

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
February 4, 2014–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

A. Z-2014-01

Applicant: Lisa Sharp, Agent for Hasham Yousef

Address: 400 S Fairfield Dr

From: R-1, Single-Family District, Low Density, (4 du/acre)

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

B. Z-2014-02

Applicant: Wiley C. "Buddy" Page, Agent for Amy Bloodsworth Mims

Address: 8400 Cove Ave

From: R-3, One-Family and Two-Family District, (cumulative) Medium
Density (10 du/acre)

To: R-5, Urban Residential/Limited Office District, (cumulative) High
Density (20 du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 02/04/2014
CASE : Z-2014-01
APPLICANT: Lisa Sharp, Agent for Hasham Yousef
ADDRESS: 400 S Fairfield Dr
PROPERTY REF. NO.: 20-2S-31-3101-000-003
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 1
OVERLAY DISTRICT: NA
BCC MEETING DATE: 03/06/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-1, Single-Family District, Low Density (4 du/acre)

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

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.1.9 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 non-agricultural land uses and protect non-agricultural uses from normal agricultural activities.

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

include: Residential, Retail and Services, Professional Office, Recreational Facilities and Public and Civic uses. The maximum residential density is 10 dwelling units per acre. The non-residential maximum intensity is 1.0 Floor Area Ratio (FAR).

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

FINDINGS

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

CRITERION (2)

Consistent with The Land Development Code.

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

FINDINGS

The proposed amendment **can be** consistent with the intent and purpose of the Land Development Code. Based on staff's research, the existing structure has housed a variety of neighborhood commercial uses since the 1980s. Furthermore, the R-6 district is intended to provide for a mixed use area of residential, office, professional and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property, while preventing the development of blight or slum conditions. The parcel does meet the Land Development Code, Neighborhood-Commercial locational criteria, as stated in 7.20.04.C. 2. The site is situated on an arterial roadway within a one-quarter of a mile from a traffic generator clinic located to the West, immediately across Fairfield road. If approved, the proposed amendment would rectify the current legal, non-conforming use of the parcel.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts C-2, R-6, R-5, R-4, R-2 and R-1. The range and span of zoning districts found within the 500' radius clearly indicates the transitional characteristics of this area. There are 24 single-family residences, 6 vacant residential, 2 churches, 1 professional medical building and 1 parcel owned by the County. The

existing pattern of development towards Hwy 98 to the South, includes various multi-family developments and a warehouse distribution facility. The nearest commercial, C-2, zoning is within 250 feet of the existing site. By definition, Fairfield Drive is an arterial level of service roadway, providing connections between major activity centers in that area of the County.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

Development patterns.

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

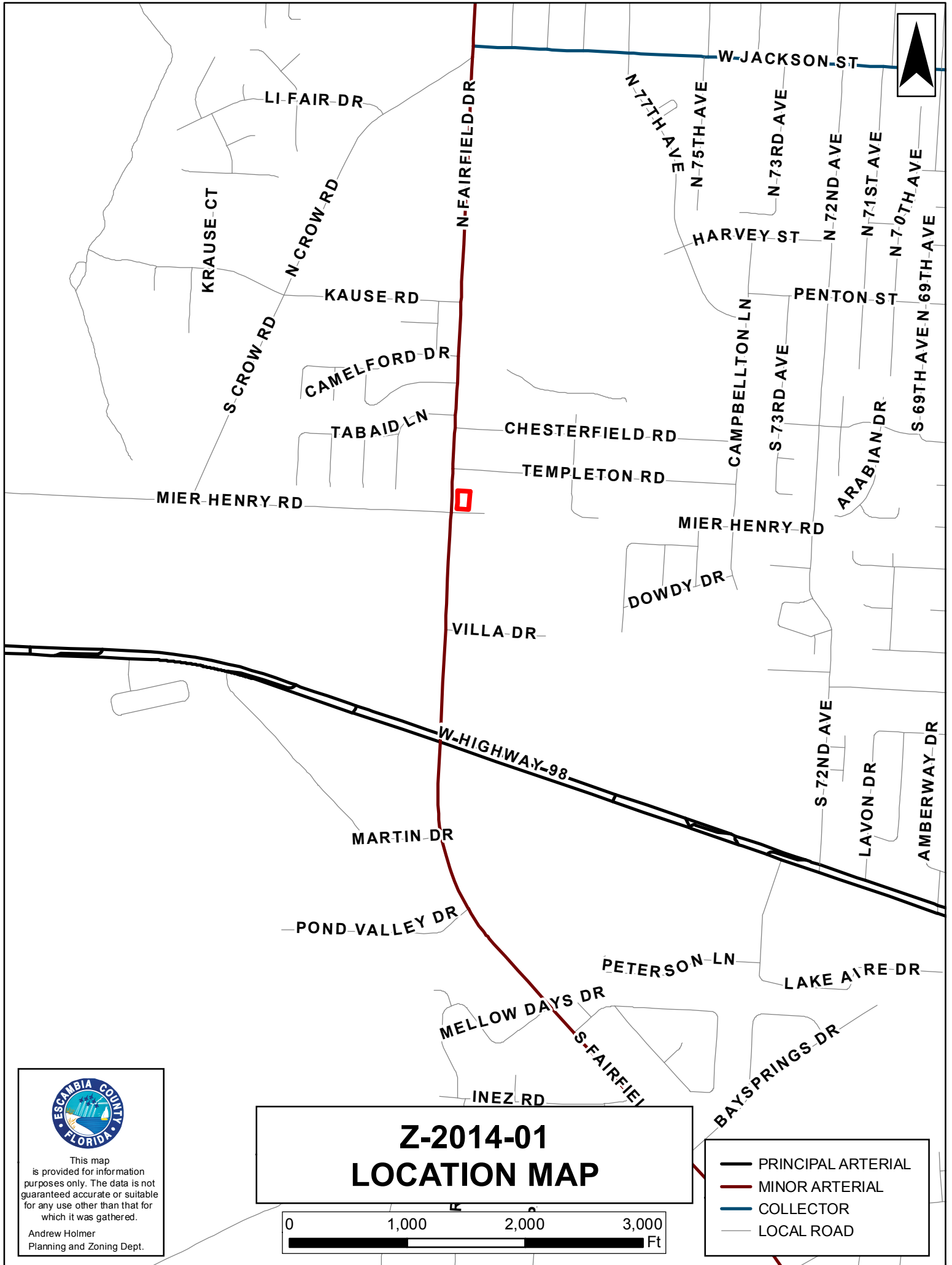
FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern by promoting compatible infill development and the separation of urban and suburban land uses. The location has historically been used to provide neighborhood commercial services to the area. Fairfield Drive serves as a North-South arterial traffic connector between Highway 98 and Lillian Highway, which are heavy commercial intersections. Based on the analysis of the current zoning map and the existing land uses, it's staff's opinion, that the neighborhood commercial nature of the parcel is in line with the development patterns of the area.

Attachments

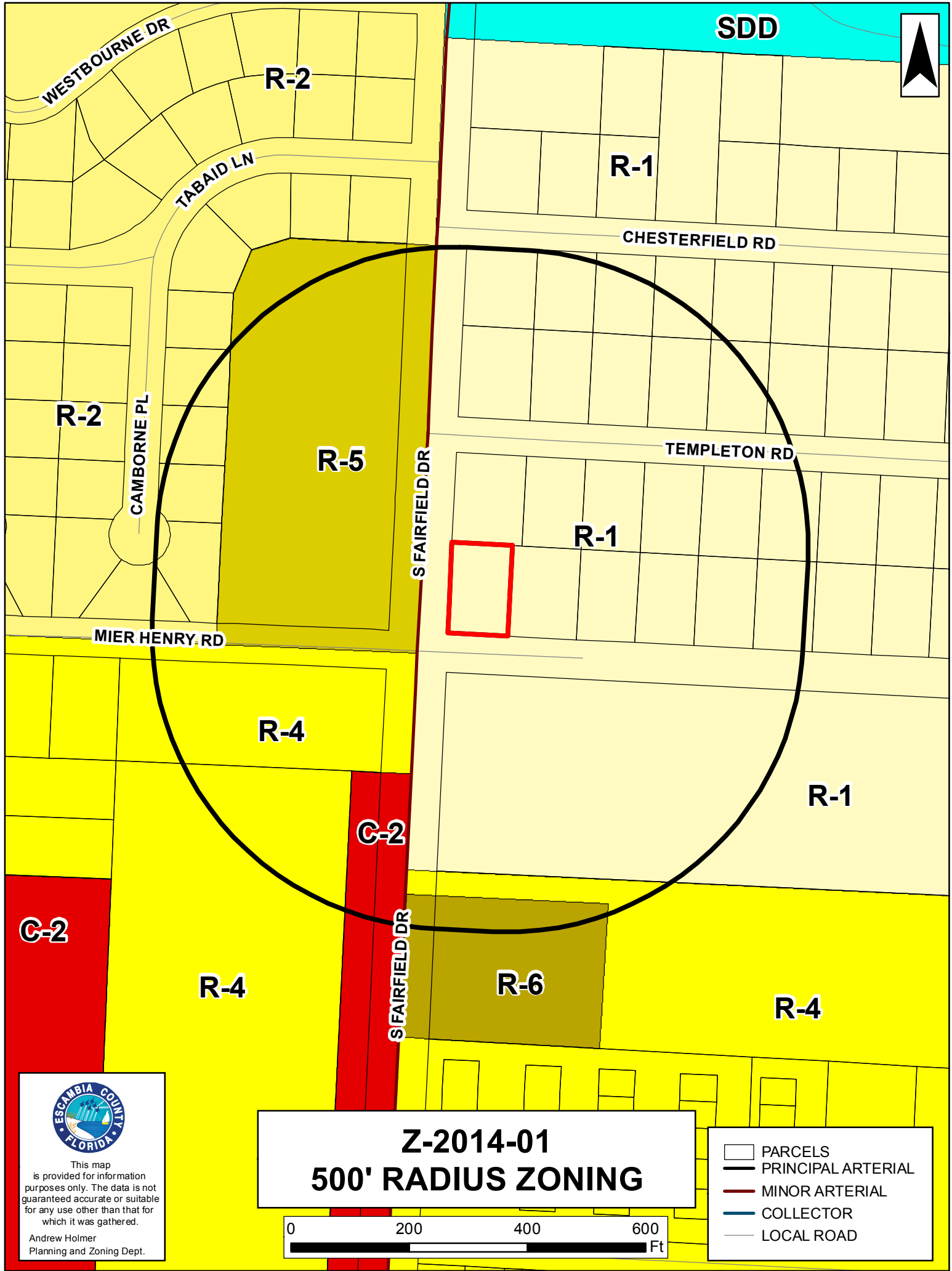
Z-2014-01

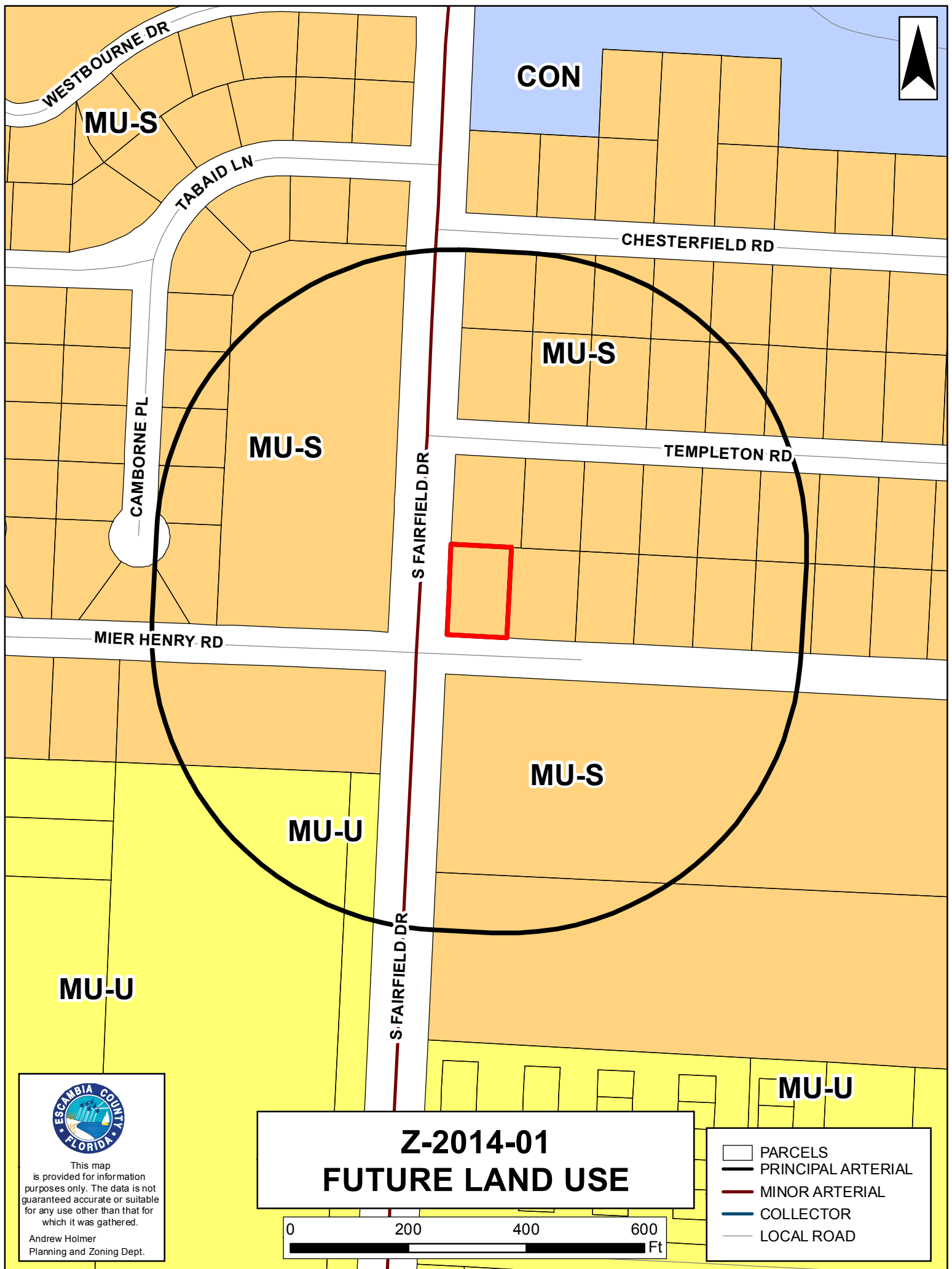
Z-2014-01



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

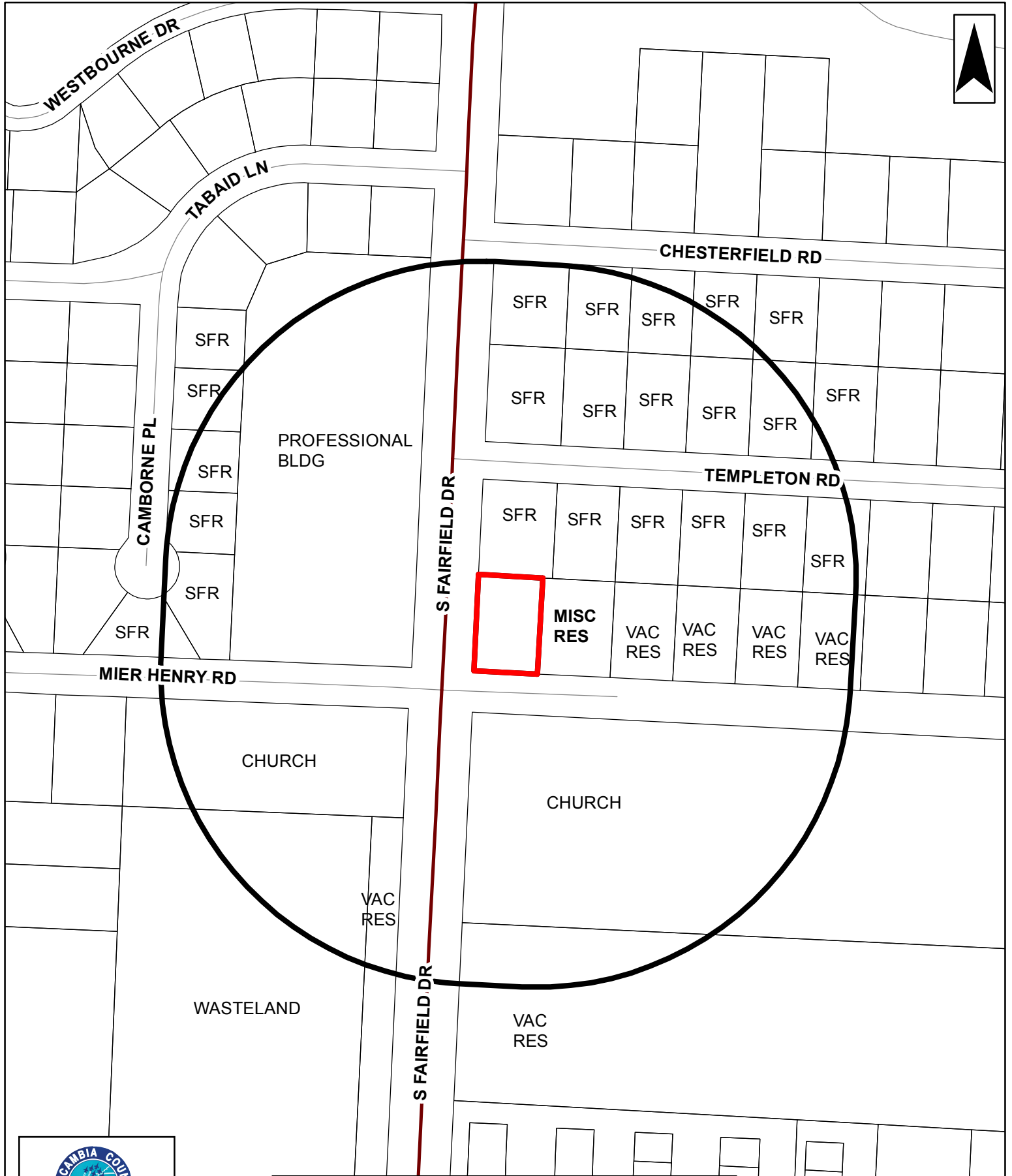
Andrew Holmer
Planning and Zoning Dept.






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

Andrew Holmer
Planning and Zoning Dept.



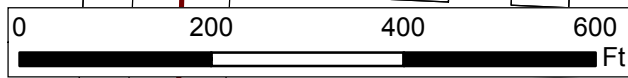


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-01

EXISTING LAND USE



- PARCELS

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR

LOCAL ROAD



S FAIRFIELD DR

MIER HENRY RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2014-01 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-01

CURRENT ZONING: R-2 PROPOSED ZONING: R-6

PLANNING BOARD

DATE: 02/04/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 03/06/14 TIME: 5:45 PM

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking East along Mier Henry



**Looking North Along
Fairfield**



**Looking North
between site and
adjacent rear parcel
from Mier Henry**



**Looking North to
adjacent parcel**



Looking Northwest across Fairfield



Looking South from Fairfield



Looking Southeast from across Fairfield



Looking Southwest from
parcel



**Looking West across from
Fairfield onto site**



Coldwell Banker Commercial
United, REALTORS
4475 Bayou Blvd.
Pensacola, FL 32503

BUS. (850) 432-5320
TOLL FREE (866) 626-2593

December 31, 2013

Escambia County Planning and Zoning
3363 West Park Place
Pensacola, Florida 32505

RE: Rezoning request for 400 S. Fairfield Drive

To Whom It May Concern:

The purpose of this letter is to request the rezoning of the above referenced property and to address the criteria as required. We are requesting a change to a minimum zoning of R-6 in order to allow for a convenience store without gas. This parcel was previously owned and operated by Circle K from 1985-1995 as a convenience store. It has since been used as retail/office and recently lost the grandfathered commercial use during foreclosure.

- A. **Consistency with the Comprehensive Plan:** As per the Escambia County GIS Division, the future land use for the above referenced property is MU-S. This zoning allows for residential, retail and services, professional office, recreational facilities, and public and civic uses. As per the plan, Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030. Residential 70-85%, Public/Recreational/Institutional 10-25%, Non-residential 5-10%.
- B. **Consistency with the Land Development Code:** The parcel is consistent with the current Land Development Code. Ingress/egress to the property is located on both Fairfield Dr and Mier Henry Rd, and has on-site parking for safety and convenience. Due to the intended use, there should be no nuisance impact on the adjoining properties. Refuse and service areas are in place and do not impact parking. The property currently has utilities established and a fencing buffer along the back of the property. Signage shall be consistent with neighboring properties and shall be placed on the exterior of the building and potentially within the designated sign area located on the property. Environment impact is minimal at best and stormwater management is in place.
- C. **Compatibility with surrounding uses:** Currently, the neighboring businesses in the area are churches and professional office buildings. As previously stated, this property was used as a convenience store, as well as, retail/office and should therefore remain compatible with the proposed use.

- D. **Changed conditions:** There are currently no changed conditions affecting the property.
- E. **Effect on natural environment:** With the proposed rezoning, there would be no adverse impacts on the natural environment.
- F. **Development patterns:** As per the future land use of MU-S, the proposed change should fall within the logical and orderly development pattern for the area.

Thank you for your consideration in the matter.

Lisa Sharp
Signature of Owner/Agent

LISA SHARP
Printed Name

12/31/13
Date

STATE OF Florida

COUNTY OF Escambia

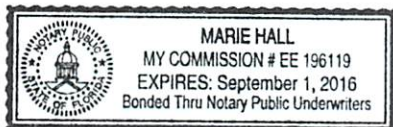
The foregoing instrument was acknowledged before me this 31 day of December 2013 by LISA SHARP.

Personally known or Produced Identification X Type of Identification drivers license

Marie Hall
Signature of Notary

(notary seal must be affixed)

Marie Hall
Printed Name of Notary





Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-1

APPLICATION ATTACHMENTS CHECKLIST

- ☒ 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- ☒ 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- ☒ 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- ☒ 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- ☒ 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- ☒ 6. Legal Description of Property Street Address / Property Reference Number
- ☒ 7. a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
b. BOA: Site Plan drawn to scale.
- ☒ 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- ☒ 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: 10-13

Appointment to turn in application: 1-2-14

Appointment to receive findings-of-fact: _____



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: _____

☐ Variance Request for: _____

☒ Rezoning Request from: R-1 to: R-6

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

Owner(s) Name: Hasham Yousef Phone: (850) 206-5278

Address: 7101 Joy St H-6 Pensacola, FL 32504 Email: hashyous@yahoo.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: 400 S. FAIRFIELD DRIVE

Property Reference Number(s)/Legal Description: 2028313101000003

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.

Lisa Sharp
Signature of Owner/Agent

LISA SHARP
Printed Name Owner/Agent

12/31/13
Date

Hasham Yousef
Signature of Owner

Hasham Yousef
Printed Name of Owner

12/31/13
Date

STATE OF Florida

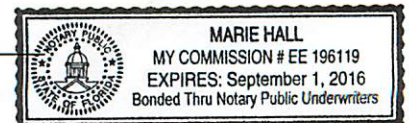
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 31 day of December 20 13,
by Lisa Sharp and Hasham Yousef

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: drivers license

Marie Hall
Signature of Notary
(notary seal must be affixed)

Marie Hall
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-1

Meeting Date(s): _____ Accepted/Verified by: _____ Date: _____

Fees Paid: \$ _____ Receipt #: _____ Permit #: _____



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-1

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 2025313101000003

Property Address: 400 S. FAIRFIELD DRIVE

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 31ST DAY OF DECEMBER, YEAR OF 2013.

[Signature]
Signature of Property Owner

Hashem Yousch
Printed Name of Property Owner

12-31-13
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF FLORIDA
COUNTY OF Escambia

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That CHARTERBANK, a Federal Savings Association, Grantor, whose mailing address is 1233 O.G. Skinner Drive, West Point, GA 31833, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant unto Hasham Yousef, Grantee, whose mailing address is 7101 Joy St. H-6 Pensacola, FL 32504, his heirs, successors and assigns, all that certain land situate in Escambia County, Florida, to-wit:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 12, SECOND ADDITION TO FORTE ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 63 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15' EAST ALONG THE EAST RIGHT OF WAY OF FAIRFIELD DRIVE (STATE ROAD 32-289-A, 100' RIGHT OF WAY) FOR A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY OF AN UNNAMED COUNTY ROAD (66.0 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 50' EAST ALONG THE SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 103.34 FEET; THENCE NORTH 0 DEGREES 15' WEST FOR A DISTANCE OF 150.00 FEET TO THE SOUTH LINE OF SAID SECOND ADDITION TO FORTE ESTATES; THENCE NORTH 89 DEGREES 50' WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 103.34 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed and taxes for the current and subsequent years.

Tax Parcel No. 202a313101000003

Together with all and singular the tenements, hereditament and appurtenances hereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

AND Grantor does hereby covenant with Grantee, except as above noted, that at the time of delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor warrants and will defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto and has duly authorized the undersigned officer to sign on its behalf this 8 day of Nov, 2013.

Signed, sealed and delivered
in the presence of:

Witness: Bob Jackson

Witness: Steven Selars

CHARTERBANK

By: James H. Chandler
Its Vice President

(Corporate Seal)



STATE OF GEORGIA
COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 8 day of Nov, 2013, by James H.

8192 Six Pence Dr.
Pensacola, FL 32514



Telephone (850) 433-8545
(850)932-8585
Fax (850) 433-8282/932-0004

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

Hasham Yousef

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

Hasham Yousef;

;
;
;
;

Legal Description: (per O.R. Book 7102, page 1406)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 12, SECOND ADDITION TO FORTE ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 63 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15' EAST ALONG THE EAST RIGHT OF WAY OF FAIRFIELD DRIVE (STATE ROAD 32-289-A, 100' RIGHT OF WAY) FOR A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY OF AN UNNAMED COUNTY ROAD (66.0 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 50' EAST ALONG THE SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 103.34 FEET; THENCE NORTH 0 DEGREES 15' WEST FOR A DISTANCE OF 150.00 FEET TO THE SOUTH LINE OF SAID SECOND ADDITION TO FORTE ESTATES; THENCE NORTH 89 DEGREES 50' WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 103.34 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

Use of this Survey by any other Party not listed above is not authorized. This Survey Drawing will be void for any such unauthorized use. Updates of this Survey are available by calling Lands End Surveying, Inc. Payment in full acknowledges receipt and acceptance of this Survey by all Clients, Agents, and Companies.

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This Map-Drawing is protected from unauthorized use by State and Federal Copyright Acts. This Map is not to be copied or reproduced, either in whole or part, or to be used for any other purpose or transaction. This drawing cannot be used for the benefit of any other person, company, or firm not listed above without the prior written consent of the copyright owner.

Page 2 of 2

Note: This Report not valid without Map on Page one of two on reverse side

Flood Statement:

Surveyor's Notes:

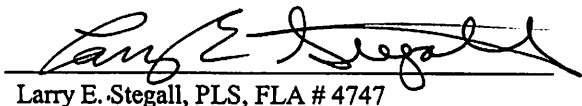
1. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P)
4. Underground portions of foundations, footings, or other underground structures were not located unless otherwise noted.
5. Fence locations as shown are exaggerated and are not to scale for clarity purposes. Building eaves/overhangs were not located unless otherwise noted on map.

Revisions:

Survey #467-2013

Surveyor's Certificate:

I hereby state that I have recently surveyed or that a survey of the above described property was made under my direct supervision and that the above-ground survey and subsequent map as shown are true, accurate, and correct to the best of my knowledge and belief and that this Survey and Map meet the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers, pursuant to Rule 5J-17.050 thru 17.052 and §472.027 of the Florida Statutes.


Larry E. Stegall, PLS, FLA # 4747

December 19, 2013

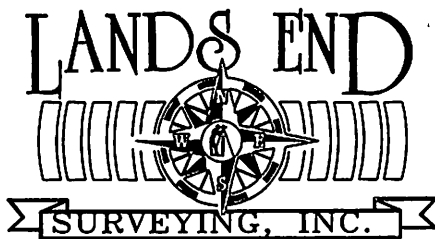
Date

Florida Licensed Business #6832

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

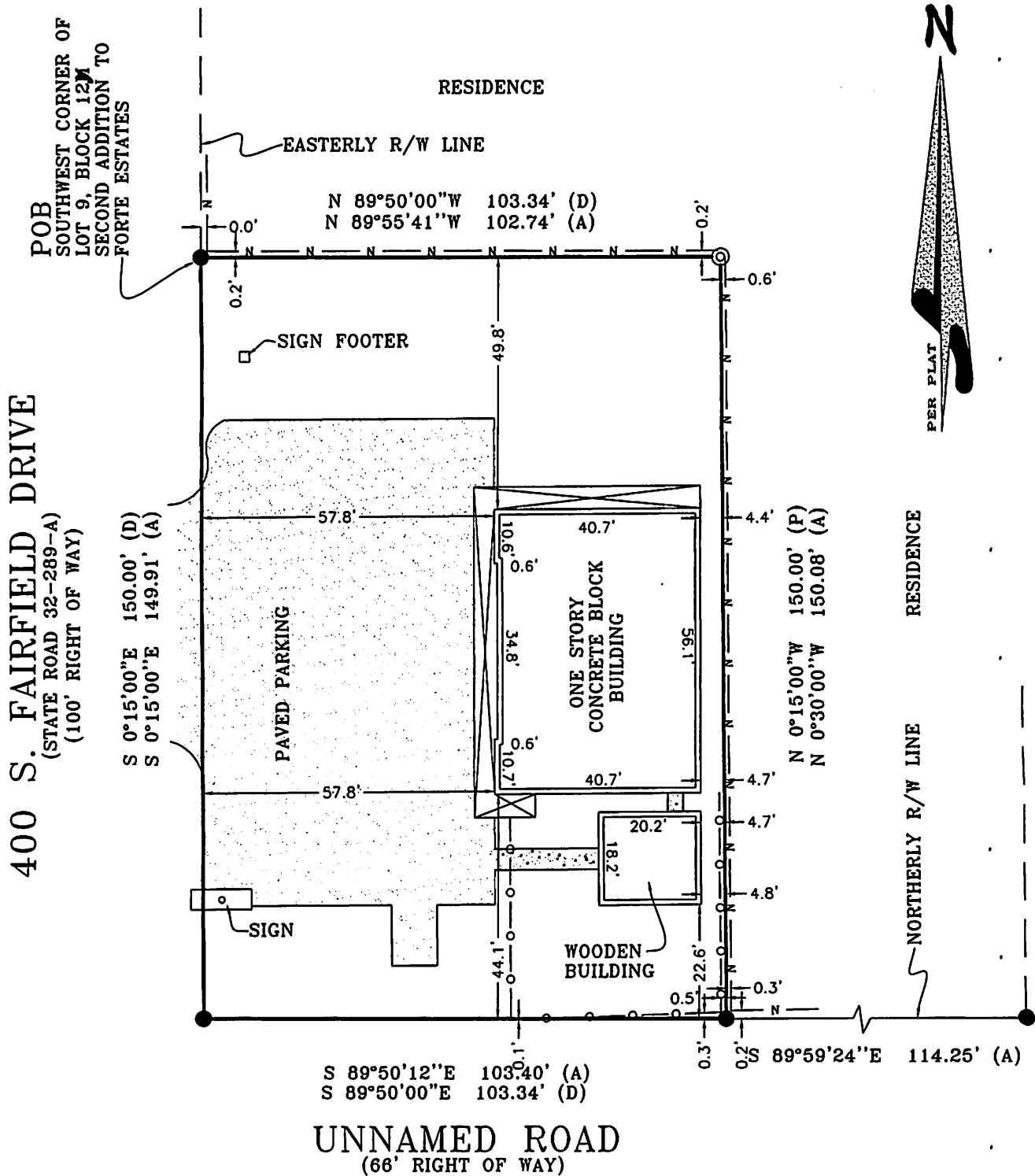
Per Florida Statutes

8192 SIX PENCE DRIVE
Pensacola, FL 32514



(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

Field Date: 12-19-2013	Type of Survey: Boundary & Improvements	Survey Number: 467-2013
Field Book/Page: 269/60		Scale: 1"=30'



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PAGE 1 OF 2

NOTE: This map is not complete or valid without report on page 2 of 2

DRAWN BY CHIP EVANS

Bearing Reference HELD THE EASTERLY R/W LINE OF FAIRFIELD PER DEED		Source of Information: Field Evidence & Recorded Plat	
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
SEE PAGE 2 FOR SIGNATURE AND EMBOSSED SEAL			
LARRY E. STEGALL P.L.S., FLA #4747 LB # 6832 LARRY@LANDSENDSURVEYING.COM			
LEGEND o Degree , Feet or Minutes ,, Inches or Seconds N North S South E East W West P.C.P. Permanent Control Point P.R.C. Point of Reverse Curve P.C. Point of Curvature P.T. Point of Tangency P.O.C. Point of Commencement P.O.B. Point of Beginning R/W Right of Way		P.R.M. Permanent Reference Monument R Radius R.P. Radius Point L.A. Length of Arc C.H. Chord and Chord Bearing <0.0> Existing Spot Elevation B.S.L. Building Setback Line (D) Deed (P) Plat (A) Actual field measurement (X) Existing Hole in Concrete Set "X" Cut in Concrete 1/2" Metal Rod-Found Capped Iron rod-Found Capped Iron rod-Found Capped Iron rod-Found Capped Iron rod-Found 1" Metal Pipe-Found	
		Capped Iron rod-set Lb.6832 Nail & disk found Nail & disk set Lb.6832 Concrete Monument Found Utility Pole (M) Meter E—E—E Utility wires overhead Concrete or Pavement Chain link fence Wooden fence Wire Fence Plastic Fence Wood Deck or Dock Covered area (porch, carport, etc.) Pavers or Brick	



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

RECEIPT

Receipt No. : **597129**

Date Issued. : 01/02/2014

Cashier ID : VHOWENS

Application No. : PRZ140100001

Project Name : REZONING

PAYMENT INFO

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

Check

1008	\$1,270.50	App ID : PRZ140100001
------	------------	-----------------------

\$1,270.50	Total Check
-------------------	--------------------

Received From : HHASHAM YOUSEF LISA SHARP

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PRZ140100001	689137	1,270.50	\$0.00	400 S FAIRFIELD DR, PENSACOLA, FL, 32506
--------------	--------	----------	--------	--

Total Amount :	1,270.50
-----------------------	-----------------

\$0.00	Balance Due on this/these Application(s) as of 1/2/2014
---------------	--

YOUSEF HASHAM
7101 JOY STREET H-6
PENSACOLA, FL 32504

TCIP-D LLC
1401 E BELMONT ST
PENSACOLA, FL 32501

GALLEGUEZ LEO S & LINDA A
300 CAMBORNE PL
PENSACOLA, FL 32506

BAILEY CHARLES E JR
310 CAMBORNE PL
PENSACOLA, FL 32506

EWING EDELBURGA A
320 CAMBORNE PL
PENSACOLA, FL 32506

HARRIS RAYMOND & MAXINE
7830 PINE FOREST RD APT E14
PENSACOLA, FL 32526

BRADY MICHAEL R & RAMONA K
340 CAMBORNE PL
PENSACOLA, FL 32506

MILLER SAMUEL G
350 CAMBORNE PL
PENSACOLA, FL 32506

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

FAIRFIELD DRIVE BAPTIST
401 S FAIRFIELD DR
PENSACOLA, FL 32506

RAPIER JONI HELEN & SPROLES
10203 SABLE TRL LN
HOUSTON, TX 77064

HENDERSON MARY ELIZABETH &
8059 CHESTERFIELD RD
PENSACOLA, FL 32506

WAITS WOOD D & NORIKO
8025 CHESTERFIELD RD
PENSACOLA, FL 32506

SCHNEIDER GEORGE J & MANMEI
7993 CHESTERFIELD RD
PENSACOLA, FL 32506

WOOLCOCK TEDDY W & BARBARA
7967 CHESTERFIELD RD
PENSACOLA, FL 32506

IWATA HISAKO TRUSTEE
PO BOX 3811
PENSACOLA, FL 32516

MITCHELL CHARLES L & MARY M
8058 TEMPLETON RD
PENSACOLA, FL 32506

NOEL HOWARD S & IRENE P
8024 TEMPLETON RD
PENSACOLA, FL 32506

BLANCHARD JOSEPHINE M
7990 TEMPLETON RD
PENSACOLA, FL 32506

BUTLER ALTON & AUDREY NELL
7966 TEMPLETON RD
PENSACOLA, FL 32506

LOWERY MEI L TRUSTEE
1115 WINDCHIME WAY
PENSACOLA, FL 32504

ROBINSON EVA
7886 TEMPLETON RD
PENSACOLA, FL 32506

MULLINS ANNETTA JEAN
8059 TEMPLETON RD
PENSACOLA, FL 32506

OSBORN MICHAEL B & NIDA M
8025 TEMPLETON RD
PENSACOLA, FL 325065531

LEWIS HOWARD III
7993 TEMPLETON RD
PENSACOLA, FL 32506

RAYBURN WILLIAM W III & KATHRYN J
7967 TEMPLETON RD
PENSACOLA, FL 32506

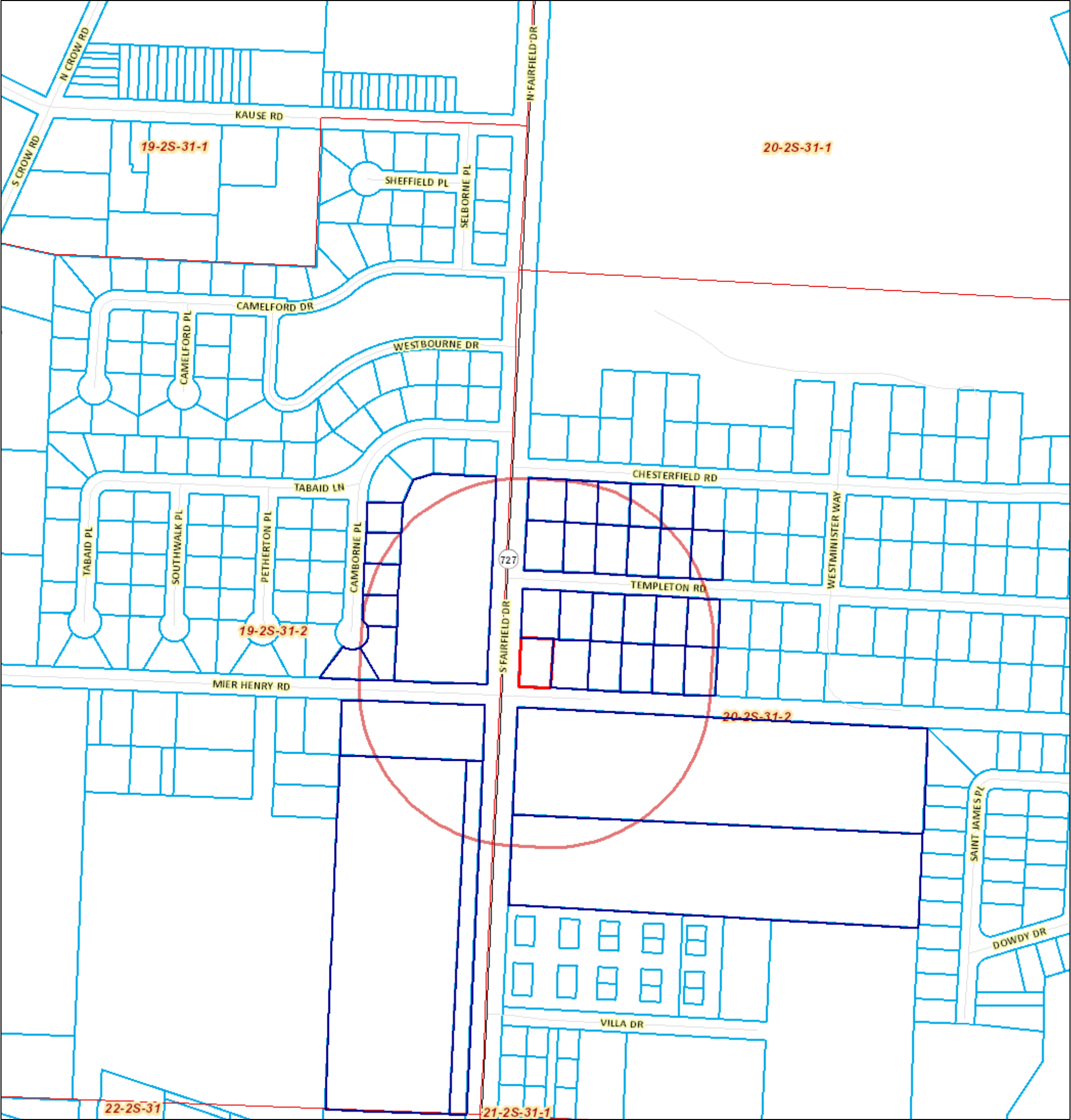
PITMAN MARCUS A
7931 TEMPLETON RD
PENSACOLA, FL 32506

BLIM JON GARDNER
7889 TEMPLETON RD
PENSACOLA, FL 32506

OSBORN MICHAEL B
8025 TEMPLETON RD
PENSACOLA, FL 325065531

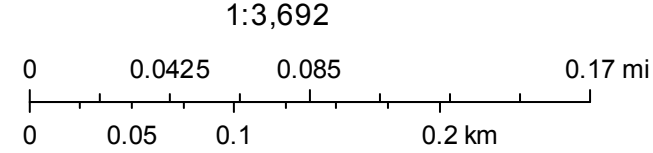
LEWIS HOWARD III
7993 TEMPLETON RD
PENSACOLA, FL 32506

Chris Jones Escambia County Property Appraiser



January 6, 2014

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



Planning Board-Rezoning

5. B.

Meeting Date: 02/04/2014

CASE : Z-2014-02

APPLICANT: Wiley C. "Buddy" Page, Agent for Amy Bloodsworth Mims

ADDRESS: 8400 Cove Ave

PROPERTY REF. NO.: 10-1S-30-1101-090-006

MU-U, Mixed-Use

FUTURE LAND USE: Urban

DISTRICT: 3

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 03/06/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-3, One-Family and Two-Family District, (cumulative) Medium Density (10 du/acre)

TO: R-5, Urban Residential/Limited Office District, (cumulative) High Density (20 du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan 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).

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

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

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

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

FINDINGS

The proposed amendment **is consistent** with the intent of CPP FLU 1.5.3 as it does promote the efficient use of existing public roads, utilities and service infrastructure and to maximize the development densities within the FLU category. The proposed amendment to R-5 is consistent with the intent and purpose of Future Land Use category Mixed-Use Urban (MU-U) as stated in CPP FLU 1.3.1.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.09. R-3 one-family and two-family district, (cumulative) medium density. A. Intent and purpose of district. This district is intended to provide for a mixture of one-family and two-family dwellings, including townhouses, with a medium density level compatible with single-family residential development. The maximum density is ten dwelling units per acre. Refer to article 11 for uses and densities allowed in R-3, one-family and two-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

6.05.12. R-5 urban residential/limited office district, (cumulative) high density. A. Intent and purpose of district. 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. Maximum density is 20 dwelling units per acre except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-5, urban residential/limited office areas located in the Airport/Airfield Environs.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. There is a mixture of residential, commercial and industrial zonings along Detroit Blvd. The proposed zoning of R-5 would allow uses that form a transition area between lower density residential and more intense commercial and industrial development.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-2, R-3, R-5, C-2 and ID-1. There are 15 single-family residences, three vacant properties, three mobile homes, one commercial property and one industrial property.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

While the National Wetlands Inventory **does not show** wetlands on site, Eightmile Creek does cross the parcel and hydric soils are indicated in the soil survey. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

FINDINGS

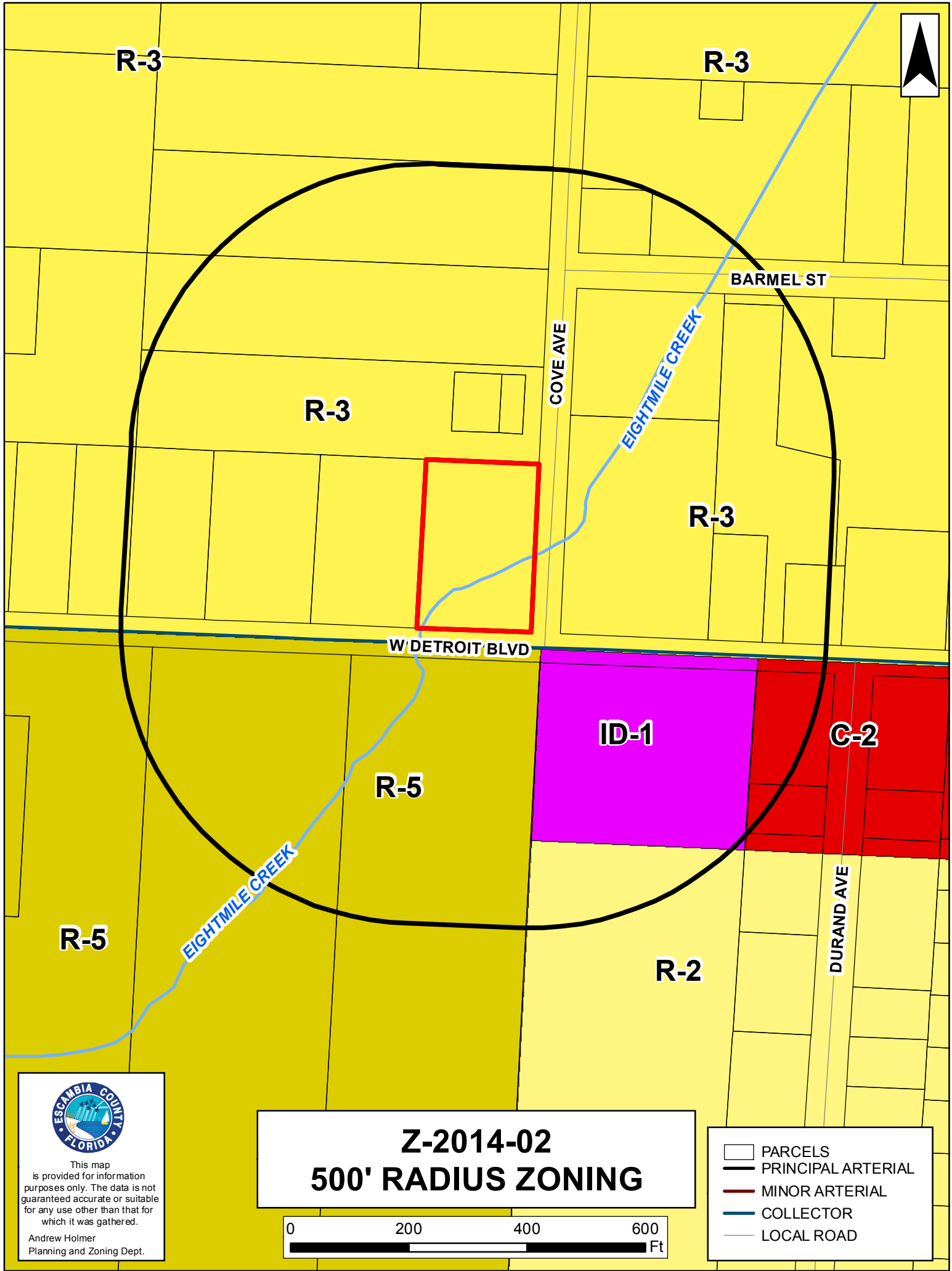
The proposed amendment **would** result in a logical and orderly development pattern. As stated above, the site is in an area of mixed uses and zonings and R-5 would allow uses that serve as a transition area between lower density residential and more intense commercial and industrial development.

Attachments

Z-2014-02

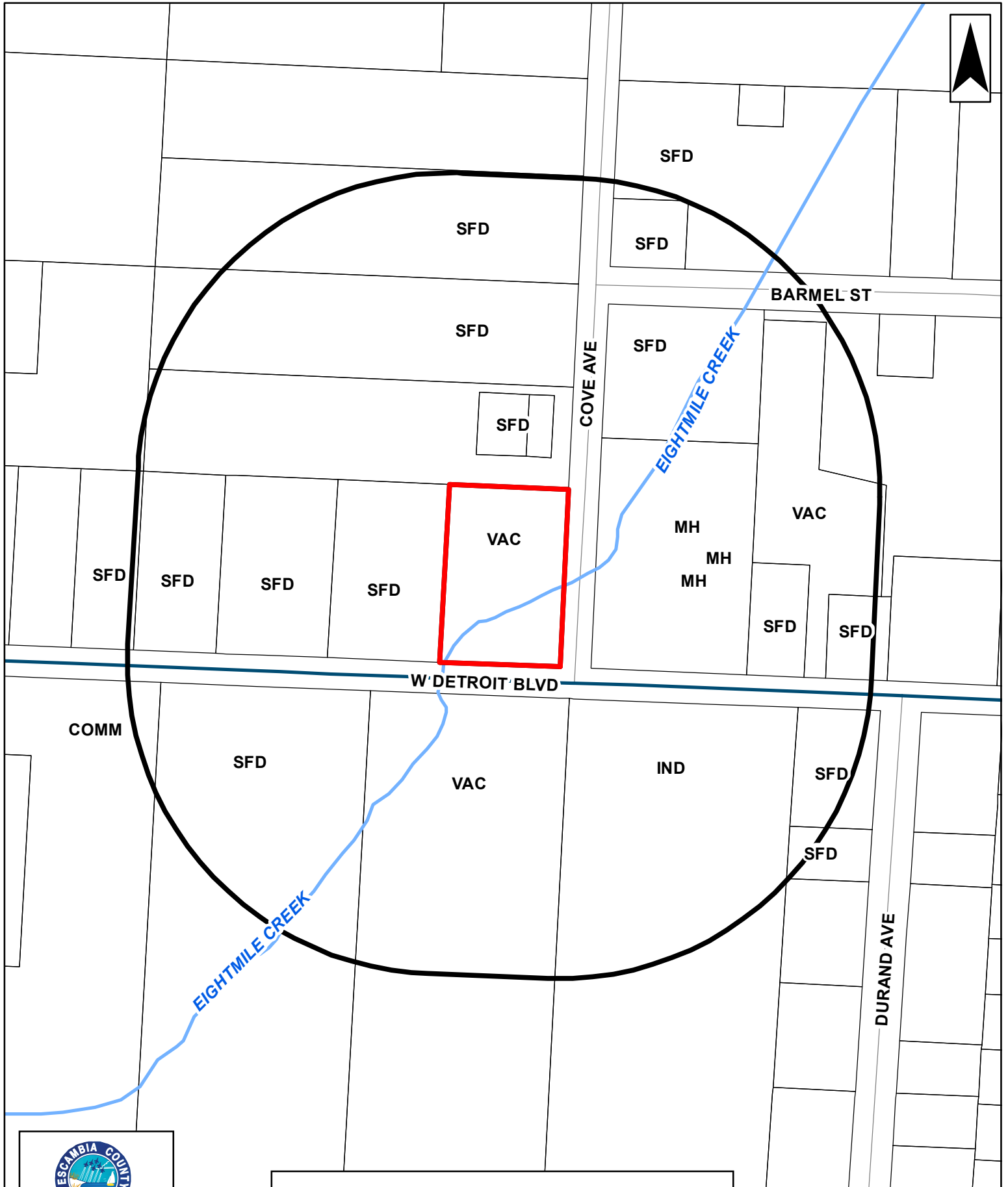
Z-2014-02





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

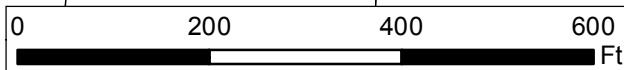
Andrew Holmer
Planning and Zoning Dept.



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

Andrew Holmer
Planning and Zoning Dept.

Z-2014-02 EXISTING LAND USE



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



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

Andrew Holmer
Planning and Zoning Dept.

Z-2014-02 AERIAL MAP

0 50 100 150
Ft

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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: [REDACTED] Z-2014-02
CURRENT ZONING: [REDACTED] R3 PROPOSED ZONING: [REDACTED] R-5

PLANNING BOARD

DATE: [REDACTED] 02/04/14 TIME: [REDACTED] 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE [REDACTED] 03/06/14 TIME: [REDACTED] 5:45 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 505-2475 OR VISIT

Public Notice

PROPERTY OF ESCAMBIA COUNTY

Sign



Looking North
on Cove



Looking South
on Cove



Looking East
on Detroit



Looking West
on Detroit



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-3 to: R-5

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

Owner(s) Name: Amy Bloodsworth Mims Phone: _____

Address: 8903 Fowler Ave. Pensacola, FL 32534 Email: _____

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

Property Address: 8400 Cove Ave. Pensacola, FL 32534

Property Reference Number(s)/Legal Description: 10-1S-30-1101-090-006

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

Amy Bloodsworth Mims
Signature of Owner

Wiley C. "Buddy" Page

Printed Name Owner/Agent

Date

Amy Bloodsworth Mims

Printed Name of Owner

Jan 3, 2014
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of January 20 14.

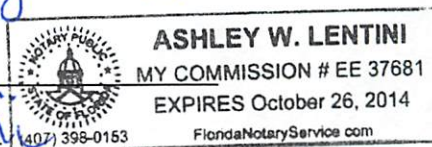
by Amy Bloodsworth Mims.

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

Ashley W. Lentini
Signature of Notary

(notary seal must be affixed)

Ashley W. Lentini
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-02

Meeting Date(s): 2-4-14 PB Accepted/Verified by: _____ Date: 1-3-14

Fees Paid: \$ _____ Receipt #: _____ Permit #: PR2140100002

3-6-14 BCC

Revised 3-22-11

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



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-02

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 10-1S-30-1101-090-006

Property Address: 8400 Cove 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 _____ DAY OF _____, YEAR OF _____.


Signature of Property Owner

Amy Bloodsworth Mims

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

Prepared By & Return To:

Stephen R. Moorhead

McDonald Fleming Moorhead

4636 Summerdale Blvd.

Pace, FL 32571

File Number: PACE-13-7084

Parcel ID #: 101S301101090006

Sale Price \$11000.00 / Doc Stmp \$77.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 31st day of May, 2013, by Troy S. Hammock as to his separate non-homestead property whose address is 115 Countri Lane, Cantonment, FL 32533, hereinafter called the Grantor, to Amy Bloodsworth Mims, a married woman, whose address is 8902 Fowler Ave., Lot E, Pensacola, Florida 32534, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Beginning at the Southeast corner of Lot 9, Block 6, Section 10, Township 1 South, Range 30 West, Escambia County, Florida, thence run West 179 feet; thence run North 330 feet; thence run East 179 feet; thence run South 330 feet to Point of Beginning;

Less County Road Right of Ways in Official Records Book 98, Page 761, and Official Records Book 96, Page 121, of the Public Records of Escambia County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and 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 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:

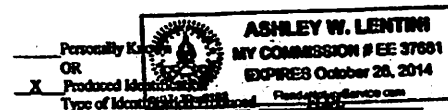
Signature: Ashley Lentini
Print Name: Ashley Lentini

Signature: Troy S. Hammock
Troy S. Hammock

Signature: Nelson
Print Name: Nelson

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of May, 2013, by: Troy S. Hammock.



Signature: Ashley W. Lentini
Notary Public
My Commission Expires: 10/26/14



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-02

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 8400 Cove Ave. Pensacola,
Florida, property reference number(s) 10-1S-30-1101-090-006

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

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

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

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

Agent Name: Wiley C. "Buddy" Page Email: budpage1@att.net

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

Amy Bloodsworth Mims
Signature of Property Owner

Amy Bloodsworth Mims
Printed Name of Property Owner

Jan 3, 2014
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 3rd day of January 20 14,
by Amy Bloodsworth Mims.

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

Ashley W. Lentini
Signature of Notary

Ashley W. Lentini (Notary Seal)
Printed Name of Notary



9/9/98; 6:31pm PH

ORDINANCE NO. 98-41

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA AMENDING APPENDIX D OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (ORDINANCE NO. 96-3) THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 6, "ZONING DISTRICTS"; SECTION 6.00.01, "LEGISLATIVE INTENT OF RESIDENTIAL DISTRICTS", TO ADD VR-3, AMENDING SECTION 6.01.00, "DISTRICTS ESTABLISHED", TO ADD VR-3, VILLAGES RURAL RESIDENTIAL, MEDIUM DENSITY TO THE LIST OF NON-CUMULATIVE DISTRICTS; DELETING SECTION 6.01.01, "UNZONED AREAS"; AMENDING SECTION 6.02.00. TO REFLECT ENTIRE COUNTY AS ZONED AND TO SHOW THE ZONING MAPS AS A SERIES; DELETING SECTION 6.05.20.B.18, AMENDING SECTION 6.05.20.D.2 TO INCLUDE SWIMMING CLUBS AND CUSTOMARY ATTENDANT FACILITIES; AMENDING SECTIONS 6.05.20.B.7, 6.05.21.B.7 AND 6.05.22.C.6 AMENDING THE PARCEL SIZE REQUIREMENTS FOR STABLES; AMENDING SECTION 6.05.21, "VR - VILLAGES RURAL RESIDENTIAL DISTRICTS", TO ADD VR-3, GROSS DENSITY (1 UNIT PER 2 ACRES); AMENDING SECTION 6.05.27, "GATEWAY BUSINESS DISTRICT", AMENDING THE LOCATIONAL DESCRIPTION OF THE DISTRICTS; AMENDING SECTION 6.05.28, "GATEWAY INDUSTRIAL DISTRICT", AMENDING THE LOCATIONAL DESCRIPTION OF THE DISTRICTS; AMENDING THE CONDITIONAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Appendix D, Article 6, titled Zoning Districts, of the Escambia County Code of Ordinances, the Land Development Code (Ordinance 96-3), as amended, is hereby amended as follows:

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

6.01.00. Districts Established.

In order to regulate and limit the height and size of buildings, to regulate and limit the intensity of the use of lot areas, to regulate and determine the areas of open spaces within and



Chris Jones

Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

Back

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Printer Friendly Version

General Information		2013 Certified Roll Assessment	
Reference:	101S301101090006	Improvements:	\$0
Account:	020138100	Land:	\$24,624
Owners:	MIMS AMY BLOODSWORTH	Total:	\$24,624
Mail:	8902 FOWLER AVE LOT E PENSACOLA, FL 32534	Save Our Homes:	\$0
Situs:	8400 COVE AVE BLK 32534	Disclaimer	
Use Code:	VACANT RESIDENTIAL	Amendment 1/Portability Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector			

Sales Data		2013 Certified Roll Exemptions	
Sale Date	Book Page Value Type	Official Records (New Window)	None
05/31/2013	7027 60 \$11,000 WD	View Instr	
10/22/2012	6924 162 \$100 WD	View Instr	
10/16/2012	6921 1904 \$100 WD	View Instr	
06/11/2012	6869 778 \$100 OJ	View Instr	
06/2005	5653 867 \$30,000 WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description	BEG AT SE COR OF LT 9 BLK 6 W 179 FT N 330 FT E 179 FT S 330 FT TO POB OR 7027 P 60...
		Extra Features	None

Parcel Information

Launch Interactive Map

Section Map Id:
10-1S-30-2

Approx. Acreage:
1.2600

Zoned:
R-3

Evacuation & Flood Information
[Open Report](#)

Buildings

Images

None

EMPIRE

LAND SURVEYING
INC.

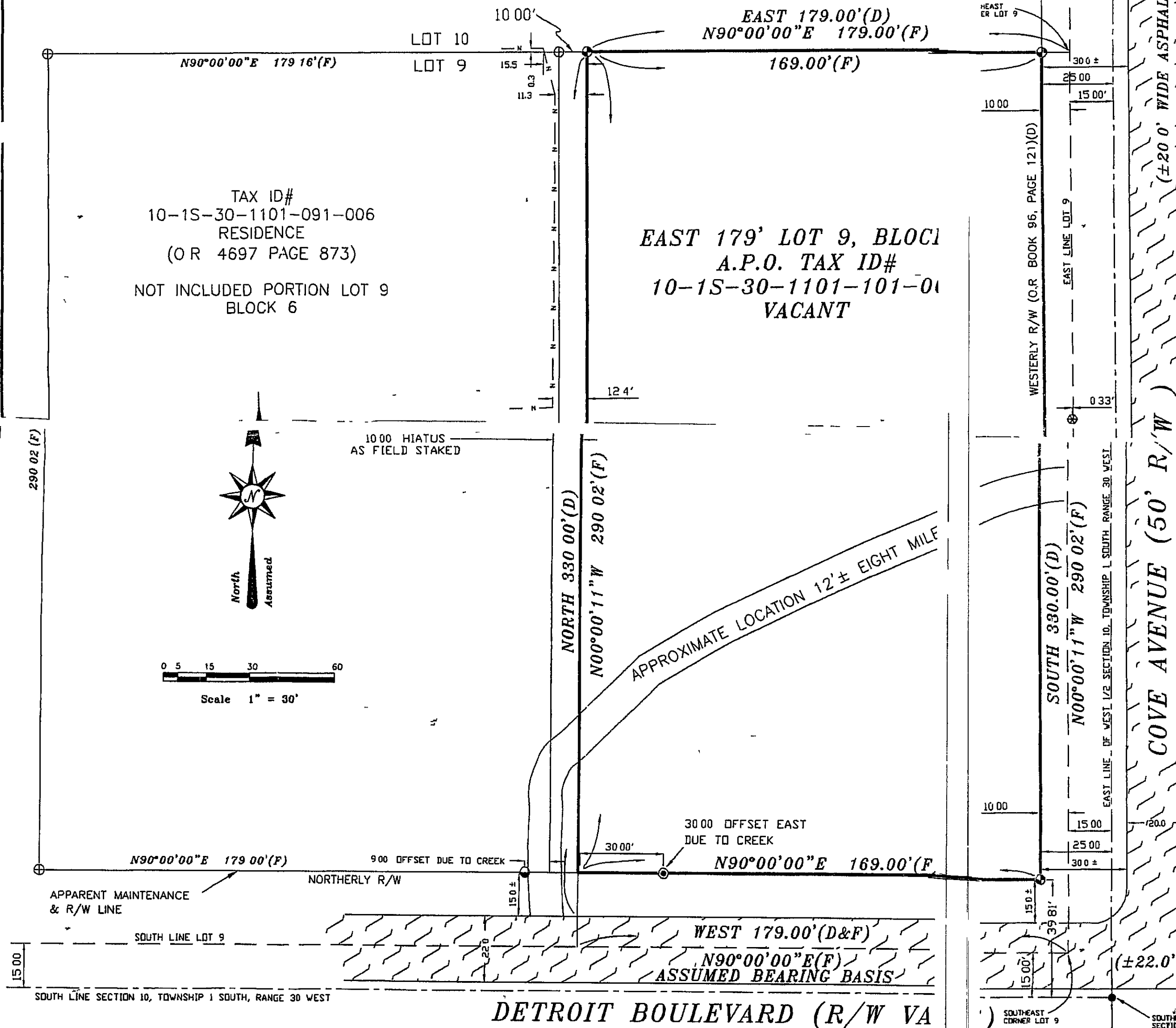
LOT 10, BLOCK 6
A.P.O. TAX ID#
10-1S-30-1101-101-006
RESIDENCE

TAX ID#
10-1S-30-1101-091-006
RESIDENCE
(OR 4697 PAGE 873)
NOT INCLUDED PORTION LOT 9
BLOCK 6

EAST 179' LOT 9, BLOCK 6
A.P.O. TAX ID#
10-1S-30-1101-101-006
VACANT



Scale 1" = 30'



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

LEGEND

- O R OFFICIAL RECORD BOOK
R/W RIGHT OF WAY
A.P.O. A PORTION OF
4 CHAIN LINK FENCE
● FOUND 1/2" CAPPED IRON ROD - OFFSET-SWEENEY
⊕ FOUND 1/2" CAPPED IRON ROD - BUTLER #3774
⊗ FOUND 5/8" CAPPED IRON ROD - FLORIDA DEPARTMENT OF TRANSPORTATION
⊙ SET 1/2" CAPPED IRON ROD LICENSED BUSINESS #6993
⊙ SET 1/2" RED CAPPED IRON ROD LICENSED BUSINESS #6993
X FOUND X CUT IN CONCRETE BRIDGE
● FOUND 1/2" IRON ROD - DISTURBED

LEGAL DESCRIPTION (DEED 461, PAGE 492)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 6, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN WEST 179 FEET, THENCE RUN NORTH 330 FEET, THENCE RUN EAST 179 FEET THENCE RUN SOUTH 330 FEET TO POINT OF BEGINNING, EXCEPT ONE-HALF OF RIGHT-OF-WAY FOR PUBLIC ROADS ON THE EAST AND SOUTH SIDES OF LOT 9

SURVEYOR'S REPORT

- 1 THE PLAT RECORDED AT DEED BOOK 89, PAGE 369 DOES NOT DIMENSION ROAD RIGHT-OF-WAYS THE RIGHT-OF-WAY DIMENSIONING AS SHOWN WERE DETERMINED FROM ESCAMBIA COUNTY ENGINEERING AND APPARENT RIGHT OF WAY MAINTENANCE LINES
- 2 THE APPARENT MAINTENANCE RIGHT-OF-WAY OF COVE AVENUE IS PLUS OR MINUS 25.0' FROM CENTERLINE OF EXISTING ASPHALT PAVING ON COVE AVENUE

FLOOD ZONE DETERMINATION

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES "A" AND "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 12033C0295-F, DATED FEBRUARY 23, 2000, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

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

JEFFERY S. LEWIS

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

JEFFERY S. LEWIS
CITIZENS TITLE
AMERICAN PIONEER TITLE INSURANCE COMPANY

NOTARIAL PUBLIC STATE OF FLORIDA
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.

MARCH 17, 2004 LELAND M. EMPIRE, P.S.M.

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE 850-477-3745 • FAX 850-477-3705
LICENSED BUSINESS #8993 STATE OF FLORIDA

REVISIONS

ENCROACHMENTS

FIELD BOOK

DATE

SCALE

1" = 30'

FIELD DATE 3/05/04

ORDER NO. 089-04

FIELD BOOK 45/23-24

CLIENT LEWIS

BEARING BASIS
NORTHERLY E/W DETROIT N 84°00'00" E (ASSUMED)

TYPE OF SURVEY
BOUNDARY WITH IMPROVEMENTS

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



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550

Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **597210**

Date Issued. : 01/03/2014

Cashier ID : GELAWREN

Application No. : PRZ140100002

Project Name : Z-2014-02

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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Cash

		\$1,156.16	App ID : PRZ140100002
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		\$1,156.16	Total Cash
--	--	-------------------	-------------------

Received From : BUDDY PAGE

Total Receipt Amount : **\$1,156.16**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
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PRZ140100002	689220	1,156.16	\$0.00	8400 COVE AVE, PENSACOLA, FL, 32534
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Total Amount :

1,156.16

\$0.00

Balance Due on this/these
Application(s) as of 1/3/2014

MIMS AMY BLOODSWORTH
8902 FOWLER AVE LOT E
PENSACOLA, FL 32534

HIGGINS SHARON A
1500 W DETROIT BLVD
PENSACOLA, FL 32534

LEDET CHARLES A
1480 W DETROIT BLVD
PENSACOLA, FL 32534

TIMOTHY FRANCES R
8400 BOWMAN AVE
PENSACOLA, FL 32534

GRANT CHARLES D & PATSY A
8455 COVE AVE
PENSACOLA, FL 32534

GRANT BOBBY L
8441 COVE AVE
PENSACOLA, FL 32534

REBKAY PROPERTIES INC
223 SABINE DR
PENSACOLA BEACH, FL 32561

POHLMANN JEFFREY M & TRISHA K
8510 COVE AVE
PENSACOLA, FL 325341606

STEELE HOMER R
5720 ABBINGTON LANE
MILTON, FL 32583

OSWALD EDWARD E
8320 PILGRIM RD
PENSACOLA, FL 32514

ROBINSON MARK D
8430 COVE AVE
PENSACOLA, FL 32534

SEERY MICHAEL W & CHARLENE H
1350 W DETROIT BLVD
PENSACOLA, FL 32534

CANAN VICKI CONLEY
1340 W DETROIT BLVD
PENSACOLA, FL 32534

OSWALD EDWARD E
8320 PILGRIM RD
PENSACOLA, FL 32514

CROCHET LOUIS J III &
1470 W DETROIT BLVD
PENSACOLA, FL 32534

KNIGHT TURA G TRUSTEE
8520 COVE AVE
PENSACOLA, FL 32534

WALLER JEREMY
1555 W DETROIT BLVD
PENSACOLA, FL 32534

MCCLELLAN STEPHEN A &
1479 DETROIT BLVD
PENSACOLA, FL 32534

MANSFIELD PENSACOLA OFFICE LLC
1325 W DETROIT BLVD
PENSACOLA, FL 32534

FIRST NATIONAL BANK OF CRESTVIEW
C/O MICHAEL WM MEAD PA
24 WALTER MARTIN RD SUITE 3
FORT WALTON BEACH, FL 32548

MYRICK HAYWARD B
8331 DURAND AVE
PENSACOLA, FL 32534

STEWART E DEWAYNE
8361 DURAND AVE
PENSACOLA, FL 32534

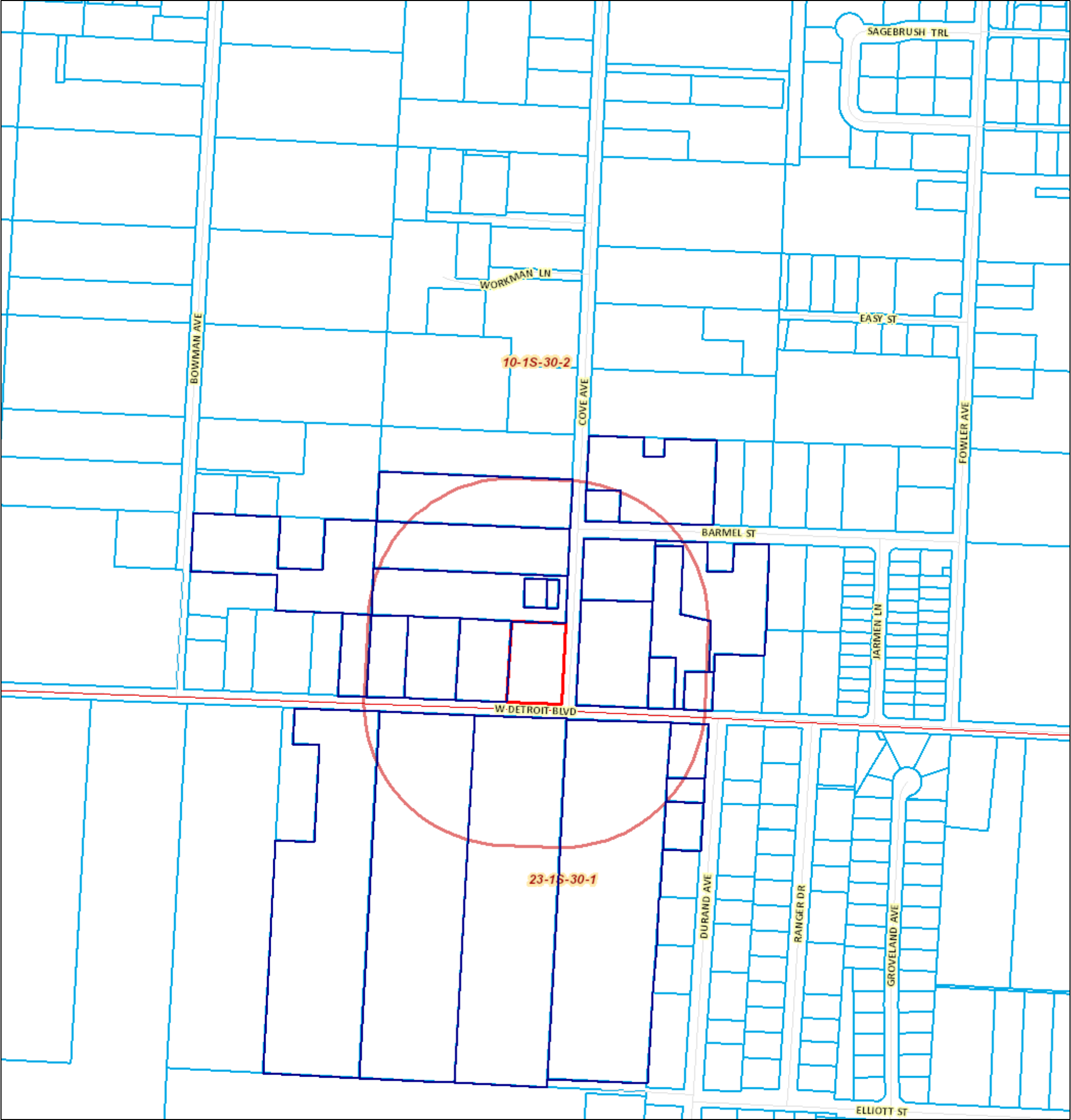
HELTON DORIS O
730 LEXINGTON RD
PENSACOLA, FL 32514

CRAIG TIMOTHY G
145 BLUE JAY RD
GREENVILLE, TN 37743

CRAIG TIMOTHY G
145 BLUE JAY RD
GREENVILLE, TN 37743

SCANLAN MARK S
3241 COPPER RIDGE CIR
CANTONMENT, FL 32533

Chris Jones Escambia County Property Appraiser



January 6, 2014

1:4,118

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

