

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
April 4, 2017–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 7, 2017 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2016-13
Applicant: Wiley C. "Buddy" Page, Agent for Shaun Romero, Owner
Address: 6013 Hilburn Road
Property Size: 1.52 (+/-) acres
From: HDR, High Density Residential district (18 du/acre)
To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)
 - B. Case #: Z-2017-02
Applicant: Joseph Dhaiti, Agent for Katia Lamothe, Owner
Address: 1300 Block Blue Angel Parkway

Property Size:

From: MDR, Medium Density Residential district (10 du/acre)

To: HDMU, High Density Mixed-use district (25 du/acre)

C. Case #: Z-2017-03

Applicant: Wiley C. "Buddy" Page, Agent for Ali Ramzan, Owner

Address: 101 Beverly Parkway

Property Size: 0.172 +/- acres

Size:

From: HDMU, High Density Mixed-use district (25 du/acre)

To: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, micowineries, bars, nightclubs, or adult entertainment uses (25 du/acre, lodging unit density not limited by zoning)

D. That the Planning Board review and make recommendation to the Board of County Commissioners (BCC) on the following Vested Rights case:

Case No.:

VRD-2017-01

Project Address:

9300 Blk Gibson Road

Property Reference No.:

24-3N-32-1301-001-001

Zoning District:

Agr

FLU Category:

AG

Vested Rights for:

Land Use

Applicant:

Constance Parker

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

4. A.

Meeting Date: 04/04/2017

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the March 7, 2017 Planning Board Rezoning Meeting.

Attachments

Draft March 7, 2017 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING March 7, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 8:37 A.M.)
(8:38 A.M. - 10:08 A.M.)

Present: Reid Rushing
Jay Ingwell
Timothy Pyle, Vice Chairman
Edwin Howard
Patty Hightower
Eric Fears
William Clay
Stephen Opalenik

Absent: Wayne Briske, Chairman

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was given by Tim Pyle.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the proof of publication and to waive the reading of the legal advertisement.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

4. Approval of Minutes.

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 7, 2017 Planning Board Rezoning Meeting.

Motion by Jay Ingwell, Seconded by Reid Rushing

Motion was made to correct minutes for Z-2016-16 to reflect the vote as 4-1, with Mr. Inwell as the opposing vote, and to approve as amended.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the March 7, 2017 Rezoning Planning Board Meeting packet.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2017-01
Applicant: Tom Hammond, Agent for
Sterling Tree Service, Inc.,
Owner
Address: 8600 Block Lillian Highway
Property Size: 1.43 (+/-) acres
From: HDMU, High Density
Mixed-use district
(25du/acre)
To: HC/LI, Heavy Commercial
and Light Industrial district
(25 du/acre, lodging unit
density not limited by
zoning)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept Staff's Findings of Fact and to recommend approval to the BCC.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

B. A Public Hearing Concerning the Review of Russo Subdivision, a Planned Unit Development

That the Board review the development plan for Russo residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

Motion by Edwin Howard, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Wayne Briske (ABSENT)

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 04/04/2017
CASE : Z-2016-13
APPLICANT: Wiley C. "Buddy" Page, Agent for Shaun Romero, Owner
ADDRESS: 6013 Hilburn Road
PROPERTY REF. NO.: 29-1S-30-1504-000-000
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Oakfield
BCC MEETING DATE: 05/04/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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 maximum residential density is 25 dwelling units per

acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services. The property **would promote** efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas. Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods. **(See Exhibit A for district provisions)**

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-use (HDMU) district establishes appropriate

areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.(See Exhibit B for district provisions)

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category. (See Exhibit C for district provisions)

(f) Rezoning to Commercial. Commercial zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U) or Commercial (C) future land use categories. The district is appropriate to provide transitions between areas zoned or used as high density mixed-use and areas zoned or used as heavy commercial or industrial. Rezoning to Commercial is subject to the same location criteria as any new non-residential use proposed within the Commercial district.

FINDINGS

In the reviewing the intent and purpose of the existing zoning category of HDR and the proposed zoning category of Com, the permitted and conditional uses of HDR are significantly different from the permitted and conditional uses of the proposed zoning category of Com. For example, HDR zoning allows for High Density Residential uses ranging from group living to multi-family dwellings. Thus, it can be concluded that as stated in Sec. 3-2.8, HDR allows for primary residential use (see Exhibit A). In contrast, the proposed amendment to Commercial allows for primary commercial uses. The primary intent of the Commercial zoning district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts (see Exhibit C). The proposed zoning of Commercial would not provide the needed transition between areas zoned or used as high density mixed-use and areas zoned or used as heavy commercial or industrial. However, in reviewing the zoning categories of the Land Development Code (LDC), there is a transitional zoning category of High Density Mixed-Use (HDMU) that would allow for

residential and neighborhood commercial uses of low intensity. (see Exhibit B). The primary intent and purpose of HDMU is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity. The HDMU zoning district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. To conclude, the proposed amendment to Commercial from the currently zoning of High Density Residential (HDR)s not consistent with the intent and purpose of the Land Development Code.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

Sec. 3-1.6 Compatibility

(a) Generally. Zoning districts provide the primary means to establish and maintain the necessary balance between the needs and interests of different land uses, allowing neighboring uses to coexist successfully in a stable fashion over time, protecting the investments in each. Although zoning separates generally incompatible development, inclusion as a permitted use within a district does not alone ensure compatibility with other district uses.

(b) Location criteria. Location criteria are established within some zoning districts to promote compatibility among uses, especially new non-residential uses in relation to existing residential uses. Most criteria are designed to create smooth transitions of use intensity from large-scale concentrations of general commercial uses near major street intersections to small-scale dispersed neighborhood commercial uses in proximity to residential areas. Such transitions prevent the adverse impacts of continuous strip commercial development along major streets and avoid negative or blighting influences of some commercial uses on adjacent residential neighborhoods.

FINDINGS

Based upon a site plan review and the existing land use map, the subject property is adjacent to an existing residential development of townhomes known as Sundance Village and is an allowed used within the existing zoning category of HDR. Under the provision of compatibility as sited under Section 3-1.6 (a), zoning districts provide the primary means to establish and maintain the necessary balance between the needs and interests of different land uses. For the analysis of staff, there are no existing Com uses adjacent to and as well as the same side of the road of the subject property. The intense and invasive uses that are allowed in Commercial (see Exhibit C) would have an unduly **negative impact** (directly or indirectly) the existing adjacent residential uses. Staff does recognize the fact that there are surrounding Commercial uses within proximity of the subject property on the opposite side of the road, yet the fact remains

that if the subject property is rezoned, it **would be incompatible** due to the fact that the rezoned subject property would be adjacent to a residential development.

Also, under the provision of location criteria as cited under Section 3-1.6 (b), it appears the location criteria for Commercial zoning **can be achieved** due to the sites proximity of the subject parcel to the intersection of Creighton Rd at Hilburn Rd. Both are listed as arterial roads and both roads intersect within one-quarter mile of the subject property. (see Exhibit D)

The following language is from excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff:

Decemeber 6, 2016 memo: Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

March 20, 2017 memo: Currently, there is a Roadway Improvement Project programmed in the County's Capital Improvement Program and the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along SR742 (Burgess Road) from US29 to Hilburn Road within the vicinity of the subject parcel. The project is expected to widen the existing two-way, two-lane roadway to a 4-lane roadway. The right-of-way acquisition phase (currently on-going) is programmed through Fiscal Year 2018, with the County expected to fund \$1M towards the right-of-way phase.

The Florida-Alabama Transportation Planning Organization (TPO) currently lists the aforementioned project as the #2 Non-Strategic Intermodal System capacity project for the TPO 2040 Long Range Transportation Plan (LRTP).

The TPO's LRTP Cost Feasible Plan programs the construction phase (\$18M) during the Fiscal Year 2021-2025 time period.

Per the TPO's Congestion Management Process Plan, Burgess Road is currently functioning within its allowable capacity for traffic volumes between the segment of CR95A (Old Palafox) and Hilburn Road. The maximum level-of-service (LOS) for the roadway segment is LOS D (14,800 trips/day), and currently the roadway segment is functioning at a LOS D (8,000 trips/day) and is expected to remain at a LOS D and exceed 9,700 trips/day by Year 2024.

Note: TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **changed** conditions that would impact the amendment or property. Staff found case Z-2004-42 at 190 Creighton Road, approved 12/09/2004 for rezoning from R-4 to C-1. Staff also found case Z-2005-58 at 473 Allen Court, approved 01/05/2006 for rezoning from R-4 to C-1. Both case were approved under the previously adopted Land Development Code. (See Exhibit D for the location map of the above rezoning cases)

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

Based upon the literal review of the existing land uses and zoning categories surrounding the subject properties (see Exhibit D), there appears to be a development pattern in the area. The site is surrounded by Commercial zoning to the north and east of the subject property, yet are located across the roadway. The approval of the rezoning could contribute to the establishment of Commercial uses that would compliment the other Commercial zoned properties in the area, yet most of the Commercial zoned property in the area are vacant with no Commercial uses currently established. Staff found that within the 500' impact radius, it appears only two of the Commercial zoned properties have associated commercial uses that are currently established. The other properties in the area that are zoned Commercial are vacant or have an established residential use. Similarly, the surrounded residential zonings of HDR have established residential uses or are vacant as well. The zoning category of HDMU could provide a more logical and orderly development pattern that would result in the transitional zoning needed between the HDR and Commercial zoning categories in the area.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any 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.

Z-2016-13

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Z-2016-13

ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING

CASE #: Z-2016-13

Applicant: Wiley C. "Buddy" Page, Agent for Shaun
Romero, Owner
Address: 6013 Hilburn Road
Property 1.52 (+/-) acres
Size :

From: HDR, High Density Residential district 18
(du/acre)
To: Com, Commercial district (25 du/acre,
lodging unit density not limited by
zoning)

A hearing was held in the above-styled
cause before the Escambia County Planning Board on the
7th day of February 2017, commencing at approximately
10:40 a.m., at the Escambia County Central Office
Complex, 3363 West Park Place, Room 104, Governmental
Center, Pensacola, Florida, reported by David A. Deik,
CP, CPE, Professional Reporter.

PLANNING BOARD

BOARD MEMBERS PRESENT:

WAYNE BRISKE JAY INGWELL
Chair District 1

TIMOTHY PYLE ALVIN WINGATE
District 2 District 3
ERIC FEARS REID RUSHING
District 4 Vice Chair

EDWIN HOWARD
At-Large
PATTY HIGHTOWER STEPHEN OPALENIK
School Board Navy

PLANNING BOARD STAFF PRESENT:

MEREDITH CRAWFORD, ESQUIRE
Assistant County Attorney

HORACE JONES, DIRECTOR
KAYLA MEADOR
CALEB MacCARTEE
JOHN FISHER
ALLYSON CAIN

FOR THE APPLICANT:

CLARK, PARTINGTON
BY: JESSE W. RIGBY, ESQUIRE
125 West Romana Street, Suite 800
Pensacola, Florida 32502

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PROCEEDINGS

THE CHAIRMAN: We will immediately move
into our next case, which is Case Z-2016-13.

Mr. Page, Buddy Page is the agent for
Shaun Romero, the owner, 6013 Hilburn Road, 1.52
plus or minus acres, from HDR, high density
residential district, 18 raw units per acres to
commercial district, 25 dwelling units per acre,
lodging unit density not limited by zoning.

Members of the Board, again I'll ask you
on this case, have there been any ex parte
communications between you, the applicant,
applicant's agent, attorneys, witnesses, fellow
Planning Board members, or anyone from the
public?

Also, please disclose if you have visited
the subject property or you are a relative or
business associate of any of the parties.

And at this.

MR. OPALENIK: No to all.

THE CHAIRMAN: All right. Thank you, sir.

MS. HIGHTOWER: No to all.

MR. HOWARD: No to all, except I think I
am familiar with this location.

1 THE CHAIRMAN: Okay. Thank you.
 2 Chairman, no to all.
 3 MR. FEARS: No to all.
 4 MR. INGWELL: No to all.
 5 THE CHAIRMAN: Mr. Wingate.
 6 MR. WINGATE: No communication.
 7 THE CHAIRMAN: All right. Thank you, sir.
 8 Mr. Rushing?
 9 MR. RUSHING: No to all.
 10 THE CHAIRMAN: All right. Staff, was
 11 notice of the hearing sent to all interested
 12 parties?
 13 MS. MEADOR: Yes, sir.
 14 THE CHAIRMAN: Okay. And was it also
 15 correctly posted on the subject property?
 16 MS. MEADOR: Yes, sir.
 17 THE CHAIRMAN: Okay.
 18 Mr. Page, I see you there. Sir, if
 19 there's no objections, can the staff present the
 20 maps and photography?
 21 All right. Thank you.
 22 Will you be presenting?
 23 MR. MacCARTEE: Yes. Caleb MacCartee,
 24 urban planner.
 25 THE CHAIRMAN: Okay. Were you sworn in at

1 the beginning?
 2 MR. MacCARTEE: I do not believe I was in
 3 the room at the time.
 4 THE CHAIRMAN: Okay. We'll have you sworn
 5 in.
 6 (Caleb MacCartee was duly sworn.)
 7 THE CHAIRMAN: You'll be doing the staff?
 8 MR. MacCARTEE: Yes.
 9 This case was sent back to the Planning
 10 Board. It was heard here on December 6, 2016,
 11 and approved by the Board.
 12 And it was sent back from the BCC for a
 13 public comment period. We can go through the
 14 maps and the staff findings, but everything is
 15 consistent with the Land Development Code.
 16 THE CHAIRMAN: Okay. Did we miss the
 17 public comment?
 18 MR. JONES: No. What happened -- what
 19 happened was, the Commissioner . . . he was
 20 concerned, and he wanted to make sure again that
 21 the public -- that the public, if they want to
 22 speak on this case, that they be heard for the
 23 record, so that's why it was sent back. It was
 24 remanded back. Did the analysis. Staff
 25 findings will not change.

1 Now, of course, if you want to make your
 2 findings, you can again, but it was basically to
 3 hear additional public.
 4 MS. CRAWFORD: There were two additional
 5 witnesses that appeared at the Board of County
 6 Commissioners meeting that were not present at
 7 the Planning Board to speak.
 8 And so based on those two witnesses
 9 requesting to be heard at the Board of County
 10 Commissioners, they remanded back for the public
 11 comment portion but not necessarily for a
 12 complete rehearing, unless the Planning Board
 13 wishes for all of the information to be
 14 presented.
 15 Otherwise, again, you could adopt the
 16 prior evidence in that first hearing into this
 17 and proceed from that.
 18 I do not know if the two individuals are
 19 present or if there are other citizens present.
 20 THE CHAIRMAN: Okay.
 21 All right. Caleb, well, let me handle
 22 this portion of it, and then we'll go from
 23 there.
 24 For members of the public who wish to
 25 speak on this matter, please note that the

1 Planning Board bases its decisions on the
 2 approval conditions and exceptions described in
 3 Section 2-7.2 of the Escambia County Land
 4 Development Code. If we could please bring
 5 those up on the screen, the approval conditions.
 6 During our deliberations, the Planning
 7 Board does not consider general statements of
 8 support or opposition. Accordingly, please
 9 limit your testimony to one of the conditions
 10 shown on the board included in Section 2-7.2.
 11 Also please note that only those
 12 individuals who are present today can give
 13 testimony on the record before the Planning
 14 Board and will be allowed to speak at the
 15 subsequent hearing before the BCC.
 16 Toni Pettigrew.
 17 Good morning, ma'am. If you'll please be
 18 sworn in, and then state your name and address
 19 for the record.
 20 (Toni Pettigrew was duly sworn.)
 21 MS. PETTIGREW: Toni Pettigrew, 6220
 22 Confederate Drive.
 23 Can y'all hear me?
 24 I'm a concerned owner, homeowner. I've
 25 been in my home for 12 years. We've made a lot

1 of improvements, as all of our neighbors have,
 2 and so I . . . this is my first time doing this
 3 kind of thing, but I did some research, so I
 4 made a little list. And I'll read it to you, if
 5 that's okay.
 6 After consulting with the Escambia
 7 Property Appraiser, the Escambia Transportation
 8 and Traffic Operations and the Florida DOT, I
 9 have come to these conclusions for denying the
 10 rezoning of Hilburn Road Case Z-2016-13:
 11 One, property value impacts. Some renters
 12 are not as careful maintaining property as most
 13 homeowners are, due to lack of pride of
 14 ownership.
 15 Number two, nuisance-based impact.
 16 Rezoning would adversely impact the quality of
 17 life in the Oakfield Acres area, with increased
 18 traffic which could potentially cause more
 19 accidents.
 20 Other problems would include increased
 21 noise, lights, fumes, and pollution. Flooding
 22 is already an issue on Burgess Road.
 23 Cutting down more trees to make way for
 24 more developments would increase potential for
 25 more flooding.

1 Last but not least, the intrusion of
 2 nonresidential uses. Approval of this proposal
 3 would open the door for increased unknown
 4 commercial activity.
 5 This is my retirement home. I'm 71. My
 6 husband is 73. I speak for other neighbors.
 7 One lady is 89. She's been in her home 60
 8 years. She's widowed now. She's raised four
 9 kids there.
 10 The general consensus of my neighbors is
 11 that they do not want this rezoning to occur,
 12 mainly because we do not know what's going to
 13 happen next week, next year, two years from now.
 14 And I am aware of the big, major plans
 15 that is in play. I did speak to Rick Branton,
 16 the project manager for this number 218429, and
 17 he informed me that the planning has been done
 18 and completed, but no permits have been drawn.
 19 Nothing has gone past that.
 20 And this has been like over a ten-year
 21 period as well, you know, so he said the
 22 stopping of the rezoning of this area would not
 23 affect this major development. And he also
 24 stated that there's no money right now to go
 25 forward with this major development.

1 So I rest my case. I hope y'all
 2 understand that there's plenty of people who
 3 couldn't be here today because they're either
 4 elderly or they're working and they're trying to
 5 get their kids through high school and college.
 6 So thank you for your consideration and
 7 your time.
 8 THE CHAIRMAN: Thank you, Ms. Pettigrew.
 9 At this time I'd like to just -- Horace,
 10 if you would just maybe address what happens
 11 through the DRC process if the rezoning is
 12 recommended for approval again.
 13 MR. JONES: Yes, sir.
 14 THE CHAIRMAN: Because some of the things
 15 that Ms. Pettigrew brought up are caught in that
 16 process, so if you would.
 17 MR. JONES: Absolutely. Absolutely.
 18 Again, we do want to thank her for coming and
 19 speaking to address her concerns, yet with the
 20 understanding that if the Planning Board does
 21 recommend for this to be approved, and the BCC
 22 approves of this, there's another process for
 23 development that must occur.
 24 At that time we will be looking at the
 25 stormwater requirements. We'll be looking at

1 the flood zone area. We'll be looking at
 2 traffic. We'll be looking at roadway
 3 connections, all of those things. That is
 4 called the site plan review process.
 5 And once they submit -- if it is approved,
 6 a plan, we will be looking at it to make sure
 7 that that project complies with all of the Land
 8 Development Code requirements and any other --
 9 and any other regulations concerning Escambia
 10 County.
 11 As I said, stormwater, wetlands, traffic,
 12 any -- any of those things that we were --
 13 flooding. We would definitely be looking at
 14 those areas to make sure that the project meets
 15 all the regulations. So this is just the
 16 first -- this is the 30,000 foot level at
 17 this -- at this point in time.
 18 THE CHAIRMAN: Okay. And I think -- I
 19 know this is all very confusing. It confuses me
 20 sometimes.
 21 These criteria that are on the board are
 22 all that we are allowed to consider when it
 23 comes to a rezoning request.
 24 And not saying that the Board's not going
 25 to change its mind, but at the last hearing, all

1 of these criteria were met, and that is why the
 2 Board recommended approval.
 3 Like Mr. Jones said, there are other
 4 things that concern you, the traffic, and the
 5 water flows, and other things like that.
 6 They're not part of this process.
 7 They're part of another public process,
 8 which you have access to as well. So I just
 9 want to make sure you understand. We are
 10 actually not supposed to consider what project
 11 may go there.
 12 We have to consider any project that would
 13 be legally allowed on the property, so I just
 14 want to make that clear because I know it's
 15 very, very confusing, but this is kind of our
 16 Bible that's on the board right now. This is
 17 what we have to consider.
 18 And if it meets all of these criteria,
 19 then, you know, typically it will be recommended
 20 for approval.
 21 So I know it's confusing, so . . .
 22 Okay. Our next speaker is John Pettigrew.
 23 MS. PETTIGREW: I speak for my husband
 24 John. He had a prior.
 25 THE CHAIRMAN: No, ma'am. We can't do

1 that, unfortunately.
 2 MS. PETTIGREW: Okay.
 3 THE CHAIRMAN: He has to be here present
 4 to do that.
 5 MS. PETTIGREW: He was going to agree
 6 anyway.
 7 THE CHAIRMAN: Okay. Okay.
 8 Rhonda Robinson.
 9 Good morning, ma'am. We'll have you sworn
 10 in, and then state your name and address for the
 11 record, please.
 12 (Rhonda Robinson was duly sworn.)
 13 MS. ROBINSON: I'm to give you or the
 14 Board my name?
 15 THE COURT REPORTER: Just state it.
 16 MS. ROBINSON: Rhonda Robinson. My
 17 address is 697 Shilo Drive, which is directly
 18 off of Hilburn and Bridgewood Estates.
 19 I understand from Mr. Jones, I was one of
 20 the two that wanted to speak at the
 21 Commissioner's meeting. I was not aware that
 22 you have to speak here first in order to voice
 23 your concerns.
 24 I do understand the criteria. I just
 25 wanted to speak on record that I will be at the

1 Commissioner's office -- meeting because my
 2 concerns, too, do not meet this criteria, but I
 3 do have concerns as to what's going to be put
 4 there.
 5 I have questions that I understand don't
 6 fall into this criteria, but I have to publicly
 7 speak here in order to be able to voice my
 8 concerns at the Commissioner's meeting.
 9 Am I understanding that correctly?
 10 THE CHAIRMAN: Yeah. And sometimes, if
 11 your concerns are about what's going to go
 12 there, it may be compatible with surrounding
 13 uses. You may feel like it's not compatible
 14 with, you know, commercial next to a
 15 residential, or something.
 16 MS. ROBINSON: And as a Realtor that's
 17 representing Buddy, spoke to Dr. Scamanachi
 18 (phonetic) for me.
 19 And basically I didn't get an answer
 20 because from -- and tell me if I'm
 21 understanding. I've spoken to a couple of
 22 people in the Zoning Department.
 23 Legally they don't have to tell us what's
 24 going to go there. There's like -- if there's a
 25 zone A, B, C, it may be a Motel 6, if it says

1 hotel lodging, or it could be a Hilton Hotel.
 2 They don't legally have to say, "This is going
 3 to be this type of hotel" or "This is going to
 4 be a four-star hotel, one star." Am I
 5 understanding that correctly?
 6 THE CHAIRMAN: Horace, does that come out
 7 in the DRC process?
 8 MR. JONES: That comes -- that comes out
 9 during the site plan review process. And I
 10 strongly suggest that if you have your concerns,
 11 that you state your concerns here because, yes,
 12 ma'am --
 13 MS. ROBINSON: Okay.
 14 MR. JONES: -- because if you do not state
 15 them here, this transcript goes up before the
 16 BCC.
 17 MS. ROBINSON: Okay.
 18 MR. JONES: And Ms. Rodgers, who is the
 19 county attorney, if -- if you make any new
 20 testimony, it -- it will not be -- she's not
 21 going to let that go forward, so please state
 22 your concern here.
 23 MS. ROBINSON: Okay.
 24 MR. JONES: But to address, yes, what
 25 that -- if it is going to commercial, they --

1 they are -- there are currently -- there are
 2 many intense uses with commercial, no doubt.
 3 However, when you look at the size of the
 4 lot . . .
 5 MS. ROBINSON: You can't really see it
 6 from Hilburn --
 7 MR. JONES: Right. Right.
 8 MS. ROBINSON: -- and we're on Shilo,
 9 so --
 10 MR. JONES: Right. Right. Right.
 11 But look at the size of the lot. And it's
 12 going to be constrained on what can go there,
 13 because we have to look at parking, which is a
 14 requirement. They gotta maintain their own
 15 stormwater.
 16 So all of those things, whatever's
 17 approved, they gotta come back through my
 18 department. And the requirements are very, very
 19 stringent.
 20 MS. ROBINSON: Okay.
 21 MR. JONES: So -- so -- so -- so it's only
 22 so much they can do with that size of a parcel.
 23 It's very constrained.
 24 MS. ROBINSON: Okay. Sorry --
 25 MR. JONES: The location criteria. We

1 have to look at all that.
 2 MS. ROBINSON: Okay. So my concerns
 3 are -- and I'm the homeowner's association for
 4 my subdivision -- I would like to know what can
 5 go there, if they can be a little bit more
 6 specific.
 7 And we are having major issues with
 8 Burgess Road as of now. And I want to know the
 9 impact on the traffic. Are they going to be
 10 able to go in and out of Hilburn or is there a
 11 way that you can go in Hilburn and still come
 12 out onto Burgess?
 13 MR. JONES: As far -- as far as the
 14 traffic, again with the traffic, we -- we -- we
 15 have transportation people that -- as a matter
 16 of fact, Mr. Davis, he -- he -- he is the
 17 division manager for that area.
 18 We have staff that sits on the site plan
 19 review project, and we're going to make sure
 20 that they read all the standards, so it's
 21 really, really too early for us without a site
 22 plan, for us to know about the traffic impacts.
 23 MS. ROBINSON: Okay.
 24 MR. JONES: But that definitely will be
 25 looked at and addressed, if it is approved going

1 forward.
 2 MS. ROBINSON: Okay. So I guess in a
 3 nutshell my -- my own concern -- I'm not for or
 4 against -- I just don't feel like as a resident
 5 we have enough information as to what's going to
 6 be located in our community.
 7 So if I had to state the reason that I'm
 8 here today, it's to not get a vague answer of,
 9 it may be this, it may be that. I want to know
 10 what's in my neighborhood, so that would be my
 11 only thing.
 12 MR. JONES: And -- and -- and once -- and
 13 once, if it is approved -- I'll go back to
 14 that -- there would be -- there would be a
 15 preapplication meeting. It's all public record.
 16 If you see any type of signs, you contact me
 17 immediately.
 18 MS. ROBINSON: Okay.
 19 MR. JONES: You watch. You stay. You're
 20 stay -- you're a homeowner, which you will
 21 contact the Commission office and I'll be glad
 22 to -- you come and you can take a look at all of
 23 the plans --
 24 MS. ROBINSON: Okay.
 25 MR. JONES: -- all of the designs and

1 everything, because all of those is public. All
 2 of that is public information.
 3 MS. ROBINSON: All right. That's all I
 4 wanted to state. That was my reason for being
 5 here
 6 THE CHAIRMAN: Well, and the staff here is
 7 very good, and they read my mind.
 8 On the Board that we have up there now is
 9 a list of permitted uses within a commercial
 10 district. Okay?
 11 And as I said, we as the Planning Board,
 12 we don't consider any specific, whether it's a
 13 hotel, whatever. Anything that's listed here
 14 would be permitted in that approved district.
 15 Okay.
 16 Now, like Mr. Jones has already said, they
 17 have to go through a lot more steps before they
 18 start -- turning shovels. They have to go to
 19 the DRC, which includes the traffic and the
 20 wetlands and the stormwater. There's a lot.
 21 Emergency access, all kinds of things that go
 22 through that, but -- and it is kind of almost
 23 like the chicken before the egg. We have to
 24 approve something without knowing what's going
 25 there either.

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1 MS. ROBINSON: Gotcha.
 2 THE CHAIRMAN: So we have to go back to
 3 this list and say, "Okay. Are these appropriate
 4 uses, any one of them?"
 5 MS. ROBINSON: Okay.
 6 THE CHAIRMAN: Okay. And that keeps us
 7 from having any kind of, you know, conception of
 8 what it may be ahead of time when we're making
 9 our decision.
 10 So I know it's confusing, but a lot of
 11 times we want to know what's going there, too,
 12 but we're legally not allowed to even ask that
 13 of the applicant.
 14 MS. ROBINSON: Okay.
 15 THE CHAIRMAN: You know. So does that
 16 make sense?
 17 MS. ROBINSON: It does.
 18 THE CHAIRMAN: I know it's still
 19 confusing, but . . .
 20 MS. ROBINSON: Now, I have one last
 21 question.
 22 THE CHAIRMAN: Yes.
 23 MS. ROBINSON: Do I have to stay for the
 24 second part? Like with the first case you did,
 25 like the first part. I'm learning all of this.

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1 what's happening right then? Because one of
 2 them is going to become a high school again in
 3 probably 2018, 2019. And will be more traffic
 4 because it's going to be West Florida, where
 5 most of the students are in their own vehicles,
 6 or -- so I just wondered about that.
 7 MR. JONES: And David -- David can talk
 8 more on that.
 9 We will be looking at that specific
 10 project, but definitely, if there's a long-term
 11 plan at transportation, I believe David will
 12 talk to you about long-term projects, if you
 13 know how it will impact a school that may come
 14 in that area, how that's going to impact that
 15 little roadway connection off of Burgess.
 16 MR. FORTE: David Forte, Division Manager,
 17 Escambia County Public Works.
 18 It really -- obviously, as Mr. Briske
 19 mentioned, that's more of a DRC type review.
 20 We do look at the applications from a --
 21 from a long-term, how it may impact some
 22 programmed projects that DOT or the county have
 23 programmed.
 24 There actually is a program project. I
 25 believe we mentioned it in our memo to the -- to

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1 THE CHAIRMAN: No. That was a
 2 different --
 3 MS. ROBINSON: Oh. I'm a teacher, and
 4 I've got to get back to my classroom. I've got
 5 a temporary sub in my classroom, so I just
 6 wanted to make sure I didn't have to stay for
 7 anything else. That was it.
 8 THE CHAIRMAN: No. You're on the record
 9 now.
 10 MS. ROBINSON: Okay.
 11 THE CHAIRMAN: You'll be allowed to speak
 12 at the Board of County Commissioners.
 13 MS. ROBINSON: Okay.
 14 THE CHAIRMAN: Regardless of what the
 15 Board recommends, you'll still have that right
 16 at this time.
 17 MS. ROBINSON: Okay. Okay. All right.
 18 Thank you, guys, very much.
 19 THE CHAIRMAN: Thank you. All right.
 20 Okay.
 21 MS. HIGHTOWER: Mr. Chair, could I ask a
 22 question of Mr. Jones?
 23 THE CHAIRMAN: Mm-hmm.
 24 MS. HIGHTOWER: When you do the -- when
 25 they do the transportation analysis, is it only

Page 24

1 the Board, that there's going to be a -- DOT
 2 will be widening and actually creating a new
 3 roadway, essentially a connection from Burgess
 4 and Creighton -- I believe it's actually on the
 5 map you saw showed the zoning, that white area.
 6 Just to the north of it. That's the
 7 actual -- that's DOT right-of-way, and they --
 8 they -- they do intend to extend that all the
 9 way down, have a four-lane from essentially
 10 Hilburn all the way back to US29. And that also
 11 will help the traffic flow for the new school,
 12 so yes, ma'am.
 13 MR. JONES: Thank you, David.
 14 THE CHAIRMAN: All right.
 15 Dan Wendleton.
 16 (Dan Wendleton was duly sworn.)
 17 THE CHAIRMAN: Good morning, sir. We'll
 18 have you sworn in, and then your name and
 19 address for the record, please.
 20 MR. WENDLETON: Wendleton. Dan Wendleton.
 21 And I live at 6253 Appomattox Drive.
 22 THE CHAIRMAN: Thank you, sir. Go ahead.
 23 MR. WENDLETON: Okay. I live
 24 approximately three-quarters of a mile from the
 25 tract in question here.

Page 25

1 And I -- my wife and I make use of the
 2 local convenience store.
 3 So my particular interest at this point is
 4 that this area here is not, I don't think,
 5 really suitable for further residential
 6 development on that particular tract or the
 7 adjacent ones, but I do believe it would be a
 8 good place for suitable business, retail or
 9 other use. So just like to say that I believe I
 10 would want to see the change approved.
 11 THE CHAIRMAN: Okay. Thank you.
 12 All right. That's the last person that
 13 has signed up to speak.
 14 Is there anyone else in the public here
 15 that wants to speak on this matter before we
 16 close public comment portion?
 17 (No response.)
 18 THE CHAIRMAN: All right. Hearing none, I
 19 will hereby closing the public comment portion
 20 of the meeting.
 21 Mr. Page, would you like to address
 22 anything or add anything?
 23 MR. PAGE: Nothing new, Mr. Chairman.
 24 THE CHAIRMAN: Okay. Staff, do we have
 25 anything else to present, other than the

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1 findings of fact that were presented and
 2 previously voted on?
 3 (No response.)
 4 THE CHAIRMAN: Okay. And the background
 5 on this was that it was presented to this Board,
 6 recommended for approval to the Board of County
 7 Commission, and then the issue that some members
 8 of the public hadn't spoken came up. Okay.
 9 Nothing has changed since that time.
 10 MS. CRAWFORD: And just for clarity of the
 11 record, I would suggest that you adopt and
 12 introduce all that prior testimony and evidence
 13 again into this hearing so that if the citizens
 14 who spoke at the first time also want to come to
 15 the next PTC meeting, they wouldn't face the
 16 same challenge, and then there wouldn't be a
 17 question that only the three that spoke here
 18 today would be allowed.
 19 So just out of an abundance of caution. I
 20 don't know that it's necessary, but I don't
 21 think it would hurt for you to do that.
 22 THE CHAIRMAN: Okay. So Board members, if
 23 you're going to make a motion, let that include
 24 the prior record from the previous meeting and
 25 all of the evidence and transcript and

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1 everything that came from that prior meeting.
 2 Chair will entertain a motion or
 3 discussion.
 4 MR. RUSHING: I'd like to make a motion to
 5 approve the 2016-13, along with all previous
 6 testimony as part of the fact -- findings of
 7 fact, and therefore I'd move to approve this --
 8 this rezoning.
 9 THE CHAIRMAN: All right. We have a
 10 motion, including all of the previous documents,
 11 exhibits and evidence, and speakers, and
 12 everything else.
 13 Do we have a second?
 14 MR. HOWARD: Second.
 15 THE CHAIRMAN: Thank you, sir.
 16 Any further discussion?
 17 (No response.)
 18 THE CHAIRMAN: All those in favor say
 19 "aye."
 20 (Chorus of "ayes.")
 21 THE CHAIRMAN: Opposed?
 22 (No response.)
 23 THE CHAIRMAN: All right. Motion carries,
 24 so it will be sent back to the Board of County
 25 Commission for their approval again as

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1 recommended.
 2 (Hearing concluded.)
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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

I, DAVID A. DEIK, CP, CPE, Professional Court Reporter, certify that I was authorized to and did stenographically report the foregoing Planning Board proceedings; and that the transcript is a true record of the proceedings contained herein.

I further certify that I am not a relative, employee, attorney, or counsel to any of the parties, nor am I a relative or employee of any of the parties' attorney or counsel connected with the action, nor am I financially interested in the action.

DAVID A. DEIK, CP, CPE
Professional Court Reporter

Planning Board-Rezoning

7. B.

Meeting Date: 02/07/2017
CASE : Z-2016-13
APPLICANT: Wiley C. "Buddy" Page, Agent for Shaun Romero,
Owner
ADDRESS: 6013 Hilburn Road
PROPERTY REF. NO.: 29-1S-30-1504-000-000
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Oakfield
BCC MEETING DATE: 03/02/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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 maximum residential density is 25 dwelling units per acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services. The property **would promote** good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas.

Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

- (1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.
- (2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

- a. Any intrusion into a recorded subdivision is limited to a corner lot.
- b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The applicant did not provide a compatibility analysis.

The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff: Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

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 MDR, HDR, and Com. These uses include vacant commercial, existing commercial, and single and multi-family residence in the area.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. Staff found case Z-2004-42 at 190 Creighton Road, approved 12/09/2004 for rezoning from R-4 to C-1. Staff also found case Z-2005-58 at 473 Allen Court, approved 01/05/2006 for rezoning from R-4 to C-1.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The site is surrounded by Com zoning to the north and east of the subject property. The approval of the rezoning will contribute to the establishment of Commercial uses that would compliment the other Commercial zoned properties in the area.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any 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.

Attachments

Z-2016-13

ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING

Case #: Z-2016-13
Applicant: Wiley C. "Buddy" Page, Agent for Shaun
Romero, Owner
Address: 6013 Hillburn Road
Property 1.52 (+/-) acres
Size:
From: HDR, High Density Residential district (18
du/acre)
To: Com, Commercial district (25 du/acre,
lodging unit density not limited by zoning)

A public hearing was held in the
above-styled cause before the Escambia County Planning
Board on the 6th day of December 2016, commencing at
11:30 a.m., at the Escambia County Central Office
Complex, 3363 West Park Place, Room 104, Pensacola,
Florida, reported by David A. Deik, CP, CPE,
Professional Reporter.

- 1 PLANNING BOARD
- 2
- 3 BOARD MEMBERS PRESENT:
- 4 WAYNE BRISKE
- 5 Chair
- 6
- 7 TIM TATE
- 8 Vice Chair
- 9 REID RUSHING
- 10 At-Large
- 11
- 12 JAY INGWELL
- 13 District 1
- 14 EDWIN HOWARD
- 15 At-Large
- 16
- 17 TIMOTHY PYLE
- 18 District 2
- 19 PATTY HIGHTOWER
- 20 School Board
- 21
- 22 STEPHANIE ORAM
- 23 Navy
- 24
- 25 PLANNING BOARD STAFF:
- 26 Meredith Crawford, Esq.
- 27 Assistant County Attorney
- 28 Horace Jones, Director
- 29 Caleb MacCartee
- 30 John Fisher
- 31 Kayla Meador
- 32
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1 PROCEEDINGS

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3 THE CHAIRPERSON: All right. Our next

4 case is 2016-13, Buddy Page, agent for Shaun

5 Romero, owner, 6013 Hillburn Road, 1.52 acres

6 from HDR, high density residential to commercial

7 district.

8 On this case, members of the board, has

9 there been any ex parte communication? Have you

10 visited the site? Have you had any discussions

11 with the applicant, agents, attorneys,

12 witnesses, Planning Board members, or anyone

13 from the general public? Also ask if you were a

14 business, relative or associate of any of the

15 parties.

16 And starting with Ms. Oram.

17 MS. ORAM: No to all.

18 MS. HIGHTOWER: No to all.

19 MR. PYLE: No to all. Familiar with the

20 site.

21 THE CHAIRPERSON: Mr. Howard, I believe

22 you have to leave the meeting now?

23 MR. HOWARD: I do, yes, sir.

24 THE CHAIRPERSON: Okay. So he's going to

25 be leaving for this hearing, so he will not be

Page 5

1 participating in this one.
 2 (Mr. Howard left the meeting.)
 3 THE CHAIRPERSON: The Chairman has no ex
 4 parte communication.
 5 MR. TATE: No ex parte communication.
 6 MR. INGWELL: No to all.
 7 MR. RUSHING: And no to all.
 8 THE CHAIRPERSON: All right. Thank you.
 9 Staff, was notice published to all
 10 interested parties?
 11 MS. CRAWFORD: Yes, sir.
 12 THE CHAIRPERSON: Okay. And was it
 13 properly posted on the subject property?
 14 MS. CRAWFORD: Yes, sir.
 15 THE CHAIRPERSON: All right. Thank you.
 16 Mr. Page, any objection to the pictures
 17 and everything?
 18 MR. PAGE: No.
 19 THE CHAIRPERSON: Okay. Let's go with the
 20 maps and photography.
 21 MR. MacCARTEE: Caleb MacCartee, urban
 22 planner for the county.
 23 We are -- Location map showing the subject
 24 parcel. Here is our 500-foot zoning map, our
 25 future land use map, FLU, existing land use,

Page 6

1 aerial photography of the site.
 2 Also located in Oak Hill Community
 3 Redevelopment Agency overlay. Here's our notice
 4 of public hearing. Looking onto the site,
 5 looking northwest from the site.
 6 And here is the intersection at Creighton
 7 along Hillburn Road looking north. This is
 8 looking east from the site across Hillburn,
 9 looking southeast from the site across Hillburn,
 10 and looking south along Hillburn.
 11 MR. TATE: I have a matter for the record,
 12 just as a point of fact. Oak Hill Redevelopment
 13 site. Is that the proposed Oak Hill
 14 Redevelopment?
 15 MR. MacCARTEE: It is a district, but
 16 there's no performance standards for that right
 17 now. It's undefined.
 18 MR. TATE: Okay.
 19 MR. MacCARTEE: Here's our 2500-foot
 20 radius map from Escambia County Property
 21 Appraisers, and our mailing list.
 22 And that concludes the slide and
 23 photographs for this case.
 24 THE CHAIRPERSON: Okay. Any questions on
 25 the maps or photography?

Page 7

1 (No response.)
 2 THE CHAIRPERSON: Okay, Mr. Page.
 3 You were previously sworn in. Please
 4 state your name and address for the record on
 5 this case.
 6 ---
 7 BUDDY PAGE
 8 previously duly sworn, was examined and
 9 testified further as follows:
 10 ---
 11 MR. PAGE: Mr. Chairman, Buddy Page, 5337
 12 Hamilton Lane, Pace, Florida.
 13 THE CHAIRPERSON: Sir, on this case, have
 14 you received the hearing package and the
 15 findings of fact?
 16 MR. PAGE: I have.
 17 THE CHAIRPERSON: And do you understand
 18 that you have the burden of providing
 19 substantial competent evidence that this
 20 proposed rezoning is consistent with the comp
 21 plan and furthers the goals and objectives and
 22 policies of that plan, and is not in conflict
 23 with any portion of the Land Development Code?
 24 MR. PAGE: I do.
 25 THE CHAIRPERSON: Yes, sir. Go ahead,

Page 8

1 please.
 2 MR. PAGE: Mr. Chairman, this application
 3 seeks to change the referenced parcel of
 4 property over to a commercial classification,
 5 basically to match the commercial that's located
 6 and zoned to the east and the parcel to the
 7 north.
 8 I've gone through the staff's findings of
 9 fact. We could adopt all of those as our own.
 10 And for public clarification, on the location
 11 criteria, the findings for that initially from
 12 the staff states that the proposed amendment is
 13 not consistent with the intent and purpose. The
 14 applicant did not provide a compatibility
 15 analysis. It picks out one of those criteria in
 16 order to make it compliant.
 17 That certainly was an error, Mr. Chairman.
 18 I have those two pages with me. I previously
 19 submitted those to the staff for their review.
 20 And basically, it's an aerial photograph showing
 21 the distance from the site to the westernmost --
 22 southwesterly most corner of the University
 23 Plaza campus, if you will, of being less than
 24 the quarter mile.
 25 And I've also attached with that a copy of

Page 9

1 the FDO traffic counts in that area, measured in
 2 April 1964, which shows the capacity or the
 3 counts in that general area of 9500 vehicles per
 4 day.
 5 So Mr. Chairman, if I could submit these
 6 to the board for the board's consideration. As
 7 I indicated, we had previously submitted the
 8 corrected copy of that to staff.
 9 THE CHAIRPERSON: Mr. Page, did you say
 10 1964? I believe?
 11 MR. PAGE: '64?
 12 THE CHAIRPERSON: Yeah.
 13 MS. CRAWFORD: I heard '64.
 14 MR. PAGE: Yeah. Where did I get that
 15 from? I'm not sure, but . . .
 16 The traffic count was in April of 2014.
 17 THE CHAIRPERSON: Okay.
 18 MR. PAGE: Like to update that just
 19 slightly.
 20 THE CHAIRPERSON: I don't know if we could
 21 use that one.
 22 MR. PYLE: Do we need a motion to submit
 23 those for the record?
 24 MR. TATE: Let me ask. He's indicated he
 25 submitted to staff. Were they in the packet

Page 10

1 that we received?
 2 MR. MacCARTEE: They were not in the
 3 packet originally, but they were submitted as a
 4 late edition. And we reviewed them. So they
 5 were not submitted in the initial application
 6 package. And there's not --
 7 MR. TATE: Not in our package. We would
 8 need to accept them.
 9 THE CHAIRPERSON: Right. Okay.
 10 Based on your review of them, though, will
 11 that then meet the requirement for that
 12 criteria?
 13 MR. MacCARTEE: Yes. Even with the
 14 information that we reviewed that Mr. Page had
 15 submitted with his documentation, it appears
 16 those are traffic count numbers.
 17 In addition, to meet the location
 18 criteria, we would say that Hillburn and the
 19 intersection of Burgess would meet the
 20 locational criteria for the rezoning.
 21 THE CHAIRPERSON: Okay.
 22 MR. MacCARTEE: So it was said it was not
 23 consistent prior to the applicant relying on
 24 that compatibility analysis, but it wasn't
 25 actually submitted.

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1 THE CHAIRPERSON: Okay.
 2 MR. MacCARTEE: That was submitted. We
 3 reviewed it. And either way, it will meet that
 4 criteria.
 5 THE CHAIRPERSON: Okay. So upon accepting
 6 this into evidence, the staff can change their
 7 findings, then?
 8 MR. MacCARTEE: Okay.
 9 THE CHAIRPERSON: All right. Mr. Page,
 10 would you describe exactly what the documents
 11 are that you have and where they came from,
 12 please?
 13 MR. PAGE: Mr. Chairman, the documents
 14 consist of two pages. One is an aerial
 15 photograph taken from Google maps, basically
 16 measuring the distance from the northeasterly
 17 corner of the property to the southwesterly
 18 corner of the university property.
 19 It's showing on here 1336 feet, only
 20 because when you barely move the mouse, the feet
 21 jump so high and low, it was difficult for me to
 22 get it in there.
 23 But if you take a look at the aerial,
 24 which is page one, you could deduce from this
 25 that the distance would probably be around 1100

Page 12

1 feet or so.
 2 Page number two is taken from the FDOT
 3 traffic counts for Escambia County. And it has
 4 a number of counter sites located down on the
 5 left-hand side. And the one we're relying on is
 6 counter number 5182, Burgess Road, showing
 7 direction one east of 4700 trips per day, west
 8 4800 trips per day, total of about 9500.
 9 There was another map, just to give you an
 10 idea of what the 90 --
 11 THE CHAIRPERSON: Let's stay on this one
 12 for just a second --
 13 MR. PAGE: Okay.
 14 THE CHAIRPERSON: -- so I can get it
 15 brought into evidence before we go to the other
 16 map.
 17 MR. PAGE: Sure.
 18 THE CHAIRPERSON: What is the source of
 19 where you pulled this map from, Mr. Page?
 20 MR. PAGE: The actual chart itself came
 21 from the FDOT 2015 average annual daily traffic
 22 count report for district.
 23 THE CHAIRPERSON: You personally pulled
 24 that on your computer, and --
 25 MR. PAGE: I did.

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1 THE CHAIRPERSON: -- printed it out?
 2 MR. PAGE: I did.
 3 THE CHAIRPERSON: Okay. All right.
 4 MR. JONES: Mr. Chairman, I think Caleb
 5 stated that he -- he presented this to traffic
 6 engineer.
 7 Since we are not the experts on -- on
 8 those type of documents, I would like for Mr.
 9 Tommy Brown, who normally looks at these reports
 10 to validate that that is a -- that that was his
 11 reviewing. I don't want to say it is or isn't.
 12 Typical, generally speaking.
 13 THE CHAIRPERSON: Okay. Let's validate
 14 that, and then we'll have the board make a
 15 motion to accept it into evidence.
 16 MR. BROWN: Good morning, sir.
 17 THE CHAIRPERSON: Your name and position.
 18 MR. BROWN: Tommy Brown, transportation
 19 planner with Escambia County Transportation and
 20 Traffic Operation.
 21 THE CHAIRPERSON: All right. You are
 22 previously sworn in, so you're still under oath.
 23 MR. BROWN: Yes, sir.
 24
 25

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1 evidence, did you say that the staff is going to
 2 amend their findings so that it is consistent?
 3 MR. MacCARTEE: Yes.
 4 THE CHAIRPERSON: Okay. So we now have
 5 all the criteria are consistent; is that
 6 correct?
 7 MR. MacCARTEE: Yes.
 8 THE CHAIRPERSON: Okay. All right. Go
 9 ahead, Mr. Page. You had another document you
 10 wanted to --
 11 MR. PAGE: Mr. Chairman, only if there
 12 were any questions regarding that, I did have
 13 one other document that had some additional
 14 counts on it, but I think at this point it's
 15 probably moot.
 16 THE CHAIRPERSON: It will be accepted in.
 17 And they're going to amend the findings.
 18 MR. PAGE: There's no need to.
 19 THE CHAIRPERSON: Okay.
 20 MR. PAGE: Tbat's all.
 21 THE CHAIRPERSON: Anything else?
 22 MR. MacCARTEE: We would just like to go
 23 on the record that staff is going to amend their
 24 findings for the criteria for the Land
 25 Development Code to say that it is consistent.

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1 ---
 2 TOMMY BROWN
 3 previously sworn, was examined and testified
 4 further as follows:
 5 ---
 6 MR. BROWN: Yeah, I saw these this
 7 morning. And I do recognize them as official
 8 counts from FDOT. This is what we use when we
 9 do any kind of operations assessment, so, yes.
 10 THE CHAIRPERSON: Okay. Thank you, sir.
 11 All right. Thank you.
 12 Chair will entertain motion to accept Mr.
 13 Page's documents as presented into evidence.
 14 MR. TATE: Move to accept.
 15 THE CHAIRPERSON: Mr. Tate, thank you.
 16 MR. PYLE: Second.
 17 THE CHAIRPERSON: Second, Mr. Pyle.
 18 Any further discussion on this?
 19 (No response.)
 20 THE CHAIRPERSON: All those in favor say
 21 "aye."
 22 (Chorus of ayes.)
 23 THE CHAIRPERSON: Please label them as
 24 Applicant's Exhibit 1.
 25 All right. Now that we have that into

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1 THE CHAIRPERSON: Okay. Thank you, sir.
 2 MR. PAGE: Mr. Chairman, hearing that,
 3 then, we would again suggest that the applicant
 4 here would accept all of the findings of fact
 5 from the staff as amended this morning.
 6 THE CHAIRPERSON: All right. Thank you,
 7 sir.
 8 Don't have anyone signed up to speak, but
 9 I will ask: Is there anyone from the public
 10 that wants to speak on this case?
 11 (No response.)
 12 THE CHAIRPERSON: Okay. Hearing none,
 13 then we will close the public comment portion of
 14 the meeting.
 15 Board members, sometimes when we have all
 16 the criteria met, we accept the staff's
 17 findings. We can do that in this case, if you'd
 18 like to move forward.
 19 MR. PYLE: I will move.
 20 THE CHAIRPERSON: The Chair will entertain
 21 a motion.
 22 MR. PYLE: I will move we proceed with
 23 Z-2016-13 staff findings for approval.
 24 THE CHAIRPERSON: For approval?
 25 MR. PYLE: Yes, sir.

1 THE CHAIRPERSON: All right. Thank you,
 2 sir.
 3 THE CHAIRPERSON: Second, as amended;
 4 correct?
 5 MR. TATE: Yes, second.
 6 THE CHAIRPERSON: Seconded.
 7 Any further discussion?
 8 (No response.)
 9 THE CHAIRPERSON: All those in favor, say
 10 "aye."
 11 (Chorus of ayes.)
 12 THE CHAIRPERSON: Opposed?
 13 (No response.)
 14 THE CHAIRPERSON: All right. Motion
 15 carried. All right. Thank you, Mr. Page.
 16 (Hearing concluded at 11:36 a.m.)
 17
 18
 19
 20
 21
 22
 23
 24
 25

1
 2
 3 CERTIFICATE OF REPORTER
 4
 5
 6 STATE OF FLORIDA)
 7)
 8 COUNTY OF ESCAMBIA)
 9
 10 I, DAVID A. DEIK, CP, CPE, Professional Court
 11 Reporter, certify that I was authorized to and did
 12 stenographically report the foregoing Escambia County
 13 Planning Board proceedings; and that the transcript is a
 14 true record of the proceedings contained herein.
 15 I further certify that I am not a relative,
 16 employee, attorney, or counsel to any of the parties,
 17 nor am I a relative or employee of any of the parties'
 18 attorney or counsel connected with the action, nor am I
 19 financially interested in the action.
 20
 21
 22
 23 s/ David A. Deik
 24 _____
 25 DAVID A. DEIK, CP, CPE
 Professional Court Reporter

Planning Board-Rezoning

7. D.

Meeting Date: 12/06/2016

CASE : Z-2016-13

APPLICANT: Wiley C. "Buddy" Page, Agent for Shaun Romero,
Owner

ADDRESS: 6013 Hilburn Road

PROPERTY REF. NO.: 29-1S-30-1504-000-000

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

DISTRICT: 3

OVERLAY DISTRICT: Oakfield

BCC MEETING DATE: 01/05/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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 maximum residential density is 25 dwelling units per acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services. The property **would promote** good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas.

Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

- a. Any intrusion into a recorded subdivision is limited to a corner lot.
- b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses.

Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The applicant did not provide a compatibility analysis.

The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff: Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

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 MDR, HDR, and Com. These uses include vacant commercial, existing commercial, and single and multi-family residence in the area.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. Staff found case Z-2004-42 at 190 Creighton Road, approved 12/09/2004 for rezoning from R-4 to C-1. Staff also found case Z-2005-58 at 473 Allen Court, approved 01/05/2006 for rezoning from R-4 to C-1.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The site is surrounded by Com zoning to the north and east of the subject property. The approval of the rezoning will contribute to the establishment of Commercial uses that would compliment the other Commercial zoned properties in the area.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

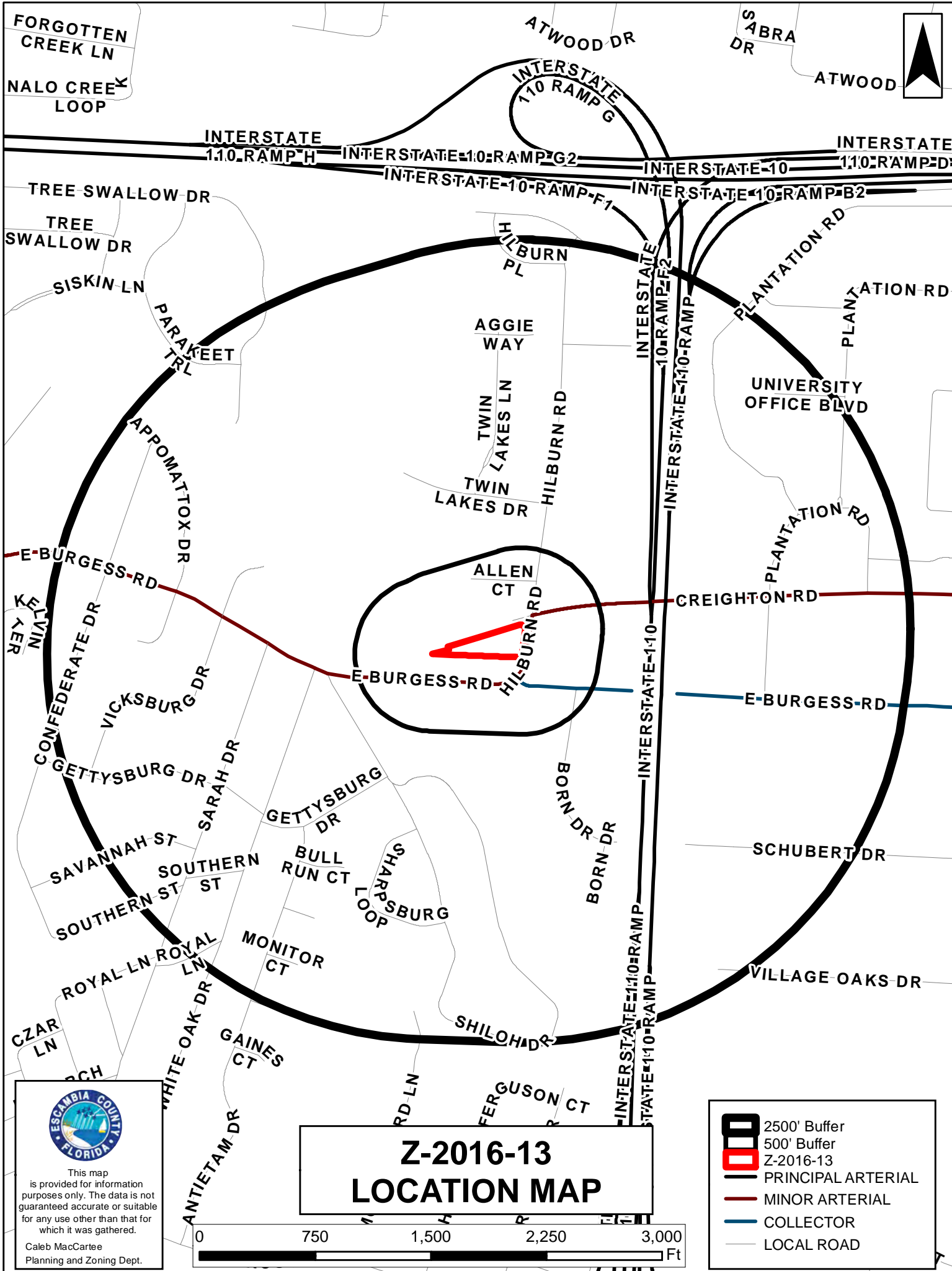
Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

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.

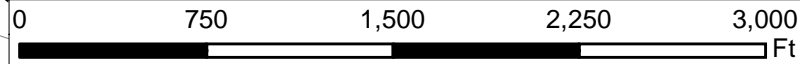

Attachments

Z-2016-13



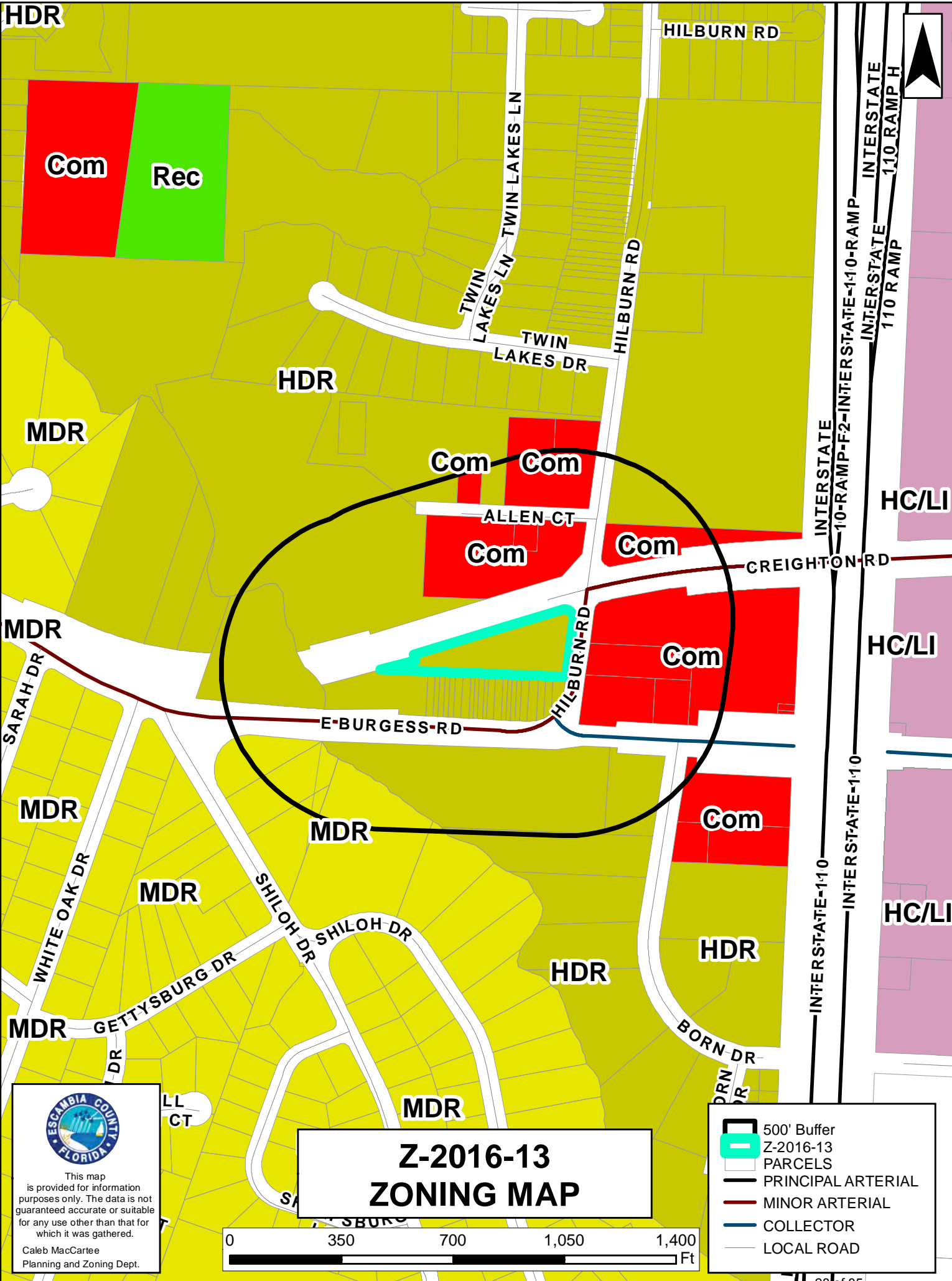
Z-2016-13 LOCATION MAP

-  250' Buffer
-  500' Buffer
-  Z-2016-13
-  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.

Caleb MacCartee
Planning and Zoning Dept.



HDR

HILBURN RD

Com

Rec

HDR

Com

Com

Com

Com

Com

Com

HDR

HDR

MDR

HC/LI

HC/LI

HC/LI

MDR

MDR

MDR

MDR

MDR

LL CT

MDR

Z-2016-13 ZONING MAP



- 500' Buffer
- Z-2016-13 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.

Caleb MacCartee
Planning and Zoning Dept.

MU-U

MU-U

HILBURN RD

REC

MU-U

MU-U

TWIN LAKES LN

TWIN LAKES DR

HILBURN RD

INTERSTATE-110
110 RAMP
INTERSTATE-110
110 RAMP



ALLEN CT

CREIGHTON RD

MU-U

MU-U

E-BURGESS RD

HILBURN RD

MU-U

MU-U

SARAH DR
WHITE OAK DR

MU-U

SHILOH DR
SHILOH DR

MU-U

MU-U

GETTYSBURG DR

MU-U

MU-U

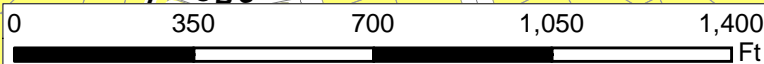
BORN DR



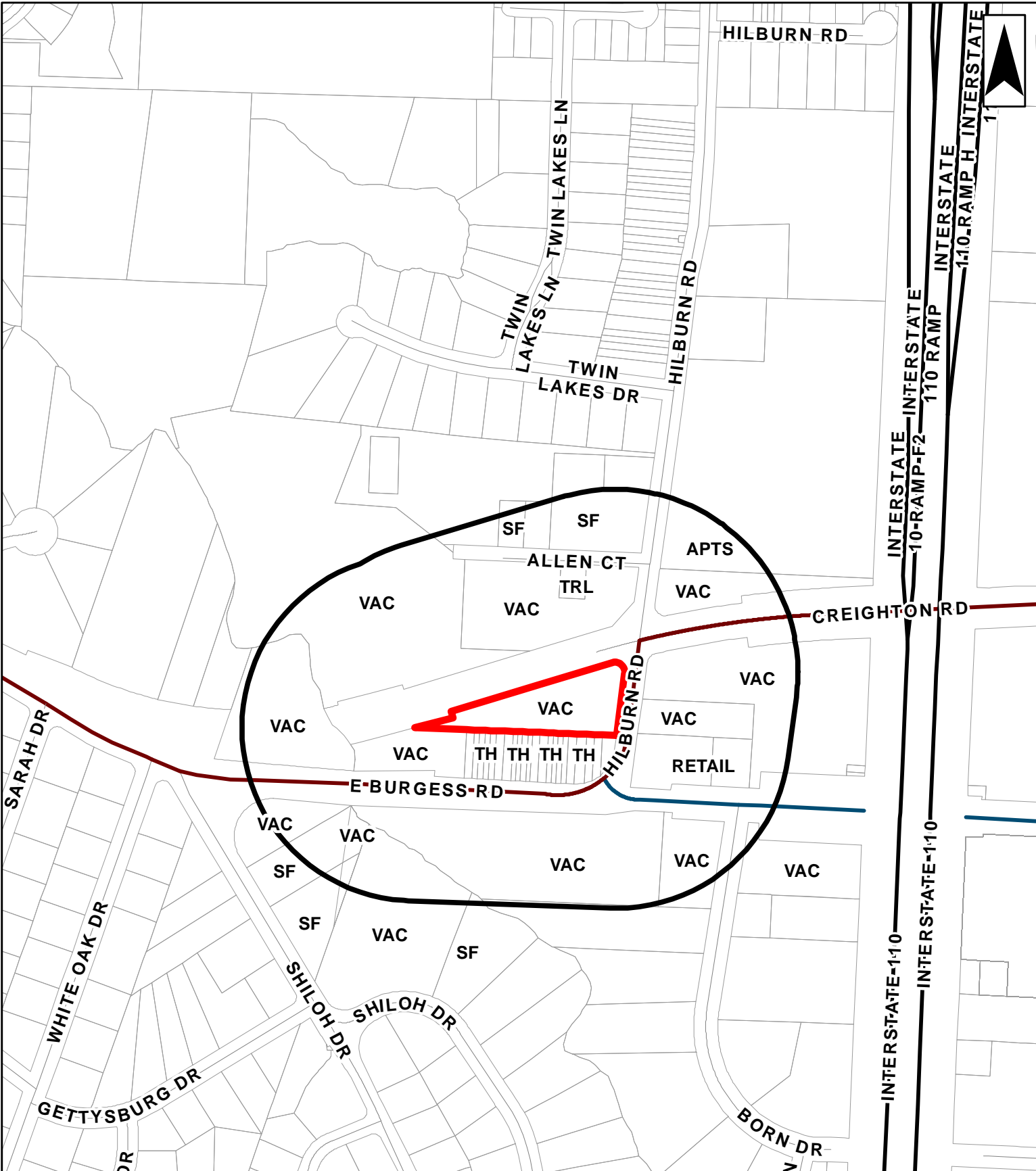
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Caleb MacCartee
Planning and Zoning Dept.

Z-2016-13 FLU MAP

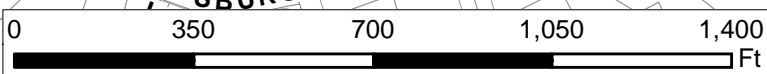









- 500' Buffer
- Z-2016-13 PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

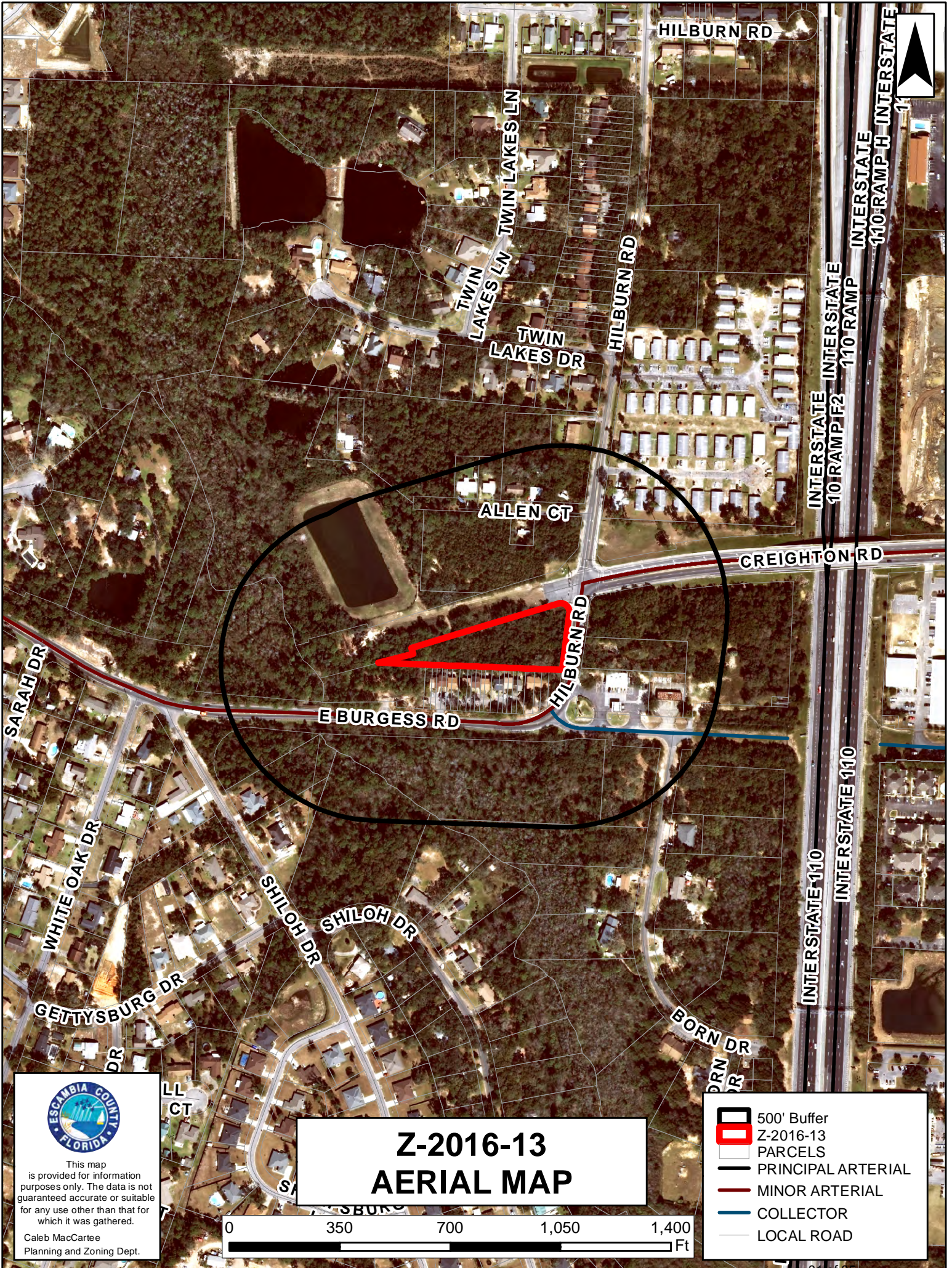



 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Caleb MacCartee
 Planning and Zoning Dept.

Z-2016-13
EXISTING LAND USE



-  500' Buffer
-  Z-2016-13
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



HILBURN RD

TWIN LAKES LN
TWIN LAKES DR

HILBURN RD

INTERSTATE 110 RAMP
INTERSTATE 10 RAMP F2

INTERSTATE 110 RAMP H INTERSTATE 110

ALLEN CT

CREIGHTON RD

E BURGESS RD

HILBURN RD

INTERSTATE 110
INTERSTATE 110

SARAH DR

WHITE OAK DR

SHILOH DR

SHILOH DR

GETTYSBURG DR

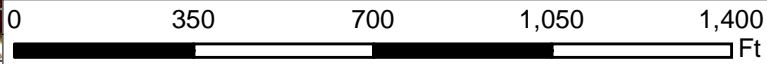
BORN DR



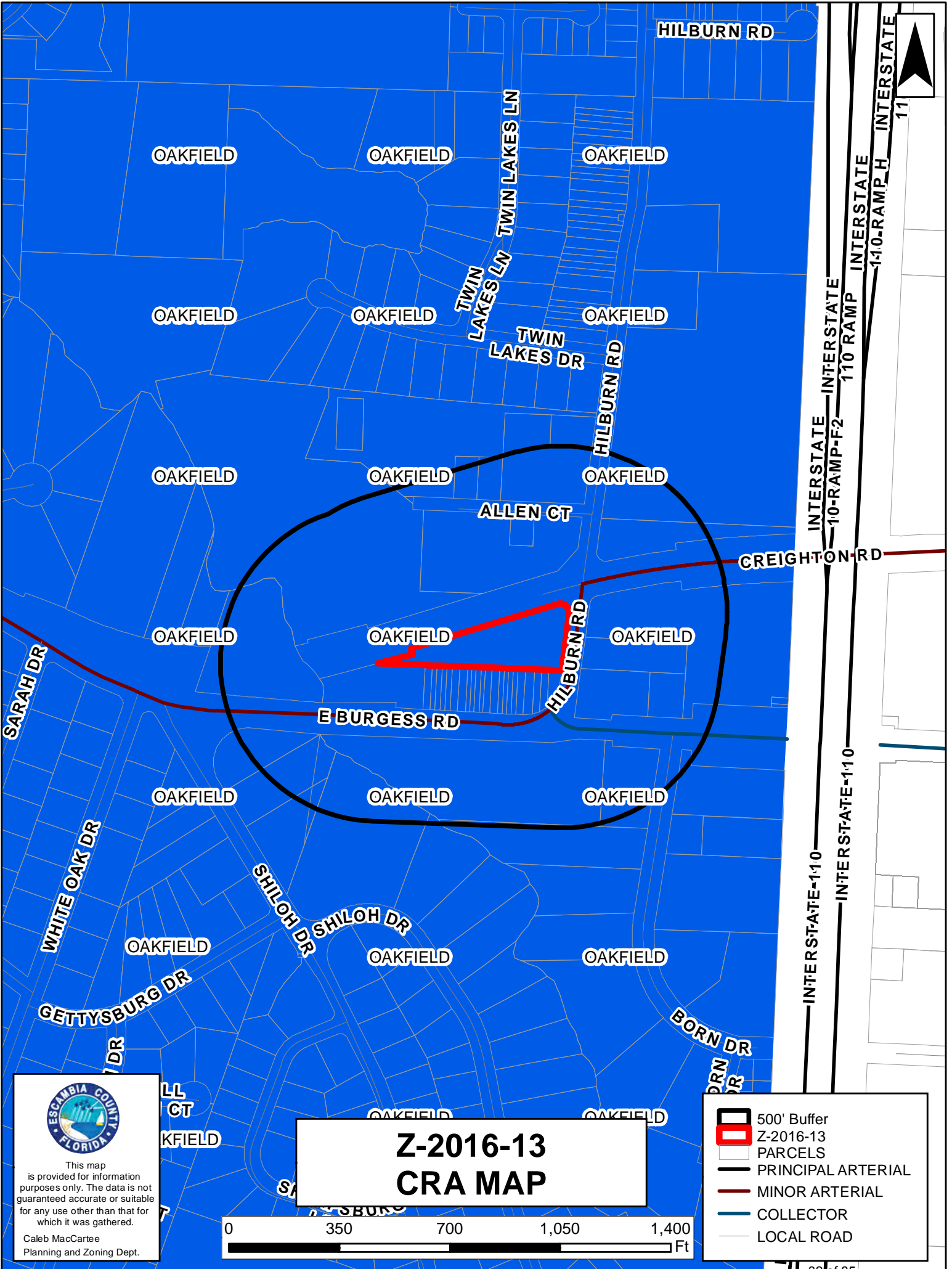
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Caleb MacCartee
Planning and Zoning Dept.

Z-2016-13 AERIAL MAP



- 500' Buffer
- Z-2016-13 PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



HILBURN RD

OAKFIELD

OAKFIELD

OAKFIELD

OAKFIELD

OAKFIELD

TWIN LAKES LN
TWIN LAKES LN

OAKFIELD

TWIN LAKES DR

HILBURN RD

OAKFIELD

OAKFIELD

OAKFIELD

ALLEN CT

INTERSTATE-110 RAMP

INTERSTATE-110 RAMP

INTERSTATE-110

CREIGHTON RD

OAKFIELD

OAKFIELD

OAKFIELD

SARAH DR

HILBURN RD

E BURGESS RD

OAKFIELD

OAKFIELD

OAKFIELD

WHITE OAK DR

SHILOH DR

SHILOH DR

OAKFIELD

OAKFIELD

OAKFIELD

GETTYSBURG DR

BORN DR







OAKFIELD

OAKFIELD

OAKFIELD

ESCAMBIA COUNTY FLORIDA

Z-2016-13 CRA MAP

-  500' Buffer
-  Z-2016-13 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.
Caleb MacCartee
Planning and Zoning Dept.



Public Notice Sign



Looking West onto Site



Looking Northwest from Site



Looking North from Site along Hilburn Road



Looking East from Site across Hilburn Road



Looking Southeast from Site across Hilburn Road



Looking South along Hilburn Road

Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES. LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
budpage1@att.net

October 27, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

**RE: Rezoning Application Request 6013 Hilburn Road
Property Parcel 29-1S-30-1504-000-000
Request: HDR to Com ,**

Dear Mr. Jones:

Please find our attached application package requesting Planning Board consideration to change the referenced property zoning category from HDR to Com commercial. The property is located at the southwest corner of Hilburn Road and Creighton Road just west of I-110 and University Mall.

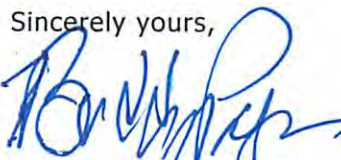
Creighton Road serves as an east west traffic corridor for traffic leaving the University Mall area and all west bound traffic passes in front of this property. FDOT has counted some 9,500 trips per day at this property (see attached FDOT map) in large part due to the close proximity to the mall, suggesting that it meets location criteria requirements.

This request is consistent with provisions within the Comprehensive Plan and the Land Development Code. The existing FLU of Mixed Use Urban allows Commercial zoning.

The requested Commercial category will be compatible with surrounding existing zoning including Commercial to the east and north and west HDR on both the north and south sides of the property.

No changed conditions were observed in the area, and the property is largely high and dry suggesting development will have little or no effect on the natural environment. Existing development patterns contain a mixture of zoning categories and uses suggesting the requested Commercial classification will be consistent with existing development patterns.

Please contact me if you require additional information.

Sincerely yours,

Wiley C. "Buddy" Page

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 2915301504000000

Property Address: 6013 Hilburn Road Pensacola, FL.

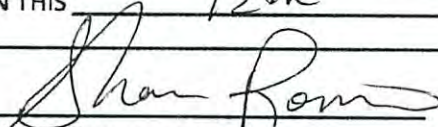
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed 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 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 12th DAY OF August, YEAR OF 2016


Signature of Property Owner

Shaun Romero
Printed Name of Property Owner

8-12-16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(If applicable)

As owner of the property located at 6013 Hilburn Rd. Pensacola Florida, property reference number(s) 291530-1504-000-000 I hereby designate Wiley Page (Professional Growth Management) 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. This Limited Power of Attorney is granted on this 12th day of Aug. the year of, 2016, 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 Page Email: budpage1@att.net Address: 5337 Hamilton Lane - Pace, FL 32571 Phone: 850-232-9853

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

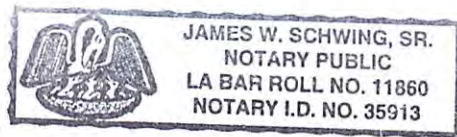
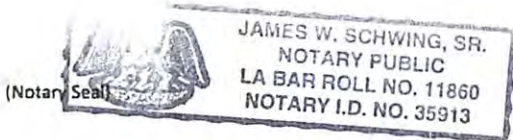
STATE OF La COUNTY OF Alabama

The foregoing instrument was acknowledged before me this 12 day of Aug 20 16 by Shaun Romero

Personally Known OR Produced Identification. Type of Identification Produced: driver's license

Signature of Notary

Printed Name of Notary



5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

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

Signature of Owner

Printed Name Owner/Agent

Shaun Romero

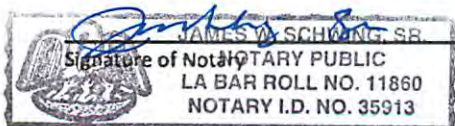
Printed Name of Owner

Date

8-12-16

Date

STATE OF LA COUNTY OF Allen The foregoing instrument was acknowledged before me this 15 day of Sept 20 16, by Shaun Romero.
Personally Known OR Produced Identification . Type of Identification Produced: Allen's license



James W Schwing Sr

Printed Name of Notary (notary seal)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
03-2080-600		See Below	06	291S30-1504-000-000

2015 Real Estate 0118947.0000

OFFICE
(850) 438-650
Ext. 3252

6013 HILBURN RD
BEG AT NE COR OF LT 3 S 88 DEG
29 MIN 00 SEC W 830 FT TO W R/W
LI HILBURN RD S 4 DEG 27 MIN 00
See Tax Roll for extra legal.

S - 043529 / 004772 1-103858 JH895476
ROMERO SHAUN
PO BOX 9822
NEW IBERIA LA 70562-8822



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	123,500		123,500	817.14	
PUBLIC SCHOOLS						
By Local Board	2.1140	123,500		123,500	261.08	
By State Law	4.9990	123,500		123,500	617.38	
WATER MANAGEMENT	0.0378	123,500		123,500	4.67	
SHERIFF	0.6850	123,500		123,500	84.60	
M.S.T.U. LIBRARY	0.3590	123,500		123,500	44.34	
TOTAL MILLAGE				14.8113	AD VALOREM TAXES	1829.21

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

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

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		12.13
NON-AD VALOREM ASSESSMENTS		12.13

PA 8-815

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

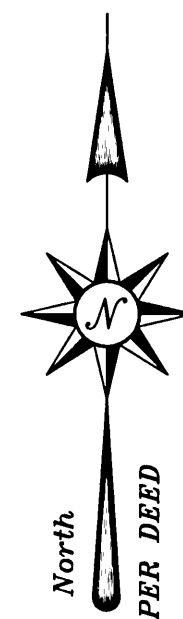
QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960

COMBINED TAXES AND ASSESSMENTS					
			1841.34	PAY ONE AMOUNT	See reverse side for important information
Nov 30 2015 \$ 1767.69	Dec 31 2015 \$ 1786.10	Jan 31 2016 \$ 1804.51	Feb 29 2016 \$ 1822.93	Mar 31 2016 \$ 1841.34	Apr 30 2016 \$ 1896.58

AMOUNT
DUE
IF PAID
BY

BOUNDARY SURVEY
6013 HILBURN ROAD
A PORTION OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA

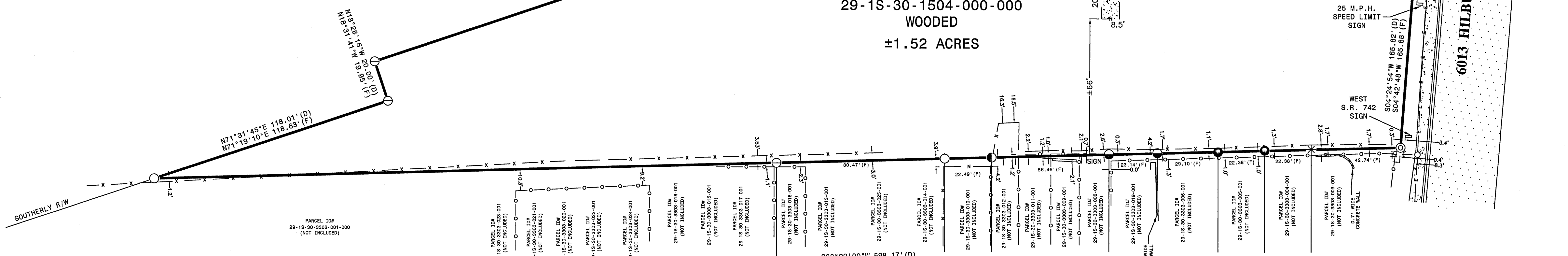
POINT OF COMMENCEMENT
1" IRON PIPE AT THE NORTHEAST
CORNER LOT 3, SECTION 29
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA
(O.R. BOOK 4473, PAGE 0199)



Scale: 1" = 30'

LEGEND

- O.R. OFFICIAL RECORD BOOK
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- FOUND 1/2" IRON ROD
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND 1/2" CAPPED IRON ROD - FEI #6679
- ⊖ FOUND 1/2" CAPPED IRON ROD - #4882
- ⊗ FOUND 1/2" CAPPED IRON ROD - #4860
- ⊘ FOUND 1/2" CAPPED IRON ROD - #7073
- ⊙ FOUND 1/2" CAPPED IRON ROD - #5421
- ⊖ FOUND 1/2" CAPPED IRON ROD - #3774
- ⊗ FOUND 1/2" CAPPED IRON ROD - #3293
- ⊘ FOUND 1/2" CAPPED IRON ROD - LICENSED BUSINESS #6993
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
- ⊙ POWER POLE
- ⊖ POWER POLE ANCHOR
- N — 4' CHAIN LINK FENCE
- O — 6' WOODEN PRIVACY FENCE
- E — AERIAL UTILITY WIRES
- X — BARB WIRE FENCE
- // — WIRE FIELD FENCE
- — ASPHALT
- — CONCRETE



CURVE DATA TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI(D)	30.00'	112°53'19"	59.11'	50.00'	S88°01'36"E
CI(F)	30.00'	114°10'58"	59.79'	50.37'	S52°17'53"E

LEGAL DESCRIPTION (A PORTION OF O.R. BOOK 4473, PAGE 0199)

PARCEL "A"
COMMENCE AT A 1" IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3, SECTION 29, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 830.94 FEET TO THE MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF HILBURN ROAD (R/W VARIES); THENCE GO SOUTH 04 DEGREES 24 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 313.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEGREES 24 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 165.82 FEET TO THE MONUMENTED SOUTHEAST CORNER OF OFFICIAL RECORD BOOK 1971, PAGE 235; THENCE DEPARTING THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF HILBURN ROAD GO SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE MONUMENTED SOUTH LINE OF SAID OFFICIAL RECORD BOOK 1971, PAGE 235, A DISTANCE OF 598.17 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 742 (R/W VARIES); THENCE GO NORTH 71 DEGREES 31 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 118.01 FEET; THENCE GO NORTH 18 DEGREES 28 MINUTES 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.00 FEET; THENCE GO NORTH 71 DEGREES 31 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 491.01 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, (DELTA = 112 DEGREES 53 MINUTES 19 SECONDS, CHORD BEARING = SOUTH 52 DEGREES 01 MINUTES 36 SECONDS EAST, CHORD DISTANCE = 50.00 FEET); THENCE GO SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 59.11 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

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

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

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

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

REVISIONS	FIELD BOOK	DATE
1.) BOUNDARY & IMPROVEMENTS	176/32	10/18/16
ENCROACHMENTS:	FENCES	

SURVEYORS CERTIFICATE
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61C17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.
OCTOBER 27, 2016 LELAND M. EMPJE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA

SCALE: 1" = 30'
FIELD DATE: 08/02/06
ORDER NO.: 382-06-1
FIELD BOOK: 96/44-46, 48-50
AND DATA COLLECTED

CLIENT: ROMERO
BEARING BASIS: SOUTH PROPERTY LINE S88°29'00"W (D)
TYPE OF SURVEY: BOUNDARY AND IMPROVEMENTS
SOURCE OF INFORMATION:
FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS
GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (wetlands) boundary lines not located unless otherwise noted.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted. Deed = (D); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for the records of said County or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.



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

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: November 9, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the agenda for the upcoming Planning Board meeting scheduled for December 6, 2016. Please see staff comments below:

- Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

COOGLE SHARON BROWN 50%
1142 HARRISON AVE
GULF BREEZE, FL 32563

SIMON PROPERTY GROUP L P
PO BOX 6120
INDIANAPOLIS, IN 46206

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

MILLER GERALD M & CLARA
102 GETTYSBURG DR
PENSACOLA, FL 32503

PERRY RICHARD L
PO BOX 9183
PENSACOLA, FL 32513

MANN DOUGLAS L
109 GETTYSBURG DR
PENSACOLA, FL 32503

FUSSELL CAROL JEAN
110 SAVANNAH ST
PENSACOLA, FL 32503

MILLER MATTHEW L
111 SOUTHERN ST
PENSACOLA, FL 32503

PARSLEY RUSSEL E & MARY E
112 SOUTHERN ST
PENSACOLA, FL 32503

BUSCH GEORGE R &
113 SOUTHERN ST
PENSACOLA, FL 32503

RIVERWALK CONDOMINIUM
ASSOCIATION INC
4400 BAYOU BLVD # 35
PENSACOLA, FL 32503

SCOTT CITY LLC
905 LARGO DR
GULF BREEZE, FL 32561

T L C PROPERTIES INC
1401 N TARRAGONA ST
PENSACOLA, FL 32501

CRISTOFOLETTI VICTOR
105 GETTYSBURG DR
PENSACOLA, FL 32503

KOVTUN VICTOR & GALINA
107 SAVANNAH ST
PENSACOLA, FL 32503

HAUSFELD DAMON J & TRACY M
6306 ANTIETAM DR
PENSACOLA, FL 32503

REINEKE MERCEDES O
110 SOUTHERN ST
PENSACOLA, FL 32503

SHEFFIELD GLENN H & CYNTHIA G
112 GETTYSBURG DR
PENSACOLA, FL 32503

ESTHER EMPORIUM REAL ESTATE LLC
406 LA RUA LNDG
PENSACOLA, FL 32501

SHANNON CARLOS R & JUDY C
114 GETTYSBURG DR
PENSACOLA, FL 32503

AMMONS WILLIAM S & TATUM
89 MEIGS DR
SHALIMAR, FL 32579

BRENTWOOD HOMEOWNERS
ASSOCIATION
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32514

ROBIN'S RIDGE HOMEOWNERS
ASSOCIATION
4400 BAYOU BLVD STE 35
PENSACOLA, FL 32503

MARTI DEBBIE C
106 SAVANNAH ST
PENSACOLA, FL 32503

EVANS CLINIECE ELAINE
108 GETTYSBURG DR
PENSACOLA, FL 32503

MOORE DEBRA GALE &
110 GETTYSBURG DR
PENSACOLA, FL 32503

LOWERY JIMMY C & CLARICE
104 SOUTHERN ST
PENSACOLA, FL 32503

WILLIAMS BELIE B &
505 JAMES RIVER RD
GULF BREEZE, FL 32561

HARRIS JAMES W & RACHEL S
113 SAVANNAH ST
PENSACOLA, FL 32503

WARE JOHN C & NADINE S
114 SAVANNAH ST
PENSACOLA, FL 32503

RICKMON JUANITA C TRUSTEE FOR
RICKMON JAMES &
114 SOUTHERN ST
PENSACOLA, FL 32503

KIGHT JAMES & DALE S
116 GETTYSBURG DR
PENSACOLA, FL 32503

BENTON VIVIAN LEE
528 EVENTIDE DR
GULF BREEZE, FL 32561

FERGUSON BURR JR &
778 STAPLEFORD TRL
PRATTVILLE, AL 36066

PALMER TROY L
240 STARS HOLLOW DRIVE
FRANKLIN, NC 28734

HASKINS BONNIE R
1416 AGGIE WAY
PENSACOLA, FL 32504

KENNEY CHRISTOPHER D &
1421 AGGIE WAY
PENSACOLA, FL 32504

GREENE PAULA S
1428 AGGIE WAY
PENSACOLA, FL 32504

GULLEY CINDY
169 HILBURN CT
PENSACOLA, FL 32504

CORDOVA COMMUNITY FACILITIES
CORP
205 BROOKS ST STE 201
FORT WALTON BEACH, FL 32548

MIKHCHI MEHDI H
6230 N PALAFOX ST
PENSACOLA, FL 32503

LUKOWSKI JOHN H & CAROL S
116 SAVANNAH ST
PENSACOLA, FL 32503

MILLER ANTHONY C & JANET M
1400 AGGIE WAY
PENSACOLA, FL 32504

HUNT TOD & ELIZABETH
1405 AGGIE WAY
PENSACOLA, FL 32504

ROY VIRGINIA L
1411 AGGIE WAY
PENSACOLA, FL 32504

YOST GEORGE H II
1417 AGGIE WAY
PENSACOLA, FL 32504

STRAIN GORDON G
1424 AGGIE WAY
PENSACOLA, FL 32504

ROBBELOTH CHRISTOPHER M
1429 AGGIE WAY
PENSACOLA, FL 32504

MORRIS ROBERT C
173 HILBURN COURT
PENSACOLA, FL 32504

ROBINSON WILLIE P & LINDA D
201 GETTYSBURG DR
PENSACOLA, FL 32503-7526

WILLIAMS PATRICIA T
115 SAVANNAH DR
PENSACOLA, FL 32503

HOWELL ADRIAN & JULIA
117 GETTYSBURG DR
PENSACOLA, FL 32503

MEAGHER ROBERT J
5711 HOLMES DR
FARMINGTON, NM 87401

COWAN GABRIELA A
15 MILLARD CT
STERLING, VA 20165

CHARLEY CAROLYN A
1412 AGGIE WAY
PENSACOLA, FL 32504

TSAO LAURIE CAO HONG
11005 SALFORD DR
LAS VEGAS, NV 89144

ANDERSON CHARLES A
1425 AGGIE WAY
PENSACOLA, FL 32504

HUANG LARRY
2512 ROSEDOWN DR
CANTONMENT, FL 32533

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

BARNES DOROTHY L
201 SOUTHERN ST
PENSACOLA, FL 32503

PHILLIPS MIKE
202 SOUTHERN DR
PENSACOLA, FL 32503

CHAPPELL ROBERT F &
204 ROYAL LN
PENSACOLA, FL 32503

BARNETTE THOMAS H &
305 SHILOH DR
PENSACOLA, FL 32503

B&E HOLDINGS LLC
9030 WOODRUN DR
PENSACOLA, FL 32514

BRUNSON ED JR
312 E BURGESS
PENSACOLA, FL 32503

MARTIN PAUL ERIK
6930 MARSHWOOD CT
COLORADO SPRINGS, CO 80918

NESTEL ANDREA L
321 HILBURN PL
PENSACOLA, FL 32504

YOKOFICH TRENTEN J
329 HILLBURN PL
PENSACOLA, FL 32504

GREGORY DAVID A & CHERYL L
333 HILBURN PL
PENSACOLA, FL 32504

MILES DAVID SCOTT
337 HILBURN PL
PENSACOLA, FL 32504

JERNIGAN JOHN C TRUSTEE
203 GETTYSBURG DR
PENSACOLA, FL 32503

HWANG BRIAN &
204 SOUTHERN DR
PENSACOLA, FL 32503

COREY CINDIE A
186 CARTER AVE SE
ATLANTA, GA 30317

MCLEOD RICHARD D
311 BURGESS RD
PENSACOLA, FL 32503

US BANK TRUST NA TRUSTEE FOR
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

BELVIN ERIC D
5418 CLOVER BASIN DR
LONGMONT, CO 80503

THOMAS ROBERT B LIFE EST
324 HILBURN PL
PENSACOLA, FL 32504

GALITO ANNA G
330 HILBURN PL
PENSACOLA, FL 32504

CREIGHTON NEVA W &
334 GETTYSBURG DR
PENSACOLA, FL 32503

JULIEN ARSENIO JAHMAAL
1215 BENNING PL
PENSACOLA, FL 32506

CALHOUN JAMES SR & CARRIE D
204 GETTYSBURG DR
PENSACOLA, FL 32503

PATE JERRY TURF SUPPLY INC
301 SCHUBERT AVE
PENSACOLA, FL 32504

LOUHIER ROBERT H JR & KATHERINE S
309 SHILOH DR
PENSACOLA, FL 32503

BURNS DIANE M
311 SHILOH DR
PENSACOLA, FL 32503

MATHISEN GLEN & JOANNE &
2695 DANFORTH TERRACE
WEST PALM BEACH, FL 33414

CUSHMAN ROBERT T JR &
318 HILBURN PL
PENSACOLA, FL 32504

EHMANN GEORGE
66 MELODY LANE
WESTBURY, NY 11590

WILLIAMS CAROLYN F
330 SHILOH DR
PENSACOLA, FL 32504

MEISSNER ANDREA SUSAN
20891 MORINGSIDE DR
TRABUCO CANTON, CA 92679

AUTHEMENT JOHN KEVIN
341 HILBURN PL
PENSACOLA, FL 32504

MCMILLAN ANGELA
1009 CREIGHTON RD
PENSACOLA, FL 32504

WHITSON JASON R
350 HILBURN PL
PENSACOLA, FL 32504

WHITE SHARMAYNE DENISE
PO BOX 2594
PENSACOLA, FL 32513

STEELE MICHAEL J
371 GETTYSBURG DR
PENSACOLA, FL 32503

CLOUD GERALD F & VICTORIA H
381 E BURGESS RD
PENSACOLA, FL 32503

LYNCH CHARLES & MARY
386 GETTYSBURG DR
PENSACOLA, FL 32503

KING ALAN D &
395 TREE SWALLOW DR
PENSACOLA, FL 32503

GRIFFIN EARL JR
399 TREE SWALLOW DR
PENSACOLA, FL 32503

SCHWARTZ HARRY H 1/4 INT &
1125 N SPRING ST
PENSACOLA, FL 32501

JAQUISH DAN
5720 NORTH W ST
PENSACOLA, FL 32505

ROBERSON SHARON
344 HILBURN PL
PENSACOLA, FL 32504

SIEGLER LEON J &
350 SHILOH DR
PENSACOLA, FL 32503

WALDROP ROBERT J
361 GETTYSBURG DR
PENSACOLA, FL 32503

ARNOLD EULA ELIZABETH
374 GETTYSBURG DR
PENSACOLA, FL 32503

TURNER RAMONIA
381 GETTYSBURG DR
PENSACOLA, FL 32503

DOUGLAS DIANA MARIE
391 TREE SWALLOW DR
PENSACOLA, FL 32503

NEAL BRIAN B & TAHYA L
460 LONG ACRE DR
BOSSIER CITY, LA 71111-8229

TCIP D LLC
1401 E BELMONT ST
PENSACOLA, FL 32501

WARD LAWRENCE R
14670 HWY 84
EVERGREEN, AL 36401

FRARY KEVIN M & MICHELE L
400 SHARPSBURG LOOP
PENSACOLA, FL 32503

CROSBY THOMAS R
350 E BURGESS RD
PENSACOLA, FL 32503

BROWN JOSEPH W & ESMER L
351 GETTYSBURG DR
PENSACOLA, FL 32503

STOKES CLARENCE H & ROSE M
364 GETTYSBURG DR
PENSACOLA, FL 32503

CROWE EDWARD H & LINDA V
380 E BURGESS RD
PENSACOLA, FL 32503

TUGGLE DOROTHY M
4627 CALLE VENTOSO
PENSACOLA, FL 32514

MURPHY CHRISTOPHER A
392 TREE SWALLOW DR
PENSACOLA, FL 32503

NCWPCS MPL 30 YEAR SITES TOWER
HOLDINGS LLC
909 CHESTNUT ST RM 36 M 01
SAINT LOUIS, MO 63101

MERKERSON ALTON E & CYNTHIA
603 HILL RD
CLARKSVILLE, TN 37040

TWIN LAKES ESTATES
3028 HWY 297A
CANTONMENT, FL 32533

GREGORY EARL A JR LIFE EST &
401 SCHUBERT DR
PENSACOLA, FL 32504

BOOTH ANNETTE C
401 TWIN LAKES DR
PENSACOLA, FL 32504

BARNES DONNIE G TRUSTEE FOR
7388 SHELBY LN
PENSACOLA, FL 32526-9136

COX KENNETH D &
406 TREE SWALLOW DR
PENSACOLA, FL 32503

BOOKER PARHAM N JR
9752 QUAIL HOLLOW CT
PENSACOLA, FL 32514

RENEAU KIM V
413 SHARPSBURG LOOP
PENSACOLA, FL 32503

KING REGINALD &
414 TREE SWALLOW LN
PENSACOLA, FL 32503

BAUTER LARRY L & EDNA E
417 TWIN LAKES DR
PENSACOLA, FL 32504

ABRAHAM JOY &
419 SHARPSBURG LOOP
PENSACOLA, FL 32503

COFFIELD BARRY L
421 TWIN LAKES DR
PENSACOLA, FL 32504

PORTER MANUEL
425 TREE SWALLOW DR
PENSACOLA, FL 32503

SEELY RICHARD H &
402 TREE SWALLOW DR
PENSACOLA, FL 32503

TAYLOR ROBERT G
409 TWIN LAKES DR
PENSACOLA, FL 32504

FOXWORTH LAWRENCE R
406 TWIN LAKES DR
PENSACOLA, FL 32504

GUIDRY JOHN M
410 TWIN LAKES DR
PENSACOLA, FL 32504

STREETER DEREK L &
413 TREE SWALLOW DR
PENSACOLA, FL 32503

MARTIN HOYT W AND RUTH C
416 E SCHUBERT DR
PENSACOLA, FL 32504

FOUNTAIN ORDIERES A
418 TREE SWALLOW DR
PENSACOLA, FL 32503

LEFMANN SHERRI
420 SHARPSBURG LOOP
PENSACOLA, FL 32514

UC CHIEN THANG &
422 TREE SWALLOW DR
PENSACOLA, FL 32503

OWEN VICKI K
425 TWIN LAKES DR
PENSACOLA, FL 32504

GILBERT BRITTANY A
403 TREE SWALLOW DR
PENSACOLA, FL 32503

LEE EDDIE JR & MARSHA R
406 SHARPSBURG LOOP
PENSACOLA, FL 32503

COURSEN CYNTHIA L FOUNTAIN
407 SHARPSBURG LOOP
PENSACOLA, FL 32503

LEE MICHAEL A 2/3 INT &
413 SCHUBERT DR
PENSACOLA, FL 32504-6960

JONES LAWRENCE C JR
413 TWIN LAKES DR
PENSACOLA, FL 32503

COOK BRANDON
417 TREE SWALLOW DR
PENSACOLA, FL 32503

ADCOX ANDREW S &
2145 HARBORVIEW DR
SUMTER, SC 29153

GILMORE LONNIE H &
421 TREE SWALLOW DR
PENSACOLA, FL 32503

LUNT CLARK P
606 N MACDILL AVE
TAMPA, FL 33609

RICKARD MICHAEL T
426 E BURGESS RD
PENSACOLA, FL 32504

MCGLONE KEVIN T & JEANETTE C
4502 MARGARITAS WAY
ABILENE, TX 79606-6501

STEWART BARBARA J &
2745 CHICKERING RD
PENSACOLA, FL 32514

FRANKLIN FRED D
430 ALLEN CT
PENSACOLA, FL 32514

WALDEN MICHAEL W
4714 BRIDGEDALE RD
PENSACOLA, FL 32505

JENKINS MCKINLEY C
433 TREE SWALLOW DR
PENSACOLA, FL 32503

MCCLAIN PAUL L
6354 GAINES CT
PENSACOLA, FL 32503

SALTER KENNETH M &
437 TWIN LAKES DR
PENSACOLA, FL 32504

ARDT DIANA L
439 HILBURN LN
PENSACOLA, FL 32503

TRUONG ERIC &
1318 COUNTRYRIDGE PL
ORLANDO, FL 32835-8019

AUSTIN WILLIAM B
441 SHILOH DR
PENSACOLA, FL 32503

FOX MATTHEW D
426 TREE SWALLOW DR
PENSACOLA, FL 32503

AMOLE ADESIJI A &
429 TREE SWALLOW DR
PENSACOLA, FL 32503

SMITH STEVEN D &
430 EAST BURGESS ROAD
PENSACOLA, FL 32504

LIN CHIA TE & HYECHIN S
433 SHARPSBURG LOOP
PENSACOLA, FL 32503

KEENAN JAMES P & DIANA C TRUSTEES
433 TWIN LAKES DR
PENSACOLA, FL 32504

DALRYMPLE BOBBY
436 SHILOH DR
PENSACOLA, FL 32503

SCHENCK REBECCA S HOFFMAN
6308 JASON DR
MILTON, FL 32570

ROUTZAHN NANCY L TRUSTEE
439 SHARPSBURG LOOP
PENSACOLA, FL 32503

ALLEN BERRY R
441 ALLEN CT
PENSACOLA, FL 32504

FILS GEORGIA M
441 TWIN LAKES DR
PENSACOLA, FL 32504

DULION LEON V III & NELL B
427 SHARPSBURG LOOP
PENSACOLA, FL 32503

PIERCE ROSEANNA
5536 TUCKER CIR
MILTON, FL 32571-1397

SLAY TERRI G
431 SHILOH DR
PENSACOLA, FL 32503

GALECKI BENJAMIN E
433 SHILOH DR
PENSACOLA, FL 32503

SLADE JAMES B IV
3125 WATERVIEW DR
MILTON, FL 32583

UMSTEAD MICHAEL W
437 HILBURN LN
PENSACOLA, FL 32504

BOBE BALDWIN
3323 BAYOU BLVD
PENSACOLA, FL 32503

SARDAM MOSHE
440 E BURGESS RD
PENSACOLA, FL 32504

HAMMOND JULIUS L & LARISSA
441 HILBURN LN
PENSACOLA, FL 32504

BROOKS JANICE MARIE
911 J E BOYD LN
PENSACOLA, FL 32534

U AND A REAL ESTATE LLC
6400 LONG ST #31
PENSACOLA, FL 32504

MAINA WILSON M
444 SHILOH DR
PENSACOLA, FL 32503

LEE THOMAS & DEBRA K
445 HILBURN LN
PENSACOLA, FL 32504

VESTER JOHN G JR
445 SHARPSBURG LOOP
PENSACOLA, FL 32503

PENSACOLA HOMES FOR LESS LLC
6400 LONG STREET SUITE 31
PENSACOLA, FL 32504

MEDVE MARTIN S
913 GULF BREEZE PKWY ST # 23
GULF BREEZE, FL 32561

REID DANIEL D & LORNA M
293 STORER AVE
AKRON, OH 44302

BARNHART DAVID
9337 PLUMIERA PL
PENSACOLA, FL 32526

GENDREAU KWAI CHUN
449 HILBURN LN
PENSACOLA, FL 32504

GIGGEY SARAH E
450 E BURGESS RD
PENSACOLA, FL 32504

SUNBELT HOTEL ENTERPRISES INC
345 PARK AVE
NEW YORK, NY 10154

MCCANTS EDNA
451 SHARPSBURG LOOP
PENSACOLA, FL 32503

SOCHER YOTAM
452 E BURGESS RD
PENSACOLA, FL 32504

WALDEN MICHAEL W &
455 SHILOH DR
PENSACOLA, FL 32503

YCY HOLDINGS LLC
6400 LONG ST STE 31
PENSACOLA, FL 32504

CHARLES BENJAMIN J
457 SHARPSBURG LP
PENSACOLA, FL 32503

HOLYFIELD YOKO Y
458 E BURGESS RD
PENSACOLA, FL 32504

LEWIS ADRIANA M
458 SHARPSBURG LOOP
PENSACOLA, FL 32503

MCLENDON CAROLYN C
PO BOX 10362
PENSACOLA, FL 32524-0362

NGUYEN PAUL
PO BOX 11245
PENSACOLA, FL 32524

HARRIS DONALD W JR
462 SHILOH DR
PENSACOLA, FL 32503

HUBBARD ROBERT L & KATHY K
1401 E GADSDEN ST
PENSACOLA, FL 32501

BARRETT MICHAEL S & JENNIFER L
5730 SPARKELBERRY LN
PENSACOLA, FL 32526

OUSLEY TERRY L
464 SHARPSBURG LOOP
PENSACOLA, FL 32503

ONDERDONK KIRK N
464 SHILOH DR
PENSACOLA, FL 32503

CARR DAVID
5402 BLUE DOG RD
PANAMA CITY, FL 32404

TUGWELL VIRGINIA JOHNSON
466 SHILOH DR
PENSACOLA, FL 32503

CRANE CLEO D &
468 ALLEN CT
PENSACOLA, FL 32504

BEASLEY JAMES B D &
468 SHILOH DR
PENSACOLA, FL 32503

OBERTO JENNA
469 SHARPSBURG LOOP
PENSACOLA, FL 32503

WEYELS MARTHA E
472 ALLEN CT
PENSACOLA, FL 32504

COX JASON
475 SHARPSBURG LOOP
PENSACOLA, FL 32503

CLARK JOHN D
481 SHARPSBURG LOOP
PENSACOLA, FL 32503

SWINNEY JAMES R & DARYL LEE
5977 BORN DR
PENSACOLA, FL 32504

COSTELLO WILL G & SUSAN M
809 N BRINTON AVE
DIXON, IL 61021

NAGEM JOEY
3321 HOLT CIR
PENSACOLA, FL 32526

MANZANET JOHN
3361 TOMPKINS ST
PENSACOLA, FL 32504

KOPEC JOHN A
281 W WIEUCA RD NE
ATLANTA, GA 30342

BROWN SCOTT A & LINDA WADE
2332 ARRIVISTE CIR
PENSACOLA, FL 32504

BILES LINDA L
501 E BURGESS RD # C4
PENSACOLA, FL 32504

CIRCLE K STORES INC
STE M 25 WEST CEDAR ST
PENSACOLA, FL 32502

HUGGINS DENNIS & LINDA
480 SHARPSBURG LOOP
PENSACOLA, FL 32503

GIROD CHRISTOPHER B
485 SHILOH DR
PENSACOLA, FL 32503

T B B G INVESTORS INC
PO BOX 472
CENTURY, FL 32535

SHAO JANE Y J TRUSTEE
6021 CHAPMAN CIR
PENSACOLA, FL 32504

SHAO SHANE &
6051 OTTER POINTE RD
PENSACOLA, FL 32504

HUANG SYOU-YEN &
501 E BURGESS RD B5
PENSACOLA, FL 32504

HERR MARSHALL F JR
501 E BURGESS RD # C10
PENSACOLA, FL 32504

FADDIS THORUNN H &
1071 KELTON BLVD
GULF BREEZE, FL 32563

ROSAS MORGAN J & KELLY
114 MCBRIDE LN
CEDAR PARK, TX 78613

PATTON CHRISTOPHER D & TAMI G
457 NIMITZ RD
KAILUA, HI 96734

APPLE TEN HOSPITALITY OWNERSHIP
INC
814 E MAIN ST
RICHMOND, VA 23219

NF II/CI PENSACOLA LLC
3424 PEACHTREE ROAD NE 2000
MONARCH TOWER
ATLANTA, GA 30326

CARLTON LOREN DANIEL &
500 SHILOH DR
PENSACOLA, FL 32503

COLLEY KALAY
501 E BURGESS RD A3
PENSACOLA, FL 32504

PUENTE EDUARDO & XIMENA
3550 CARABELA LN
PACE, FL 32571

KHULLAR HELENE M &
1404 RIDGEWOOD DR
LILLIAN, AL 36549

THOMAS LORI D TRUSTEE FOR
THOMAS LORI D
2685 E LONGHORN PL
CHANDLER, AZ 85286

BONNER DARRYL D & LYNDA G
4513 SEA VISTA CT
GULF BREEZE, FL 32563

MCCALLUM JANA
3663 BEHRMAN PL APT 13
NEW ORLEANS, LA 70114

MCGEE MANIE
PO BOX 506
DEMOPOLIS, AL 36732

BONNER MARCUS R &
4513 SEA VISTA CT
GULF BREEZE, FL 32563

DOWNEY DAVID J
696 RIVER ST
HAVERHILL, MA 1832

ERSKINE AARON M
5611 JONES ST
MILTON, FL 32570-2324

COSTELLO PAUL &
3341 DUNNING DR
PACE, FL 32571

TANAKA GENZO & MIKIKO
11773 GRAZING BUCK LN
TALLAHASSEE, FL 32317-8175

BAILOR SHAWN L
501 E BURGESS RD # G-10
PENSACOLA, FL 32504

MCCRANEY JOHN M &
501 E BURGESS RD # G2
PENSACOLA, FL 32504

RHODES JEANNETTE T
501 E BURGESS RD # G5
PENSACOLA, FL 32504

JOSEY MATTHEW &
501 E BURGESS RD # G8
PENSACOLA, FL 32504

CAGLE JAMES M TRUSTEE
PO BOX 10161
PENSACOLA, FL 32524-0161

SEAGO CATHY A
9244 BELL RIDGE DR
PENSACOLA, FL 32514

ATRIAL SYSTEMS LLC
3063 PELICAN LN
PENSACOLA, FL 32514

ALLSOP GARY R
501 EAST BURGESS RD # D8
PENSACOLA, FL 32504

COMBS MARY L
4913 PENNECOTT WAY
WESLEY CHAPEL, FL 33544-1803

EDDINS WILLIAM E &
4100 N CAMBRIDGE WAY
MILTON, FL 32571-7368

GOLANKA STANLEY R &
2017 HESPERIA WAY
PENSACOLA, FL 32505

HAGE MICHAEL C
5650 SWEET BIRCH LN
MILTON, FL 32583

STOLIC ELSIE A
380 ROBIN HOOD DR
YARDLEY, PA 19067

PACE GLORIA J
501 E BURGESS RD # G9
PENSACOLA, FL 32504

FORTI JOHN G & BRENDA B
PO BOX 477
DALEVILLE, AL 36322

SEAGO CATHY J
9244 BELL RIDGE DR
PENSACOLA, FL 32526

ECHOLS DENNIS J JR
1020 BUSHWOOD DR
CANTONMENT, FL 32533-6404

MOORMAN STARLON R III
3548 RIDDICK DR
PENSACOLA, FL 32504-4450

AMERINE DENVER
501 E BURGESS RD E7
PENSACOLA, FL 32504

DEANGELO JOHN & SUSAN
11029 RETRATO CT
SAN DIEGO, CA 92124

NGUYEN LUYEN D & JENNY T
1515 STONECLIFF DR
MONROEVILLE, PA 15146

OWENS GARY M &
501 E BURGESS RD G4
PENSACOLA, FL 32504

HAGLER WILLIAM R
6305 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328-4535

DE BARROS ANA AMARA
501 E BURGESS RD APT H-10
PENSACOLA, FL 32504

ROSAS JOSHUA DANIEL
501 E BURGESS RD APT H11
PENSACOLA, FL 32504

ROSAS MORGAN & PAULINE G
1014 CORONADO DR
GULF BREEZE, FL 32563

ZARAHAN EDWARD A TRUSTEE FOR
PO BOX 17105
PENSACOLA, FL 32527-7105

PARKER RONALD L LIFE EST &
511 SHILOH DR
PENSACOLA, FL 32503

LINDHEIM BRUCE L
522 SHILOH DR
PENSACOLA, FL 32503

HARPER DARRELL D &
534 SHILOH DR
PENSACOLA, FL 32503

WARDEN STEVEN M
541 SHILOH DR
PENSACOLA, FL 32503

GOLDHAGEN MARK & BETH
552 SHILOH DR
PENSACOLA, FL 32503

KOTCH NICHOLAS M
1245 COTTONWOOD AVE
STATE COLLEGE, PA 16801

FLEMING RYAN & KARI M
7856 FARR ST
DANIEL ISLAND, SC 29492

MASCARENHAS LUCIENE SABINO DE
ARAUJO
501 E BURGESS RD H12
PENSACOLA, FL 32507

BURGESS MARK A & TRINA GAY
2116 BROAD ACRES CT
VIRGINIA BEACH, VA 23453

WESTERN GATE PROPERTIES INC
2268 LAVISTA AVE
PENSACOLA, FL 32504

JESSOP CHRISTOPHER
516 SHILOH DR
PENSACOLA, FL 32503

MANECKA TOMASZ & DOROTA
523 SHILOH DR
PENSACOLA, FL 32503

SUKHERA IRFAN H
535 SHILOH DR
PENSACOLA, FL 32503

BARNES SCOTT C
546 SHILOH DR
PENSACOLA, FL 32503

ORTIZ JUAN A & GAYLE
553 SHILOH DR
PENSACOLA, FL 32503

SMITH AARON & ERIN CALLAN
20000 OUTPOST POINT DR
TAMPA, FL 33647-3560

WOS PROPERTIES LLC
PO BOX 422
MILTON, FL 32572

DENNIS ARNOLD G
426 MILESTONE BLVD
CANTONMENT, FL 32533

EDDINS WILLIAM E
4100 N CAMBRIDGE WAY
PACE, FL 32571

SURGICAL SPECIALISTS LLC
5147 NORTH 9TH AVE STE 103
PENSACOLA, FL 32503

ADDIGA SRINIVAS R
517 SHILOH DR
PENSACOLA, FL 32503

BRUKE LESLIE &
41 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

CHEN ANDY &
540 SHILOH DR
PENSACOLA, FL 32503

VAN DEN BERG MONICA
547 SHILOH DR
PENSACOLA, FL 32503

SIMMONS MARROLYN LYNESSA
1933 STONEBRIAR DR APT 211
WESLEY CHAPEL, FL 33544

LEWIS JEANICE &
570 SHILOH DR
PENSACOLA, FL 32503

CBCC LLC
1800 MCFARLAND BLVD STE 110
TUSCALOOSA, AL 35406

THOMAS CRAIG A 581 SHILOH DR PENSACOLA, FL 32503	PIPER DIANNE H 3828 GLEN PARK DR LITHONIA, GA 30038	GULF COAST CHRISTIAN INC 590 E BURGESS RD PENSACOLA, FL 32504
HORTON FLOYD & DOROTHY C 5975 BORN DR PENSACOLA, FL 32504	BEHN RICHARD 5976 BORN DR PENSACOLA, FL 32504	SANDERFER DARSELL 5978 BORN DR PENSACOLA, FL 32504
FITZI III LLC 1682 VIA DELUNA DR PENSACOLA BEACH, FL 32561	MITCHELL DAVID B & BONNIE S 16787 PERDIDO KEY DR # E904 PENSACOLA, FL 32507	B & W LLC 15009 PLUM DR URBANDALE, IA 50323
TUCKER THERESA 5983 BORN DR PENSACOLA, FL 32504	UNIVERSITY OFFICE LIMITED CO 600 UNIVERSITY OFFICE BLVD STE 10A PENSACOLA, FL 32504	THORSEN CLARA E 1801 FOULIS DR PENSACOLA, FL 32503
NGUYEN TRA & 6055 BORN CT PENSACOLA, FL 32504	BRANTLEY DONALD S & 4139 LYRIC LN PENSACOLA, FL 32514	OAK KNOLLS ESTATES HOMEOWNERS ASSN INC 7788 LAWTON ST PENSACOLA, FL 32514-6188
WILLS LOUIS E 6000 SARAH DR PENSACOLA, FL 32504	WEAD ERIC D 6001 BORN CT PENSACOLA, FL 32504	FAIRMAN PHILLIP W & 6001 SARAH DR PENSACOLA, FL 32503
MOULTRY CORNEILUS & 6002 SARAH DR PENSACOLA, FL 32505	ROBINS NEST #1 LLC 117 MONARCH LN PENSACOLA, FL 32503	HORNE WILFORD M 6004 SARAH DR PENSACOLA, FL 32503
PENSACOLA HOMES 4 U LLC 6400 LONG STREET # 31 PENSACOLA, FL 32504	FYM OF FL LLC 3179 LAKE SUZANNE RD CANTONMENT, FL 32533	WILLS SUSAN 309 SOUTH 61ST AVE PENSACOLA, FL 32506
HEMPHILL BRUCE I 3901 NORTH 12TH AVE PENSACOLA, FL 32503	AMSOUTH BANK OF FLORIDA 70 N BAYLEN ST PENSACOLA, FL 32501	SHANNON SALLY ANN & 361 BROADTURN RD SCARBOROUGH, ME 4074
FULFORD RICHARD C & SHARON A 402 BEAR DR GULF BREEZE, FL 32561	DYER DWIGHT D & MARY M 13824 E BELLEWOOD DR AURORA, CO 80015-1180	WRIGHT MARY CHRISTINE LIFE EST PO BOX 10817 PENSACOLA, FL 32524

CHRISTIAN MILDRED L
601 E BURGESS RD # A6
PENSACOLA, FL 32504

BOZEMAN JEREMY E
8904 BELLINGTON RD
PENSACOLA, FL 32534

DRAKE GLEN T &
2730 PEBBLE BEACH DR
NAVARRE, FL 32566

PRESLEY SARAH ANNE &
601 E BURGESS RD # B8
PENSACOLA, FL 32504

CANTON RENE A B
3529 RIVIERA-DU-CHIENE
MOBILE, AL 36693

MORRIS KAREN MCAFERTY
455 HERON VILLA LN
PENSACOLA, FL 32506

SCOFIELD CAROLE D
412 LANDING BLVD
INVERNESS, FL 34450-8003

WEBER JAMES M
601 E BURGESS RD # D7
PENSACOLA, FL 32504

CLARK ROBERT T & GLENDA
1111 PARK LN
GULF BREEZE, FL 32563

ADAMS RICK M
4885 ASTER ST
DAYS CREEK, OR 97428

FILLMORE WARREN M &
PO BOX 397
ORANGE BEACH, AL 36561

CELIBERTI FAMILY HOLDINGS LLLP
2219 S CENTRAL AVE
FLAGLER BEACH, FL 32136

ZITNIAK CHARLES P & HANNA K
601 E BURGESS RD # B5
PENSACOLA, FL 32504

FLYNN MICHAEL C
3730 LONGSHIP PL
ROCKY POINT, FL 33607

MIR SAIRA &
510 SCENIC CT
CRESTVIEW, FL 32539

SMITH H NEAL & PEGGY C
5754 VENTURA LN
PENSACOLA, FL 32526

CYN SOLUTIONS LLC
109 N PALAFOX ST
PENSACOLA, FL 32502

DYE KEN & LYNDA
7 RAINBOW FALLS DR
ORMOND BEACH, FL 32174

KRAMMEL MAX
601 E BURGESS RD UNIT E-4
PENSACOLA, FL 32504

PYLE SISTERS TRUST
159 CANOPY COVE
FREEPORT, FL 32439

ROGERS W DERALD
601 E BURGESS RD # A8
PENSACOLA, FL 32504

STRADER RUTH E
601 E BURGESS RD # B3
PENSACOLA, FL 32504

MCDONALD RAYMOND A
601 E BURGESS RD #B7
PENSACOLA, FL 32504

SOMMERS RICHARD L &
PO BOX 5072
ENGLEWOOD, FL 34224

SMITH BARON P
190 DANVILLE ST
CANTONMENT, FL 32533

SCHEIBE MELISSA ANN
601 E BURGESS RD D-2
PENSACOLA, FL 32504

WENZE IRA H II
601 E BURGESS RD # D6
PENSACOLA, FL 32504

BUMGARNER NANETTE S
110 DRUMMOND PL
NEW BERN, NC 28562

CHAMBERLAIN ETHEL
601 E BURGESS RD # F1
PENSACOLA, FL 32504

HOUSTON JENNIFER L
1114 WEYBRIDGE CIR
PELHAM, AL 35124

SCUDDER MICHAEL JAY
PO BOX 42000
MEMPHIS, TN 38174

LEMONS SHARON K
601 E BURGESS RD G1
PENSACOLA, FL 32504

KARRER ALLAN E
398 CITATION DR
CANTONMENT, FL 32533

TURNER TOMMY R
601 E BURGESS RD #G7
PENSACOLA, FL 32504

EUMONT ELLEN E
601 E BURGESS RD UNIT #H-2
PENSACOLA, FL 32504

MOORE LAURA KRISTIE
2140 MARIA CIRCLE
PENSACOLA, FL 32514

ST CROIX JOSEPH P
601 E BURGESS RD UNIT H-8
PENSACOLA, FL 32504

MANCUSO MICHAEL T
601 E BURGESS RD # 111
PENSACOLA, FL 32504

LOWE SHERI A
9105 ARBOR GLEN LANE
CHARLOTTE, NC 28210-7988

GLENN JILL A &
601 E BURGESS RD # 17
PENSACOLA, FL 32504

CLAGUE GREGORY Q & NANCY E
325 HENDRIE BLVD
ROYAL OAK, MI 48067

DAVIS SPENCER L
601 E BUGESS RD G2
PENSACOLA, FL 32504

DIETRICH THOMAS F
5696 ABBINGTON LANE
MILTON, FL 32583

SMK INVESTMENT PROPERTIES LLC
7512 LAKESIDE DR
MILTON, FL 32583

FLAA STEPHEN J &
1 LISA LN
CHERRY HILL, NJ 8003

SLAUGHTER CYNTHIA
1306 PRESTWICK CT
CHESAPEAKE, VA 23320

WALLEY MARISSA C
4814 RIBAUT LN
MILTON, FL 32570

MESSER CHRISTOPHER L
9543 HUMMINGBIRD BLVD
PENSACOLA, FL 32514

HAMLETT CAROL
601 E BURGESS RD APT I5
PENSACOLA, FL 32504-6205

FOSTER MARISA L &
3213 S LITUANICA AVE 1F
CHICAGO, IL 60608

TAUZIAC CHRISTIAN &
16 HILLBROOK WAY
PENSACOLA, FL 32503

DAVIS GLORIA L
601 E BURGESS RD # G3
PENSACOLA, FL 32504

DOLIHTE CHRISTOPHER R
2049 CAHABA CREST DR
BIRMINGHAM, AL 32542

MORRIS JOHN S JR &
8853 MARSH ELDER DR
PENSACOLA, FL 32526

JOLLY KATHERINE A
601 E BURGESS RD # H4
PENSACOLA, FL 32504-6358

BOSSO STEPHEN C
1200 W GIMBLE ST
PENSACOLA, FL 32501

ISAKOVIC ABDEL
4950 NW 140TH ST
CHIEFLAND, FL 32626

BLANCHARD DARRELL V &
9542 YARROW CIR
PENSACOLA, FL 32514

WATSON SAMUEL M & BRENDA D
601 E BURGESS RD # 16
PENSACOLA, FL 32504

PARKER BRENDA JOYCE
601 E BURGESS RD # 19
PENSACOLA, FL 32504

MCBRIER MICHAEL M
PO BOX 15048
PENSACOLA, FL 32514

GARCIA REBECCA P
952 SW CAMPUS DR APT 49B1
FEDERAL WAY, WA 98023

PILEGGI ANTHONY J
601 E BURGESS RD # J5
PENSACOLA, FL 32504

HARGRAVE DAVID & MARY
601 E BURGESS RD # J9
PENSACOLA, FL 32504

WEATHERALL CYNTHIA
601 E BURGESS RD K12
PENSACOLA, FL 32504

WARWICK ANN M
601 E BURGESS RD K2
PENSACOLA, FL 32504

LAUDERDALE ROBERT III
601 E BURGESS RD # K5
PENSACOLA, FL 32504

CARPENTER MARSHALL O III
3140 SONYA ST
PACE, FL 32571-9553

DEVITO JOSEFINA
6011 BORN CT
PENSACOLA, FL 32504

BOGGS PATRICIA A
6015 BORN CT
PENSACOLA, FL 32504

KAHALLEY BARBARA J
601 E BURGESS RD # J-10
PENSACOLA, FL 32504

HARRIS RUSSELL W
601 E BURGERS RD # J3
PENSACOLA, FL 32504

LYONS CAROL F
3110 HYDE PARK PL
PENSACOLA, FL 32503

EVELETH WILLIAM L &
601 E BURGESS RD # K1
PENSACOLA, FL 32504-6371

WHITED GREGORY A &
35372 BLACKBERRY LN
SLIDELL, LA 70460

KNOCK EVAN &
1717 E STRONG ST
PENSACOLA, FL 32501-3459

MILLER DAVID E & TERESA F
1355-A BAKALANE CT
PENSACOLA, FL 32504

FORTUNATO MARGARET A
601 E BURGESS RD # K9
PENSACOLA, FL 32504

CARPENTIER SHAUN C
6045 HILBURN RD
PENSACOLA, FL 32504

ALFORD STEPHANIE LYNN 50% INT
5617 JONES ST
MILTON, FL 32570

STILLMAN STUART H &
1035 CORONADO DR
GULF BREEZE, FL 32563

HARRIS DAVID L INITIAL TRUSTEE &
1030 CAMBRIDGE DR
ONSTED, MI 49265

POPE TANYA L
601 E BURGESS RD # J8
PENSACOLA, FL 32503

WILSON NICHOLAS A
1469 WILKES AVE
BILOXI, MS 39530

POTTER JENNIFER F
503 PREAKNESS PLACE
SEFFNER, FL 33584

HENRY RENEE S
601 E BURGESS ROAD UNIT K4
PENSACOLA, FL 32504

KNOWLES PERRY & KIM
471 WESTGATE WAY UNIT 8
MARY ESTHER, FL 32569

TRAN VIET T &
601 SHILOH DR
PENSACOLA, FL 32503

ROMERO SHAUN
105 DARBY LANE
NEW IBERIA, LA 70560

TUGWELL WILTON E 33 1/3 INT
305 GREEN OAK RIDGE
MARIETTA, GA 30068

LEE ALICIA A 6041 HILBURN RD PENSACOLA, FL 32514	FULL QUIVER INVESTMENTS LP PO BOX 240613 BALLWIN, MO 63024	HALL HAROLD E 6047 HILBURN RD PENSACOLA, FL 32504
TAN ANGKIM L 1941 CORAL ISLAND ROAD PENSACOLA, FL 32506	PHAM DOMINIC V & 6053 HILBURN RD PENSACOLA, FL 32504	JAMES MICKEY R 6057 HILBURN RD PENSACOLA, FL 32504
SAMUEL WONDWOSSEN 6059 HILBURN RD PENSACOLA, FL 32504	NESBITT MARCHE C 606 SHILOH DR PENSACOLA, FL 32503	ELIMELECH MAOR 6400 LONG ST APT 31 PENSACOLA, FL 32504
DORE CHELSEA M 6063 HILBURN RD PENSACOLA, FL 32504	PENNINGTON CYNTHIA A 5935 KEYSTONE RD PENSACOLA, FL 32504	ANDERSON WADE M 1881 WINDHIP DR CORDOVA, TN 38016
CASSIDY JOHN T LIFE EST 6069 HILBURN RD PENSACOLA, FL 32504	FARMER MARISIA A GRAYSON 607 SHILOH DR PENSACOLA, FL 32503	CURRY KEVIN S 6071 HILBURN RD PENSACOLA, FL 32504
JENNETTE DIANE L 1235 CHISOLM TRL PENSACOLA, FL 32514	KONRAD KERRY IRENE BAKER 117 ENGLAND PL HENDERSONVILLE, TN 37075-3269	BOYER CHARLES L 6077 HILBURN RD PENSACOLA, FL 32504
CARLISLE ROBERT J & 3318 HUNTINGTON CIR NACOGDOCHES, TX 75965	JEFCOAT DEBBE K 6081 HILBURN RD PENSACOLA, FL 32504	CARTER BRADFORD J & 2354 TALL OAK DR CANTONMENT, FL 32533
SHAFFER JOHN M IV & TANYA L 2690 SEMORAN DR PENSACOLA, FL 32503	SWAYNE LAURA ANNE 6087 HILBURN RD PENSACOLA, FL 32504	WILLIS JOHN A 6309 VICKSBURG DR PENSACOLA, FL 32503
JOLLY IRA JR & LELIA M 6091 HILBURN RD PENSACOLA, FL 32504	WHITE PAMELA 6095 HILBURN RD PENSACOLA, FL 32504	NEWTON EDINA O 6097 HILBURN RD PENSACOLA, FL 32504
PHILLIPPE BUSINESS ENTERPRISES LLC 2874 GREYSTONE DRIVE PACE, FL 32571	CONTINENTAL DEVELOPMENT CO PO BOX 110 TUSCON, AZ 85702	LEE ANNE MARIE 6115 HILBURN RD PENSACOLA, FL 32504-6218

LOUISIANA SOUTHERN TIMBER LANDS
INC
5 WEEKEWACHEE CIR
DESTIN, FL 32541

M & R RIVER CORPORATION
3838 N PALAFOX ST
PENSACOLA, FL 32505

RHODES DANIEL R
6103 HILBURN RD
PENSACOLA, FL 32504

DAILY TIMOTHY & BETHANY A
6105 SARAH DR
PENSACOLA, FL 32503

ALLISON EDGAR L III
6108 VILLAGE OAKS DR
PENSACOLA, FL 32504

SHAFFER PATRICK & LINDA S
3072 WHISPERING CREST DR
HENDERSON, NV 89052

TAVARES MICHAEL C &
6119 HILBURN RD
PENSACOLA, FL 32504

BERRIOS LUIS M & BETTY
663 SMITHERS DR
REYNOLDSBURG, OH 43068

LUALLEN BRYAN W
619 SHILOH DR
PENSACOLA, FL 32503

DELARGE DAVID & ETHEL A
6201 SARAH DR
PENSACOLA, FL 32503

WJJ LLC
301 SCHUBERT DRIVE
PENSACOLA, FL 32504

PATE JERRY TURF &
301 SCHUBERT DR
PENSACOLA, FL 32504-6958

POTTS CHARLES E & DONNA F
6104 SARAH DR
PENSACOLA, FL 32503

DUERKSEN JAMES F & DRUANNE
6107 HILBURN RD
PENSACOLA, FL 32504

PORTER VON
6109 HILBURN RD
PENSACOLA, FL 32504

BRISTER BRANDON D
6113 HILBURN RD
PENSACOLA, FL 32504

PEREIRA DAMIANDRO C & CHERISH D
612 SHILOH DR
PENSACOLA, FL 32503

TREDWAY MONTE R
6150 VILLAGE OAKS DR
PENSACOLA, FL 32504

MCCORVEY EDWARD A & ANNIE E
6200 SARAH DR
PENSACOLA, FL 32503

HAYES KYLE G
6201 VICKSBURG DR
PENSACOLA, FL 32503

RCG PENSACOLA LLC
PO BOX 53483
ATLANTA, GA 30355

SEPE ROBERT J & KIMBERLEY L
6102 SARAH DR
PENSACOLA, FL 32503

JERRALDS JEROME N &
6105 HILBURN RD
PENSACOLA, FL 32504

CAPSTONE ADAPTIVE LEARNING AND
THERAPY CENTERS INC
2912 NORTH E ST
PENSACOLA, FL 32501

PAREKH PRADEEP M
754 BOULDER CREEK DR
PENSACOLA, FL 32514

WORLOW WESLEY W
6637 AEGEAN DR
MILTON, FL 32583

PHAM THANH VAN &
6121 HILBURN RD
PENSACOLA, FL 32504

NORRIS NORWOOD & CELESTE
3852 LAKE LYNN DR
GRETNA, LA 70056

PRESLEY LOLA R
6200 VICKSBURG DR
PENSACOLA, FL 32503

DEBELLEVUE BILLIE
1711 N 19TH AVE
PENSACOLA, FL 32503

MOBLEY DOYLE C LIFE EST
6202 SARAH DR
PENSACOLA, FL 32503

WU CHUNTA
6203 SARAH DR
PENSACOLA, FL 32503

ROSEMORE ANTHONY A & SANDY L
6204 VICKSBURG DR
PENSACOLA, FL 32503

WISE GARY M &
5745 MIFFLIN RD
PENSACOLA, FL 32526

HENDERSON CURTIS J & BRENDEL J
PO BOX 10326
PENSACOLA, FL 32524

CUPP MARJORIE D
6208 SARAH DR
PENSACOLA, FL 32503

PORTER HENRY O III &
6209 VICKSBURG DR
PENSACOLA, FL 32503

JOHNSON FRED D & MICHELLE
6212 CONFEDERATE DR
PENSACOLA, FL 32503

WHALEN MARJORIE A LIFE EST
6213 VICKSBURG DR
PENSACOLA, FL 32503

ALBERDA MARK D &
6215 SARAH DR
PENSACOLA, FL 32503

WEEKS DONALD W &
6202 VICKSBURG DR
PENSACOLA, FL 32503

MEADOR HARRY K
6203 VICKSBURG DR
PENSACOLA, FL 32503

BROWN DAVID M
6205 VICKSBURG DR
PENSACOLA, FL 32503

BRYANT ARCHIE L & ERBIE C
6206 VICKSBURG DR
PENSACOLA, FL 32503

MORRIS FRIEDA J LIFE EST
6207 VICKSBURG DR
PENSACOLA, FL 32503

JAMES DRUCILLA HENDERSON
6209 CONFEDERATE DR
PENSACOLA, FL 32503

GREEN MARY P
6210 SARAH DR
PENSACOLA, FL 32503

DIGANGI JOSEPH A &
6213 CONFEDERATE DR
PENSACOLA, FL 32503

WOODS FREDDIE L & WANDA
6214 VICKSBURG DR
PENSACOLA, FL 32503

PELLET DAVID & GWENDOLYN D
6215 VICKSBURG DR
PENSACOLA, FL 32503

CRUZ MIRIAM E
6203 CONFEDERATE DR
PENSACOLA, FL 32503

ROVIRA ANDRES U &
6204 CONFEDERATE DR
PENSACOLA, FL 32503

RENFRO DUSTIN
6206 CONFEDERATE DR
PENSACOLA, FL 32503

BOCCHINO MARY ELLEN
6207 CONFEDERATE DR
PENSACOLA, FL 32503

COOPER JOSEPH D & MARIA C
6208 CONFEDERATE DR
PENSACOLA, FL 32503

CUNNINGHAM ANDREW J &
6209 SARAH DR
PENSACOLA, FL 32503

FEIGENBAUM EDWARD H LIFE EST &
6211 SARAH DR
PENSACOLA, FL 32503

ROBBINS WAYNE A & LINDA SUE
6213 SARAH DR
PENSACOLA, FL 32503

STANLEY ANNE W LIFE EST &
6215 CONFEDERATE DR
PENSACOLA, FL 32503

DIXON TERRY G & JENNIFER S
6216 VICKSBURG DR
PENSACOLA, FL 32503

HARRIS JERNIGAN JR
6217 SARAH DR
PENSACOLA, FL 32503

GRUBBS RAYMOND D &
6219 VICKSBURG DR
PENSACOLA, FL 32514

FARLOW F M &
6220 VICKSBURG DR
PENSACOLA, FL 32503

WRIGHT CHARLES V TRUSTEE FOR
4904 RANDEE CIR
PENSACOLA, FL 32506

GREENE LAWANDA L
6227 VICKSBURG DR
PENSACOLA, FL 32503

GREENE JAMES W & CATHERINE E
6230 VICKSBURG DR
PENSACOLA, FL 32503

MORRISON THOMAS F & ETSUKO
3379 HOLT CIR
PENSACOLA, FL 32526

STOW MARY H TRUSTEE
6237 APPOMATTOX DR
PENSACOLA, FL 32503

GRAY MICHAEL A & JEAN A
6244 CONFEDERATE DR
PENSACOLA, FL 32503

HENDERSON ERIC F & TRACI E
6252 CONFEDERATE DR
PENSACOLA, FL 32503

TAGHON JANICE DIANE MILLER
6217 VICKSBURG DR
PENSACOLA, FL 32503

FITZPATRICK THOMAS J
3728 DUNSTAN CT
MOBILE, AL 36608

LEIGH ELSIE E LIFE EST
6222 VICKSBURG DR
PENSACOLA, FL 32503

GRIMES MARY ANN LIFE EST &
6226 CONFEDERATE DRIVE
PENSACOLA, FL 32503

KRUMBEIN JENNIFER LYNN
913 N 8TH AVE
PENSACOLA, FL 32501

ASARISI SALVATORE & SARAH N
6231 VICKSBURG DR
PENSACOLA, FL 32503

RITTENHOUSE DIANA A
6234 APPOMATTOX DR
PENSACOLA, FL 32503

ARMSTRONG BARBARA S
624 SHILOH DR
PENSACOLA, FL 32503

BENNETT DAVID L
6247 CONFEDERATE DR
PENSACOLA, FL 32503

WENDLETON DAN S &
6253 APPOMATTOX DR
PENSACOLA, FL 32503

BOSSA THOMAS J & PATRICIA J
6218 VICKSBURG DR
PENSACOLA, FL 32503

PETTIGREW ANTOINETTE
6220 CONFEDERATE DR
PENSACOLA, FL 32503

BARRON CATHERINE V
6224 VICKSBURG DR
PENSACOLA, FL 32503

BLACK BERT T & HELEN S
6226 VICKSBURG DR
PENSACOLA, FL 32503

BROWN CHRISTOPHER J &
6229 VICKSBURG DR
PENSACOLA, FL 32503

CORBIN MARY JUDSON
6232 VICKSBURG DR
PENSACOLA, FL 32503

CROSBY JIMMIE S
6235 CONFEDERATE DR
PENSACOLA, FL 32503

KIDDER THOMAS M & CYNTHIA K
6242 APPOMATTOX DR
PENSACOLA, FL 32503

KOVELESKI GARY
625 SHILOH DR
PENSACOLA, FL 32503

HAIGLER SIBYL YVONNE
6257 CONFEDERATE DR
PENSACOLA, FL 32503

KNIGHT JACQUELINE R
6266 APPOMATTOX DR
PENSACOLA, FL 32503

CAMPBELL JAMES L
6270 CONFEDERATE DR
PENSACOLA, FL 32503

HATCHER JAMES C
6284 CONFEDERATE DR
PENSACOLA, FL 32503

PERKO MICHAEL R &
630 SHILOH DR
PENSACOLA, FL 32503

SOLOMON MARY E 4/120 INT &
7810 CASTLEGATE DR
PENSACOLA, FL 32534

TOZOUR ALVERNA M
6308 VICKSBURG DR
PENSACOLA, FL 32503

GRISSETT BOBBY G & TINA L
6311 VICKSBURG DR
PENSACOLA, FL 32503

DAILEY WILLIAM
6317 CONFEDERATE DR
PENSACOLA, FL 32503

TON LAP
1000 NORTHGATE RD
BOSSIER CITY, LA 71112

NOWLING JOSEPH E & VIRGINIA A
6346 APPOMATTOX DR
PENSACOLA, FL 32503

DINGLE JEFFREY A LIFE EST
6268 APPOMATTOX DR
PENSACOLA, FL 32503

TREDWAY MONTE R SR & MIMIVA H
6273 APPOMATTOX DR
PENSACOLA, FL 32503

SIMMONS DAVID E & JESSIE A
6293 APPOMATTOX DR
PENSACOLA, FL 32503

MILLER BRUCE L TRUSTEE
5935 REYNOSA DR
PENSACOLA, FL 32504

CANO JOSIAS &
6305 PARAKEET TRL
PENSACOLA, FL 32503

BRENNAN BENJAMIN M
6309 PARAKEET TRL
PENSACOLA, FL 32503

OWENS KATHLEEN A
6312 CONFEDERATE DR
PENSACOLA, FL 32503

ARNOLD TONETTE D
6327 MOCKINGBIRD LN
PENSACOLA, FL 32503

SEDAKER WILLIE C LIFE EST &
9995 SHANGRI-LA WEST
MILTON, FL 32583

WOLFE PHILIP K
6816 OLD BAGDAD HWY
MILTON, FL 32583

MCMILLAN GWENDOLYN
6270 APPOMATTOX DR
PENSACOLA, FL 32503

ARANT SHANNON B
6283 CONFEDERATE DR
PENSACOLA, FL 32503

BAILEY DONALD S 1/2 INT &
2251 BANQUOS TRL
PENSACOLA, FL 32503

GAIDOSH STEPHEN
6396 APPOMATTOX DR
PENSACOLA, FL 32503

TIDWELL ROBERT T & JULIE
2481 UPPER BIG SPRINGS RD
LAGRANGE, GA 30241

LEDOUX MICHAEL
631 SHILOH DR
PENSACOLA, FL 32503

LOWERY MARY A
6315 APPOMATTOX DR
PENSACOLA, FL 32503

FRYE EDWARD E SR & LILLIE M
6328 CONFEDERATE DR
PENSACOLA, FL 32503

MONTEITH OLEDA MAE
6342 CONFEDERATE DR
PENSACOLA, FL 32503

MCGRAW RONALD & BEVERLY R
6355 CONFEDERATE DR
PENSACOLA, FL 32503

PARKER ROBERT C JR 1/6 INT &
5650 CAMBRIDGE WAY #7
CULVER CITY, CA 90230

KEGERREIS RIAN P
6363 APPOMATTOX DR
PENSACOLA, FL 32503

BOCK GEORGE N III &
6370 CONFEDERATE DR
PENSACOLA, FL 32503

GORDON CHARLES L & GRETA V
6375 CONFEDERATE DR
PENSACOLA, FL 32503

NELSON RUTHVEN P JR
8005 TWIN OAKS DR
MCKINNEY, TX 75070

GAIDOSH STEPHEN &
6396 APPOMATTOX DR
PENSACOLA, FL 32503

HOWELL BRANDON W &
6400 ANTIETAM DR
PENSACOLA, FL 32503

BYRD ROBERT R & NICOLE D
6412 MONITOR CT
PENSACOLA, FL 32503

SMITH PATRICIA A
6421 ANTIETAM DR
PENSACOLA, FL 32505

LINDSEY DAVID L JR & CINDY L
6441 ANTIETAM DR
PENSACOLA, FL 32503

ENNIS JAMES W
3621 WHISPERWOOD CIRCLE
MELBOURNE, FL 32901

HEALY BETTY JO LIFE ESTATE
6366 APPOMATTOX DR
PENSACOLA, FL 32503

ROBINSON MARY LEE
6373 CONFEDERATE DR
PENSACOLA, FL 32503

HINDERER HELMUTH E
6377 APPOMATTOX DR
PENSACOLA, FL 32503

DANNELLEY HOWARD D & LINDA D
6390 APPOMATTOX DR
PENSACOLA, FL 32503

SOUZA RICHARD F
6396 MANASSAS CT
PENSACOLA, FL 32503

ALMANASRAH IBTISAM
6406 ANTIETAM DR
PENSACOLA, FL 32503

COWAN TERESA M
6414 WHITE OAK DR
PENSACOLA, FL 32503

PRICE MICKEY & DEBRA
6424 MONITOR CT
PENSACOLA, FL 32504

ALMANASRAH AHMAD &
6442 ANTIETAM DR
PENSACOLA, FL 32503

WHEELER LORIANN N &
2243 CLIMBING IVY DR
TAMPA, FL 33618

GUTENMANN RICHARD K
6368 APPOMATTOX DR
PENSACOLA, FL 32503

BAKER JOHN J &
6374 APPOMATTOX DR
PENSACOLA, FL 32503

BOYD JUDI C
6377 CONFEDERATE DR
PENSACOLA, FL 32503

NICHOLS CHARLIE & JOYCE C
6390 MANASSAS CT
PENSACOLA, FL 32503

FEESER DON C
60 BAYBRIDGE DR
GULF BREEZE, FL 32561

VISSER ALAN
6410 APPOMATTOX DR
PENSACOLA, FL 32503

ROBINSON ANDREW J &
642 SHILOH DR
PENSACOLA, FL 32503

WRIGHT ROBERT &
6430 MONITOR CT
PENSACOLA, FL 32503

STURGIS BETTY A
6448 MERRIMAC CT
PENSACOLA, FL 32503

HARLEY SARAH E
6454 MERRIMAC CT
PENSACOLA, FL 32503

LANE BENJAMIN C &
6460 MERRIMAC CT
PENSACOLA, FL 32503

CROSBY JIM L
6461 ANTIETAM DR
PENSACOLA, FL 32503

BRASSOW ROBERT W & RUTH A
6466 MERRIMAC CT
PENSACOLA, FL 32503

WILLETTE TERRY W SR & DEBORAH F
6472 ANTIETAM DR
PENSACOLA, FL 32503

GENTILE LEONARD J
6478 ANTIETAM DR
PENSACOLA, FL 32503

SANTINI MARCOS R
648 SHILOH DR
PENSACOLA, FL 32503-7767

CROSBY JIMMY L
6461 ANTIETAM DR
PENSACOLA, FL 32503

NCUBE MATOTENG M & CATHY C
6484 BULL RUN CT
PENSACOLA, FL 32503

CONTRERAS DANILO A & LOURDES D
649 SHILOH DR
PENSACOLA, FL 32503

MULLINS STANFORD &
6490 BULL RUN CT
PENSACOLA, FL 32503

FAIRBANKS BRAD I & NANCY A
6496 BULL RUN CT
PENSACOLA, FL 32503

JONES JUDITH LORRAINE
6498 BULL RUN CT
PENSACOLA, FL 32503

YATES STEPHEN W & SHERRY D
6500 ANTIETAM DR
PENSACOLA, FL 32503

RUIZ JUSTO T & LOURDES M
6510 ANTIETAM DR
PENSACOLA, FL 32503

DAO TRANG NGUYEN
1013 BLACK WALNUT TRL
PENSACOLA, FL 32514

LATTIMER EVA LIFE EST &
6518 WHITE OAK DR
PENSACOLA, FL 32503

RANDERSON MILDRED M
6521 ANTIETAM DR
PENSACOLA, FL 32503

NANKEY DEAN &
486 OLD 80 RD
MUSCODA, WI 53573

BARROW LESTER & WANDA
6523 WHITE OAK DR
PENSACOLA, FL 32503

BONELLI SALVATORE A & PRISCILLA H
6532 WHITE OAK DR
PENSACOLA, FL 32503

LANGHAM JIMMIE D &
6533 WHITE OAK DR
PENSACOLA, FL 32503

BARNES JAMES M &
6534 WHITE OAK DR
PENSACOLA, FL 32514

WILLIAMS JUSTIN T
6536 WHITE OAK DR
PENSACOLA, FL 32503

WILLIAMS GEORGE E &
6537 WHITE OAK DR
PENSACOLA, FL 32503

CARDONA RAUL
654 SHILOH DR
PENSACOLA, FL 32503

CROSBY JAMES A LIFE EST &
6541 ANTIETAM DR
PENSACOLA, FL 32503

SAMSHAL SCOTT W & LUCINDA H
6561 ANTIETAM DR
PENSACOLA, FL 32503

VILLAR REYES GABRIEL &
6571 ANTIETAM DR
PENSACOLA, FL 32503

TIPPINS BEVERLY A
6581 ANTIETAM DR
PENSACOLA, FL 32503

ECHAGARRUGA ALICIA 660 SHILOH DR PENSACOLA, FL 32503	BROWN JAMES C & CONCEPCION C 6600 WHITE OAK DR PENSACOLA, FL 32503	BRE DDR BR TRADEWINDS FL LLC 3300 ENTERPRISE PARKWAY BEACHWOOD, OH 44122
DIMICK MICHAEL E & MARIA C 6603 WHITE OAK DR PENSACOLA, FL 32503	LEWIS HENRY F & BARBARA P 6610 WHITE OAK DR PENSACOLA, FL 32503	PENDLEY JOHN D & KATHY J 667 SHILOH DR PENSACOLA, FL 32503
LACEY BRENT W 668 SHILOH DR PENSACOLA, FL 32503	LANDRUM FAMILY PARTNERSHIP LTD 6723 PLANTATION RD PENSACOLA, FL 32504	PLANTATION ROAD TOWNOFFICE PO BOX 11543 PENSACOLA, FL 32524
MCMULLEN JAMES A & CAROLYN E 6700 WHITE OAK DR PENSACOLA, FL 32503-7572	KEIEK PETER & ANN 7217 TWIN LAKES LN PENSACOLA, FL 32504	MAYE KAY BECK 3715 HIDDEN OAK DR PENSACOLA, FL 32514
CORNERSTONE MORTGAGE SOLUTIONS LLC 6702 PLANTATION RD STE C PENSACOLA, FL 32504-6200	WEATHERLY GREGORY D II 6702 WHITE OAK DR PENSACOLA, FL 32503	JONES VIVIAN C 6703 WHITE OAK DR PENSACOLA, FL 32503
GUERNSEY & ASSOCIATES INC 6704 PLANTATION RD STE A PENSACOLA, FL 32504-6253	NFF WEST LLC 6704 A PLANTATION RD PENSACOLA, FL 32504	LITTLE RICHARD M 6704 WHITE OAK DR PENSACOLA, FL 32503
MOORE ARTHUR JR 6705 WHITE OAK DR PENSACOLA, FL 32503	OGBURN RICHARD H & CHERA B PO BOX 174 POINT CLEAR, AL 36564	MARKS AMIE BOYD TRUSTEE PO BOX 682 SHELBYVILLE, TN 37162
PLNTRD LLC 14 MARILYN CT PARK CITY, UT 84060	SECURITY ENGINEERING OF PENSACOLA INCORPORATED 6708 PLANTATION RD PENSACOLA, FL 32504	LOGAN DAMION N 673 SHILOH DR PENSACOLA, FL 32503
SIMPSON DAVID A & 3159 BELLE CHRISTIANE PL PENSACOLA, FL 32503	MOSTERT GERALD H & 679 SHILOH DR PENSACOLA, FL 32503	OSBOURNE PAULETTE M 6807 WHITE OAK DR PENSACOLA, FL 32504
CHAPPELL BARRY K & RUTH ANN 6808 WHITE OAK DR PENSACOLA, FL 32503	CARLSON FRED & CORINNE 6809 WHITE OAK DR PENSACOLA, FL 32503	SMITH ROGER & 6810 WHITE OAK DR PENSACOLA, FL 32503

HADLEY SEAN 6811 WHITE OAK DR PENSACOLA, FL 32503	WHITE PAUL A LIFE EST 6812 WHITE OAK DR PENSACOLA, FL 32503	MCDONALD DAVID M & BONITA S 6813 WHITE OAK DR PENSACOLA, FL 32503
JOHNSON BENNIE R & HAZEL F 6814 WHITE OAK DR PENSACOLA, FL 32503	LEFMANN GERALD L & 685 SHILOH DR PENSACOLA, FL 32503	ATKINSON THOMAS E & 691 SHILOH DR PENSACOLA, FL 32503
ROBINSON STEPHEN L 697 SHILOH DR PENSACOLA, FL 32503	PS FLORIDA ONE INC 701 WESTERN AVENUE PS# 25852 GLENDALE, CA 91201-2397	CROFT DUSTIN P & 703 SHILOH DR PENSACOLA, FL 32503
WILSON MAHLON 7077 KELVIN TER PENSACOLA, FL 32503	GATES TAMARA L 7081 KELVIN TERR PENSACOLA, FL 32503	KLUGH GEORGE E & BETTY JO 7085 KELVIN TERR PENSACOLA, FL 32503
BRASWELL JERRY & 709 SHILOH DR PENSACOLA, FL 32503	STARK LINDA J 7091 KELVIN TERRACE PENSACOLA, FL 32503	HAIRE CARL G 710 SHILOH DR PENSACOLA, FL 32503
MILSOFT UTILITY SOLUTIONS INC PO BOX 5726 ABILENE, TX 79608	STONEGATE OFFICE OWNERS ASSOC INC PO BOX 12507 PENSACOLA, FL 32591	GARG NEELAM R 3041 LIANA LN PENSACOLA, FL 32505
BRENDA BISCHOFF REVOCABLE LIVING TRUST 511 S 2ND ST PENSACOLA, FL 32507	BEACH COMMUNITY BANK 17 SE EGLIN PKWY FORT WALTON BEACH, FL 32548	LERMAN MARTIN I TRUSTEE OF 574 CAMPHOR WAY LEXINGTON, KY 40509
CARLSON JAMES D & PATRICIA A 7100 PLANTATION RD, BLDG 21 PENSACOLA, FL 32504	DUONG TUAN & 3344 TWO SISTERS WAY PENSACOLA, FL 32505	D & P INVESTMENT PROPERTIES LLC 6771 N PALAFOX ST PENSACOLA, FL 32503
BOCKWITH HOLDINGS INC 7100 PLANTATION ROAD SUITE 4 PENSACOLA, FL 32504	KOPKO ROBERT & ELENA A 1727 TURKEY OAK DR NAVARRE, FL 32566	BLACKMON KEVIN R 4920 RUGBY CT PENSACOLA, FL 32504
PATE NINA J & PO BOX 2977 MONROE, LA 71207	WILSON CARY 7150 PLANTATION RD APT 412 PENSACOLA, FL 32504-6204	PREBLE DAVID A 7150 PLANTATION RD # 414 PENSACOLA, FL 32504

KALAMA WAYNE & JOANN
520 HIDDEN VALLEY DR
AZUSA, CA 91702-1452

BOLAND BRUCE E
260 HATHAWAY DR
KEWAUNEE, WI 54216

OLMSTEAD KIPPEN J &
1390 FORT PICKENS RD UNIT 248
PENSACOLA BEACH, FL 32561

LYNCH WILLIAM G
7150 PLANTATION RD # 113
PENSACOLA, FL 32504

LEATH JAMES E
5927 PRINCE RD
PENSACOLA, FL 32503

ARTS ALECIA JANE E
7150 PLANTATION RD UNIT 126
PENSACOLA, FL 32504

HUGHES JONATHAN R
7150 PLANTATION RD UNIT 212
PENSACOLA, FL 32504

LAMB DONALD D &
7150 PLANTATION RD # 221
PENSACOLA, FL 32504

RODRIGUEZ JOVIAN &
3102 TURNERS MEADOW RD
PENSACOLA, FL 32514

SQUIREK DON & LORI J
68 MIDWAY RD NW
MARIETTA, GA 30064

DEIDRICK MAUREEN
7150 PLANTATION RD # 422
PENSACOLA, FL 32504

MURPHY SUZANNE S PENDERGRASS
7150 PLANTATION PL # 426
PENSACOLA, FL 32504

SQUIREK DONALD
68 MIDWAY RD NW
MARIETTA, GA 30064

BOLES KALA R
5881 PROVIDENCE LOOP
PENSACOLA, FL 32526

SHIPMAN LORI LLC
381 MIRABELLE DR
PENSACOLA, FL 32514

TUCKER JESSICA DIANA
7150 PLANTATION RD #128
PENSACOLA, FL 32504

MCLAUGHLIN ROBERT W JR &
7150 PLANTATION PLACE # 213
PENSACOLA, FL 32504

CAMPBELL ELENA B
6125 ENCLAVE DR
PENSACOLA, FL 32504

PRICE GENA S
7150 PLANTATION RD #225
PENSACOLA, FL 32504

LEWIS JOE COMPANY INVESTMENTS
1209 MANHATTAN AVE SUITE 19
MANHATTAN BEACH, CA 90266

NOLTE RONALD E
1 BALMORAL DR
NICEVILLE, FL 32578

ROY SHAWN K
7150 PLANTATION RD APT 427
PENSACOLA, FL 32504

STEIVISON JAMES C
7150 PLANTATION RD APT 112
PENSACOLA, FL 32504

HOBSON WOODROW JR & PATSY
PO BOX 20815
TUSCALOOSA, AL 35402

KRISMAN PAIGE
7150 PLANTATION RD UNIT 125
PENSACOLA, FL 32504

SMITH SEAN
1102 E JORDAN ST
PENSACOLA, FL 32503

BOWEN DONALD G
7150 PLANTATION RD #214
PENSACOLA, FL 32504

HUGGINS BRENDA A
13 MEADOW VIEW DR
JASPER, AL 35501

DORSEY THOMAS D
1433 PLAYERS CLUB CIR
GULF BREEZE, FL 32561-3533

RODRIGUEZ AMANDA
2705 HILLCREST AVE
PENSACOLA, FL 32526

GREEN BRYANT
4722 HWY 76
COTTONTOWN, TN 37048

ALLAIRE PARRIS P
7150 PLANTATION RD # 321
PENSACOLA, FL 32504

BURTT MICHAEL S
656 W GARDEN ST
PENSACOLA, FL 32502

FORSTER DENNIS A &
2319 MALYSA PL
PENSACOLA, FL 32504

UNIVERSITY TOWN PLAZA LLC
180 E BROAD ST
COLUMBUS, OH 43215

SEDLACEK RONALD S & MARCIA A
7229 TWIN LAKES LN
PENSACOLA, FL 32504

AUDLEMAN WILDA S
7204 TWIN LAKES LN
PENSACOLA, FL 32504

SCHAILL ANDREA M
7209 TWIN LAKES LN
PENSACOLA, FL 32504

HAZEWINKEL EZEKIEL
104 E LAFAYETTE ST
MARION, AL 36756

LISS KENNETH R &
7220 TWIN LAKES LN
PENSACOLA, FL 32504

US BANK NATIONAL ASSOCIATION
4801 FREDERICA WEST B
OWENSBORO, KY 42301

ARGONAUT PROPERTIES LLC
6304 SUMMER CIR
PENSACOLA, FL 32504

KELLY JON
9494 HUMBLE WESTFIELD RD APT 2632
HUMBLE, TX 77338

MIDLAND IRA BENEFIT FOR
135 S LASALLE ST STE 4000
CHICAGO, IL 60603

SERITAGE SRC FINANCE LLC
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

L D C INC
PO BOX 12204
PENSACOLA, FL 32591

THOMAS-COCHRAN ANGELA M
7205 TWIN LAKES LN
PENSACOLA, FL 32504

YU MARC
721 SHILOH DR
PENSACOLA, FL 32503

JERNIGAN KENNETH E & CAROLE D
722 SHILOH DR
PENSACOLA, FL 32503

CROWN CASTLE GT COMPANY LLC
4017 WASHINGTON RD PMB 353
MCMURRAY, PA 15317

ANDERSON JOSEPH
7150 PLANTATION RD # 314
PENSACOLA, FL 32504

FERSON WILLIAM R & ANN
3213 INDIAN TRL
FLOWER MOUND, TX 75022

FIRTH BRANDI R HALTOM
8233 E GRANADA RD
SCOTTSDALE, AZ 85257

TRAN TUNG VAN &
716 SHILOH DR
PENSACOLA, FL 32503

ROBINS RIDGE DEVELOPMENT LLC
120 E MAIN ST SUITE A
PENSACOLA, FL 32502

KAESTLE DANIEL W III
7200 TWIN LAKES LN
PENSACOLA, FL 32504

METIVIER JAMES R & BARBARA E
7208 TWIN LAKES LN
PENSACOLA, FL 32504

PENNEBAKER DAVID K & NAN T
7212 TWIN LAKES LN
PENSACOLA, FL 32504

7220 PLANTATION RD LLC
7220 PLANTATION RD
PENSACOLA, FL 32504

GARCIA ROBERT
7224 TWIN LAKES LN
PENSACOLA, FL 32504

OM HANUMAN HOSPITALITY INC
7226 PLANTATION RD
PENSACOLA, FL 32504

BAISDEN RICHARD L
7228 TWIN LAKES LN
PENSACOLA, FL 32504

HICKS FRANK J & PAMELA J
7232 TWIN LAKES LN
PENSACOLA, FL 32504

GOEHRING MICHAEL A &
7235 TWIN LAKES LN
PENSACOLA, FL 32504

HANSEN STEVE
7240 HILBURN RD A
PENSACOLA, FL 32504

SMITH PHILLIP Z &
7240B HILBURN RD
PENSACOLA, FL 32504

MCNAIR ANDREW
2650 PLEASANT VALLEY DR
CANTONMENT, FL 32533

PHAM MAI TUY
10706 CROSSCUT DR
PENSACOLA, FL 32506

BLUE SKY PROPERTIES OF PENSACOLA
LLC
4261 N GOLDEN RIDGE LN
TUCSON, AZ 85718

HOPKINS ELBERT W JR &
4324 CALM TER
PENSACOLA, FL 32503

BATTEN THOMAS D &
7240 TWIN LAKES LN
PENSACOLA, FL 32504

LOPEZ ALFRED &
PO BOX 31254
CLARKSVILLE, TN 37040-0021

PUTMAN TERRY A
7250 HILBURN RD # 2-A
PENSACOLA, FL 32504

SAWYER CHRISTOPHER
7250 HILBURN RD UNIT 2B
PENSACOLA, FL 32504

SEABROOK HALEY MINIA
7250 HILBURN RD # 2C
PENSACOLA, FL 32504

BAERRESEN JON H
5501 SUNKIST CIR
MILTON, FL 32571

JAMES KENNETH A & CHERYL M
391 KAPOK CT
LONGWOOD, FL 32779

WALDROUP JAMES M II & PATRICIA L
511 WILLIAMS DITCH RD
CANTONMENT, FL 32533

WALDROUP JAMES M & THELMA J
521 WILLIAMS DITCH RD
CANTONMENT, FL 32533-8260

WILLIAMS CLAUDE L & ESTHER J
727 SHILOH DR
PENSACOLA, FL 32503

MONDELLO STEPHANIE A &
7300 HILBURN RD
PENSACOLA, FL 32504

AWW PENN LLC
45 BROADWAY STE 3010
NEW YORK, NY 10006

BUSH DEWEY M & DORIS
7304 HILBURN RD
PENSACOLA, FL 32504

FENIK LUKASZ &
90 SW 3RD ST APT 2509
MIAMI, FL 33130

LOTHER DEREK J & STACY E
720 FARMINGTON RD
PENSACOLA, FL 32504

ZAYAS AGRIPINO & MARIA E
2215 VENETIAN WAY
OWENSBORO, KY 42301-4228

BORN COURT OWNERS ASSO INC
6910 WEATHERWOOD DR
PENSACOLA, FL 32506

LEMON RAYMOND C
4369 PRIVATE POINTE DR
PENSACOLA, FL 32503

BOLEY WILLIE MAE
1017 JORDAN LOOP
OKEECHOBEE, FL 34974

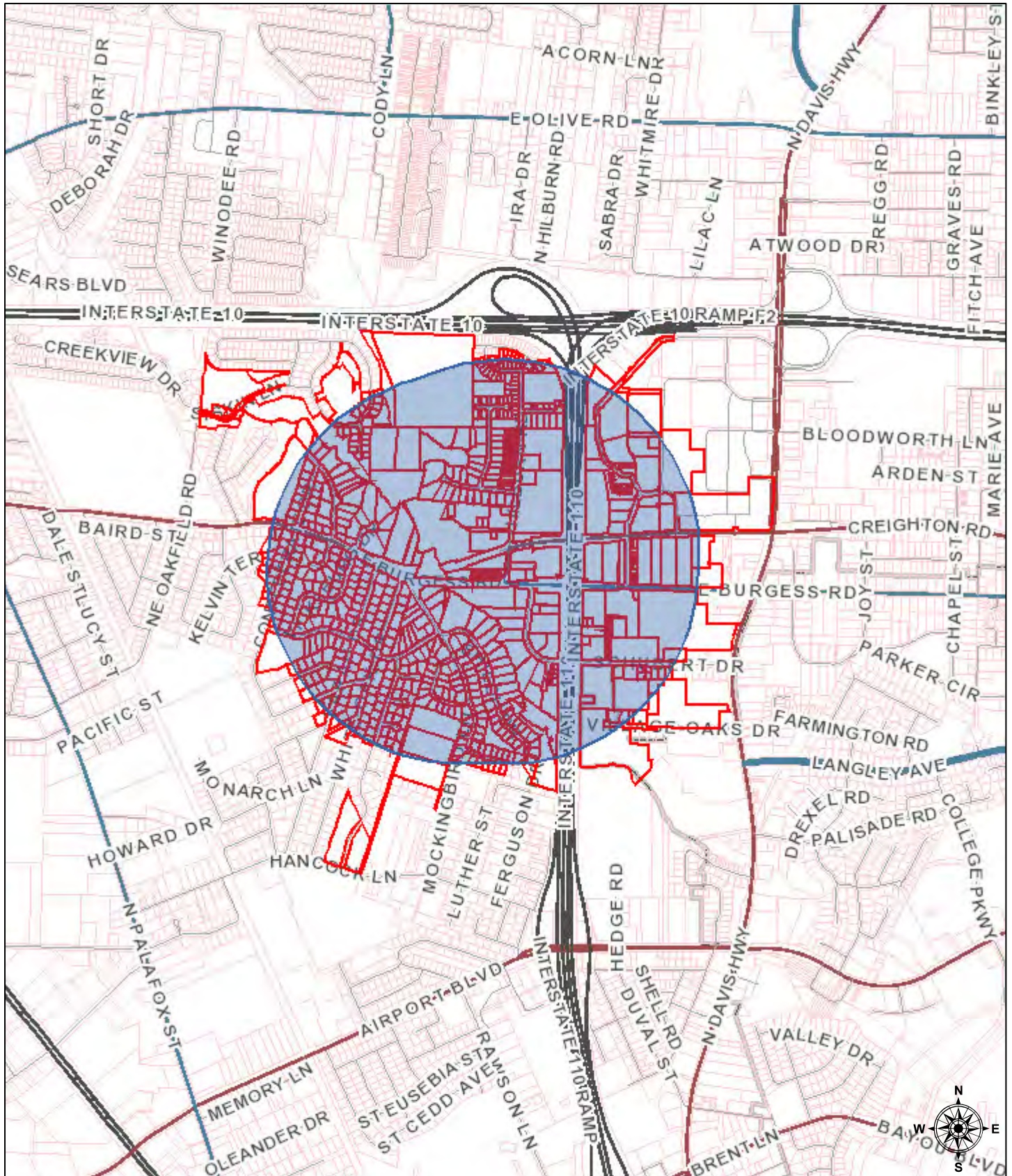
COOK BROWN ENTERPRISES INC
PO BOX 6006
PENSACOLA, FL 32503

JERNIGAN LEONARD CONTRACTORS
INC

8680 SCENIC HWY # 18

PENSACOLA, FL 32514

Mailing List Map



November 8, 2016

polygonLayer

 Override 1

polygonLayer

Override 1

Streets


 PRINCIPAL ARTERIAL

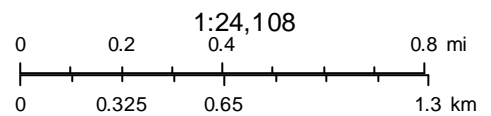
 MINOR ARTERIAL

 COLLECTOR

 LOCAL ROAD

 Parcels

 County Outline



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 12-6-14

Rezoning Quasi-judicial Hearing

Rezoning Case #: 2016-13

OR

Regular Planning Board Meeting

Agenda Item Number/Description:

[X] In Favor [] Against

*Name: Buddy Page

*Address: 5337 Hanover Ln *City, State, Zip: Pace FL 32571

Email Address: budpap@att.net Phone: 232-9853

How did you hear about the rezoning case: [] Mail [] Internet [] Sign

Please indicate if you:

[X] would like to be notified of any further action related to the public hearing item.

[] do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

Chamber Rules

- 1. All who wish to speak will be heard.
2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3. When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.
4. Please keep your remarks BRIEF and FACTUAL.
5. Everyone will be granted uniform time to speak (normally 3 - 5 minutes).
6. Should there be a need for information to be presented to the Board, please provide 13 copies for distribution. The Board will determine whether to accept the information into evidence. Once accepted, copies are given to the Clerk for Board distribution.
7. During quasi-judicial hearings (i.e., rezonings), conduct is very formal and regulated by Supreme Court decisions. Verbal reaction or applause is not appropriate.



Measure distance
 Total distance: 1,336.09 ft (407.24 m)

Applicants Exhibit 71

FLORIDA DEPARTMENT OF TRANSPORTATION
2015 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: DISTRICT

COUNTY: 48 ESCAMBIA

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
5164		SR 296(BRENT LN) - 150 FT W OF SR 291(DAVIS HWY)	E	17500	W	17000	34500 C	9.0	55.5F	2.1F
5166		SR 295(FAIRFIELD DR) - 600' W OF SR 95(US29) PAL	N	14000	S	15500	29500 C	9.0	55.5F	4.7F
5169		SR 30 (US98B) GARDEN ST - 550' W OF "E" ST	E	7600	W	7100	14700 C	9.0	55.5F	3.2F
5171		SR 30(US98B)GARDEN ST - 275' W OF DE VILLIERS ST	E	13000	W	10500	23500 C	9.0	55.5F	3.3A
5173		SR 30(US98B)GARDEN ST - 225' W OF BAYLEN ST	E	12500	W	10500	23000 C	9.0	55.5F	3.2F
5177		SR 30(US98B) ALCANIZ ST - 125' S OF W D CHILDERS	E	6400	W	4200	10600 C	9.0	55.5F	3.2F
5178		SR 30(US98) 950' W OF SR 295(NAVY BLVD)	E	13500	W	13500	27000 C	9.0	55.5F	4.3F
5180		SR289(US98B) 9TH AVE - 250' S OF SR10A(US90) CER	N	8400	S	7500	15900 C	9.0	55.5F	1.9F
5181		SR 742 (BURGESS RD) - 225' W OF SR 291 (DAVIS HW	E	2300	W	1600	3900 C	9.0	55.5F	2.5A
5182		SR 742(BURGESS RD) 400' E OF C95A(OLD PALAFOX)	E	4700	W	4800	9500 C	9.0	55.5F	2.7A
5184		SR 742 (BURGESS RD) - 400' W OF C95A(OLD PALAFOX	E	3400	W	3900	7300 C	9.0	55.5F	4.5A
5185		"E" ST - 550' N OF US 90/SR 10A (CERVANTES ST)	N	0	S	0	7300 C	9.0	55.5F	6.0F
5186		12TH AVE - 150' NE OF SR 296 (BAYOU BLVD)	E	13000	W	12500	25500 C	9.0	55.5F	6.0F
5187		12TH AVE - 325' SW OF SR 296(BAYOU BLVD)	E	9600	W	10500	20100 C	9.0	55.5F	2.1A
5190		LEONARD ST - 250' W OF BAYLEN ST	E	1500	W	1400	2900 C	9.0	55.5F	6.0F
5191		CROSS ST - 200' E OF SR 95 (US 29) PALAFOX ST	E	1400	W	1400	2800 C	9.0	55.5F	6.0F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 2-7-17

Rezoning Quasi-judicial Hearing

Rezoning Case #: 2016-13

OR

Regular Planning Board Meeting

Agenda Item Number/Description:

In Favor Against

*Name: Buddy Page

*Address: 5337 Hamilton Ln *City, State, Zip: Pace, FL

Email Address: bpage@att.net Phone: 2329853

How did you hear about the rezoning case: Mail Internet Sign

Please indicate if you:

would like to be notified of any further action related to the public hearing item.

do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

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ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 2-7-17

Rezoning Quasi-judicial Hearing

Rezoning Case #: 2-2016-13

OR

Regular Planning Board Meeting

Agenda Item Number/Description:

In Favor [checked] Against

*Name: TONI PETTIGREW

*Address: 6220 CONFEDERATE DR *City, State, Zip: PWS, FL 32503

Email Address: TROPICALMOTION@COX.NET Phone: 850 221-2659

How did you hear about the rezoning case: [checked] Mail [] Internet [] Sign

Please indicate if you:

[checked] would like to be notified of any further action related to the public hearing item.

[] do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

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- 1. All who wish to speak will be heard.
2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3. When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.
4. Please keep your remarks BRIEF and FACTUAL.
5. Everyone will be granted uniform time to speak (normally 3 - 5 minutes).
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7. During quasi-judicial hearings (i.e., rezonings), conduct is very formal and regulated by Supreme Court decisions. Verbal reaction or applause is not appropriate.



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ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Did not speak

Please Print Clearly

Meeting Date: 2-7-17

Rezoning Quasi-judicial Hearing

Regular Planning Board Meeting

Rezoning Case #: Z-2016-13

OR

Agenda Item Number/Description:

In Favor [checked] Against

*Name: John Pettigrew

*Address: 6220 Confederate DR *City, State, Zip: Pensacola, FL 32503

Email Address: tropicalmotion@cox.net Phone: 850-821-2642

How did you hear about the rezoning case: [checked] Mail [] Internet [] Sign

Please indicate if you:

[checked] would like to be notified of any further action related to the public hearing item.

[] do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

Chamber Rules

- 1. All who wish to speak will be heard.
2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3. When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.
4. Please keep your remarks BRIEF and FACTUAL.
5. Everyone will be granted uniform time to speak (normally 3 - 5 minutes).
6. Should there be a need for information to be presented to the Board, please provide 13 copies for distribution. The Board will determine whether to accept the information into evidence. Once accepted, copies are given to the Clerk for Board distribution.
7. During quasi-judicial hearings (i.e., rezonings), conduct is very formal and regulated by Supreme Court decisions. Verbal reaction or applause is not appropriate.



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 2-7-17

Rezoning Quasi-judicial Hearing

Regular Planning Board Meeting

Rezoning Case #: 2-2016-13

OR

Agenda Item Number/Description:

In Favor Against

*Name: Rhonda Robinson

*Address: 697 Shiloh Drive *City, State, Zip: Pensacola FL 32503

Email Address: rhondarobinson4@yahoo.com Phone: 8506074203

How did you hear about the rezoning case: [X] Mail [] Internet [X] Sign

Please indicate if you:

[X] would like to be notified of any further action related to the public hearing item.

[] do not wish to speak but would like to be notified of any further action related to the public hearing item.

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Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 2/7/2017

Rezoning Quasi-judicial Hearing

Rezoning Case #: 2-2016-13

OR

Regular Planning Board Meeting

Agenda Item Number/Description:

X In Favor ___ Against

*Name: Dan S. Wendleton

*Address: 6253 Appomattox Rd *City, State, Zip: Pensacola FL 32508

Email Address: Wendleton6253@aol.com Phone: 850 494 1262

How did you hear about the rezoning case: [X] Mail [] Internet [] Sign

Please indicate if you:

[X] would like to be notified of any further action related to the public hearing item.

[] do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

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DID
NOT
SPEAK

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 2/7/2017

Rezoning Quasi-judicial Hearing

Regular Planning Board Meeting

Rezoning Case #: Z-2016-13

OR

Agenda Item Number/Description:

In Favor Against

*Name: LINDA V. CROWE

*Address: 380 E. Burgess Rd *City, State, Zip: Pensacola, FL 32503

Email Address: lvc171@att.net Phone: 850-384-0608

How did you hear about the rezoning case: Mail Internet Sign

Please indicate if you:

would like to be notified of any further action related to the public hearing item.

do not wish to speak but would like to be notified of any further action related to the public hearing item.

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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: March 20, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2016-13

TTO Staff has reviewed the Rezoning Case (Z)-2016-13, 6013 Hilburn Road, agenda item for the upcoming Planning Board meeting scheduled for April 6, 2017. Please see the below comments.

Currently, there is a Roadway Improvement Project programmed in the County's Capital Improvement Program and the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along SR742 (Burgess Road) from US29 to Hilburn Road within the vicinity of the subject parcel. The project is expected to widen the existing two-way, two-lane roadway to a 4-lane roadway. The right-of-way acquisition phase (currently on-going) is programmed through Fiscal Year 2018, with the County expected to fund \$1M towards the right-of-way phase.

The Florida-Alabama Transportation Planning Organization (TPO) currently lists the aforementioned project as the #2 Non-Strategic Intermodal System capacity project for the TPO 2040 Long Range Transportation Plan (LRTP). The TPO's LRTP Cost Feasible Plan programs the construction phase (\$18M) during the Fiscal Year 2021-2025 time period.

Per the TPO's Congestion Management Process Plan, Burgess Road is currently functioning within its allowable capacity for traffic volumes between the segment of CR95A (Old Palafox) and Hilburn Road. The maximum level-of-service (LOS) for the roadway segment is LOS D (14,800 trips/day), and currently the roadway segment is functioning at a LOS D (8,000 trips/day) and is expected to remain at a LOS D and exceed 9,700 trips/day by Year 2024.

Note: TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

(b) Permitted uses. Permitted uses within the HDR district are limited to the following:

(1) Residential.

- a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- b. Manufactured (mobile) homes only within existing manufactured home parks or subdivisions. No new or expanded manufactured home parks or subdivisions.
- c. Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.
- d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. No retail sales, except as conditional uses in this district.

(3) Retail services.

- a. Boarding and rooming houses.
- b. Child care facilities.

See also conditional uses in this district.

(4) Public and civic. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Marina, private.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.

(8) Other uses. [Reserved].

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the HDR district:

(1) Residential.

- a. Dormitories.
- b. Fraternity or sorority houses.
- c. Home occupations with non-resident employees.

(2) Retail sales. Retail sales only within a predominantly residential multi-story building.

(3) Retail services. Retail services only within a predominantly residential multi-story building.

(4) Public and civic.

- a. Clubs, civic and fraternal.
- b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
- c. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- d. Hospitals.
- e. Offices for government agencies or public utilities, small scale (gross floor area 6000 sq.ft. or less per lot).
- f. Places of worship.
- g. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.

(5) Recreation and entertainment.

- a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- b. Parks with permanent restrooms or outdoor event lighting.

(6) Agricultural and related. Horses or other domesticated *equines* kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.

(d) Site and building requirements. The following site and building requirements apply to uses within the HDR district:

(1) Density. A maximum density of 18 dwelling units per acre.

(2) Floor area ratio. A maximum floor area ratio of 2.0 for all uses.

(3) Structure height. A maximum structure height of 120 feet above highest adjacent grade.

(4) Lot area. No minimum lot area unless prescribed by use.

- (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
- a. **Single-family detached.** Forty feet at the street right-of-way for single-family detached dwellings.
 - b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
 - c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, and townhouse groups. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
 - b. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.
 - c. **Corner lots.** Will have one front setback and one side setback.
- (8) **Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) **Location criteria.** All non-residential uses within the HDR district shall be located to avoid nuisance, hazard, and other adverse impacts to surrounding residential uses.
- (f) **Rezoning to HDR.** High Density Residential zoning may be established only within the Mixed-Use Suburban (MU-S) or Mixed-Use Urban (MU-U) future land use category. The district is suitable for urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for medium density residential and areas zoned or used for high density mixed-use or commercial.

(Ord. No. 2015-56, § 2, 12-10-2015; Ord. No. 2016-31, § 1, 8-4-2016)

Sec. 3-2.9 High Density Mixed-use district (HDMU).

- (a) **Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

- (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
- a. **Single-family detached.** Forty feet at the street right-of-way for single-family detached dwellings.
 - b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
 - c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, and townhouse groups. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
 - b. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.
 - c. **Corner lots.** Will have one front setback and one side setback.
- (8) **Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) **Location criteria.** All non-residential uses within the HDR district shall be located to avoid nuisance, hazard, and other adverse impacts to surrounding residential uses.
- (f) **Rezoning to HDR.** High Density Residential zoning may be established only within the Mixed-Use Suburban (MU-S) or Mixed-Use Urban (MU-U) future land use category. The district is suitable for urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for medium density residential and areas zoned or used for high density mixed-use or commercial.

(Ord. No. 2015-56, § 2, 12-10-2015; Ord. No. 2016-31, § 1, 8-4-2016)

Sec. 3-2.9 High Density Mixed-use district (HDMU).

- (a) **Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

(b) Permitted uses. Permitted uses within the HDMU district are limited to the following:

(1) Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

- a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.
- c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.
- d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales, including Low-THC marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

(3) Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

- a. Bed and breakfast inns.
- b. Boarding and rooming houses.
- c. Child care facilities.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.
- g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) Public and civic.

- a. Preschools and kindergartens.
- b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- c. Foster care facilities.

- d. Places of worship.
- e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Marinas, private only.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals.

(8) Other uses. [Reserved]

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the HDMU district:

(1) Residential.

- a. Dormitories.
- b. Fraternity and sorority houses.
- c. Manufactured (mobile) home parks.

(2) Retail sales. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

(3) Retail services.

- a. Medium-scale (gross floor area greater than 6000 sq. ft. per lot, but no greater than 35,000 sq. ft.) retail services, excluding motor vehicle service and repair.
- b. Restaurants and brewpubs with drive-in or drive-through service and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales.
- c. Small-scale (gross floor area 6000 sq.ft. or less per lot) major motor vehicle service and repair, excluding painting or body work and outdoor work.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, excluding towers.
- b. Cemeteries, including family cemeteries.
- c. Clubs, civic and fraternal.
- d. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.

- e. Cinerators.
- f. Educational facilities not among the permitted uses of the district.
- g. Funeral establishments.
- h. Hospitals.
- i. Offices for government agencies or public utilities.
- j. Public utility structures exceeding the district structure height limit and telecommunications towers of any height, excluding any industrial uses.
- k. Warehousing or maintenance facilities for government agencies or public utilities.

(5) Recreation and entertainment.

- a. Amusement arcade centers and bingo facilities.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Parks with permanent restrooms or outdoor event lighting.

(6) Industrial and related. Microbreweries, microdistilleries, and microwineries

(7) Agricultural and related.

- a. Horses or other domesticated *equines* kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- b. Veterinary clinics.

(8) Other uses.

- a. Self-storage facilities with a maximum lot area of one acre and outdoor storage limited to operable motor vehicles and boats. No vehicle rental.
- b. Structures of permitted uses exceeding the district structure height limit, excluding telecommunications towers.

(d) Site and building requirements. The following site and building requirements apply to uses within the HDMU district:

- (1) Density.** A maximum density of 25 dwelling units per acre.
- (2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C) future land use category and 2.0 within Mixed-Use Urban (MU-U).
- (3) Structure height.** A maximum structure height of 150 feet above highest adjacent grade.
- (4) Lot area.** No minimum lot area unless prescribed by use.
- (5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:

- a. **Single-family detached.** Forty feet at the street right-of-way for single-family detached dwellings.
 - b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
 - c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, or townhouse groups. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
 - b. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.
 - c. **Corner lots.** Will have one front setback and one side setback.
- (8) **Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) **Location criteria.** All new non-residential uses proposed within the HDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:
- (1) **Proximity to intersection.** Along an arterial or collector street and within 200 feet of an intersection with another arterial or collector.
 - (2) **Proximity to traffic generator.** Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
 - (3) **Infill development.** Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
 - (4) **Site design.** Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:
 - a. Any intrusion into a recorded residential subdivision is limited to a corner lot
 - b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.

- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

(f) Rezoning to HDMU. High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is inappropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

(Ord. No. 2015-56, § 3, 12-10-2015; Ord. No. 2016-2 § 1, 1-7-2016; 2016-31 § 1, 8-4-2016; Ord. No. 2017-5, §2, 1-5-2017)

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(b) Permitted uses. Permitted uses within the Commercial district are limited to the following:

(1) Residential. The following residential uses are allowed throughout the district, but if within the Commercial (C) future land use category they are permitted only if part of a predominantly commercial development:

- a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- b. Manufactured (mobile) homes, including new or expanded manufactured home parks or subdivisions.

- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

(f) Rezoning to HDMU. High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is inappropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

(Ord. No. 2015-56, § 3, 12-10-2015; Ord. No. 2016-2 § 1, 1-7-2016; 2016-31 § 1, 8-4-2016; Ord. No. 2017-5, §2, 1-5-2017)

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(b) Permitted uses. Permitted uses within the Commercial district are limited to the following:

(1) Residential. The following residential uses are allowed throughout the district, but if within the Commercial (C) future land use category they are permitted only if part of a predominantly commercial development:

- a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- b. Manufactured (mobile) homes, including new or expanded manufactured home parks or subdivisions.

- c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.
- d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Retail sales, including Low-THC marijuana dispensing facilities, sales of alcoholic beverages and automotive fuels, but excluding motor vehicle sales and permanent outdoor storage. See also conditional uses in this district.

(3) Retail services. The following retail services, excluding permanent outdoor storage:

- a. Car washes, automatic or manual, full service or self-serve.
- b. Child care facilities.
- c. Hotels, motels and all other public lodging, including boarding and rooming houses.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair, and outdoor work.
- g. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless separated by a 50-foot or wider street right-of-way.

See also conditional uses in this district.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, including towers.
- b. Cemeteries, including family cemeteries.
- c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- d. Educational facilities, including preschools, K-12, colleges, and vocational schools.
- e. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- f. Foster care facilities.
- g. Funeral establishments.
- h. Hospitals.
- i. Offices for government agencies or public utilities.

- j. Places of worship.
- k. Public utility structures, including telecommunications towers, but excluding any industrial uses.
- l. Warehousing or maintenance facilities for government agencies or for public utilities.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- b. Indoor recreation or entertainment facilities, including movie theaters, bowling alleys, skating rinks, arcade amusement centers, bingo facilities and shooting ranges, but excluding bars, nightclubs or adult entertainment facilities.
- c. Marinas, private and commercial.
- d. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related.

- a. Printing, binding, lithography and publishing.
- b. Wholesale warehousing with gross floor area 10,000 sq.ft. or less per lot.

See also conditional uses in this district.

(7) Agricultural and related.

- a. Agricultural food production primarily for personal consumption by the producer, but no farm animals.
- b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.
- c. Veterinary clinics.

See also conditional uses in this district.

(8) Other uses.

- a. Billboard structures.
- b. Outdoor storage if minor and customarily incidental to the allowed principal use, and if in the rear yard, covered, and screened from off-site view, unless otherwise noted.
- c. Parking garages and lots, commercial.
- d. Self-storage facilities, excluding vehicle rental.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Commercial district:

(1) Residential.

- a. Group living not among the permitted uses of the district.
- b. Home occupations with non-resident employees.

(2) Retail sales.

- a. Boat sales, new and used.
- b. Automobile sales, used autos only, excluding parcels fronting on any of the following streets: Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR 292); Blue Angel Parkway (SR 173); Pine Forest Road, south from Interstate 10 to State Road 173; Navy Boulevard (SR 295 and US 98); and Scenic Highway (SR 10A and US 90). Additionally, the parcel shall be no larger than one acre and provided with a permanent fence, wall, or other structural barrier of sufficient height and mass along all road frontage to prevent encroachment into the right-of way other than through approved site access.
- c. Automobile rental limited to the same restrictions as used automobile sales.
- d. Utility trailer, heavy truck (gross vehicle weight rating more than 8500 lbs), and recreational vehicle sales, rental, or service limited to the same restrictions as used automobile sales.

(3) Retail services. Service and repair of motor vehicles, small scale (gross floor area 6000 sq. ft. or less per lot), excluding painting and body work and outdoor work and storage.

(4) Public and civic.

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic and fraternal.
- c. Cinerators.
- d. Homeless shelters.

(5) Recreation and entertainment.

- a. Bars and nightclubs.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Parks with permanent restrooms or outdoor event lighting.

(6) Industrial and related.

- (a)** Borrow pits and reclamation activities 20 acres minimum and (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and land use and regulations in Part III, the Land Development Code, chapter 4. *Borrow pits are prohibited on land zoned GMD prior to the adoption of the Commercial (Com) zoning.
- (b)** Microbreweries, microdistilleries, microwineries.

(7) Agricultural and related. Horses or other domesticated *equines* kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.

(8) Other uses.

- a. Outdoor sales not among the permitted uses of the district.
- b. Outdoor storage not among the permitted uses of the district, including outdoor storage of trailered boats and operable recreational vehicles, but no repair, overhaul, or salvage activities. All such storage shall be screened from residential uses and maintained to avoid nuisance conditions.
- c. Self-storage facilities, including vehicle rental as an accessory use.
- d. Structures of permitted uses exceeding the district structure height limit.

(d) Site and building requirements. The following site and building requirements apply to uses within the Commercial district:

(1) Density. A maximum density of 25 dwelling units per acre throughout the district. Lodging unit density not limited by zoning.

(2) Floor area ratio. A maximum floor area ratio of 1.0 within the Commercial (C) future land use category and 2.0 within Mixed-Use Urban (MU-U).

(3) Structure height. A maximum structure height of 150 feet above adjacent grade.

(4) Lot area. No minimum lot area unless prescribed by use.

(5) Lot width. Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:

- a. **Single-family detached.** Forty feet at the street right-of-way for single-family detached dwellings.
- b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
- c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, or townhouse groups. No minimum lot width required by zoning for other uses.

(6) Lot coverage. Minimum pervious lot coverage of 15 percent (85 percent maximum semi-impervious and impervious cover) for all uses.

(7) Structure setback. For all principal structures, minimum setbacks are:

- a. **Front and rear.** Fifteen feet in both front and rear.
- b. **Sides.** Ten feet on each side, including any group of attached townhouses. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height.
- c. **Corner lots.** Will have one front setback and one side setback.

(8) Other requirements. Refer to chapters 4 and 5 for additional development regulations and standards.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

a. Any intrusion into a recorded subdivision is limited to a corner lot.

b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.

b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

(f) Rezoning to Commercial. Commercial zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U) or Commercial (C) future land use categories. The district is appropriate to provide transitions between areas zoned or used as high density mixed-use and areas zoned or used as heavy

commercial or industrial. Rezoning to Commercial is subject to the same location criteria as any new non-residential use proposed within the Commercial district.

(Ord. No. 2015-56, § 4, 12-10-2015; Ord. No. 2016-02, § 2, 1-7-2016; 2016-31 § 1, 8-4-2016; Ord. No. 2017-5, §,2, 1-5-2017)

Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).

(a) Purpose. The Heavy Commercial and Light Industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.

(b) Permitted uses. Permitted uses within the HC/LI district are limited to the following:

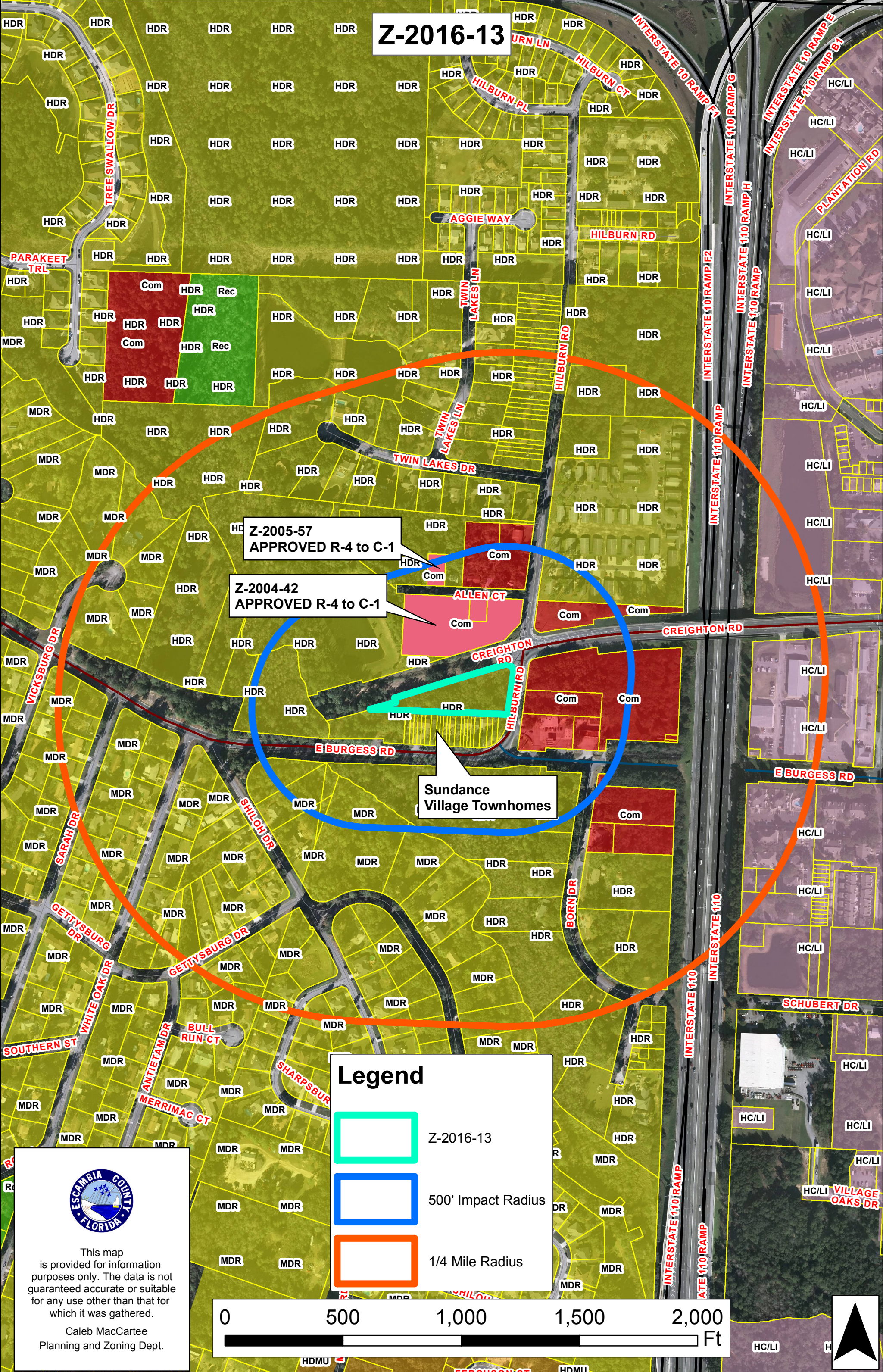
(1) Residential. Any residential uses if outside of the Industrial (I) future land use category and part of a predominantly commercial development, excluding new or expanded manufactured (mobile) home parks and subdivisions. See also conditional uses in this district.

(2) Retail sales. Retail sales, including Low-THC marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes.

(3) Retail services.

- a. Car washes, automatic or manual, full service or self-serve.
- b. Child care facilities.
- c. Hotels, motels and all other public lodging, including boarding and rooming houses.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- g. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, and major motor vehicle and boat service and repair, but excluding outdoor work or storage.
- h. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-

Z-2016-13






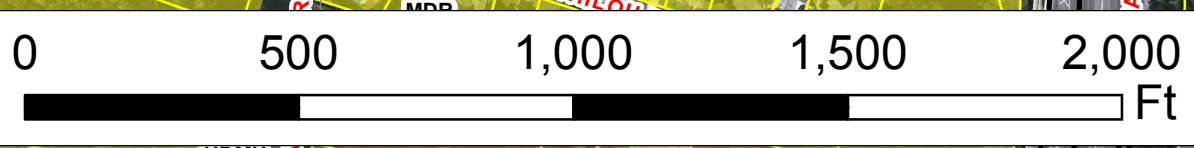
Z-2005-57
APPROVED R-4 to C-1

Z-2004-42
APPROVED R-4 to C-1

Sundance
Village Townhomes

Legend

-  Z-2016-13
-  500' Impact Radius
-  1/4 Mile Radius



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Caleb MacCartee
Planning and Zoning Dept.

Planning Board-Rezoning

7. B.

Meeting Date: 04/04/2017
CASE : Z-2017-02
APPLICANT: Joseph Dhaiti, Agent for Katia Lamothe, Owner
ADDRESS: 1300 Block Blue Angel Parkway
PROPERTY REF. NO.: 12-2S-31-3404-000-000
FUTURE LAND USE: MU-S, Mixed-Use Suburban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 05/04/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: MDR, Medium Density Residential district (10 du/acre)

TO: HDMU, High Density Mixed-use district (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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions

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 non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of Allowable Uses: residential, retail sales & services, professional office, recreational facilities, public and civic, limited agriculture. The maximum residential density is 25 dwelling units per acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FINDINGS

The proposed amendment to HDMU **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1 The Comprehensive Plan allows for retail sales & services, professional office, recreational facilities, public and civic, limited agriculture. The parcel will utilize the existing public road, utilities and infrastructure.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.7 Medium Density Residential district (MDR).

(a) Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

(b) Permitted uses. Permitted uses within the HDMU district are limited to the following:

(1) Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar

services.

b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.

c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.

d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales, including Low-THC marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

(3) Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

a. Bed and breakfast inns.

b. Boarding and rooming houses.

c. Child care facilities.

d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.

e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.

g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) Public and civic.

a. Preschools and kindergartens.

b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

c. Foster care facilities.

d. Places of worship.

e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Marinas, private only.

b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. Agricultural production limited to food primarily for

personal consumption by the producer, but no farm animals.

(e) Location criteria. All new non-residential uses proposed within the HDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within 200 feet of an intersection with another arterial or collector.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:

a. Any intrusion into a recorded residential subdivision is limited to a corner lot

b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county. b. If the parcel is within a county

redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

(f) Rezoning to HDMU. High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The applicant did not submit a compatibility analysis regarding the potential uses of the parcel. The site **does not** meet the following required location criteria: proximity to intersection, proximity to traffic generator, and site design. The more intense uses of HDMU are not found on the surrounding parcels, therefore the new use would not constitute infill development.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts HDMU, MDR, and LDR. There are 10 single-family residences, eight vacant residential properties, five vacant commercial properties, two churches, and one retail store. The proposed amendment **would result in a more intense use** of the subject property than the surrounding adjacent properties. Most parcels in the area are single-family residences or vacant. The allowable uses in the HDMU zoning appear to be incompatible with the current surrounding parcels in the immediate area.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

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

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern. The adjacent properties are residential. The nearest commercial is a small scale retail shop located at the intersection of two arterial streets located greater than 500' from the subject property.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

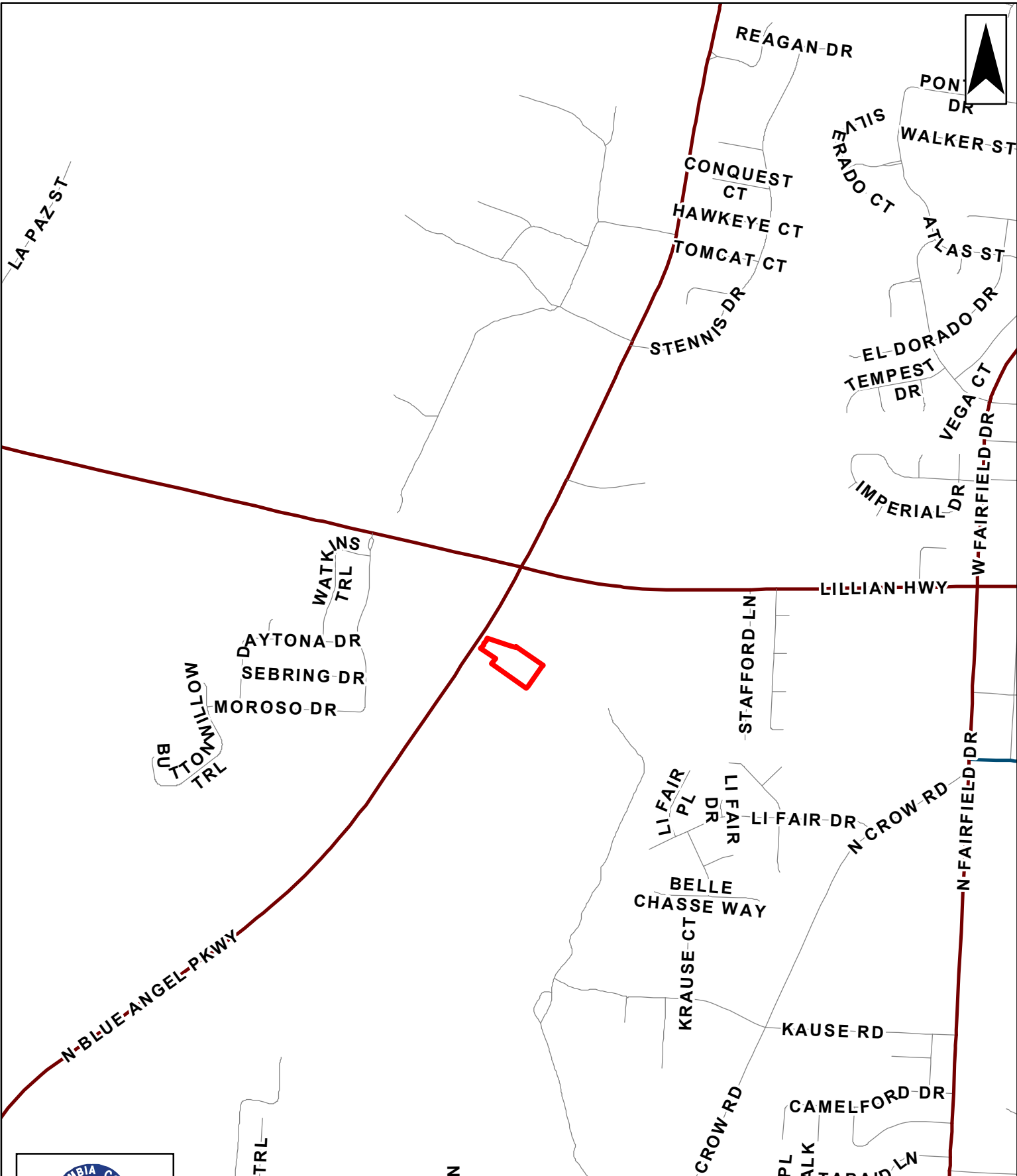
FINDINGS

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.

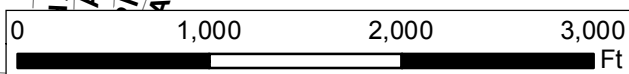
Attachments





Z-2017-02


Z-2017-02



Z-2017-02 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.



Con

MDR

HC/LI

Com

HDMU

HDMU

HDMU

HDMU

MDR

MDR

MDR

MDR

LDR

MDR

LDR

ROEBLING TRL

LILLIAN HWY

N BLUE ANGEL PKWY

LILLIAN HWY

N BLUE ANGEL PKWY

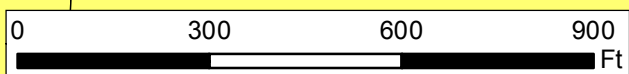
N BLUE ANGEL PKWY



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Andrew Holmer
Planning and Zoning Dept.

Z-2017-02 500' RADIUS ZONING



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



MU-U

MU-U

MU-U

MU-S

MU-U

LILLIAN HWY

MU-U

MU-S

MU-U

MU-S

MU-S

MU-S

MU-S

ROEBLING TRL

LILLIAN HWY

N BLUE ANGEL PKWY

N BLUE ANGEL PKWY

N BLUE ANGEL PKWY



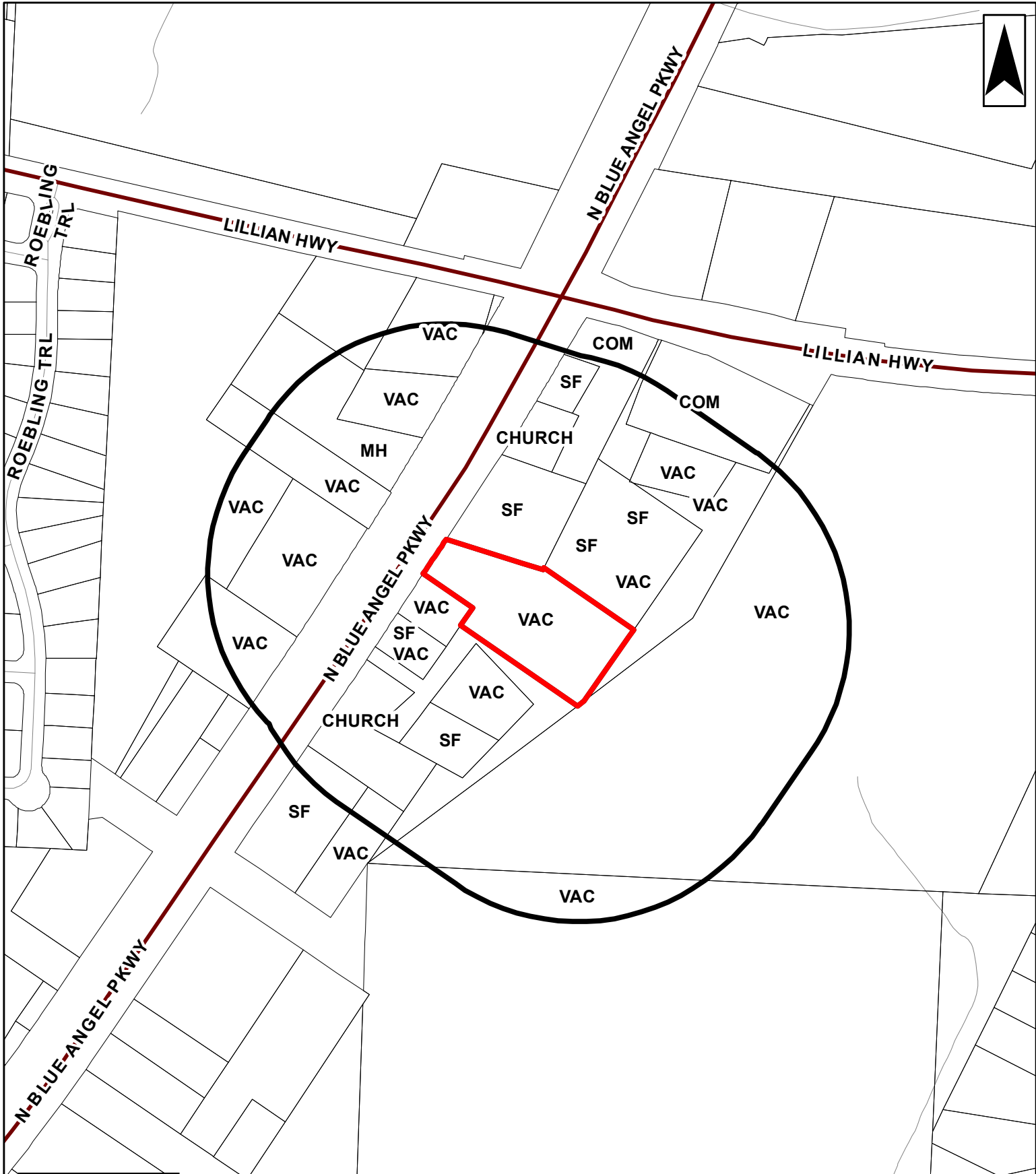
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Andrew Holmer
Planning and Zoning Dept.

Z-2017-02 FUTURE LAND USE



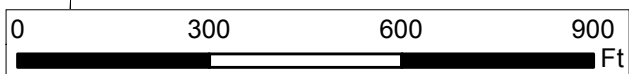
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.

Z-2017-02 EXISTING LAND USE



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



N-BLUE ANGEL PKWY



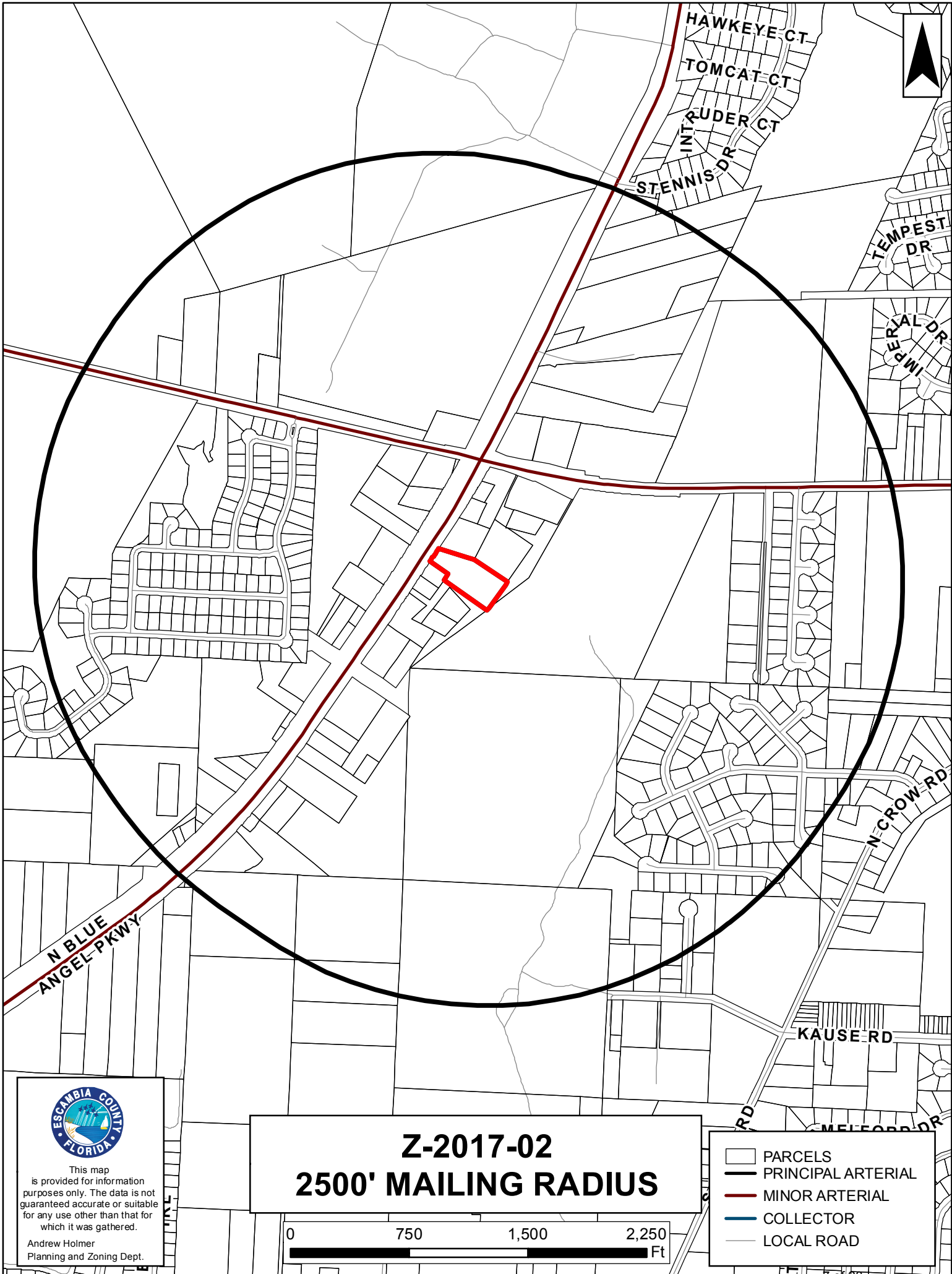
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Andrew Holmer
Planning and Zoning Dept.

Z-2017-02 AERIAL AND WETLANDS



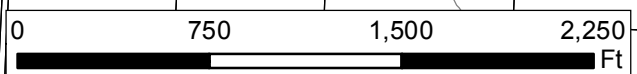
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006





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-2017-02
2500' MAILING RADIUS



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

NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2017-02**

CURRENT ZONING: **MDR** PROPOSED ZONING: **HDMU**

PLANNING BOARD

DATE: **04/04/17** TIME: **8:30 AM**

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3360 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **05/04/17** TIME: **5:45 PM**

LOCATION OF HEARING
ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALMWAY BLVD
1ST FLOOR 20000 WORKING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL DEVELOPMENT SERVICES AT 336-3175 OR VISIT WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Notice of Public Hearing Sign



Looking across Blue Angel Pkwy from subject property



Looking northwest from subject property



Looking south on Blue Angel from subject property



Looking into subject property



Looking south on Blue Angel from subject property



Looking southwest along Blue Angel Pkwy



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: 2-2017-02 Accepted by: AE PB Meeting: 4/4/17

1. Contact Information:

A. Property Owner/Applicant: Katia Lamoyne

Mailing Address: 10420 SW 142nd Ave

Business Phone: _____ Cell: (305) 302-4002

Email: dhaitij@aol.com

(B.) Authorized Agent (if applicable): _____

Mailing Address: 10420 SW 142 Ave Miami FL 33186

Business Phone: (305) 302-4002 cell: _____

Email: dhaitij@aol.com

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 1300 BUK Blue Angel PKwy

Parcel ID (s): 12-25-31-3404-000-000

(B.) Total acreage of the subject property: 2.04

C. Existing Zoning: MDR

Proposed Zoning: HDMU

FLU Category: MU-S

D. Is the subject property developed (if yes, explain): NO

E. Sanitary Sewer: _____ Septic:

3. **Amendment Request**

A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

IN ORDER TO UTILIZE THIS LAND TO
OPERATE A CONVENIENT STORE IT MUST BE
REZONED FROM MDR TO NSMU. "

B. **Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)**

1. **Consistent with Comprehensive Plan.** The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

Yes, The comprehensive plan is to rezone from
residential to commercial as there are
many developments going on within 3-
4 miles of the rezoning property. The
development includes sub-divisions, gas
stations and grocery stores.

2. **Consistent with LDC.** The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

The LDC is consistent with the stated
purpose as this area is continuing to
be developed into a more commercial
district and will bring much need businesses
for residential owners in the area.

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

There are a variety variety of Commercial
businesses in the rezoning district. Eg
Gas station, Jewelry store, Carpet store
Land scaping, and Walmart within 3 miles
of the rezoning land.

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

In the interest to help redefine the
neighborhood, The rezoning and propose
Convenient store will help revitalize the
area as no ⁽¹²⁾General Dollar stores are in close
Proximity.

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

This area is being developed and there
are new constructed homes about
a mile from the rezoning land.

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

No since it will not be use for
any industrial purposes.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 12-25-31-3404-000-000

Property Address: 1300 BLK BLUE ANGEL PARKWAY

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 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.

α

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 6th DAY OF February, YEAR OF 2017

Katja Lamothe
Signature of Property Owner

KATIA LAMOTHE
Printed Name of Property Owner

2/6/17
Date

Signature of Property Owner

Printed Name of Property Owner

Date

5. Submittal Requirements

A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fee: \$1275.50 - for one parcel 387.99
\$2122.50 - for two contiguous parcels
\$2122.50 + \$84.70 - for each additional parcel for more than two contiguous parcels

This fee includes all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

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.

Hertie Lamotte
Signature of Owner/Agent

Katia Lamotte
Printed Name Owner/Agent

2-6-17
Date

Signature of Owner

Printed Name of Owner

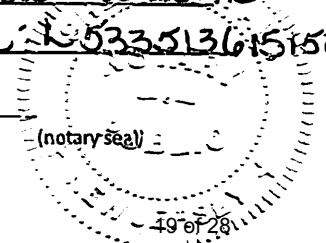
Date

STATE OF New Jersey COUNTY OF Essex The foregoing instrument was acknowledged before me this 6th day of February 20 17, by Katia Lamotte

Personally Known OR Produced Identifications Type of Identification Produced: FW DL: L-5335136-15150

Sherrann Als
Signature of Notary

SHERRIAN ALS
Printed Name of Notary
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 5, 2020



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 1300 BLK Blue Angel Parkway
_____, Florida, property reference number(s) 12-25-3404-000-000

_____ I hereby designate Joseph Dharti
(Spouse) 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. This Limited Power of Attorney is granted on this 6th day of February
the year of, 2017, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: _____ Email: _____

Address: _____ Phone: _____

Katia Lamothe
Signature of Property Owner

Katia Lamothe
Printed Name of Property Owner

2-6-17
Date

Signature of Property Owner

Printed Name of Property Owner

Date

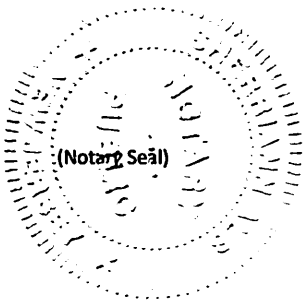
STATE OF: NEW JERSEY COUNTY OF Essex

The foregoing instrument was acknowledged before me this 6th day of February 20 17
by Katia Lamothe.

Personally Known OR Produced Identification Type of Identification Produced: FLDL: L533513615150

Sherriann Als
Signature of Notary

SHERRIANN ALS
Printed Name of Notary
SHERRIANN ALS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 5, 2020



ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-3826-000		SEE BELOW	06	122S31-3404-000-000

2013 Delinquent Individual Tax Certificate
*****PRIOR YEAR TAXES DUE*****

LAMOTHE KATIA
 10420 SW 142ND AVE
 MIAMI, FL 33186

1300 BLK BLUE ANGEL PK
 BEG AT SW COR OF BLK 7 VAN KIRKS S/D
 OF S1/2 OF LT 3 ON RR AND PALAFOX ST N
 730
 See Additional Legal on Tax Roll

OFFICE
 (850) 438-6500
 Ext. 3252

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	30,600	0	30,600	202.46	
PUBLIC SCHOOLS						
BY LOCAL BOARD	2.2480	30,600	0	30,600	68.79	
BY STATE LAW	5.3090	30,600	0	30,600	162.46	
WATER MANAGEMENT	0.0400	30,600	0	30,600	1.22	
SHERIFF	0.6850	30,600	0	30,600	20.96	
M.S.T.U. LIBRARY	0.3590	30,600	0	30,600	10.99	
TOTAL MILLAGE		15.2575		AD VALOREM TAXES	\$466.88	

KEEP

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY		RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960		11.06
NON-AD VALOREM ASSESSMENTS			\$11.06

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS	\$477.94	PAY ONE AMOUNT	See reverse side for important information
---------------------------------------	-----------------	-----------------------	--

Face: 537.42 Rate: 2.75%	Cert #5097 Bidder #86478	If Received By Please Pay	Apr 29, 2016 \$572.00	May 31, 2016 \$573.23	Jun 30, 2016 \$574.46
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AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-3826-000		SEE ABOVE	06	122S31-3404-000-000

2013 Delinquent Individual Tax Certificate
*****PRIOR YEAR TAXES DUE*****

LAMOTHE KATIA
 10420 SW 142ND AVE
 MIAMI, FL 33186

1300 BLK BLUE ANGEL PK
 BEG AT SW COR OF BLK 7 VAN KIRKS S/D OF
 S1/2 OF LT 3 ON RR AND PALAFOX ST N 730
 See Additional Legal on Tax Roll

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

RETURN

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312 (850) 438-6500 Ext. 3252

Face: 537.42 Rate: 2.75%	Cert #5097 Bidder #86478	If Received By Please Pay	Apr 29, 2016 \$572.00	May 31, 2016 \$573.23	Jun 30, 2016 \$574.46
------------------------------------	------------------------------------	-------------------------------------	---------------------------------	---------------------------------	---------------------------------

RETURN WITH
 PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE



Janet Holley, CFC
Escambia County Tax Collector
 PO Box 1312 Pensacola, FL 32591-1312
 ectc@EscambiaTaxCollector.com
 www.EscambiaTaxCollector.com
 850-438-6500, Ext. 3252

Transaction # 1336637	
Cashier:	ARM
Paid By:	JOSEPH DHAITI
Posted Date:	07/06/2016 11:54AM
Received Via:	In Person
Num. Items:	2
Total Tendered:	\$1,367.18
Receipt #:	130-16-00121493
Location:	Downtown
Batch:	308971
Drawer:	130
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 09-3826-000 Bill Yr: 2012 Regular Due: 03/31/2013	07/06/2016	\$791.49	\$791.49
Real Estate	Acc# 09-3826-000 Bill Yr: 2013 Regular Due: 03/31/2014	07/06/2016	\$575.69	\$575.69
Total:			\$1,367.18	\$1,367.18
Payment	Details	Paid		
Cash	Cash	\$1,400.28		
Cash	Cash Change	\$-33.10		
Balance:			\$0.00	

"Where service is a matter of pride."



**NATURAL RESOURCES CONSERVATION DIVISION
151 HIGHWAY 97-MOLINO, FL 32577
(850) 587-5404
(850) 587-2765 fax**

DATE: August 5, 2013

SUBJECT: Site Specific Survey
Applicant's Name: Joseph Lamothe
Applicant's Address: 10420 SW 142 Ave Miami FL 33186
Site Address: 1300 Blue Angel Parkway Pensacola FL 32506
Property Reference Number: 12-2S-31-3404-000-000

Acres: 2.04 +/- in Escambia County

TO: Escambia County Development Services

A field inspection was made on this property and determined there are no jurisdictional wetlands according to Florida's procedure for determining jurisdictional wetlands in Northwest Florida.

This determination prepared for the Escambia County Neighborhood and Environmental Services Department does not bind DEP or its employees. Persons obtaining this determination are not entitled to rely upon it for purposes of compliance with DEP rules. A formal jurisdictional determination may be obtained by petitioning the DEP for a jurisdictional declaratory statement pursuant to F.A.C. Rule 62-312-040.

This property may include wetlands using U.S. Army Corps of Engineers method of determining jurisdictional wetlands, but no formal determination was made using the method.

This determination does not relieve you from the responsibility of obtaining a federal permit from U.S. Army Corps of Engineers, if applicable, and any permits that may be required from the Northwest Florida Water Management District.

A handwritten signature in cursive script that reads "Debbie Williams".

Debbie Williams
Environmental Technician



NATURAL RESOURCES CONSERVATION DIVISION
151 HIGHWAY 97-MOLINO, FL 32577
(850) 587-5404
(850) 587-2765 fax

DATE: August 5, 2013

SUBJECT: Threatened and Endangered Species
Applicants Name: Joseph Lamothe
Applicants Address: 10420 SW 142 Ave Miami FL 33186
Site Address: 1300 Blue Angel Parkway Pensacola FL 32506
Property Reference Number: 12-2S-31-3404-000-000

Acres: 2.04 +/- in Escambia County

TO: Escambia County Development Services

According to the Soil Survey of Escambia County and cross-referenced with the 26 Ecological Communities of Florida, the threatened and endangered species (T&E) from the Federal and State list that may occur on this property are listed on the attachment(s).

Evidence of the following threatened and endangered species was observed:

No evidence was observed during the site check

The following threatened and endangered species were sighted:

None were sighted during the site check

Although during this inspection there were no T&E species observed or sighted, only prolonged trapping or surveillance can determine actual presence of a T&E species.

A handwritten signature in cursive script that reads "Debbie Williams".

Debbie Williams
Environmental Technician

**ECOLOGICAL COMMUNITY 5
MIXED HARDWOOD AND PINE
ESCAMBIA COUNTY, FLORIDA**
Federal (USFWS) and State Listed Species

2002 Soil Survey Soils

#11 - Hurricane, #24 - Poarch, #25 - Poarch, #26 - Poarch, #27 - Escambia
 #29 - Perdido, #30 - Perdido, #31 - Perdido, #35 - Lucy
 #36 - Lucy, #40 - Eunola, #41 - Malbis, #42 - Malbis, #43 - Albany
 #45 - Troup & Perdido, #47 - Hurricane & Albany, #48 - Plham-Yemassee
 #52 - Robertsdale, #54 - Troup-Poarch, #55 - Troup-Poarch, #56 - Troup-Poarch
 #57 - Cowarts-Troup, #58 - Eunola, #59 - Notcher, #60 - Notcher
 #61 - Notcher, #62 - Bama, #63 - Bama, #64 - Red Bay, #65 - Red Bay
 #66 - Red Bay, #67 - Nothcer-Maubila, #68 - Notcher-Maubila, #69 - Nothcer - Maubila
 #70 - Izagora, #72 Yemassee, #74 Lucy, #78 - Emory

	<u>Status</u>	
	Federal	State
<u>Birds</u>		
Bald Eagle (Haliaeetus leucocephalus)	E	E
Artic Peregrine Falcon (Falco peregrinus tundris)		E
Red-Cockaded Woodpercker (Picoides borealis)	E	T
Southeastern Kestrel (Falco sparverius paulus)		T
<u>Mammals</u>		
Florida Black Bear (Ursus americanus floridanus)		T
<u>Plants</u>		
Orange Azalea (Rhododendron austrinum)		E
Silky Camellia (Stewartia malacodendron)		E
Sweet Shrub (Calycanthus floridus)		E
Trailing Arbutus (Epigaea repens)		E
<u>Reptiles</u>		
Eastern Indigo Snake (Drymarchon corais couperi)	T	T

NOTE

T = Threatened
 E = Endangered



12-2S-31-3404-000-000



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.



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: March 20, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-02

TTO Staff has reviewed the Rezoning Case (Z)-2017-02, 1300 Block of SR173 (Blue Angel Parkway), agenda item for the upcoming Planning Board meeting scheduled for April 6, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program or the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along Blue Angel Parkway within the vicinity of the subject parcel. However, per the Florida-Alabama Transportation Planning Organization (TPO) Congestion Management Process Plan, Blue Angel Parkway is currently exceeding its allowable capacity for traffic volumes between the segment of SR292 (Sorrento Road) and SR298 (Lillian Highway). The maximum level-of-service (LOS) for the roadway segment is LOS D (17,700 trips/day), and currently the roadway segment is functioning at a LOS F (18,100 trips/day) and is expected to exceed 22,000 trips/day by Year 2024.

The TPO 2040 Long Range Transportation Plan (LRTP) does include in the Needs Plan and Cost Feasible Plan identify the need for a 4 laning capacity project from US98 to Saufley Field Road, but the only expected phase to be completed detailed in the LRTP is the professional engineering phase between the Years 2026-2030.

Note: TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

Planning Board-Rezoning

7. C.

Meeting Date: 04/04/2017
CASE : Z-2017-03
APPLICANT: Wiley C. "Buddy" Page, Agent for Ali Ramzan, Owner
ADDRESS: 101 Beverly Parkway
PROPERTY REF. NO.: 46-1S-30-2001-024-018
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Palafox
BCC MEETING DATE: 05/04/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDMU, High Density Mixed-use district (25 du/acre)

TO: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses (25 du/acre, lodging unit density not limited by zoning)

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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

Comprehensive Plan (CPP) FLU 1.3.1 Future Land Use Categories. MU-U, Mixed Use Urban 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.

CPP FLU 1.5.1 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 HC/LI-NA is **consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use allows for a mix of both residential and non-residential uses such a retail and services, professional office and light industrial. As stated in CPP FLU 1.5.1, if development occurs, the property will utilize the existing roadway, utilities and infrastructures and will encourage redevelopment of the underutilized property to maximize development densities and intensities located in the Mixed-Use Urban Future Land use categories.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-3.6 Palafox Overlay (Pfox-OL).

(e) Non-residential site and building requirements. The following non-residential site and building requirements apply within the Pfox-OL district

1. **Structure height.** New or redeveloped buildings, or building additions, shall complement the existing pattern of building heights. No structure shall exceed 45 feet in height and any lower height required by the underlying zoning district shall govern.
2. **Materials and detailing.** New structures, additions and renovations shall be constructed to be long-lasting and use materials and detailing that maintain the distinct character and harmony of the Palafox Community Redevelopment District. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. All accessory structures shall use the same materials, color, and/or style of the primary façade if visible from a public way.
3. **Setbacks.** New construction shall be set back a distance similar to that of adjacent buildings unless customer parking is provided adjacent to the street in support of CPTED principles. Exceptions may be granted if the setback is pedestrian oriented and contributes to the quality and character of the streetscape.
4. **Facades.**
 - a. **Front facades.** A front building facade more than 80 feet in width shall be divided into increments by changes in materials, bay windows, wall offsets, or similar methods.
 - b. **Rear façade.** A minimum of 15 feet of a building's rear façade facing a public right of way, parking area, or open space shall consist of transparent materials, not including reflective glass.
5. **Natural features.** Natural features shall be protected and integrated into site design and development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.

6. **Landscaping.** Water conservation is encouraged through proper landscape plant selection, installation and maintenance practices. Native plant species are required. All non-residential development applications shall include a landscape plan as part of compliance review. The plan shall include the areas of natural vegetation to be protected, location and species of all plants to be installed, and an irrigation plan.
7. **Signs.** Site signage is limited to one freestanding monument sign per development parcel, scaled primarily for pedestrians, and not to exceed 100 square feet in area and 12 feet in height, except for multi-tenant development where the sign may be up to 300 square feet. Sign colors, materials, and lighting shall avoid adverse visual impacts on surrounding properties. Wall signs shall not obstruct design details, windows, or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs shall not exceed 20 square feet per sign.
8. **Lighting.** Lighting in the overlay district should serve to illuminate facades, entrances and signage to provide an adequate level of personal safety while enhancing the aesthetic appeal of the buildings. Building and signage lighting must be indirect, with the light source hidden from direct pedestrian and motorist view.
9. **Parking.** Parking in the overlay district must adequately serve the users without detracting from the compact design that makes it a successful commercial center. Off-street parking must be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking on the side would then be permitted.
10. **Buffers and screening of outdoor storage.** All outside storage must be screened from public view. The screening must use the same materials, color, and/or style as the primary building for architectural compatibility with the primary building and the building it is adjacent to. If the outside storage area is separate from the building it serves the following shall apply:
11. **Type.** Only fences constructed of legitimate fencing materials (may or may not be opaque) or masonry, concrete or stucco walls may supplement buffers. Specifically, garage doors and sheets of roofing material do not qualify for fencing or wall materials.
 - a. **Screening of outdoor storage.** Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot concrete or stucco wall may also be used to screen outdoor storage.

LDC Section 3-2.11 Heavy commercial and light industrial district (HC/LI)
Permitted uses. Permitted uses within the HC/LI district are limited to the following:

- (1) **Residential.** Any residential uses if outside of the Industrial (I) future land use category and part of a predominantly commercial development, excluding new or expanded manufactured (mobile) home parks and subdivisions. See also conditional uses in this district.
- (2) **Retail sales.** Retail sales, including Low-THC marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes.
- (3) **Retail services.**
 - a. Car washes, automatic or manual, full service or self-serve.
 - b. Child care facilities.

- c. Hotels, motels and all other public lodging, including boarding and rooming houses.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- g. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, and major motor vehicle and boat service and repair, but excluding outdoor work or storage.
- h. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless i. separated by a 50-foot or wider street right-of-way.
- i. Taxi and limousine services. See also conditional uses in this district.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, including towers.
- b. Cemeteries, including family cemeteries.
- c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- d. Educational facilities, including preschools, K-12, colleges, and vocational schools.
- e. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- f. Funeral establishments.
- g. Homeless shelters.
- h. Hospitals.
- i. Offices for government agencies or public utilities.
- j. Places of worship.
- k. Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted. See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Carnival-type amusements shall be at least 500 feet from any residential district. Bars, nightclubs, and adult entertainment are prohibited in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning.
- b. Commercial recreation facilities, passive or active, including those for walking, hiking, bicycling, camping, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks require a minimum lot area of five acres.
- c. Marinas, private and commercial.
- d. Parks, with or without permanent restrooms or outdoor event lighting.

See also conditional uses in this district

(6) Industrial and related.

- a. Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all completely within the

confines of buildings and without adverse off-site impacts.

b. Marinas, industrial.

c. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning. See also conditional uses in this district.

(7) Agricultural and related.

a Food produced primarily for personal consumption by the producer, but no farm animals.

b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.

c. Veterinary clinics, excluding outside kennels.

See also conditional uses in this district.

(8) Other uses.

a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.

b. Building or construction trades shops and warehouses, including on-site outside storage.

c. Bus leasing and rental facilities.

d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.

e. Outdoor adjacent display of plants by garden shops and nurseries.

f. Outdoor sales.

g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.

h. Parking garages and lots, commercial.

i. Sales and outdoor display of prefabricated storage sheds.

j. Self-storage facilities, including vehicle rental as an accessory use.

HC/LI-NA designation. Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of Chapter 2, the **HC/LI-NA zoning designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.**

FINDINGS

The proposed amendment to HC/LI-NA **is not consistent** with the intent and purpose of the Land Development Code. Heavy commercial/light industrial allows for a broad range of intense commercial and industrial uses, but prohibits the establishment of microbreweries, microdistilleries, bars, nightclubs, or adult entertainment uses. See the list of permitted uses above. The parcel does meet the locational criteria as stated in LDC 3-2.11(8)(e)(1), being addressed on Beverly Parkway, an arterial roadway and within one-quarter mile of its intersection with an arterial street. The proposed request to rezone to HC/LI-NA is inappropriate for the area and would consequently introduce large scale, more intense industrial uses.

David Forte, Division Manager in the Transportation and Traffic Division has provided review and comments applicable to this specific case, see Attachment A.

The parcel is within the Palafox Redevelopment area and must comply with the

requirements as stated in LDC 3-3.5, listed above. CRA department has not provided comments at this time.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, properties were zoned HDMU, Com and HC/LI. As stated in LDC Section 3-2.11, the primary intent of the HC/LI-NA district is to allow wholesale, retail, light manufacturing, major services and more intense uses while prohibiting breweries, distilleries, wineries, bars, nightclubs, or adult entertainment uses. The parcels fronting Beverly Parkway are currently neighborhood commercial uses, and the parcels to the south, along Carolyn Way, are existing residential. The HC/LI district allows for a mix of industrial uses with a broad range of commercial activities. If the request is granted, it would allow light manufacturing, large-scale wholesale and other more intense uses than are allowed in the current zoning. It is recommended the parcel be considered for a less intense zoning designation such as Commercial, in order to create a smooth transition from HDMU. Commercial zoning designation would allow activities that are more compatible with the existing mixed-use neighborhood commercial uses. Certain types of uses will require conditional use approval such as used automobile sales.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

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

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. The majority of uses along Beverly Parkway within the area of the subject property are a complimentary mix of residential and neighborhood retail sales and

services. Uses as listed for HC/LI district would be more intense than if the Commercial zoning district was assigned. When applicable, further review during the Site Plan Review process will be necessary to determine the new development complies with all applicable LDC regulations for buffering, parking, access and any other requirements of the code to ensure the activity will not adversely impact the existing neighborhood.

Criterion f., LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

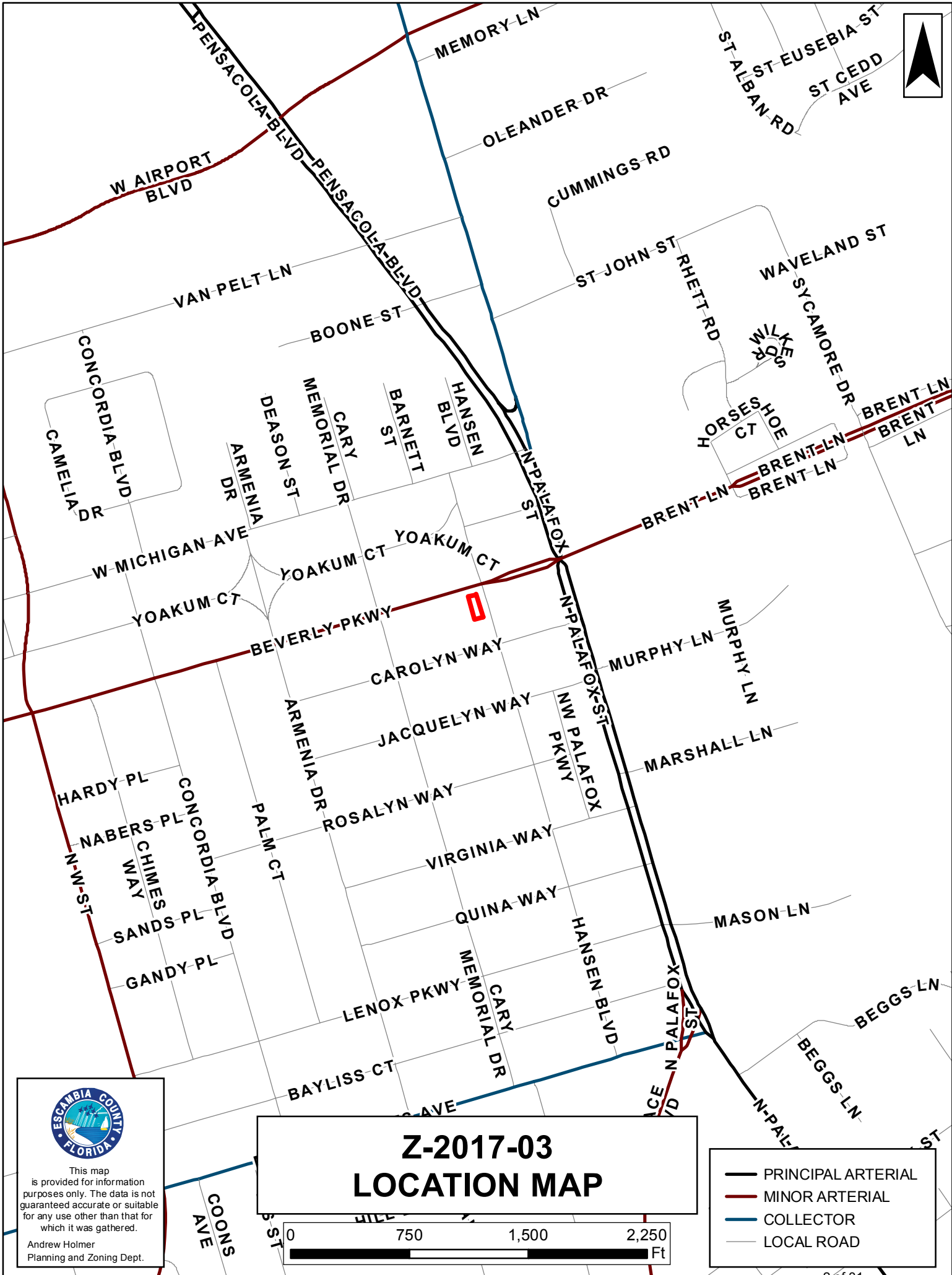

FINDINGS

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.

Attachments

Z-2017-03

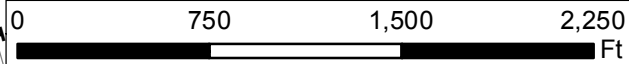
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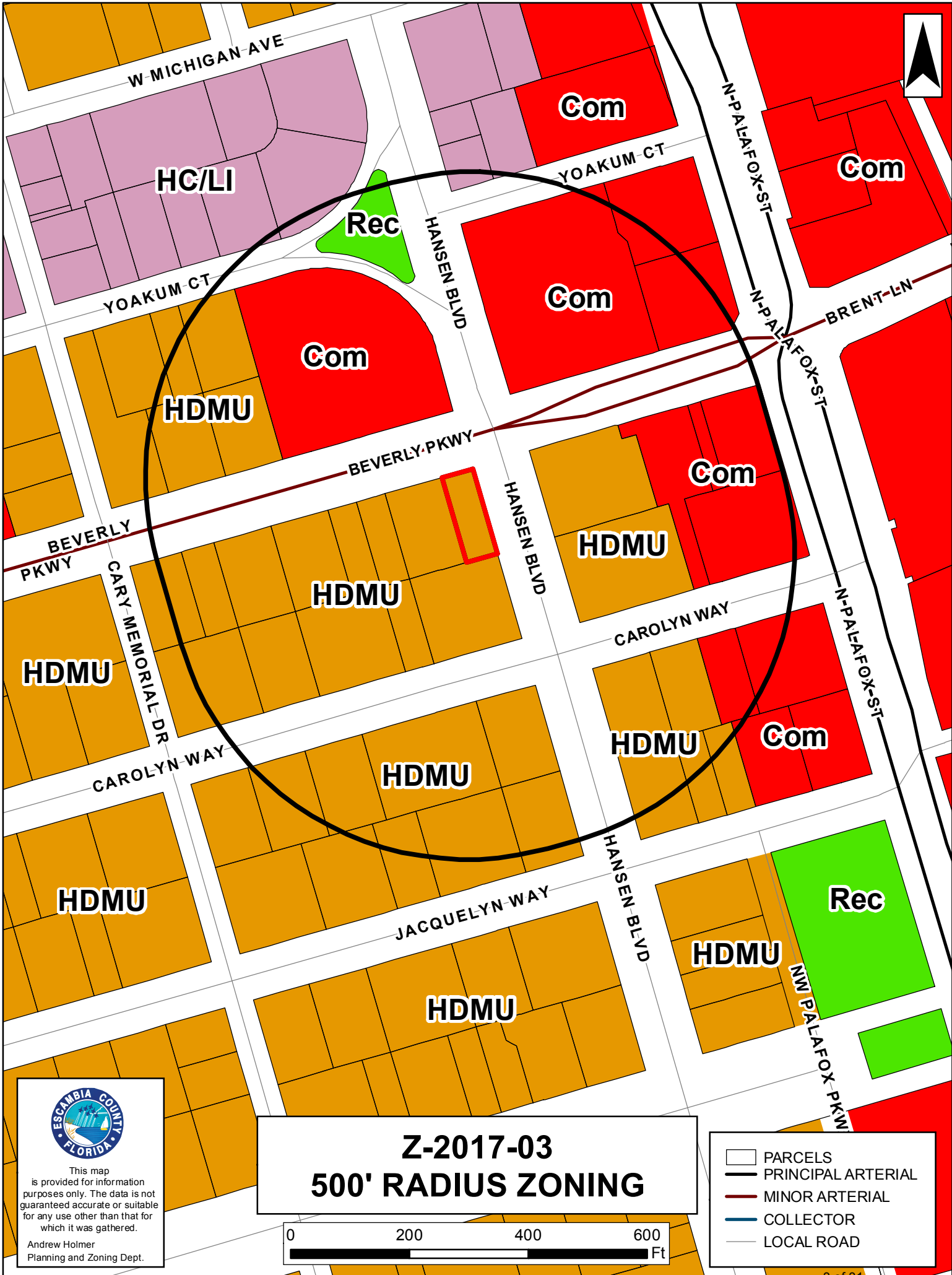

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-03 LOCATION MAP



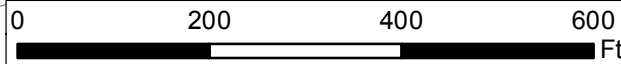
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD









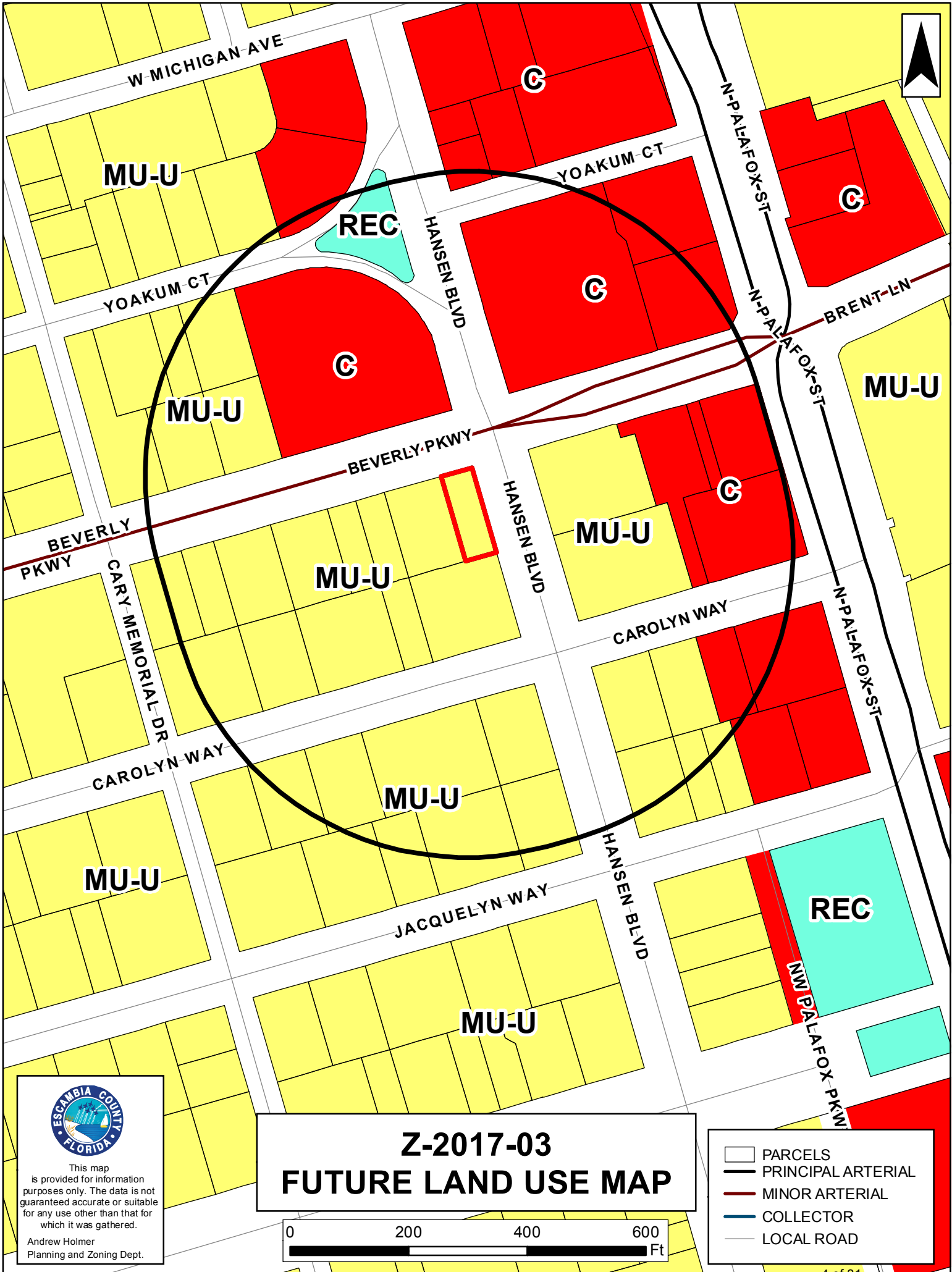
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-03
500' RADIUS ZONING



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



W MICHIGAN AVE

MU-U

YOAKUM CT

MU-U

REC

C

HANSEN BLVD

YOAKUM CT

C

N PALAFOX ST

C

BRENT LN

MU-U

BEVERLY PKWY

MU-U

HANSEN BLVD

MU-U

C

BEVERLY PKWY

CARY MEMORIAL DR

CAROLYN WAY

N PALAFOX ST

CAROLYN WAY

MU-U

HANSEN BLVD

MU-U

JACQUELYN WAY

REC

MU-U

N PALAFOX PKWY



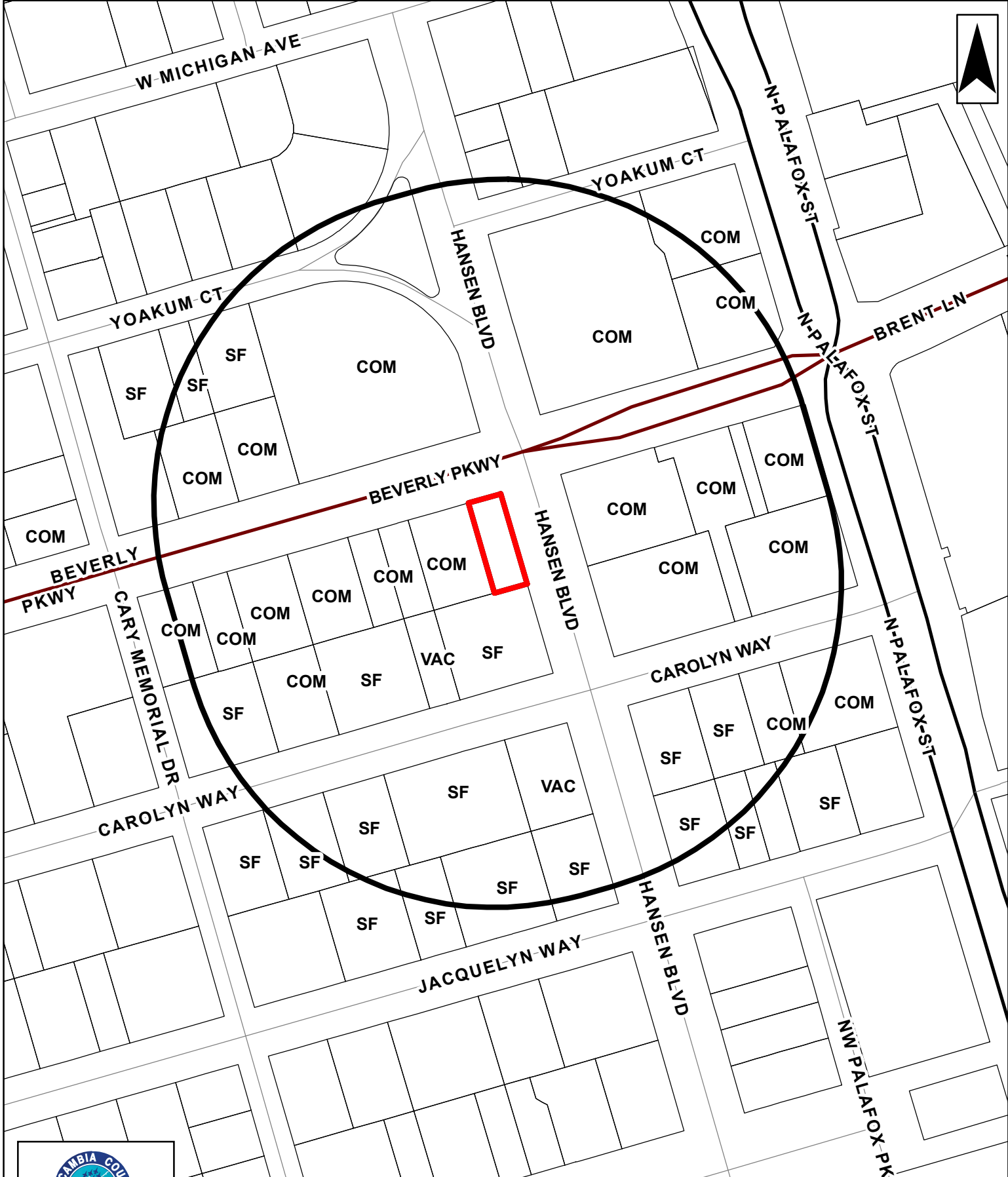

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-03 FUTURE LAND USE MAP



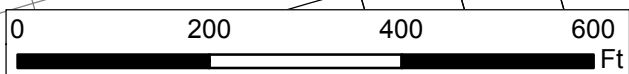
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD









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.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-03 EXISTING LAND USE MAP



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



BEVERLY PKWY
HANSEN BLVD

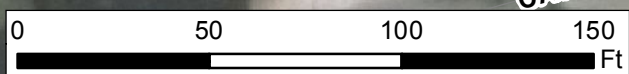
BEVERLY PKWY



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Andrew Holmer
Planning and Zoning Dept.

Z-2017-03 AERIAL MAP



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



W MICHIGAN AVE

YOAKUM CT

N PALAFOX ST

OAKFIELD

YOAKUM CT

HANSEN BLVD

N PALAFOX ST

BRENT LN

PALAFOX

BEVERLY PKWY

BEVERLY PKWY

CARY MEMORIAL DR

HANSEN BLVD

CAROLYN WAY

N PALAFOX ST

CAROLYN WAY

PALAFOX

HANSEN BLVD

N PALAFOX PKWY

JACQUELYN WAY

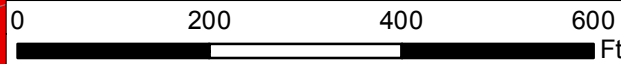
PALAFOX



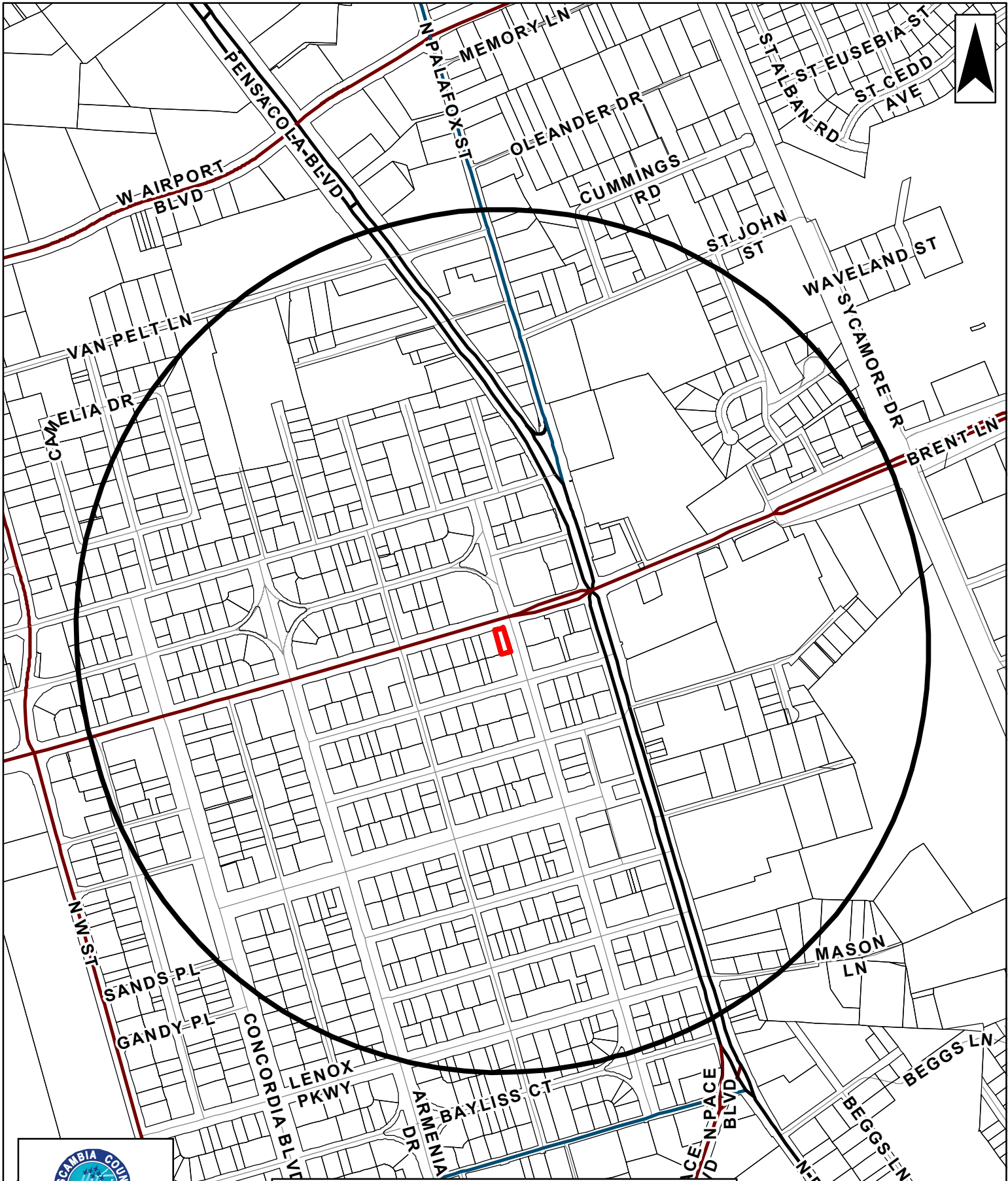
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

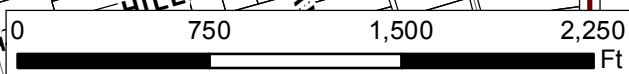
Z-2017-03 CRA MAP




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



Z-2017-03
2500' RADIUS MAILING



- 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-2017-03
CURRENT ZONING: HDMU PROPOSED ZONING: HC/LI-NA

PLANNING BOARD

DATE: 04/04/17 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 05/04/17 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 395-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Subject property



Looking west along Beverly Pkwy
from subject property



Looking across Beverly Pkwy
from subject property



Looking east from subject property



Looking north from subject property along Hansen Blvd



Another view looking north
along Hansen Blvd



Looking at subject property
across Hansen Blvd



Another view of subject property
across Hansen Blvd at Walgreens
entrance

Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES. LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
bud.page1@att.net

February 6, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

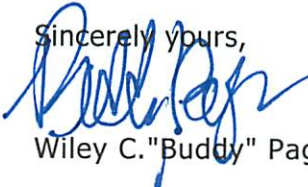
**RE: 101 Beverly Parkway Rezoning
Parcel No. 46-1S-30-2001-024-018**

Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **HD/MU to HD/LI**. This requested zoning category is consistent with the Future Land Use Map classification of Mixed Use Urban suggesting no changes will be required to the FLUM map. The owner is proposing to develop the property and relocate his existing nearby car sales lot to this site.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located within a 1/4 mile radius of a major roadway intersection, a college campus and a major drug store, each of which generate traffic trips at over 600 trips per day. As such, the proposed use meets the location criteria as being near an activity that generates more than the minimum required 600 vehicle trips per day.

Please contact me if you have any questions or need anything further.

Sincerely yours,

Wiley C. "Buddy" Page

copy: Mr. Ramzan Ali



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: HDMU to: HDLI-NA

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

Owner(s) Name: Ali Ramzan Phone: _____

Address: POB 2112 Pensacola, Florida 32513 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: 101 Beverly Parkway Pensacola, Florida 32505

Property Reference Number(s)/Legal Description: 46-1S-30-2001-024-018

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

Ali Ramzan
Printed Name Owner/Agent

10-29-15
Date

Signature of Owner


Printed Name of Owner

Date

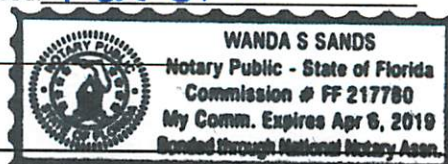
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29 day of October 20 15,
by Ali Ramzan

Personally Known OR Produced Identification Type of Identification Produced: Fla D.L.


Signature of Notary
(notary seal must be affixed)

Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2017-03

Meeting Date(s): PB-4/4/17 Accepted/Verified by: A Cam Date: 2/16/17

Fees Paid: \$ _____ Receipt #: _____ Permit #: PRZ170200003



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 101 Beverly Parkway Pensacola, Florida 32505,
Florida, property reference number(s) 46-15-30-2001-024-018

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, Florida 32571 Phone: 850-232-9853

[Signature]
Signature of Property Owner

Ali Ramzan
Printed Name of Property Owner

10-29-15
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

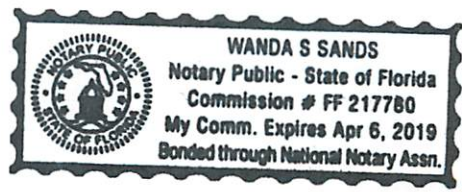
The foregoing instrument was acknowledged before me this 29 day of October 20 15,
by Ali Ramzan.

Personally Known OR Produced Identification Type of Identification Produced: FLA D.L.

[Signature]
Signature of Notary

Printed Name of Notary

(Notary Seal)





AFFIDAVIT OF ACKNOWLEDGEMENT

As applicant for rezoning of the property located at 101. BEVERLY PARKWAY
PENSACOLA, Florida, property reference number(s) _____

RAMZAN ALI TRUST I affirm this to be a voluntary request and hereby acknowledge if
this parcel is designated HC/LI-NA, then notwithstanding any other provision of LDC Chapter 3
Sec. 3-2.11, bars, nightclubs, and adult entertainment uses shall be prohibited uses for this
parcel.

Applicant Name: RAMZAN ALI TRUST Email: SUBMONTAJ@YAHOO.COM
Address: P.O. Box 212, PENSACOLA FL Phone: 850-637-8100
32513

Signature of Applicant _____
[Signature]
Signature of Property Owner _____
FOR RAMZAN ALI TRUST.

Printed Name of Applicant _____
RAMZAN ALI
Printed Name of Property Owner _____

Date _____
2.17.2017
Date _____

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 17 day of Feb 20 17,
by Ramzan.

Personally Known Or Produced Identification . Type of Identification Produced: _____

[Signature: Marie Elliott]

(Notary Seal)
Signature of Notary

Printed Name of Notary



REZONING APPROVAL CONDITIONS

101 Beverly Parkway

1- Consistent with Comprehensive Plan. The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan and not in conflict with any of its provisions.

RESPONSE- This 0.30 acre site is classified as Mixed Use-Urban MU-U on the adopted Future Land Use Map. This FLU category lists a number of zoning districts there under which are consistent and this list includes HD/MU which is the category requested by this application. This suggests consistency with the Goals, Objectives and Policies of the Comprehensive Plan.

2- Consistent with LDC. The proposed rezoning is consistent with the purposes and intent of the LDC and not in conflict with any of its provisions.

The Land Development Code contains the following:

Sec. 1-1.5 Purpose of LDC. (a) General. The Land Development Code implements the land use goals, objectives and policies of the Escambia County Comprehensive Plan through specific regulations that govern the use and development of land within the county. These regulations are necessary to protect the public health, safety and general welfare, private property rights, the natural environment, and the economic vitality of the county.

RESPONSE - This request is consistent with the stated primary intent in that the end result will result in an expanded opportunity for compatible commercial development in an efficient manner and pattern which is well connected to the area street network. The site has existing higher density nearby and fronts on Brent Lane/Beverly Parkway, a designated arterial roadway.

3-Compatibility. All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

RESPONSE: As shown on the attached maps, the site is adjacent to Walgreen's Drug Store to the east, a bank and funeral home to the north, retail units to the east and residential to the south. This category and surrounding zoning categories is a mirror to that found just west at the intersection of Beverly Parkway and Armenia Drive. This zoning at the northwest corner of this intersection was requested by Frontier Motors sometime back, and contains commercial and mixed use-urban as adjacent zoning categories. Historically, it has been told that this entire Beverly Parkway frontage commercial zoning was mistakenly applied to many lots on the south side of Michigan Avenue.

4- Changed conditions. The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

RESPONSE: The continuous expansion of the Pensacola Christian College campus is perhaps the closest area of change in the vicinity together with three new automotive dealership buildings currently under construction along Hwy. 29. Moreover, the FDOT traffic counts on Beverly Parkway show some 27,500 trips per day compared to

Hwy 29/ Pensacola Blvd. at 25,500 and 28,000 trips per day. Projections then, show that traffic along Beverly Parkway will continue to increase as a important and growing arterial roadway.

5- Development patterns. The proposed rezoning would contribute to or result in a logical and orderly development pattern.

RESPONSE: If this request is granted, the permitted changes will be logical and orderly and consistent with those existing uses currently observed in the adjacent areas.

6- Effect on natural environment. The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

RESPONSE: The site is flat & high and dry. No wetlands were observed on the site or surrounding areas.

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
FILE NO 14FL-3519

WARRANTY DEED
TAX ID #46-1S-30-2001-024-018

STATE OF Florida

COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Warren Ingram, Grantor*, Address: 1205 Oak Ridge Trail, Cantonment, FL 32533, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto: Ramzan Ali, Trustee of the Ramzan Ali Trust Dated July 21, 2008, which authorizes Trustee to receive, hold, mortgage, encumber, liquidate, and convey title to the real property described herein below, as amended by amendments to such Land Trust Agreement executed subsequent hereto, if any, Grantee*, Address: P.O. Box 2112, Pensacola, FL 32513, grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

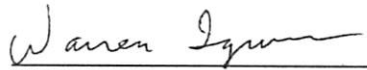
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The above-described property is not the homestead of Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.


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

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 4th day of December, 2014.


Warren Ingram

Signed, sealed and delivered
in the presence of:

Witness #1 Sign: 
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 
Witness #2 Print Name: Jennifer Gantt

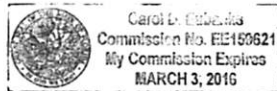
STATE OF Florida

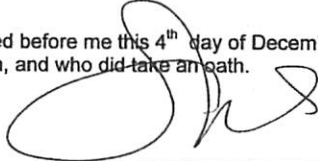
COUNTY OF Escambia

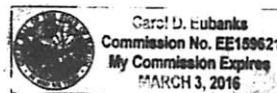
THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of December, 2014, by Warren Ingram, who has provided his driver's license as identification, and who did take an oath.

My Commission expires:

(Notary Seal)




Notary Public
Serial Number



<p>General Information</p> <p>Reference: 461S302001024018</p> <p>Account: 042546000</p> <p>Owners: ALI RAMZAN TRUSTEE FOR ALI RAMZAN TRUST</p> <p>Mail: PO BOX 2112 PENSACOLA, FL 32513</p> <p>Situs: 101 BEVERLY PKWY 32505</p> <p>Use Code: SINGLE FAMILY RESID</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$42,750</td> <td>\$480</td> <td>\$43,230</td> <td>\$43,230</td> </tr> <tr> <td>2015</td> <td>\$42,750</td> <td>\$480</td> <td>\$43,230</td> <td>\$43,230</td> </tr> <tr> <td>2014</td> <td>\$42,750</td> <td>\$480</td> <td>\$43,230</td> <td>\$43,230</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2016	\$42,750	\$480	\$43,230	\$43,230	2015	\$42,750	\$480	\$43,230	\$43,230	2014	\$42,750	\$480	\$43,230	\$43,230
Year	Land	Imprv	Total	Cap Val																	
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2015	\$42,750	\$480	\$43,230	\$43,230																	
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<p>Sales Data</p> <table border="1"> <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>12/04/2014</td> <td>7268</td> <td>715</td> <td>\$25,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/1988</td> <td>2604</td> <td>25</td> <td>\$58,400</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1986</td> <td>2209</td> <td>584</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/1979</td> <td>1338</td> <td>101</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1910</td> <td>1155</td> <td>329</td> <td>\$28,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/04/2014	7268	715	\$25,000	WD	View Instr	09/1988	2604	25	\$58,400	WD	View Instr	04/1986	2209	584	\$100	WD	View Instr	06/1979	1338	101	\$100	WD	View Instr	01/1910	1155	329	\$28,000	WD	View Instr	<p>2016 Certified Roll Exemptions</p> <hr/> <p>Legal Description - LT 24 BLK 18 BRENTWOOD PK S/D PB 1 P 11 OR 7268 P 715 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30</p> <hr/> <p>Extra Features BLOCK/BRICK GARAGE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
46-1S-30-1

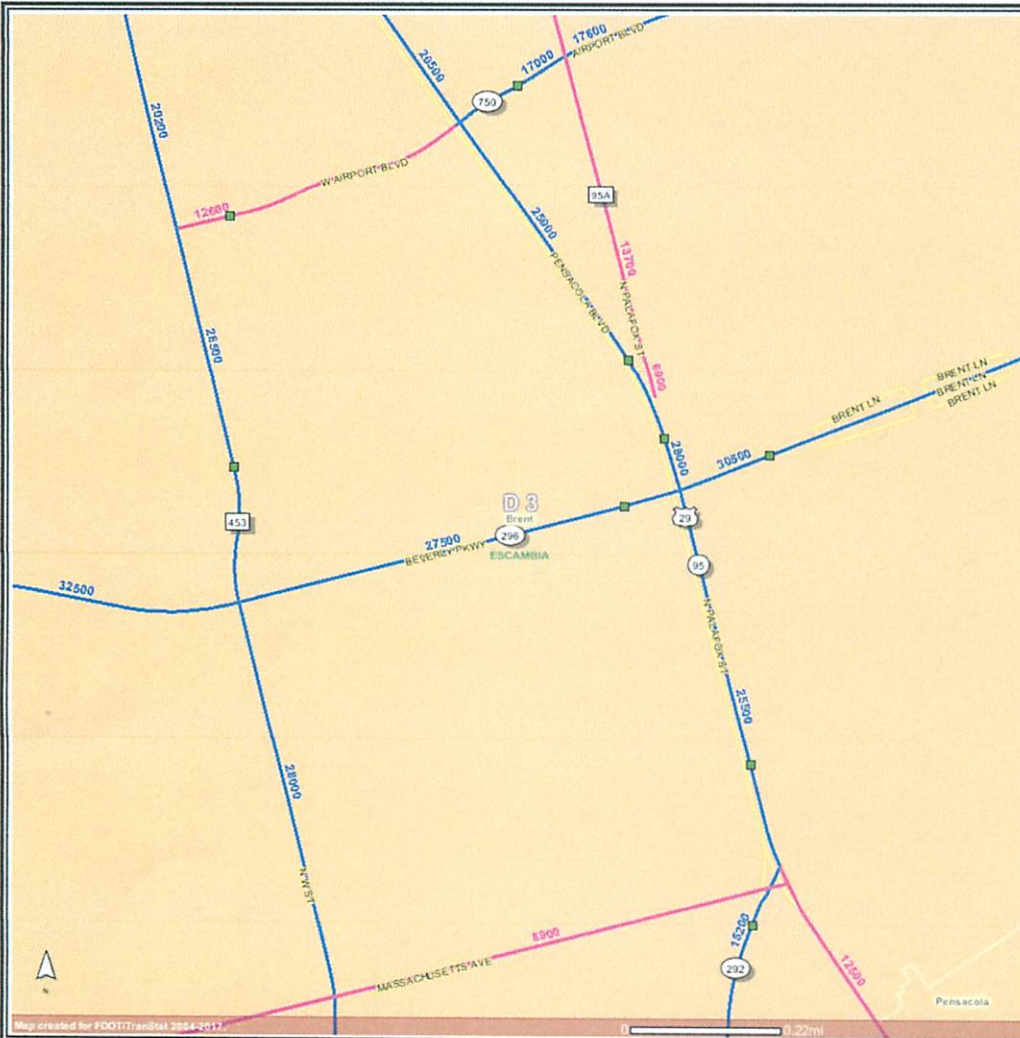
Approx. Acreage:
0.1722

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

FDOT Florida Traffic



- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites
- AADT**
- Less than 15000
- 15001 - 30000
- 30001 - 70000
- 70001 - 130000
- More than 130000
- Toll Roads
- Interstates
- Roads
- Rivers
- Lakes
- County Lines
- Cities and Towns
- FDOT Urban Areas
- County Boundaries


This map was printed from the FDOT Florida Traffic Online ArcIMS mapping application - (<http://fltto.dot.state.fl.us/website/FloridaTrafficOnline/>).

For more information regarding FDOT Florida Traffic data, please contact the FTI Support Group of the FDOT/Transportation Statistics Office at 800-399-5503 or TDD/TTY: 850/410-5708.

For more information regarding the Florida Traffic Online site, please contact the GIS Section Manager of the FDOT/Transportation Statistics Office at 850/414-4848 or TDD/TTY: 850/410-5708.

DISCLAIMER: This product has been compiled from the most accurate source data from the Florida Department of Transportation's Transportation Statistics Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The Florida Department of Transportation assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.



Site Information	
Feature	1
Road Name	BEVERLY PKWY
Site	485109
Description	SR 296(BEVERLY PKWY) - 425' W OF SR 95 (US29) PALAFOX
Section	48012000
Milepoint	3.489
AADT	27500
Site Type	Portable
Class Data	No
K Factor	9
D Factor	55.5
T Factor	2.1
TRAFFIC REPORTS (provided in  format)	
Escambia County	<u>Annual Average Daily Traffic</u>
	<u>Historical AADT Data</u>
	<u>Synopsis 485109</u>

Print this window.

Close this window.



Development Services Department

Escambia County, Florida

PLANNING BOARD REZONING PRE-APPLICATION SUMMARY FORM

46-15-30-2001-024-018

Property Reference Number

Boddy Page

Name

101 Beverly Pkwy

Address

Owner

Agent

Referral Form
Included? Y / N

MAPS PREPARED

Zoning

FLU

Aerial

Other: Redev Area
Redevelopment Area*: Palafon

PROPERTY INFORMATION

Current Zoning: ADMU Size of Property: .17 +/-

Future Land Use: MU-U Commissioner District: 3

Overlay/AIPD: NA Subdivision: Brentwood Park

Sanitary Sewer _____ Septic Tank _____

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

COMMENTS

Desired Zoning: Com

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

Com zoning does not allow the sale of motor vehicles on outdoor storage. Would be advisable to go to DRC pre-app conference. Applicant changed request to HC/LI-NA for sale of motor vehicles. Change to HC/LI in the area may be considered spot zoning. Meets locational criteria - within 1/2 mile of arterial/arterial intersection.

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: 6/25/17

Applicant/Agent Name & Signature: Boddy Page 6/25/17

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



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: March 20, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-03

TTO Staff has reviewed the Rezoning Case (Z)-2017-03, 101 SR296 (Beverly Parkway), agenda item for the upcoming Planning Board meeting scheduled for April 6, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program or the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along Beverly Parkway within the vicinity of the subject parcel.

Per the Florida-Alabama Transportation Planning Organization (TPO) Congestion Management Process Plan, Beverly Parkway is currently functioning within its allowable capacity for traffic volumes between the segment of SR10A (Mobile Hwy) and SR95 (Palafox Hwy). The maximum level-of-service (LOS) for the roadway segment is LOS D (39,800 trips/day), and currently the roadway segment is functioning at a LOS C (30,000 trips/day) and is expected to exceed 36,000 trips/day by Year 2024.

The TPO 2040 Long Range Transportation Plan (LRTP) does not currently include a capacity project along Beverly Parkway within the general vicinity of the subject parcel.

Note: TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

7. D.

Meeting Date: 04/04/2017

Issue: A Public Hearing Concerning Vested Rights Determination

Organization: Development Services

RECOMMENDATION:

That the Planning Board review and make recommendation to the Board of County Commissioners (BCC) on the following Vested Rights case:

Case No.:	VRD-2017-01
Project Address:	9300 Blk Gibson Road
Property Reference No.:	24-3N-32-1301-001-001
Zoning District:	Agr
FLU Category:	AG
Vested Rights for:	Land Use
Applicant:	Constance Parker

BACKGROUND:

In 2002, the Applicant purchased a ten acre parcel of land that was a portion of an 85± acre lot-of-record. While the future land use and zoning both called for minimum 20 acre lots, the Applicant pulled a permit in 2003 and built a home on the west half of the ten acre parcel. The western five acre portion containing the home was sold in 2005 and that same year the Applicant became the sole owner of the remaining eastern five acres. The Applicant has since paid taxes on the five acres in question and states that she believed it to be a buildable lot.

In 2017, the Applicant approached Planning staff regarding permitting a home on the parcel and was told that the parcel is non-conforming with future land use and zoning and a building permit can not be issued. Staff reviewed with the Applicant the idea of seeking a future land use change along with a rezoning to make the parcel conforming. This option would prove difficult as either change would result in an isolated district and would be a considerable cost while providing no assurance of a positive outcome.

Faced with these options, the Applicant is requesting to be vested with development rights for the non-conforming five acre parcel.

CRITERIA FOR VESTED RIGHTS:

LDC 2-6.7 Vested Rights. It is the intent of the Land Development Code to provide a mechanism for the granting of an equitable vested right according to the provisions of this section when a landowner asserts that sufficient development activity, once lawful under applicable land use regulations but now contrary to their terms, has occurred so that the landowner is entitled to a development right. An owner shall be entitled to a Determination of Vested Rights only if through substantial competent evidence it can be established that the proposed use of the property meets the concurrency provisions of Article 3, Chapter 5 at the time of vesting.

CRITERION 1:

LDC 2-6.7(1) The project was authorized pursuant to a County Development Order, or equivalent issued on or before the effective date of this code, or a pertinent amendment thereto, and the development has commenced and is continuing in good faith. In a claim based upon this criterion, the owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans documented in the original order, or equivalent. In a claim based upon this criterion, the rights to which the owner may be vested is a continuation of the original order, or equivalent.

FINDINGS:

Staff research has found no permit or other development approval for the parcel in question.

LDC 2-6.8(f) Limitation on vested rights. A determination of vested rights shall expire and be null and void unless construction of improvements, if any, are commenced pursuant to a development order within 18 months after the issuance of the determination of vested rights.

CRITERION 2:

LDC 2-6.7(2) The owner is determined to have acquired rights due to good faith reliance on an act of commission or omission of the County which has caused the owner to make such a substantial change in position or to incur such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights acquired. In a claim based upon this criterion, the owner must document, and the County must verify, the obligations and expenses that are in jeopardy. The owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans that have been jeopardized. Evidence including, but not limited to, that which demonstrates that such activity has not progressed in such a manner may be sufficient to negate a finding of good faith on the part of the owner and therefore invalidate the claim to vested rights.

FINDINGS:

The Applicant contends that her expense in taxes and surveys for the parcel have

vested her with development rights. She also has stated her belief that since the County granted a permit on the western five acres, she believed the eastern five acres were buildable as well.

In a review of the permit issued for the western parcel, staff found mention that the permit was granted based on the Land Development Code family conveyance provision (Sec. 5-3.2(d)) which states:

Family conveyance exception. No building permit shall be denied where the property in question is to be used solely as a homestead by an owner-applicant who is the grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, niece, nephew, aunt, uncle or grandchild of the person who conveyed the parcel to such applicant, notwithstanding the density or intensity of use assigned to the parcel by a particular zoning district. This exception shall apply only once to any owner-applicant.

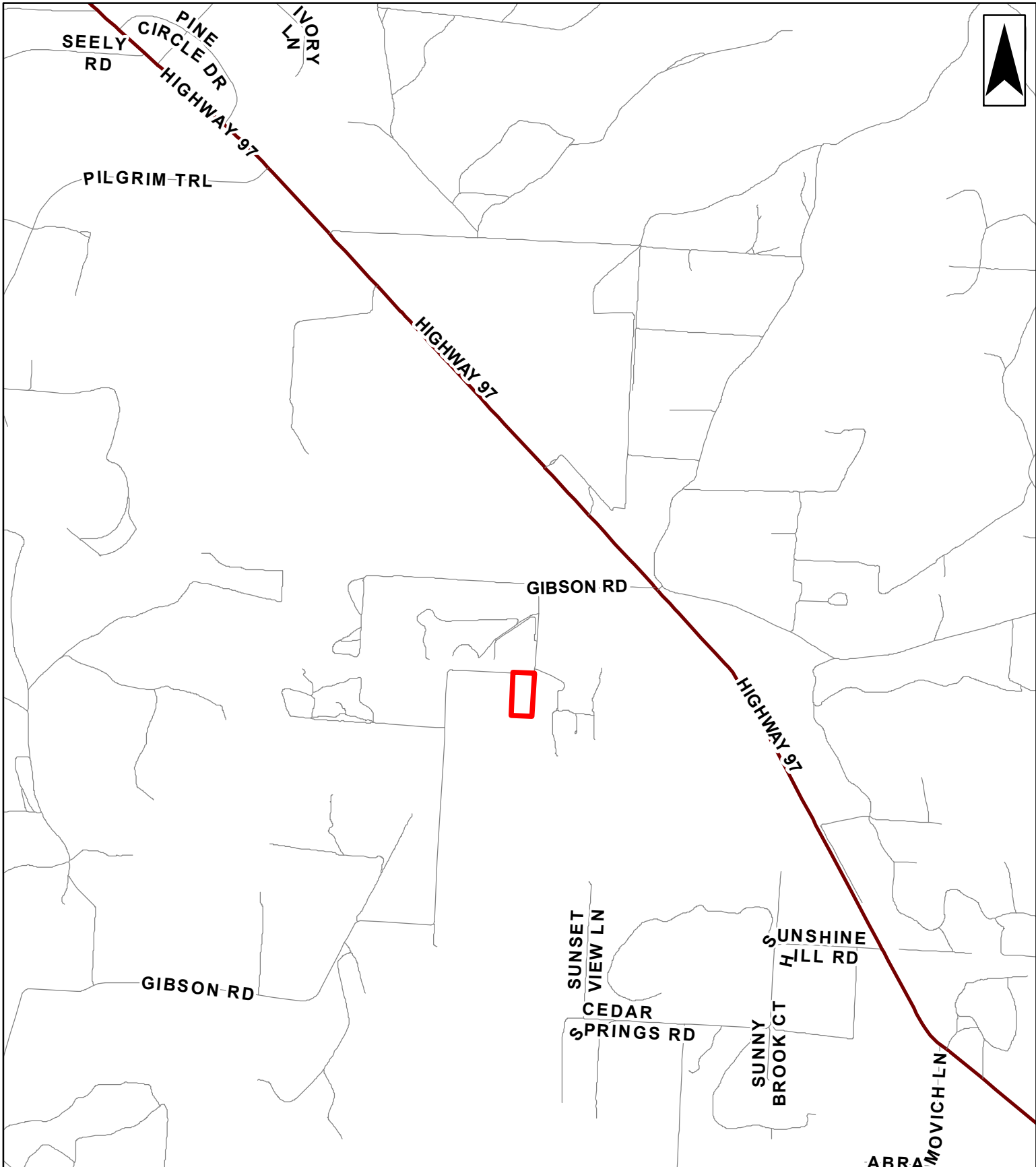

Because this provision has already been applied to the parent ten acres, it is not available for the remaining parcel.

Attachments

VRD-2017-01

VRD-2017-01

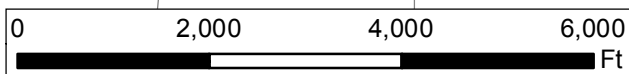
9300 BLK GIBSON ROAD








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.

VRD-2017-01 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



Agr

GIBSON RD

Agr

Agr

GIBSON RD

Agr

Agr

Agr

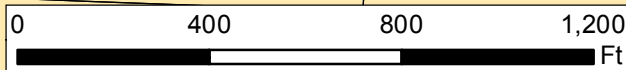
Agr



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.

VRD-2017-01 500' RADIUS ZONING



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



AG

GIBSON RD

AG

AG

GIBSON RD

AG

AG

AG

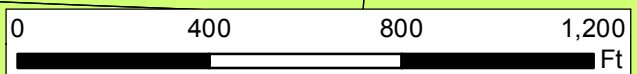
AG



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Andrew Holmer
Planning and Zoning Dept.

VRD-2017-01 FUTURE LAND USE



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



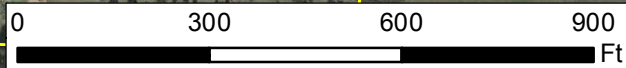
GIBSON RD



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Andrew Holmer
Planning and Zoning Dept.

VRD-2017-01 AERIAL MAP



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

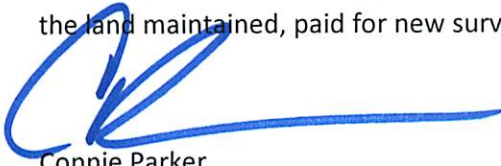
February 28, 2017

To Escambia County

Re: Parcel # 24-3N-32-1301-001-001 (Gibson Rd. 5 Acre parcel)

To Whom It May Concern

In 2002 I purchased a 10 acre parcel of property from a Mr. Hall. Please see attached survey. I sold the house and 5 acres in 2005 and kept the other 5 acre parcel. On September 26th 2005 I gained full ownership of the remaining parcel and the deed is attached. Since 2005 I have paid property taxes, kept the land maintained, paid for new surveys and operated as though it was a buildable lot.

A handwritten signature in blue ink, appearing to be 'Connie Parker', with a long horizontal stroke extending to the right.

Connie Parker



Development Services Department
Escambia County, Florida

VESTED RIGHTS DETERMINATION APPLICATION

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

Owner(s) Name: Constance Parker Phone: 850-572-5280
Address: 2363 Stallion rd. Cantonment FL 32533 Email: conepf15@cox.net

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: Gibson Rd. Molino FL 32577

Property Reference Number(s)/Legal Description: 24-3N-32-1301-001-001

NOTE TO THE APPLICANT

THE BURDEN OF PROOF FALLS UPON THE APPLICANT to submit, as attachments to this application, any and all substantial competent evidence on which reliance is being made to seek a determination that certain actions by Escambia County have led to the creation of vested rights. This shall include but is not limited to maps, letters, memorandums, etc. Applications, which do not substantiate the claim against the criteria, will delay the process.

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 authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff.

Signature of Owner/Agent

Printed Name Owner/Agent

Date

[Signature]
Signature of Owner

Constance Parker
Printed Name of Owner

2-28-17
Date

STATE OF Florida COUNTY OF escambia

The foregoing instrument was acknowledged before me this 28 day of February 20 17,
by Constance Parker

Personally Known OR Produced Identification . Type of Identification Produced: DL # P626-101-65-769-1

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

Judy Denise Halstead
Printed Name of Notary



FOR OFFICE USE ONLY CASE NUMBER: VRD-2017-01
Meeting Date(s): April 4, 2017 Accepted/Verified by: Dennis Halstead Date: 2-28-17
Fees Paid: \$ 700.54 Receipt #: 687492 Permit #: PBA170200005

Recorded in Public Records 10/12/2005 at 10:16 AM OR Book 5751 Page 1818,
Instrument #2005431542, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by: Connie Hatch
9350 Gibson Rd
Molino FL 32577


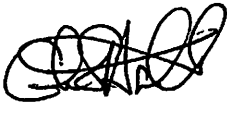
RECORDING REQUESTED BY: CONSTANCE P. HATCH
AND WHEN RECORDED MAIL TO:
9350 GIBSON RD.
MOLINO, FL. 32577

CONSIDERATION: \$ 0.00
PROPERTY TRANSFER TAX \$ 0.00
Assessor's parcel No.: _____

QUIT CLAIM DEED

Christopher L. Hatch, a married person for the consideration of \$0.00 dollars hereby remise, release and forever quitclaim to Constance P. Hatch a married person as grantee the real property located at 9350 Gibson Rd. Molino, Fl 32577. See attached legal Description described in Exhibit "A" to this Quit-Claim Deed.

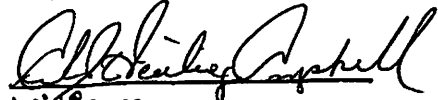
On this 26th day of September, 2005, in the county of Escambia, State of Florida I/We herewith sign this Quit Claim Deed.

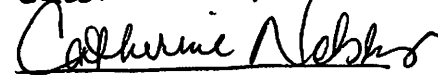
Christopher L. Hatch
H320-112-66-372

State of Florida

County of Escambia



Witness
Celeste V. Campbell



Witness
Catherine Nobles

On this day the 26th day of September, 2005, before me, the undersigned, a notary public in and for said county and state, personally appeared Christopher L. Hatch Personally known to me to be that person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person executed the instrument

WITNESS my hand and official seal


Signature Of Notary



Celeste Vierling Campbell
Commission #DD231778
Expires: Jul 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"

The East 1/2 of the East 1/2 of the following; The North 1/2 of the Southwest 1/4, of the Northeast 1/4, of section 24, Township 3 North, Range 32 West, Escambia County, Florida, containing 5.0 Acres More or Less



Christopher L. Hatch

26 Sept 05

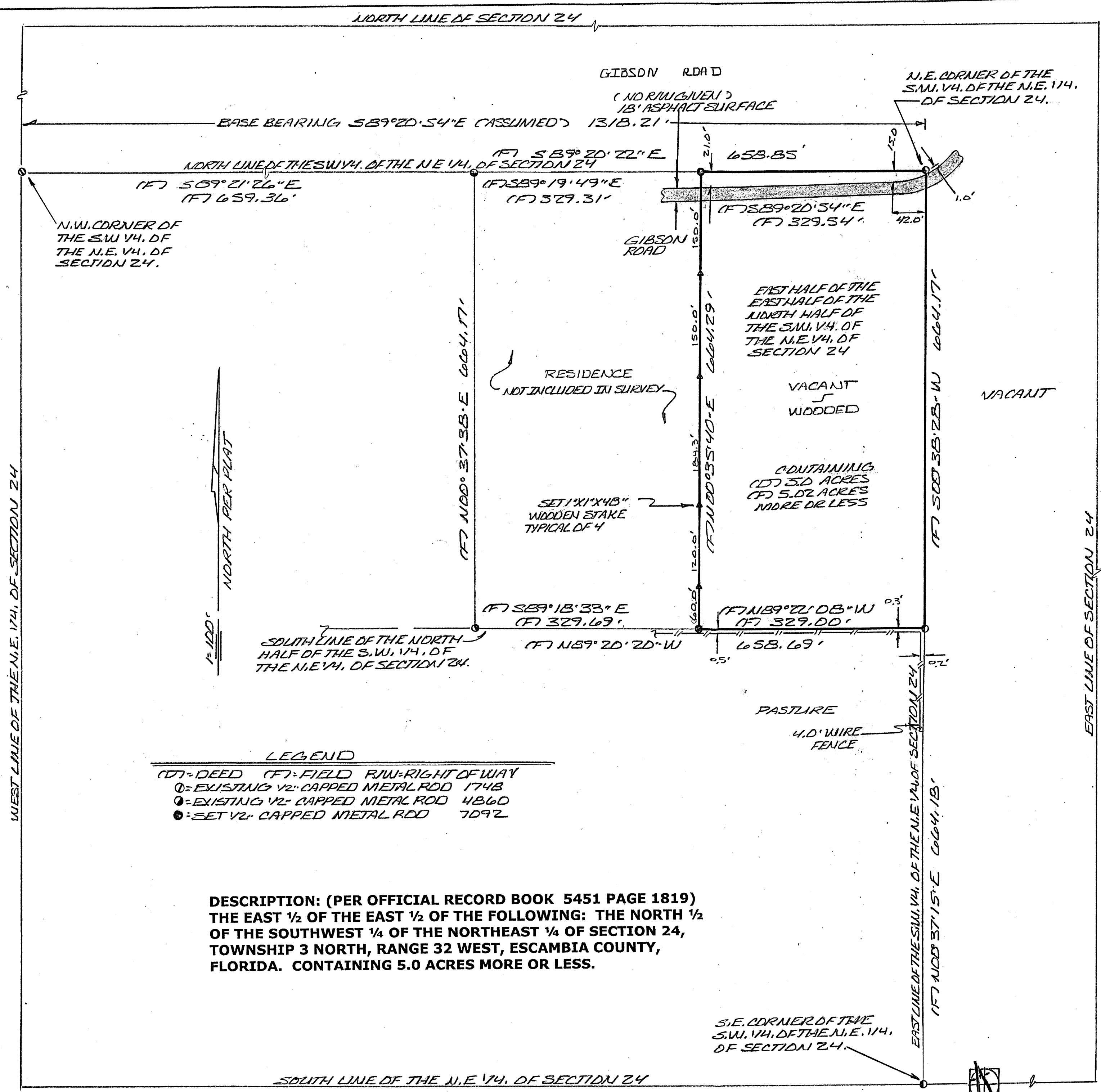
Date

personally known to me,
C. L. Hatch, Escambia County

Comm. Exp. 7-13-07



Celeste Virginia Campbell
Commission #DD231778
Expires: Jul 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.



- LEGEND**
- (D) = DEED (F) = FIELD R/W = RIGHT OF WAY
 - ① = EXISTING 1/2" CAPPED METAL ROD 1748
 - ② = EXISTING 1/2" CAPPED METAL ROD 4B60
 - ③ = SET 1/2" CAPPED METAL ROD 7092

DESCRIPTION: (PER OFFICIAL RECORD BOOK 5451 PAGE 1819)
 THE EAST 1/2 OF THE EAST 1/2 OF THE FOLLOWING: THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. CONTAINING 5.0 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES FOOT.

NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.

NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.

ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.

BASIS OF BEARING: MY (D) LINE AND IT'S EXTENSION
 S89°20'54"E ASSUMED PER PLAT.

REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION:
 O.G. BOOK 5751, PAGE 7819

ENCROACHMENTS ARE AS SHOWN.

LICENSE BUSINESS NO. 7092

ADDRESS: GIBSDON ROAD

REQUESTED BY: CONNIE PARKER HATCH

TYPE: BOUNDARY WITH IMPROVEMENTS

SECTION: 24 TOWNSHIP: 3-NORTH RANGE: 32-WEST COUNTY: ESCAMBIA

SCALE: 1" = 100' FIELD DATE: 09-21-07 DRAWN BY: BB CREW: RB, MM

DATE: 09-24-07 FIELD BOOK: 211 PAGE: 46-48

REVISION DATE:

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 61G17-6, FLORIDA ADMINISTRATION CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

DAVID MARK SWINNEY
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6841
 STATE OF FLORIDA

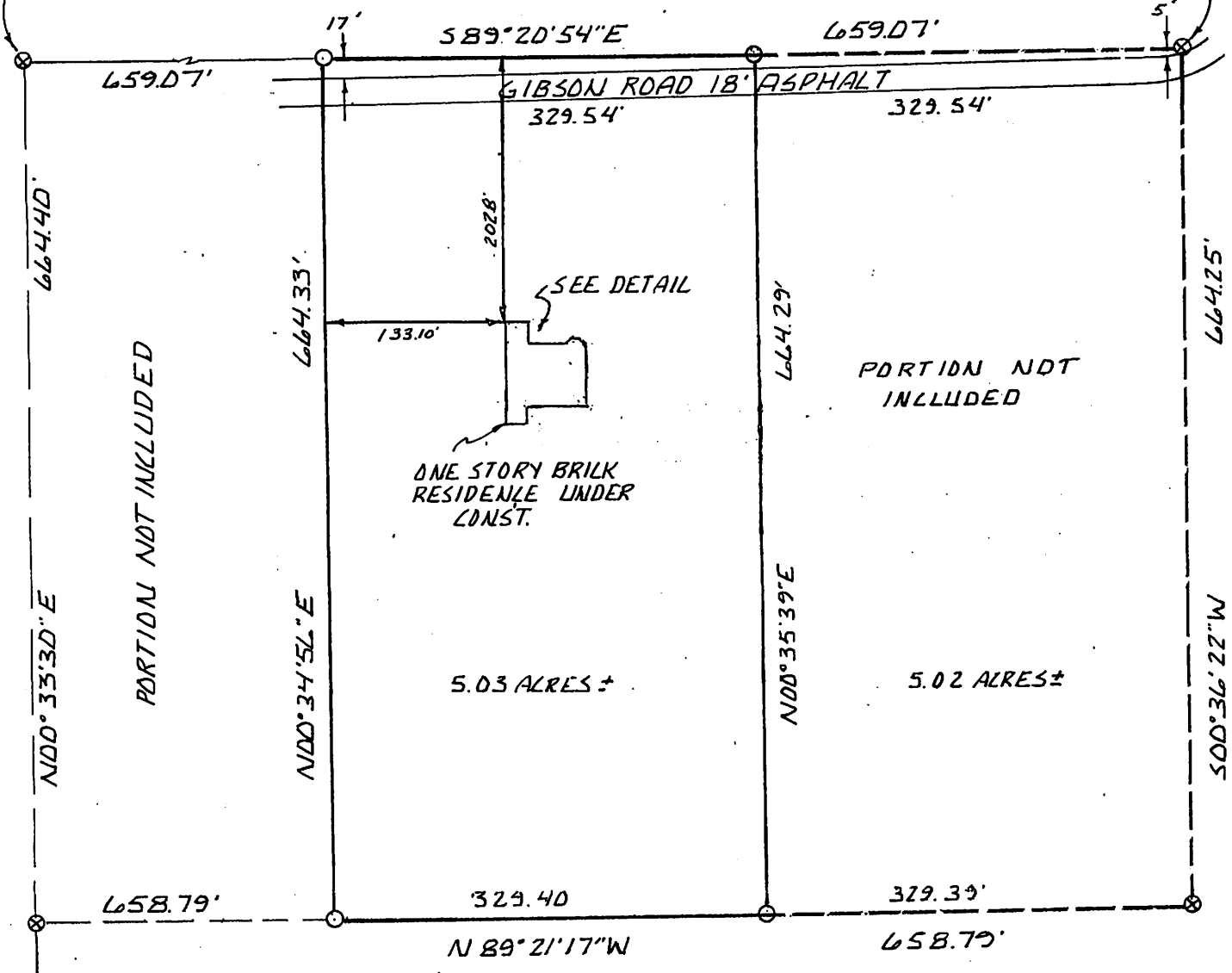
DRAWING NUMBER:
 07-1143B

SWINNEY & ASSOCIATES, INC.
 218 HENRY STREET
 PENSACOLA, FLORIDA 32507
 (850) 463-4281 FAX: (850) 468-2630
 D.SWINNEY@WORLDNET.ATT.NET

9350 GIBSON RD.

NORTHEAST CORNER SW 1/4
NE 1/4 SECTION 24

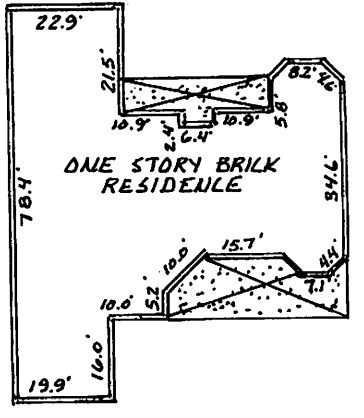
NORTHWEST CORNER SW 1/4
NE 1/4 SECTION 24



LEGAL DESCRIPTION;
THE WEST 1/2 OF THE EAST 1/2 OF THE FOLLOWING; THE NORTH 1/2 OF THE
SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SECTION 24, TOWNSHIP 3 NORTH,
RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 5.0 ACRES MORE
OR LESS.

- LEGEND;**
R/W= RIGHT OF WAY
(D)= DEED, (F)= FIELD
⊙...EXISTING 1/2" CAPPED METAL ROD #4860
○...SET 1/2" CAPPED METAL ROD #4860.
●...EXISTING 1/2" CAPPED METAL ROD #1748

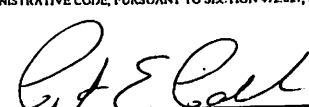
DETAIL SCALE 1"=30'



SOUTHWEST CORNER SW 1/4 OF THE
NE 1/4, SECTION 24 TOWNSHIP-3-
NORTH RANGE 32 WEST, ESCAMBIA
COUNTY, FLORIDA

CERTIFIED TO:
FIRST NATIONAL BANK OF FLORIDA
CONSTANCE P. & CHRISTOPHER L. HATCH
RELIABLE LAND TITLE CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY

ALL DISTANCES AND DIRECTIONS ARE PER PLAT OR DEED VERIFIED UNLESS OTHERWISE NOTED. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR
EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, AND UNDERGROUND PORTION OF FOUNDATIONS, FOOTINGS OR ANY OTHER UNDERGROUND STRUCTURES
WERE NOT LOCATED UNLESS OTHERWISE NOTED.

BASIS OF BEARING EAST LINE SECTION 24 (ASSUMED)		SOURCE OF INFORMATION DEED & SECTIONAL DATA	
REVISIONS	DATE	I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  PRESTON E. POLHILL PROFESSIONAL LAND SURVEYOR #4860	
FOUNDATION	4-2-04		
FINAL	9-29-04		
SCALE 1"=100'	TYPE BOUNDARY	FIELD DATE 4-10-02	FIELD BOOK PAGE 35158+64
		ORDER # 02-02-10-B	

VALID ONLY
WITH
EMBOSSSED SEAL
AND
SIGNATURE

PRESTON E. POLHILL LAND SURVEYING, INC.

4220 MORELIA PLACE
PENSACOLA, FLORIDA 32504

PHONE (850) 494-0043
FAX (850) 475-0888

MEMBER BETTER BUSINESS BUREAU OF NORTHWEST FLORIDA





**Development Services Department
Building Inspections Division**

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

RECEIPT

Receipt No. : **687492**

Date Issued. : 02/28/2017

Cashier ID : DAROSE

Application No. : PBA170200005

Project Name : VRD-2017-01

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2862	\$700.54	App ID : PBA170200005
		\$700.54	Total Check

Received From : CONNIE PARKER

Total Receipt Amount : **\$700.54**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA170200005	780891	700.54	\$0.00	9300 BLK GIBSON RD, MOLINO, 32577

Total Amount :	700.54	\$0.00	Balance Due on this/these Application(s) as of 2/28/2017
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