

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
July 11, 2011–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

A. Case No.: Z-2011-10
Location: 10100 Aileron Ave.
From: SDD
To: ID-1

B. Case No.: Z-2011-11
Location: 4410 N. Palafox St.
From: C-1
To: ID-CP

C. Case No.: Z-2011-12
Location: 1950 Mathison Rd.
From: VR-1
To: VR-2

D. Case No.: Z-2011-13
Location: 9015 Fowler Rd
From: R-5
To: C-2

6. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

AI-888

Item #: 5.

Planning Board-Rezoning

Meeting
Date: 07/11/2011

Agenda Item:

- | | | |
|-----------|------------------|---------------------|
| A. | Case No.: | Z-2011-10 |
| | Location: | 10100 Aileron Ave. |
| | From: | SDD |
| | To: | ID-1 |
| B. | Case No.: | Z-2011-11 |
| | Location: | 4410 N. Palafox St. |
| | From: | C-1 |
| | To: | ID-CP |
| C. | Case No.: | Z-2011-12 |
| | Location: | 1950 Mathison Rd. |
| | From: | VR-1 |
| | To: | VR-2 |
| D. | Case No.: | Z-2011-13 |
| | Location: | 9015 Fowler Rd |
| | From: | R-5 |
| | To: | C-2 |

Attachments

Rezoning Case Files

Z-2011-10



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

**REZONING CASE: Z-2011-10
July 11, 2011**

I. SUBMISSION DATA:

BY: Wiley C. "Buddy" Page, Agent
FOR: Patrick and Carolyn Brown, Owner
PROPERTY REFERENCE NO.: 24-2S-31-4105-000-000
PROJECT ADDRESS: 10100 Aileron Avenue
FUTURE LAND USE: C, Commercial
COMMISSIONER DISTRICT: 1
BCC MEETING DATE: August 4, 2011

II. REQUESTED ACTION:

REZONE

FROM: SDD, special development district,
(non-cumulative) low density
(3 du/acre)
TO: ID-1, light industrial district
(cumulative) (no residential uses
allowed)

III. RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

Comprehensive Plan Policy CPP FLU 1.3.1 Future Land Use Categories. The Commercial (C) Future Land Use (FLU) category is intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. The 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.

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

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

FINDINGS

As referenced in **CPP FLU 1.1.1** and **CPP FLU 1.3.1**, the Commercial Future Land Use designation allows for a range of commercial uses from retail (including wholesale and professional office) and service/general business trade to light industrial type uses. Within this range of allowable uses, staff finds that the proposed amendment to ID-1, Light Industrial district is specified within the general descriptions of allowable uses as referenced in **CPP FLU.1.3.1**. Along with previous comprehensive plan policies that are cited above, Comprehensive Plan Policy 1.1.9 requires Escambia County to ensure adequate buffering to protect lower intensity uses from more intensive uses i.e. residential from commercial. These guidelines are stated within the Land Development Code.

CPP FLU1.5.3 promotes and encourages redevelopment in built areas within the Commercial Future Land Use category with existing public roads and service

infrastructure. The parcel in question is within the property boundaries of an existing commercial establishment and will be utilized for expansion of their existing commercial operation. It is served by existing utility connections & internal service infrastructure (roads) that supports the commercial establishment. Based upon the background information of this parcel and the existing commercial operation, staff finds that the proposed amendment would comply with **Comprehensive Plan FLU 1.5.3**.

Per the Comprehensive Plan Policy FLU 1.1.1 thru Comprehensive Plan Policy FLU 1.5.3 as listed in Criterion (1), staff concludes that the proposed amendment is consistent with the Comprehensive Plan with the understanding that provisions for adequate buffering will be addressed as defined by the Land Development Code.

CRITERION (2)

Consistent with the Land Development Code.

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

Land Development Code (LDC) 6.05.21. SDD special development district, (non-cumulative) low density. This district is intended to conserve and protect environmentally sensitive areas that have natural limitations to development. These areas have certain ecological functions which require performance standards for development. Typically, the allowable uses are single-family detached dwellings (including mobile homes), duplex and triplex structures with few commercial uses, with the exception of public utility & public facilities.

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

This district is intended primarily for research-oriented activities, light manufacturing and processing not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby industrial establishments of this type. The uses shall be within completely enclosed buildings wherever practical and provide a buffer between commercial districts and other higher intensive industrial uses. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as manufacturing activities meeting performance standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adapted to more restrictive districts, but which satisfy site plan criteria and performance criteria of this Code, should be accommodated in this district.

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B. Permitted uses.

1. Any nonresidential use permitted in the preceding district.
2. Research and development operations, commercial communication towers 150 feet or less in height, light manufacturing, processing or fabricating uses, enclosed storage structures and accessory structures and activities subject to the performance standards in sections 7.03.00 and 7.06.00.

3. Commercial businesses with outside storage when such storage is adequately screened and/or buffered in accordance with section 7.01.06.E.
4. Other uses similar to those permitted herein. Determination on other permitted uses shall be made by the planning board.
5. Semiconductor or microchip fabrication.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7)

LDC 7.20.07. Industrial locational criteria (ID-1). New industrial development must meet the following locational criteria:

1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall, as a first priority, be avoided. When impacts are unavoidable, those impacts shall be minimized.
2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in the Comprehensive Plan.
3. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas.
4. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Comprehensive Plan Policy 1.1.9.
5. These industrial locational criteria apply to those future land use categories where industrial development permitted and does not provide or permit industrial land uses in those categories that do not provide for such uses.

FINDINGS

As referenced in the LDC regulations cited above, the intent, purpose, and the allowable uses differ greatly from SDD to ID-1. Furthermore, the request is from residential to commercial which tends to be in conflict with Criterion 2.

In reviewing the zoning map of the proposed amendment, the parcel is approximately 5.88 (+/-) acres in the SDD zoning district, and is located in the rear yard of the existing commercial establishment. This 5.88 acre (+/-) tract abuts a 31.99 acre (+/-) tract that has a zoning designation of ID-1, light industrial. The documents submitted indicate the 5.88 acre (+/-) parcel is part of the 31.99 acre (+/-) tract that is in the control of the existing commercial establishment. Based upon the zoning map, there is a split zoning of the property of ID-1 & SDD. Additionally, it appears that this parcel is part of an existing commercial establishment and will be

utilized for future expansion. Consequently, if any future development is proposed, the locational criterion stated above will be reviewed for site design standards, accessibility to public and private service/facilities, and adverse impacts on surrounding areas at the time of site plan review process.

Along with the existing commercial development that has an ID-1 and SDD land use classification, the parcel with the SDD land use classification has an existing wood fence approximately 8-10 ft in height. There is existing vegetation that runs along the rear property line of the parcel which is designed to protect the lower intense use from the more intensive use. If the proposed amendment is granted and future development occurs, **any additional standards** and regulations governing the provisions for adequate buffering and any other performance standards within the Land Development Code will be applicable at the time of the site plan review process.

In consideration of the LDC regulations cited above and the facts presented, staff finds consistency with Criterion 2 could be met.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

Within the 500' radius impact area, staff observed the following: four single-family dwellings (two houses & two mobile homes) and two vacant lots with a zoning district designation of SDD. The subject parcel abuts and is contiguous to an existing ID-1 and Commercial zoned property. The SDD zoning designation of the surrounding parcels does not allow for any industrial uses as specified within the Land Development Code. Therefore, the proposed amendment, from SDD to ID-1 **is not** compatible with surrounding uses.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **are** indicated on the subject parcel. Therefore, further review during the site plan review process will be necessary to determine any significant adverse impact on the natural environment.

CRITERION (6)

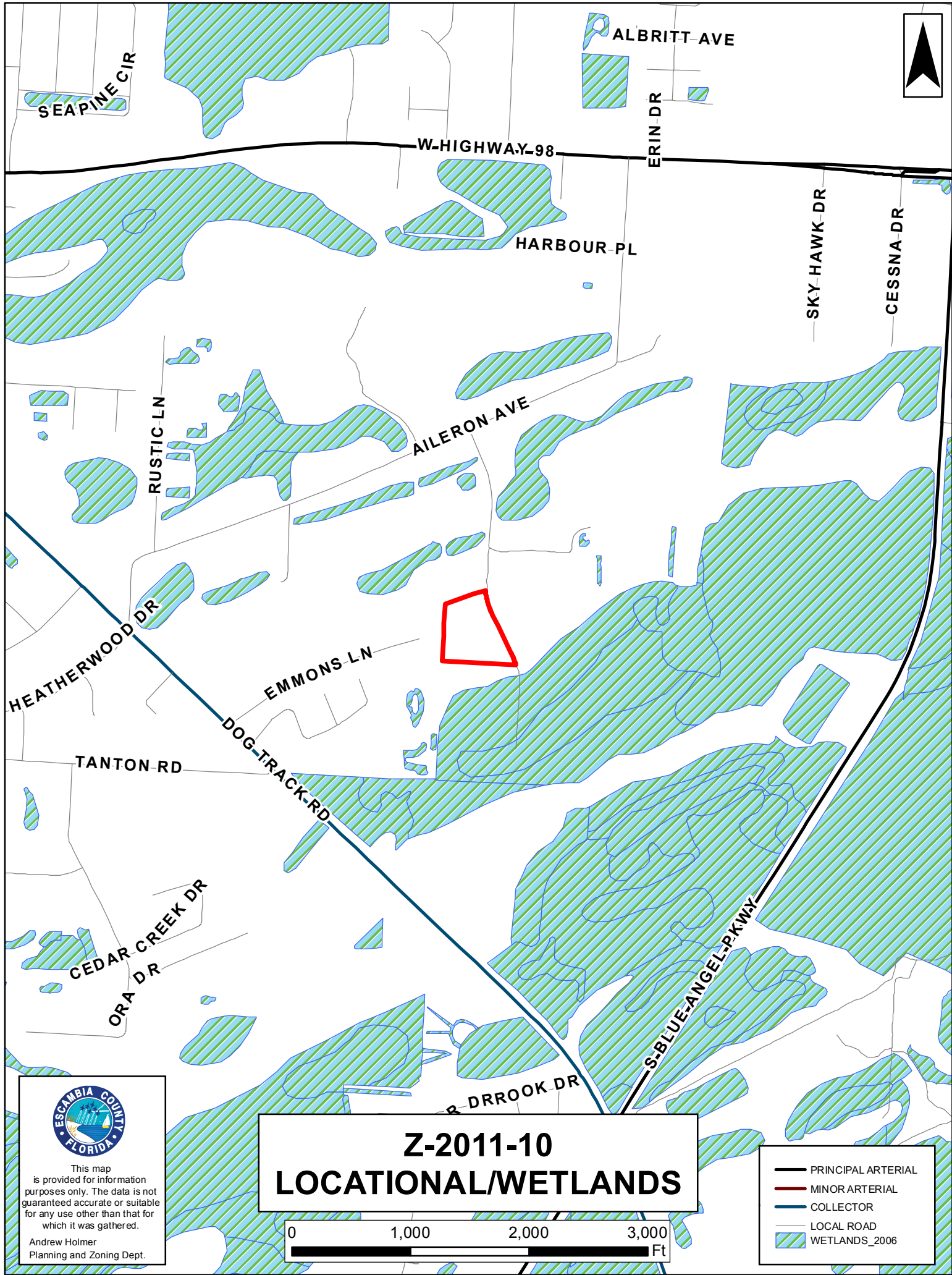
Development patterns.

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

FINDINGS

Based upon the following facts specified below, the proposed amendment would result in a logical and orderly development. **First**, the 5.88 acre (+/-) parcel zoned SDD, is contiguous and abuts the 31.99 acre (+/-) tract with a zoning designation of ID-1; therefore, this would eliminate having a split zoned parcel of ID-1 & SDD. **Second**, the parcel in question is part of and is within the property boundary of an existing commercial operation with a majority of the land having a zoning designation of ID-1. Finally, the Future Land Use category for the subject property is Commercial. If approved, the proposed amendment would provide for uniformity & consistency with the Commercial Future Land Use designation.

Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.





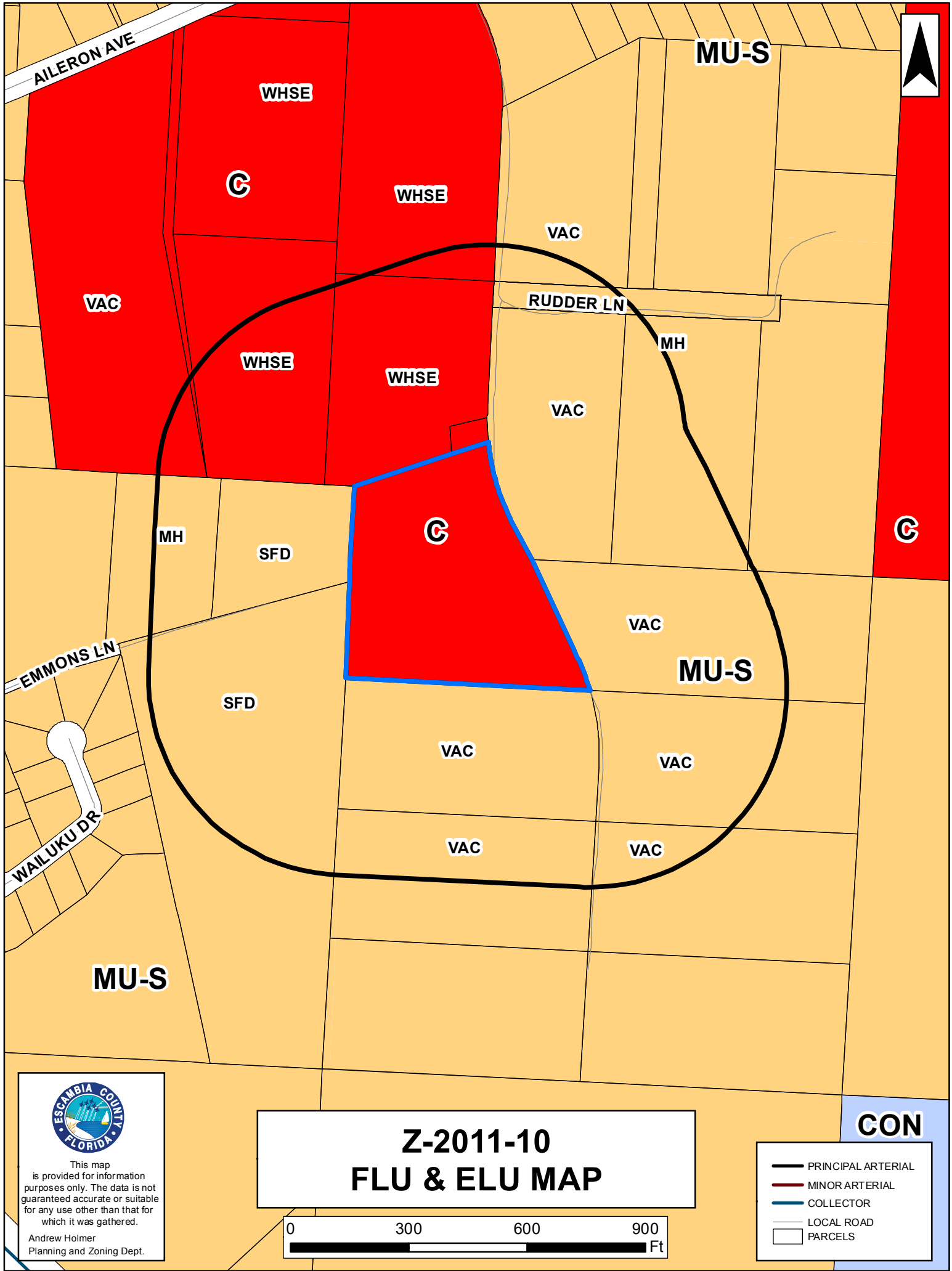
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2011-10 FLU & ELU MAP

0 100 200 300
Ft

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




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-2011-10
FLU & ELU MAP**

0 300 600 900
Ft

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

CON

R-2

AILERON AVE

ID-1

SDD

RUDDER LN

SDD

C-1

SDD

SDD

EMMONS LN

WAILUKU 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.

Andrew Holmer
Planning and Zoning Dept.

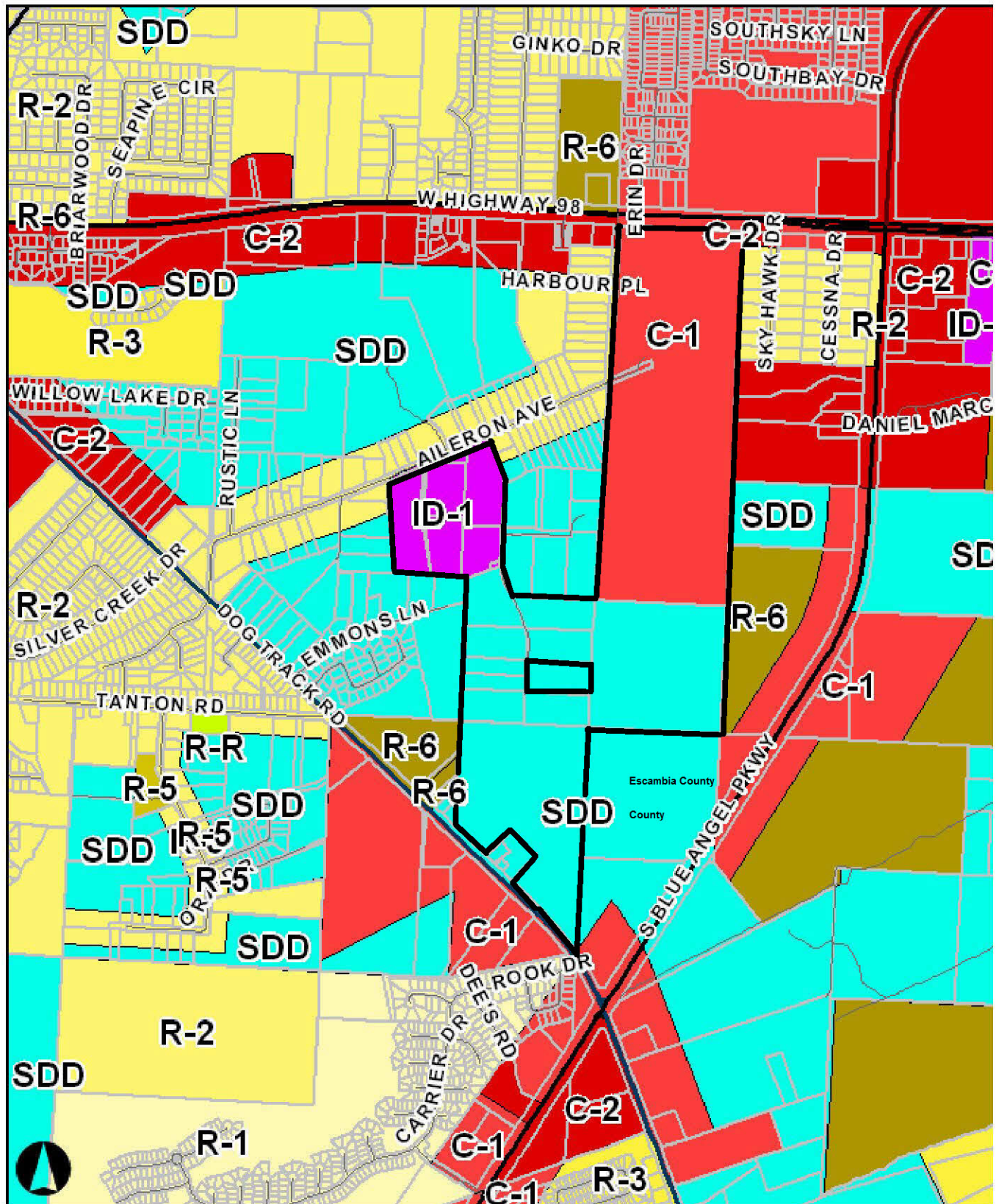
R-6

Z-2011-10 ZONING MAP

0 300 600 900
Ft

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

Brown Helicopter Properties



Total site contains split zones including: C-1, ID-1 and SDD.



Development Services Bureau

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: SDD to: ID-1

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

Owner(s) Name: Partick F. & Carolyn C. Brown Phone: 850.455.0971

Address: 10100 Aileron Avenue Pensacola, FL 32506 Email: budpage1@mchsi.com

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

Property Address: 10100 Aileron Avenue Pensacola, FL 32506

Property Reference Number(s)/Legal Description: 24-2S-31-4105-000-000

By my signature, I hereby certify that:

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

Patrick F. Brown
Signature of Owner/Agent

Patrick F. Brown
Printed Name Owner/Agent

4-15-11
Date

Carolyn C. Brown
Signature of Owner

Carolyn C. Brown
Printed Name of Owner

4-15-11
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15th day of April 2011
by Patrick F. Brown & Carolyn C. Brown

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

Sheila M. Libbey
Signature of Notary
(notary seal must be affixed)

Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2011-10

Meeting Date(s): 7/11/11 Accepted/Verified by: A. Cain Date: 5/20/11

Fees Paid: \$ 1500 Receipt #: 626348 Permit #: PR2110500010



Development Services Bureau

Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 24-2S-31-4105-000-000

Property Address: 10100 Aileron Avenue Pensacola, FL 32506

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

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

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


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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS _____ DAY OF 4-15-11, YEAR OF _____.


Signature of Property Owner

Patrick F. Brown
Printed Name of Property Owner

4-15-11
Date


Signature of Property Owner

Carolyn C. Brown
Printed Name of Property Owner

4-15-11
Date



Development Services Bureau

Escambia County, Florida

FOR OFFICE USE:

CASE #:

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 10100 Aileron Avenue,

Florida, property reference number(s) 24-2S-31-4105-000-000

I hereby designate Wiley C. "Buddy" Page for the sole purpose of completing this application and making a presentation to the:

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

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

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

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com

Address: 5337 Hamilton Lane Pace, FL 32571 Phone: 850.232.9853


Signature of Property Owner

Patrick F. Brown
Printed Name of Property Owner

4-15-11
Date


Signature of Property Owner

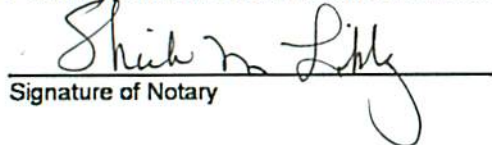
Carolyn C. Brown
Printed Name of Property Owner

4-15-11
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15th day of April 2011,
by _____

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


Signature of Notary

 (Notary Seal)
Printed Name of Notary: SHEILA M. LIBBEY
Notary Public - State of Florida
My Comm. Expires Mar 6, 2014
Commission # DD 966808
Bonded Through National Notary Assn.

Brown Helicopter Property Site Zoning

The attached map identifies the entire industrial property owned by Brown Helicopter. The site has frontage on Highway 98 on the north and Dog Track Road to the south. These acquisitions include the purchase of adjacent Ferguson Field in 2009. Being in the aviation parts business, the airfield was a natural and logical extension of Brown's aviation activities which date to the early 1970s in this area. Several area subdivisions that were built after Brown started his business have aviation/aircraft related named roads including Rudder Lane, Skyhawk and Cessna Drives.

The map identifies the Brown property located within the black border line. This site totals some 198.7 acres and has a combination of zoning classifications including C-1, ID-1 and SDD.

If this rezoning request is granted, this 6 acre site will join the existing Industrial -zoned property to the north, while the remaining Brown properties to the south will remain as being zoned SDD. The forty acre site south and adjacent to the existing airfield is owned by Escambia County and provides a buffer for the airfield and may be developed as a future industrial park now that Navy Federal Credit Union has purchased all remaining property within the County Oaks Industrial Park located on Nine Mile Road.

Future development plans for the Brown property will call for the entire site containing C-1 and Industrial zoning only.

Brown Helicopter Warehouse Site

Consistency with Relevant Portions of the Escambia Comprehensive Plan

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). The 2030 FLUM is attached herein to this ordinance as Exhibit B.

RESPONSE: If approved by the Escambia County Planning Board, this proposed development will be consistent with this policy.

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

RESPONSE: During the plan review process, the required buffering methodology will be identified for review and approval by County officials. The approved method of buffering will then be installed/planted.

FLU 1.2.2 LDC Provisions. Escambia County shall include provisions in the LDC that require identification and preservation of significant archeological and/or historic sites or structures within the County. The provisions will include protection for all sites listed on the Florida Master Site File and will be developed in cooperation with the Department of State, Division of Historical Resources. The provisions also will include requirements that provide for the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. Normally, determinations will be made by those approved to make such determinations by the Division of Historical Resources.

RESPONSE: This area of Aileron is not listed in the Master Site File maintained by the Florida Division of Historical Resources.

FLU 2.1.1 Infrastructure Capacities. Urban uses shall 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.

RESPONSE: This application is requesting approval to construct a storage warehouse that will contain helicopter parts. No additional employees will be added and the property will not be open to the public. As a result, water and sewer requirements will have little or no impact on existing service volumes.

MOB 1.1.1 New Development. Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to Escambia County standards so that the roads, upon construction, may be accepted into Escambia County's road system. Nothing in this policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with construction of any transportation improvement made necessary by the development.

RESPONSE: This proposed industrially related activity will require new roadways, drainage facilities and other improvements to facilitate its development. The owner will comply with all requirements regarding cost of improvements.

MOB 1.1.2 Level of Service (LOS) Standards. Levels of Service (LOS) based on annualized p.m. peak hour conditions will be used to evaluate facility capacity and for issuance of development orders. LOS standards for all roadways are hereby established as shown below according to the functional classification of roadways identified on the 2005 Federal Functional Classifications Map. The Mobility Series is attached herein to this ordinance as Exhibit E. The Mobility Series includes the 2005 Federal Functional Classifications Map, the Number of Lanes – Escambia County Map, the FL-AL TPO Prioritized Bicycle & Pedestrian Projects Map, the Transportation Improvement Program FY 2010-2014 Major Projects Map, the Traffic Volume & Level of Service Report, and the FL-AL TPO Long Range Plan (future roadway). The FDOT LOS standards are also used for SIS facilities.

RESPONSE: The proposed development will not impact Highway 98 which is designated by the Florida Department of Transportation as a Principle Arterial roadway with an adopted Level of Service Standard at "C".

MOB 1.1.3 On-site Facilities. All new private developments, including but not limited to planned unit developments, shopping centers, multifamily residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow, facilities for nonmotorized transportation and sufficient vehicular parking to accommodate the needs of the development. This policy does not apply to residential subdivisions

RESPONSE: Internal circulation design will be identified once specific site plans are produced. These plans will be submitted to the County for review and approval. The plans will contain overall parking and traffic circulation patterns and will comply with this element of the Comprehensive Plan.

INF 3.1.8 Developer Responsibilities. Installation of stormwater management facilities made necessary by new development shall be the responsibility of the developer.

RESPONSE: Required stormwater management plan and facilities will be designed and installed at the developers expense.

INF 4.1.6 Developer Responsibility. The cost of water line extensions made necessary by new development shall be the responsibility of the developer unless otherwise funded by the service provider.

RESPONSE: The developer will pay for all agreed costs associated with water line extensions.

INF 5.1.3 Wellhead Protection. Wellhead protection zones shall be located based in part upon the most current NFWFMD three-dimensional sand and gravel aquifer computer model. Compliance with design and performance standards pursuant to Chapter 62.532 Florida Administrative Code, is required to adopt FDEP minimum wellhead protection standards. The Potable Wells Wellhead Protection Areas Map is attached herein to this ordinance as Exhibit I.

RESPONSE: As shown in the attached wellhead location map, this site is not located near potable water extraction facilities.

CON 1.1.1 Environmentally Sensitive Lands. Escambia County shall inventory the County's environmentally sensitive lands as defined in Chapter 3, Definitions.

The Escambia County Wetlands Map and the Escambia County Special Flood

Hazard Areas Map are attached to this ordinance as Exhibits L and M, respectively.

RESPONSE: Existing inventory maps indicate that this specific site does not contain any environmentally sensitive lands.

CON 1.3.1 Stormwater Management. Escambia County shall protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.

RESPONSE: Plans depicting stormwater management and treatment will be submitted to Escambia County for review and approval to assure compliance with this requirement.

15.00
330.00

This Warranty Deed

OR BK 4991 PG0327
Escambia County, Florida
INSTRUMENT 2002-016505

Made this 1st day of October A.D. 2002
by Godofredo R. Varias and Natividad L.
Varias, husband and wife

hereinafter called the grantor, to
Patrick F. Brown and Carolyn C. Brown,
husband and wife

whose post office address is: 403 Colbert Avenue
Pensacola, FL 32507

Grantees' SSN: [REDACTED]

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Escambia
County, Florida, viz

See Schedule A attached hereto and by this reference made a part
hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for
the current year. Said property is not the homestead of the
Grantor(s) under the laws and constitution of the State of Florida in
that neither Grantor(s) or any members of the household of Grantor(s)
reside thereon.

Parcel Identification Number: 24-2S-31-4105-000-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 2001

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

Signed, sealed and delivered in our presence:

Marsha Wilimzig
Name: Marsha Wilimzig

Joanne Gunn
Name: Joanne Gunn

Godofredo R. Varias LS
Name & Address: Godofredo R. Varias

Natividad L. Varias LS
Name & Address: Natividad L. Varias

7015 Ben Sasser Drive, Pensacola, FL 32526 LS
Name & Address:

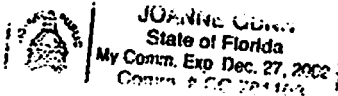
LS
Name & Address:

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 1st day of October, 20 02, by

Godofredo R. Varias and Natividad L. Varias, husband and wife

who is personally known to me or who has produced
driver license as identification.



Joanne Gunn
Notary Public
Print Name:
My Commission Expires:

PREPARED BY: Joanne Gunn
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, Florida 32501
File No: 3A-66768

Schedule A

Beginning at the NE corner of the SW 1/4 of the SE 1/4, Section 24, T-2-S, R-31-W, Escambia County, Florida, thence S-01°19'19" E 323.95 feet; thence N-88°47'12" E 627.90 feet to the intersection of the arc of a curve, said curve having a radius of 573.69 feet and a central angle of 30°00'00"; thence along the arc of said curve 101.47 feet to the P. T. of said curve; thence N-31°12'48" W 360.00 feet to the P. C. of a curve to the right, said curve having a radius of 573.69 feet and a central angle of 30°00'00"; thence along the arc of said curve 180.00 feet; thence S-75°08'42" W 351.76 feet; thence S-01°19'19" E 165.00 feet to the Point of Beginning.

Subject to 30 foot access easement across east side of above described property.

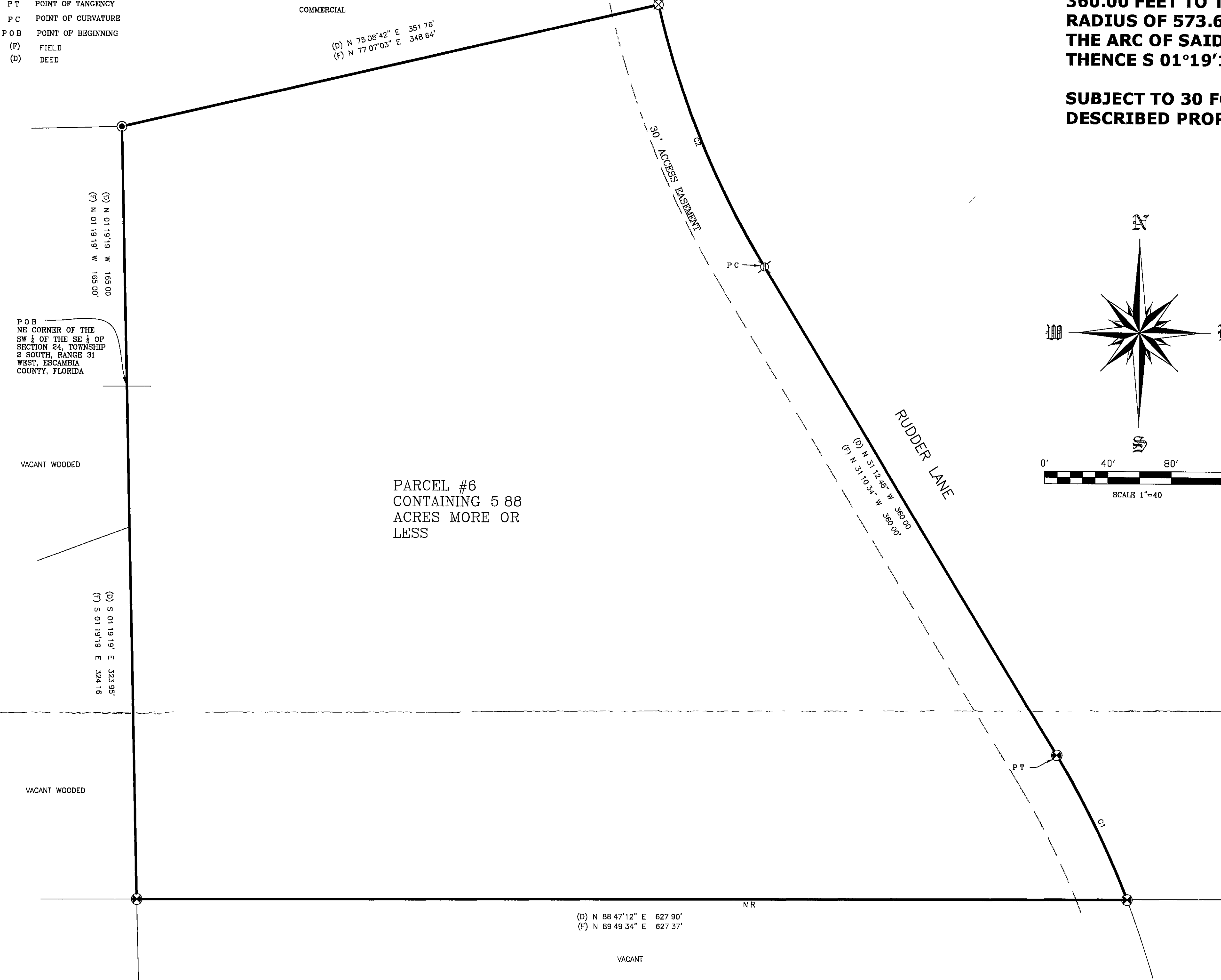
G. R. J.
H. F. V

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH
C1 (D)	573.69'	30°00'00"	101.47'	101.34'
C1 (F)	573.69'	10°09'22"	101.69'	101.56'
C2 (D)	573.69'	30°00'00"	180.00'	178.65'
C4 (F)	573.69'	17°56'46"	179.69'	178.96'

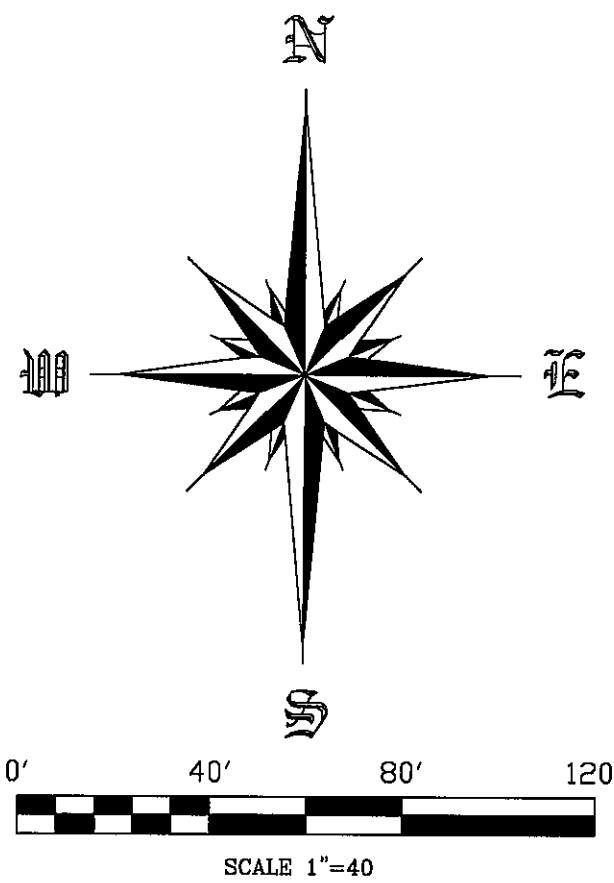
LEGEND

- SET 1/2" CAPPED IRON ROD #7092
- FOUND 1/2" CAPPED IRON ROD #7092
- FOUND 1/2" IRON ROD
- FOUND 1" IRON PIPE
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- (F) FIELD
- (D) DEED

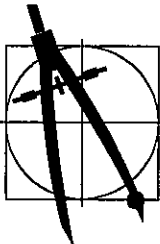


DESCRIPTION: (PER OFFICIAL RECORD BOOK 4991 PAGE 328)
PARCEL#6
BEGINNING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S 01°19'19" E 323.95 FEET; THENCE N 88°47'12" E 627.90 FEET TO THE INTERSECTION OF THE ARC OF A CURVE, SAID CURVE HAVING A RADIUS OF 573.69 FEET AND A CENTRAL ANGLE OF 30°00'00"; THENCE ALONG THE ARC OF SAID CURVE 101.47 FEET TO THE P.T. OF SAID CURVE; THENCE N 31°12'48" W 360.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 573.69 FEET AND A CENTRAL ANGLE OF 30°00'00"; THENCE ALONG THE ARC OF SAID CURVE 180.00 FEET; THENCE S 75°08'42" W 351.76 FEET, THENCE S 01°19'19" E 165.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO 30 FOOT ACCESS EASEMENT ACROSS EAST SIDE OF ABOVE DESCRIBED PROPERTY.



SURVEYORS 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
IMPROVEMENT LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
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 N 62°10'43" E FOR THE SOUTH
RIGHT-OF-WAY LINE AILERON AVENUE PER DEED
REFERENCE SOURCE FIELD WORK AND EXISTING FIELD MONUMENTATION
COPY OF OR BOOKS AND PAGES AS LISTED ABOVE



SWINNEY & ASSOCIATES, INC
218 HENRY STREET
PENSACOLA, FLORIDA 32507
(850) 453-4261 FAX (850) 458-2630
D SWINNEY@WORLDNET ATT NET
LICENSE BUSINESS NO 7092

ADDRESS	AILERON AVENUE
REQUESTED BY	JACK LANE
TYPE	BOUNDARY SURVEY
SECTION	24
TOWNSHIP	2 SOUTH
RANGE	31 WEST
COUNTY	ESCAMBIA
SCALE	1"=40'
DRAWN BY	REM
FIELD DATE	4/16/2008
DATE	04/21/2008
CREW	LX/ZL
FIELD BOOK	223
PAGES	01 - 13
REVISION DATE	08/26/2009
RE-SURVEY/SPOT ELEVATIONS/BENCHMARKS	
10/13/2009	WETLAND LOCATION
04/28/2011	RE-SURVEY/IMPROVEMENTS NOT LOCATED
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, NOT WITHSTANDING ANY OTHER LAWS, RULES, ORDINANCES, OR REGULATIONS TO THE CONTRARY.	
DAVID MARK SWINNEY PROFESSIONAL SURVEYOR AND MAPPER NO 5541 STATE OF FLORIDA	DRAWING NUMBER 08-11783-6



Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

24-2S-31-4105-000-000

Property Reference Number

Buddy Page

Name

(Brown Helicopter)

Rudder Ln 32506

Address

☐ Owner

☒ Agent

Referral Form
Included? Y / N

MAPS PREPARED

☐ Zoning

☐ FLU

☐ Aerial

☐ Other: _____

PROPERTY INFORMATION

Current Zoning: SDD Size of Property: _____ +/-

Future Land Use: C Commissioner District: 1

Overlay/AIPD: _____ Subdivision: _____

Redevelopment Area*: _____

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

COMMENTS

Desired Zoning: ID-1

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

met to discuss property previously

no conflict with FLU-C

☐ 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: Lynette Harris, Allyson Cain, Drew Holman, Howard Jones Date: _____

Applicant/Agent Name & Signature: [Signature]

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

WIGGINS STEPHEN & VIRGINIA
9950 AILERON AVE
PENSACOLA FL 32506

HAMMOCK DOUGLAS M
9920 AILERON AVE
PENSACOLA FL 32506

BROWN HELICOPTER INC
10100 AILERON AVE
PENSACOLA FL 32506

BROWN LOUIS S & THELMA J
401 COLBERT AVE
PENSACOLA FL 32507

NOTZ ERIC R
PO BOX 34011
PENSACOLA FL 325074011

TEW LAND & CONSTRUCTION CO
845 MIRAMAR DR STRUCK
PENSACOLA FL 32506

RAMOS MOISES R & TERESITA V
9011 EL MATADOR LN
PENSACOLA FL 32506

PAGE BUDDY
5337 HAMILTON LANE
PACE, FLORIDA 32571

NGUYEN HIEP & HOA KIM
9123 MOROSO DR
PENSACOLA FL 32506

BROWN PATRICK F & CAROLYN C
400 COLBERT AVE
PENSACOLA FL 32507

SAQUIBAL JOSELITO D &
328 ARABIAN DR
PENSACOLA FL 32506

HORNE WILLIAM E 1/8 INT
3294 NIGHTHAWK LN
PENSACOLA FL 32506

VETITOE ROBERT J 1/8 INT
9924 AILERON AVE
PENSACOLA FL 32506

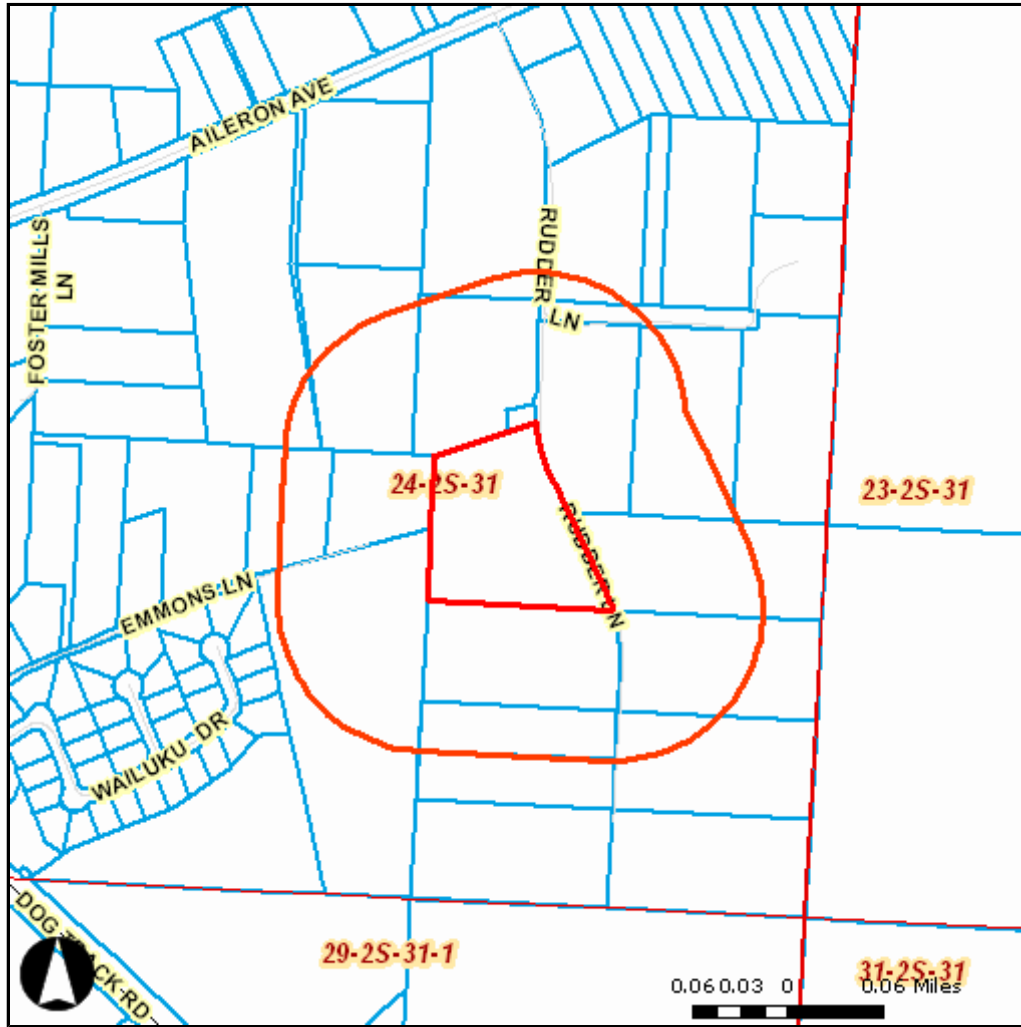
SORSEN JENNIFER 2/8 INT
9918 AILERON AVE
PENSACOLA FL 32506

WEAVER DONALD E
1342 DOG TRACK RD
PENSACOLA FL 32506

TAYLOR LAWRENCE E JR &
120 EMMONS LN
PENSACOLA FL 32506

EMMONS LARRY & ELSEBETH
125 EMMONS LN
PENSACOLA FL 32506

ECPA Map



Map Grid



Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **532441**

Date Issued. : 05/20/2011

Cashier ID : VHOWENS

Application No. : PRZ110500010

Project Name : Z-2011-10

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2226	\$1,500.00	App ID : PRZ110500010
		\$1,500.00	Total Check

Received From : Patrick Brown

Total Receipt Amount : **\$1,500.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ110500010	626348	1,500.00	\$0.00	10100 AILERON AV, PENSACOLA, FL, 32506

Total Amount : **1,500.00**

\$0.00 Balance Due on this/these
Application(s) as of 5/20/2011

Z-2011-11



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

**REZONING CASE: Z-2011-11
July 11, 2011**

I. SUBMISSION DATA:

BY: Paul Jansen, Owner

PROPERTY REFERENCE NO.: 08-2S-30-7001-004-001

PROJECT ADDRESS: 4410 N Palafox St

FUTURE LAND USE: MU-U

COMMUNITY REDEVELOPMENT AREA: Palafox

OVERLAY: Brownfield Area

COMMISSIONER DISTRICT: 3

BCC MEETING DATE: August 4, 2011

II. REQUESTED ACTION:

REZONE

FROM: C-1 Retail Commercial district
(cumulative)

TO: ID-CP, Commerce Park District
(cumulative)(no residential uses
allowed)

III. RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the Proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses and residential densities and non-residential intensities for all future land use categories in Escambia County. Allowable uses are residential, retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre with the maximum residential density of 25 dwelling units per acre.

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

FINDINGS

The proposed amendment to ID-CP **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in **CPP FLU 1.3.1** The amendment meets the intent of **CPP FLU 1.1.1** and **1.5.3**. The parcel is in the Mixed Use Urban Future Land Use category and the proposed amendment is located on Palafox Street, an existing public commercial arterial roadway. The parcel will be improved to make greater use of the land and is within easily walkable distances from other commercial retail uses.

CRITERION (2)

Consistent with The Land Development Code.

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

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

LDC 6.05.17. ID-CP commerce park district (cumulative).

This district is intended to provide for relatively large scale light industrial commerce and business park areas. Uses located in this district are protected from adverse impacts of incompatible industrial and commercial uses. A high level of site design standards are required for review during the development review process. Refer to article 11 for uses, heights and densities allowed in ID-CP, commercial park areas located in the Airport/Airfield Environs.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan and in article 7.

B. Permitted uses.

1. Any use permitted in the preceding C-2 district, except as may be provided in subsection D., below.

C. Conditional uses.

1. Automobile service stations, (except gasoline sales accessory to a convenience store is authorized as a permitted use) and automobile or truck repair shops.
2. Any conditional use allowed in the C-2 general commercial district except automobile race tracks.

D. Prohibited uses.

1. Residential uses.
2. Prisons.
3. Carnival-type amusements and amusements arcades.
4. Bars and night clubs.
5. New and used car, truck, boat, mobile home, shed and motorcycle sales and rentals.
6. Adult entertainment uses.
7. Off-premises signs.
8. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
9. Landfills.

LDC 7.20.07. Industrial locational criteria (ID-CP, ID-1, ID-2).

New industrial development must meet the following locational criteria:

1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall, as a first priority, be avoided. When impacts are unavoidable, those impacts shall be minimized.
2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in the Comprehensive Plan.
3. New industrial uses in the MU-1, AA-13, and AA-15 categories may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. Industrial and MU-6 categories allow all types of industrial uses.

4. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas.
5. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Comprehensive Plan Policy 7.A.3.8. (FLU 1.1.9)
6. These industrial locational criteria apply to those future land use categories where industrial development is permitted and does not provide or permit industrial land uses in those categories that do not provide for such uses.

LDC 6.05.17.F. Roadway access. Direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public commercial access road linking the use with the collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued or any proposed use which requires access through a residential neighborhood or subdivision

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed change does meet roadway access stated in **LDC 6.05.17.F.** Direct access is provided by Palafox Street, a public commercial arterial roadway.

The proposed request is also consistent with the industrial locational requirements set forth in **LDC 7.20.07.** There are no natural systems or sensitive land that may be affected by this proposed request. The parcels are located within close proximity to a rail system and interstate access. The site is currently serviced by local public service providers.

When applicable, further review from the Development Review Committee (DRC) will be needed to ensure the buffering requirements and other performance standards have been met, should this amendment be granted.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area.

Within the 500' radius impact area, staff observed 22 vacant parcels, nine commercial business, two mobile homes, one county parcel, and nine single family.

CRITERION (4)

Changed conditions.

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

FINDINGS

Staff found within the 500' impact area there was rezoning case Z-2011-07 on Mason Lane. The request to rezone from R-6 to ID-CP was approved on April 11, 2011. This change should not negatively impact the amendment or property(s).

The parcel is in the Brownfield overlay which is located within the Palafox Redevelopment Area. The proposed rezoning request to ID-CP is consistent with the proposed zoning designation of the Palafox Corridor Redevelopment Area.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

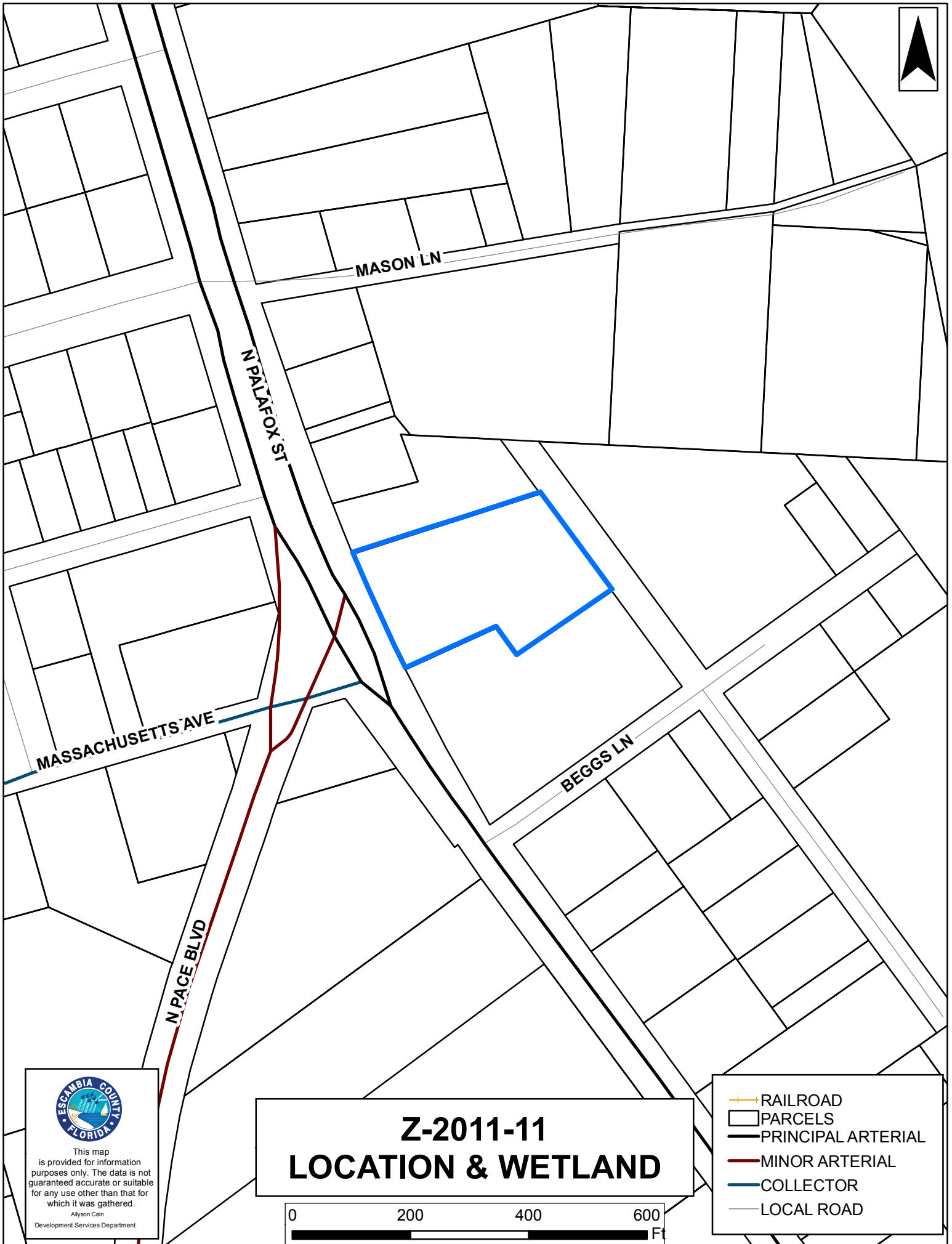
Development patterns.

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

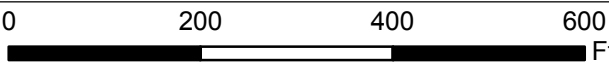
FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The proposed request to ID-CP is compatible with the Future Land Use category MU-U, as well as any future plans by the Community Redevelopment Agency.

Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.



Z-2011-11
LOCATION & WETLAND



- RAILROAD
- 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.
Allison Cain
Development Services Department



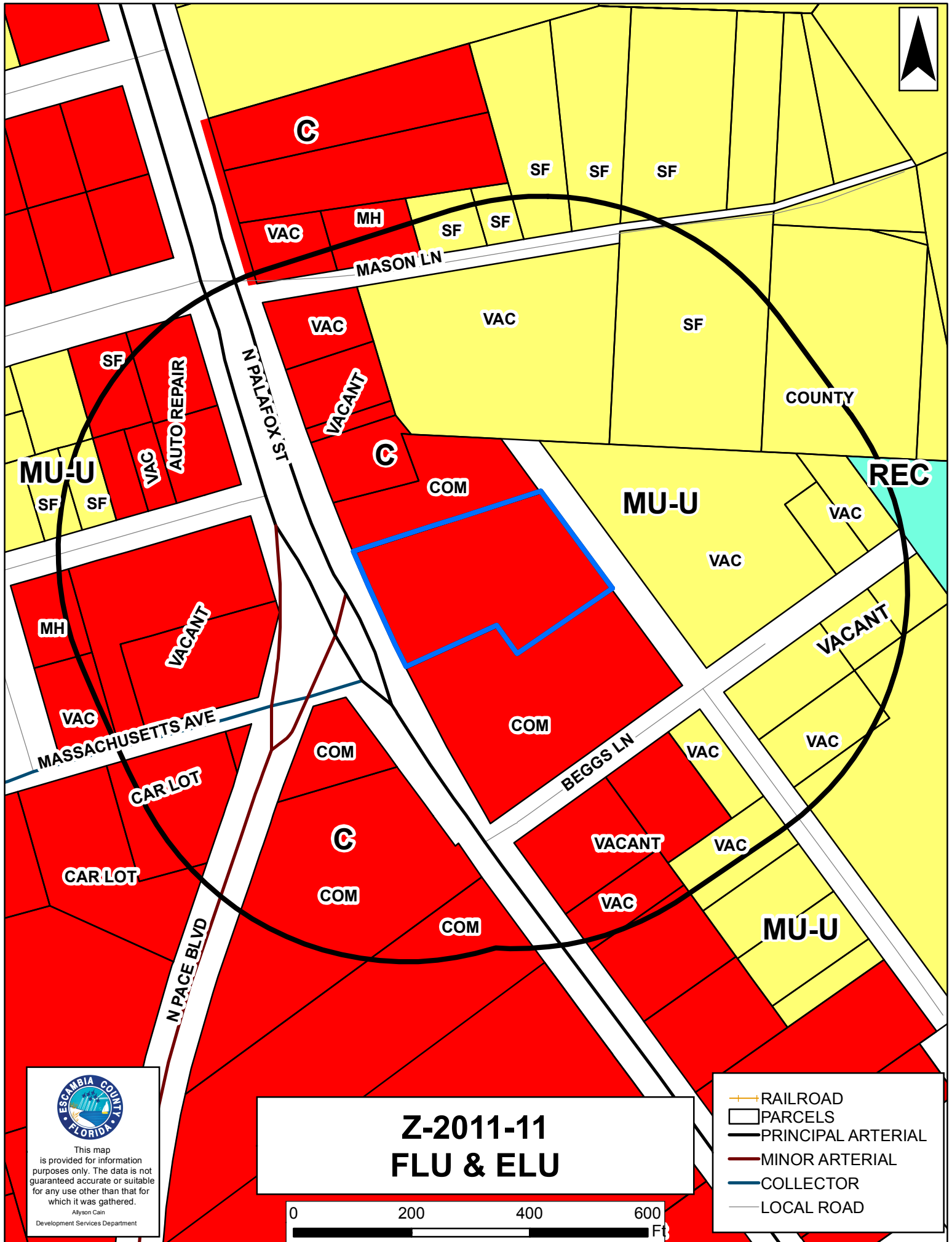
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Allyson Cain
Development Services Department

Z-2011-11 AERIAL

0 75 150 225
Feet

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









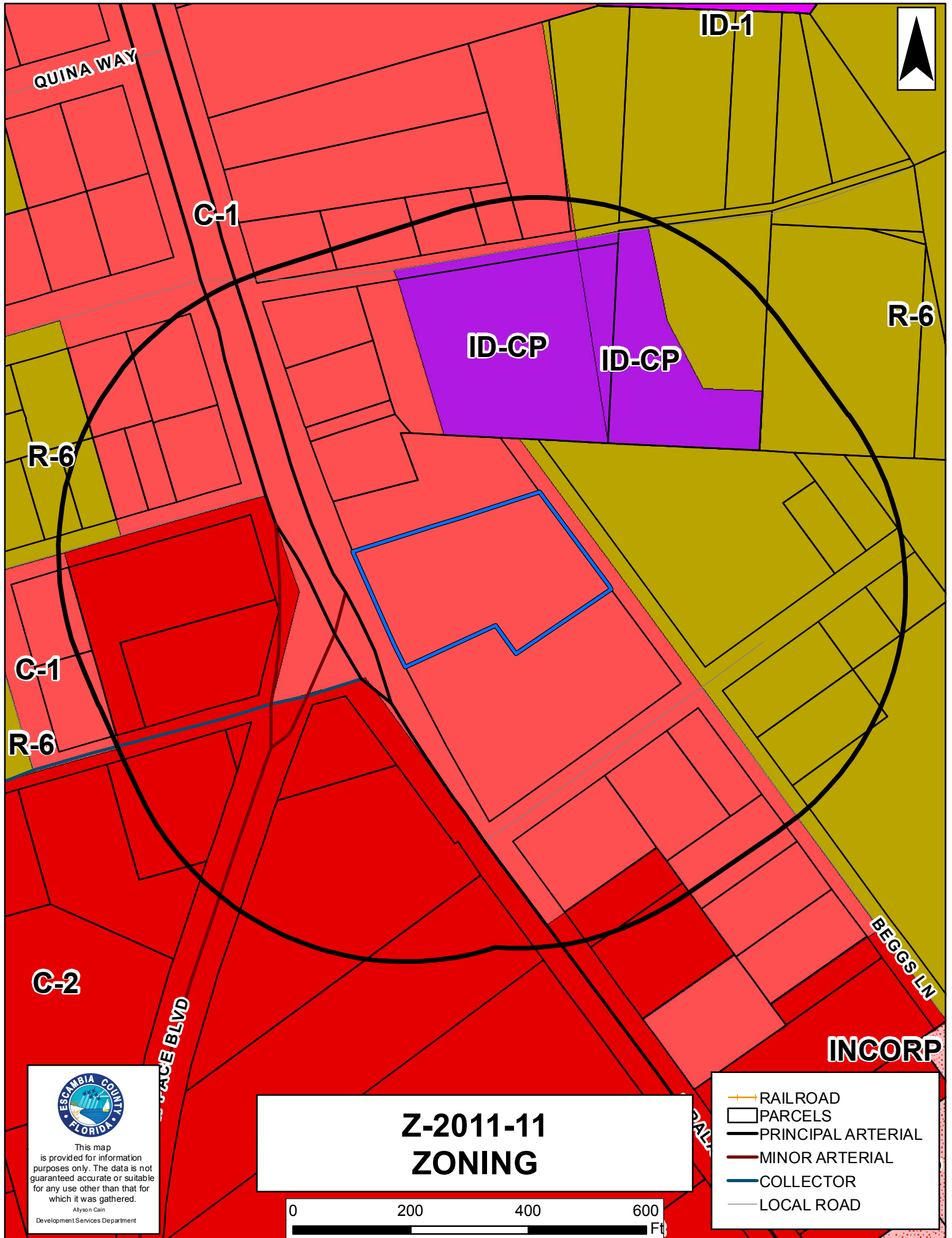


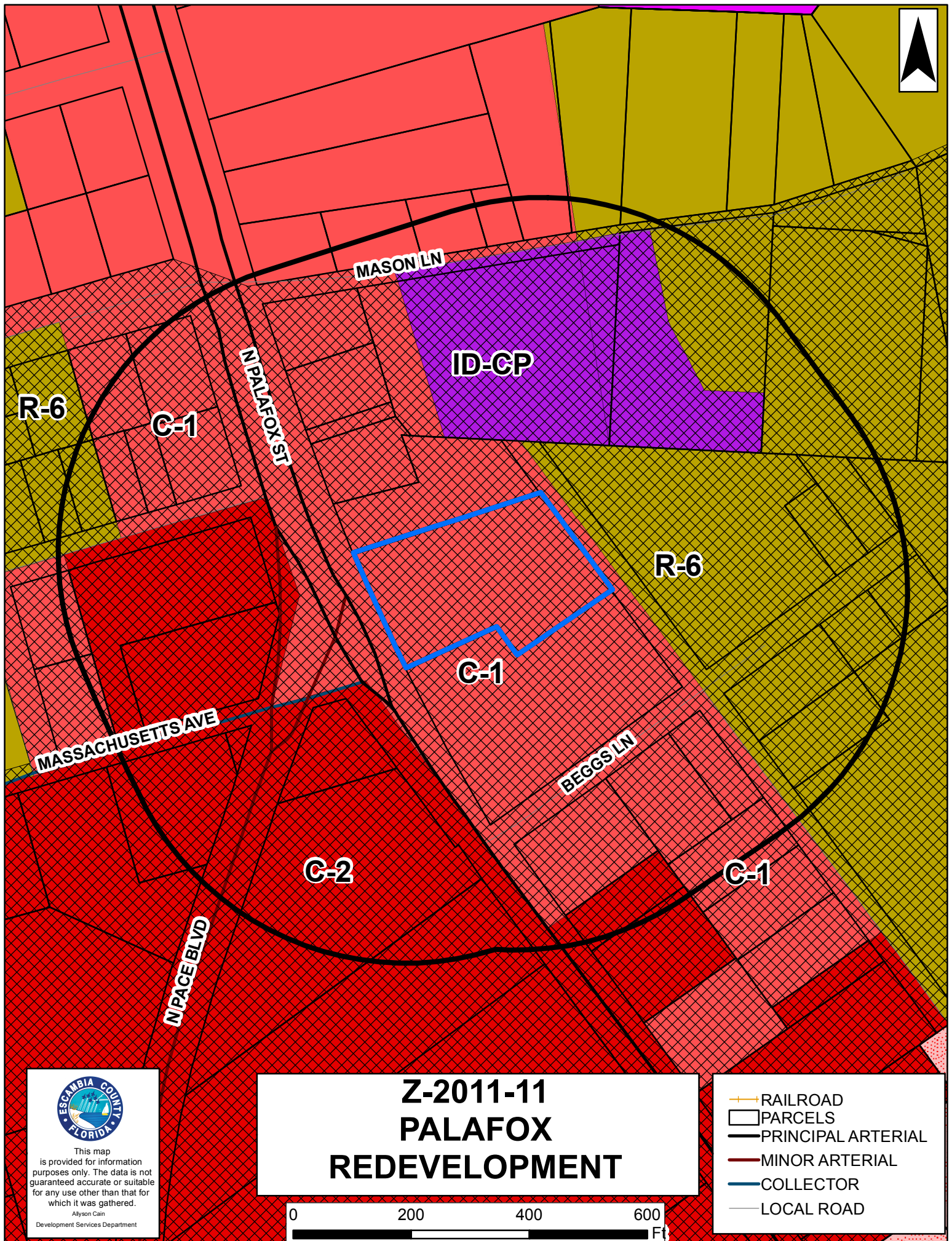
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Allyson Cain
Development Services Department

**Z-2011-11
FLU & ELU**

 RAILROAD
 PARCELS
 PRINCIPAL ARTERIAL
 MINOR ARTERIAL
 COLLECTOR
 LOCAL ROAD





Z-2011-11

PALAFOX

REDEVELOPMENT

- RAILROAD
- 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.
Allison Cain
Development Services Department

0 200 400 600
Ft



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: C1 to: ID-CP

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

Owner(s) Name: Ostige Properties LLC Phone: (850) 438-9904
Address: 4410 N Palafox St Pensacola FL 32505 Email: paullj@bellsouth.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: 4410 N Palafox St Pensacola FL 32505

Property Reference Number(s)/Legal Description: 08-25-30-7001-004-001

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.

Richard Jansen
Signature of Owner/Agent

Richard Jansen
Printed Name Owner/Agent

6/1/11
Date

Ronald W. Jansen
Signature of Owner

Ronald W. Jansen
Printed Name of Owner

6/1/11
Date

Paul Jansen
STATE OF Florida

PAUL Jansen (Managing Member)

6/1/11
Date

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 1st day of June 20 11,
by Richard Jansen, Ronald Jansen, & Paul Jansen.

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

Bonnie N. Bell
Signature of Notary
(notary seal must be affixed)

Bonnie N. Bell
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z 2011-11

Meeting Date(s): 7/1/11 Accepted/Verified by: A. Cain Date: 6/1/11

Fees Paid: \$ 1500 Receipt #: 626991 Permit #: PRZ 110500011



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 08-25-30-7001-004-001

Property Address: 4410 N PALM FOX ST. PENSACOLA, FL 32505

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 12TH DAY OF June, YEAR OF 2011.

OSAGE Properties LLC
Michael Jansen
Signature of Property Owner

RICHARD JANSEN
Printed Name of Property Owner

6/1/11
Date

Ronald W. Jansen
Signature of Property Owner

Ronald W. Jansen
Printed Name of Property Owner

6/1/11
Date

Paul L Jansen

PAUL L JANSEN (Managing Member) 6-1-11

IN WITNESS WHEREOF Grantor has executed this instrument this 1st day of June, 2011, by and between Osage Properties LLC, a limited liability company organized under the laws of the State of Florida, whose mailing address is 4410 W Palafex St. Pensacola, FL 32505

APPLICANT:

Osage Properties LLC
(name of limited liability company)

Witness Margaret A. Cain
Print Name Margaret A. Cain

Witness Brenda L. Wilson
Print Name Brenda L. Wilson

By: Paul Jansen
(signature)
Paul Jansen
(printed name)

Managing Member
(select one title:
Manager/Member/Managing Member)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of June, 2011, by Paul Jansen as Managing member (select one title: Manager/Member/Managing Member) of Osage Properties, LLC (name of limited liability company). He/She ☐ is personally known to me, or ☒ produced current 71 JSZS-692-60-089-0 as identification. Exp 3 - 2018



(Notary Seal)

Margaret A. Cain
Signature of Notary Public
Margaret A. Cain
Printed Name of Notary Public

Rec. 27.00
Stamps .70

Prepared By: Alan B. Bookman
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
File Number: A0144-114664 NBR
Parcel ID #: 082S30-7001-004-001 & 082S30-7001-006-001
Grantee(s) SS #:

WARRANTY DEED

This WARRANTY DEED, dated November 28, 2006 given by **Jansen Quality Construction, Inc., a Florida corporation**, whose post office address is: 4410 N. Palafox Street, Pensacola, FL 32505, hereinafter called the GRANTOR, to **Osage Properties, LLC, a Florida Limited Liability Company**, whose post office address is: 4410 N. Palafox Street, Pensacola, FL 32505 hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

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

IN RE: CRESCENT MIAMI CENTER, LLC v. FLORIDA DEPARTMENT OF REVENUE, THIS DEED IS BEING EXECUTED TO TRANSFER THE PROPERTY DESCRIBED HEREIN BETWEEN THE GRANTOR ENTITY OWNING THE DEEDED PROPERTY AND THE GRANTEE ENTITY IN WHICH THE GRANTOR ENTITY IS THE SOLE OWNER. ACCORDINGLY, THERE ARE NO DOCUMENTARY STAMPS DUE PURSUANT TO SECTION 201.02, FLORIDA STATUTES, AND THE FLORIDA SUPREME COURT HOLDING 903 SO.2D 913 (FLA. 2005)

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: Nancy B. Riddle
Print Name: NANCY B. RIDDLE
Signature: Nancy Steurer
Print Name: Nancy Steurer

JANSEN QUALITY CONSTRUCTION, NC.

By: Ronald W. Jansen
Ronald W. Jansen, President

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on November 28, 2006, by Ronald W. Jansen as President of Jansen Quality Construction, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced Id. Drivers License as identification.

Nancy B. Riddle
NOTARY PUBLIC

[NOTARY SEAL]

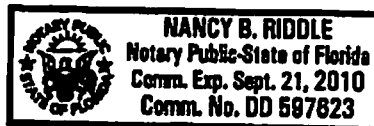


EXHIBIT A

PARCEL 1

THAT PART OF LOTS 6 AND 7 OF THE BRAINERD AND MCINTYRE SUBDIVISION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE EAST RIGHT OF WAY LINE OF THE PENSACOLA TO FLOMATON PAVED HIGHWAY INTERSECTS THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 7; THENCE RUNNING A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY RIGHT OF WAY LINE FOR 200 FEET; THENCE AT RIGHT ANGLES (NORTH 38 DEGREES 47' WEST) FOR 200 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 51 DEGREES 13' EAST FOR 200 FEET; THENCE RUN NORTH 38 DEGREES 47' WEST FOR 202.15 FEET; THENCE RUN SOUTH 66 DEGREES 07'30" WEST FOR 155.22 FEET; THENCE RUN SOUTH 38 DEGREES 47' EAST FOR 114.40 FEET; THENCE RUN SOUTH 65 DEGREES 03'30" WEST FOR 210.58 FEET TO THE EAST RIGHT OF WAY LINE OF PALAFOX HIGHWAY; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 85.0 FEET; THENCE RUN NORTH 62 DEGREES 44' EAST FOR 168.40 FEET; THENCE RUN SOUTH 38 DEGREES 47' EAST FOR 50.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF THE PENSACOLA TO FLOMATON PAVED HIGHWAY INTERSECTS THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 7; THENCE RUNNING IN A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY RIGHT-OF-WAY LINE FOR 200 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION FOR 200 FEET; THENCE NORTH 51 DEGREES 13 MINUTES EAST FOR 50 FEET; THENCE NORTH 38 DEGREES 47 MINUTES WEST FOR 127.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE FOR 114.40 FEET; THENCE SOUTH 66 DEGREES 07 MINUTES 30 SECONDS WEST FOR 190.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY FOR 114.65 FEET; THENCE NORTH 65 DEGREES 03 MINUTES 30 SECONDS EAST FOR 210.58 FEET TO THE POINT OF BEGINNING. ALL BEING A PART OF LT 6, OF THE BRAINERD AND MCINTYRE SUBDIVISION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
05-1921-500		See Below	06	082S30-7001-004-001

2010 Real Estate 0037190.0000

8 - 010519 / 039955 1-45648 JMG27302
 OSAGE PROPERTIES LLC
 4410 N PALAFOX ST
 PENSACOLA FL 32505-2923



4410 N PALAFOX ST
 BEG AT A PT WHERE E RW LI
 OF PENSACOLA FLOMATON HWY
 INTER E LI OF LT 6 & W LI
 See Tax Roll for extra legal.

OFFICE
 (850) 438-6500

TTY
 FOR THE
 HEARING
 IMPAIRED
 (850) 472-0031

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	263,678		263,678	1,839.29
PUBLIC SCHOOLS					
By Local Board	2.2290	263,678		263,678	587.74
By State Law	5.6310	263,678		263,678	1,484.77
SHERIFF	0.6850	263,678		263,678	180.62
WATER MANAGEMENT	0.0450	263,678		263,678	11.87
ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312					
TOTAL MILLAGE		15.5655	AD VALOREM TAXES		4104.29

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FIRE		417.86
<div style="text-align: center;"> <p>↓ 312.00</p> <p>QUESTIONS ON ITEMS IN THIS SECTION ONLY CALL (850) 595-4960</p> </div>		
NON-AD VALOREM ASSESSMENTS		417.86

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

4522.15

PAY ONLY
 ONE AMOUNT

See reverse side for
 Important Information

Nov 30 2010	Dec 31 2010	Jan 31 2011	Feb 28 2011	Mar 31 2011	Apr 30 2011
\$ 4341.26	\$ 4386.49	\$ 4431.71	\$ 4476.93	\$ 4522.15	\$ 4657.81

AMOUNT
 DUE
 IF PAID
 BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

2010 Real Estate OF AD-VALOREM TAXES AND NON-AD-VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
05-1921-500		See Above	08	082S30-7001-004-001

2010 Real Estate 0037190.0000

OSAGE PROPERTIES LLC
4410 N PALAFOX ST
PENSACOLA FL 32505-2923

4410 N PALAFOX ST
BEG AT A PT WHERE E R/W LI
OF PENSACOLA FLOATION HWY
INTER E LI OF LT 6 & W LI
See Tax Roll for extra legal

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32581-1312

(850) 438-6500


Nov 30 2010 \$ 4341.26	Dec 31 2010 \$ 4386.49	Jan 31 2011 \$ 4431.71	Feb 28 2011 \$ 4476.93	Mar 31 2011 \$ 4522.15	Apr 30 2011 \$ 4657.81
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AMOUNT
DUE
PAID

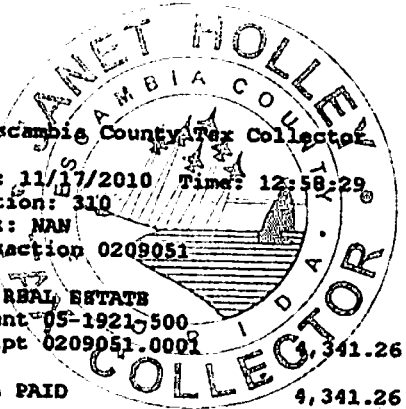
RETURN WITH
PAYMENT

0000000000 0000452215 0000000371900000 0001 7

OWN * Marcus Pointe * Warrington * Cantonment *
Downtown * Marcus Pointe * Warrington * Cantonment *
Down



850-438-6500
www.escambiataxcollector.com



Escambia County Tax Collector
Date: 11/17/2010 Time: 12:58:29
Location: 310
Clerk: NAN
Transaction 0209051
2010 REAL ESTATE
Account 05-1921-500
Receipt 0209051.0001
TOTAL PAID 4,341.26
TOTAL TENDERED 4,341.26
CHECK WV1155 escambiataxcollector.com 4,341.26
Paid By: OSAGE PROPERTIES
Where Service is a Matter of Pride.

2011 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L06000110955

Entity Name: OSAGE PROPERTIES, LLC

**FILED
Feb 14, 2011
Secretary of State**

Current Principal Place of Business:

New Principal Place of Business:

4410 N. PALAFOX STREET
PENSACOLA, FL 32505

Current Mailing Address:

New Mailing Address:

4410 N. PALAFOX STREET
PENSACOLA, FL 32505

FEI Number: 20-5559398

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

DAVID HIGHTOWER, PLLC
1514 N. 9TH AVE.
PENSACOLA, FL 32503 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: JANSEN, RONALD
Address: 6057 SPANISH OAK DR.
City-St-Zip: PENSACOLA, FL 32526

Title: MGRM
Name: JANSEN, PAUL
Address: 1801 CONWAY DR
City-St-Zip: PENSACOLA, FL 32503

Title: MGRM
Name: JANSEN, RICHARD
Address: 1239 CHRISHOLM TRAIL
City-St-Zip: PENSACOLA, FL 32514

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: PAUL JANSEN

VP

02/14/2011

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

APPLICATION ATTACHMENTS CHECKLIST

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

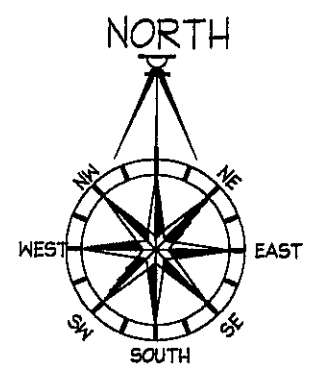
Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

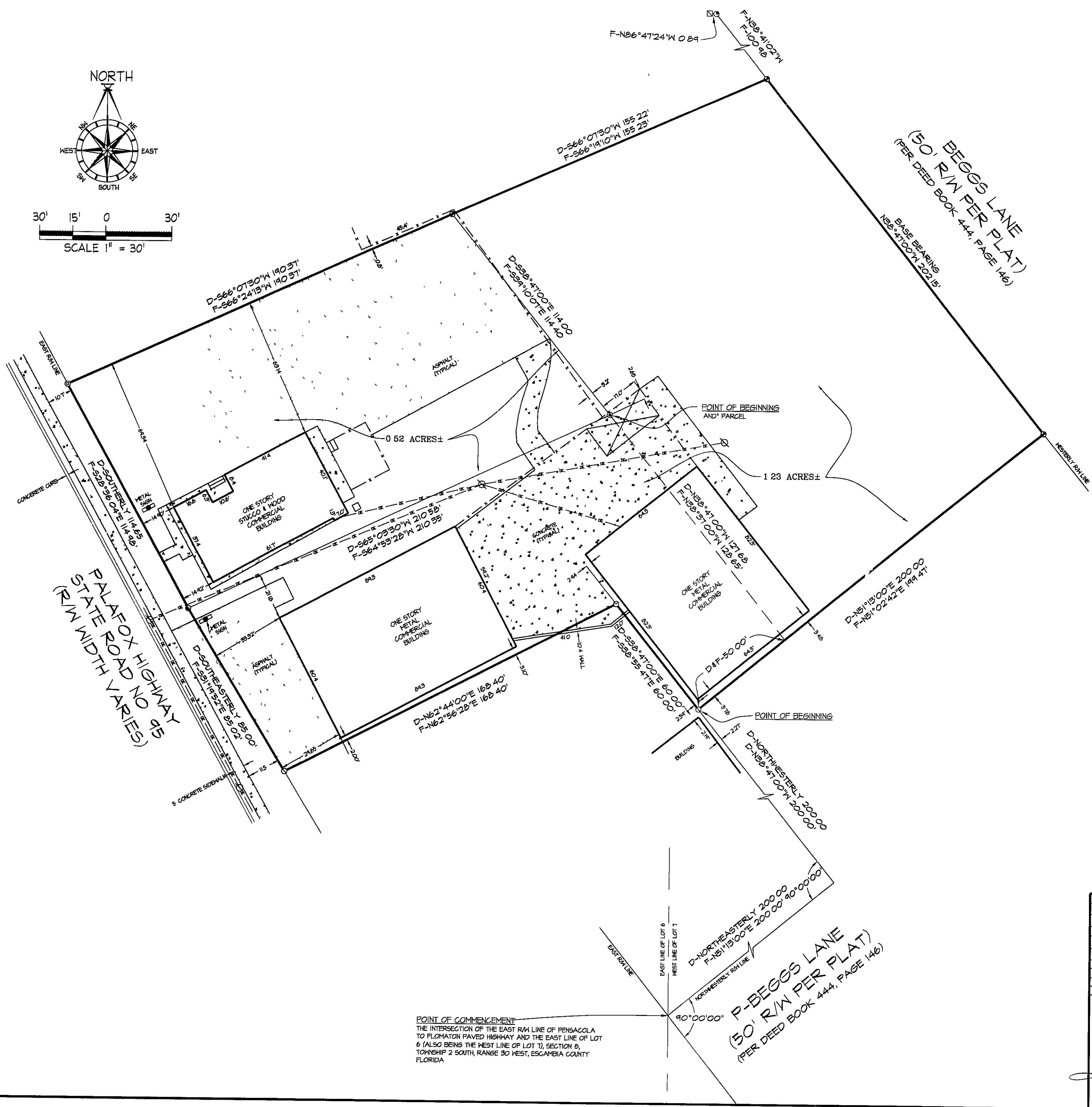
Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



30' 15' 0 30'
SCALE 1" = 30'



SURVEYOR'S NOTES:
- THIS SURVEY WAS PREPARED 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 STANDARD 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 ESCAMBA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- BASIS OF BEARING: THE NORTHEASTERLY BOUNDARY LINE OF SUBJECT PARCEL AS N83°47'00\"/>

DESCRIPTION (AS FURNISHED)
THAT PART OF LOT 6 AND 7 OF THE BRAINERD AND MCINTYRE SUBDIVISION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY FLORIDA DESCRIBED AS FOLLOWS
COMMENCING AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF THE PENSACOLA TO FLOMATON PAVED HIGHWAY INTERSECTS THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 7,
THENCE RUNNING A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY RIGHT-OF-WAY LINE FOR 200 FEET,
THENCE AT RIGHT ANGLES (NORTH 38 DEGREES 47 MINUTES WEST) FOR 200 FEET TO THE POINT OF BEGINNING,
THENCE RUN NORTH 51 DEGREES 13 MINUTES EAST FOR 200 FEET
THENCE RUN NORTH 38 DEGREES 47 MINUTES WEST FOR 202 15 FEET
THENCE RUN SOUTH 66 DEGREES 07 MINUTES 30 SECONDS WEST FOR 155 22 FEET,
THENCE RUN SOUTH 38 DEGREES 47 MINUTES EAST FOR 114 40 FEET,
THENCE RUN SOUTH 65 DEGREES 03 MINUTES 30 SECONDS WEST FOR 210 58 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY,
THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 85 0 FEET,
THENCE RUN NORTH 62 DEGREES 44 MINUTES EAST FOR 168 40 FEET,
THENCE SOUTH 38 DEGREES 47 MINUTES EAST FOR 60 0 FEET TO THE POINT OF BEGINNING
AND
COMMENCING AT A POINT WHERE THE EAST RIGHT-OF-WAY OF THE PENSACOLA TO FLOMATON PAVED HIGHWAY INTERSECTS THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 7
THENCE RUNNING IN A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY RIGHT-OF-WAY LINE FOR 200 FEET
THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FOR 200 FEET,
THENCE NORTH 51 DEGREES 13 MINUTES EAST FOR 50 FEET,
THENCE NORTH 38 DEGREES 47 MINUTES WEST FOR 127 68 FEET TO POINT OF BEGINNING
THENCE CONTINUE ALONG SAME COURSE FOR 114 40 FEET,
THENCE SOUTH 66 DEGREES 07 MINUTES 30 SECONDS WEST FOR 190 37 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY,
THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF PALAFOX HIGHWAY FOR 114 65 FEET,
THENCE NORTH 65 DEGREES 03 MINUTES 30 SECONDS EAST FOR 210 58 FEET TO THE POINT OF BEGINNING
ALL BEING A PART OF LOT 6, OF THE BRAINERD AND MCINTYRE SUBDIVISION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA

- LEGEND
- -SET 1/2" CAPPED IRON ROD# 7107
 - -FOUND 1/2" CAPPED IRON ROD# 6112
 - -FOUND PLAIN 1" IRON PIPE
 - ⊙ -FOUND 1" BOLT
 - ⊙ -FOUND PK NAIL IN CONCRETE
 - ⊙ -FOUND "X" CUT IN CONCRETE
 - ⊠ -FOUND PLAIN 4"x4" CONCRETE MONUMENT
 - F -FIELD
 - D -DEED
 - R/W -RIGHT OF WAY
 - - - - - 6' CHAIN LINK FENCE
 - - - - - OVERHEAD WIRES
 - ⊕ -POWER POLE

ADDRESS 4408 & 4410 NORTH PALAFOX STREET					
REQUESTED BY PAUL JANSEN					
TYPE BOUNDARY SURVEY WITH IMPROVEMENTS					
SECTION 8, TOWNSHIP 2 - SOUTH, RANGE 30 - WEST, ESCAMBA COUNTY					
SCALE: 1" = 30'	FIELD BOOK	PAGE	CREA	FIELD DATE	DRAWN BY
DATE: 08/18/1998	189	16-19	SB/BO	08/13/98	SYS
NO	DATE	REVISIONS	APPROVED BY		
1	10/11/2001	REBURY: F B 517, PAGE 44-46; LT/DP: 10/08/01			
2	05/23/2011	REVISED DRAWING: KEB			
SURVEYOR'S CERTIFICATE					
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17 050, 5J-17 051 AND 5J-17 052, PURSUANT TO SECTION 472 027, FLORIDA STATUTES					
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL REPRODUCED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER					
KENNETH J. MONIE, PSM 14655 CORPORATE NO. LB 0007107 STATE OF FLORIDA			KJM Surveying, Inc. Kenneth J. Monie Professional Surveyor and Mapper 2025 VENETIAN COURT GULF BREEZE, FL 32563 850-438-0202 Fax 850-438-1307		
5/25/11			DRAWING NUMBER 98-5696		



Development Services Bureau
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

08-25-30-7001-004-001
Property Reference Number

Paul Jansen
Name

4410 N Palafax
Address

☒ Owner

☐ Agent

Referral Form
Included? Y / N

MAPS PREPARED

☒ Zoning

☐ FLU

☒ Aerial

☐ Other: _____

PROPERTY INFORMATION

Current Zoning: C-1 Size of Property: _____ +/-

Future Land Use: MU-U Commissioner District: _____

Overlay/AIPD: _____ Subdivision: _____

Redevelopment Area: Brownfield

COMMENTS

Desired Zoning: ID-CP

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

Discussed rezoning criteria + uses in C-2 + ID-CP
To keep in line with future development of the Superfund
site future development.
Provided checklist + requirements for submittal.

PB meeting 7/14/11 deadline to submit 6/2
BCC meeting 8/4/11

☒ Applicant will contact staff for next appointment

☐ Applicant decided against rezoning property

☐ Applicant was referred to another process

☐ BOA

☐ DRC

☐ Other: _____
Process Name

Staff present: Allyson Cain, Drew Holmer Date: 5/19/11

Applicant/Agent Name & Signature: Paul Jansen

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.

MIRACLE FAITH CENTER INC
421 N PALAFOX ST
PENSACOLA FL 32501

GRAINGER W W INC
C/O MARVIN F POER & CO
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305

UNITED STATES OF AMERICA
C/O US ARMY CORP OF ENGINEERS
REAL ESTATE DIVISION
PO BOX 2288
MOBILE AL 36628-0001

SCHMITZ MICHAEL J & CHERYL L
205 HART DR
PENSACOLA FL 32503

WALTERS PHILLIP & ATONIA
4605 N PALAFOX ST
PENSACOLA FL 32505

PEANUT LOVERS PROPERTIES INC
C/O BRYON M WILSON
737 BOULDER CREEK DR
PENSACOLA FL 32514

GOLD CROWN CAMPERS
C/O JOHN YODER
8444 HOGAN DR SE
HUNTSVILLE AL 35802-3432

HAHN ZENOVA COOK
10 MASON LN
PENSACOLA FL 32505

JANSEN PAUL
1801 CONWAY DR
PENSACOLA FL 32503

SUKHERA IMRAN H &
9627 QUAIL HOLLOW BLVD
PENSACOLA FL 32514

ALI RAMZAN TRUSTEE
PO BOX 6231
PENSACOLA FL 32503

OSAGE PROPERTIES LLC
4410 N PALAFOX ST
PENSACOLA FL 32505

MARTINES CORP
120 E MAIN ST STE A
PENSACOLA FL 32502

TEYMORZADEH SAEED
2265 BROOKPARK RD
PENSACOLA FL 32534

WILSON PAUL A & RENE A C
PO BOX 211
MILTON FL 32572

RHYNE SAMMY L & PEGGY JO
432 CUMBERLAND AVE
GULF BREEZE FL 32561

CUNNINGHAM DARRON &
35 MASON LN
PENSACOLA FL 32505

MARKS CHRISTINE T TRUSTEE
C/O JAMES MARKS JR
120 E MAIN ST STE A
PENSACOLA FL 32502

JERNIGAN G M & LOUISE W
PO BOX 17858
PENSACOLA FL 32522

RHYNE PEGGY B
432 CUMBERLAND AVE
GULF BREEZE FL 32561-4108

G B G REALTY INC
46909 FOXSTONE PL
POTOMAC FALLS VA 20165

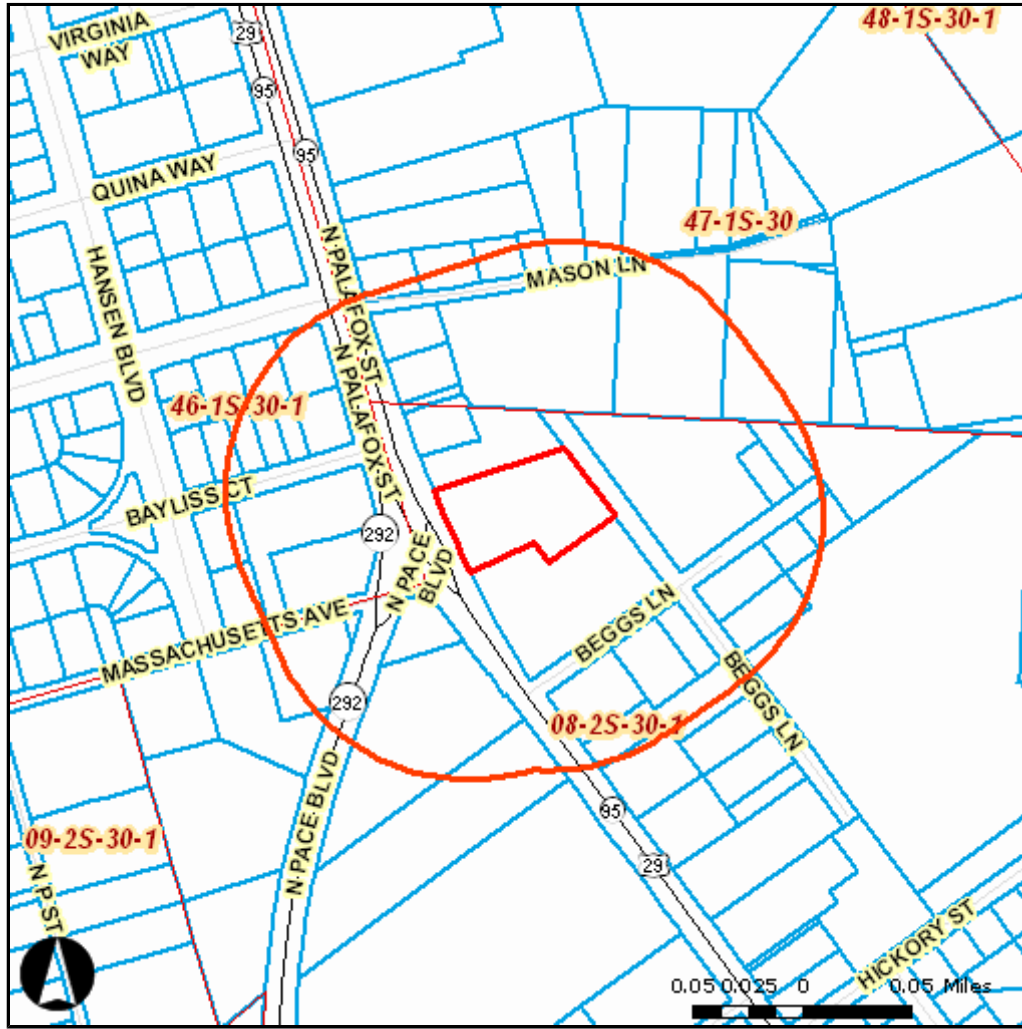
PIERCE RYAN & SANDRA
13 LENOX PKWY
PENSACOLA FL 32505

INGRAM ROBERT D
8530 JERNIGAN RD
PENSACOLA FL 32514

BOSWELL KENNETH C
24 E MASON LN
PENSACOLA FL 32505

LAVIOLETTE MARY ELLEN
10733 REBEL CIR
TALLAHASSEE FL 32305

ECPA Map



Map Grid



Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **533223**

Date Issued. : 06/01/2011

Cashier ID : VHOWENS

Application No. : PRZ110500011

Project Name : Z-2011-11

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	22529	\$1,500.00	App ID : PRZ110500011
		\$1,500.00	Total Check

Received From : PAUL JANSEN

Total Receipt Amount : **\$1,500.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ110500011	626991	1,500.00	\$0.00	4410 N PALAFOX ST, PENSACOLA, FL, 32505

Total Amount : **1,500.00**

\$0.00 Balance Due on this/these
Application(s) as of 6/24/2011

Z-2011-12



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

**REZONING CASE: Z-2011-12
July 11, 2011**

I. SUBMISSION DATA:

BY: Bryan Madril, Agent
FOR: Peggy Jackson, Owner
PROPERTY REFERENCE NO.: 21-2N-31-3301-019-001
PROJECT ADDRESS: 1950 Mathison Road
FUTURE LAND USE: RC, Rural Community
COMMISSIONER DISTRICT: 5
BCC MEETING DATE: August 4, 2011

II. REQUESTED ACTION:

REZONE

FROM: VR-1, Villages Rural Residential
Districts Gross Density (1 du/4 acres)
TO: VR-2, Villages Rural Residential
Districts Gross Density (1 du/.75
acres)

III. RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses and residential densities and non-residential intensities for Rural Community (RC), FLU category in Escambia County include: Agriculture, Silviculture, Residential, Recreational Facilities, Public and Civic, and Compact, traditional neighborhood supportive commercial. The residential minimum density is none and the maximum density is 2 du/acre. The RC, Rural Community, Future Land Use (FLU) category is intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County.

CPP FLU 3.1.4 Rezoning. Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezonings to districts allowing higher residential densities in the Rural Community (RC) future land use category.

FINDINGS

The proposed amendment to VR-2 **is consistent** because **CPP FLU 1.1.1** states that new development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map.

The proposed amendment to VR-2 **is consistent** because **CPP FLU 1.3.1** states that the allowable uses and residential densities for RC, Rural Community FLU category in Escambia County include residential. The residential minimum density is none and the maximum density is 2 du/acre. The RC FLU category is intended to recognize existing residential development.

The proposed amendment to VR-2 **is consistent** because **CPP FLU 3.1.4** states that Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezoning to districts allowing higher residential densities in the Rural Community (RC) future land use category.

CRITERION (2)

Consistent with The Land Development Code.

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

LDC 6.05.23. VR-1, Villages Rural Residential District (One unit per four acres). The Intent and purpose of this district is Single-family residential district characterized by rural land development patterns. Parcels designated as VR are

generally not assessed as agriculturally productive parcels. VR-1 densities reflect large lot rural land development patterns, while VR-2 densities reflect the need for more affordable lot sizes for single family and mobile home development.

LDC 6.05.23. VR-2, Villages Rural Residential District (One unit per .75 acre).

The Intent and purpose of this district is Single-family residential district characterized by rural land development patterns. Parcels designated as VR are generally not assessed as agriculturally productive parcels. VR-1 densities reflect large lot rural land development patterns, while VR-2 densities reflect the need for more affordable lot sizes for single family and mobile home development.

B. *Permitted uses.*

1. Single-family residences.
2. Agricultural, farm animals and agricultural-related activities and customary accessory buildings.
3. Silviculture.
4. Mariculture and aquaculture.
5. Campground and recreational vehicle parks.
6. Public utility.
7. Stables, private and public (minimum lot size two acres).
8. Animal hospitals, clinics and kennels (minimum lot size two acres).
9. Display and sale of fruit, vegetables and similar agricultural products.
10. Mobile homes as single-family dwelling, subject to the other relevant provisions of this Code.
11. Places of worship.
12. Educational facilities.
13. Clubs and lodges.
14. Guest residences.
15. Public utility and service structures not included in subpart C. or D., below.
16. Feed and farm equipment stores.
17. Home-based "cottage businesses" such as crafts, florists, woodworking, sewing, and other similar uses.
18. Other rural area related commercial uses meeting the locational requirements of the Comprehensive Plan Policy
19. Golf courses, tennis centers, swimming clubs, and customary attendant facilities and accessory buildings.
20. Home occupations.
21. Existing auto salvage business.
22. Family day care homes and family foster homes.
23. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part 1, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

FINDINGS

Since the proposed amendment allows for smaller lot sizes for single family homes (including mobile homes), the proposed amendment **is not in** conflict with portions of this Code and is consistent with the stated purpose and intent of this code.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed 22 properties with the zoning district of VR-1. There are four vacant lots, four mobile homes, 13 single family homes and one improved agriculture properties. Property size varies from .35 to 16.5 acres.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property.

When applicable, further review during the Development Review Committee (DRC) process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The proposed request to VR-2, Villages Rural Residential District is consistent and does contribute to the existing residential type development patterns of that immediate area.

Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.



HIGHWAY-196

WILDER RD
VICEROY RD

EVERS HVN

WILDER RD

STOUT RD

MATHISON RD

N-HIGHWAY-29

BODLEY RD

BRYANS RD

BOPEG RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2011-12 LOCATIONAL MAP



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



STOUT RD

WILDER RD

WILDER RD

MATHISON RD

BOPEG RD



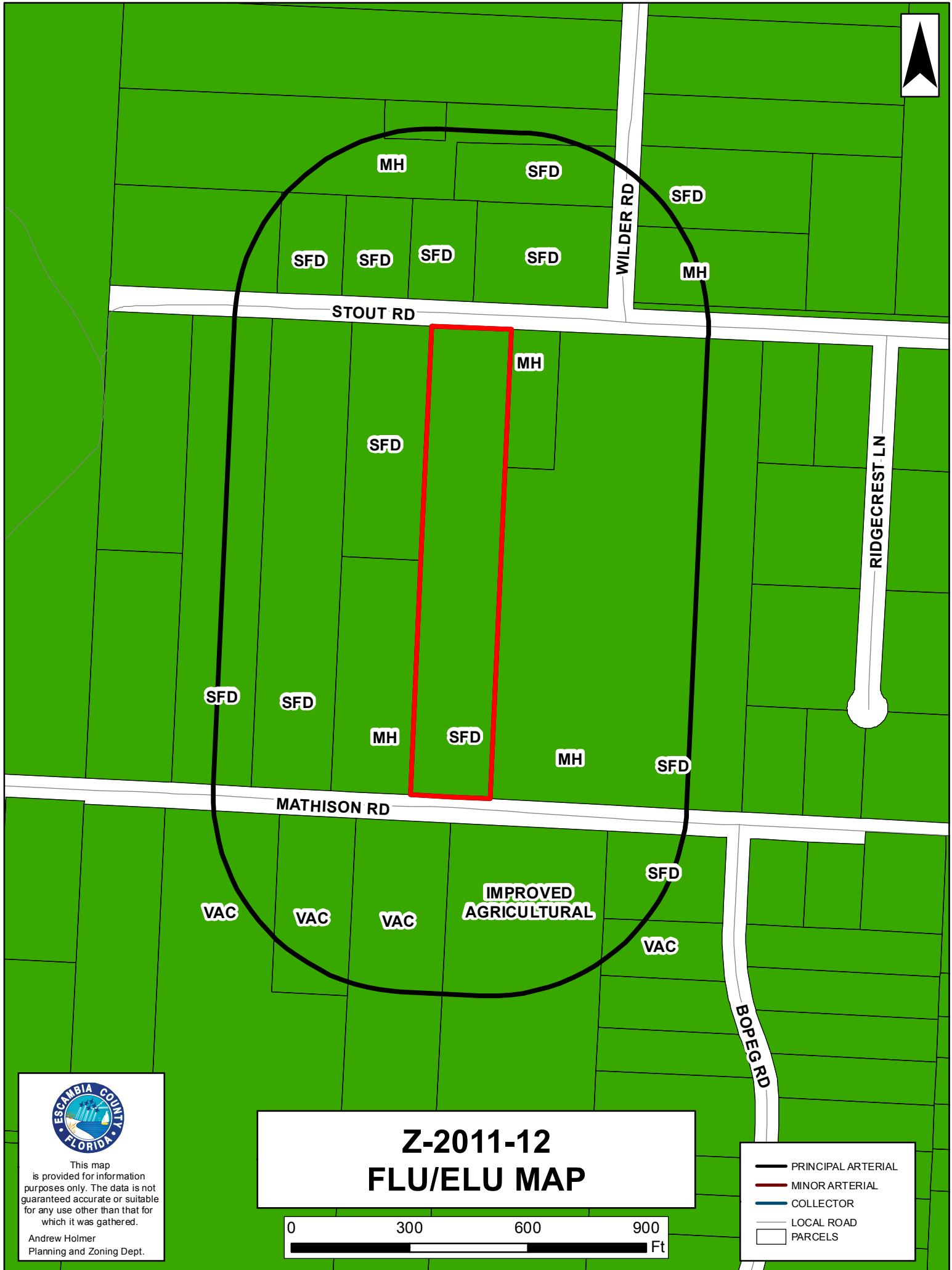
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2011-12 AERIAL MAP

0 200 400 600
Ft

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



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-2011-12 FLU/ELU MAP

0 300 600 900
Ft

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

VAG-1

VR-1

STOUT RD

WILDER RD

RIDGECREST LN

VR-1

VR-2

MATHISON RD

VR-1

V-1

BOPEG RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2011-12 ZONING MAP

0 300 600 900
Ft

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





Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: VR-1 to: VR-2

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

Owner(s) Name: Peggy Jackson Phone: 850-572-5394

Address: 1950 Mathison Rd. Email: N/A

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

Property Address: 1950 Mathison Rd. Cantonment, FL 32533

Property Reference Number(s)/Legal Description: 21-2N-31-3301-019-001

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

Bryan Madril
Printed Name Owner/Agent

5-23-11
Date

Peggy B Jackson
Signature of Owner

Peggy Jackson
Printed Name of Owner

5-23-11
Date

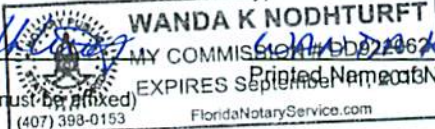
STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of May, 2011,
by Bryan Madril.

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

Wanda K Nodhturft
Signature of Notary



Wanda K. Nodhturft
Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: Z-2011-12

Meeting Date(s): 7-11-11 Accepted/Verified by: A. Cain Date: 6/1/11

Fees Paid: \$ 1500.00 Receipt #: 533173 Permit #: PRZ 110600012



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s):

Property Address:

1950 Mathison Rd Cantonment, FL 32533

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 23 DAY OF May, YEAR OF 2011.

Peggy B Jackson
Signature of Property Owner

PEGGY B JACKSON
Printed Name of Property Owner

5-23-11
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 1950 Mathison Rd.
Florida, property reference number(s) 21-2N-31-3301-019-001
I hereby designate Bryan Madrid 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 23 day of May the year of,
2011, 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: Bryan Madrid Email: bmad6@yahoo.com
Address: 909 Brandermill Dr. Cantonment FL 32533 Phone: 850-572-5394

Peggy Blackson PEGGY BLACKSON 5-23-11
Signature of Property Owner Printed Name of Property Owner Date

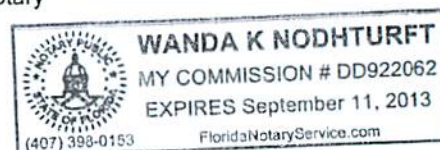
Signature of Property Owner Printed Name of Property Owner Date

STATE OF FLORIDA COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of May 20 11,
by Bryan Madrid.

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

Wanda K Nodhturft WANDA K. Nodhturft (Notary Seal)
Signature of Notary Printed Name of Notary



Documentary stamps in the amount of
\$462.00 were paid on a transfer price
of \$66,000

This Instrument Prepared by and Return to:

Charles Curry
Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502

Property Appraisers Parcel Identification (Folio) Number:
212N31-3301-019-001

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 6 day of August, 2008 between SAMUEL EARL BLACKMON as Personal Representative of the Estate of ROXIE MAE BLACKMON, deceased, party of the first part, and PEGGY B. JACKSON, A MARRIED WOMAN, of 4295 GOLDFINCH LANE, JAY, FLORIDA 32565.

WITNESSETH

WHEREAS, the said ROXIE MAE BLACKMON departed this life in ESCAMBIA COUNTY, FLORIDA on October 8, 2006, leaving a Last Will and Testament wherein the party of the first part was named Personal Representative therein and

WHEREAS, said Last Will and Testament has been fully admitted to Probate and Letters Testamentary were duly issued on January 22, 2007 by the Circuit Judge of ESCAMBIA County, Florida and

WHEREAS, the said SAMUEL EARL BLACKMON is the duly qualified Personal Representative of the Estate of ROXIE MAE BLACKMON, deceased and under the terms and provisions of said Last Will and Testament the said SAMUEL EARL BLACKMON is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of his/her death.

NOW THEREFORE, the said party of the first part, by virtue of the power and authority to him/her given in and by the terms and provisions of the said Last Will and Testament of ROXIE MAE BLACKMON and in consideration of the sum of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto the party of the second part and their assigns and heirs forever all that certain parcel of land lying and being in the County of ESCAMBIA and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years.

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, which the said decedent had at the time of his/her death to the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Kurt Brackob
Witness
Kurt Brackob

Printed Witness Name

Edwin F. Daugherty
Witness
EDWIN F. DAUGHERTY

Printed Witness Name

SAMUEL EARL BLACKMON
SAMUEL EARL BLACKMON

STATE OF California
COUNTY OF SAN DIEGO

PERSONALLY APPEARED before me, the undersigned authority duly authorized to take acknowledgements, SAMUEL EARL BLACKMON, Personal Representative of the Estate of ROXIE MAE BLACKMON, deceased, who acknowledged that he/she executed the foregoing Personal Representative's Deed for the purposes therein expressed.

The foregoing instrument was acknowledged before me this 6th day of August, 2008, by SAMUEL EARL BLACKMON who is/are personally known to me or has produced DRIVER'S LICENSE as identification.

Notary Public

Printed Notary Name

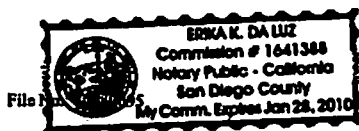


EXHIBIT "A"

Commence at the Southwest corner of Section 21, Township 2 North, Range 31 West, Escambia County, Florida; thence go North 02 degrees 42 minutes 43 seconds East along the West line of the aforesaid Section 21 a distance of 33.00 feet; thence go South 87 degrees 14 minutes 54 seconds East, parallel to the South line of the aforesaid Section 21 a distance of 808.00 feet to the Point of Beginning; thence go North 02 degrees 42 minutes 43 seconds East, parallel to the aforesaid West line of Section 21 a distance of 1205.84 feet; thence go South 87 degrees 14 minutes 07 seconds East a distance of 202.00 feet; thence go South 02 degrees 42 minutes 43 seconds West a distance of 1205.79 feet; thence go North 87 degrees 14 minutes 54 seconds West, parallel to the South line of the aforesaid Section 21 a distance of 202.00 feet to the Point of Beginning; the above described parcel being in Section 21, Township 2 North, Range 31 West, Escambia County, Florida and containing 5.59 acres.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: **STOUT ROAD**

Legal Address of Property: **STOUT ROAD, CANTONMENT, FLORIDA 32533**

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

This form completed by: **Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502**

AS TO SELLER(S):

Kurt Brackob
Witness' Name:
Kurt Brackob

[Signature]
SAMUEL EARL BLACKON FOR THE ESTATE OF
ROXIE MAE BLACKMON

Witness' Name:
Edwin F. Daugherty
Witness' Name:
EDWIN F. DAUGHERTY

Witness' Name: _____

AS TO BUYER(S):

Richard Fellgren
Witness' Name: *Richard Fellgren*

Peggy B. Jackson
PEGGY B. JACKSON

Kathleen A. Curry
Witness' Name: *Kathleen A. Curry*

Witness' Name: _____

Witness' Name: _____

Notice**Effective June 1, 2004**

Pursuant to Florida Senate Bill 2962, Section 28.24(12)(e) of the Florida Statutes, an additional service charge of \$4 per page shall be paid to the Clerk of the Circuit Court for each instrument listed in s. 28.222, and recorded in the Official Records, with the exception of Lis Pendens.

Please read this notice or consult the Senate Bill 2962 for more information on this change.

**Escambia County Florida Clerk of the Circuit Court
Official Records Search
ONCORE
INSTRUMENT**

Instrument 2008060118	Date	08/11/2008
Book 6363	Time	8:56 AM
Page 96	Transfer Amt	\$.00
Pages 3	Finance Amt	\$66,000.00
Misc \$.00	Doc Stamps	\$.00
Document Code	Intangible Tax	\$.00
Document Type PERSONAL REP DEED	Recording Fee	\$.00
Legal SEC 21 TWN 2N RNG 31W		
Addtl Comments		
Case Number		

GRANTORS

- 1 BLACKMON SAMUEL EARL PER REP
- 2 BLACKMON ROXIE MAE DEC

GRANTEES

- 1 JACKSON PEGGY B

RELATED INSTRUMENTS

None

DOCUMENT IMAGE

Document Image Not Available on Public Internet

[Search Again]

INTERNET IMAGE REDACTION REQUEST FORMS

Public Records - Social Security Number / Bank Account Removal Request

Public Records - Military Discharge Removal Request

Public Records - Official Records Internet Image Removal Request

FLORIDA LAW AND PUBLIC RECORDS

Florida Statute Chapter 119 Public Records

Florida Statute 817.568 Criminal Use of Personal Identification Information

Florida Statute Chapter 28 Clerks of Court

THIS INSTRUMENT PREPARED BY:

Name: Robert Foster
Address: 4374 Fifth Ave
Pace, FL 32571
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 212N313301019001

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
21-2N-31-3301-019-001 1950 Mathison Rd. Cantonment FL 32533
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** construction of single family home
3. **OWNER INFORMATION:**
Name and address: Peggy Jackson 1955 Stout Rd. Cantonment 32533
Interest in property: owner
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): Robert Foster (Tri Star Custom Homes) 4374 Fifth Ave, Pace, FL 32571 850-393-9254
5. **SURETY:**
Name, address and phone number: N/A
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) Robert Foster 4374 Fifth Ave. Pace, FL 32571
8. In addition to him/herself, Owner designates Robert Foster of Tri Star Custom Homes receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Peggy B Jackson
OWNER'S SIGNATURE

Peggy B Jackson
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 3rd day of December, 2009 by Peggy Jackson. Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

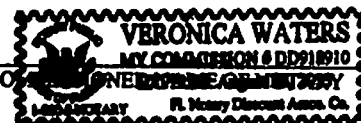
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert Foster
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

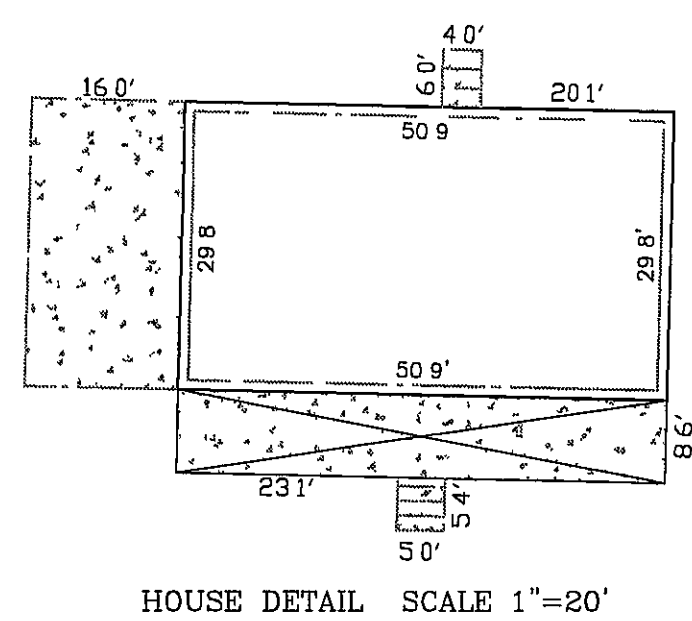
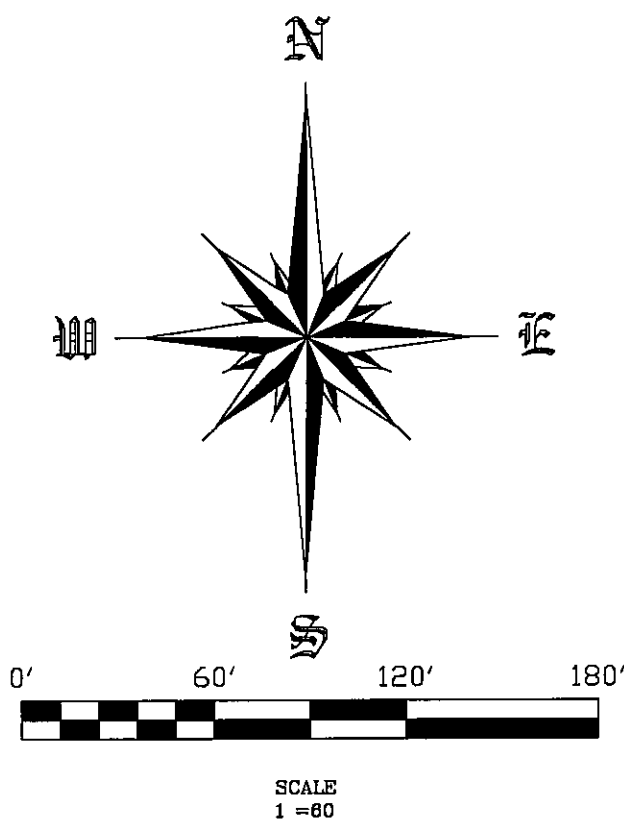
Veronica Waters
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COPY



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION



(D) N 02°42'43" E 33.00'
(F) N 03°14'16" E 32.69'
WEST LINE
SECTION 21
P.O.C.
SOUTHWEST CORNER SECTION 21
TOWNSHIP 2 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA

B.B. S 87°14'54" E (D&F) 808.00'

NORTH R/W LINE
MATHISON ROAD (66' R/W)
(D) N 87°14'54" W 202.00'
(F) N 87°12'20" W 202.05'

(D) N 02°42'43" E 1205.84'
(F) N 02°42'05" E 1205.39'

(D) N 87°14'33" W 202.00'
(F) N 87°13'11" W 201.86'

(D) S 02°42'43" W 1205.79'
(F) S 02°40'59" W 1205.46'

(D) S 02°42'43" W 602.895'
(F) S 02°40'59" W 602.745'

(D) N 02°42'43" E 602.92'
(F) N 02°42'05" E 602.69'

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT WITH DISK (ILLEGIBLE)
- FOUND 4"x4" CONCRETE MONUMENT WITH DISK #2535
- SET 1/2" CAPPED IRON ROD #7092
- FOUND 1/2" CAPPED IRON ROD #7312
- ⊙ FOUND NAIL AND DISK #7277
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (D) DEED
- (F) FIELD
- R/W RIGHT-OF-WAY
- B.B. BASE BEARING
- 4' WIRE FENCE
- CONCRETE

DESCRIPTION (PER OFFICIAL RECORD BOOK 1115 PAGE 177)
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY,
FLORIDA,
THENCE GO NORTH 02 DEGREES 42 MINUTES 43 SECONDS
EAST ALONG THE WEST LINE OF THE AFORESAID SECTION 21
A DISTANCE OF 33 FEET,
THENCE GO SOUTH 87 DEGREES 14 MINUTES 54 SECONDS
EAST, PARALLEL TO THE SOUTH LINE OF THE AFORESAID
SECTION 21 A DISTANCE OF 808.00 FEET TO THE POINT OF
BEGINNING,
THENCE GO NORTH 02 DEGREES 42 MINUTES 43 SECONDS
EAST, PARALLEL TO THE AFORESAID WEST LINE OF SECTION
21 A DISTANCE OF 1205.84 FEET,
THENCE GO SOUTH 87 DEGREES 14 MINUTES 07 SECONDS
EAST A DISTANCE OF 202.00 FEET,
THENCE GO SOUTH 02 DEGREES 42 MINUTES 43 SECONDS
WEST A DISTANCE OF 1205.79 FEET,
THENCE GO NORTH 87 DEGREES 14 MINUTES 54 SECONDS
WEST, PARALLEL TO THE SOUTH LINE OF THE AFORESAID
SECTION 21 A DISTANCE OF 202.00 FEET TO THE POINT OF
BEGINNING

SURVEYORS NOTES

THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND IS NOT TO
BE USED FOR ANY OTHER PURPOSES OR TRANSACTIONS 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

IMPROVEMENT LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND
NOT TO SCALE FOR CLARITY PURPOSES

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 S 87°14'54" E FOR THE NORTH
RIGHT-OF-WAY LINE MATHISON ROAD PER DEED

REFERENCE SOURCE FIELD WORK AND EXISTING FIELD MONUMENTATION
COPY OF OR BOOK 1115, PAGE 117

SWINNEY & ASSOCIATES, INC.

3603 SUNNYSIDE ST
PENSACOLA, FLORIDA 32507
(850) 453-4261 FAX (850) 458-2630
D SWINNEY@ATT.NET

LICENSE BUSINESS NO 7092

ADDRESS 1950 MATHISON ROAD

REQUESTED BY LANCE MADRIL

TYPE BOUNDARY WITH IMPROVEMENTS

SECTION 21 TOWNSHIP 2 NORTH RANGE 31 WEST COUNTY ESCAMBIA

SCALE 1"=60' DRAWN BY REM FIELD DATE 05/28/2011

DATE 05/27/2011 CREW MS/ZL FIELD BOOK 246 PAGE 53

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 SURVEYORS
& MAPPERS IN CHAPTER 53-17 050, 53-17 051 AND 53-17 052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

DAVID MARK SWINNEY
PROFESSIONAL SURVEYOR AND MAPPER NO 5641
STATE OF FLORIDA

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

DRAWING NUMBER

11-12916

Rezoning Criteria Findings

- **Consistency with the comprehensive plan:**

The proposed amendment is consistent with the comprehensive plan and furthers the goals set out by the comprehensive plan.

- **Consistency with Code:**

The proposed amendment is consistent with the land development code and is in compliance with the stated purpose and intent of the code.

- **Compatibility with surrounding uses:**

The proposed amendment is consistent with the surrounding uses for the area.

- **Changed Conditions:**

The proposed amendment will not change the conditions of the property

- **Effect on natural environment:**

The proposed amendment does not effect or have an impact on the natural environment. No water sources or natural habitat effected.

- **Development patterns:**

The proposed amendment would in fact result in a logical orderly development pattern.



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

APPLICATION ATTACHMENTS CHECKLIST

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

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

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: 5-17-11 BM

Appointment to turn in application: 9:30 5-25-11 BM

Appointment to receive findings-of-fact: 5-31-11 BM

CUTTING KEVIN L
1870 STOUT RD
CANTONMENT FL 32533

GLASS BARBARA J
392 MIRABELLE DR
PENSACOLA FL 325145311

MILSTID NORMAN E & JACQUELINE M
1980 STOUT RD
CANTONMENT FL 32533

MUMAW HUGHLETT R & JACQUELINE
3615 WILDER RD
CANTONMENT FL 32533

JACKSON PEGGY B
1950 MATHISON RD
CANTONMENT FL 32533

WHITE PHILLIP P & DIANA J
2000 MATHISON RD
CANTONMENT FL 32533

HUGGINS RUBY M PARKER
3455 BO PEG RD
CANTONMENT FL 32533

SANSING HOLDINGS LLC
5705 PENSACOLA BLVD
PENSACOLA FL 32505

MELIGAN WAYNE C &
3644 WILDER RD
CANTONMENT FL 32533

BOLTON DANIEL J JR &
3643 WILDER RD
CANTONMENT FL 32533

JOHNSON RONALD W
4697 KINGSTON DR
PENSACOLA FL 32526

JERNIGAN RONAL C & JANE E
1910 MATHISON RD
CANTONMENT FL 32533

MADRIL LANCE D
1965 STOUT RD
CANTONMENT FL 325337034

WHITFIELD JOHN A & CHARLOTTE B
2014 MATHISON RD
CANTONMENT FL 32533

MATHISON ROBERT P & VIRGINIA B
1844 MAGNOLIA AVE
PENSACOLA FL 32503

MADRILL BRYAN
909 BRANDERMILL DR
CANTONMENT FL 32533

ROCHEBLAVE APRIL
3665 WILDER RD
CANTONMENT FL 32533

KENNEDY ARNOLD M & CELINDA J
PO BOX 234
MOLINO FL 32577

CAINE DEAN W & LORIE
1976 STOUT RD
CANTONMENT FL 32533

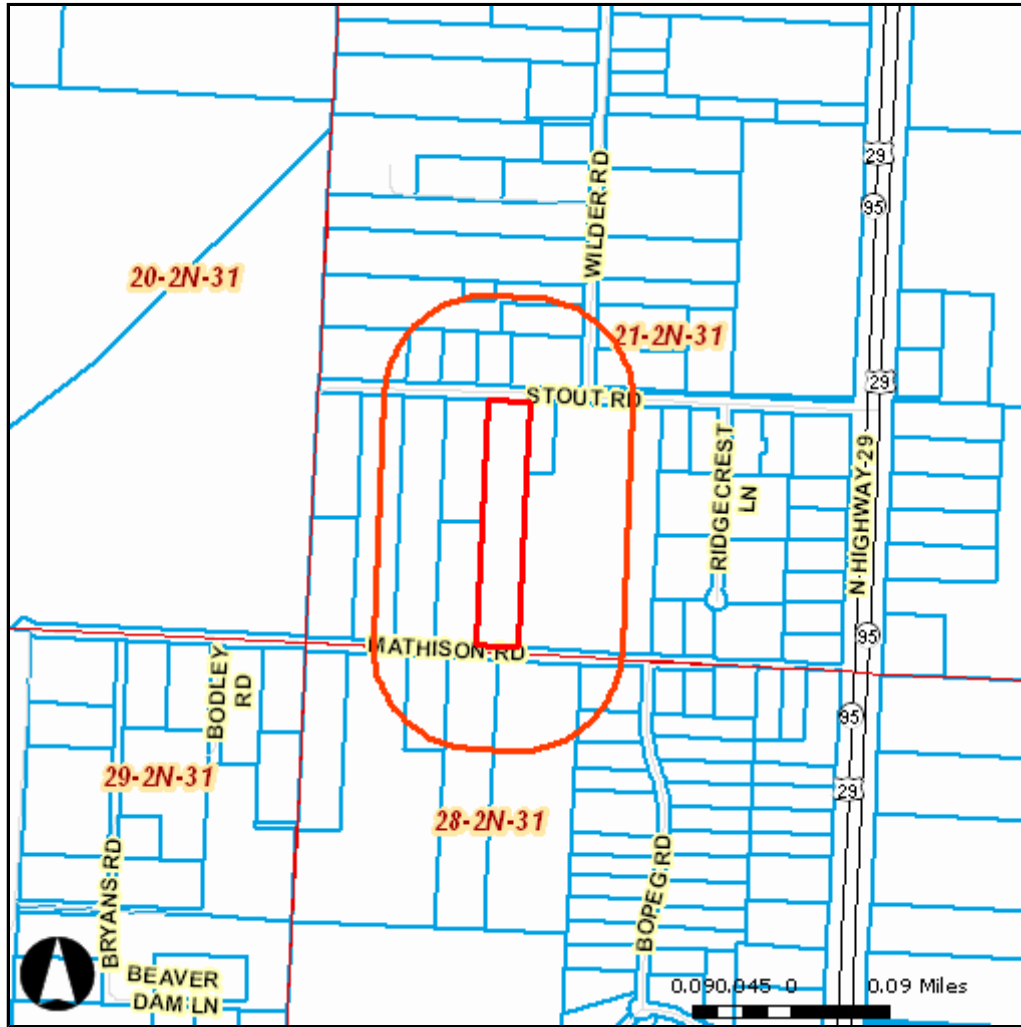
JERNIGAN RONAL C JR & LINDA
6225 FOXGROVE RD
MILTON FL 32570

MADRIL WILLIAM M
1988 MATHISON RD
CANTONMENT FL 32533

KIRSCH GERARD A & BECKY A
1911 MATHISON RD
CANTONMENT FL 32533

MATHISON JOHN E &
6472 WYNWOOD PL
MONTGOMERY AL 36117

ECPA Map



Map Grid



Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Development Services Department
Building Inspections Division
3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : 533173

Date Issued. : 06/01/2011

Cashier ID : VHOWENS

Application No. : PRZ110600012

Project Name : Z-2011-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	429	\$1,500.00	App ID : PRZ110600012
		\$1,500.00	Total Check

Received From : badril bryan c / BRIAN MADRILL

Total Receipt Amount : \$1,500.00

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ110600012	627030	1,500.00	\$0.00	1950 MATHISON RD, CANTONMENT, FL, 32533

Total Amount:

1,500.00

\$0.00

Balance Due on this Invoice
Application(s) as of 6/1/2011

Z-2011-13



DEVELOPMENT SERVICES DEPARTMENT FINDINGS-OF-FACT

**REZONING CASE: Z-2011-013
July 11, 2011**

I. SUBMISSION DATA:

BY:	Wiley C. Buddy Page, Agent
FOR:	Charles Holt, Owner
PROPERTY REFERENCE NO.:	10-1S-30-1101-124-002
PROJECT ADDRESS:	9015 Fowler Ave
FUTURE LAND USE:	MU-U, Mixed-Use Urban
COMMISSIONER DISTRICT:	5
BCC MEETING DATE:	August 8, 2011

II. REQUESTED ACTION:

REZONE

FROM:	R-5, Urban Residential/Limited Office District, (cumulative) High Density (20 du/acre)
TO:	C-2, General Commercial and Light Manufacturing District, (cumulative) (25 du/acre)

III. 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) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). The 2030 FLUM is attached herein to this ordinance as Exhibit B.

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

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

FINDINGS

The proposed amendment to C-2 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban as stated in **CPP FLU 1.1.1** because the proposed use of the property is one permitted under Mixed-Use Urban FLU. However, the proposed use is **not consistent** with the intent of **CPP FLU 1.3.1** because such use is incompatible with the residential nature of the surrounding properties. The proposed amendment **is consistent** with the intent of **CPP FLU 1.5.3** that promotes for the efficient use of existing public roads, utilities and service infrastructure; the proposed amendment also encourages redevelopment of an underutilized property.

CRITERION (2)

Consistent with the Land Development Code.

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

Land Development Code (LDC) 6.05.12. R-5 urban residential/limited office district, (cumulative) high density. This district is intended to provide for high density urban residential uses and compatible professional office development, and designed to encourage the establishment and maintenance of a suitable higher

density residential environment and low intensity services. These uses form a transition area between lower density residential and commercial development.

LDC 6.05.16. C-2 General commercial and light manufacturing district (cumulative). This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.). Characteristically, this type of district occupies an area larger than that of the C-1 retail commercial district, is intended to serve a considerably greater population, and offers a wider range of services. The maximum density for residential uses is 25 dwelling units per acre.

All general commercial and light manufacturing (C-2) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in Article 7.

B. Permitted uses.

1. Any use permitted in the C-1 district.
2. Amusement and commercial recreational facilities such as, but not limited to, amusements parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers.
3. Carnival-type amusements when located more than 500 feet from any residential district.
4. Distribution warehousing, and mini-warehouses with ancillary truck rental services.
5. New and used car sales, mobile home and motorcycle sales and mechanical services. No intrusions are permitted on the public right-of-way (see section 6.04.09).
6. Automobile rental agencies. No intrusions are permitted on the public right-of-way (see section 6.04.09).
7. Truck, utility trailer, and RV rental service or facility. No intrusions are permitted on the public right-of-way (see section 6.04.09).
8. Automobile repairs, including body work and painting services.
9. Radio broadcasting and telecasting stations, studios and offices with on-site towers 150 feet or less in height. See section 7.18.00 for performance standards.
10. Commercial food freezers and commercial bakeries.
11. Building trades or construction office and warehouses with outside on-site storage.
12. Marinas, all types including industrial.
13. Cabinet shop.
14. Manufacturing, fabrication and assembly type operations which are contained and enclosed within the confines of a building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare.

15. Commercial communication towers 150 feet or less in height.
16. Taxicab companies.
17. Bars and nightclubs.
18. Boat sales and service facilities.
19. Boat and recreational vehicle storage. (No inoperable RVs, untrailered boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.)
20. Adult entertainment uses subject to the locational criteria listed below (See Escambia County, Code of Ordinances sections 18-381 through 18-392 for definitions and enforcement; additionally refer to Chapter 6, article IV, Division 2, titled "Nudity and Indecency"). However, these C-2 type uses are not permitted in the Gateway Business Districts.
 - a. Adult entertainment uses must meet the minimum distances as specified in the following locational criteria:
 - (1) One thousand feet from a preexisting adult entertainment establishment;
 - (2) Three hundred feet from a preexisting commercial establishment that in any manner sells or dispenses alcohol for on-premises consumption;
 - (3) One thousand feet from a preexisting place of worship;
 - (4) One thousand feet from a preexisting educational institution;
 - (5) One thousand feet from parks and/or playgrounds;
 - (6) Five hundred feet from residential uses and areas zoned residential within the county.
21. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
22. Temporary structures. (See section 6.04.16)
23. Arcade amusement centers and bingo facilities.
24. Other uses similar to those permitted herein. Determination on other permitted uses shall be made by the planning board (LPA).

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

- A. General commercial land uses shall be located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection.
- B. They may be located along an arterial roadway up to one-half mile from the intersection provided that all of the following criteria are met:
 1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A or V-3);
 2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and article 7;
 3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the

- higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;
4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision;
 5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics;
 6. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

LDC 7.20.02B Waivers, The planning board (PB) may waive the roadway requirements when determining consistency with the Comprehensive Plan and Land Development Code for a rezoning request when unique circumstances exist. In order to determine if unique circumstances exist, a compatibility analysis shall be submitted that provides competent and substantial evidence that the proposed use will be able to achieve long-term compatibility with surrounding uses as described in Comprehensive Plan Policy 7.A.3.8. Infill development would be an example of when a waiver could be recommended. Although a waiver to the roadway requirement is granted, the property will still be required to meet all of the other performance standards for the zoning district as indicated below. The additional landscaping, buffering, and site development standards cannot be waived without obtaining a variance from the board of adjustment.

LDC 7.01.06. Buffering between zoning districts and uses. Spatial relationships between C-2 zoning districts where they are adjacent to multiple-family and office districts (R-3PK, R-4, R-5, R-6, V-4, VM-1, VM-2, PUD), require a buffer and that commercial land uses, where they are adjacent to residential uses require a buffer.

FINDINGS

The proposed amendment **is not consistent with** the general commercial and light manufacturing uses locational criteria requirements; the parcel is not located at or in proximity to intersections of arterial/arterial roadways or along an arterial roadway within one-quarter mile of the intersection, as stated in the Escambia County Land Development Code (LDC 7.20.06.)

The applicant's agent submitted a compatibility analysis with the application to request an exemption to the roadway requirements based on infill development (LDC 7.20.03.B.). The article defines infill development as an area where over 50 percent of a block is either zoned or used for commercial development. This article also defines a block as the road frontage on one side of a street between two public rights-of-way. In this case the block is identified as the road frontage along the West side of Fowler Rd between Nine Mile Rd and Bush St. There are 14 properties in the

block currently zoned as follows: three (3) are zoned C-2, two (2) are zoned C-1, eight (8) are zoned R-3 and one (1) is zoned R-5. The existing commercial zone properties, C1 and C-2 combined, represent only 35% of the overall zoning of the identified block, which does not meet the infill development requirements as stated in LDC 7.20.03.B.

When applicable, further review from the Development Review Committee (DRC) will be needed to ensure the buffering requirements and other performance standards have been met, should this amendment to C-2 be granted.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed three (3) zoning districts, C-2, R-3 and R-5. The majority of the surrounding uses within the 500' area are of a residential nature. There are 20 single family residences, one (1) commercial property, (2) vacant residential (1) one mobile home park and one (1) County owned parcel.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

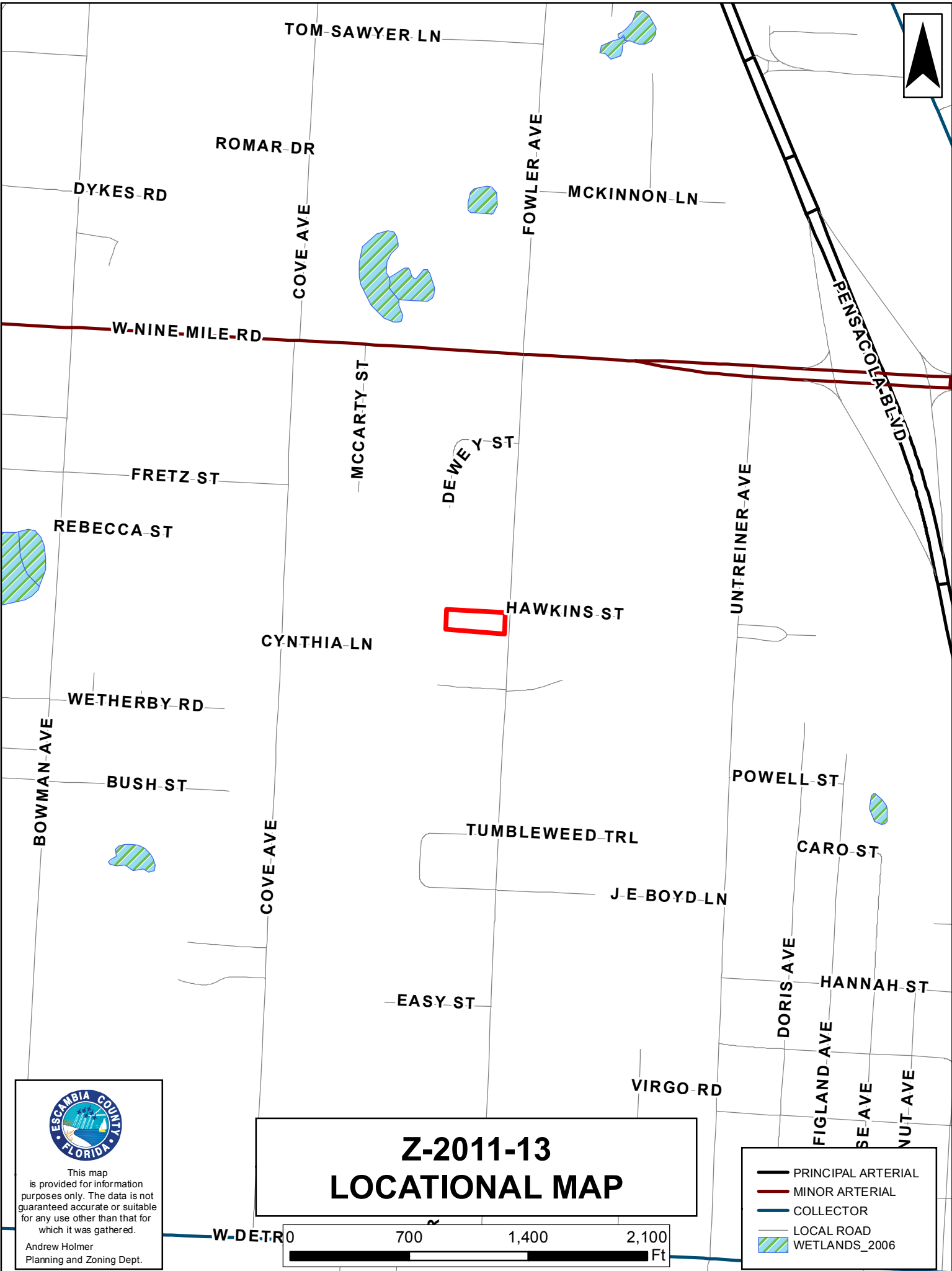
Development patterns.


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

FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. The property is located along a collector road in a predominately residential area. The permitted uses of the C-2 zoning district are not of a comparable intensity of the surrounding uses and the property does not meet locational criteria for commercial development.

Note: The above technical comments and conclusion are based upon the information available to Staff prior to the public hearing; the public hearing testimony may reveal additional technical information.






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-2011-13

LOCATIONAL MAP

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



FOWLER AVE

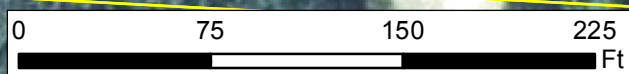
HAWKINS ST



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

Andrew Holmer
Planning and Zoning Dept.

Z-2011-13 AERIAL MAP



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

MCCARTY ST

DEWEY ST

LOWE'S

SF

VACANT COMMERCIAL

SF

SF

COUNTY OWENED

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

HAWKINS ST

SF

SF

SF

SF

MH

SF

SF

SF

SF

MOBILE HOME PARK

SF

V

V

SF

SF

SF

FOWLER AVE



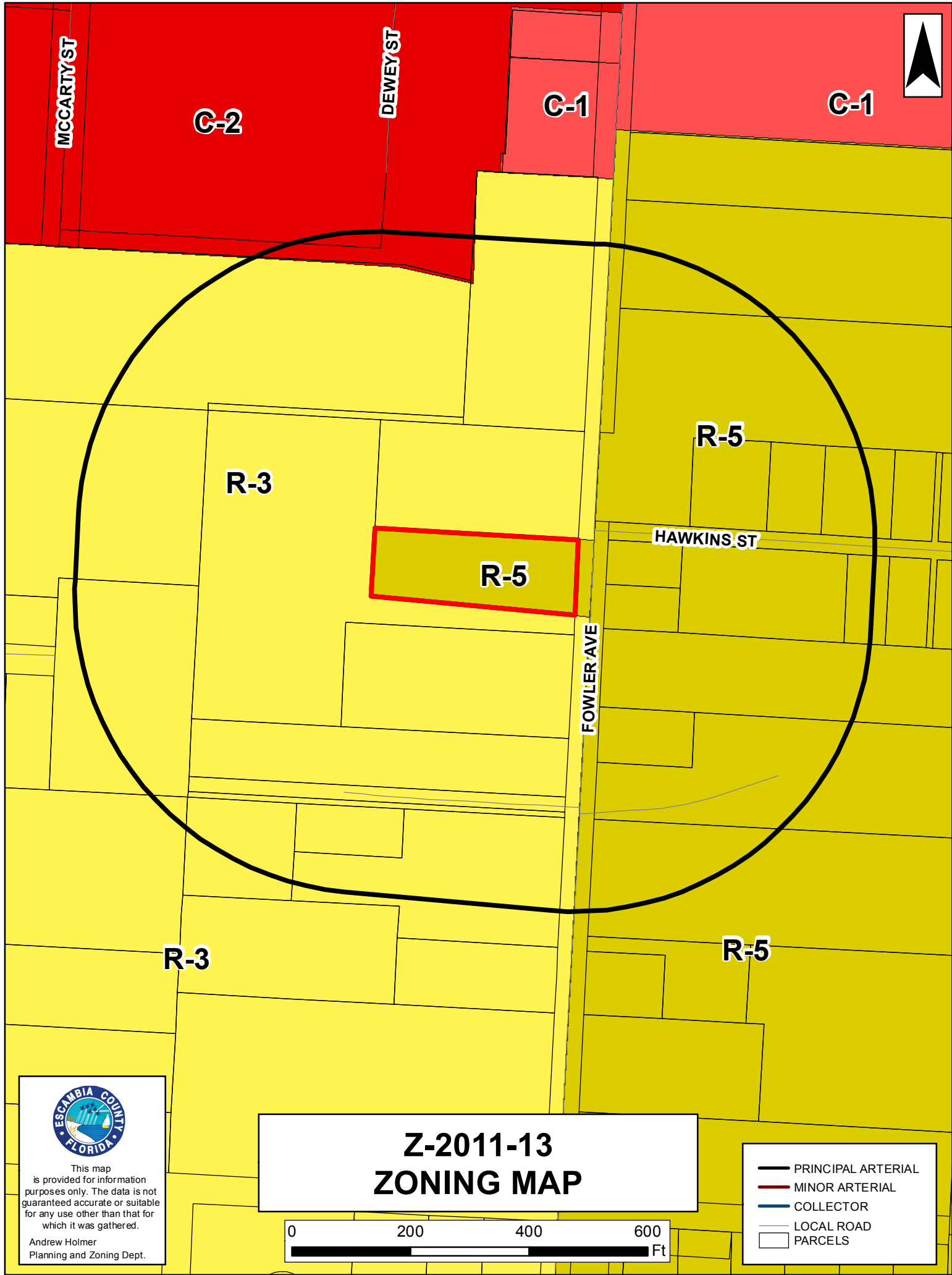
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2011-13 FLU/ELU MAP

0 200 400 600 Ft

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



Wiley C."Buddy" Page, MPA, APA
Professional Growth Management Services, LLC

5337 Hamilton Lane
Pace, Florida 32571
Office 850.994.0023 Cell 850.232.9853
budpage1@mchsi.com

May 29, 2011
VIA HAND DELIVERY

Ms. Allyson Cain
Development Services Dept.
3363 West Park Place
Pensacola, Florida 32505

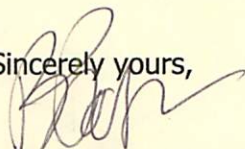
124 PB
RE: Holt Rezoning Request
Property Parcel: 10-1S-30-1101-240-002
Address: 9015 Fowler Ave., Escambia County, FL

Dear Ms. Cain:

PB
C-2 The attached application requests consideration to rezone the reference parcel from R-5 to C-1. We are requesting a waiver to the locational requirements under LDC Se. 7.20.03.B because over 50% of properties on the west side of Fowler Avenue are either zoned or used for commercial activities. Moreover, Fowler has become a major roadway now that Lowe's and Home Depot have opened and a traffic signal has been installed by the Florida DOT.

Please contact me if you have any questions or require anything further. Thank you.

Sincerely yours,


Wiley C."Buddy" Page

copy: Mr. Rip Holt



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: R-5 to: C-2 C-7

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

Owner(s) Name: Patricia D. Holt Phone: _____

Address: 9130 Cove Avenue Pensacola, Florida 32534 Email: N / A

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

Property Address: 9015 Fowler Avenue Pensacola, Florida 32534

Property Reference Number(s)/Legal Description: 10-1S-30-1101-240-002

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Patricia D. Holt

Printed Name Owner/Agent

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of May 20 11,
by Charles Holt

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

Signature of Notary

(notary seal must be affixed)

Amanda Montgomery

Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2011-13

Meeting Date(s): 7/11/11 Accepted/Verified by: ACai Date: 6/2/11

Fees Paid: \$ 15.00 Receipt #: 533312 Permit #: PRZ110600013



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2011-13

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 10-1S-30-1101-240-002

Property Address: 9015 Fowler Avenue Pensacola, Florida 32534

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 25 DAY OF MAY, YEAR OF 2011.

[Signature]
Signature of Property Owner

CHARLES H. Patricia D. Holt
Printed Name of Property Owner

5/25/11
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: 2-2011-13

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9015 Fowler Avenue Pensacola, FL 32534,
Florida, property reference number(s) 10-1S-30-1101(240-002) 135
I hereby designate Wiley C. "Buddy" Page 124 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.

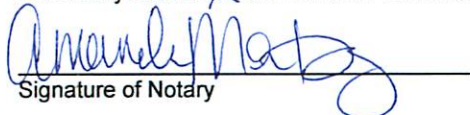
Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com
Address: 5337 Hamilton Lane Pace, FL 32571 Phone: 850.232.9853

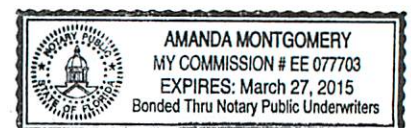
 CHARLES H- Patricia D. Holt _____
Signature of Property Owner Printed Name of Property Owner Date

Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 25th day of May 20 11,
by Charles Holt

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

 Amanda Montgomery _____
Signature of Notary Printed Name of Notary (Notary Seal)



Quitclaim Deed

THIS QUITCLAIM DEED, executed this 11 day of MAY, 2011,
by first party, Grantor, PATRICIA D. HOLT
whose post office address is 9130 COVE AVE PENSACOLA FL 32534
to second party, Grantee, CHARLES H. HOLT
whose post office address is 9015 FOWLER AVE PENSACOLA FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of 1.00
One dollar 00/100 Dollars (\$ 1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA
State of FLORIDA to wit:

Escambia County Property Appraiser
101S301101124002 - Full Legal Description

BEG AT NE COR OF LT 12 BLK 2 S/D PLAT DB 89 P 369 N 88 DEG 25 MIN 21 SEC W ALG N
LI OF LT 12 FOR 25 FT TO W R/W LI FOWLER AVE (50 FT R/W) S 1 DEG 24 MIN 41 SEC W
ALG W R/W LI 187 76/100 FT FOR POB CONT SAME COURSE S 1 DEG 24 MIN 41 SEC W 126
91/100 FT N 85 DEG 44 MIN 7 SEC W 353 05/100 FT N 1 DEG 24 MIN 12 SEC E 115 27/100 FT
S 87 DEG 37 MIN 28 SEC E 352 67/100 FT TO POB OR 6610 P 260

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: [Signature]
Print name of Witness: GEORGE ROBERTS

Signature of Witness: [Signature]
Print name of Witness: Clyde Higgins

Signature of First Party: [Signature]
Print name of First Party: PATRICIA D. HOLT

Signature of Second Party: [Signature]
Print name of Second Party: CHARLES H. HOLT

Signature of Preparer [Signature]

Print Name of Preparer CHARLES H. HOLT

Address of Preparer 9015 Fowler Ave Pensacola FL

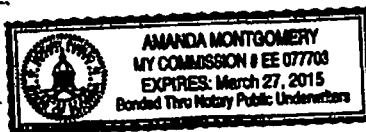
State of Florida
County of Escambia }

On May 11, 2011 before me, Patricia Holt and Charles Holt,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

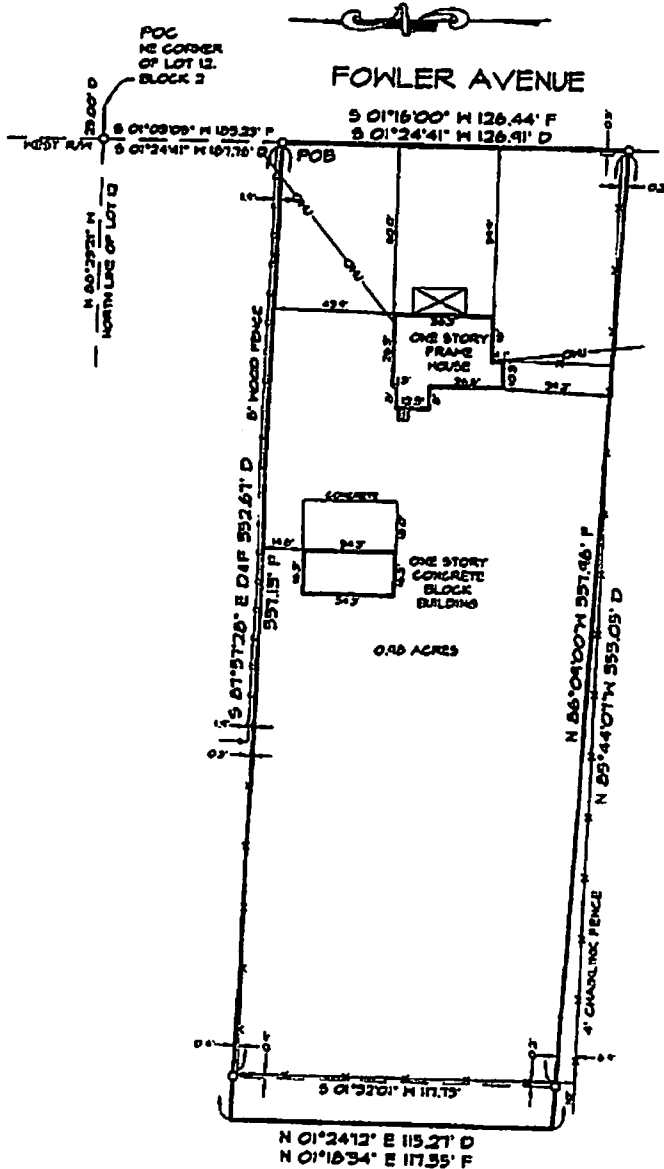
[Signature]
Signature of Notary



Affiant _____ Known ☒ Produced ID
Type of ID FL DL HVB06K4509480
(Seal)

RBSears Land Surveying, Inc.

5941 BERRYHILL ROAD, SUITE D, MILTON, FL 32570
TELEPHONE: (850) 983-6449 FAX: (850) 623-3284
pacesurveyor@yahoo.com



LEGEND:

- O 1/2" CAPPED ROD FOUND, NO. 8286
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- F FIELD MEASUREMENT
- D DEED MEASUREMENT
- R/M RIGHT OF WAY
- OU OVERHEAD UTILITIES

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF LOT 12, BLOCK 2, ACCORDING TO A SUBDIVISION PLAT OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 84, PAGE 569, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE RUN N 88°25'21" E ALONG THE NORTH LINE OF SAID LOT 12 FOR 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF FOWLER AVENUE (30' R/W); THENCE RUN S 01°24'41" E ALONG SAID WEST RIGHT OF WAY LINE FOR 187.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST COURSE RUN S 01°24'41" E FOR 126.91 FEET; THENCE RUN N 89°44'07" E FOR 355.05 FEET; THENCE RUN N 01°24'12" E FOR 115.27 FEET; THENCE RUN S 01°27'28" E FOR 352.67 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

NORTH IS BASED ON THE DEED BEARING OF S 01°27'28" E ALONG THE NORTH LINE OF THE SURVEYED PROPERTY.

NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT HAS PROVIDED TO THE UNDERSIGNED SURVEYOR FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

THE INFORMATION SHOWN HEREON IS BASED ON THE DEED OF RECORD, AND FIELD EVIDENCE.

THE STRUCTURE DIMENSIONS DOES NOT INCLUDE EAVE OVERHANGS, FOOTINGS OR FOUNDATIONS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, NUMBER 13083602458, MAP REVISED SEPTEMBER 24, 2006.

THE WEST SIDE OF THE PROPERTY IS FENCED AND SURVEY MARKERS WERE FOUND APPROXIMATELY 25 FEET WEST OF THE DEED DISTANCE.

BOUNDARY SURVEY
A PART OF SECTION 10
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA

PREPARED FOR:
MR. RUP HOLT

SURVEYORS CERTIFICATE:

I CERTIFY THE SURVEY SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PER CHAPTER 58-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND HAPPENS PURSUANT TO SECTION 412027 FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

W. B. Sears
RICKY B. SEARS, P.S.M.

OCTOBER 6, 2010

DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4511
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR NAMED ABOVE THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

Compatibility Analysis

9015 Fowler Avenue

This site is located on the west side of Fowler Avenue between Nine Mile Road on the north and Bush Street on the south. This block of Fowler Avenue measures some 2,655 feet between these two public rights-of-way.

The Escambia County Land Development Code (LDC) Locational Criteria provides the following at **Sec.7.20.03.B:**

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

Using the above, four parcels located between the public rights-of-way previously noted are measured as follows:

Lowe's	906'
Johnson	187'
Holt	126'
Mustang	<u>336'</u>

Total commercial use/zoned prop. 1,555'

Therefore: $1,555 \div 2,655 = \mathbf{56.86\%}$

Based upon the calculations, this segment of Fowler Avenue exceeds the 50% commercially zoned or used rule found in Sec.7.20.03.B above. This should provide the Planning Board competent and substantial evidence to grant the requested waiver.

NOTICE OF NO OBJECTION

TO WHOM IT MAY CONCERN:

This Notice will serve to advise that I have no objection to the proposed zoning change to Commercial requested by neighbor Rip Holt.

RONALD V TRINE

Name

8911 FOWLER AVE

Address

PENSACOLA, FL 32534

Date

6/11/11



NOTICE OF NO OBJECTION

TO WHOM IT MAY CONCERN:

This Notice will serve to advise that I have no objection to the proposed zoning change to Commercial requested by neighbor Rip Holt.

Cynthia B. Werhan Cynthia B. Werhan

Name

9101 Fowler Ave Pensacola, FL 32534

Address

6-01-2011

Date

850-207-1302



Development Services Bureau
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

¹²⁴
10-15-30-1101-240-002
Property Reference Number

Buddy Page (Patricia Holt)
Name

9015 Fowler Ave
Address

☐ Owner

☒ Agent

Referral Form
Included? Y / N

MAPS PREPARED

☒ Zoning

☒ FLU

☒ Aerial

☐ Other: _____

PROPERTY INFORMATION

Current Zoning: R-5 Size of Property: .96 +/-

Future Land Use: MU-U Commissioner District: 5

Overlay/AIPD: NA Subdivision: —

Redevelopment Area: NA

COMMENTS

Desired Zoning: C-2

Is Locational Criteria applicable? _____ If so, is a compatibility analysis required? yes
Agent brought in rezoning application to rezone to C-1 from R-5

Case 2-2010-14- rezoned from R-3 to R-5
BCC Approved 12/9/10

☐ Applicant will contact staff for next appointment

☐ Applicant decided against rezoning property

☐ Applicant was referred to another process

☐ BOA

☐ DRC

☐ Other: _____

Process Name

Staff present: Allyson Cain Date: 6/2/11

Applicant/Agent Name & Signature: _____

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

HENSON JOSEPH R & LYNDIA
9110 FOWLER AVE
PENSACOLA FL 32534

HOLT PATRICIA D
9130 COVE AVE
PENSACOLA FL 32534

ENNIS TOLBERT L & NARAGON
641 HAWKINS RD
PENSACOLA FL 32534

SOWELL MELBA
650 HAWKINS RD
PENSACOLA FL 32534

SHUBERT KELLY L
8904 FOWLER AVE
PENSACOLA FL 32534

MERIDETH JUANITA L
8932 COVE AVE
PENSACOLA FL 32534

WILLIAMS HILDA T
1129 JACKS BRANCH RD
CANTONMENT FL 32533

STEELE ROCKY B
C/O JANICE STEELE
6530 TOETUCK DR
PENSACOLA FL 32526

KEARLEY JERALD T
41 EMORY DR
PENSACOLA FL 32506

HALL DEBRA L
741 PINEY LN
CANTONMENT FL 325339668

NELLOMS MINNIE BELLE &
9010 FOWLER AVE
PENSACOLA FL 32534

CUTLER AMICK & CRYSTAL A
2224 LIBERTY LOOP RD
CANTONMENT FL 32533-9211

WASSERMAN WADE & LINDA
9121 CARABELLA ST
PENSACOLA FL 32514

WELCH WILLIAM M & MAUREEN H
1000 CYNTHIA LN
PENSACOLA FL 32534

STEELE ROCKY B
6530 TOETUCK DR
PENSACOLA FL 32526

CROFT SALLIE EST OF
3000 W JACKSON ST
PENSACOLA FL 32507

WERHAN WAYNE J &
9101 FOWLER AVE
PENSACOLA FL 32534

LOWES HOME CENTERS INC
ATTN TAX DEPT (2ETA)
1000 LOWES BLVD
MORRESVILLE NC 28117

PAGE BUDDY
5337 HAMILTON LANE
PACE FL 32571

BUTLER KENNETH R & GWEN E
9014 FOWLER AVE
PENSACOLA FL 32534

STEWART TERESA HENDRICKSON
99 MEADE HEIGHTS
PIKEVILLE KY 415012129

GOBI LLC
12689 HWY 231 SOUTH # 51
TROY AL 36081

BOHANNON ROBERT L & BETTY L
8880 FOWLER AVE
PENSACOLA FL 32534

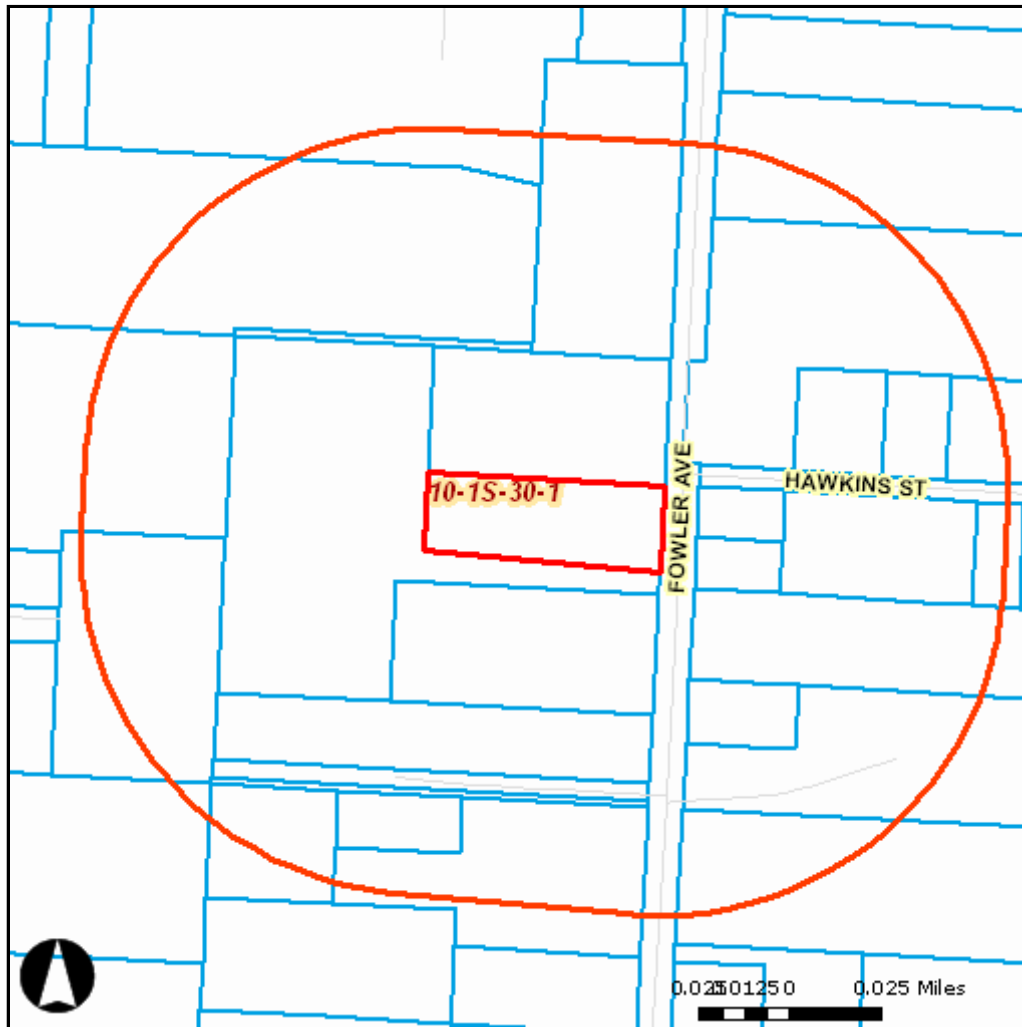
TARKUS JOSEPH M
8903 FOWLER AVE
PENSACOLA FL 32534

TRINE RONALD V JR & AUDREY M
8911 FOWLER AVE
PENSACOLA FL 32534

HOLT PATRICIA D
9130 COVE AVE
PENSACOLA FL 32534

PAGE BUDDY
5337 HAMILTON LANE
PACE FL 32571

ECPA Map



Map Grid



Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **533312**

Date Issued. : 06/02/2011

Cashier ID : VHOWENS

Application No. : PRZ110600013

Project Name : Z-2011-13

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	4436	\$1,500.00	App ID : PRZ110600013
		\$1,500.00	Total Check

Received From : sunrise partners inc / RHODES SEAN C & ALLISON L

Total Receipt Amount : **\$1,500.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ110600013	627153	1,500.00	\$0.00	9015 FOWLER AVE, PENSACOLA, FL, 32534

Total Amount : **1,500.00**

\$0.00 Balance Due on this/these
Application(s) as of 6/3/2011