

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
July 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-2014-09

Applicant: Frank A. and Myrtle M. Buchanan, Owners

Address: 7050 Pine Forest Road

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

To: C-2NA, General Commercial and Light Manufacturing District,
(cumulative) Bars, Nightclubs, and Adult Entertainment are
Prohibited Uses (25 du/acre)

B. Z-2014-10

Applicant: William P. and Lola V. Kittell, Owners

Address: 7040 Pine Forest Road

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

To: C-2NA, 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: 07/01/2014
CASE : Z-2014-09
APPLICANT: Frank A. and Myrtle M. Buchanan, Owners
ADDRESS: 7050 Pine Forest Road
PROPERTY REF. NO.: 24-1S-31-4301-001-001
MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 08/21/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: C-2NA, 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 1.1.10 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).

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 C-2NA 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 range of uses allows Retail and Services, Professional Office, 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.

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

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 major arterial roadway, Pine Forest Road, half mile from an arterial/arterial intersection. There is an existing residential structure on site which is currently a conforming use. The applicant has made it known 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 Land Development Code will apply. 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 compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-1, P, C-2, C-1, and RR. Eighteen single family residence, one school property, one wholesale property, six existing commercial properties, and two vacant commercial properties. Although there are existing residential uses located nearby, the subject parcel is buffered by natural vegetation to the East and separated by existing roadways to the West 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 **changed** conditions that would impact the amendment or property(s). Conditional Use Cases CU-2002-10, 7009 Pine Forest Road and CU-2007-01, 1965 Pine Forest Road. Staff also found several rezoning cases Z-2002-43 at 7036 Pine Forest Road, Z-2002-44 at 7030 Pine Forest Road, Z-2002-45 at 7020 Pine Forest Road, Z-2002-46 at 7012 Pine Forest Road, Z-2002-47 at 7016 Pine Forest Road, Z-2002-48 at 7016 Pine Forest Road, and Z-2009-08 at 7011 Pine Forest Road were all approved from C-1 to C-2. Case Z-2006-80 at 1665 Cope Lane was approved by the Planning Board but denied by the BCC from R-1 to C-1. Case Z-2004-08 at 7215 and 7211 Pine Forest Road was approved from ID-CP to C-1.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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


FINDINGS

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 7.45 acre parcel would allow for a large continuous portion of commercial to development along Pine Forest Road that is consistence with existing C-2 and C-1 surrounding zoned parcels. Eight parcels in the surrounding area have been rezoned to either C-1 or C-2 do to the commercial development and future along Pine Forest Road. 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-2014-09

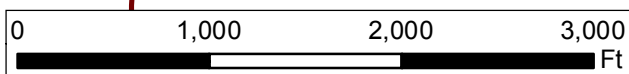
Z-2014-09

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.

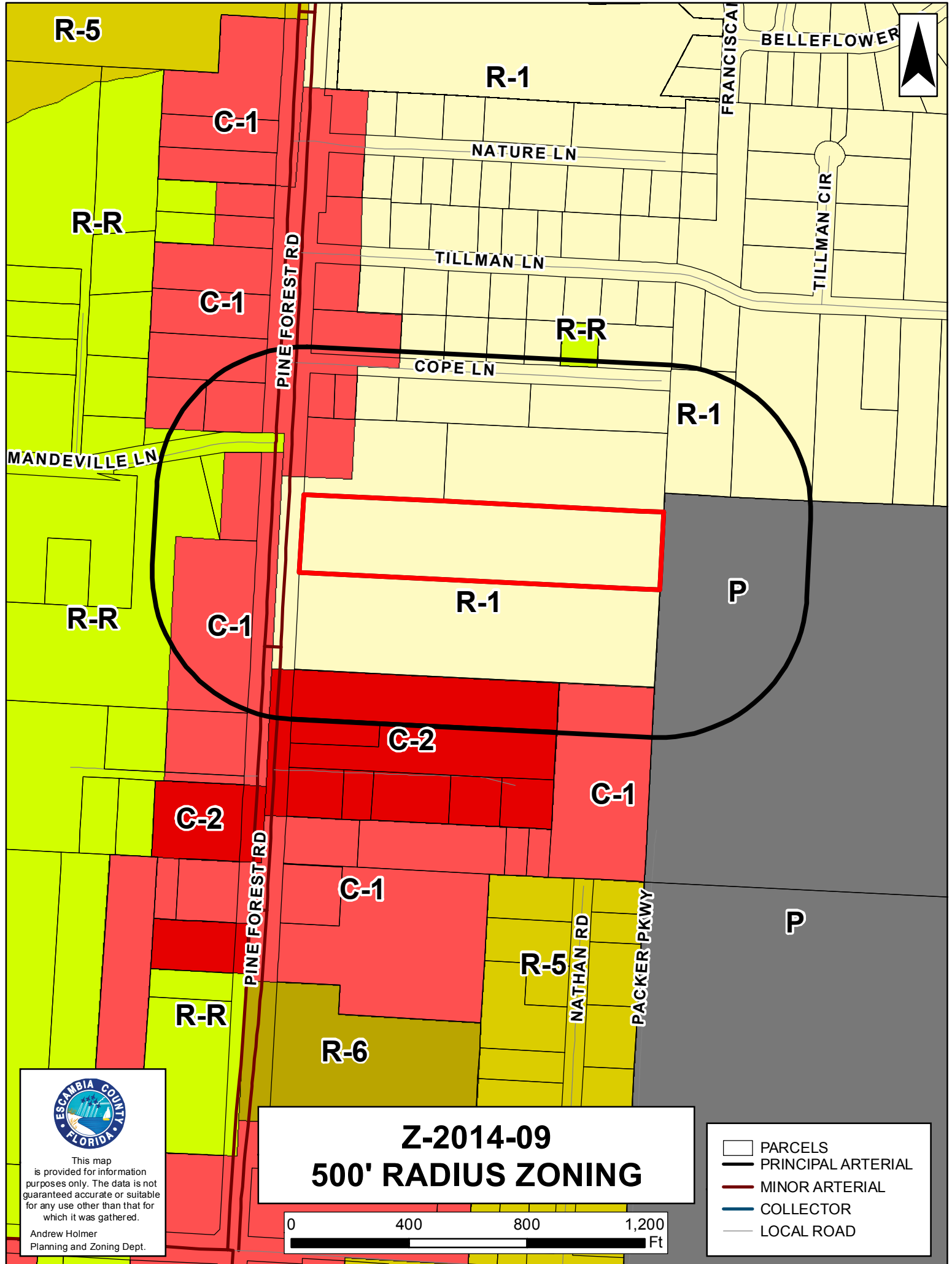
Andrew Holmer
Planning and Zoning Dept.

Z-2014-09 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

NANDORA



R-5

R-1

C-1

R-R

C-1

R-R

R-1

P

R-R

C-1

R-1

C-2

C-1

C-2

C-1

P

R-R

R-5

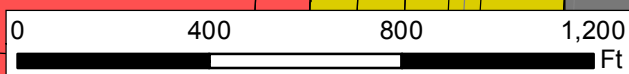
R-6



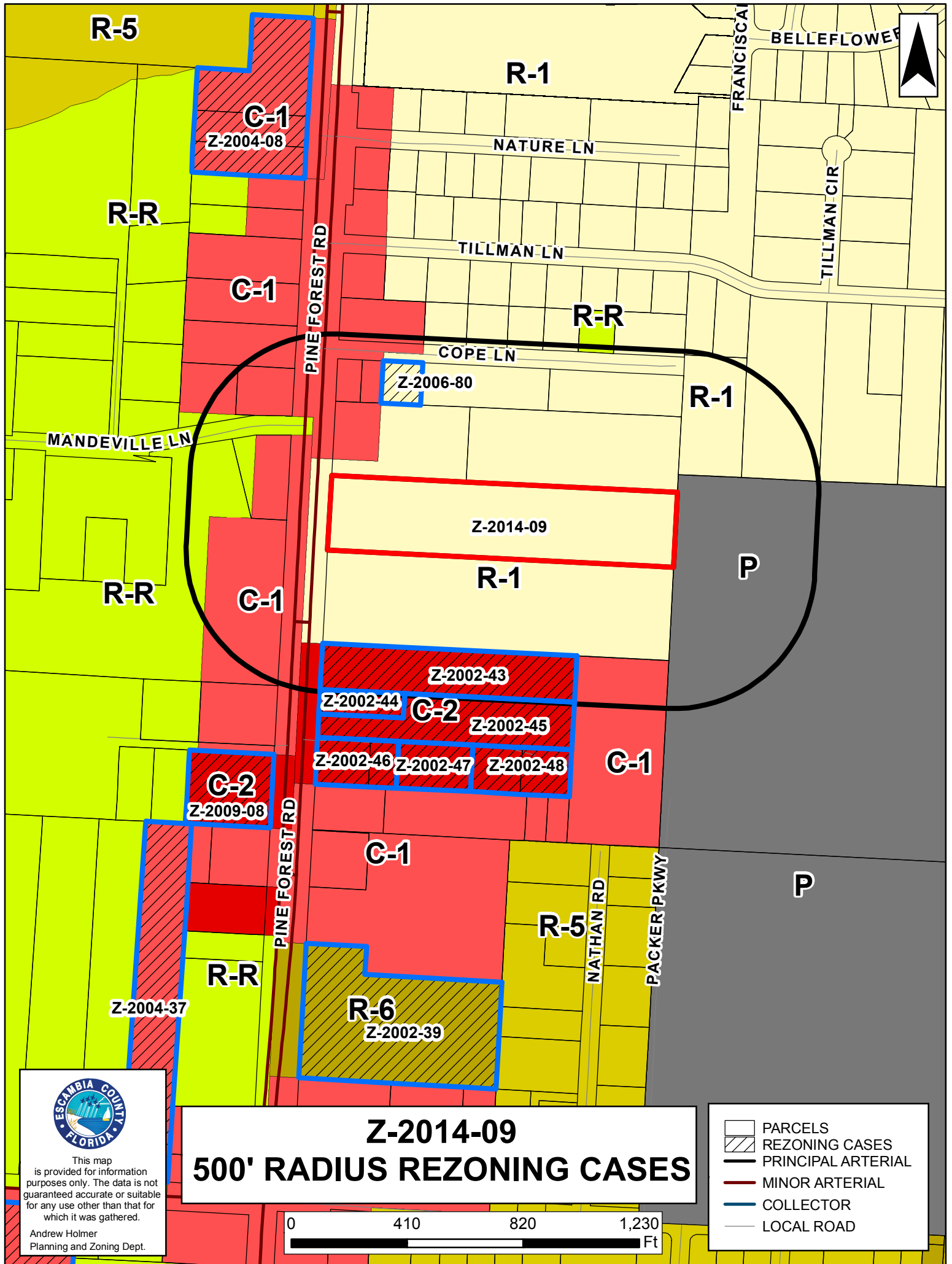
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Andrew Holmer
Planning and Zoning Dept.

Z-2014-09 500' RADIUS ZONING



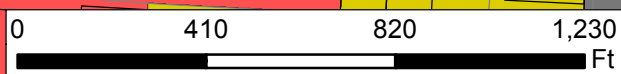
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



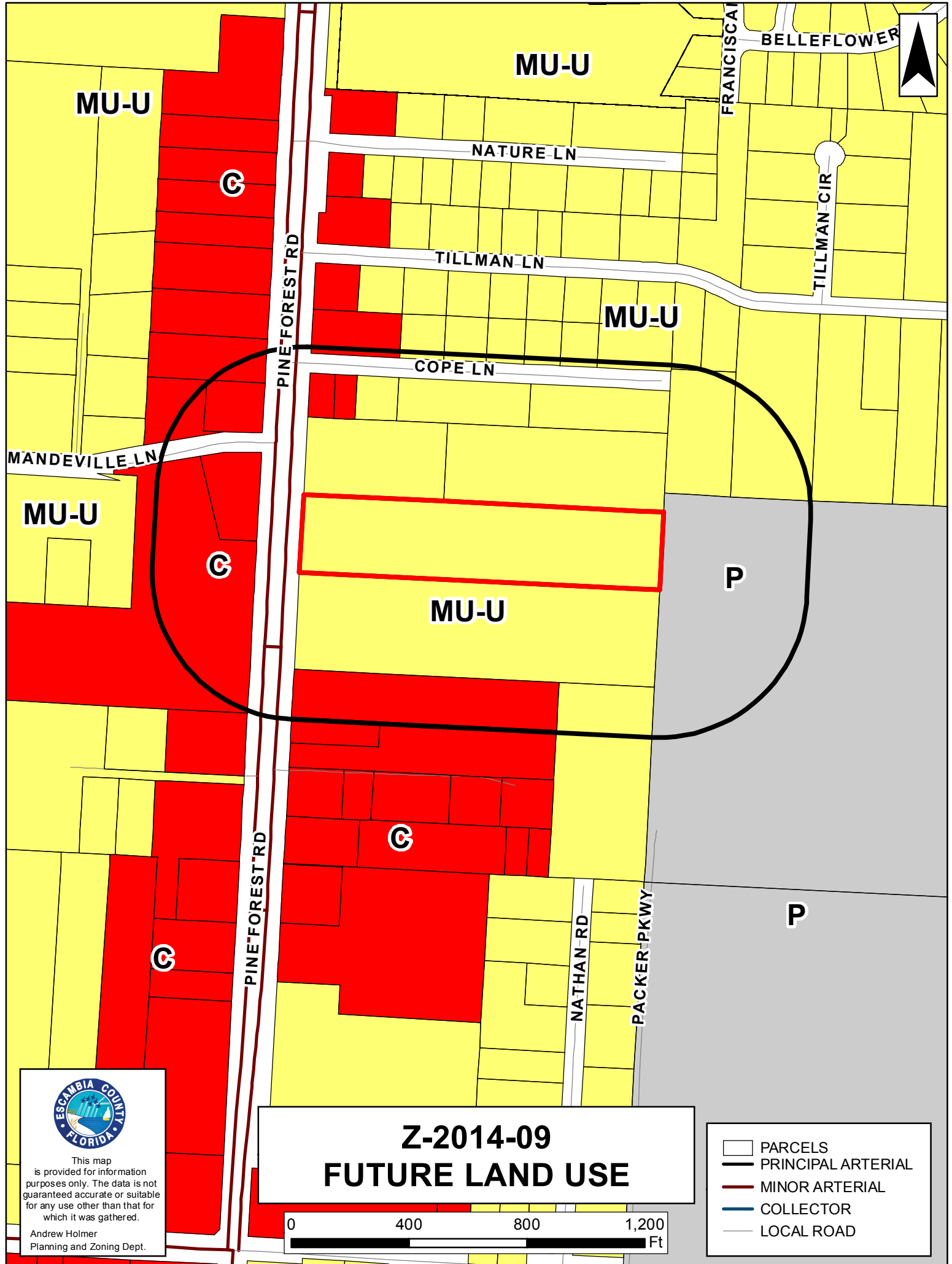
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-09 500' RADIUS REZONING CASES



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



MU-U

MU-U

G

NATURE LN

TILLMAN LN

MU-U

COPE LN

MANDEVILLE LN

MU-U

G

MU-U

P

G

G

PINE FOREST RD

NATHAN RD

PACKER PKWY

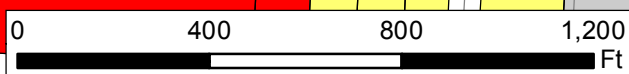
P



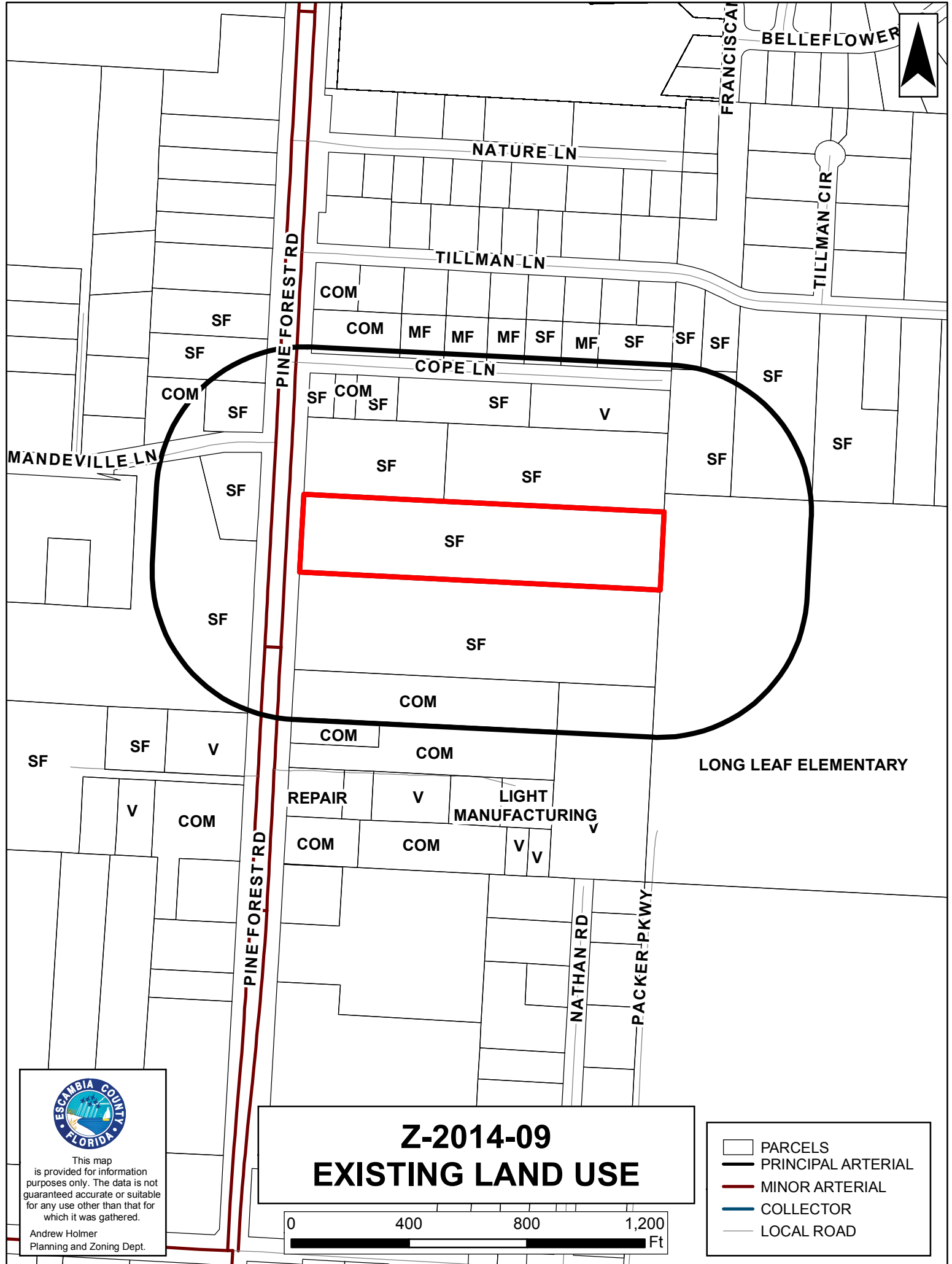
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Planning and Zoning Dept.

Z-2014-09 FUTURE LAND USE

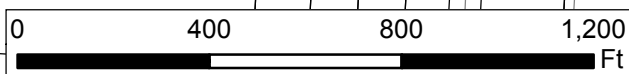


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



Z-2014-09 EXISTING LAND USE

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



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Andrew Holmer
Planning and Zoning Dept.



COPE LN

PINE FOREST RD

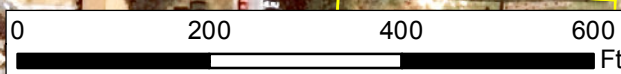
WY








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Andrew Holmer
Planning and Zoning Dept.

Z-2014-09 AERIAL MAP



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

NATH



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO: **Z-2014-09**
CURRENT ZONING: **R-1** PROPOSED ZONING: **C-2NA**

PLANNING BOARD

DATE: **07/01/14** TIME: **8:30 AM**

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **08/21/14** TIME: **5:45 PM**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 905-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Public Hearing Sign Looking North along Pine Forest



NOTICE OF
PUBLIC HEARING
REZONING

APPLICANT: [illegible]

PROPOSED
ZONING: [illegible]

PLANNING BOARD

MEETING TIME: 6:30 PM

LOCATION OF HEARING

ATTENDING OFFICE COMPLETE
A FEW MINUTES BEFORE
THE MEETING BEGINS

Looking Northeast Onto The Property



Looking East Onto The Property



Looking South Along Pine Forest



Looking Southwest Along Pine Forest



Looking West Along Pine Forest



Looking Northwest Along Pine Forest

LETTER OF REQUEST 7050 PINE FOREST ROAD REZONING REQUEST from R-1 to C-2 NA

The attached application is a request for rezoning of the property located at 7050 Pine Forest Road from R-1 to C-2 NA. We support this request as follows:

- 1) Consistency with the Comprehensive Plan: The current plan for this property is for mixed use urban allowing for 25 dwellings per acre. If changed to C-2 NA, it would maintain the same density
- 2) Consistency with this code: This 7.45 acre parcel is located adjacent to a C-1 property to the north. Our C-2 NA request is consistent with the code. To the south there are 8 parcels zoned C-2 and the property located at 7040 Pine Forest is also requesting rezoning to more closely match those parcels.
- 3) Compatibility with surrounding uses: In addition to being adjacent to a C-1 property to the north, it is abutted by county owned, undeveloped property to the East which is woodlands and undeveloped.
- 4) Changed conditions: A parcel was recently rezoned in 2013, Z-2013-21. Although there are no plans to sell or develop this property in the near future, development in this area appears to be going in this direction and as evident by the attached map, you'll see that this property and the one to the South are surrounded entirely by C-1 and C-2 zoned parcels. This parcel is 2 miles from I-10, 1 mile from Five Flags Speedway, and less than a mile from the new Wal-Mart at Mobile Hwy. and Pine Forest. Other commercial businesses include Stone Textures, a C-2 parcel two doors South of this property which has a large warehouse and outside storage. Other businesses in the adjacent area are Superior Granite, Tom Thumb, Family Dollar, Veranda Retirement, Specialty Care Center, and dozens of other businesses as well as a County Fire Department.
- 5) Effect on natural environment: There are no wetland issues or environmental impacts.
- 6) Development patterns: As per the attached map, most of the development on Pine Forest Road is commercial, leaving this and only the adjacent parcel to the South as the only remaining parcels that are not commercially zoned.

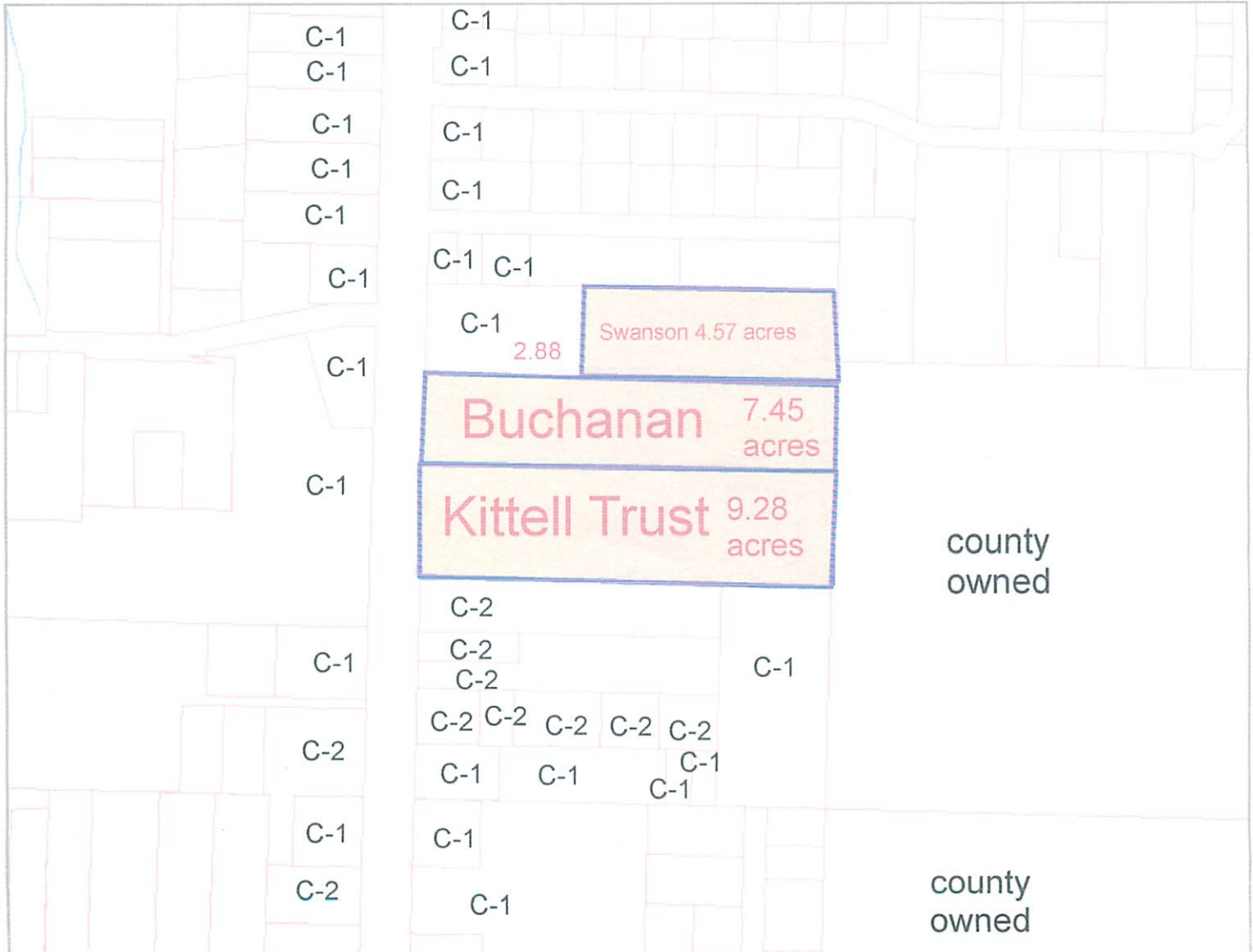
The rezoning of such large lots on Pine Forest Road approximately 2 miles from I-10 could create a positive economic development advantage to the county, perhaps for an industrial park project to service our area or for future Airbus needs in Mobile.

Proposed Zoning Inquiry Report

Parcel Site Address: 7040 PINE FOREST RD
 Parcel Ref (link to Property Appraiser): [24-1S-31-4301-000-001](#)
 Zoning Existing (Please Contact Planning and Zoning to discuss a Comparison of the Zoning Changes): R-1
 Zoning Proposed: MDR
 Information about the Proposed Category: [Click Here](#)
 Interactive Map: [Click Here](#)
 Future Land Use Category: MU-U

Proposed Zoning Inquiry Report

Parcel Site Address: 7050 PINE FOREST RD
 Parcel Ref (link to Property Appraiser): [24-1S-31-4301-001-001](#)
 Zoning Existing (Please Contact Planning and Zoning to discuss a Comparison of the Zoning Changes): R-1
 Zoning Proposed: MDR
 Information about the Proposed Category: [Click Here](#)
 Interactive Map: [Click Here](#)
 Future Land Use Category: MU-U





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: C2NA

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

Owner(s) Name: Frank & Myrtle Buchanan Phone: 850-712-2371

Address: 7050 Pine Forest Rd 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: 7050 Pine Forest Rd

Property Reference Number(s)/Legal Description: 24-1S-31-4301-001-001

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.

Frank A Buchanan Frank A. Buchanan 5/5/2014
 Signature of Owner/Agent Printed Name Owner/Agent Date

Myrtle Buchanan Myrtle Buchanan 5/5/2014
 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 May, 2014,
 by Frank + Myrtle Buchanan.

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

Margaret A Cain
 Signature of Notary
 (notary seal must be affixed)

Margaret A Cain
 Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-09

Meeting Date(s): 7/1/2014; BCC 8/21/14 Accepted/Verified by: A Cain Date: 6/4/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PRZ.140600010



Development Services Department
Escambia County, Florida

APPLICATION INSTRUCTIONS

Prior to Application Submittal

Please contact the Development Services Department located at 3363 West Park Place (595-3475) to make an appointment for a pre-application meeting with a Planner to personally discuss your site and prospective plans for it, to review the application forms and criteria with you, to answer any questions you may have, and/or any possible alternatives.

Application Submittal

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). In order for the application request to proceed in a timely manner, all items on the application forms and checklist (attached herein) must be completed and submitted prior to the deadline, scheduling a pre-application meeting with a Planner is recommended. Any incomplete application or application submitted after the deadline will not be accepted by staff.

The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. If an agent is handling the request, the owner must submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf. Signatures must be properly notarized and dated no more than sixty (60) days prior to application submittal.

No guarantee is made for the approval of any petition. Fees are non-refundable regardless of the decision.

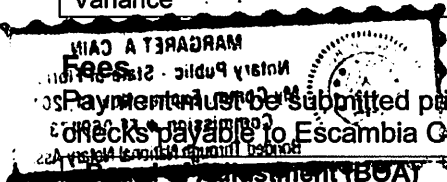
Public Hearing(s)

It is the Applicant's burden to show consistency with all applicable criteria. **NOTE:** The applicant, or his/her agent, must be present at the Board of Adjustment or Planning Board meeting. For rezoning requests, it is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.

Public Notice

Per the Land Development Code Article 2: A legal notice/advertisement will be published in the Pensacola News Journal and a sign(s) will be posted on the property by Development Services Department (DSD) prior to the hearing. Current property owners near the subject property will be notified of the proposed request via postcard by DSD at least fifteen (15) days prior to the hearing (see table below). Staff will obtain the list of mailing addresses from the Escambia County Property Appraiser's Office website (escpa.org).

Application Type:	Who will receive a postcard? Property owners:
Rezoning	within 500 foot radius of the subject property
Conditional Use	
Administrative Appeal	
Conditional Use – Sale of Alcohol	within 500 foot radius of the subject property and any places of worship and/or day care facility within 1,000 feet
Variance	directly abutting the subject property (excluding properties across the street)



Fees

Payments must be submitted prior to 3pm of the closing date for acceptance of application. Please make checks payable to Escambia County. Development Services Department accepts MasterCard and Visa.

Board of Adjustment (BOA)	Planning Board – Rezoning
\$1,270.50 - Conditional Use	\$1,270.50 for a rezoning request of one parcel
\$423.50 - Variance	\$2,117.50 for a rezoning request of two contiguous parcels*
\$677.60 - Administrative Appeal	\$2,117.50 plus \$84.70 for each additional parcel for more than two contiguous parcels*
\$211.75 - Development Order Extension	

*Lots separated by a street or roadway or by other lots/parcels are not considered contiguous. All lots must be owned by the same applicant in order to receive the discounted fee.



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2014-09

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 24-1S-31-4301-001-001

Property Address: 7050 Pine Forest Rd

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 May, YEAR OF 2014.

Frank A Buchanan
Signature of Property Owner

Frank Buchanan
Printed Name of Property Owner

5/5/2014
Date

Myrtle Buchanan
Signature of Property Owner

Myrtle Buchanan
Printed Name of Property Owner

5-5-14
Date



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: _____

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at _____,

Florida, property reference number(s) _____

I hereby designate _____ 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: _____ Email: _____

Address: _____ Phone: _____

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____ COUNTY OF _____

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

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

Signature of Notary

Printed Name of Notary

(Notary Seal)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-1240-500		See Below	06	241S31-4301-001-001

OFFICE
(850) 438-6500

2013 Real Estate 0104411.0000

7050 PINE FOREST RD
 S 265 FT OF N 330 FT OF
 SW1/4 OF SE1/4
 LESS W 100 FT FOR PINE
 See Tax Roll for extra legal.

S - 017769 / 029429 1-74048 JMS51696

BUCHANAN FRANK A & MYRTLE M
 7050 PINE FOREST RD
 PENSACOLA FL 32526-3920



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	235,911	50,000	185,911	1,230.08
PUBLIC SCHOOLS					
By Local Board	2.2480	235,911	25,000	210,911	474.13
By State Law	5.3090	235,911	25,000	210,911	1,119.73
SHERIFF	0.6850	235,911	50,000	185,911	127.35
M.S.T.U. Library	0.3590	235,911	50,000	185,911	66.74
WATER MANAGEMENT	0.0400	235,911	50,000	185,911	7.44

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

*pd 11/25/2013
 to escrow
 acct. # 1028*

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

TOTAL MILLAGE 15.2575 AD VALOREM TAXES 3025.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FIRE		170.00
QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS		170.00

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS 3195.47 PAY ONLY ONE AMOUNT See reverse side for important information

Nov 30 2013 \$ 3067.65	Dec 31 2013 \$ 3099.61	Jan 31 2014 \$ 3131.56	Feb 28 2014 \$ 3163.52	Mar 31 2014 \$ 3195.47	Apr 30 2014 \$ 3291.33
---------------------------	---------------------------	---------------------------	---------------------------	---------------------------	---------------------------

AMOUNT
 DUE
 IF PAID
 BY

INSTRUCTIONS AND INFORMATION

CONTACT INFORMATION: QUESTIONS AND PROBLEMS

Tax Collector Office (850) 438-6500 ext. 3252 Fax (850) 432-3601 • www.escambiataxcollector.com • E-mail: ectc@escambiataxcollector.com • 213 Palafox Place, Pensacola, FL 32502

Tax Collector: Responsible for preparation and mailing of tax notices based on information contained on the current tax roll certified by the Property Appraiser and non-ad valorem assessments provided by the levying authorities.

Property Appraiser: (Homestead Exemptions) Responsible for preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and address, address changes, and legal property description.
Phone (850) 434-2735, 221 Palafox Place, Suite 300, Pensacola, FL 32502. Web: www.escpa.org

Taxing Authorities: Responsible for setting ad valorem millage rates.

Levying Authorities: Responsible for setting non-ad valorem assessments.

GENERAL INSTRUCTIONS

If you have **sold the property** described on this notice, please forward this notice to the new owner or return it to the Tax Collector's office immediately.

Please verify the description of the property. **If any errors in the description are found, notify the Property Appraiser (850) 434-2735 as soon as possible.** This notice covers taxes for the calendar year January 1 through December 31 of the year indicated on the front. (Non-ad valorem assessments may be an exception.)

Tangible Personal Property is a tax on personal property used in your business or rental unit such as equipment, furniture, and fixtures. The assessment is made by the Property Appraiser based upon a return you should have filed by April 1. If no return was filed, your assessment was based on the **best information** available. If your business operated during any part of the year, the taxes are due in full. There is no provision for proration. If you sold the business during the year, please forward this bill to the new owner or return it to the Tax Collector's office immediately.

DISCOUNTS FOR EARLY PAYMENTS AND PAYMENT OPTIONS

Discounts for early payments have been computed for you on the bottom of this notice. Please pay only one amount.

Schedule of Discounts: 4% in November 3% in December 2% in January 1% in February

Discounts are determined by postmark of payment. If discount period ends on a Saturday, Sunday, or legal holiday, discount is extended to the next business day only if delivered to a tax collector office that day during normal business hours.

If the postmark indicates your payment was mailed on or after April 1 (delinquent date), the amount due is determined by the date your payment is **RECEIVED** by the Tax Collector.

Payments may be made by mail, phone, in person, and online. Payment by credit card will be charged a convenience fee. If paying by mail, please keep the top portion of the bill along with your cancelled check. **Please note, your taxes are not "paid" until your check clears the bank.**

DELINQUENT TAX INFORMATION

Taxes become **delinquent April 1**.

NOTE: Prior year(s) tax amount is subject to increase if certificate is purchased or tax deed application is filed before payment is received.

For **real estate taxes**, a 3% minimum mandatory charge is imposed on April 1, and an advertising charge and additional fees are added May 1. Tax sale certificates will be sold on all unpaid accounts on or before June 1, resulting in additional charges. Taxes paid after certificate is issued must be in cash or certified funds.

NOTICE TO TAXPAYERS ENTITLED TO HOMESTEAD EXEMPTION. If your income is low enough to meet certain conditions, you may qualify for a deferred tax payment plan on homestead property. An application to determine eligibility is available in the county Tax Collector's office.

For **tangible personal property taxes**, interest accrues at 1 ½% per month plus advertising and fees. Tax warrants will be issued on all unpaid personal property taxes.

IMPORTANT DATES

March 1	Deadline to file any new exemptions with Property Appraiser
March 31	Deadline for Tax Deferral Application
March 31	Last day for tax payment without interest
April 1	All taxes become delinquent
April 30	Deadline for new applications to enroll in installment plan
November	Tax bills mailed

Installment Payment Dates:

June	First Quarter
September	Second Quarter
December	Third Quarter
March	Fourth Quarter



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

<p>General Information</p> <p>Reference: 241S314301001001 ³</p> <p>Account: 091240500</p> <p>Owners: BUCHANAN FRANK A & MYRTLE M</p> <p>Mail: 7050 PINE FOREST RD PENSACOLA, FL 32526</p> <p>Situs: 7050 PINE FOREST RD 32526</p> <p>Use Code: SINGLE FAMILY RESID ¹</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2013 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$145,090</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$196,698</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$341,788</td> </tr> <tr> <td><i>Save Our Homes:</i></td> <td style="text-align: right;">\$235,911</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$145,090	Land:	\$196,698	Total:	\$341,788	<i>Save Our Homes:</i>	\$235,911
Improvements:	\$145,090								
Land:	\$196,698								
Total:	\$341,788								
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<p>Sales Data</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book Page Value Type</th> <th style="text-align: center;">Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td colspan="3">None</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book Page Value Type	Official Records (New Window)	None			<p>2013 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p>Legal Description ¹</p> <p>S 265 FT OF N 330 FT OF SW1/4 OF SE1/4 LESS W 100 FT FOR PINE FOREST ROAD...</p> <hr/> <p>Extra Features</p> <p>BARN FRAME BUILDING</p>
Sale Date	Book Page Value Type	Official Records (New Window)					
None							

<p>Parcel Information</p> <p>Section Map Id: 24-15-31</p> <p>Approx. Acreage: 7.4500</p> <p>Zoned: ¹ R-1</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
--	---

Buildings	
Building 1 - Address:7050 PINE FOREST RD, Year Built: 1966, Effective Year: 1966	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE</p> <p>DWELLING UNITS-1.00</p> <p>EXTERIOR WALL-BRICK-FACE</p> <p>EXTERIOR WALL-VINYL SIDING</p> <p>FLOOR COVER-CARPET</p> <p>FLOOR COVER-VINYL/CORK</p> <p>FOUNDATION-WOOD/SUB FLOOR</p> <p>HEAT/AIR-CENTRAL H/AC</p>	

<p>INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-9.00 NO. STORIES-2.00 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE-HI PITCH STRUCTURAL FRAME-WOOD FRAME</p>	
<p>Areas - 4223 Total SF BASE AREA - 2405 GARAGE UNFIN - 594 OPEN PORCH FIN - 424 UPPER STORY FIN - 800</p>	

Building 2 - Address:7050 PINE FOREST RD REAR, Year Built: 1975, Effective Year: 1975

<p>Structural Elements DECOR/MILLWORK-NONE DWELLING UNITS-1.00 EXTERIOR WALL-SIDING-BLW.AVG. FLOOR COVER-CONCRETE-FINISH FOUNDATION-SLAB ON GRADE HEAT/AIR-UNIT HEATERS INTERIOR WALL-UNFINISHED NO. PLUMBING FIXTURES-2.00 NO. STORIES-1.00 ROOF COVER-COMPOSITION SHG ROOF FRAMING-GABLE STRUCTURAL FRAME-WOOD FRAME</p>	
<p>Areas - 2052 Total SF BASE AREA - 1620 GARAGE UNFIN - 360 OPEN PORCH FIN - 72</p>	

Images

None

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

[Last Up-dated: 04/28/2014 11:32:30]

Escambia County Property Appraiser
241S314301001001 - Full Legal Description

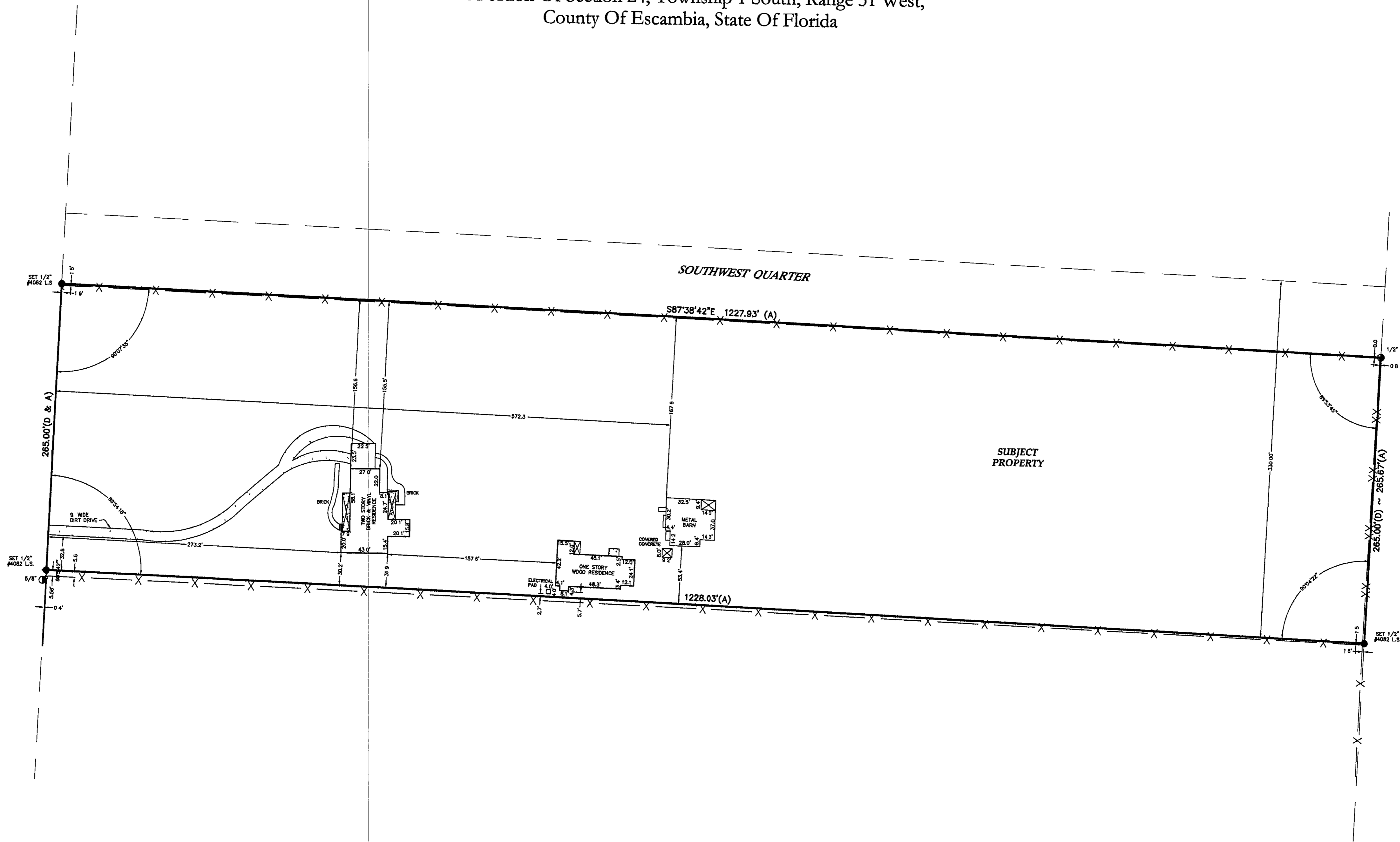
S 265 FT OF N 330 FT OF SW1/4 OF SE1/4 LESS W 100 FT FOR PINE FOREST ROAD OR 258 P 107

BOUNDARY SURVEY

A Portion Of Section 24, Township 1 South, Range 31 West,
County Of Escambia, State Of Florida



PINE FOREST ROAD
(100' R/W)



Address: 1750 Pine Forest Road

The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the US Postal Service. Any certifications shown hereon do not apply or cover the said address.

LAND DESCRIPTION

The South two hundred sixty-five (265) feet of the North three hundred thirty (330) feet of the Southwest 1/4 of the Southeast 1/4, in Section 24, Township 1 South, Range 31 West, Less the West one hundred (100) feet thereof, for Pine Forest Road right-of-way.

Source of Information: Recorded Deed Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm.

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat.

LEGEND:

- ⊕ - 4" x 4" (P.R.M.) Permanent Reference Monument Found
- ⊙ - (P.C.P.) Permanent Control Point Found
- ⊗ - Chain Link Fence
- P.I.C. - Point of Commencement
- R - Radius
- ⊠ - Indicates Covered
- ⚓ - Benchmark
- ⚓ - Set Hub & Tack
- ⊕ - 4" x 4" Concrete Monument Found
- ⊙ - 1/2" Capped Iron Rod L.S. #4082 Set
- ⊙ - Utility Pole
- ⊙ - Guy Anchor Wire
- ⊙ - Capped Iron Rod Found
- ⊙ - Iron Rod Unnumbered Found
- ⊙ - Iron Pipe Unnumbered Found
- ⊙ - Aerial Electric, Telephone, Cable Lines
- ⊙ - Property Line
- ⊙ - Point on Line
- ⊙ - Concrete Monument
- R/W - Right of Way
- BSL - Building Setback Line
- CONC - Concrete
- C - Centerline
- R - Property Line
- P.O.L. - Point on Line
- CM - Concrete Monument
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- P.I. - Point of Intersection
- P.R.C. - Point of Reverse Curvature
- P.C.C. - Point of Compound Curvature
- (P) - Plat
- (D) - Description or Deed
- (A) - Actual
- (TYP) - Typical
- L.B. - Licensed Business
- L.S. - Licensed Surveyor
- NR - Non-Radial
- NTS - Not to Scale

NOTICE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATE

I hereby certify the survey shown hereon meets the minimum technical standards, set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 and 5J-17.052, Florida administrative code, pursuant to Section 472.027, Florida Statutes.

Joel C. Walters, R.L.S. No. 4082
State of Florida

LAND SURVEYING



JOEL WALTERS
TELEPHONE NO.

REVISIONS: DATE



JOB NO. 14-05-013
CAD FILE: 145013
REQUESTED BY: LSA NORMAN
DATE OF SURVEY: 07/29/2014
FIELD BOOK: 643
ENCLOSURES: AS SHOWN

SCALE: 1"=50'
PAGE: 84-86
SHEET 1 OF 1
FILE NO. 0-1143

BUCHANAN FRANK A & MYRTLE M
7050 PINE FOREST RD
PENSACOLA, FL 32526

JERNIGAN GLEN M & LOUISE
PO BOX 17858
PENSACOLA, FL 32522

BANKSTON RICKY E & ANTOINETTE L
6814 CEDAR RIDGE DR
PENSACOLA, FL 32526

LOVELACE STEVEN
PO BOX 37411
PENSACOLA, FL 32526

WICKER THOMAS W & CARMEN I
1924 COPE LN
PENSACOLA, FL 32526

PRICE BETTY C &
7333 MIMOSA DR
PENSACOLA, FL 32526

JEMASY INC
3235 MAGGIE BLVD
ORLANDO, FL 32811

JEMASY INC
3532 MAGGIE BLVD
ORLANDO, FL 32811

COLE GENE E & CAROLYN M
1965 COPE LN
PENSACOLA, FL 325263931

MCGEHEE TERRY &
7101 PINE FOREST RD
PENSACOLA, FL 32526

COPELAND DONALD L SR &
3240 GREEN VALLEY DR
PENSACOLA, FL 32526

SWANSON CARL D JR &
7060 PINE FOREST RD
PENSACOLA, FL 32526

COTTON PATRICIA BRAMBLETT
2006 BROYHILL LN
PENSACOLA, FL 32526

GLEATON ERIC L
102 E NINE MILE RD
PENSACOLA, FL 32534

REYNOLDS ROBERT E & DELORES C
2810 MANDEVILLE LN
PENSACOLA, FL 32526

SWANSON INC
7060 PINE FOREST RD
PENSACOLA, FL 32526

BEECH ELLIS L &
1920 COPE LN
PENSACOLA, FL 32526

KADAR INC
7011 PINE FOREST RD
PENSACOLA, FL 32514

KITTELL LOLA V TRUSTEE
7040 PINE FOREST RD
PENSACOLA, FL 325263920

DESTIN DEVELOPERS LLC
PO BOX 576
DESTIN, FL 32540

WHITE DON M SR
9003 N DAVIS HWY
PENSACOLA, FL 32514

DLM PENSACOLA PROPERTIES LLC
7020 PINE FOREST RD
PENSACOLA, FL 32526

BOWEN WILLIAM M
1900 COPE LN
PENSACOLA, FL 32526

RENO CAROLYN P
1913 COPE LN
PENSACOLA, FL 32526

COOLBAUGH NELDA JEAN TRUSTEE
FOR
1935 TILLMAN LN
PENSACOLA, FL 32526

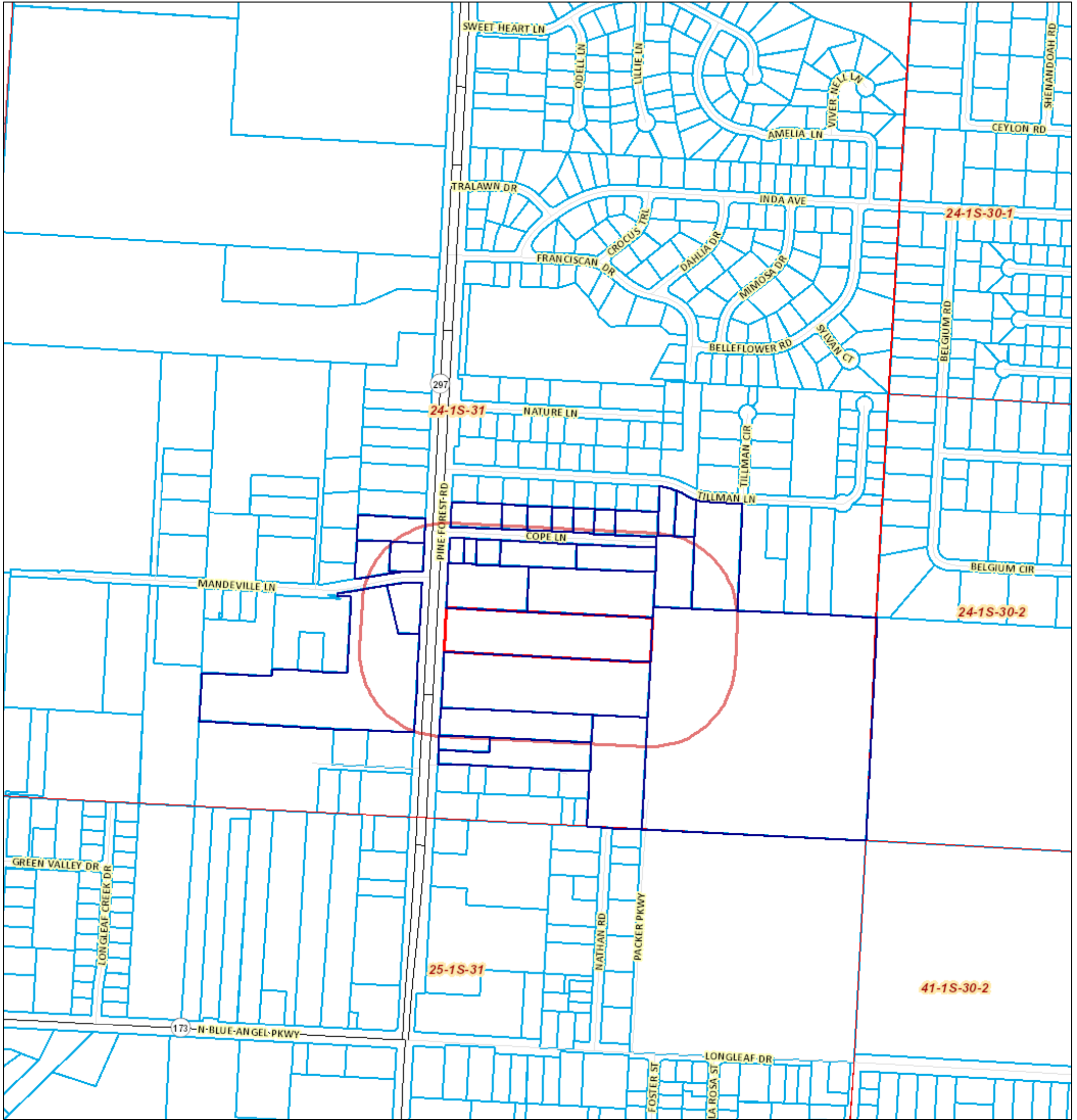
ARD ALAN D & JACQUELYN K
1931 TILLMAN LN
PENSACOLA, FL 32526

SCHOOL BOARD OF ESCAMBIA CO
75 N PACE BLVD
PENSACOLA, FL 32505

ARD KEITH D
1869 COPE LN
PENSACOLA, FL 32526

FERGUSON ROBERT
1911 TILLMAN LN
PENSACOLA, FL 32526

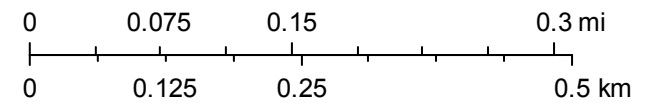
Chris Jones Escambia County Property Appraiser



June 5, 2014

1:6,962

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



Planning Board-Rezoning

5. B.

Meeting Date: 07/01/2014
CASE : Z-2014-10
APPLICANT: William P. and Lola V. Kittell, Owners
ADDRESS: 7040 Pine Forest Road
PROPERTY REF. NO.: 24-1S-31-4301-000-001
 MU-U, Mixed-Use
FUTURE LAND USE: Urban
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 08/21/2014

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: C-2NA, 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 1.1.10 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).

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 C-2NA **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 range of uses allows Retail and Services, Professional Office, 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.

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

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 major arterial roadway, Pine Forest Road, half mile from an arterial/arterial intersection. There is an existing residential structure on site which is currently a conforming use. The applicant has made it known 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 Land Development Code will apply. 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 compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts R-1, P, C-2, C-1, and RR. Eight single family residences, one school property, one wholesale property, eight existing commercial properties, and six vacant commercial properties. Although there are existing residential uses located nearby, the subject parcel is buffered by natural vegetation to the East and separated by existing roadways to the West 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 **changed** conditions that would impact the amendment or property(s). Conditional Use Cases CU-2002-10, 7009 Pine Forest Road and CU-2007-01, 1965 Pine Forest Road. Staff also found several rezoning cases Z-2002-43 at 7036 Pine Forest Road, Z-2002-44 at 7030 Pine Forest Road, Z-2002-45 at 7020 Pine Forest Road, Z-2002-46 at 7012 Pine Forest Road, Z-2002-47 at 7016 Pine Forest Road, Z-2002-48 at 7016 Pine Forest Road, and Z-2009-08 at 7011 Pine Forest Road were all approved from C-1 to C-2. Case Z-2006-80 at 1665 Cope Lane was approved by the Planning Board but denied by the BCC from R-1 to C-1. Case Z-2004-08 at 7215 and 7211 Pine Forest Road was approved from ID-CP to C-1.

CRITERION (5)

Effect on natural environment.

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

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

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


FINDINGS

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 9.28 acre parcel would allow for a large continuous portion of commercial to development along Pine Forest Road that is consistent with existing C-2 and C-1 surrounding zoned parcels. Eight parcels in the surrounding area have been rezoned to either C-1 or C-2 do to the commercial development and future along Pine Forest Road. 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-2014-10

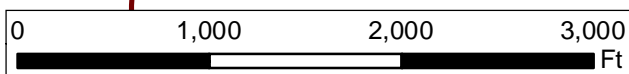
Z-2014-10








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.

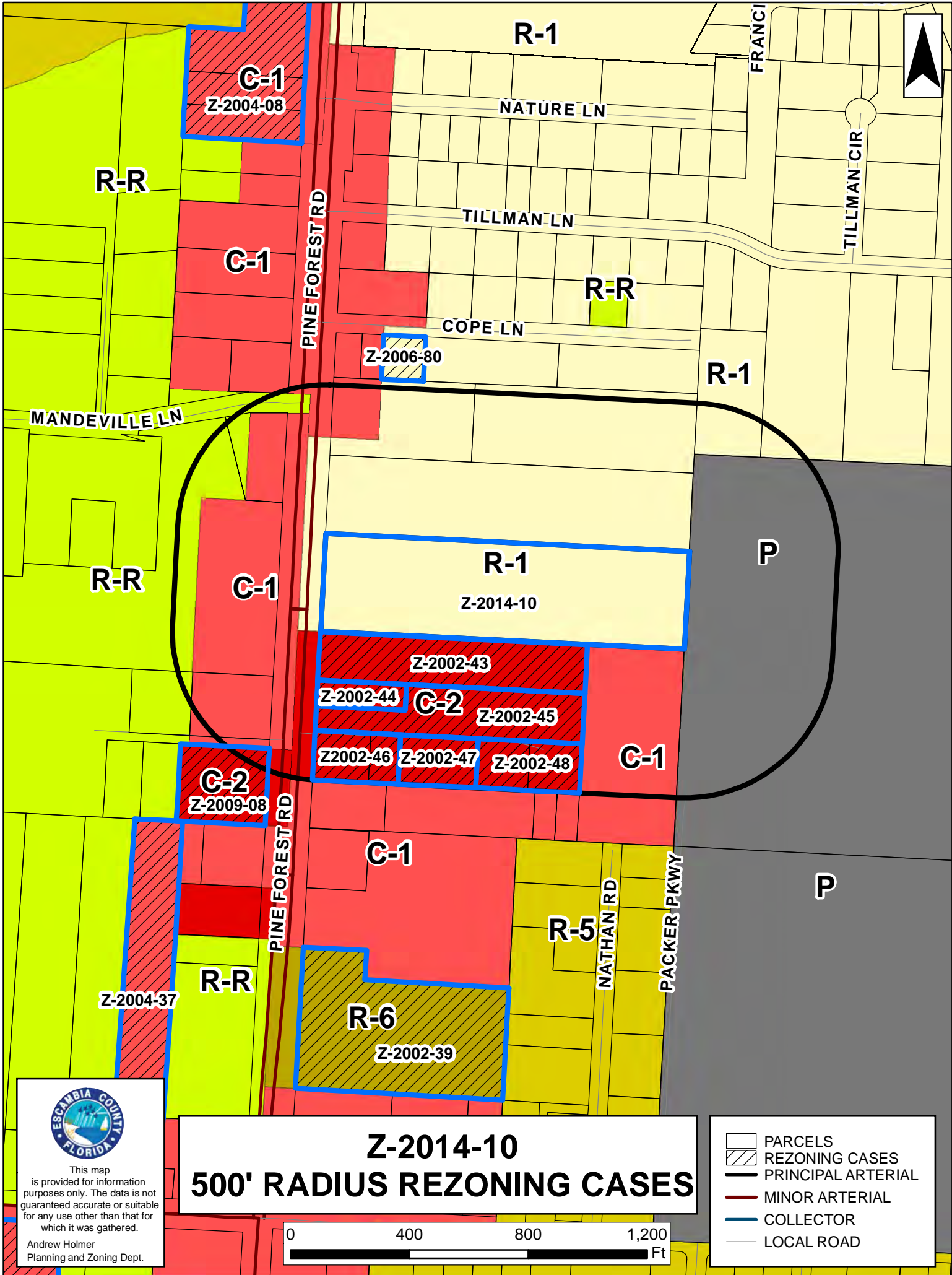
Andrew Holmer
Planning and Zoning Dept.

Z-2014-10 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD


NANDORA



Z-2014-10
500' RADIUS REZONING CASES

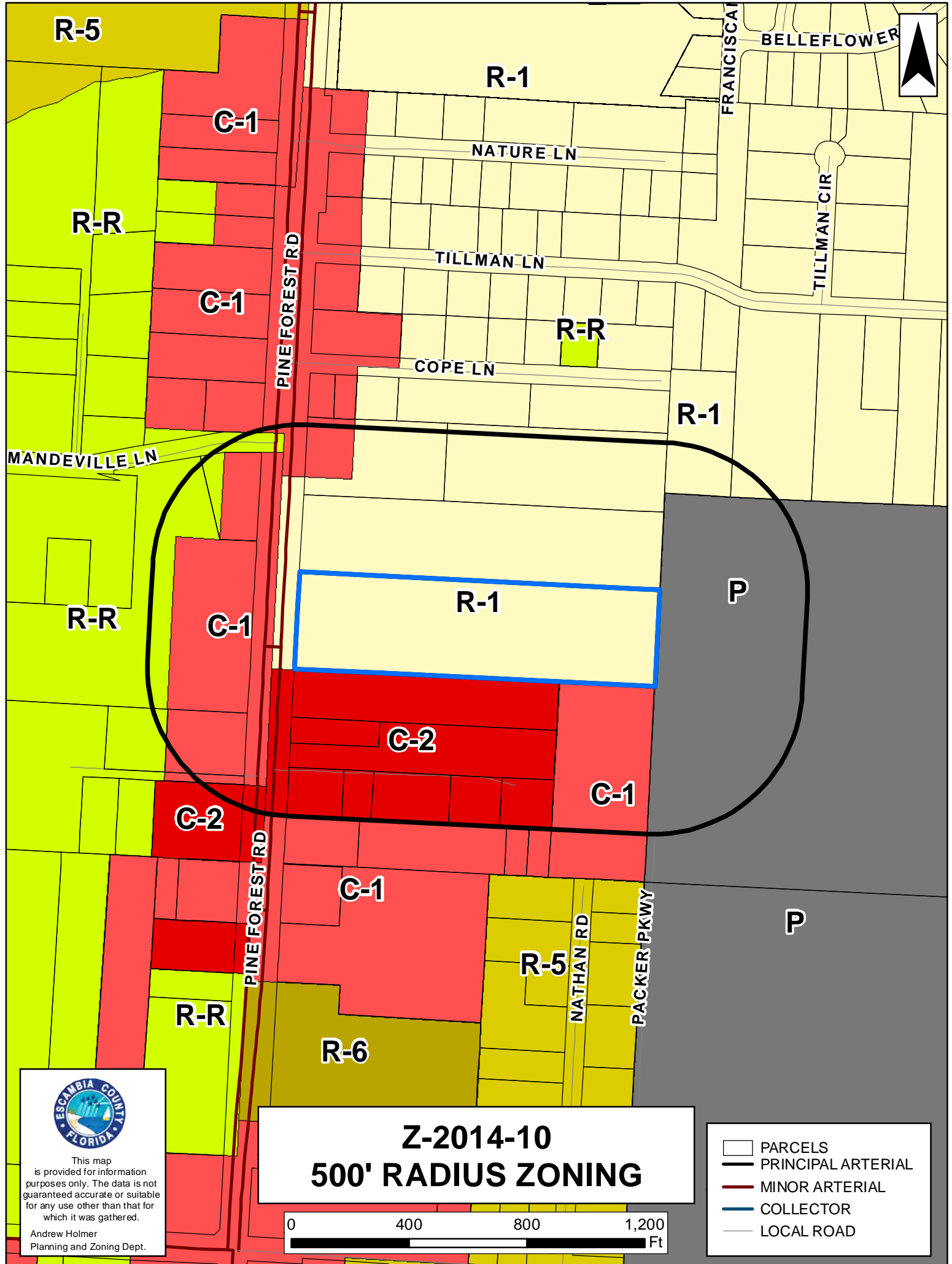


- PARCELS
- REZONING CASES
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.



R-5

R-1

C-1

R-R

C-1

R-R

R-1

P

R-R

C-1

R-1

C-2

C-1

C-2

C-1

P

R-R

R-5

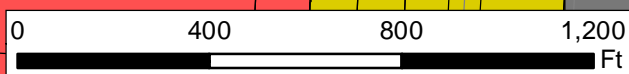
R-6



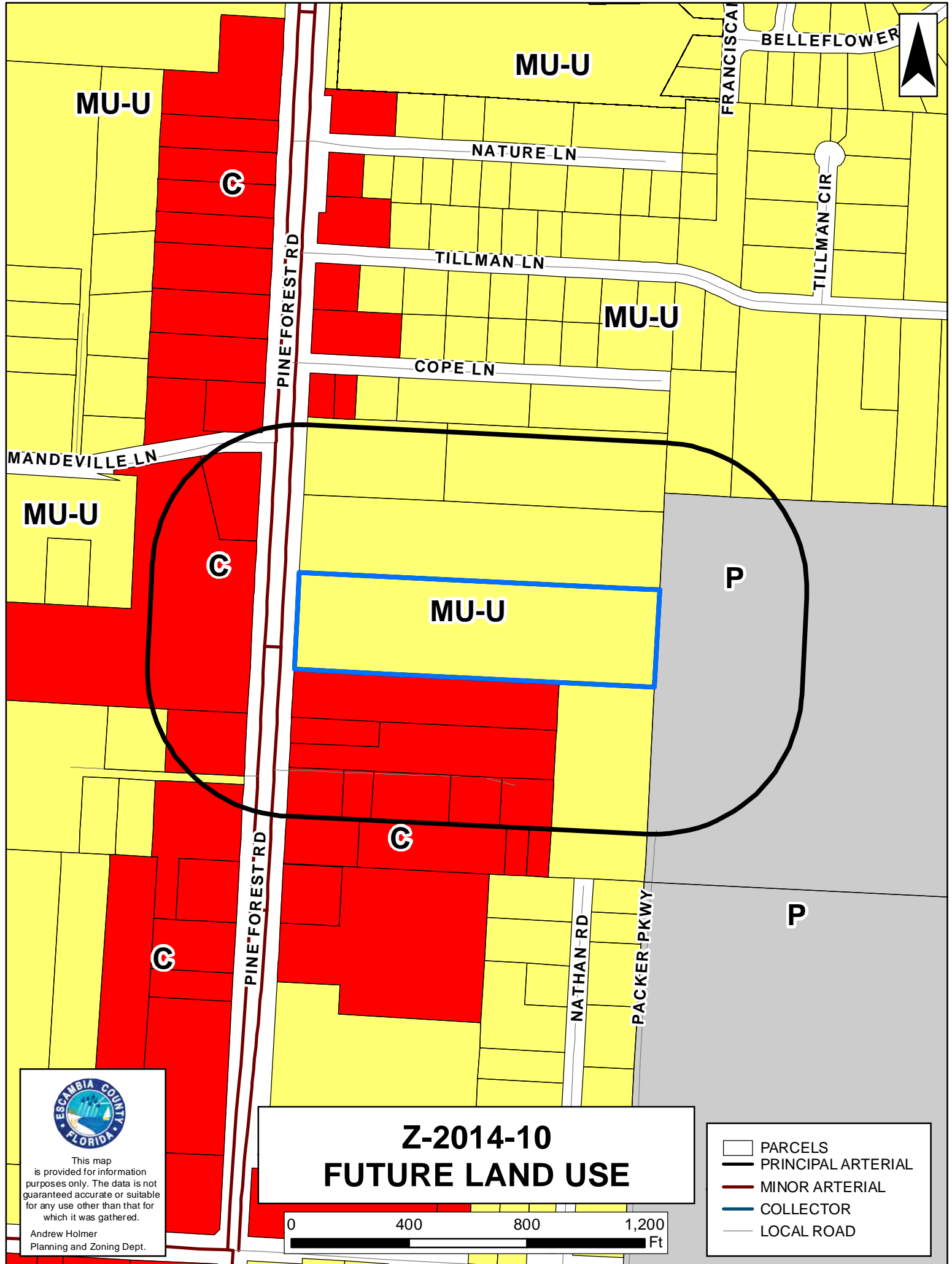
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-10 500' RADIUS ZONING



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



MU-U

MU-U

C

NATURE LN

TILLMAN LN

MU-U

COPE LN

MANDEVILLE LN

MU-U

C

MU-U

P

C

C

PINE FOREST RD

NATHAN RD

PACKER PKWY

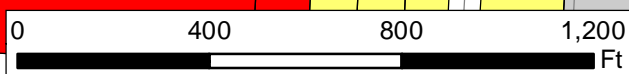
P



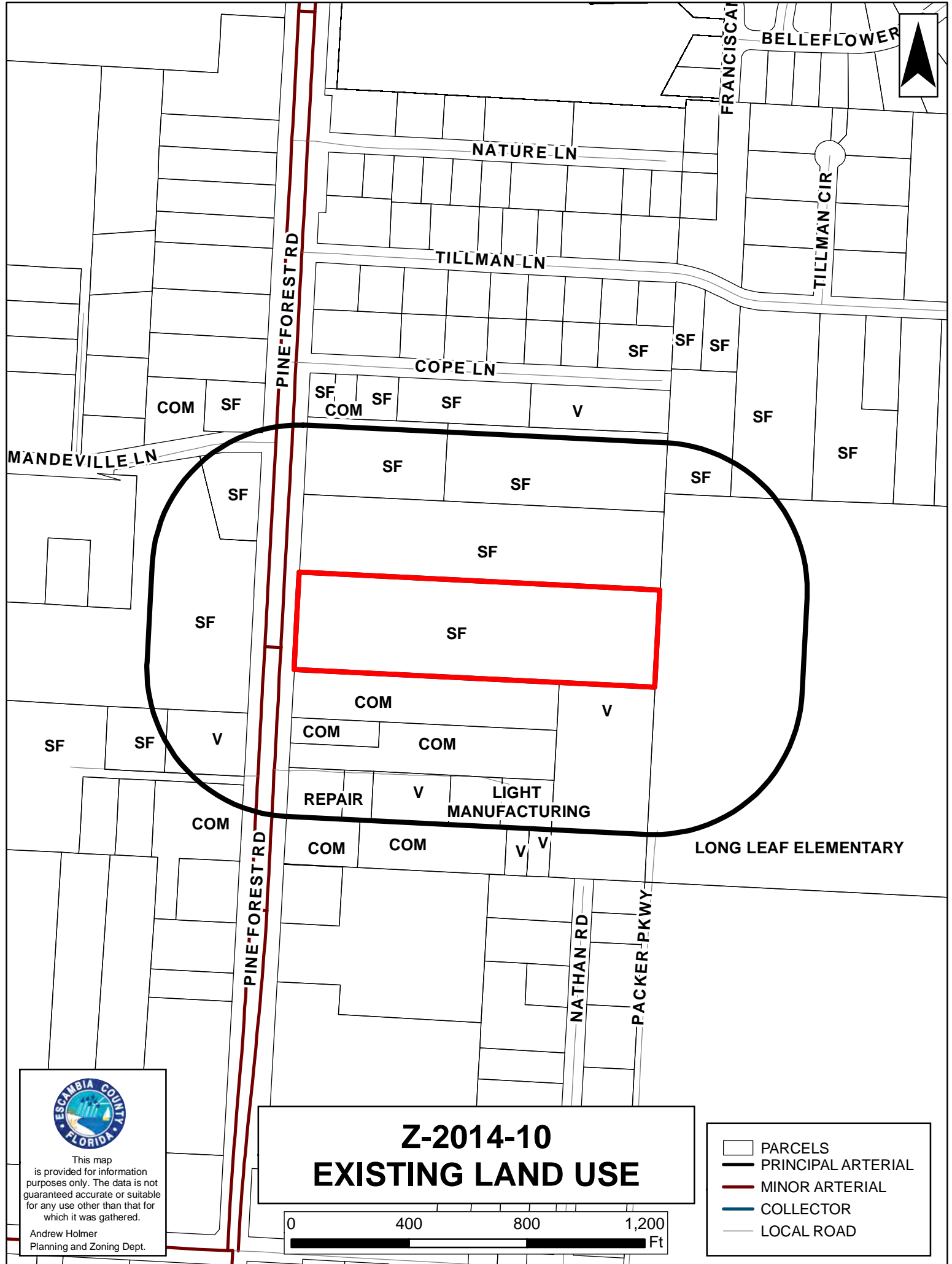
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.






Z-2014-10 FUTURE LAND USE

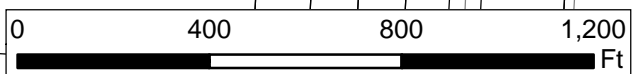


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



Z-2014-10 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.



COPE LN

PINE FOREST RD

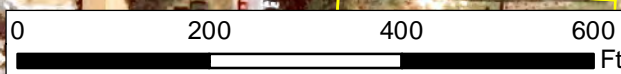
WY








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-2014-10 AERIAL MAP



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

NATH



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-10
CURRENT ZONING: R-1 PROPOSED ZONING: C-2NA

PLANNING BOARD

DATE: 07/01/14 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 164 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 08/21/14 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 565-3475 OR VISIT
WWW.YESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking East onto the Property



Looking East Onto The Property



Public Hearing Sign Looking South along Pine Forest



Looking South along Pine Forest



Looking West Across Pine Forest



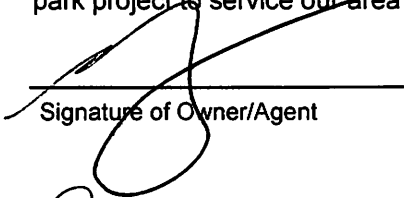
Looking Northwest along Pine Forest

7040 PINE FOREST ROAD
REZONING REQUEST
from R-1 to C-2 NA

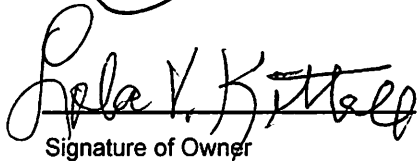
The attached application is a request for rezoning of the property located at 7040 Pine Forest Road from R-1 to C-2 NA. We support this request as follows:

- 1) Consistency with the Comprehensive Plan: The current plan for this property is for mixed use urban allowing for 25 dwellings per acre. If changed to C-2 NA, it would maintain the same density
- 2) Consistency with this code: This 9.28 acre parcel is located adjacent to a C-2 property to the south. Our C-2 NA request is consistent with the code.
- 3) Compatibility with surrounding uses: In addition to being adjacent to eight C-2 properties, it is abutted by county owned, undeveloped property to the East which is woodlands and undeveloped. To the North is a 7.45 acre property which is also requesting C-2 NA rezoning at the same time as our request.
- 4) Changed conditions: A parcel was recently rezoned in 2013, Z-2013-21. Although there are no plans to sell or develop this property in the near future, development in this area appears to be going in this direction and as evident by the attached map, you'll see that this property and the one to the North of this are surrounded entirely by C-1 and C-2 zoned parcels. This parcel is 2 miles from I-10, 1 mile from Five Flags Speedway, and less than a mile from the new Wal-Mart at Mobile Hwy. and Pine Forest. Other commercial businesses include Stone Textures, a C-2 parcel adjacent to this property which has a large warehouse and outside storage. Other businesses in the adjacent area are Superior Granite, Tom Thumb, Family Dollar, Veranda Retirement, Specialty Care Center, and dozens of other businesses as well as a County Fire Department.
- 5) Effect on natural environment: There are no wetland issues or environmental impacts.
- 6) Development patterns: As per the attached map, most of the development on Pine Forest Road is commercial, leaving this and only the adjacent parcel to the North as the only remaining parcels that are not commercially zoned.

The rezoning of such large lots on Pine Forest Road approximately 2 miles from I-10 could create a positive economic development advantage to the county, perhaps for an industrial park project to service our area or for future Airbus needs in Mobile.


Signature of Owner/Agent

William P. Kittell // 5/27/14
Printed Name Owner/Agent Date


Signature of Owner

Lola V. Kittell 5-28-14
Printed Name Owner Date

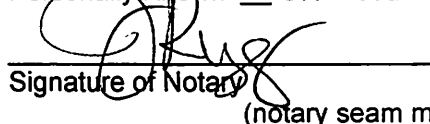
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27 day of May 20 14.

by _____

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


Signature of Notary
(notary seal must be affixed)

J. Ruyg
Printed Name of Notary



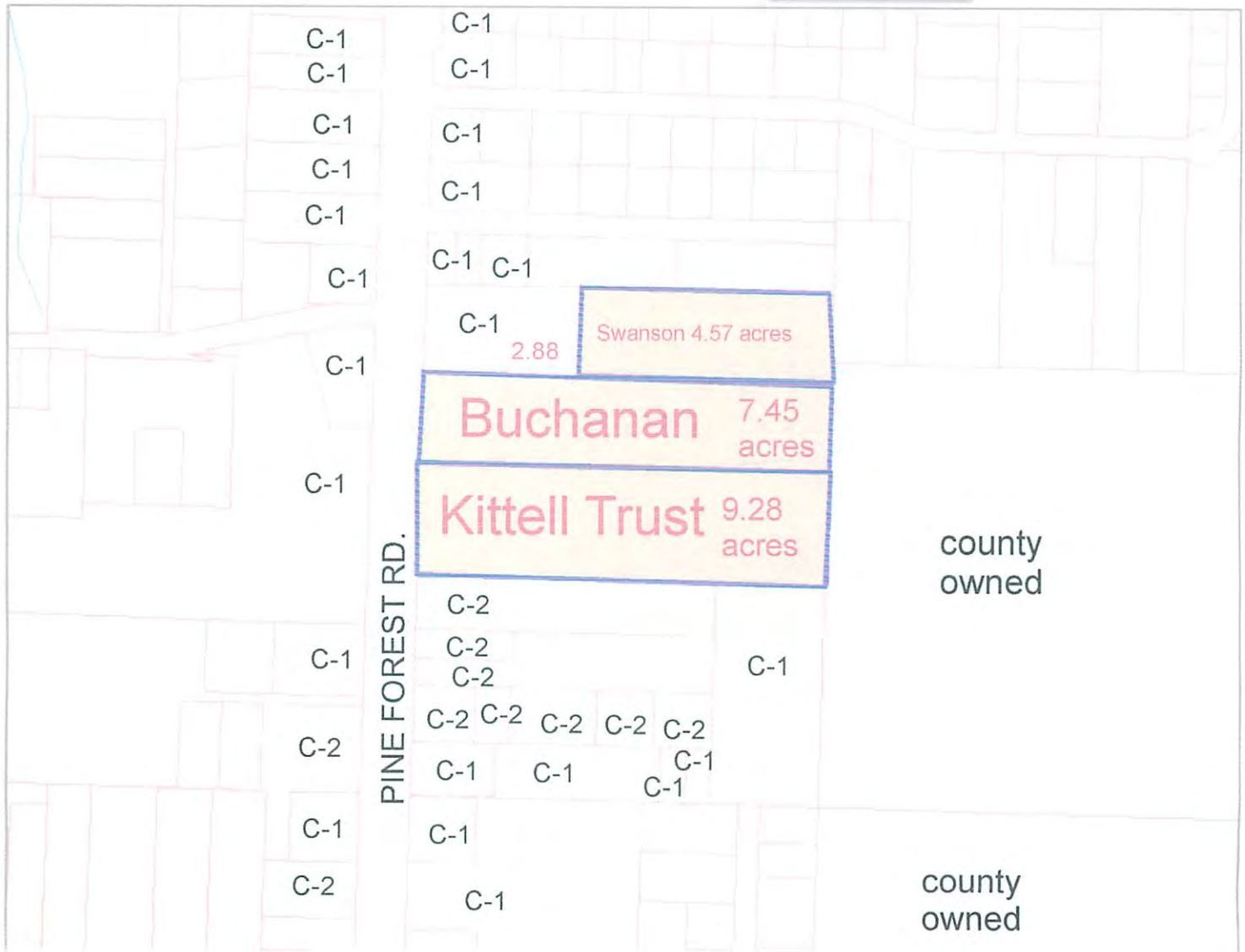
J. RUYG
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE041949
Expires 11/15/2014

Proposed Zoning Inquiry Report

Parcel Site Address: 7040 PINE FOREST RD
 Parcel Ref (link to Property Appraiser): [24-1S-31-4301-000-001](#)
 Zoning Existing (Please Contact Planning and Zoning to discuss a Comparison of the Zoning Changes): R-1
 Zoning Proposed: MDR
 Information about the Proposed Category: [Click Here](#)
 Interactive Map: [Click Here](#)
 Future Land Use Category: MU-U

Proposed Zoning Inquiry Report

Parcel Site Address: 7050 PINE FOREST RD
 Parcel Ref (link to Property Appraiser): [24-1S-31-4301-001-001](#)
 Zoning Existing (Please Contact Planning and Zoning to discuss a Comparison of the Zoning Changes): R-1
 Zoning Proposed: MDR
 Information about the Proposed Category: [Click Here](#)
 Interactive Map: [Click Here](#)
 Future Land Use Category: MU-U





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: C-2 NA

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

Owner(s) Name: KITTELL LOLA V. TRUSTEE FOR KITTELL TRUST Phone: 850-944-2385

Address: 7040 PINE FOREST RD. PENSACOLA 32526 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: 7040 PINE FOREST RD. PENSACOLA FL 32526

Property Reference Number(s)/Legal Description: 2415314301000001 / S 330 FT OF N 660 FT OF SW 1/4 OF SE 1/4 LESS W 100 FT FOR PINE FOREST RD. R/W OR 170' @ 429...

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

[Signature]
Signature of Owner

WILLIAM P. KITTELL
Printed Name Owner/Agent

LOLA V. KITTELL
Printed Name of Owner

4/28/14
Date

4/28/14
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

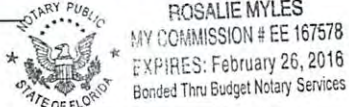
The foregoing instrument was acknowledged before me this 28th day of April 2014, by Lola Vanceil Kittell.

Personally Known OR Produced Identification . Type of Identification Produced: FLID Card

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

Rosalie Myles Printed Name of Notary

10340-538-24-198



FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-10

Meeting Date(s): PB-7/1/14, BCC 8/2/14 Accepted/Verified by: ACan Date: 6/4/14

Fees Paid: \$1,270.50 Receipt #: _____ Permit #: PR2 1406 00011



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 241 S 3143 01 000001

Property Address: 7040 PINE FOREST RD. PENSACOLA, FL 32526

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

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

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

- 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 28th DAY OF MAY, YEAR OF 2014.

Lola V. Kittell
Signature of Property Owner

LOLA V. KITTELL
Printed Name of Property Owner

4/28/14
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 7040 PINE FOREST RD. PENSACOLA 32526,
Florida, property reference number(s) 2418314301000001

I hereby designate WILLIAM P. KITTELL 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 14th day of April the year of,
2014, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: WILLIAM P. KITTELL Email: kirkman@cox.net

Address: 5106 TREAUNA RD, PENSACOLA 32526 Phone: 850-380-8870

Lola V. Kittell
Signature of Property Owner

LOLA V. KITTELL
Printed Name of Property Owner

4/29/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia

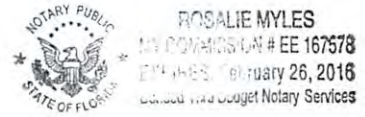
The foregoing instrument was acknowledged before me this 28th day of April 2014,
by Lola Vanceil Kittell.

Personally Known OR Produced Identification Type of Identification Produced: FLID Card

Rosalie Myles
Signature of Notary

Rosalie Myles
Printed Name of Notary

(Notary Seal)



State of Florida

County of Escambia

OFFREC BOOK 170 PAGE 430

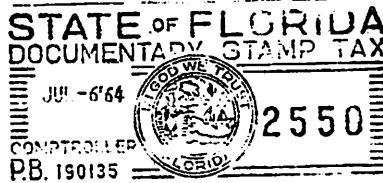
This day, before the undersigned personally appeared Philip J. Sanchez, 3rd, and Danice C. Sanchez

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 27 day of June A. D., 1964

[Signature]
My Commission Expires: 3/13/66

ESCAMBIA COUNTY



Mayes' Form D-1

State of Florida

COUNTY
Philip J. Sanchez, 3rd. and Danice C. Sanchez

TO
William Phillip Kittell and Lola Vonceil Kittell
2320 Michigan Ave., Pensacola, Florida.

Warranty Deed

RECEIVED this _____ day
of _____ A. D., 19____
at _____ o'clock _____ M
and Recorded in Volume _____ Page _____
the _____ day of _____ 19____

By _____
Clerk Circuit Court.
_____, D.C.

Mayes Printing Company, Pensacola, Florida

JUL 1964

State of Florida

County

Philip J. Sanchez, 3rd. and

Danice C. Sanchez

TO

William Phillip Kittell and

Lola Vonceil Kittell

2320 Michigan Ave.,
Pensacola, Florida.

Warranty Deed

RECEIVED this _____ day

of _____ A. D., 19____

at _____ o'clock _____ M

and Recorded in Volume _____ Page _____

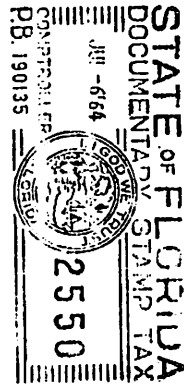
the _____ day of _____ 19____

Clerk Circuit Court.

By _____, D.C.

Mayes Printing Company, Pensacola, Florida

ESCAMBIA
COUNTY



acknowledged that they executed the same for the uses and purposes therein expressed.
In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this _____ day of _____ A. D., 19____

My Commission Expires 3/13/66

[Signature]

IN BOOK & FILED ABOVE
J. A. FLOWERS, CLERK
CIRCUIT COURT

JUL 2 2 18 PM '64

FILES & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

221106

State of Florida,

OFFICE
556

170 PAGE 429

Escambia County

KNOW ALL MEN BY THESE PRESENTS: THAT We, Philip J. Sanchez, 3rd, and
Danice C. Sanchez, Husband and wife,

for and in consideration of the sum of One dollar and other good and valuable
considerations DOLLARS

us in hand paid by William Phillip Kittell and Lola Vonceil Kittell,
husband and wife, the receipt whereof is hereby

acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey
unto the said William Phillip Kittell and Lola Vonceil Kittell, husband
and wife

their heirs and assigns forever, the following described real estate, situate, lying and being in
County of Escambia State of Florida to-wit:

"The south three hundred thirty (330) feet of the North six
hundred sixty (660) feet of the Southwest $\frac{1}{4}$ of the Southeast
 $\frac{1}{4}$, in Section 24, Township 1 South, Range 31 West, LESS the
West one hundred (100) feet thereof, for Pine Forest Road
right-of-way.



Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in
anywise appertaining: TO HAVE AND TO HOLD the above described premises unto the said

William Phillip Kittell and Lola Vonceil Kittell, husband & wife

heirs and assigns, forever, free from all exemption of homestead right or claim of ours, the said
grantor. If any such right or claim we possess: And we, the said grantor, for
us and our heirs, do covenant with the said grantee, their heirs and
assigns, that we are well seized of the property, and have a good right to convey the same; that
it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant

for and in consideration of the sum of one dollar and other good and valuable

considerations DOLLARS

to us William Phillip Kittell and Lola Vonceil Kittell,
husband and wife, the receipt whereof is hereby

acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey
unto the said William Phillip Kittell and Lola Vonceil Kittell, husband
and wife

their heirs and assigns forever, the following described real estate, situate, lying and being in
County of Escambia State of Florida to-wit:

"The south three hundred thirty (330) feet of the North six
hundred sixty (660) feet of the Southwest 1/4 of the Southeast
1/4, in Section 24, Township 1 South, Range 31 West, LESS the
West one hundred (100) feet thereof, for Pine Forest Road
right-of-way.



Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in
anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said
William Phillip Kittell and Lola Vonceil Kittell, husband & wife

heirs and assigns, forever, free from all exemption of homestead right or claim of ours, the said
grantor s if any such right or claim we possess: And we, the said grantor s, for
us and our heirs, do covenant with the said grantee s, their heirs and
assigns, that we are well seized of the property, and have a good right to convey the same; that
it is free from any lien or incumbrance in law or equity, and that said grantor s shall and will warrant
and by these presents forever defend the said premises unto the said grantee s, their heirs and
assigns, against the lawful claims of all and every person or persons whomsoever.

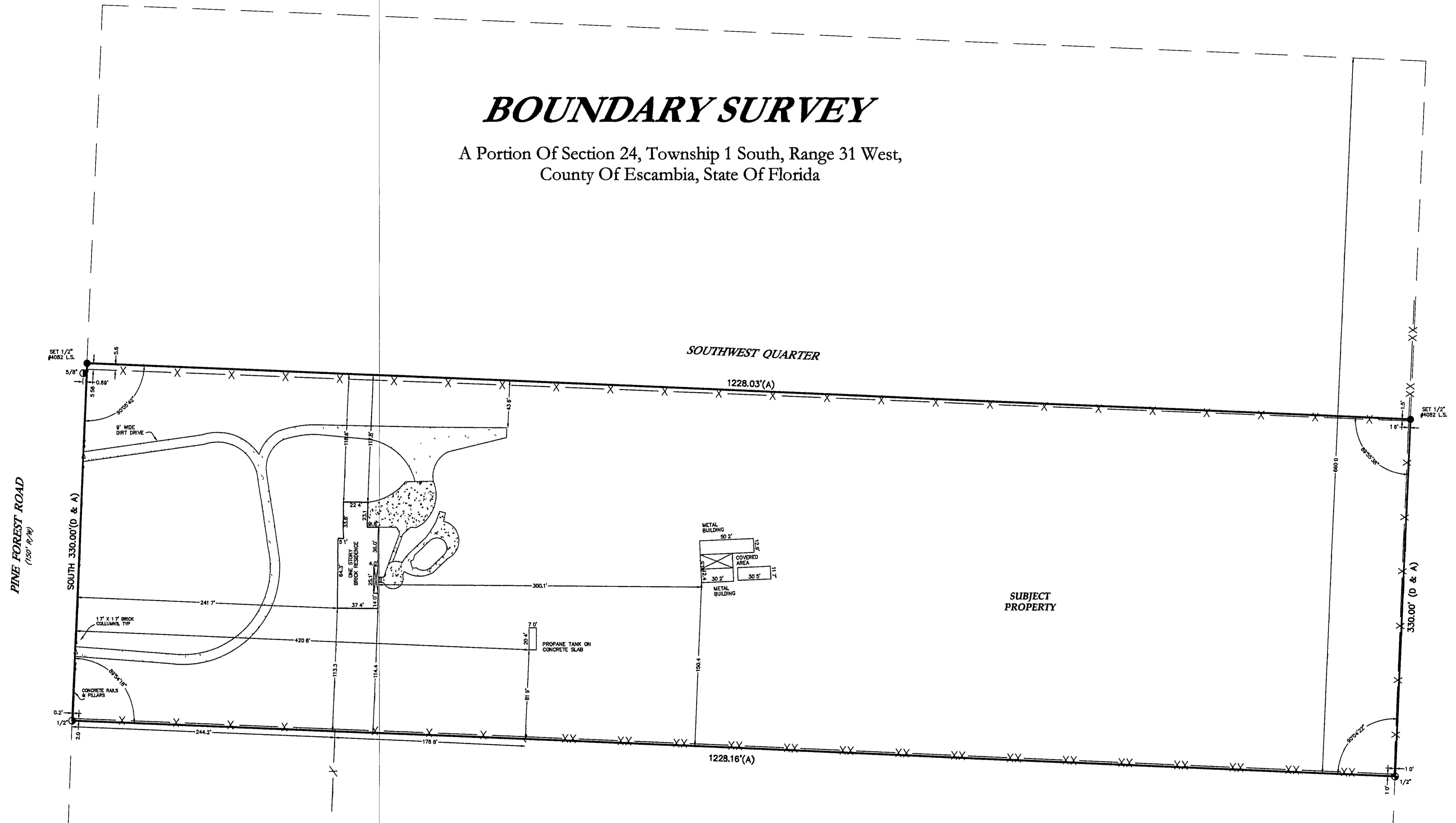
IN TESTIMONY WHEREOF, we have hereunto set our hand s and seal s this
27th day of June 19 64

Signed, sealed and delivered in the presence of
George Beards
Annate Williams

W.P. Kittell (SEAL)
Lola Vonceil Kittell (SEAL)
____ (SEAL)
____ (SEAL)

BOUNDARY SURVEY

A Portion Of Section 24, Township 1 South, Range 31 West,
County Of Escambia, State Of Florida



Address 7040 Pine Forest Road

The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the US Postal Service. Any certifications shown hereon do not apply or cover the said address.

NOTICE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATE

I hereby certify the survey shown hereon meets the minimum technical standards, set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 and 5J-17.052, Florida administrative code, pursuant to Section 472.027, Florida Statutes.

Joel Walters
Joel Walters, R.L.S. No. 4082
State of Florida

LAND DESCRIPTION

The South three hundred thirty (330) feet of the North six hundred sixty (660) feet of the Southwest 1/4 of the Southeast 1/4, in Section 24, Township 1 South, Range 31 West, Less the West one hundred (100) feet thereof, for Pine Forest Road right-of-way.

Source of Information: Recorded Deed Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm.

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat.

LEGEND:

- - 4" x 4" (P.R.M.) Permanent Reference Monument Found
- - 4" x 4" Concrete Monument Found
- ⊕ - Capped Iron Rod Found
- ⊙ - Iron Rod Unnumbered Found
- ⊖ - Iron Pipe Unnumbered Found
- ⊙ - (P.C.P.) Permanent Control Point Found
- ▲ - Nail & disk Found
- - 1/2" Capped Iron Rod LS #4082 Set
- ⊙ - Utility Pole
- ⊙ - Guy Anchor Wire
- E-T-C--- Aerial Electric, Telephone, Cable Lines
- Ele- Elevation
- X- Chain Link Fence
- X-X- Wire Fence
- - Wood Fence
- R/W - Right of Way
- B.S.L. - Building Setback Line
- CONC - Concrete
- ⊙ - Centerline
- ⊙ - Property Line
- P.O.L. - Point on Line
- CM - Concrete Monument
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- P.I. - Point of Intersection
- P.R.C. - Point of Reverse Curvature
- P.C.C. - Point of Compound Curvature
- R - Radius
- Δ - Delta
- L - Length of Arc
- C - Chord
- CB - Chord Bearing
- T - Tangent
- (P) - Plat
- (D) - Description or Deed
- (A) - Actual
- (TYP) - Typical
- LB - Licensed Business
- LS - Licensed Surveyor
- ⊕ - Indicates Covered
- ⊙ - Benchmark
- ⊙ - Set Hub & Tack
- NR - Non-Radial
- NTS - Not to Scale

FULL LEGAL DESCRIPTION
LAST PAGE



Chris Jones
Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

[Navigate Mode](#)
[Account](#)
[Reference](#)

[Printer Friendly Version](#)


General Information Reference: 241S314301000001 Account: 091240000 Owners: KITTELL LOLA V TRUSTEE FOR KITTELL LIVING TRUST Mail: 7040 PINE FOREST RD PENSACOLA, FL 325263920 Situs: 7040 PINE FOREST RD 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small>	2013 Certified Roll Assessment Improvements: \$110,744 Land: \$208,715 Total: \$319,459 <i>Save Our Homes:</i> \$192,071 <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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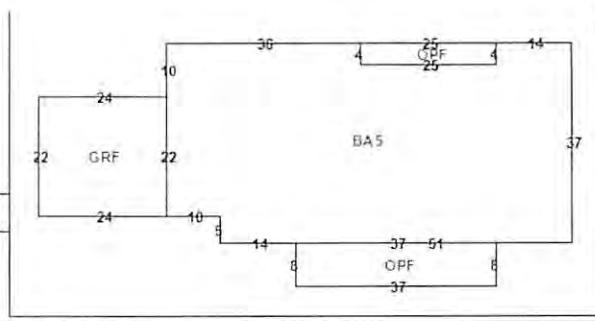
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/13/2007</td> <td>6273</td> <td>1160</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>09/2000</td> <td>4607</td> <td>1157</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/13/2007	6273	1160	\$100	OT	View Instr	09/2000	4607	1157	\$100	WD	View Instr	2013 Certified Roll Exemptions HOMESTEAD EXEMPTION, SENIOR EXEMPTION, WIDOW Legal Description S 330 FT OF N 660 FT OF SW1/4 OF SE1/4 LESS W 100 FT FOR PINE FOREST RD R/W OR 170 P 429... Extra Features BARN POOL UTILITY BLDG
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
12/13/2007	6273	1160	\$100	OT	View Instr														
09/2000	4607	1157	\$100	WD	View Instr														

Parcel Information Section Map Id: 24-1S-31 Approx. Acreage: 9.2800 Zoned: R-1 Evacuation & Flood Information Open Report	Launch Interactive Map
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Buildings	
Building 1 - Address: 7040 PINE FOREST RD, Year Built: 1966, Effective Year: 1966	
Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1.00 EXTERIOR WALL-BRICK-FACE FLOOR COVER-CARPET FOUNDATION-WOOD/SUB FLOOR	

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PANEL-CUSTOM
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6.00
NO. STORIES-1.00
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3549 Total SF
BASE AREA - 2625
GARAGE FIN - 528
OPEN PORCH FIN - 396



Images



2/22/12

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

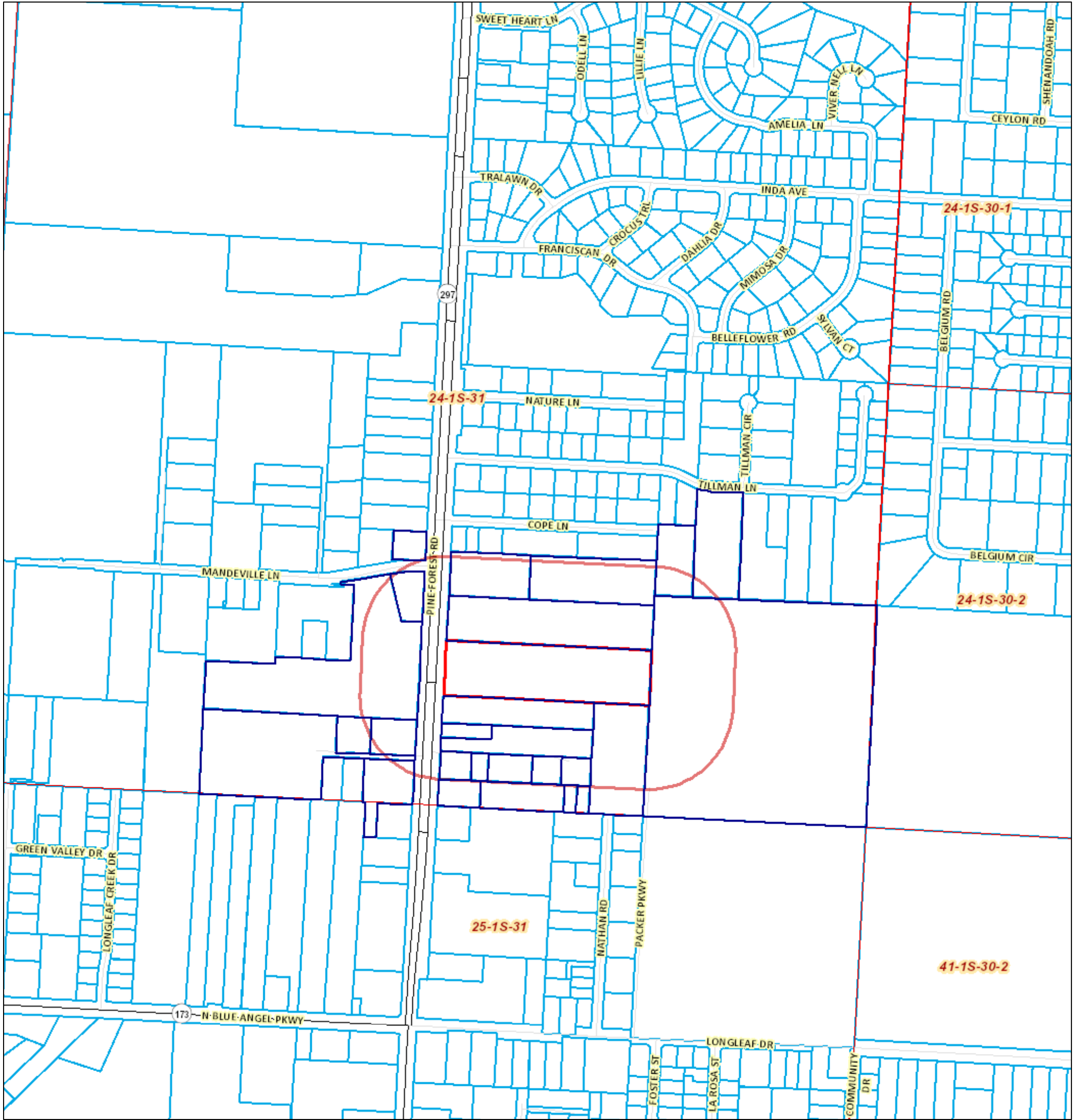
\\pa1\apps\l\7040\2014\000001

7040 PINE FOREST RD,

Escambia County Property Appraiser
241S314301000001 - Full Legal Description

S 330 FT OF N 660 FT OF SW1/4 OF SE1/4 LESS W 100 FT FOR PINE FOREST RD R/W OR 170 P 429 OR 4607 P 1157 OR 6273 P 1160

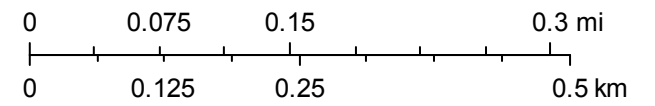
Chris Jones Escambia County Property Appraiser



June 5, 2014

1:7,005

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



KITTELL LOLA V TRUSTEE
7040 PINE FOREST RD+PENSACOLA, FL
325263920

MCGEHEE TERRY &
7101 PINE FOREST RD+PENSACOLA, FL
32526

SWANSON CARL D JR &
7060 PINE FOREST RD+PENSACOLA, FL
32526

COTTON PATRICIA BRAMBLETT
2006 BROYHILL LN
PENSACOLA, FL 32526

GLEATON ERIC L
102 E NINE MILE RD
PENSACOLA, FL 32534

MALONEY JOHN M &
7019 PINE FOREST RD
PENSACOLA, FL 32526

COPPS RICHARD D &
7017 PINE FOREST RD
PENSACOLA, FL 32526

NEWMAN WILLIAM E INC
PO BOX 37248
PENSACOLA, FL 325260248

RADFORD & NIX CONSTRUCTION LLC
7014 PINE FOREST RD
PENSACOLA, FL 32526

SWANSON INC
7060 PINE FOREST RD
PENSACOLA, FL 32526

BUCHANAN FRANK A & MYRTLE M
7050 PINE FOREST RD
PENSACOLA, FL 32526

CREEK MONT LLC
109 PALAFOX ST
PENSACOLA, FL 32502

HELM MOLLIE ELIZABETH
7310 BEASLEY BEND RD
LEBANON, TN 37087

HELM MOLLIE ELIZABETH
7310 BEASLEY BEND RD
LEBANON, TN 37087

KADER INC
1756 CEDRUS LN
PENSACOLA, FL 32514

NEWMAN WILLIAM E INC
PO BOX 37248
PENSACOLA, FL 325260248

KADAR INC
7011 PINE FOREST RD
PENSACOLA, FL 32514

DESTIN DEVELOPERS LLC
PO BOX 576
DESTIN, FL 32540

WHITE DON M SR
9003 N DAVIS HWY
PENSACOLA, FL 32514

CREEK MONT LLC
109 N PALAFOX ST
PENSACOLA, FL 32502

CRAFTSMEN SPECIALISTS OF
7016 PINE FOREST RD
PENSACOLA, FL 32526

DLM PENSACOLA PROPERTIES LLC
7020 PINE FOREST RD
PENSACOLA, FL 32526

NETWORK CABLING SERVICES LLC
1793 DENMARK DR
ORANGE PARK, FL 32003

COPPS R D & JOANN
7017 PINE FOREST RD
PENSACOLA, FL 32526

SCHOOL BOARD OF ESCAMBIA CO
75 N PACE BLVD
PENSACOLA, FL 32505

ARD KEITH D
1869 COPE LN
PENSACOLA, FL 32526

FERGUSON ROBERT
1911 TILLMAN LN
PENSACOLA, FL 32526