

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
April 1, 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-2014-06

Applicant: Wiley C."Buddy" Page, Agent for Bear Marcus Pointe, LLC., Owner
Address: 6521 Rambler Terrace
From: R-5, Urban Residential/Limited Office District, (cumulative) High Density, (20 du/acre)
To: ID-1, Light Industrial District (cumulative) (No Residential Uses Allowed)

B. Z-2014-07

Applicant: Wiley C. "Buddy" Page, Agent for Richard and Vickie Beck, Owners
Address: 1100 N Blue Angel Parkway
From: R-3 One-Family and Two-Family District, (cumulative) Medium Density(10 du/acre); SDD, Special Development District, (noncumulative) Low Density (3 du/acre)
To: C2NA General Commercial and Light Manufacturing District, (cumulative)Bars, Nightclubs, and Adult Entertainment are Prohibited Uses (25 du/acre)

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 04/01/2014
CASE : Z-2014-06
APPLICANT: Wiley C."Buddy" Page, Agent for Bear Marcus Pointe, LLC., Owner
ADDRESS: 6521 Rambler Terrace
PROPERTY REF. NO.: 39-1S-30-1114-000-000
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: NA
BCC MEETING DATE: 04/29/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: ID-1, Light Industrial District (cumulative) (No Residential Uses Allowed)

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 nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

CPP FLU 1.1.10 Locational Criteria. The LDC shall include locational criteria for broad categories of proposed non-residential land uses. The site criteria for such uses shall address the transportation classification of, and access to, adjoining streets, the proximity of street intersections and large daily trip generators (i.e. college or university), the surrounding land

uses, the ability of a site to accommodate the proposed use while adequately protecting adjoining uses and resources, and other criteria that may be appropriate to those categories of uses.

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) 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.

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 ID-1 **is consistent** with the intent and purpose of Future Land Use (FLU) category MU-U, as stated in CPP FLU 1.3.1. The MU-U FLU range of uses allows Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic uses, while promoting the use of roads, public services and existing infrastructure, as stated in FLU 1.5.3. Buffering and locational criteria will be addressed under Criterion 2. There is no development proposed for the parcel at this time; however, if the owner decides to develop this parcel at a later time, all of the requirements under the Comprehensive Plan will apply.

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 **is consistent** with the intent and purpose of the Land Development Code (LDC). Residential development is excluded from the ID-1 zoning district, both to protect residences from undesirable influences and to ensure the preservation of adequate areas for industrial development. Although there is no proposed development, the application reflects that the owner's intent is to consolidate all of the parcels into one identical zoning category. The parcel's location does meet the requirements for infill development, as defined in Article 7.20.03.B. of the LDC. Also, by promoting compact development the parcel does qualify for the exemption from the roadway requirements. When the applicant decides to develop this property, any proposed project must meet all of the new development standards through the Site Plan Review process.

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 ID-1, R-6 and R-5. Twenty-three single family residences, two high-density multi-family parcels, one mobile home, one parcel owned by Escambia County and two whole-sale industrial use parcels. The location of the parcel is at the center of an industrial and high density residential area of the county, as reflected in the zoning map. Although the existing residential uses are located nearby, the parcel and the industrial zoned surrounding uses are buffered by natural vegetation to the East and separated by existing roadways to the West and South from the residential uses. Based on the applicant's request there is no immediate proposed development for the parcel, therefore, it's staff's opinion that the impact to the residential uses on traffic, utilities and other available infrastructure would be minimal at this time.

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

The application contains a document signed by Edminsten & Associates, Ecological Consultants, dated December 3, 2013, detailing a preliminary wetland jurisdiction determination for the parcel in question. Based on information presented in the document, the professional has identified **jurisdictional wetlands** within the parcel. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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

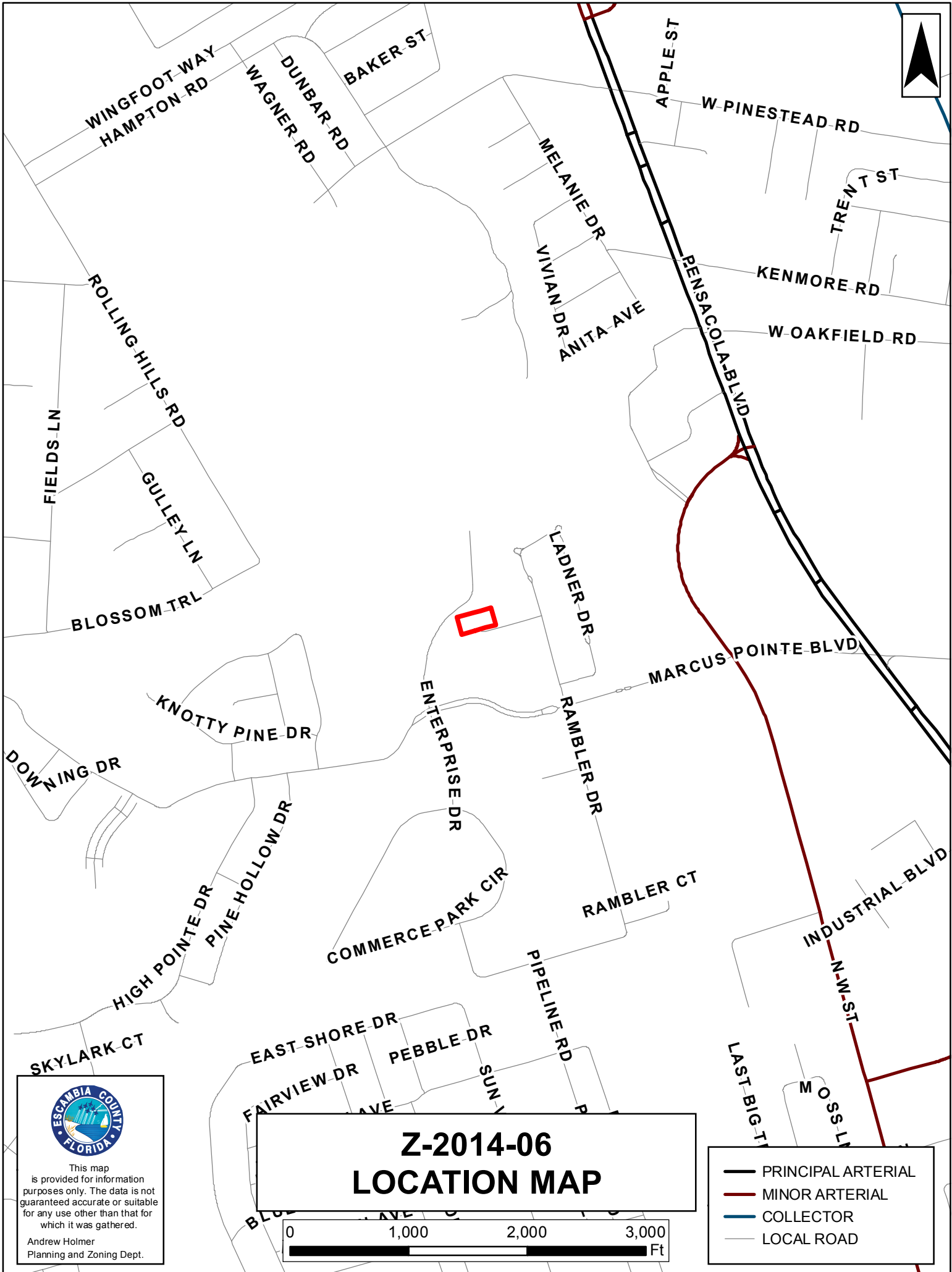
FINDINGS

Based on the location of the parcel, the current zoning maps and the surrounding existing land uses, the proposed amendment **would result** in a logical and orderly development pattern. The zoning merger of this parcel to the larger parent parcel to the North, under the same ownership, will consolidate the industrial zoning while maximizing the use of existing roads and infrastructure. Equally important, the proposed amendment will promote infill development and enhance the use of open space providing buffering for the existing contiguous residential uses.

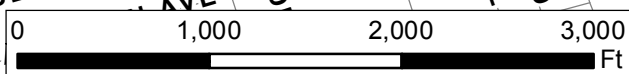
Attachments





Z-2014-06


Z-2014-06



**Z-2014-06
LOCATION MAP**



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



ID-1

LADNER DR

R-5

R-6

ID-1

R-6



RAMBLER TER

R-5

ENTERPRISE DR

ID-1

MARCUS POINTE BLVD

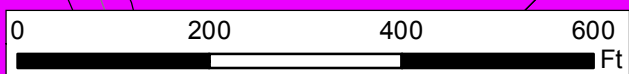
RAMBLER DR



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.

Z-2014-06 500' RADIUS ZONING



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



MU-U

MU-S

MU-U

MU-U

MU-U

MU-U

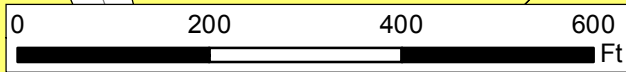
MU-U



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

Andrew Holmer
Planning and Zoning Dept.

Z-2014-06 FUTURE LAND USE



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

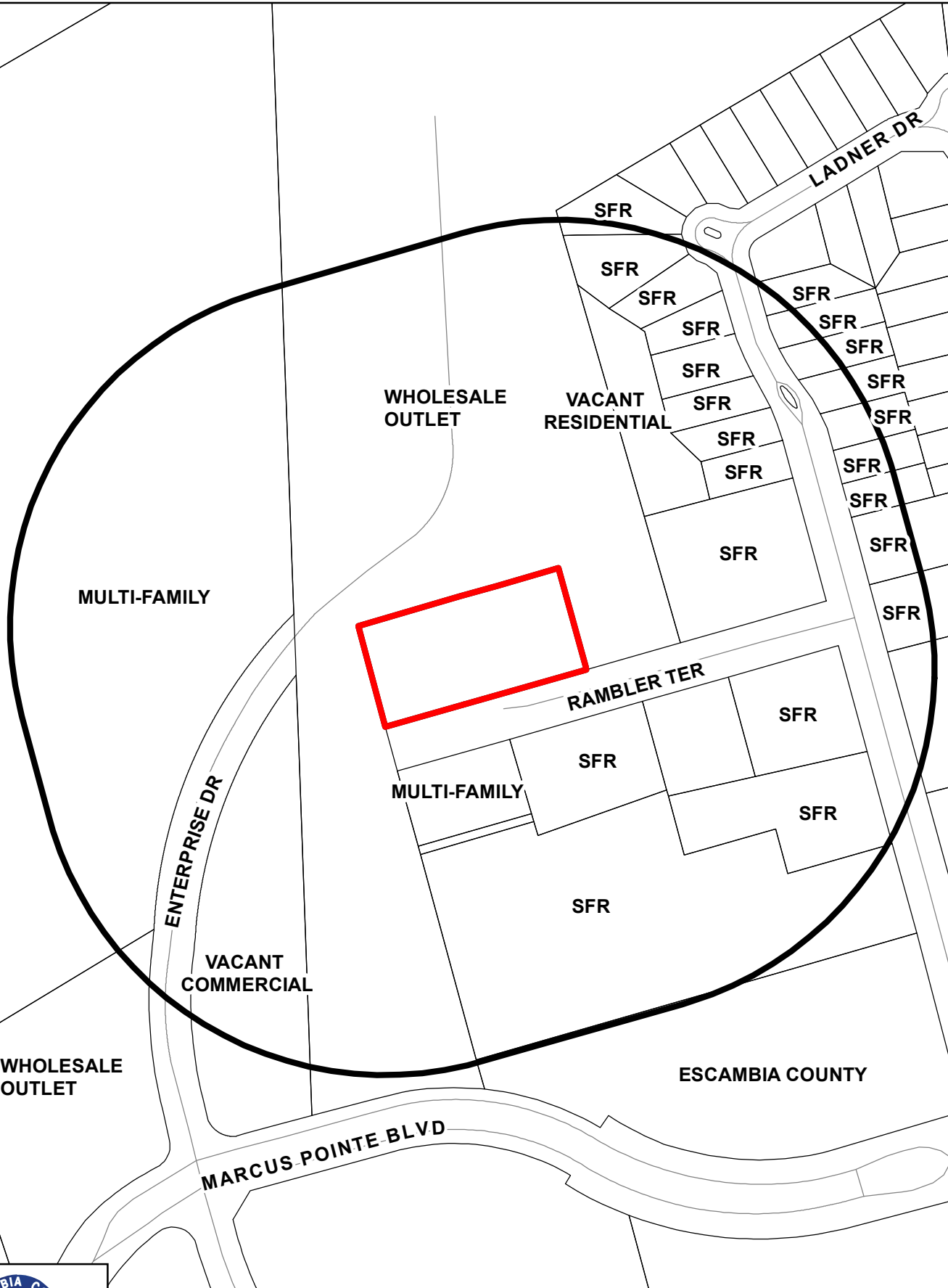
ENTERPRISE DR

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LADNER DR

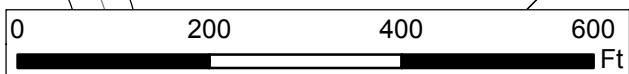
RAMBLER DR

MARCUS POINTE BLVD



Z-2014-06 EXISTING LAND USE

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




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Andrew Holmer
Planning and Zoning Dept.



ENTERPRISE DR

RAMBLER TER








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Andrew Holmer
Planning and Zoning Dept.

Z-2014-06 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.:

Z-2014-06

CURRENT
ZONING:

R-5

PROPOSED
ZONING:

ID-1

PLANNING BOARD

DATE: 04/01/14 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: 04/29/14 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

Public Hearing Sign



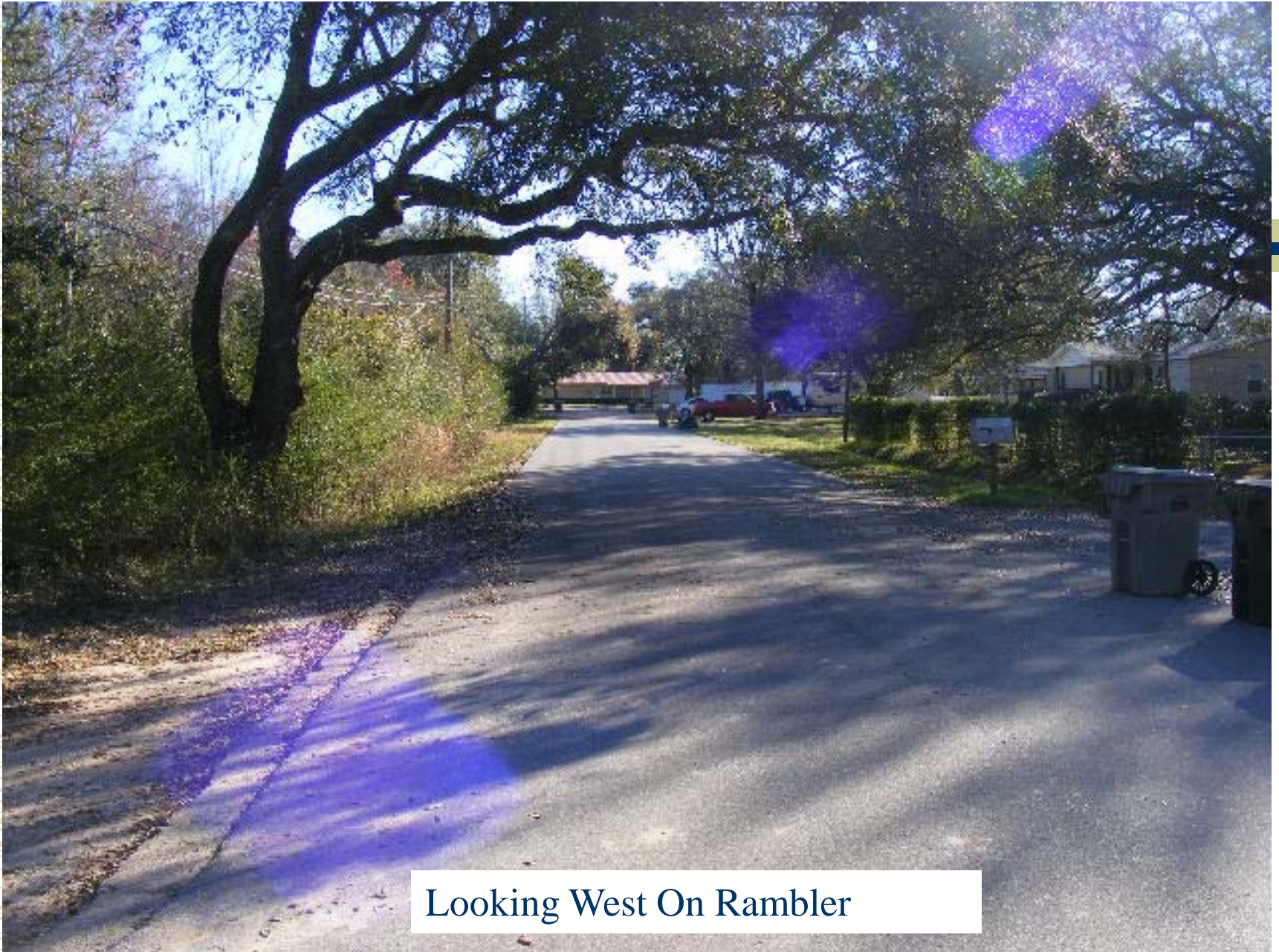
Looking Onto The Site To The Northwest From Rambler



Looking Southeast From The Site



Looking Southwest From Rambler



Looking West On Rambler

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

March 4, 2014
VIA HAND DELIVERY

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

RE: Rezoning Request from R-5 to ID-1 Parcel No: 39-1S-30-1114-000-000

Dear Mr. Jones:

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from R-5 to ID-1.

All ingress and egress to the site will be from the north, thereby eliminating any potential commercial traffic traveling through the adjacent neighborhood.

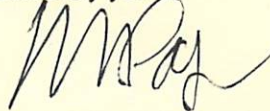
The attached wetlands survey has identified a small area on the eastern side of the parcel as a possible jurisdictional wetland. Accordingly, this area will be avoided and protected from impacts as prescribed by Code.

Applicant Lewis Bear Co. has conducted business in the area for many years and has had no complaints from the area neighbors. The existing 23 acre site contains 22 acres presently zoned ID-1 and the one acre parcel presently zoned as R-5. If this application is approved, the entire Lewis Bear Co. site will have a single ID-1 zoning designation..

An Exemption is requested as permitted under **LDC 7.70.03 B Infill Development** whereas the Bear property frontage on Rambler Terrace contains some 67% of the 664' block frontage measurement as depicted on the attached map/calculation sheet.

Thank you for your assistance in this matter and contact us if you have any questions or require anything further.

Sincerely yours,



Wiley C. "Buddy" Page

copy Mr. David Bear



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: ID-1

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

Owner(s) Name: BEAR MARCUS POINTE, LLC Phone: _____
Address: 6120 ENTERPRISE DRIVE Email: davidmbear@aol.com

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

Property Address: 6521 RAMBLER TERRACE PENSACOLA, FLORIDA 32505

Property Reference Number(s)/Legal Description: _____
39-15-30-1114-000-000

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

LEWIS BEAR JR FOR MARCUS POINTE, LLC
Printed Name Owner/Agent

3-5-14
Date

Signature of Owner _____ Printed Name of Owner _____ Date _____

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 5th day of MARCH 20 14,
by LEWIS BEAR, JR.

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

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

TIFFANY GORAUM
Printed Name of Notary



FOR OFFICE USE ONLY

Meeting Date(s): PB 4/1/14, BCC 5/1/14 Accepted/Verified by: _____ Date: 3/7/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PR214030007



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 39-1S-30-1114-000-000

Property Address: 6521 RAMBLER TERRACE PENSACOLA, FLORIDA 32505

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 5th DAY OF MARCH, YEAR OF 2014.

[Signature]
Signature of Property Owner

LEWIS BEAR JR FOR MARSH POINT, LLC
Printed Name of Property Owner

3-5-14
Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6521 RAMBLER TERRACE PENSACOLA, FLORIDA
Florida, property reference number(s) 39-1S-30-1114-000-000

I hereby designate WILEY C. "BUDDY" PAGE for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

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

Agent Name: WILEY C. "BUDDY" PAGE Email: budpage1@att.net
Address: 5337 HAMILTON LANE PACE, FL 32511 Phone: 850-232-9853

[Signature]
Signature of Property Owner

LEWIS BEAR JR for MARCUS POINT, LLC
Printed Name of Property Owner

3-5-14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of MARCH 20 14,
by LEWIS BEAR, JR.

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

[Signature]
Signature of Notary

TIFFANY GORAU
Printed Name of Notary

(Notary Seal)



.WDDSOOT-SepAck - 13-102204

Sales Price: \$45,000.00

Doc 315.00

Prepared by:

Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

Parcel ID #: 391S30-1114-000-000

INDIVIDUAL WARRANTY DEED

This WARRANTY DEED, dated 12-13-13 by Matthew T. Mellott aka Matthew Todd Mellott aka Matthew T. Mellot, a married man and Jimmy M. Clarke aka Jimmy Michael Clarke, a married man, whose post office address is 20365 Camino Del Aquila Escondido, CA 9205 hereinafter called the GRANTOR, to Bear Marcus Pointe LLC a Florida Limited Liability Company whose post office address is 6120 Enterprise Drive 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:

Legal description is attached and made a part hereof.

The grantors do not reside on described property or claim it as homestead.

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

Witnesses as to Matthew T. Mellot:

1 Witness Print Name: Karen McClammy

2 Witness Print Name: Barbara Moseley

Witnesses as to Jimmy M. Clarke aka Jimmy Michael Clarke:

1 Witness Print Name: James D. James

2 Witness Print Name: Teresa Dent

Matthew T. Mellott aka Matthew Todd Mellott aka Matthew T. Mellot by Rick L. McDowell as Attorney in fact

Matthew T. Mellott aka Matthew Todd Mellott aka Matthew T. Mellot by Rick L. McDowell as attorney in fact

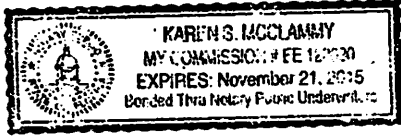
Jimmy M. Clarke aka Jimmy Michael Clarke by Roberta Lynn Clarke as attorney in fact
by Roberta Lynn Clarke
as attorney in fact

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT as acknowledged before me this the Dec 17 2013
by Rick L. McDowell as attorney in fact for Matthew T. Mellott aka Matthew Todd Mellott aka Matthew T.
Mellot, who is either personally known to me or who produced a driver's license as identification.

[Handwritten Signature]

Notary Public
Commission number: _____
My commission expires: _____



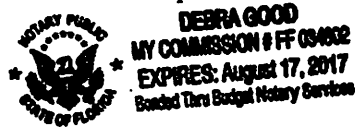
**RECORDED AS
RECEIVED**

STATE OF Florida
COUNTY OF Collier

THE FOREGOING INSTRUMENT was acknowledged before me this 12.13.13 by Roberta Lynn Clarke as
attorney in fact for Jimmy M. Clarke aka Jimmy Michael Clarke who is personally known to me or has produced a driver's license
as identification.

(SEAL)

[Handwritten Signature: Debra Good]
Notary Public DEBRA GOOD
Print Name:
My Commission Expires:





Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

← **Navigate Mode** Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	391S301114000000
Account:	040883000
Owners:	BEAR MARCUS POINTE LLC
Mail:	6120 ENTERPRISE DR PENSACOLA, FL 32505
Situs:	6521 RAMBLER TER 32505
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2013 Certified Roll Assessment	
Improvements:	\$0
Land:	\$13,338
Total:	\$13,338
<i>Save Our Homes:</i>	\$0
Disclaimer	
Amendment 1/Portability Calculations	

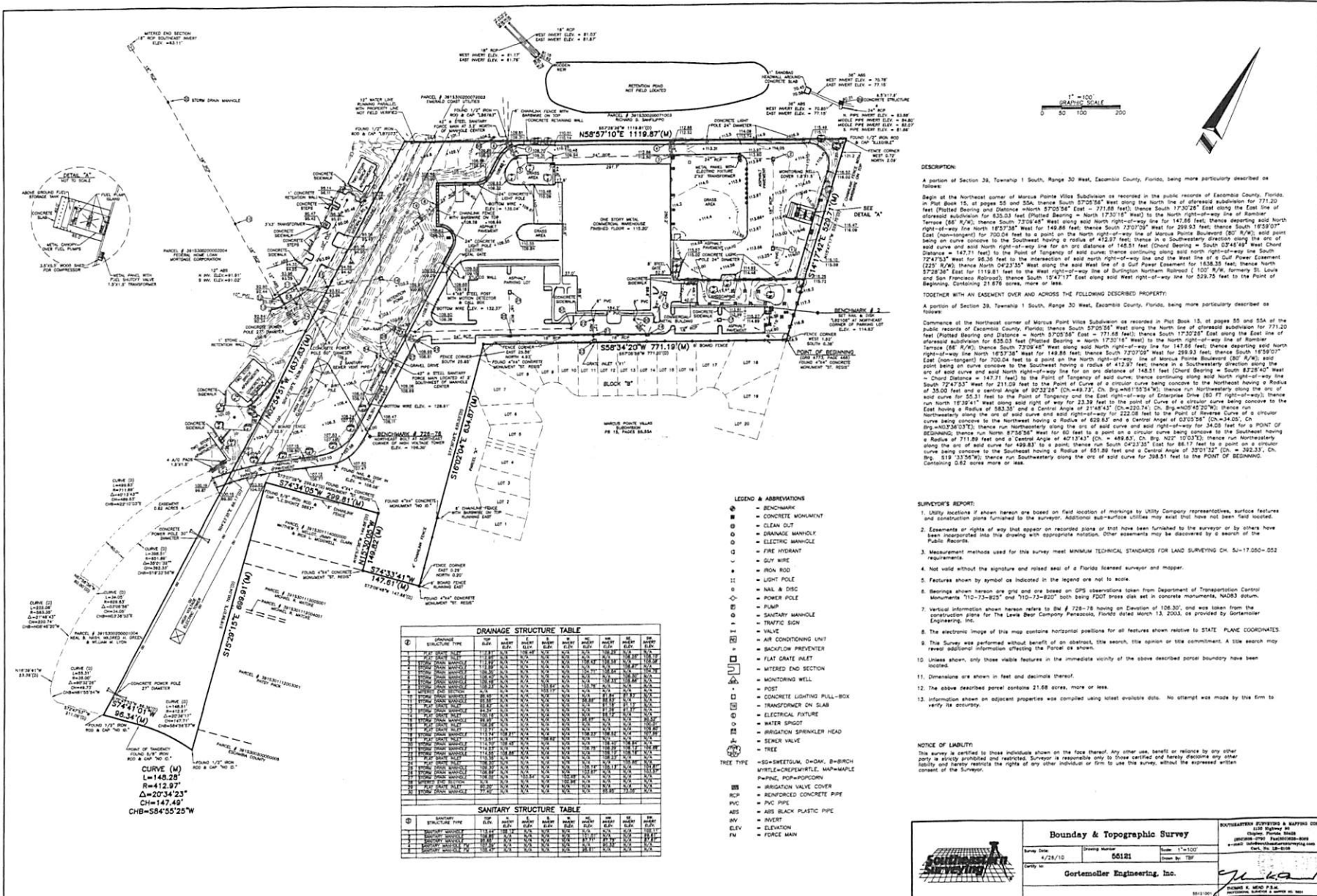
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/17/2013	7115	21	\$45,000	WD	View Instr
12/10/2013	7115	16	\$100	QC	View Instr
05/2005	5645	1494	\$100	WD	View Instr
05/2005	5637	1918	\$45,000	WD	View Instr
03/2005	5609	2007	\$100	CJ	View Instr
03/2005	5598	286	\$100	CJ	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2013 Certified Roll Exemptions	
None	
Legal Description	
BEG AT NW COR OF JAMES PROPERTY DESCRIBED IN DB 184 P 110 NLY ON EXTEN OF W LI OF JAMES PROPERTY 495 FT...	
Extra Features	
None	

Parcel Information [Launch Interactive Map](#)



Buildings
[Images](#)



DESCRIPTION:
 A portion of Section 26, Township 1 South, Range 30 West, Escondido County, Florida, being more particularly described as follows:
 Begin at the Northeast corner of Marcus Point Villas Subdivision as recorded in the public records of Escondido County, Florida, in Plat Book 15, of pages 55 and 55A, thence South 57°05'56\"/>

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
 A portion of Section 26, Township 1 South, Range 30 West, Escondido County, Florida, being more particularly described as follows:
 Commence at the Northeast corner of Marcus Point Villas Subdivision as recorded in Plat Book 15, of pages 55 and 55A of the public records of Escondido County, Florida, thence South 57°05'56\"/>

LEGEND & ABBREVIATIONS

- ⊕ = BENCHMARK
- = CONCRETE MONUMENT
- = CLEAN OUT
- = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊕ = FIRE HYDRANT
- = GUY WIRE
- = IRON ROD
- ⊕ = LIGHT POLE
- ⊖ = MAIL & OSG
- ⊕ = POWER POLE
- ⊕ = PUMP
- ⊖ = SANITARY MANHOLE
- ⊕ = TRAFFIC SIGN
- ⊕ = VALVE
- ⊕ = AIR CONDITIONING UNIT
- ⊖ = SMOKELOW PREVENTER
- ⊕ = FLAT GATE INLET
- ⊖ = MITERED END SECTION
- ⊕ = MONITORING WELL
- ⊕ = POST
- ⊕ = CONCRETE LIGHTING PULL-BOX
- ⊕ = TRANSFORMER ON SLAB
- ⊕ = ELECTRICAL FIXTURE
- ⊕ = WATER SPROUT
- ⊕ = IRRIGATION SPRINKLER HEAD
- ⊕ = SEWER VALVE
- ⊕ = TREE
- ⊕ = TREE TYPE
- ⊕ = SO-SWETGUM, O-OKAY, B-BIRCH
- ⊕ = M-TRILEE, O-ORCHARD, M-MANVILLE
- ⊕ = PALM, N-NO-HORICON
- ⊕ = IRRIGATION VALVE COVER
- ⊕ = REINFORCED CONCRETE PIPE
- ⊕ = PVC PIPE
- ⊕ = ABS BLACK PLASTIC PIPE
- ⊕ = INVERT
- ⊕ = ELEVATION
- ⊕ = FORCE MAIN

DRAINAGE STRUCTURE TABLE

NO.	STRUCTURE TYPE	DATE	INVERT ELEV.	TOP ELEV.	DIAMETER	DEPTH	REMARKS
1	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
2	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
3	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
4	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
5	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
6	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
7	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
8	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
9	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
10	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE

SANITARY STRUCTURE TABLE

NO.	STRUCTURE TYPE	DATE	INVERT ELEV.	TOP ELEV.	DIAMETER	DEPTH	REMARKS
1	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
2	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
3	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
4	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
5	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
6	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
7	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
8	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
9	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE
10	MANHOLE	11/14/10	111.85	112.15	36"	3'	CONCRETE

Boundary & Topographic Survey

Survey Date: 4/28/10
 Drawing Number: 00121
 Scale: 1"=100'
 Date: 11-1-10
 Surveyor: Gortemoder Engineering, Inc.

NOTICE OF LIABILITY:
 This survey is intended to show individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use the survey, without the expressed written consent of the Surveyor.

REGISTERED SURVEYOR & MAPPING CORP.
 Gortemoder Engineering, Inc.
 Escondido, Florida 32925
 Phone: (407) 328-1111
 Fax: (407) 328-1112
 Email: info@gortemoderengineering.com
 Website: www.gortemoderengineering.com



Edmisten & Associates

Ecological Consultants

December 3, 2013

David Bear
The Lewis Bear Company
6120 Enterprise Drive
Pensacola, Florida 32505

RE: Preliminary Wetland Jurisdictional Determination 6521 Rambler Ter

Dear Mr. Bear:

Edmisten & Associates has completed an assessment of your 1-acre property located in Escambia County, Florida. The property is further identified as parcel # 39-1S-30-1114-000-000 by the Escambia County Property Appraiser. This assessment included analysis of plant communities, soils, and wetland hydrology indicators as prescribed by federal and state procedural guidelines. As a result of this assessment, we found that this parcel does contain wetland within the jurisdiction of the Florida Department of Environmental Protection and the Northwest Florida Water Management District. The site may be hydrologically isolated for the U.S. Army Corps of Engineers. The wetland boundary is depicted on the enclosed aerial photograph.

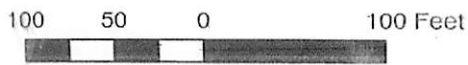
A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist that performed the work. Only the regulatory agencies can establish a legal and binding jurisdictional boundary. While we are confident in the accuracy of our work, official verification of our delineation will take place during the permitting process should you submit a permit application. Wetland permitting in Northwest Florida is a complicated process that is easiest to discuss in person. We are available to consult with you regarding permitting and development options if you wish.

We appreciate this opportunity to be of service. If you have any questions about this property or wetland issues in general, we will be happy to assist.

Respectfully,
Edmisten & Associates

Sean O'Toole
Ecological Consultant
General Partner
513-061Rambler 12022013

6521 Rambler Ter



Edmisten & Associates
Ecological Consultants
111-A South DeVilliers Street
Pensacola, Florida 32502

Legend

-  Parcel boundary
-  wetland

2014 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L01000015315

Entity Name: BEAR MARCUS POINTE, LLC

Current Principal Place of Business:

6120 ENTERPRISE DRIVE
PENSACOLA, FL 32505

Current Mailing Address:

6120 ENTERPRISE DRIVE
PENSACOLA, FL 32505

FEI Number: 59-3742028

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BEAR, LEWIS III
6120 ENTERPRISE DRIVE
PENSACOLA, FL 32505 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

Authorized Person(s) Detail :

Title MGR
Name BEAR, LEWIS JR
Address 6120 ENTERPRISE DRIVE
City-State-Zip: PENSACOLA FL 32505

I hereby certify that the information indicated on this report or supplemental 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 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

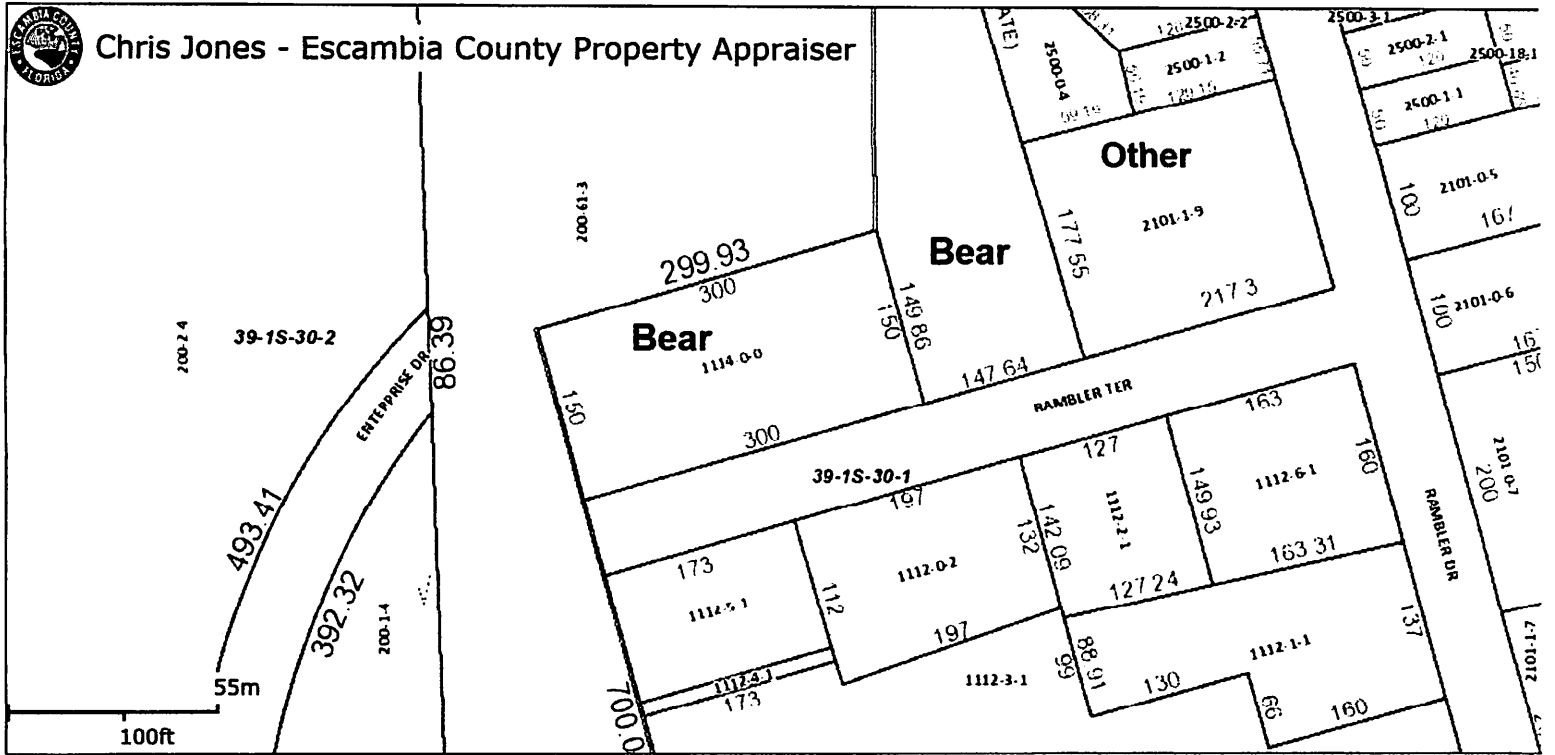
SIGNATURE: LEWIS BEAR, JR.

MANAGER

01/08/2014

Electronic Signature of Signing Authorized Person(s) Detail

Date



Rambler Terr. Block Calculations

Bear	300'
Bear	147
Other	<u>217</u>
Total block frontage =	664'

447 / 664 = 67%



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

RECEIPT

Receipt No. : **601396**

Date Issued. : 03/07/2014

Cashier ID : GELAWREN

Application No. : PRZ140300007

Project Name : Z-2014-06

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1252	\$1,270.50	App ID : PRZ140300007
		\$1,270.50	Total Check

Received From : BEAR MARCUS POINTE LLC

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140300007	693268	1,270.50	\$0.00	6521 RAMBLER TER, PENSACOLA, FL

Total Amount :	1,270.50	\$0.00	Balance Due on this/these Application(s) as of 3/7/2014
-----------------------	-----------------	---------------	---

BEAR MARCUS POINTE LLC
6120 ENTERPRISE DR
PENSACOLA, FL 32505

THOMPSON DOUGLAS &
6514 RAMBLER TERR
PENSACOLA, FL 32505

MENDOZA MARK
6483 RAMBLER DR
PENSACOLA, FL 32505-1849

PACK PATSY
30 HERITAGE PARK CIR
NORTH LITTLE ROCK, AR 72116

MATCKE MICHAEL R
5950 W NINE MILE RD
PENSACOLA, FL 32526

MATCKE MICHAEL R
5950 W NINE MILE RD
PENSACOLA, FL 32526

GILBERT KIMBERLY JO
6502 RAMBLER DR
PENSACOLA, FL 32505

ABAD FLODELIZA S
60 W 57TH ST FRNT 1
NEW YORK, NY 10019-3953

MADERIA RICARDO S & LETICIA S
6530 RAMBLER DR
PENSACOLA, FL 32505

WAGNER DAVID J & MOLLY H
649 TIMBER RIDGE RD
PENSACOLA, FL 32534

PESH RONALD P & SHARON A
6534 RAMBLER DR
PENSACOLA, FL 32505

THOMPSON CONNIE
3500 DEWEY ROSE LN
CANTONMENT, FL 32533

JACOBS KEITH V
6543 RAMBLER DR
PENSACOLA, FL 32505

SHEFFIELD BETTY J
6538 RAMBLER DR
PENSACOLA, FL 32505

MUSSER MONTY W & DOROTHY A
PO BOX 17943
PENSACOLA, FL 32522

MOSIYCHUK DANIEL J & REBECCA C
91 PLEASANTON CT
FREDERICK, MD 21702

JOHNSON ALBERT S & SHERRY C
6551 RAMBLER DR
PENSACOLA, FL 32505

PONTE JOSEPH JR
8313 EPINARD CT
ANNANDALE, VA 22003

DEBO BARBARA H
1912 ESCAMBIA AVE
PENSACOLA, FL 32503

SMITH CHRISTOPHER A
6554 RAMBLER DR
PENSACOLA, FL 32505

BRICKER ALBERT R & JANELLE K
6563 RAMBLER DR
PENSACOLA, FL 32505

ARREZ EDUARDO
1240 BARTRAM LN
PENSACOLA, FL 32507

CHIVINGTON JOHN E & FELECIA M
530 WILLIAMS DITCH RD
CANTONMENT, FL 32533

THOMPSON PRESTON & CONNIE L
3500 DEWEY ROSE LN
CANTONMENT, FL 32533

COOK REDISH ENTERPRISES INC
PO BOX 6006
PENSACOLA, FL 32503

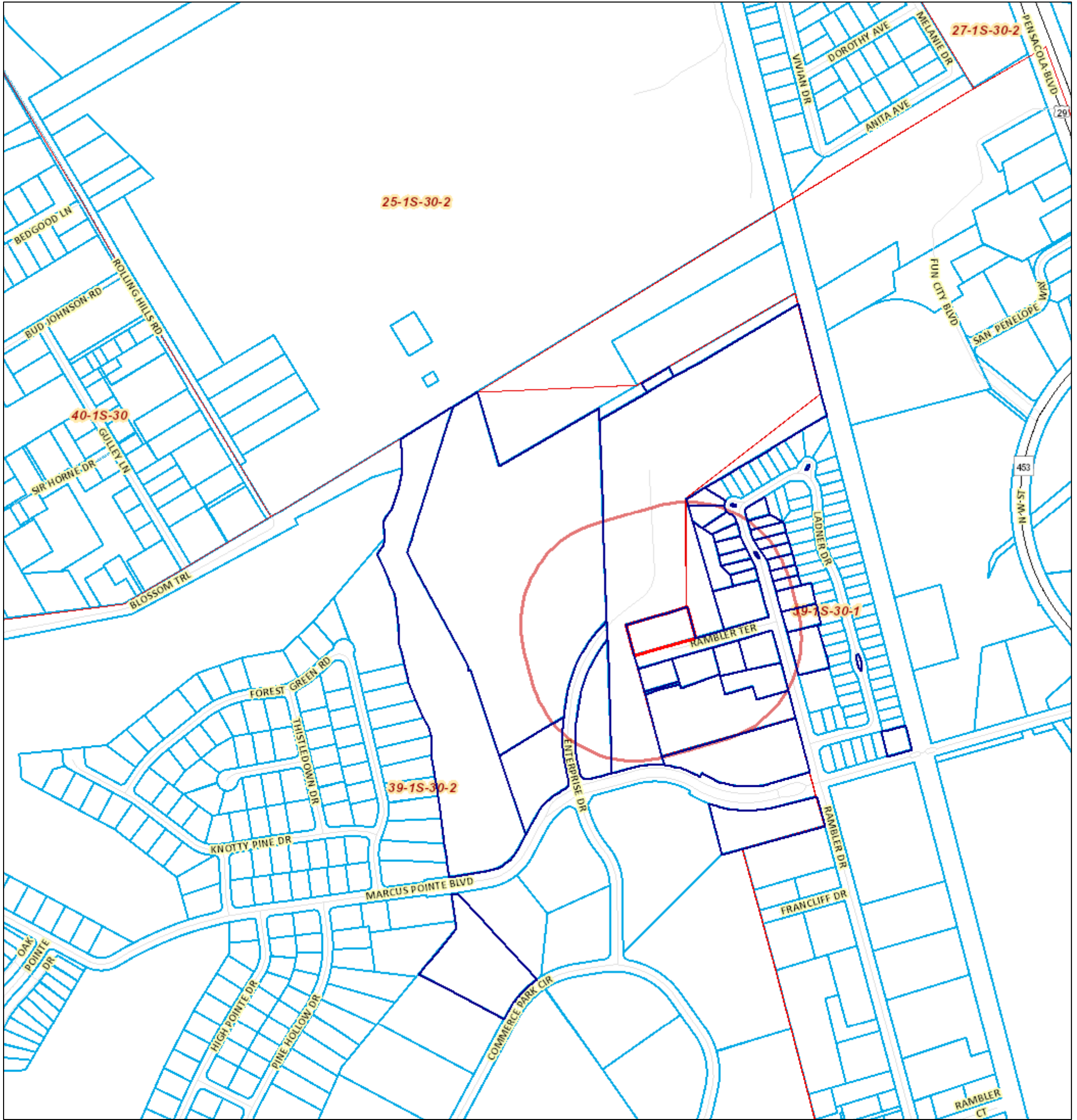
BASSETT ANTHONY
316 W LINCOLN AVE
ALBANY, GA 31701

TCIP B LLC
1401 E BELMONT ST
PENSACOLA, FL 325014321

BEAR MARCUS POINTE LLC
6120 ENTERPRISE DR
PENSACOLA, FL 32505

PASSCO MARCUS POINTE DST
96 CORPORATE PARK STE 200
IRVINE, CA 92606

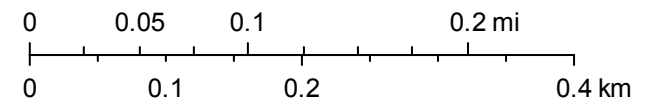
Chris Jones Escambia County Property Appraiser



March 11, 2014

1:5,557

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



Planning Board-Rezoning

5. B.

Meeting Date: 04/01/2014
CASE : Z-2014-07
APPLICANT: Wiley C. "Buddy" Page, Agent for Richard and Vickie Beck, Owners
ADDRESS: 1100 N Blue Angel Parkway
PROPERTY REF. NO.: 19-2S-31-3202-001-001
 MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 04/29/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: R-3 One-Family and Two-Family District, (cumulative) Medium Density (10 du/acre); SDD, Special Development District, (noncumulative) Low Density (3 du/acre)

TO: C2NA General Commercial and Light Manufacturing District, (cumulative) Bars, Nightclubs, and Adult Entertainment are Prohibited Uses (25 du/acre)

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

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

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

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.

FINDINGS

The proposed amendment to C2NA is **consistent** with the intent and purpose of Future Land Use category Mixed-Use Suburban as stated in CPP FLU 1.3.1. The category allows for a mix of residential and commercial uses such as retail, professional offices as well as light industrial. The proposed amendment is consistent with the intent of CPP FLU 1.5.3 promoting the efficient use of existing public roads, utilities and service infrastructure; the proposed amendment also encourages redevelopment of an underutilized property. Buffering will be required between the subject parcel and any residential property as stated in CPP FLU 1.1.9.

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.

6.05.21. SDD special development district, (noncumulative) low density.

A. Intent and purpose. 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. SDD is to be phased out over time and no property not now zoned SDD will be zoned SDD in the future. The maximum density of this district is three dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in SDD, special development areas located in the Airport/Airfield Environs.

6.05.16.K C-2NA zoning designation. If a parcel is designated as C-2NA, then notwithstanding any other provision of this section, bars, nightclubs, and adult entertainment uses shall be prohibited uses for that parcel. Any applicant for a rezoning to the C-2 zoning district may request a C-2NA zoning designation. Such request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved, in conformance with Section 2.08.00 of this land development code, a

property owner must apply for a rezoning to C-2 in order to remove the designation. The C-2NA zoning designation shall apply to all subsequent owners unless and until the parcel is rezoned to the C-2 zoning district without the C-2NA zoning designation.

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

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

FINDINGS

The proposed amendment **is consistent** with the general commercial and light manufacturing uses and with the locational requirements for C-2NA zoning. The parcel is located on an arterial roadway, Blue Angel Parkway, half mile from an arterial/arterial intersection. There is an existing commercial structure on site which is currently a non-conforming use. The applicant has made it known the intent is to re-establish the commercial operation. The proposed amendment will eliminate the non-conforming use, making it consist with the Land Development Code. All other requirements of the Land Development Code will be evaluated for consistency during the Site Plan Review process.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-3, R-5 and SDD. The majority of the parcels are residential in zoning and existing land use. Although there are commercial parcels to the north and south, making for a natural flow for commercial uses on the arterial roadway.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

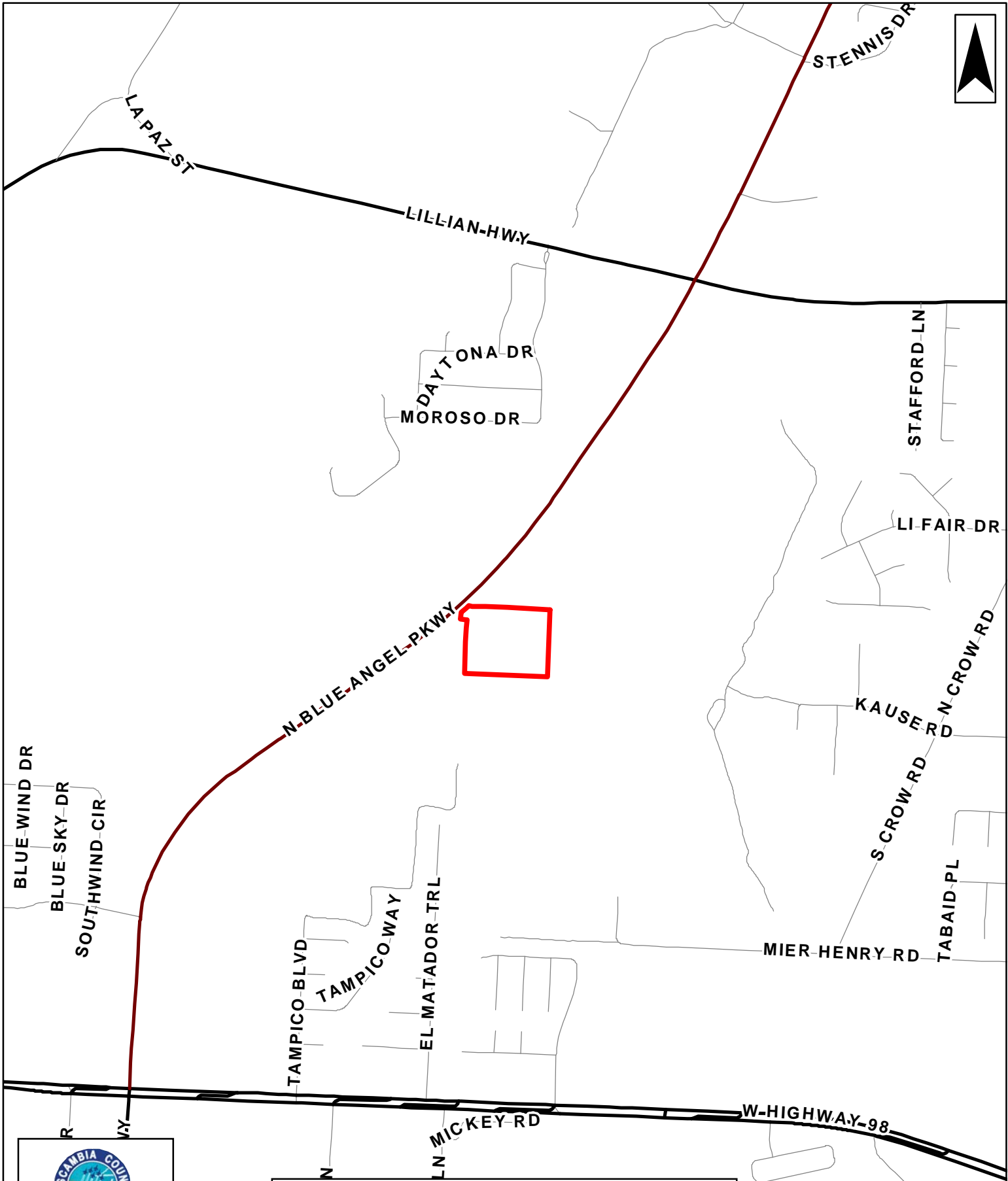
FINDINGS

The proposed amendment would **not result** in a logical and orderly development pattern. Although the property currently has a commercial building on site, the area is predominately zoned residential but vacant which could re-establish a commercial trend on a well traveled arterial roadway.

Attachments

Z-2014-07

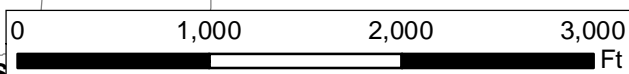
Z-2014-07



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-2014-07 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

LE FLOWERS DR



SDD

R-3

R-3

SDD

C-2

N BLUE ANGEL PKWY

R-3

SDD

R-5

SDD

SDD



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-2014-07 500' RADIUS ZONING



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



MU-S

MU-S

MU-S

N BLUE ANGEL PKWY

MU-S

MU-S

MU-S



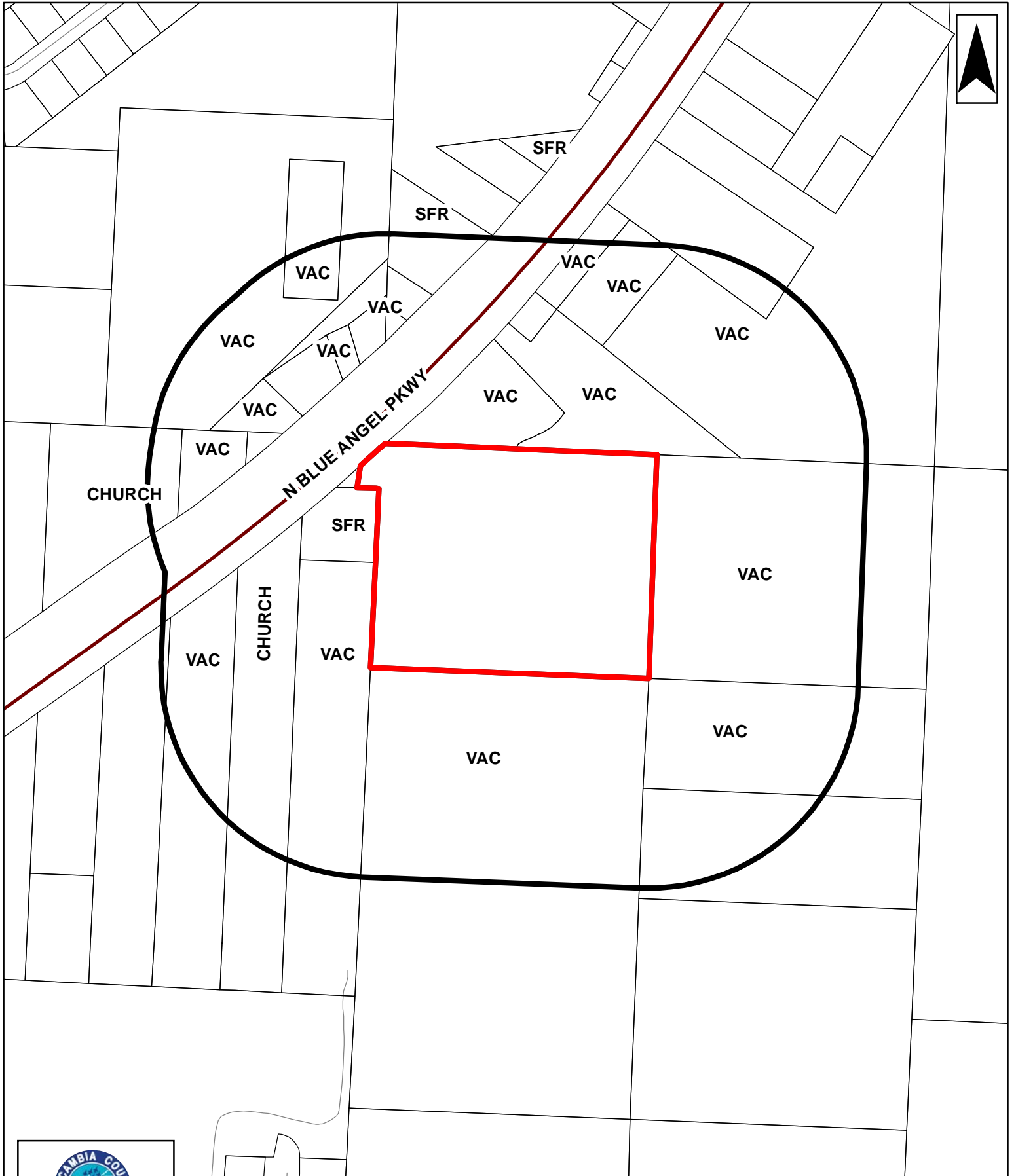
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-07 FUTURE LAND USE



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



CHURCH

CHURCH

N BLUE ANGEL PKWY

SFR

SFR

VAC

VAC

VAC

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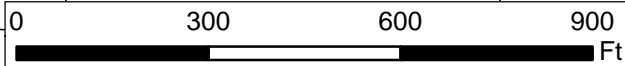
VAC



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-2014-07 EXISTING LAND USE



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



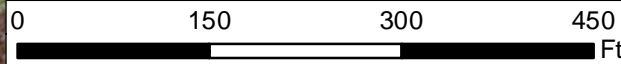
N. BLUE ANGEL PKWY








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

Andrew Holmer
Planning and Zoning Dept.

Z-2014-07 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-07
CURRENT ZONING: R-3/SDD PROPOSED ZONING: C2-NA

PLANNING BOARD

DATE: 04/01/14 TIME: 8:30 a.m.

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 4/29/14 TIME: 5:45 p.m.

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 at subject parcel



Looking west from subject parcel



Looking north from subject parcel



Looking south from subject parcel

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

March 4, 2014
VIA HAND DELIVERY

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

ZONING
RE: ~~FLUM~~ Change Request from R-3/SDD to C-2
1100 N. Blue Angel Parkway
Pensacola, Florida 32506
Parcel No: 19-2S-31-3202-001-001

Dear Mr. Jones:

Please find our attached application package requesting consideration for changing the zoning on the referenced parcel from R-3/SDD to C-2. The property was leased from the owner in 1992 and then purchased from the owner in 1998. The property has been used as a sod/landscaping supply business by the current owners since 1992.

Previously, the property was owned by Robert E. Boothe, Sr who purchased it in 1987 and used the site as a small hardware supply store and then a automotive tire supply business just before the current owners leased it in 1992. According to the present owners, the rear of the property was used to dump several thousand used tires which they removed during their first two years of their lease.

Mr. Boothe constructed the large metal building on the site in 1989 and it was picked up by the Property Appraisers office records in 1990 (see attached Chris Jones copy). The building is a steel frame/corrugated metal structure, as typically found in heavier commercial settings (see photos).

The County is in possession of historical aerial photography of the site showing the referenced metal building's presence in October 1989. The staff will be asked to comment on these archive photos during presentation to the Planning Board. This building and C-2 type uses, then, pre-date County zoning which was adopted three years later in 1992. It is not clear why the business was not correctly identified as a commercial activity and zoned accordingly. The sod distribution warehouse business, while understandably seasonal, utilizes considerable outside storage space for hundreds of sod pallets delivered by tractor-trailer rigs, front-end loading tractors, metered outside water/sprinkler systems and other landscapers needs.

In view of the history presented above showing continuous and documented C-2

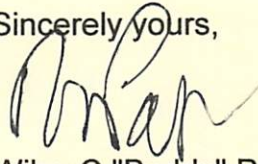
Mr. Horace Jones
March 5, 2014
Page 2

commercial type uses and improvements to the property all of which was constructed and well underway some three years prior to the adoption of zoning by the County in Mr. 1993, we respectfully ask that the Planning Board correct this oversight and change the zoning on this property from R-3/SDD to C-2 Commercial.

NA

Thank you for your assistance in this matter and contact us if you have any questions or require anything further.

Sincerely yours,



Wiley C. "Buddy" Page

copy: Mr. & Mrs. Richard Beck



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 SDD to: C-2 NA

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

Owner(s) Name: Richard F. & Vickie L. Beck Phone: _____

Address: 3900 Tongoil Road McDavid, FL 32568 Email: rvaabeck@frontiernet.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: 1100 N. Blue Angel Parkway

Property Reference Number(s)/Legal Description: 19-2S-31-3202-001-001

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 F. Beck
Signature of Owner/Agent

Richard F. Beck
Printed Name Owner/Agent

Date

[Signature]
Signature of Owner

Vickie L. Beck
Printed Name of Owner

2/26/14
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of February 20 14,
by _____

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

[Signature]
Signature of Notary
PATTY H. DAVIS
MY COMMISSION # EE-000006
Expires: September 12, 2015
Notary Public, State of Florida

Patty H. Davis
Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-07

Meeting Date(s): PB 4/1/14; BCC 5/1/14 Accepted/Verified by: A Cam Date: 3/7/14

Fees Paid: \$ 1,270.50 Receipt #: _____ Permit #: PR214030008



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 19-2S-31-3202-001-001

Property Address: 1100 Blue Angel Parkway Pensacola, Florida 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:

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 26th DAY OF February, YEAR OF 14.

Richard F Beck
Signature of Property Owner

Richard F. Beck
Printed Name of Property Owner

Date

Vickie L Beck
Signature of Property Owner

Vickie L Beck
Printed Name of Property Owner

2/26/14
Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 1100 N. Blue Angel Pkwy.

Florida, property reference number(s) 19-2S-31-3202-001-001

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

Richard F. Beck
Signature of Property Owner

Richard F. Beck
Printed Name of Property Owner

2/26/14
Date

[Signature]
Signature of Property Owner

Vickie L. Beck
Printed Name of Property Owner

2/26/14
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of February 20 14 by _____

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

[Signature]
Signature of Notary

PATTY H. DAVIS
Printed Name of Notary

(Notary Seal)

MY COMMISSION # EE 099005
EXPIRES: September 12, 2015
Bonded Thru Budget Notary Services

RECORD : \$ 10.50
STATE STAMPS: \$630.00
TOTAL : \$640.50
Our File : REL-719

PREPARED BY:
Thomas G. Van Matre, Jr.
✓ Taylor & Van Matre, P.A.
4300 Bayou Blvd./Suite 16
Pensacola, FL 32503
(904) 474-1030

P.O. Box 849
Lillian, Alabama 36549
Grantees' Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED DOC STAMPS PD @ ESC CO \$ 630.00
02/27/98 ERNIE LEE WRENCH, CLERK
By: *J. Van Matre*

KNOW ALL MEN BY THESE PRESENTS: That ROBERT E. BOOTHE, SR., and EMILY C. BOOTHE, husband and wife, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged have bargained, sold, conveyed, and granted unto RICHARD F. BECK and VICKIE L. BECK, husband and wife, Grantees, Grantees' heirs, executors, administrators, and assigns, forever, the following described real property, situate, lying, and being in the County of Escambia, State of Florida, to-wit:

Commencing at the N.W. corner of Section 19, (also being the N.E. corner of Section 18), T-2-S, R-31-W, Escambia County, Florida; thence S 01°10'56" W. along the West line of Section 19 for 1331.99'; thence S. 88°49'15" E. for 23.04' to the Southeasterly right-of-way line of Blue Angel Parkway (S.R. #297, R/W varies) and point of beginning; thence continue S. 88°49'15" E. for a distance of 638.81' to a concrete monument; thence S. 01°08'58" W. for 525.67' to a concrete monument; thence N. 88°51'56" W. for 662.15' to a concrete monument on the West line of Section 19; thence N. 01°10'56" E. along the West line of said Section 19 for 426.19' to a concrete monument); thence N. 88°49'57" W. for 50.00'; thence N. 01°10'56" E. for 26.98' to a concrete monument on the Southeasterly R/W line of said S.R. #297; thence Northeasterly along said R/W line being on a curve concave to the Northwest having a radius of 5110.85', a chord bearing N. 46°22'13" E. and chord distance 70.48' for a arc distance of 70.49' to an iron rod and cap on the intersection of the West line of said Section 19; thence continue along said R/W line having a chord bearing N. 45°47'18" E. and a chord distance of 32.81' for an arc distance of 32.81' to the P.O.B.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas, and mineral reservations of record.

Said Grantors do fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
the 26TH day of February, 1998.

WITNESSES:

[Signature]
Thomas G. Van Matre, Jr.
PRINT NAME

Robert E. Boothe Sr (SEAL)
ROBERT E. BOOTHE, SR.
Address: 3979 Point Road
Mobile, AL 36619

[Signature]
STEPHEN B. SHELL
PRINT NAME

[Signature]
Thomas G. Van Matre, Jr.
PRINT NAME

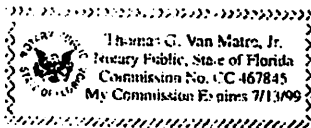
Emily C. Boothe (SEAL)
EMILY C. BOOTHE
Address: 3979 Point Road
Mobile, AL 36619

[Signature]
STEPHEN B. SHELL
PRINT NAME

STATE OF FLORIDA
COUNTY OF ESCAMBIA

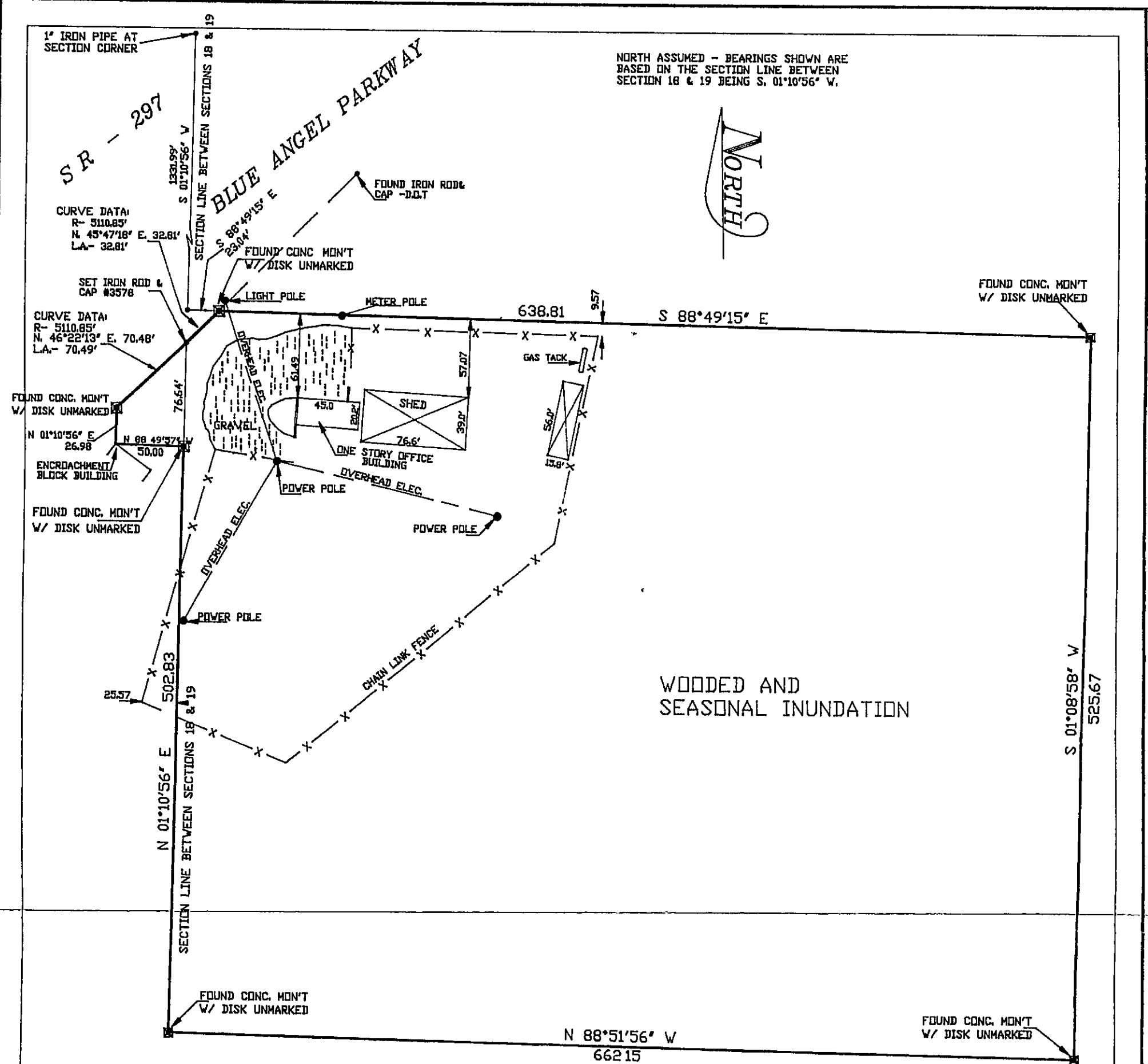
The foregoing instrument was acknowledged before me this 26TH
day of February, 1998, by ROBERT E. BOOTHE, SR., and EMILY C.
BOOTHE, who are personally known to me or who have produced
DRIVERS LIC. as identification.

[Signature]
NOTARY PUBLIC



RCD Feb 27, 1998 03:27 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-461265



LEGAL DESCRIPTION: (AS SURVEYED)

COMMENCING AT THE N.W. CORNER OF SECTION 19, (ALSO BEING THE N.E. CORNER OF SECTION 18), T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA; THENCE S. 01°10'56" W. ALONG THE WEST LINE OF SECTION 19 FOR 1331.99'; THENCE S. 88°49'15" E. FOR 23.04' TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLUE ANGEL PARKWAY (S.R. #297, R/W VARIES) AND POINT OF BEGINNING; THENCE CONTINUE S. 88°49'15" E. FOR A DISTANCE OF 638.81' TO A CONCRETE MONUMENT; THENCE S. 01°08'58" W. FOR 525.67' TO A CONCRETE MONUMENT; THENCE N. 88°51'56" W. FOR 662.15' TO A CONCRETE MONUMENT ON THE WEST LINE OF SECTION 19; THENCE N. 01°10'56" E. ALONG THE WEST LINE OF SAID SECTION 19 FOR 426.19' TO A CONCRETE MONUMENT; THENCE N. 88°49'57" W. FOR 50.00'; THENCE NORTHEASTERLY ALONG SAID R/W LINE BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5110.85', A CHORD BEARING N. 46°22'13" E. AND CHORD DISTANCE 70.48' FOR A ARC DISTANCE OF 70.49' TO AN IRON ROD AND CAP ON THE INTERSECTION OF THE WEST LINE OF SAID SECTION 19; THENCE CONTINUE ALONG SAID R/W LINE HAVE A CHORD BEARING N. 45°47'18" E. AND A CHORD DISTANCE OF 32.81' FOR A ARC DISTANCE OF 32.81' TO THE P.O.B.

NOTE: THIS SURVEY WAS PREPARED FOR THE CLIENT AND PURPOSE AS SHOWN USAGE FOR ANY OTHER PURPOSE REPRODUCTIONS - IN WHOLE OR IN PART, SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.

	V.G. SCHUMER R.L.S. 280 JEFFERY LANE PENSACOLA FLORIDA 32514	PHONE (804) 478-0088 1-800-384-0088
WHEN YOU WANT EXPERIENCE & HONESTY		SPECIALIZING IN RURAL SURVEYING & SUBDIVISION LAYOUT
SCHUMER'S PROFESSIONAL SURVEYING INC. L.B. # 6471		
SEC. 18&19 TWP-2-S RGE-31-W RECORDED IN BOOK 2 P		
REF. SOURCE: OLD SURVEY BY OTHERS, STATE R/W MAP		
LEGAL DESCRIPTION AS FURNISHED BY CLIENT. - FENCES AND ENCROACHMENTS ARE SHOWN OR NOTED. - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. - NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR OR FIRM TO CONDUCT A TITLE RECORDS SEARCH FOR THIS SITE OR THE ADJOINING PROPERTY - ALL MEASUREMENTS AND/OR ELEVATIONS WERE MADE IN ACCORDANCE TO UNITED STATES STANDARDS AND/OR UNITED STATES COAST AND GEODETIC DATUM. - DISTANCES ARE IN FEET, TENTHS OF A FOOT, AND HUNDRETHS. THIS SURVEY IS NOT VALID UNLESS STAMPED WITH AN EMBOSSED SEAL.		
TYPE SURVEY: BOUNDARY W/ IMPROVEMENTS	I HEREBY CERTIFY THAT THE SURVEY HEREON TO BE TRUE AND CORRECT AND MEETING CHAPTER 61 G17.6 F.A.C. AND FLORIDA STATUTES 472 AS SET BY THE BOARD OF LAND SURVEYORS TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
FOR: VICKIE BECK	 VICTOR G. SCHUMER REGISTERED SURVEYOR #3378 STATE OF FL.	
SCALE 1" = 80.0' JOB # 97F-407 DWN VIC	DATE 12-11-97 F.B. P.	FIELD DATE 12-10-97 REV.

THIS IS TO CERTIFY TO - RICHARD F AND VICKIE BECK - TAYLOR & VAN HATRE, P.A. - AMERICAN PIONEER-TITLE INSURANCE Co THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND MEETING F.A.C. CHAPTER 61 G17.6 AS SET BY THE BOARD OF LAND SURVEYORS TO THE BEST OF KNOWLEDGE AND BELIEF.

VICTOR G. SCHUMER
 FLORIDA REGISTERED SURVEYOR #3378

BECK RICHARD F &
3900 TUNGOIL RD
MCDAVID, FL 32568

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

JENKINS TIMBER PROPERTIES LLC
PO BOX 14
150 DOC HENRY RD
WOODY CREEK, CO 81656

LE LINH
4772 MALLARD CREEK RD
PENSACOLA, FL 32526

DOPP LAURA NICHOLE
1204 N BLUE ANGEL PKWY
PENSACOLA, FL 32506

JOHNSON DELLA ELIZABETH LIFE EST
1181 N BLUE ANGEL PKY
PENSACOLA, FL 32506

GOEL VINOD KUMAR
304 KEYBRIDGE DR
MORRISVILLE, NC 27560

LINH LE
4772 MALLARD CREEK
PENSACOLA, FL 32526

CANNADA CLARENCE J 1/6 INT&
6530 N PALAFOX ST LOT 26
PENSACOLA, FL 32503-7474

HICKS VERA
4604 EASTERN ST
NEW ORLEANS, LA 70122

BROUGHTON CARRIE EST OF
C/O BROUGHTON
4007 ERIKA CT
PENSACOLA, FL 32526

CLAIBORNE HERBERT MYRTLE
4604 EASTERN ST
NEW ORLEANS, LA 70122

WRIGHT CARRIE EST OF
C/O ANGELA BELL
10269 W DUBLIN DR+FORNEY, TX
75126-7932

TUCKER OLIVER &
C/O DAN TUCKER
2953 DA VINCI BLVD
DECATUR, GA 30034

RESURRECTION BAPTIST CHURCH INC
1041 BLUE ANGEL PKWY
PENSACOLA, FL 32506

RUFUS ELIJAH J JR & RUFUS
C/O JESSIE M BELL
PO BOX 28725+JACKSONVILLE, FL
32226

WILLIS F LOWE EST OF
12123 LONGWOOD DR
PENSACOLA, FL 32507

GAMBALA C J & G T 1/3 INT
292 CORRYDALE DR
PENSACOLA, FL 32506

ELERY GEORGE A & GLADYS D
1721 FIREMAN DR
PENSACOLA, FL 32505

PALAGANAS JOSEFINA T
7535 SANDY CREEK DR
PENSACOLA, FL 32506

AGUADA RODULFO R & CARMEN F
7903 RIVER OTTER WAY
ELK GROVE, CA 95758

ETHEREDGE LEAVIE W & NELDA RAE
TRUSTEES
3425 EDINBURGH DR
PACE, FL 32571

GULF STATES
6450 ATLANTA HWY
MONTGOMERY, AL 36117

SEVENTH DAY
6450 ATLANTA HWY
MONTGOMERY, AL 36117

ATKINS ANNA LYONS
9-343
4600 MOBILE HWY STE 9+PENSACOLA,
FL 32506

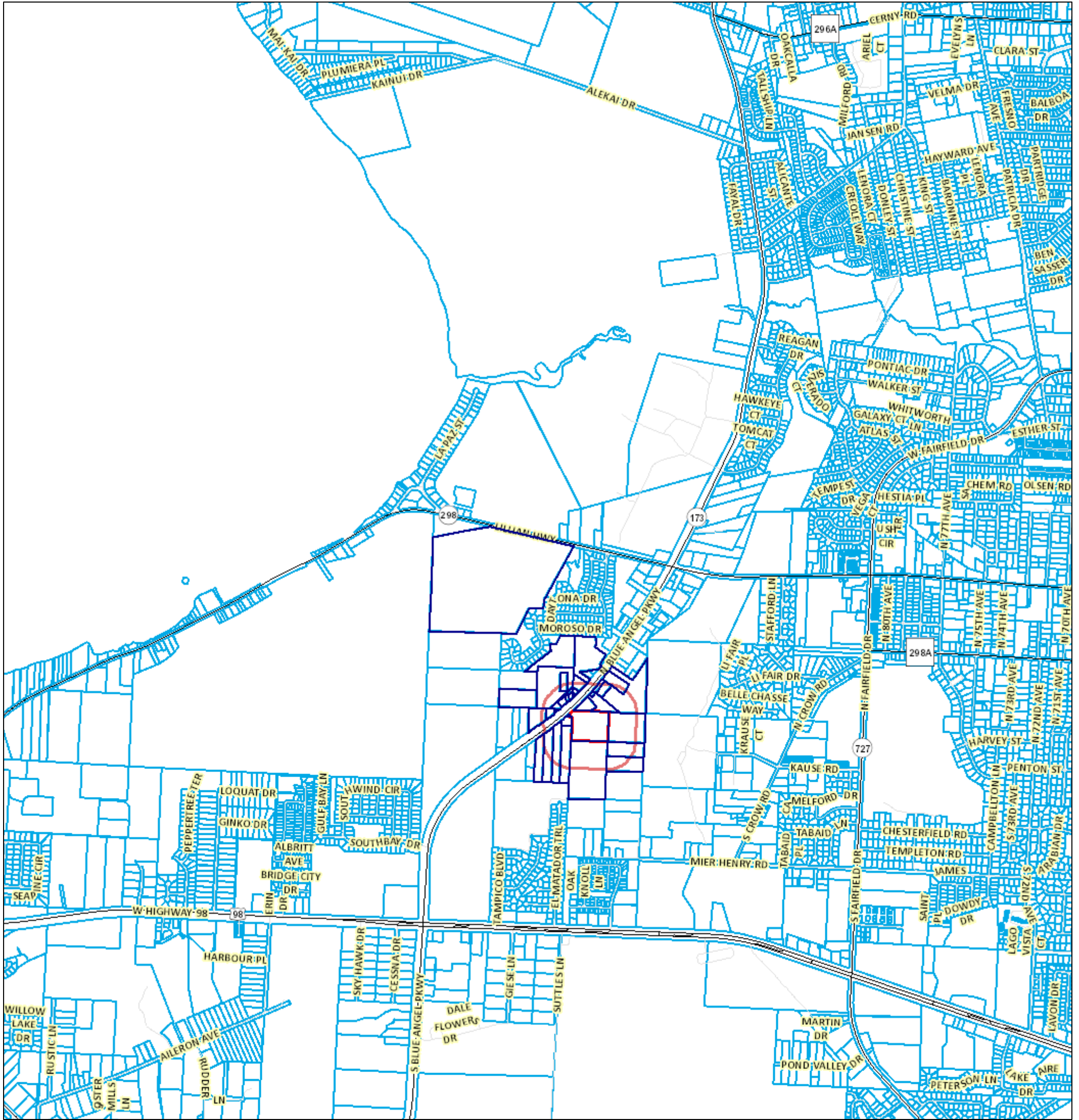
LAZARO ERNESTO G &
7561 KESTREL DR
JACKSONVILLE, FL 32222

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

OLIVER ALBERTA E
7699 CHARTER OAKS DR
PENSACOLA, FL 32514

STRUCK JAMES W &
845 MIRAMAR DR
PENSACOLA, FL 32506

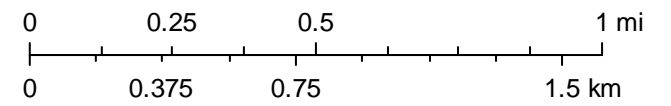
Chris Jones Escambia County Property Appraiser



March 12, 2014

1:21,268

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





**Development Services Department
Building Inspections Division**

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

RECEIPT

Receipt No. : **601394**

Date Issued. : 03/07/2014

Cashier ID : GELAWREN

Application No. : PRZ140300008

Project Name : Z-2014-07

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	1466	\$1,270.50	App ID : PRZ140300008
		\$1,270.50	Total Check

Received From : RICHARD BECK

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

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140300008	693272	1,270.50	\$0.00	1100 BLUE ANGEL PKWY, PENSACOLA, FL, 32506

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 3/7/2014