recorded in the public records of Escambia County, Florida in Official Records Book 3159 at Page 108 and which lies within the following-described real property:

COMMENCE AT A 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO N88°31'58"W ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 25.00 FEET; THENCE GO N01°47'22"E A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W), SAID POINT BEING THE POINT OF BEGINNING; THENCE GO N88°31'58"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W) A DISTANCE OF 266.05 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE GO N03°14'02"E A DISTANCE OF 296.33 FEET; THENCE GO N88°31'58"W A DISTANCE OF 147.00 FEET; THENCE GO S03°14'02"W A DISTANCE OF 80.33 FEET; THENCE GO N88°31'58"W A DISTANCE OF 712.14 FEET; THENCE GO N01°28'02"E A DISTANCE OF 280.10 FEET; THENCE GO N88°14'40"W A DISTANCE OF 351.95 FEET; THENCE GO S01°28'02"W A DISTANCE OF 494.70 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W); THENCE GO N88°31'58"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 397.86 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SASSER LANE (58' R/W); THENCE GO ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (DELTA ANGLE = 90°45'43", CHORD BEARING = N43°09'06"W, CHORD DISTANCE = 35.59

FEET) FOR AN ARC DISTANCE OF 39.60 FEET TO THE POINT OF TANGENCY: THENCE GO N02°13'45"E ALONG SAID EASTERLY RIGHT-OF-WAY OF SASSER LANE (58' R/W) A DISTANCE OF 1261.83 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18: THENCE GO S88°37'01"E ALONG SAID NORTH LINE A DISTANCE OF 1883.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W): THENCE GO S01°47'22"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1289.84 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2.062.491.55 SQUARE FEET, OR 47.348 ACRES.

Parcel ID Number: 181S31430000005

To have and to hold unto the said Grantees, their heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 14 day of December, 2007.

Signed and sealed in the presence of:

Cynthia Adkins
Print Name: Cynthia Adkins

Melissa M. Gibbs
Print Name: Melissa M. Gibbs

James T. Courson
JAMES T. COURSON
Janice G. Courson
JANICE G. COURSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14 day of December, 2007 by JAMES T. COURSON and JANICE G. COURSON, husband and wife, who ☒ are personally known to me or () produced _____ as identification.

Cynthia Adkins
Notary Public
Print Name: Cynthia Adkins

Exhibit A-3

Prepared by:
Fletcher Fleming, of
Shell, Fleming, Davis & Menge
9th Floor, Seville Tower (32502)
P.O. Box 1831
Pensacola, Florida 32591-1831
File No. F412.15230

QUITCLAIM DEED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS that **GREGORY LEON GIBBS**, whose address is 33490 Magnolia Farms Road, Robertsdale, AL 36567-9330, hereafter called Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to **RICHARD R. GIBBS and EDNA MARIE GIBBS, husband and wife**, whose address is 7945 Beulah Road, Pensacola, FL 32526, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), the real property in Escambia County, Florida described as:

All of the real property conveyed by deed recorded in the public records of Escambia County, Florida in Official Records Book 2850 at Page 56 and which lies within the following-described real property:

COMMENCE AT A 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO N88°31'58"W ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 25.00 FEET; THENCE GO N01°47'22"E A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W), SAID POINT BEING THE POINT OF BEGINNING; THENCE GO N88°31'58"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W) A DISTANCE OF 266.05 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE GO N03°14'02"E A DISTANCE OF 296.33 FEET; THENCE GO N88°31'58"W A DISTANCE OF 147.00 FEET; THENCE GO S03°14'02"W A DISTANCE OF 80.33 FEET; THENCE GO N88°31'58"W A DISTANCE OF 712.14 FEET; THENCE GO N01°28'02"E A DISTANCE OF 280.10 FEET; THENCE GO N88°14'40"W A DISTANCE OF 351.95 FEET; THENCE GO S01°28'02"W A DISTANCE OF 494.70 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (66' R/W); THENCE GO N88°31'58"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 397.86 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SASSER LANE (58' R/W); THENCE GO ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (DELTA ANGLE = 90°45'43", CHORD BEARING = N43°09'06"W, CHORD DISTANCE = 35.59

FEET) FOR AN ARC DISTANCE OF 39.60 FEET TO THE POINT OF TANGENCY; THENCE GO N02°13'45"E ALONG SAID EASTERLY RIGHT-OF-WAY OF SASSER LANE (58' R/W) A DISTANCE OF 1261.83 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE GO S88°37'01"E ALONG SAID NORTH LINE A DISTANCE OF 1883.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W); THENCE GO S01°47'22"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1289.84 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2,062,491.55 SQUARE FEET, OR 47.348 ACRES.

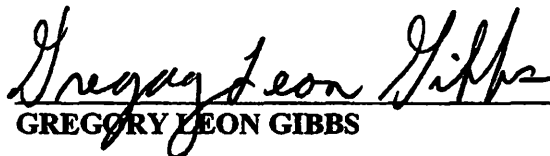
Parcel ID Number: 181S31430000003

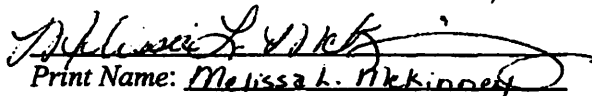
To have and to hold unto the said Grantees, their heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 13th day of December, 2007.

Signed and sealed in the presence of:

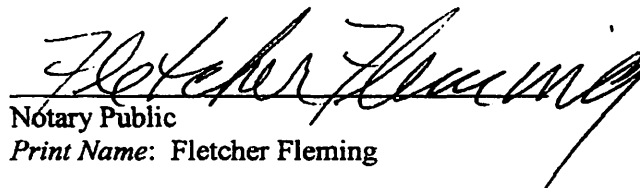

Print Name: Fletcher Fleming

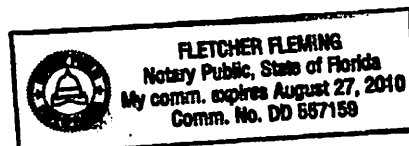

GREGORY LEON GIBBS


Print Name: Melissa L. McKinney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of December, 2007 by GREGORY LEON GIBBS, who is personally known to me.


Notary Public
Print Name: Fletcher Fleming



PARTIES: Hemmer Consulting, LLC, a Florida limited liability company, or its assigns ("Buyer"), and Richard R. Gibbs and Marie Gibbs, husband and wife (collectively "Seller"), hereby agree that Seller shall sell and convey to Buyer the real property described below (herein referred to as the "Property") in exchange for valuable consideration described below pursuant to the terms and conditions of this contract for sale and purchase ("Contract"):

DESCRIPTION: Property located at 7945 Beulah Road, Pensacola, Escambia County, Florida 32526, consisting of approximately fifty-seven (57) acres M.O.L., Parcel ID #: 181S314300000000, generally described as follows:

The real property described on Exhibit A attached hereto and incorporated herein.

[INSERT] (This description may be revised at closing to correct ministerial or typographical errors or in accordance with surveyor's suggestion/corrections.)

PURCHASE PRICE: The total purchase price for the Property shall be\$1,150,000.00.

Earnest Money Deposit (the "Deposit") to be held by Shell, Fleming, Davis & Menge, to be paid by Buyer upon full execution of this Contract, and applied against the Purchase Price at Closing.....\$ 25,000.00.

Purchase Money Financing (as more particularly described below) to be provided by Seller\$ 550,000.00.

Balance of cash at Closing from Buyer.....\$ 575,000.00.

EFFECTIVE DATE: The "Effective Date" of this Contract shall be when the last party executes the Contract (electronic signature is acceptable). If not executed by Seller, this offer shall be void ___ days (5 if left blank) after Buyer delivers it to Seller.

DUE DILIGENCE: Commencing with the day following the Effective Date, the Buyer shall have a period of sixty (60) days (the "Due Diligence Period") to perform due diligence on the Property and local area including the right to physically inspect the Property to conduct environmental tests thereon. Buyer shall pay for its own tests and warrants that it shall not remove or damage the Property including existing trees. The Buyer may reject the Property for any of the reasons specified in this paragraph, at any time prior to the expiration of the Due Diligence Period, by informing the Seller telephonically, electronically, or by mail. Upon timely notification of rejection, this Contract shall become null and void and the Deposit shall at once be refunded to the Buyer. If the Property is not timely rejected by the Buyer, then the Deposit shall be deemed nonrefundable to the Buyer (unless the Seller breaches the Contract, or as otherwise specifically provided herein), and the parties shall prepare for final closing. The only reasons for which Buyer may reject the Property during the Due Diligence Period are as follows: (i) if all of the Property is not currently zoned R-2, which zoning designation permits single-family residential construction thereon; (ii) if soil conditions of the Property are not suitable, or are cost prohibitive, in Buyer's reasonable discretion, to accommodate single-family residential construction thereon; (iii) if the cost of developing the Property for Buyer's intended use thereof, as determined by Buyer during the Due Diligence Period, is unacceptable to Buyer in its sole discretion; or (iv) preliminary planning meeting review with Escambia County staff is either unable to be scheduled or results in development/planning concerns unacceptable to Buyer in its sole discretion. Buyer and Seller specifically understand and agree that Buyer's ability to develop the southeast corner of the Property (due to wetlands issues) shall not be considered a valid reason for rejection of the Property during the Due Diligence Period. If Buyer timely rejects this Contract, Buyer will, at the time of such rejection, deliver to Seller all surveys, studies and other materials applicable to the Property which were collected by Seller during Due Diligence, except for those studies unique to Buyer.

CLOSING: This transaction shall be closed on or before thirty (30) days after the expiration of the Due Diligence Period ("Closing Date"). Scott Torrie, P.A. 28471 U.S. Highway 19 North, Suite 505, Clearwater, FL 33761, telephone: (727) 239-8169; e-mail: TorrieLaw@gmail.com, shall serve as the "Closing Agent" and "Title Agent," and shall prepare all documents required for Closing.

TITLE EVIDENCE: Seller will provide evidence of title to the Property in its current condition to Buyer upon request and if in Seller's possession. Owner's Title insurance will be paid for by the Buyer, while any Mortgagee Title Insurance related to Seller financing will be paid for by the Seller. Seller's premium for Mortgagee Title Insurance shall be the premium for a mortgagee policy issued simultaneously with the issuance of the owner's title policy.

WARRANTY: Buyer shall purchase Property AS-IS with no warranties or representations by Seller except as to Title. Seller represents that, to their best knowledge and belief, based upon their ownership, use and occupancy of the Property for over fifty years, that there are no hazardous wastes located thereon.

AD VALOREM TAXES, HOA FEES and DOC STAMPS: Seller shall be responsible and pay for any ad valorem taxes, real estate taxes, and HOA fees that may be due on the Property prior and up to the Closing Date. Any documentary stamps or transaction taxes on the deed of conveyance (Statutory Warranty Deed) shall be paid by Seller, while any documentary stamps or intangible taxes on the note and mortgage shall be paid by Buyer.

ASSIGNABILITY, DEFAULT, and LAW: Buyer may assign this Contract to any other entity owned or controlled by Buyer. If Buyer does not inform Seller of rejecting the Property prior to the expiration of the Due Diligence Period and thereafter refuses to consummate this transaction by not later than the Closing Date, then the Seller may, as its sole remedy, retain the Deposit as liquidated damages. If Seller is unable or refuses to consummate this transaction on or before the Closing Date, then Buyer may, in its sole discretion, elect to either enforce this Contract by an action for Specific Performance, or accept a refund of the Deposit. This Contract and all other remedies for default shall be based on Florida law.

CONTINGENCY TO BUYER'S OBLIGATION TO CLOSE: The Buyer's obligation to close on the transaction contemplated by this Contract is hereby specifically made contingent upon Seller being able to convey good and marketable title to the Property to Buyer in accordance with ALTA standards, subject only to easements, restrictions and reservations of record which do not adversely affect Buyer's ability to develop the Property for residential use, and taxes for the year 2014 and all subsequent years.

SELLER FINANCING. A portion of the Purchase Price, to-wit: \$550,000.00, shall be financed at closing via a purchase money note and first mortgage to be executed by Buyer and held by Seller. The \$550,000.00 note shall be for a term of twenty-four (24) months, and shall provide for monthly payments of interest only based on a fixed simple interest rate of six percent (6%) per annum. The note shall be fully due and payable at the conclusion of the twenty-four (24) month term. The note shall be secured by a purchase money first mortgage on the Property, which mortgage shall include a due-on-sale clause requiring, among other things, full payment of the amount secured by the mortgage in the event of Buyer's sale or assignment of the Property. The mortgage shall contain a clause providing that any portion(s) of the Property shall be released from the lien of the mortgage upon Buyer's payment to Seller of the sum of \$15,000.00 per acre of the Property to be released, and that any such payments shall be applied against the principal balance of the note secured by the mortgage. The remaining provisions of the note and mortgage shall be those customarily in use in such instruments in Escambia County, Florida.

MISCELLANEOUS PROVISIONS. Provided Seller does not materially interfere with Buyer's proposed development of the Property, and provided further that Seller procures and maintains liability insurance in form and content reasonably acceptable to Buyer (naming Buyer as an additional insured), the following provisions shall apply: (i) Seller may, at Seller's expense, following Closing, remove portable buildings and the horse barn on the north side of the entrance drive from the Property; (ii) if Buyer elects to remove mature pine trees from the Property and sell them, Seller will have the first option to purchase same; and if Buyer elects to remove mature pine trees from the Property but does not intend to sell them, then Seller may remove such trees and utilize or sell same; and (iii) if Buyer elects to demolish the home on the Property, Seller may remove desired portions thereof. In addition, Seller agrees to reasonably assist Buyer in discussions with property owners Mr. Paul Handy and Ms. Diane Enfinger concerning Buyer's potential acquisition of their approximately 5 M.O.L. acres of land generally contiguous to the Property. Also, Seller agrees to reasonably assist Buyer in discussions with all appropriate parties, whether prior to or after Closing, regarding the Buyer's ability or desire to fill the "catfish pond" on the Property. Buyer agrees that Seller may retain possession of the home for ninety (90) days after closing, provided Seller maintains the above-described liability insurance during their possession.

Richard R. Gibbs

Edna Marie Gibbs 7/28/14
For SELLERS, Richard R. and Marie Gibbs (DATE)

Fred Hemmer 7/29/14
For BUYER, Fred Hemmer (DATE)

Sellers' address: 7945 Beulah Road, Pensacola, FL, 32526

Buyers' address: 7540 Sunshine Skyway Lane S., #P-10, St. Petersburg, FL, 33711; fhemmer@fhemmer.com

Seller's Phone: (850) 572-4017

Buyer's Phone: (813) 299-9855

**Escambia County Property Appraiser
181S314300000000 - Full Legal Description**

S 330 FT OF N 1/2 OF NE1/4 OF SE1/4 AND NW1/4 OF SE1/4 OR 101 P 770 ALSO E1/2 OF SW1/4 OF SE1/4 LESS OR 618 P 145-146 - LEWIS OR 12 P 767 ALSO SE1/4 OF SE1/4 LESS E 33 FT FOR COUNTY RD R/W OR 221 P 193 ALSO S1/2 OF S1/2 OF NE1/4 OF SE1/4 ALSO W 5A OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OR 1605 P 885 LESS OR 1605 P 888 SHERIDAN LESS OR 2731 P 558 DUDA LESS OR 2850 P 56 GIBBS LESS OR 3202 P 57 GIBBS LESS OR 3159 P 108 COURSON LESS OR 4116 P 428 RD R/W LESS OR 4297 P 394 RD R/W LESS OR 5147 P 136 HAMRICK LESS OR 6264 P 1006 WOODLAND DEVELOPERS AND ALSO LESS A LOT FRONTING HELMS ROAD CONTAINING 1.3 ACRES, MORE OR LESS.

[ECPA Home](#)

Chris Jones Escambia County Property Appraiser

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

General Information Reference: 181S314300000000 Account: 090864000 Owners: GIBBS RICHARD R & EDNA MARIE Mail: 7945 BEULAH RD PENSACOLA, FL 32526 Situs: 7945 BEULAH RD 32526 Use Code: IMPROV. AGRICULTURAL-RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		2014 Certified Roll Assessment Improvements: \$277,387 Land: \$470,971 Total: \$748,358 Save Our Homes: \$386,713 Disclaimer Amendment 1/Portability Calculations
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Sales Data						2014 Certified Roll Exemptions HOMESTEAD EXEMPTION	
Sale Date						Legal Description	
Book						S 330 FT OF N 1/2 OF NE1/4 OF SE1/4 AND NW1/4 OF SE1/4 OR 101 P 770 ALSO E1/2 OF SW1/4 OF SE1/4 LESS OR 618...	
Page						Extra Features	
Value						BARN	
Type						CANOPY	
Official Records (New Window)						CARPORT	
View Instr						FRAME SHED	
View Instr						GREENHOUSE	
View Instr						HORSE STABLE	
View Instr						METAL BUILDING	
Official Records Inquiry courtesy of Pam Childers						MOBILE HOME	
Escambia County Clerk of the Circuit Court and						PATIO	
Comptroller						PIER	
						POOL	
						TENNIS COURT	
						UTILITY BLDG	
						WOOD DECK	

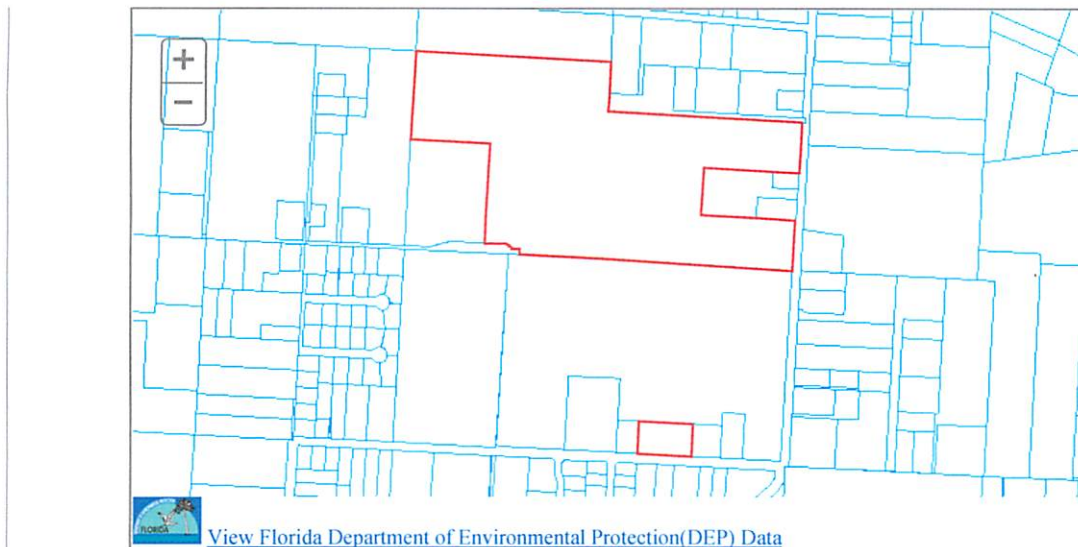
**Parcel
Information**
[Launch Interactive Map](#)**Section****Map Id:**[18-1S-31](#)**Approx.****Acres:**

58.2400

Zoned:

R-2

Evacuation**& Flood****Information**[Open Report](#)



Buildings

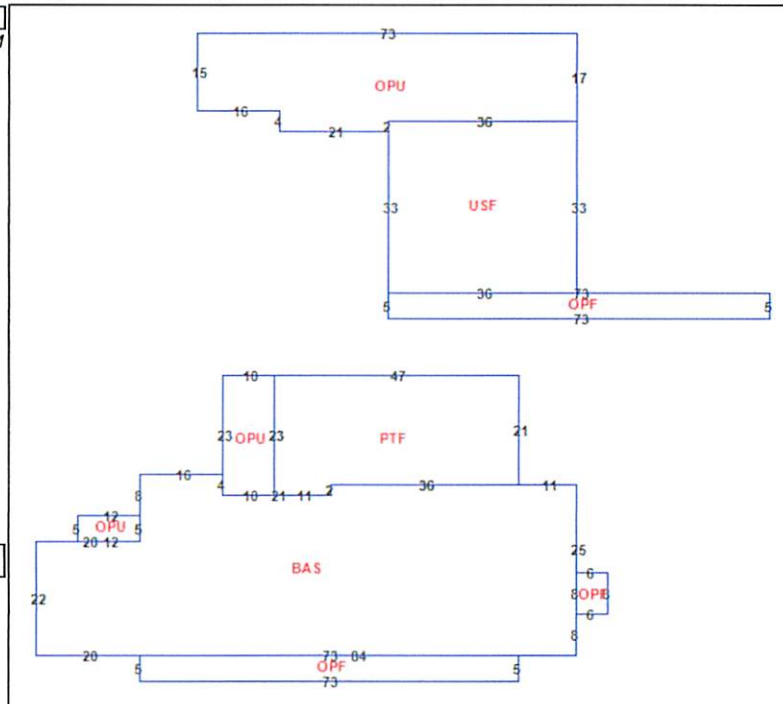
Building 1 - Address: 7945 BEULAH RD, Year Built: 1976, Effective Year: 1976

Structural Elements

DECOR/MILLWORK-MAXIMUM
DWELLING UNITS-1.00
EXTERIOR WALL-BRICK-FACE
EXTERIOR WALL-SIDING-
 LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB
 FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-
 PLASTER
NO. PLUMBING
FIXTURES-6.00
NO. STORIES-2.00
ROOF COVER-DIMEN/ARCH
 SHNG
ROOF FRAMING-GABLE-HI
 PITCH
STRUCTURAL FRAME-WOOD
 FRAME

Areas - 7718 Total SF

BASE AREA - 3202
OPEN PORCH FIN - 778
OPEN PORCH UNF - 1541
PATIO FINISHED - 1009
UPPER STORY FIN - 1188



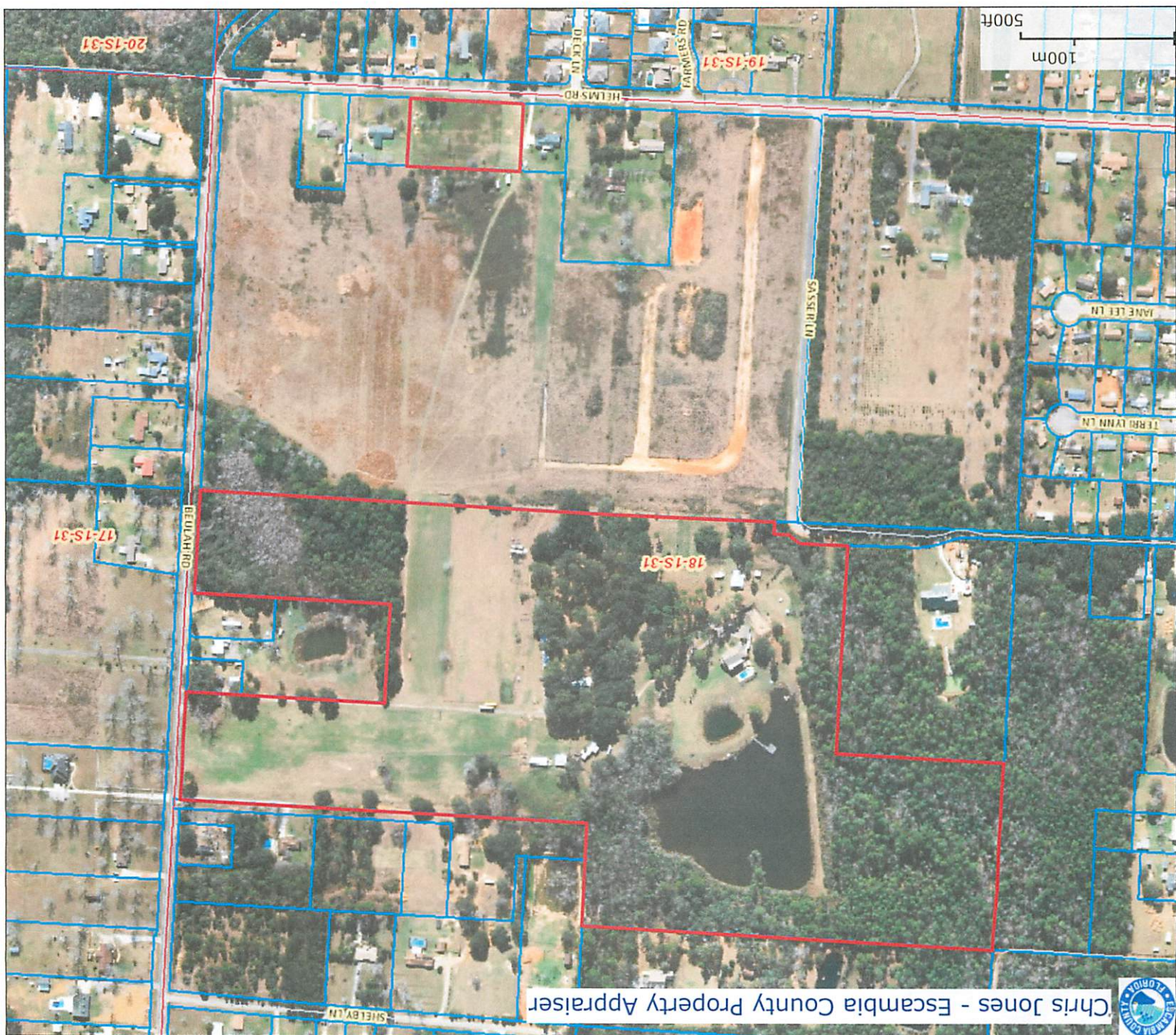
Images



10/29/13

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

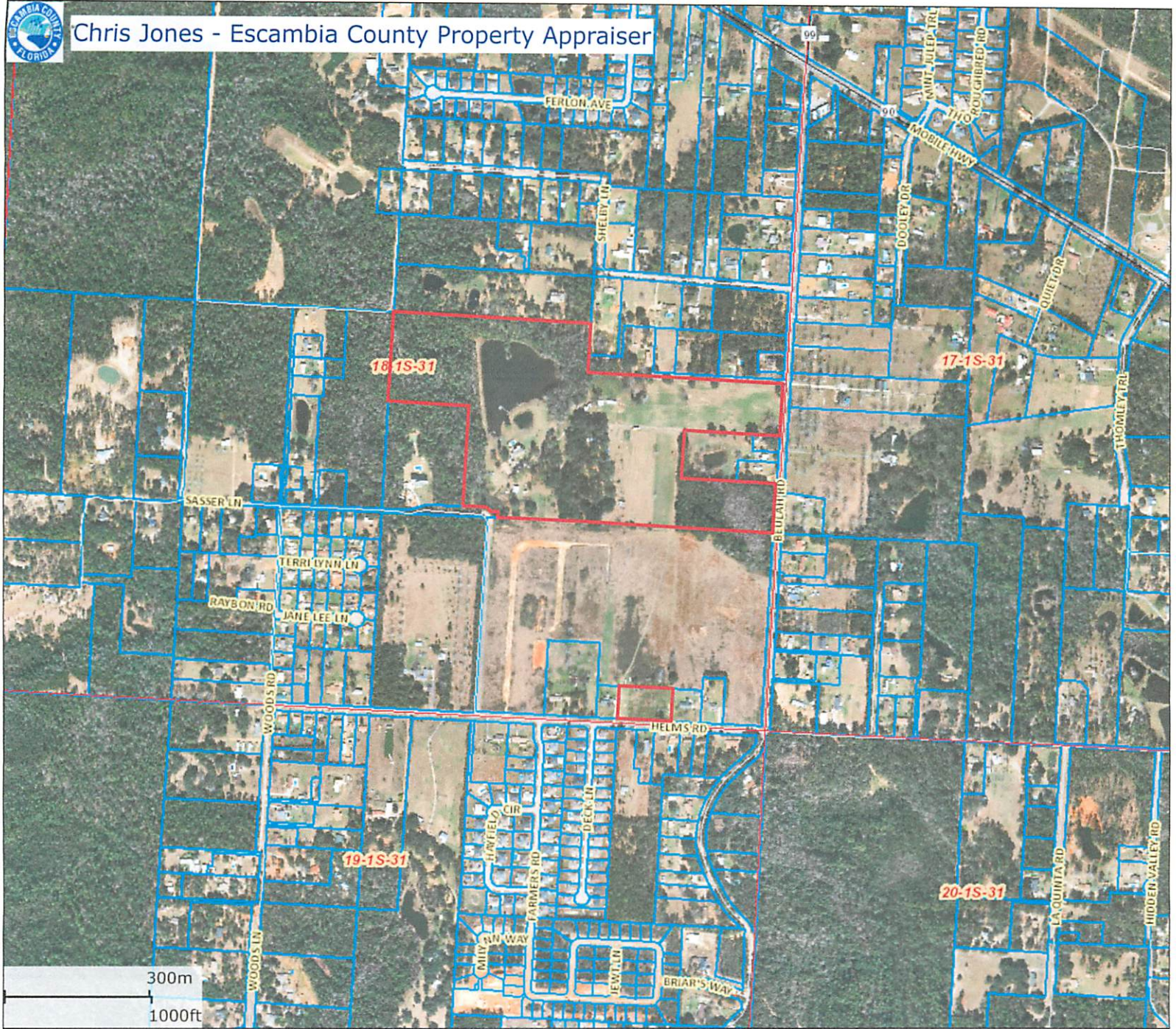
Last Updated: 10/02/2014 (tc.1653)

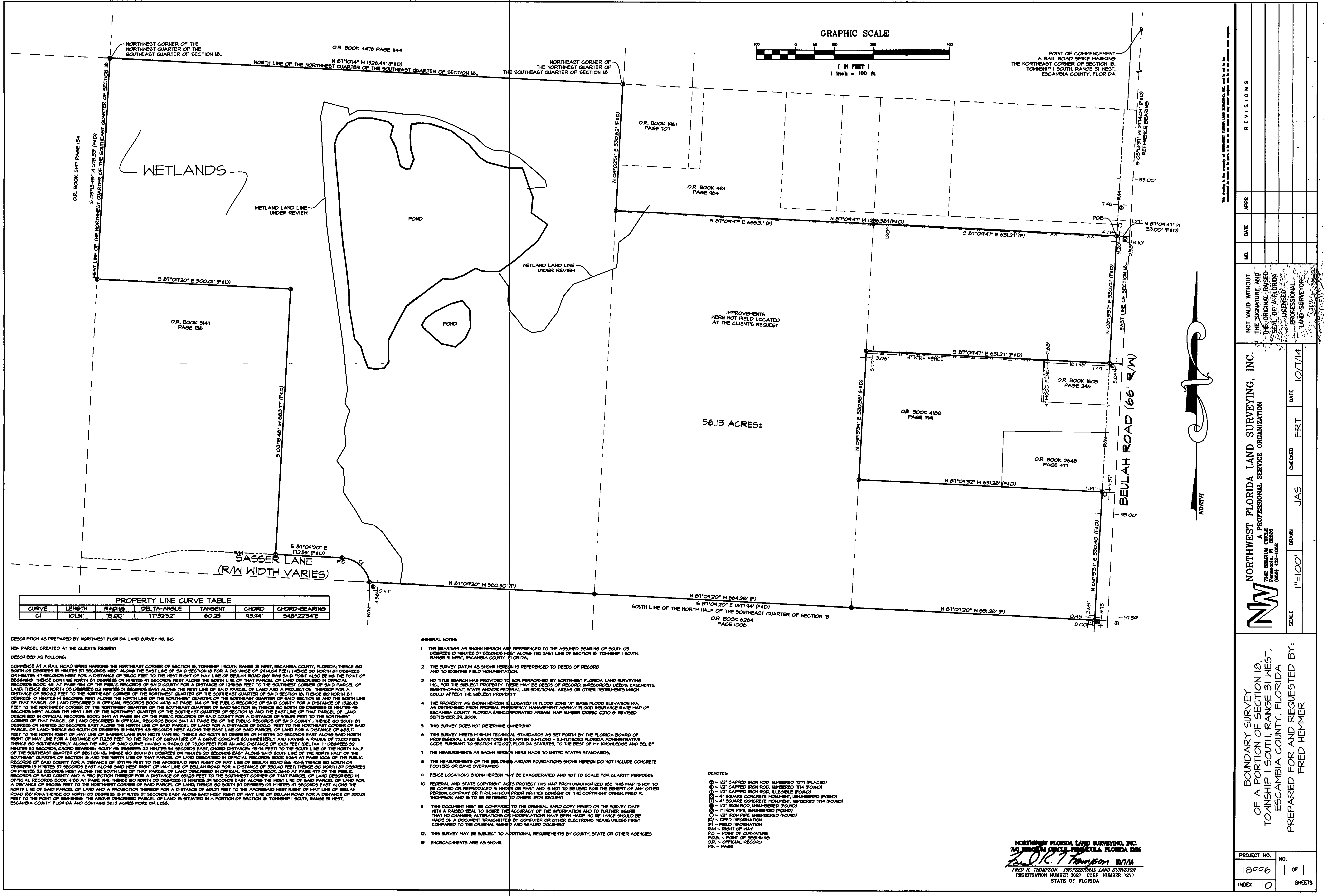


100m
500ft

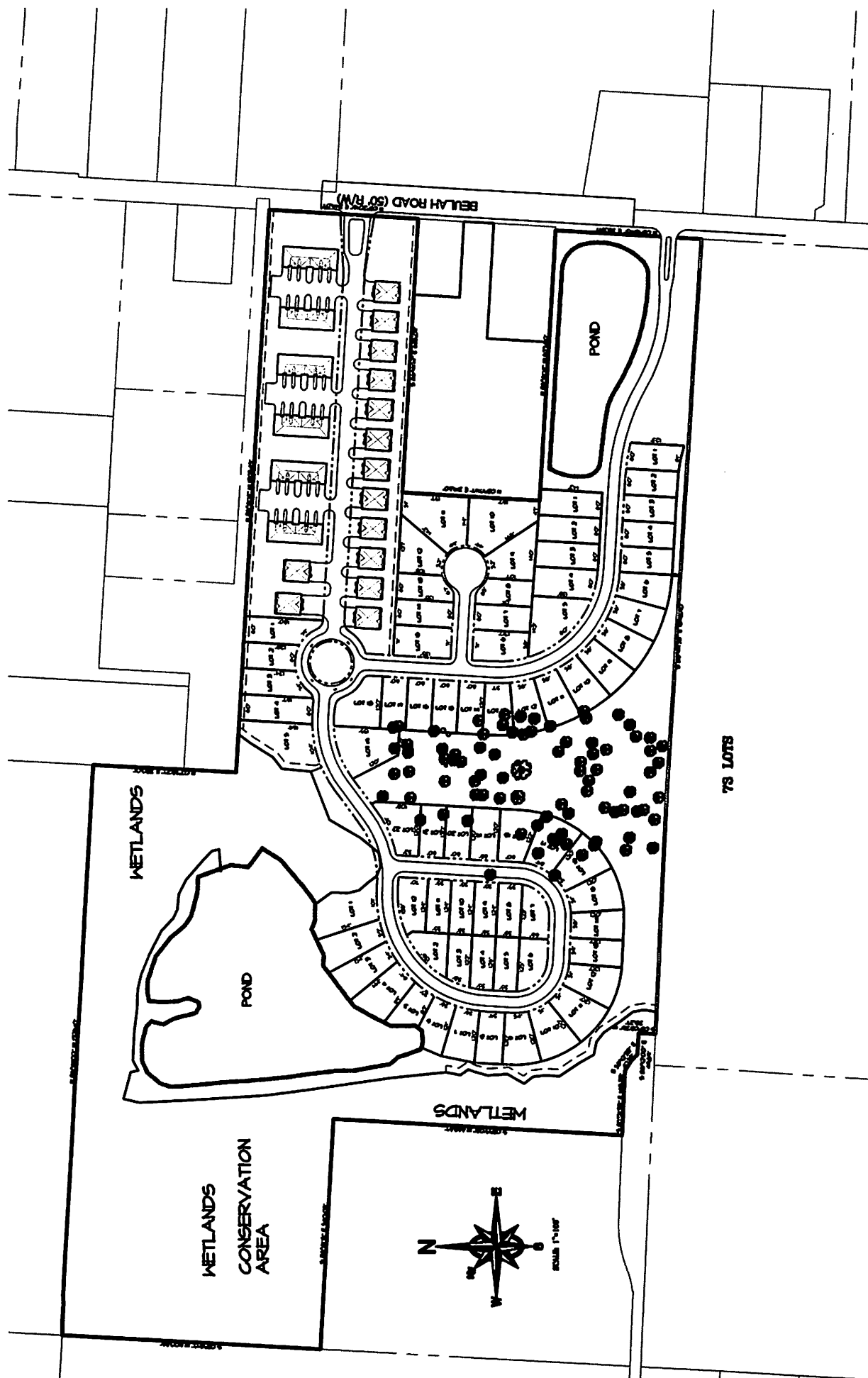
Chris Jones - Escambia County Property Appraiser







NW
NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7400 BELLEVIEW CIRCLE
TAMPA, FL 33634
(813) 987-4444



A Preliminary Plat Of Woodlyn Meadows

A 143 Lot Proposed Public Subdivision
Being A Portion Of Section 18, Township 1 South,
Range 31 West, Escambia County, Florida
June 2008

DESCRIPTION

DESCRIPTION AS PREPARED BY RUSSELL T. WEAVER:
COMMENCE AT A 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO N88°31'58"W ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 25.00 FEET; THENCE GO N01°47'22"E A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W); THENCE GO N01°28'02"E A DISTANCE OF 280.10 FEET; THENCE GO N88°44'40"W A DISTANCE OF 351.95 FEET; THENCE GO S01°28'02"E A DISTANCE OF 484.70 FEET TO THE ADDRESS NORTHERLY RIGHT-OF-WAY LINE OF HELMS ROAD (60' R/W); THENCE GO N88°31'58"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 307.96 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SASSER LANE (50' R/W); THENCE GO ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (DELTA ANGLE = 90°45'43", CHORD BEARING = N45°09'06"W, CHORD DISTANCE = 35.59 FEET) FOR AN ARC DISTANCE OF 38.60 FEET TO THE POINT OF TANGENCY, THENCE GO N02°13'45"E ALONG SAID EASTERLY RIGHT-OF-WAY OF SASSER LANE (50' R/W) A DISTANCE OF 1261.83 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE GO S88°37'01"E ALONG SAID NORTH LINE A DISTANCE OF 1883.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEULAH ROAD (50' R/W); THENCE GO S01°47'22"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1289.84 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2,062,491.55 SQUARE FEET, OR 47.348 ACRES.

SURVEYOR'S NOTES:

1. THE SIGN (N) MEANS DEGREES, THE SIGN (M) MEANS MINUTES, THE SIGN (S) MEANS SECONDS.
2. THE BOUNDARY SURVEY AS SHOWN HEREON WAS PREPARED BY RUSSELL T. WEAVER, LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6224.
3. THE ENGINEER OF RECORD AND PREPARED OF PLAT IS THOMAS G. HAMMOND, JR., P.E. NO. 54574, AT HAMMOND ENGINEERING, INC., 3802 NORTH "S" STREET, PENSACOLA, FLORIDA 32505. (850) 434-2603.
4. THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N88°31'58"W ALONG THE SOUTH LINE OF SECTION 18, RANGE 31-W, TOWNSHIP 1-S, ESCAMBIA COUNTY, FLORIDA.
5. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD, FIELD WORK COMPLETED, SURVEYING SKETCH BY PITTMAN, GLAZE AND ASSOCIATES, AND TO EXISTING FIELD MONUMENTATION.
6. THE MEASUREMENTS AS SHOWN HEREON ARE MADE TO UNITED STATES STANDARDS.
7. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY SURVEYOR OR LAND DESIGN, LLC, FOR THE SUBJECT PROPERTY.
8. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT OF WAYS STATE AND OR FEDERAL JURISDICTIONAL OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
9. THE SURVEY AS SHOWN HEREON COMPLIED WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
11. THE ENCROACHMENTS ARE AS SHOWN.
12. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
13. THE PARCEL AS SHOWN HEREON IS A NEW PARCEL AND WAS CREATED AS PER THE CLIENTS REQUEST.
14. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION IS NOT APPLICABLE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS). COMMUNITY PANEL NUMBER 12080 270 0, REVISED SEPTEMBER 29, 2006.
15. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESCAMBIA COUNTY AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
16. THE PROPERTY AS SHOWN IS TO BE DEVELOPED AS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
17. ALL STREETS SHALL HAVE A 25.00' RADIUS AT THE STREET INTERSECTION.
18. NO SIDEWALKS ARE PROPOSED.
19. THERE ARE NO COMMERCIAL DRIVEWAYS OF STREETS WITHIN 245 FEET OF THE PROPOSED ROADWAY.
20. ONLY MOBILE UTILITIES HAVE BEEN FIELD LOCATED, NO UNDERGROUND UTILITIES HAVE BEEN VERIFIED BY THIS FIRM.
21. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN STATE RIGHTS-OF-WAYS.
22. THE CONTRACTOR SHALL NOTIFY SUNSHINE UTILITIES (850) 432-4770, 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN THE RIGHT-OF-WAY.
23. NO PRESENCE OF HERITAGE OR CHAMPION TREES WERE FOUND NOR LOCATED ON THE DESCRIBED PROPERTY.
24. ALL LOT DIMENSIONS AND AREA CALCULATIONS SHOWN ON THIS PRELIMINARY PLAT ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE.
25. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.
26. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
27. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (904) 595-5434.
28. ALL ASPECTS OF THE STORMWATER DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
29. NO DEVIATIONS OR REVISIONS FROM THE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
30. PORTABLE WATER SERVICE SHALL BE PROVIDED BY EQUA (850) 890-3310.
31. NO LAND DISTURBING SHALL OCCUR IN AREAS DEFINED AS WETLANDS UNLESS OTHERWISE NOTED OR SHOWN ON THIS PRELIMINARY PLAT.
32. THE SUBJECT PROPERTY SHALL HAVE A GRANTY WATER MAIN WITH LIFT STATION SYSTEM TO BE PERMITTED BY EQUA.
33. ALL LOTS, RETENTION AREAS, COWARD AREAS, AND RIGHT-OF-WAYS SHOWN WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT ARE PROPOSED ONLY AND DO NOT EXIST AT THE TIME OF THIS SURVEY.
34. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER, AND MULCH, HYDROSEED AND/OR SOD IF WINTER RYE IS USED. A BARRA MIX SHALL BE INCLUDED TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
35. NO SUBDIVISION SODS ARE PROPOSED FOR THIS DEVELOPMENT.
36. THE PROPERTY AS SHOWN HEREON IS CURRENTLY ZONED "R-2" (SINGLE-FAMILY DISTRICT, LOW-MEDIUM DENSITY), HAVING A GROSS DENSITY OF SEVEN UNITS PER ACRE. THE FUTURE AND USE IS AS AN ADJACENT SYSTEM OF EQUA, CONSTRUCTING A NECESSARY UNDERGROUND SANITARY MAINHOLES AND PIPES TO SERVE THIS DEVELOPMENT.
37. LOT COVERAGE: THE PERVIOUS AREA SHALL BE AT LEAST 30 PERCENT OF EACH LOT (70 PERCENT MAXIMUM IMPERVIOUS COVER RATIO) UPON COMPLETION. THE FRONT LOT LINE SHALL BE TO THE STREET RIGHT-OF-WAY. EVERY CUL-DE-SAC LOT SHALL HAVE A MINIMUM OF 20 FEET AT THE STREET RIGHT-OF-WAY.
38. SETBACK REQUIREMENTS: THERE SHALL BE A FRONT YARD SETBACK A DEPTH OF NOT LESS THAN 20 FEET, THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 20 FEET IN DEPTH, ON PROPERTY ADJUTING THE ESTUARINE, RIVERINE, OR CREEK SYSTEM, THE SETBACK SHALL BE IN ACCORDANCE WITH THE MARINE/ESTUARINE/RIVERINE SETBACK (MERS) PROVISION OR 30 FEET WHICHEVER IS GREATER.
39. THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING LINE. HOWEVER REQUIRED SIDE YARDS NEED NOT EXCEED 15 FEET ON EACH SIDE.
40. BUILDING HEIGHT REQUIREMENT: NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT.

OWNER & DEVELOPER
WOODLYNN DEVELOPERS, LLC.
106 STONE BLVD.
CANTONMENT, FLORIDA, 32533

UTILITIES INFORMATION:

ELECTRIC: GULF POWER COMPANY
9200 PINE FOREST ROAD
PENSACOLA, FLORIDA 32534
(850) 464-5770

NATURAL GAS: ENERGY SERVICES OF PENSACOLA
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32514
(850) 474-5300

SANITARY SEWER: EMERALD COAST UTILITIES AUTHORITY
ELUSON INDUSTRIAL PARK
PENSACOLA, FLORIDA 32514
(850) 476-5110

TELEPHONE: BELLSOUTH
410 WEST GARDEN STREET
PENSACOLA, FLORIDA 32501
(850) 436-1618

TV CABLE: COX COMMUNICATIONS
2302 LA VISTA AVENUE
PENSACOLA, FLORIDA 32504
(850) 477-2695

WATER: EMERALD COAST UTILITIES AUTHORITY
ELUSON INDUSTRIAL PARK
PENSACOLA, FLORIDA 32514
(850) 476-5110

RUSSELL T. WEAVER
PROFESSIONAL SURVEYOR AND MAPPER
106 STONE BOULEVARD, CANTONMENT, FLORIDA, 32533
PHONE (850) 968-0991 FAX (850) 968-9104

UTILITIES NARRATIVE:

EQUA WATER MAIN:
AFTER RECEIVING INFMMD, EQUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING ADJACENT SYSTEM OF EQUA, CONSTRUCTING A NECESSARY UNDERGROUND SANITARY MAINHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO EQUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:
AFTER RECEIVING INFMMD, EQUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING ADJACENT SYSTEM OF EQUA, CONSTRUCTING A NECESSARY UNDERGROUND SANITARY MAINHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO EQUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:
AFTER RECEIVING INFMMD AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MAINHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

ENGINEER'S CERTIFICATE:

I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR WOODLYN MEADOWS. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS G. HAMMOND, JR., P.E. NO. 54574
PROFESSIONAL ENGINEER, STATE OF FLORIDA
AUTHORIZATION # 3277, STATE OF ALABAMA

HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FLORIDA, 32505

EROSION & SEDIMENT CONTROL NOTE:

1. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL NECESSARY SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.
2. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR MULCH.
3. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS. INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICATION FOR PROPER REPORTING TO FDOT.
4. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.

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 LAND SURVEYORS IN CHAPTER 61017-6, FLORIDA ADMINISTRATION CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RUSSELL T. WEAVER
PROFESSIONAL SURVEYOR AND MAPPER #6224, L.B. #712
STATE OF FLORIDA

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

DEVELOPMENT DATA:

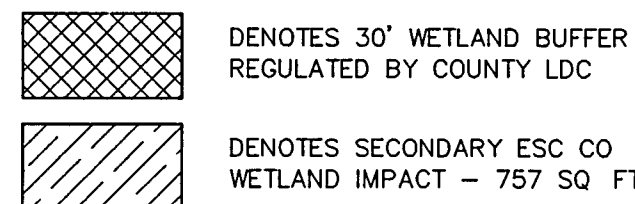
PARCEL ID #S: 18-15-31-4300-000-000
18-15-31-4300-000-003
TOTAL BOUNDARY AREA = 2,062,491.55 SQUARE FEET (47.348 ACRES)
TOTAL PROPOSED RIGHT-OF-WAY = 354,783.27 SQUARE FEET (8.19 ACRES)
TOTAL PROPOSED LOTS = 1,590,400.31 SQUARE FEET (36.29 ACRES)
TOTAL PROPOSED RETENTION AREA = 122,231 SQUARE FEET (2.806 ACRES)
TOTAL LOTS IN OVERALL BOUNDARY = 140 LOTS
PROPOSED DENSITY OF OVERALL SITE = 2.96 LOTS PER ACRE
WETLAND INFORMATION:
TOTAL UPLANDS = 2,039,344.39 SQ. FT. (46.819 ACRES)
TOTAL CORPS/DEP ESCAMBIA COUNTY JURISDICTIONAL WETLANDS = 23,096.97 SQ. FT. (0.530 ACRES)

Approved ESCAMBIA COUNTY DRG PLAN REVIEW

DRG Chairman Signature: *[Signature]* Date: *[Date]*
Bureau Chief, Development Services Bureau - T. Lloyd Kerr, AICP
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of the Development Review Committee Order must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

Woodlyn Meadows

A Preliminary Plat Of
A 143 Lot Proposed Public Subdivision
Being A Portion Of Section 18, Township 1 South,
Range 31 West, Escambia County, Florida
June 2008



JURISDICTION LINE DATA TABLE		
LINE#	BEARING	DISTANCE
L3	N01°22'59"E	19.34
L4	S19°59'45"E	17.86
L5	S01°03'16"W	29.70
L6	S21°07'57"W	31.57
L7	S34°30'13"W	36.22
L8	S77°12'27"W	36.73
L9	N86°39'41"W	23.98
L10	N56°46'24"W	34.06
L11	N61°48'45"W	43.64
L12	N49°31'38"W	47.54
L13	N41°11'25"W	34.25
L14	N21°27'11"W	26.73
L15	N33°25'36"W	20.01

DENOTES

- - 1" IRON PIPE UNNUMBERED (FOUND)
- - 1/2" CAPPED IRON ROD NUMBERED 1748 (FOUND)
- - 1/2" CAPPED IRON ROD NUMBERED 7212 (PLACED)
- R/W - RIGHT OF WAY
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY

NOTE: NO SIGNAGE IS PROPOSED FOR THIS SUBDIVISION

NOTE: THERE ARE NO EXISTING UTILITY AND SURFACE WATER MANAGEMENT SYSTEMS, EASEMENTS OR IMPROVEMENTS, INCLUDING BUILDINGS

NOTE: BLOCK NUMBERS ARE TO BE PLACED ON THE STREET NAME SIGNS SHOW 'DEAD END' PLACARDS ON STREET NAME SIGNS FOR THREE OF THE CUL-DE-SACS SHOW A 'NO OUTLET' PLACARD ON WINTER GREENE DR

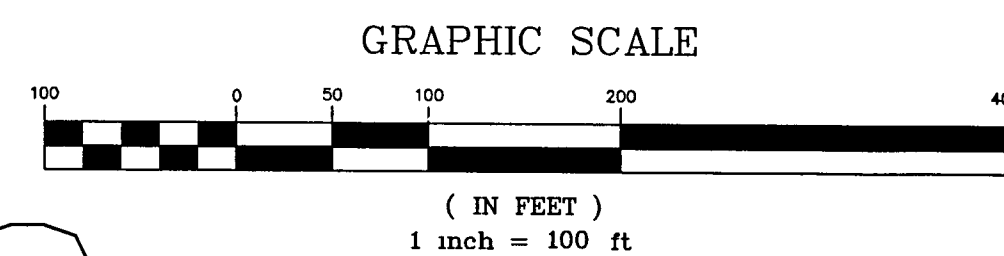
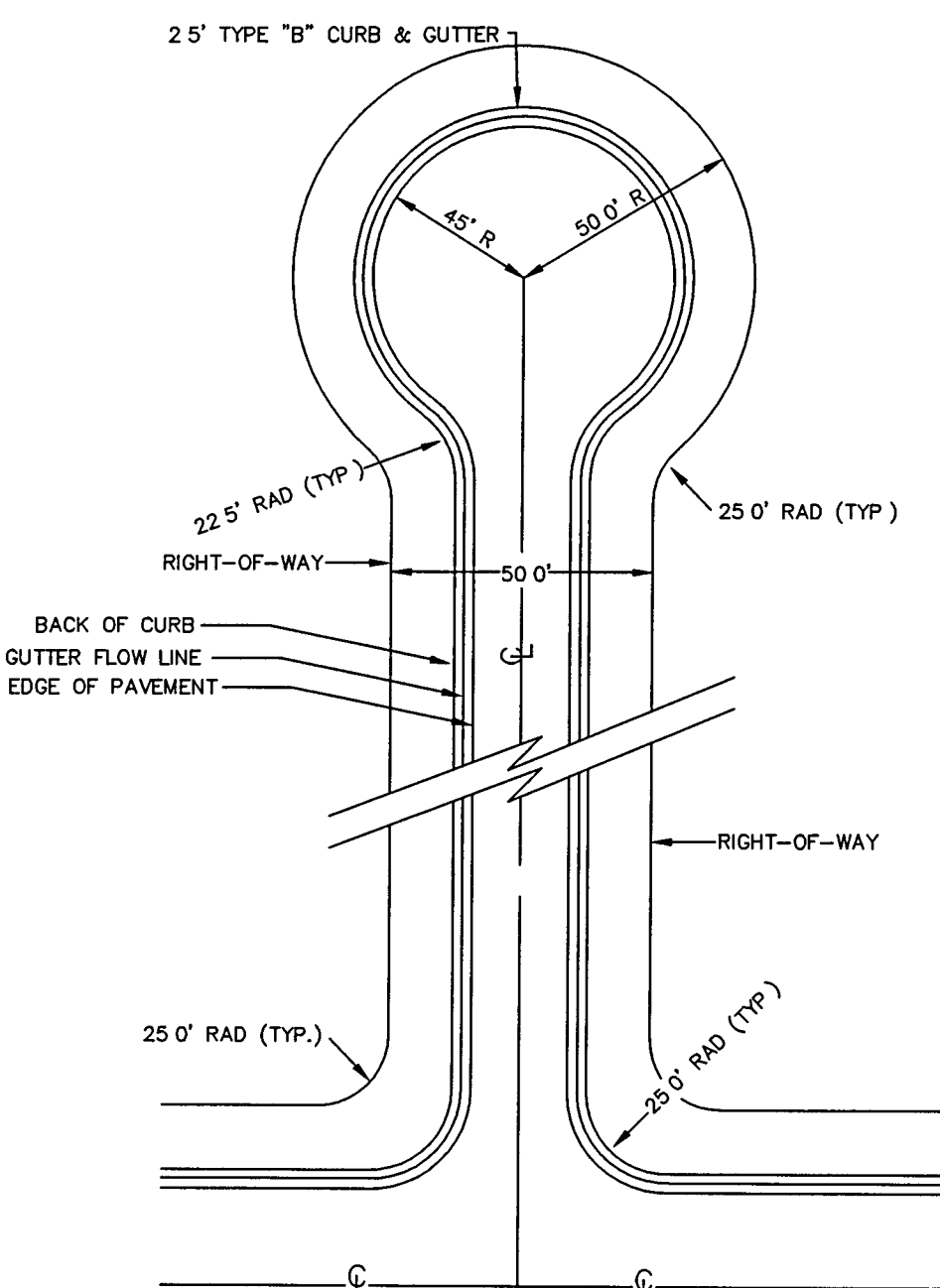
NOTE: NO SIGNAGE, LANDSCAPING, OR FENCING SHALL BE CONSTRUCTED WITHIN THE 30' SITE TRIANGLE AT THE INTERSECTION OF BELLAH ROAD AND BRINDLE DRIVE OR AT THE INTERSECTION OF WHEELER WAY AND HELMS ROAD, THAT MY RESTRICT THE VISUAL CLEARANCE SET FORTH BY THE LAND DEVELOPMENT CODE (LDC) 17.01(8)

NOTE: THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES BENCHMARK STAMPED 'ESC 9 1985' HAVING A PUBLISHED ELEVATION OF 102.69 FEET

RUSSELL T. WEAVER
PROFESSIONAL SURVEYOR AND MAPPER
106 STONE BOULEVARD, CANTONMENT, FLORIDA, 32533
PHONE (850) 968-0991 FAX (850) 968-9104

HAMMOND ENGINEERING, INC.
3802 N. "S" STREET
PENSACOLA, FLORIDA 32505
(850) 434-2603
(850) 434-2650 FAX

	EXISTING (ACRES)	PROPOSED IMPACTS WITHIN PROJECT (ACRES)	SECONDARY WETLAND IMPACT (ACRES)	PROPOSED PRESERVATION (ACRES)
CORPUS WETLANDS	0.530	-0-	N/A	0.530
DEP WETLANDS	0.530	-0-	N/A	0.530
ESCAMBIA COUNTY WETLANDS	0.530	-0-	0.017	0.530
WETLAND BUFFER	0.310	0.0242	N/A	0.285

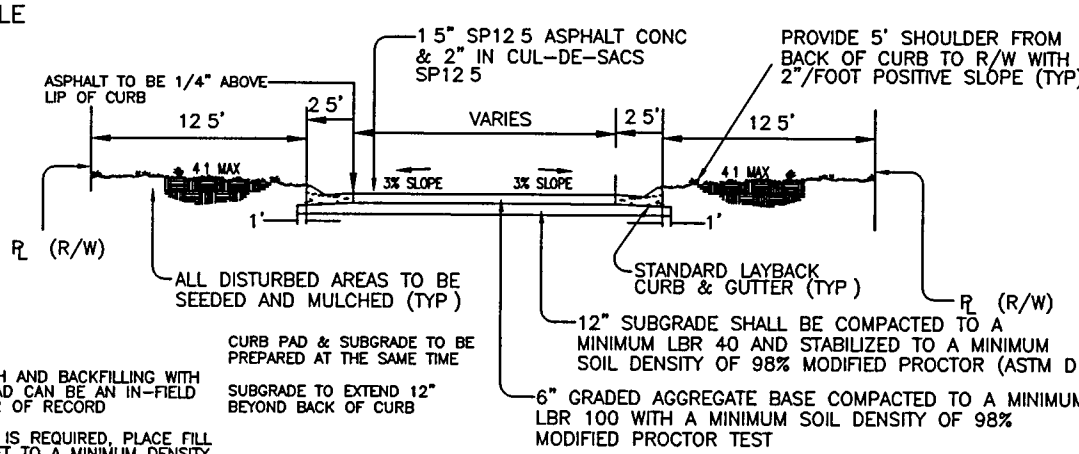
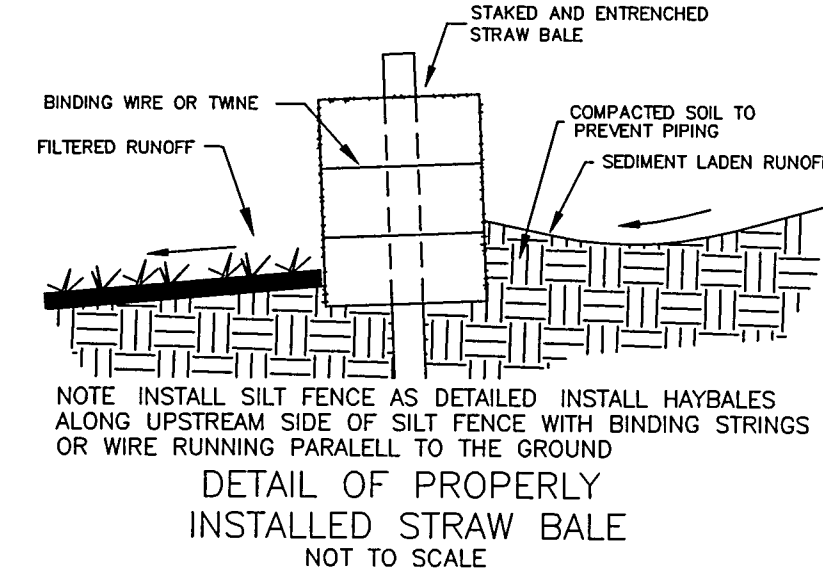
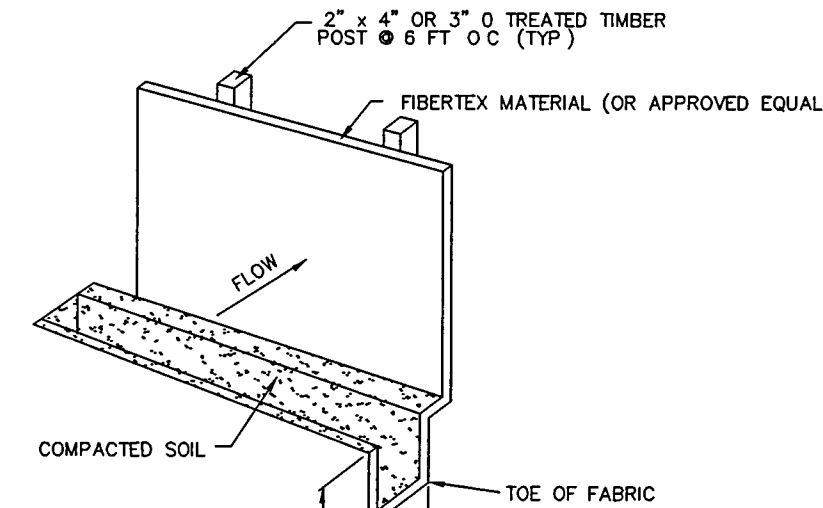


OWNER & DEVELOPER

WOODLYNN DEVELOPERS, LLC.
106 STONE BLVD.
CANTONMENT, FLORIDA, 32533

DEVELOPMENT DATA:

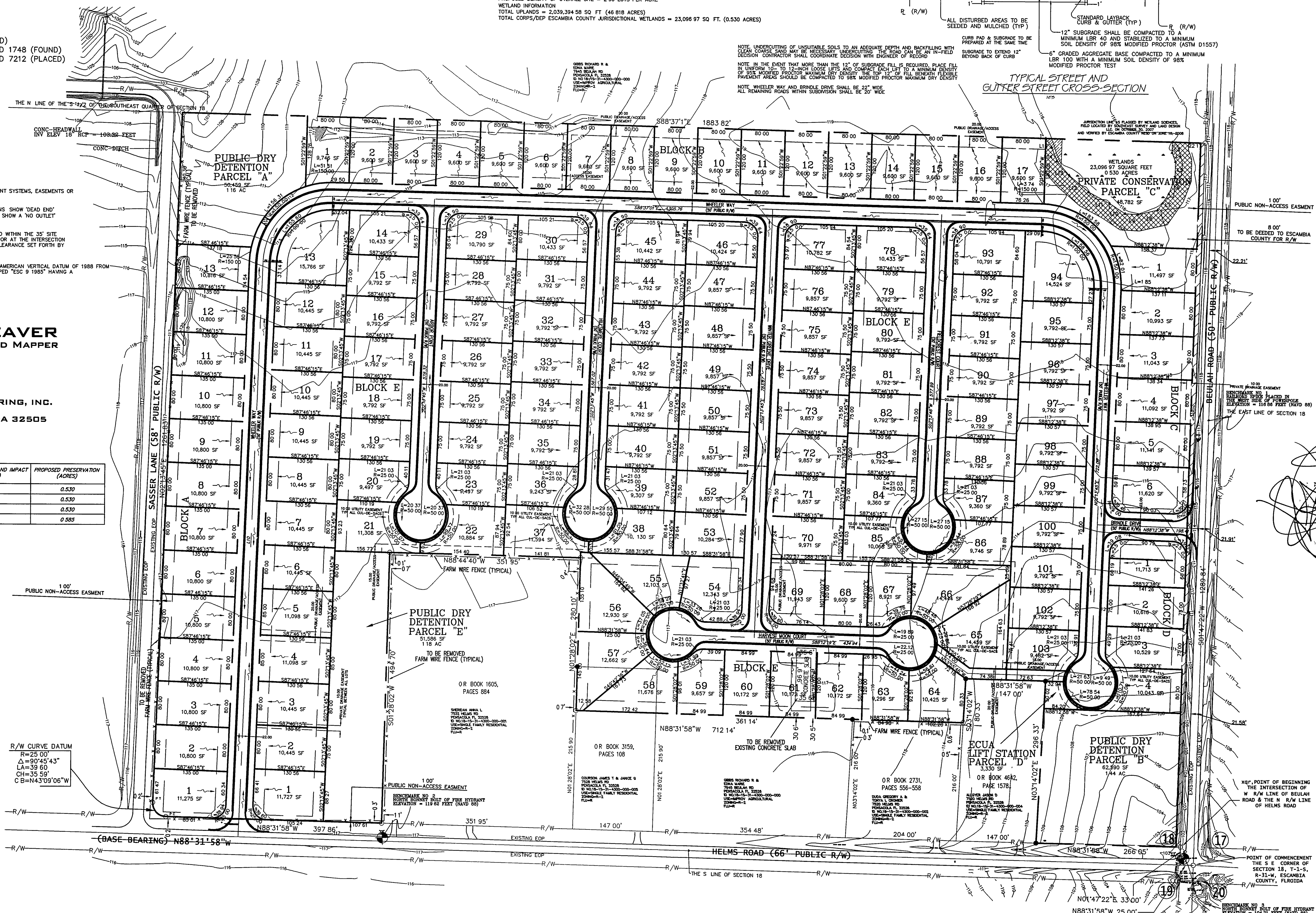
PARCEL ID #S 18-15-31-4300-000-006
TOTAL BOUNDARY AREA = 2,062,491.55 SQUARE FEET (47.348 ACRES)
TOTAL PROPOSED RIGHT-OF-WAY = 356,763.27 SQUARE FEET (8.19 ACRES)
TOTAL PROPOSED LOTS = 1,560,400.31 SQUARE FEET (35.821 ACRES)
TOTAL PROPOSED RETENTION AREA = 122,231 SQUARE FEET (2.806 ACRES)
TOTAL LOTS IN OVERALL BOUNDARY = 143 LOTS
PROPOSED DENSITY OF OVERALL SITE = 2.96 LOTS PER ACRE
WETLAND INFORMATION
TOTAL UPLANDS = 2,039,394.58 SQ. FT. (46.818 ACRES)
TOTAL CORPUS/DEP ESCAMBIA COUNTY JURISDICTIONAL WETLANDS = 23,096.97 SQ. FT. (0.530 ACRES)



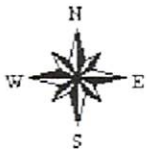
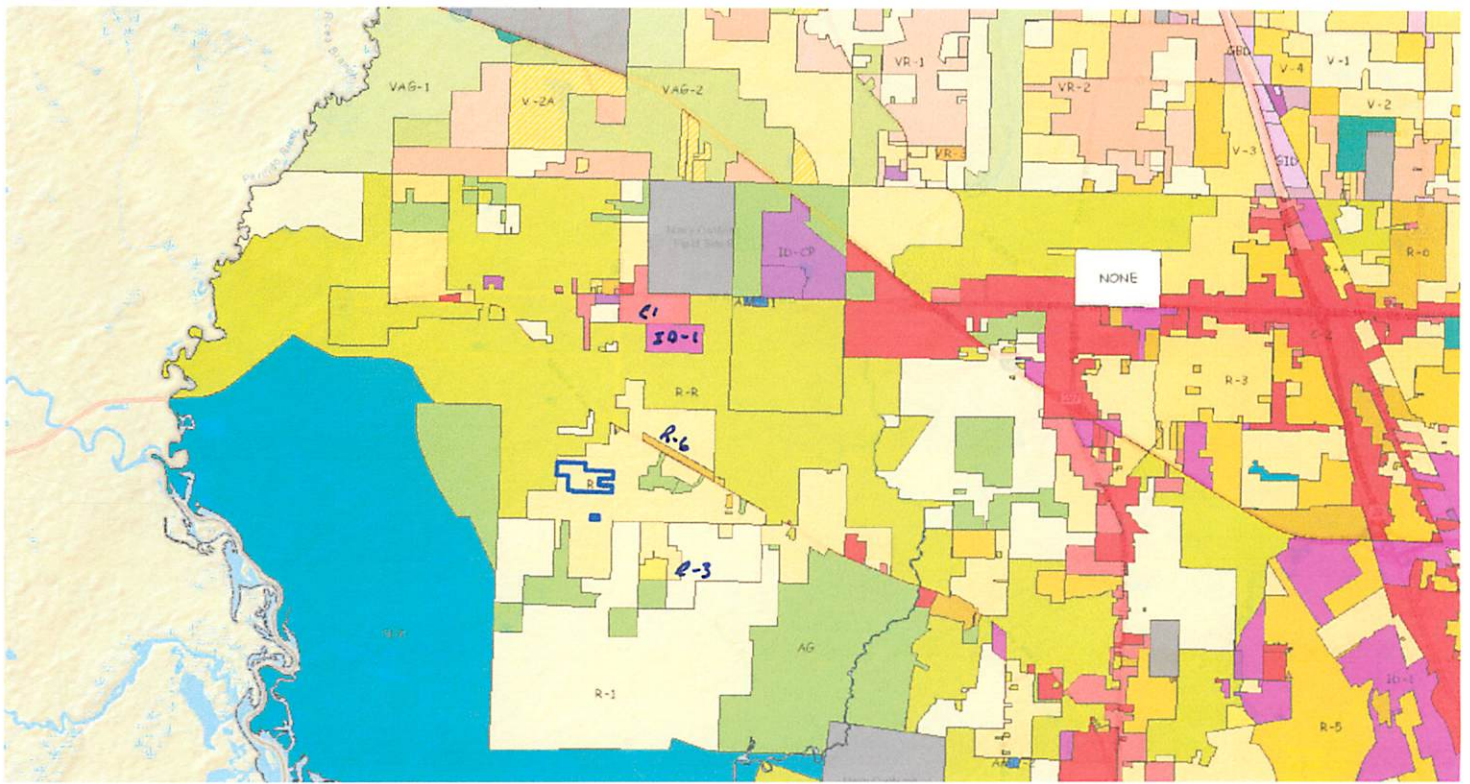
NOTE: UNDERCUTTING OF UNSUITABLE SOILS TO AN ADEQUATE DEPTH AND BACKFILLING WITH CLEAN CORNER SAND MAY BE NECESSARY. UNDERCUTTING THE ROAD CAN BE AN IN-FIELD DESIGN. CONTRACTOR SHALL COORDINATE DESIGN WITH ENGINEER OF RECORD.

NOTE: IN THE EVENT THAT MORE THAN THE 12" OF SUBGRADE FILL IS REQUIRED, PLACE FILL IN LIFTS TO 12-INCH LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98% MODIFIED PROCTOR. MAXIMUM DRY DENSITY THE TOP 12" OF FILL BEHIND FLEXIBLE PAVEMENT AREAS SHOULD BE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY.

NOTE: WHEELER WAY AND BRINDLE DRIVE SHALL BE 22' WIDE
ALL REMAINING ROADS WITHIN SUBDIVISION SHALL BE 20' WIDE



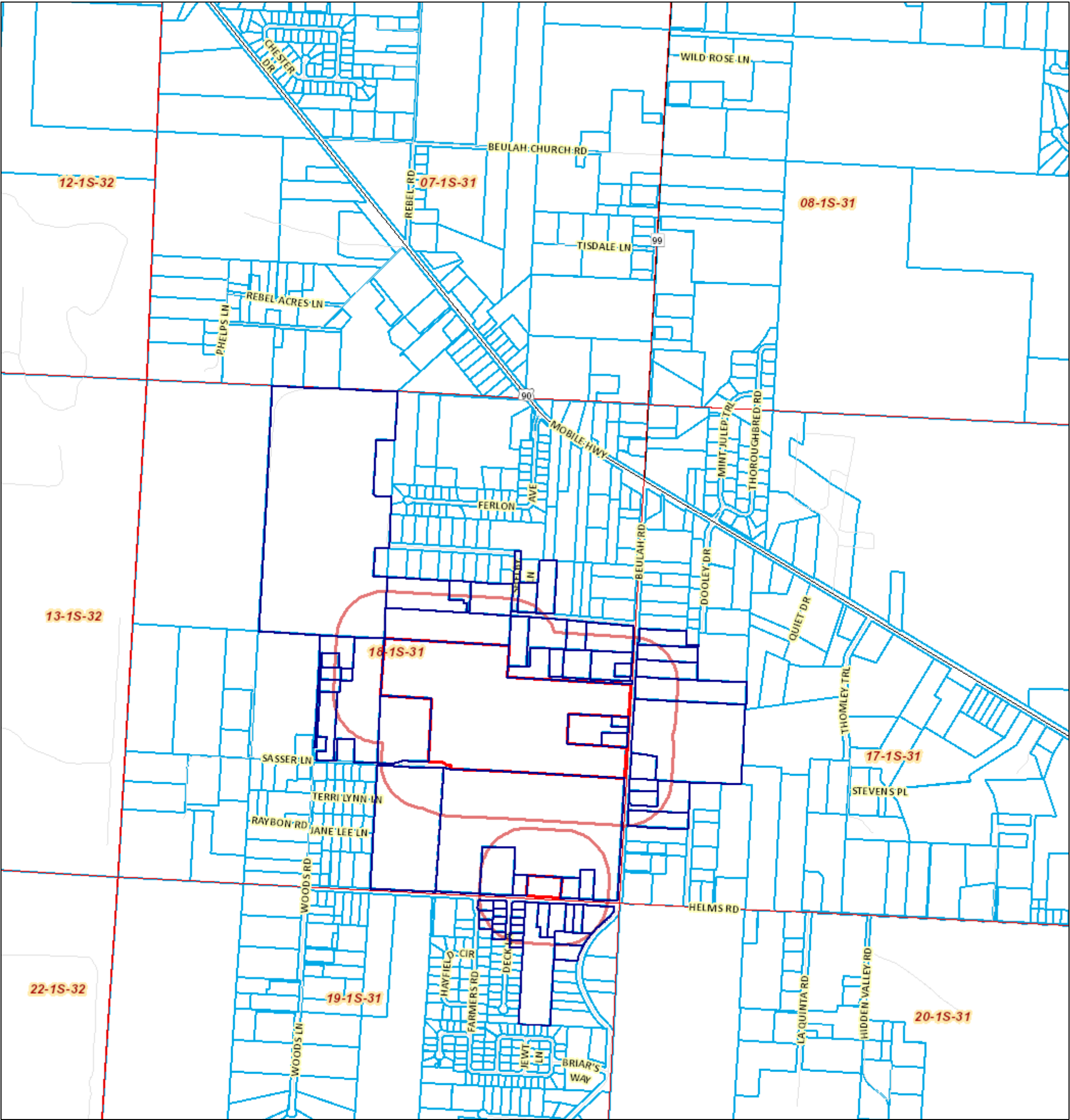
APPROVED
OCT 08 2008



Printed: Sep 30, 2014



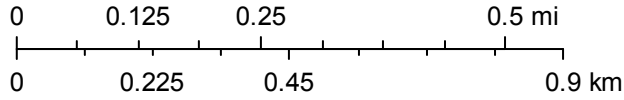
Chris Jones Escambia County Property Appraiser



October 7, 2014

1:12,446

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



GIBBS RICHARD R &
7945 BEULAH RD
PENSACOLA, FL 32526

CHANDLER HERMAN D &
2391 LANSING DR
PENSACOLA, FL 32504

LEVITAN DAVID S & LAURA E
7241 SHELBY LN
PENSACOLA, FL 32526

GIBSON JAMES W JR & WANDA J
7227 SHELBY LN
PENSACOLA, FL 325264236

SHELBY JEAN E
7189 SHELBY LN
PENSACOLA, FL 32526

WHITE ARCHIE D & SHEILA D
29180 VLAHOS LN
DAPHNE, AL 36526

SHELBY RICKY
762 WHITNEY DR
PENSACOLA, FL 325034216

SASSER TRAVIS & HELEN F
7905 SASSER LN
PENSACOLA, FL 32526

ENFINGER DIANE
7927 BEULAH RD
PENSACOLA, FL 32526

HANDY PAUL M SR & MARY E
7941 BEULAH RD
PENSACOLA, FL 32526

BARNES DONNIE G & GLADYS R
7388 SHELBY LN
PENSACOLA, FL 325269136

HUDSON ELMER J & BARBARA J
8487 EIGHT MILE CREEK RD
PENSACOLA, FL 32526

HARVEY CAROLINA TAN
7275 SHELBY LN
PENSACOLA, FL 32526

SHELBY HARVEY L & LINDA L
7203 SHELBY LN
PENSACOLA, FL 32526

SASSER LARRY W
7909 SASSER LN
PENSACOLA, FL 32526

SHELBY MONTREE
7219 SHELBY LN
PENSACOLA, FL 32526

WHITE ARCHIE D &
29180 VLAHOS LN
DAPHNE, AL 36526

CROSS WILLIAM S & BARBARA J
7983 BEULAH RD
PENSACOLA, FL 32526

ADKINSON MICHAEL O
2172 W NINE MILE RD # 159
PENSACOLA, FL 32534

HANDY PAUL M & MARY E
7941 BEULAH RD
PENSACOLA, FL 32526

THOMA DEBORAH SUE
8090 BEULAH RD
PENSACOLA, FL 32526

PENNISE MATTHEW A
7210 SHELBY LN
PENSACOLA, FL 325264236

SAIORS DONALD E SR & D L
4912 LANETT DR
PENSACOLA, FL 32526

FIORILLI PHILLIP F
7226 SHELBY LN
PENSACOLA, FL 32526

HAMRICK CHARLIE M & SARAH A
7855 SASSER LN
PENSACOLA, FL 32526

ROBERTS BRENDA F MALONE
7907 SASSER LN
PENSACOLA, FL 32526

MEEKS JOE D & LYNDA L
7874 BEULAH RD
PENSACOLA, FL 32526

BAILEY JEREMY &
8020 BEULAH RD
PENSACOLA, FL 32526

BROOKS HERMAN L & SUSAN J
8010 BEULAH RD
PENSACOLA, FL 32526

FOLEY JAMES M & DIANNE
7868 BEULAH RD
PENSACOLA, FL 32526

WILLIAMS PLACE HOMEOWNERS
ASSOCIATION INC
7454 FARMERS RD
PENSACOLA, FL 32526

LINGO WILLIAM R & HEATHER Y
7393 HELMS RD
PENSACOLA, FL 32526

CARPENTER KARLA LIFE EST &
7381 HELMS RD
PENSACOLA, FL 32526

JARMAN JOHN E & THERESA K
7435 BEULAH RD
PENSACOLA, FL 32526

BURKHEAD GEORGE F III & DIANNE S
7429 BEULAH RD
PENSACOLA, FL 32526

SHERIDAN ANNA L
7532 HELMS RD
PENSACOLA, FL 32526

COURSON JAMES T & JANICE G
7528 HELMS RD
PENSACOLA, FL 32526

ITHURRALDE JEAN LOUIS &
7320 HELMS RD
PENSACOLA, FL 32526

DUDA GREGORY A &
7520 HELMS RD
PENSACOLA, FL 32526

DOBBINS HENRY T &
202 RUBERIA AVE
PENSACOLA, FL 32507

SALERNO ANTHONY & VIRGINIA A
7411 HELMS RD
PENSACOLA, FL 32526

NOVAK MARTIN & KATHY R
7431 BEULAH RD
PENSACOLA, FL 32526

SMILLIE DANIEL J JR &
7822 BEULAH RD
PENSACOLA, FL 32526

LEWIS WILLIAM R JR & DORIS A
7720 HELMS RD
PENSACOLA, FL 32526

WOODLAND DEVELOPERS LLC
106 STONE BLVD
CANTONMENT, FL 32533

CARTY DONAL J & DEBORAH A
7496 FARMERS RD
PENSACOLA, FL 32526

YANNUCCI PAUL J & JOSEFA P
7490 FARMERS RD
PENSACOLA, FL 32526

OBERLEY MARK J & VIRTUDES A
7484 FARMERS RD
PENSACOLA, FL 32526

CAMPBELL ROBERT A & LAURA D
7860 BEULAH RD
PENSACOLA, FL 32526

BURKHALTER DORETHA R
7850 BEULAH RD
PENSACOLA, FL 32526

INGLES LINDA R
7491 DECK LN
PENSACOLA, FL 32526

POLITTE ZACHARY J
7487 DECK LN
PENSACOLA, FL 32526

EDWARDS TAMARRA NACOLE
7481 DECK LN
PENSACOLA, FL 32526

FLINT JOHN J
7475 DECK LANE
PENSACOLA, FL 32526

PRESLEY MYRA G
PO BOX 370093
WEST HARTFORD, CT 06137

BROSSETT RENEE M
7492 DECK LANE
PENSACOLA, FL 32526

BASS SHAWN A
7480 DECK LANE
PENSACOLA, FL 32526

PRINCE SABRINA L
7468 DECK LN
PENSACOLA, FL 32526

GIARDINA ANTHONY J & TINA J
7499 DECK LANE
PENSACOLA, FL 32526

SIDNER ROBERT TRUSTEE OF
2040 HOLLYHILL RD
PENSACOLA, FL 325263833

CARTER JANET S MACKEY
7901 SASSER LN
PENSACOLA, FL 32526

REYNOLDS ROBERT E & DOLORES C
2810 MANDEVILLE LN
PENSACOLA, FL 32526



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Horace Jones, Interim Director
Development Services Bureau

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations

THRU: Colby Brown, P.E., Division Manager
Transportation & Traffic Operations

DATE: October 30, 2014

RE: November 2014 Rezoning Cases

Please file the below comments as backup material for the following cases:

Z-2014-15

13161 Lillian Hwy at Spanish Moss Dr

Agent: Buddy Page representing Helen Wilkenson

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-17

337 Commerce St east of 3rd St in Warrington

Agent: Buddy Page representing Rosa Sadler Walker

Request change from R-2 to C-2 in order to conform to existing land use

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-19

1408 CR-297A north of Kingsfield Rd

Agent: Hammond Engineering, Inc representing Dennis & Virginia Griffith

Request change from VR-1 & VR-2 to VM-2

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-20

6600 North 'W' Street & Pensacola Blvd

Agent: Justin Beck representing Harry Levin

Request change from ID-1 to C-2 to be developed into an automobile dealership

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-21

| 1201 North 'P' St at Brainerd St

Agent: Buddy Page, representing The Paces Foundation

Request change from R-2 to R-6

- Traffic concurrency has no comments
- Access management has no comments

Z-2014-22

7945 Beulah Rd south of Mobile Hwy

Agent: Northwest Florida Land Surveying, Inc representing Richard & Marie Gibbs (owner) and Fred Hemmer (buyer)

Request change from R-2 to R-3 to be developed into a subdivision

- Traffic concurrency has no comments
- Access management – Right-of-way may be needed to be dedicated along Beulah Rd after verification of existing ROW (this would occur during the time of DRC or site plan submittal; however, we are highlighting this now so it's known as early on in the process as possible)