

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
January 6, 2015–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.
  - A. Case #: Z-2015-01  
Applicant: William Dyess, Agent for Helen P. Scarbrough, Owner  
Address: 13922 River Road  
Property Size: 2.21 (+/-)acres  
From: R-2PK, Residential District (Perdido Key), Medium Density (4.5 du/acre)  
To: CGPK, (Perdido Key) Commercial Gateway District, High Density (12.5 du/acre)
  - B. Case #: Z-2015-02  
Applicant: Linda H. Dunson Banta, Owner  
Address: 13900 River Rd  
Property Size: 1.72 (+/-) acres  
From: R-2PK, Residential District (Perdido Key), Medium Density (4.5 du/acre)  
To: CGPK, (Perdido Key) Commercial Gateway District, High Density (12.5 du/acre)

6. Adjournment.

**Planning Board-Rezoning**

**5. A.**

**Meeting Date:** 01/06/2015  
**CASE :** Z-2015-01  
**APPLICANT:** William Dyess, Agent for Helen P. Scarbrough, Owner  
**ADDRESS:** 13922 River Road  
**PROPERTY REF. NO.:** 14-3S-32-1001-000-130  
**FUTURE LAND USE:** MU-PK, Mixed-Use Perdido Key  
**DISTRICT:** 2  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 02/05/2015

---

**SUBMISSION DATA:**

**REQUESTED REZONING:**

**FROM:** R-2PK, Residential District (Perdido Key), Medium Density (4.5 du/acre)

**TO:** CGPK, (Perdido Key) Commercial Gateway District, High Density (12.5 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 Perdido Key (MU-PK) category is intended for a complimentary mix of residential, commercial and tourism (resort) related uses which provides for single family and multi-family residential; condominiums, hotels/motels, commercial, active and passive recreational facilities, plazas and other civic uses; public and quasi-public facilities (including government

facilities, public utilities, religious facilities and organizations). The uses allowed in the commercial district include a full range of commercial enterprise activities and are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, thereby assuring that such commercial development is undertaken in an environmentally sensitive manner. When using density transfers, densities may not be transferred to parcels south of Perdido Key Drive. The maximum residential density is 25 dwelling units per acre, maximum intensity is 6.0 Floor Area Ratio (FAR). Residential development in the MU-PK FLUM category shall be limited to 7,150 dwelling units and 1,000 lodging units.

**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 CGPK is **consistent** with the intent and purpose of Future Land Use category MU-PK, as stated in CPP FLU 1.3.1. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities and infrastructure. Mixed-Use Perdido Key allows for residential and non-residential uses with a maximum density of 25 dwelling units per acre. The CGPK Future Land Use category allows residential rezoning to districts with higher residential densities.

## **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.

**6.05.08. R-2PK Residential District (Perdido Key), Medium Density.** A. Intent and purpose of district. This district is intended to be a medium population density residential area that recognizes the desirability of maintaining open space. The maximum density is 4.5 dwelling units per acre. Refer to the Escambia County Comprehensive Plan and latest amendments, specifically Policy FLU 1.3.1, regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in CCPK areas located in the Airport/Airfield Environs.

**6.05.15.02. CGPK (Perdido Key) Commercial Gateway District.** A. Intent and purpose of district. This district is intended to provide gateways (entryways) into Perdido Key, providing an identity for Perdido Key as a visually attractive, family style, resort community. The district is characterized by resort-related commercial uses, including hotels and motels, as well as high density residential development. The maximum density is 12.5 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy FLU 1.3.1, regarding dwelling and

lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in CCPK areas located in the Airport/Airfield Environs.

## **FINDINGS**

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcel is located between two abutting parcels, one to the east and the other to the west, zoned CGPK which will make a more smooth transition along River Road if this amendment is approved.

## **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-2PK, CGPK, R-3 and PRPK. Some of the nearby uses are Sailmaker's Place Condominium and 18 single family homes located.

## **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). The subject property had applied for a rezoning case for June 27, 2005, case number Z-2005-22 but the agent tabled the case and never came back for a rezoning hearing. Staff had no recommendation at that time.

## **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. Environmental management saw no adverse impacts that would affect the property in this rezoning amendment. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

## CRITERION (6)

### Development patterns.

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

## FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern because the adjoining parcels are already zoned CGPK. The zoning change would alleviate a single R-2PK less intense zoned parcel that is adjoined by existing CGPK zoned parcels to the east and west to make a more seamless and better transition for the zoned properties along River Road.

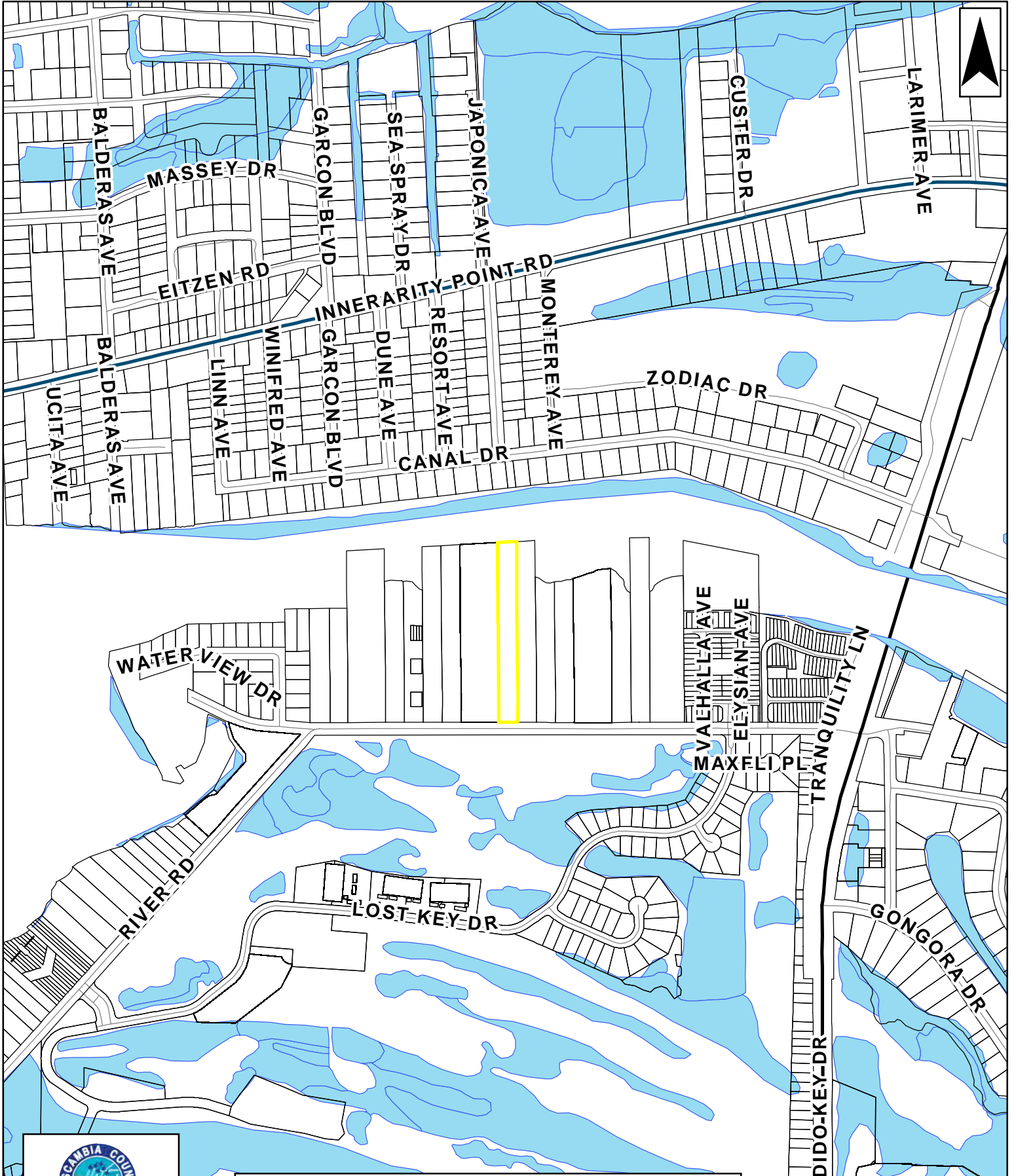
---


## Attachments

Z-2015-01

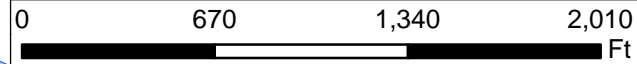
---







**Z-2015-01**



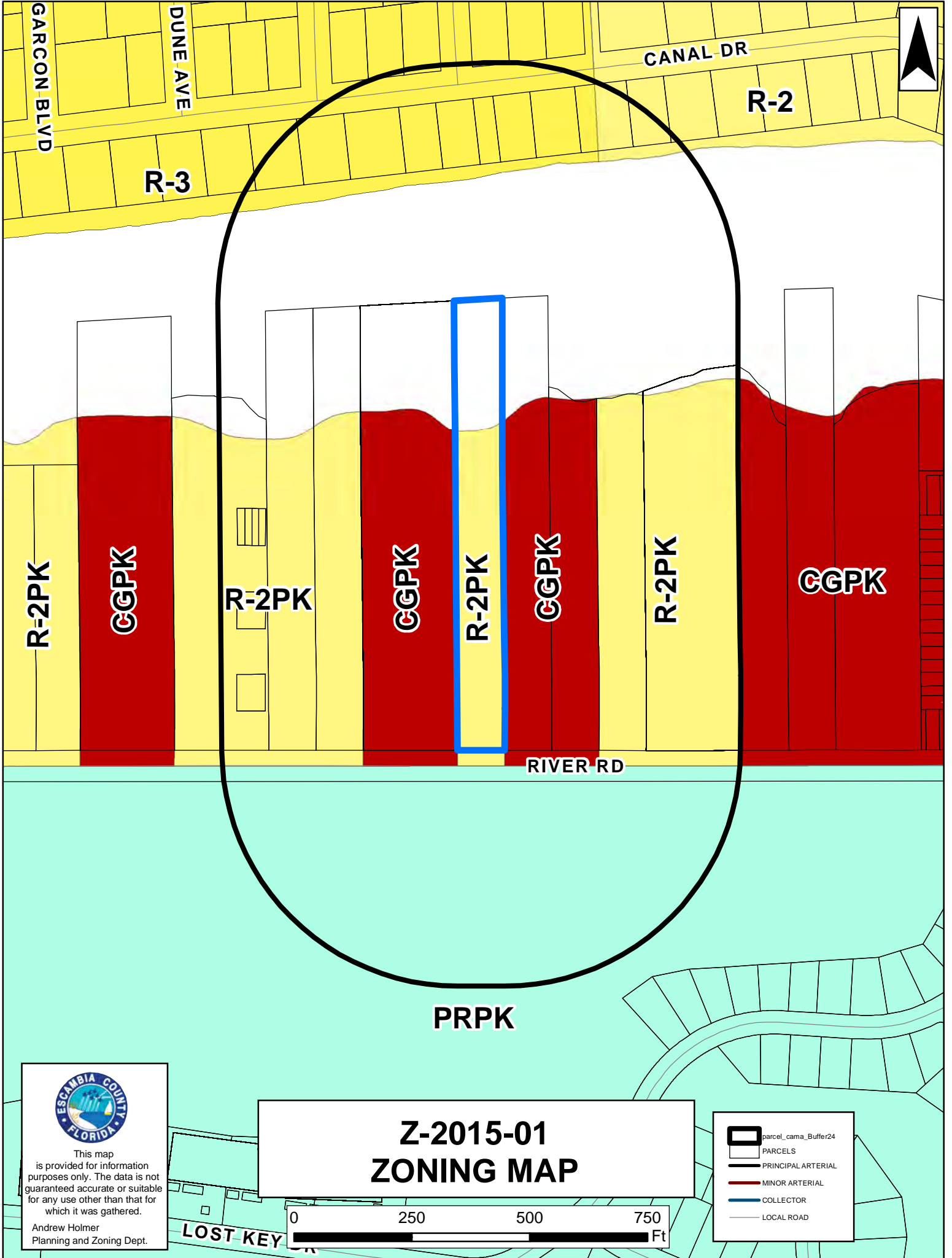
  
 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.  
 Andrew Holmer  
 Planning and Zoning Dept.

# Z-2015-01 LOCATION & WETLAND MAP



-  PARCELS
-  sde\_vec.ESCAMBIA.WETLANDS\_2006
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD





GARCON BLVD

DUNE AVE

CANAL DR

R-2

R-3

R-2PK

CGPK

R-2PK

CGPK

R-2PK

CGPK


R-2PK

CGPK

RIVER RD

PRPK

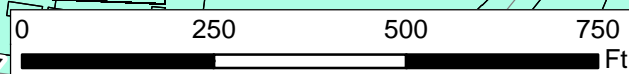
LOST KEY CR









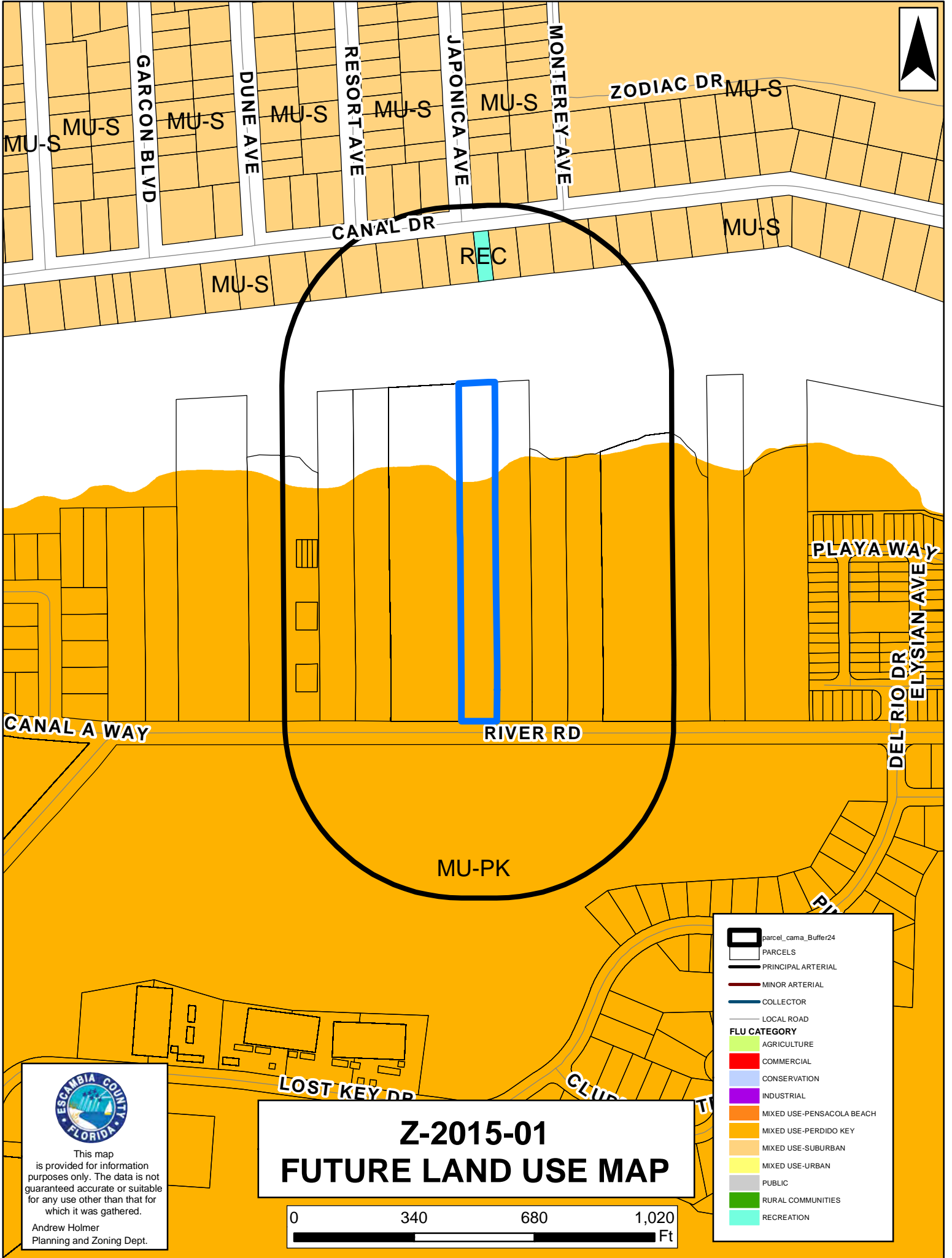
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2015-01 ZONING MAP



-  parcel\_cama\_Buffer24
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



CANAL A WAY

GARCON BLVD

DUNE AVE

RESORT AVE

JAPONICA AVE

MONTEREY AVE

ZODIAC DR

CANAL DR

REC

MU-S

MU-S

PLAYA WAY

DEL RIO DR  
ELYSIAN AVE

RIVER RD

MU-PK

LOST KEY DR

CLUB



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-2015-01 FUTURE LAND USE MAP



	parcel_cama_Buffer24
	PARCELS
	PRINCIPAL ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	LOCAL ROAD
<b>FLU CATEGORY</b>	
	AGRICULTURE
	COMMERCIAL
	CONSERVATION
	INDUSTRIAL
	MIXED USE-PENSACOLA BEACH
	MIXED USE-PERDIDO KEY
	MIXED USE-SUBURBAN
	MIXED USE-URBAN
	PUBLIC
	RURAL COMMUNITIES
	RECREATION



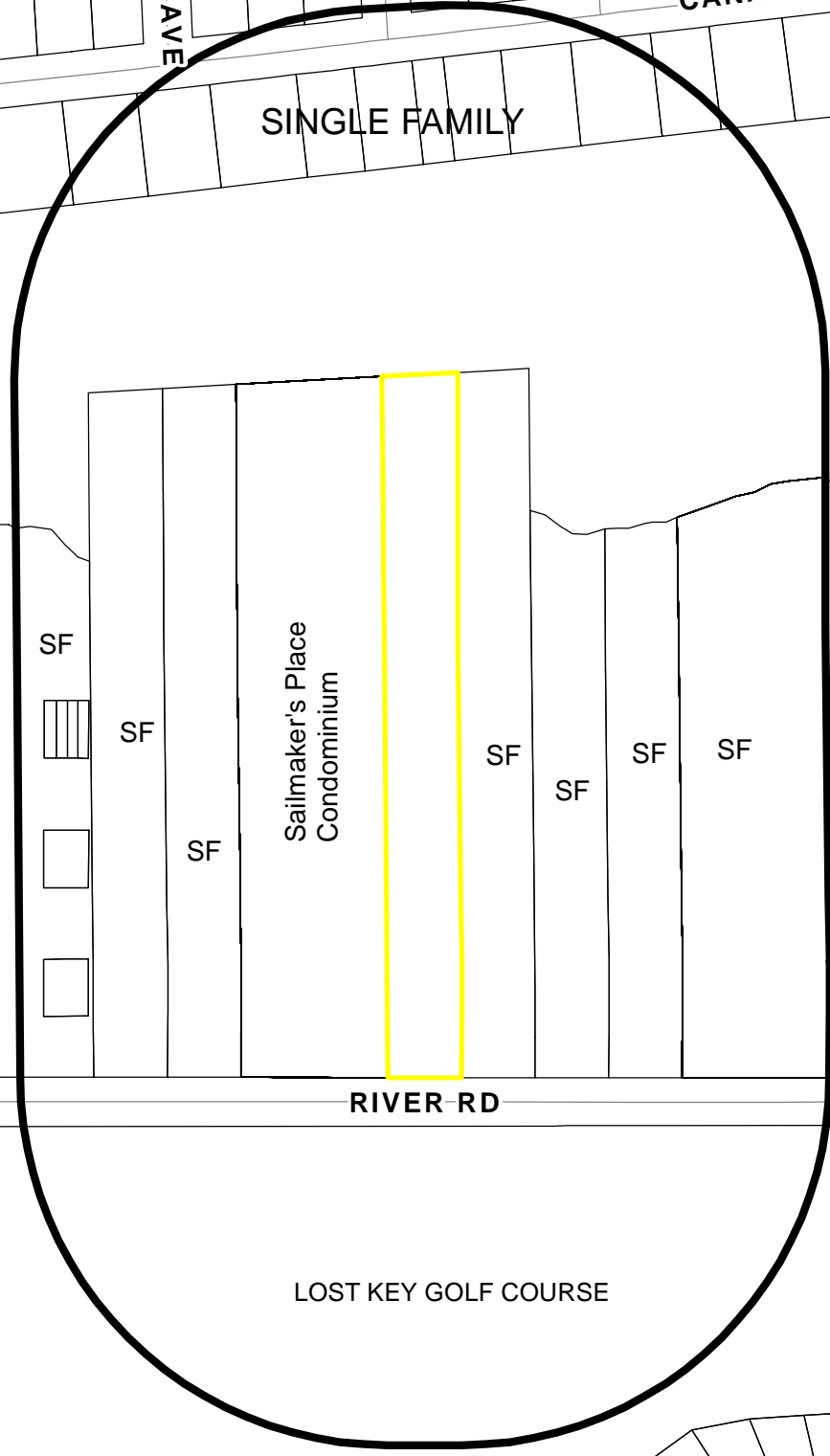
GARCON BLVD

DUNE AVE

RESORT AVE

CANAL DR

SINGLE FAMILY



SF

SF

SF

Sailmaker's Place  
Condominium

SF

SF

SF

SF

V

V

RIVER RD

LOST KEY GOLF COURSE

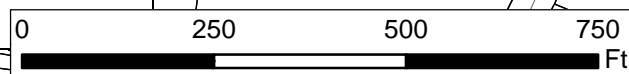
LOST KEY DR



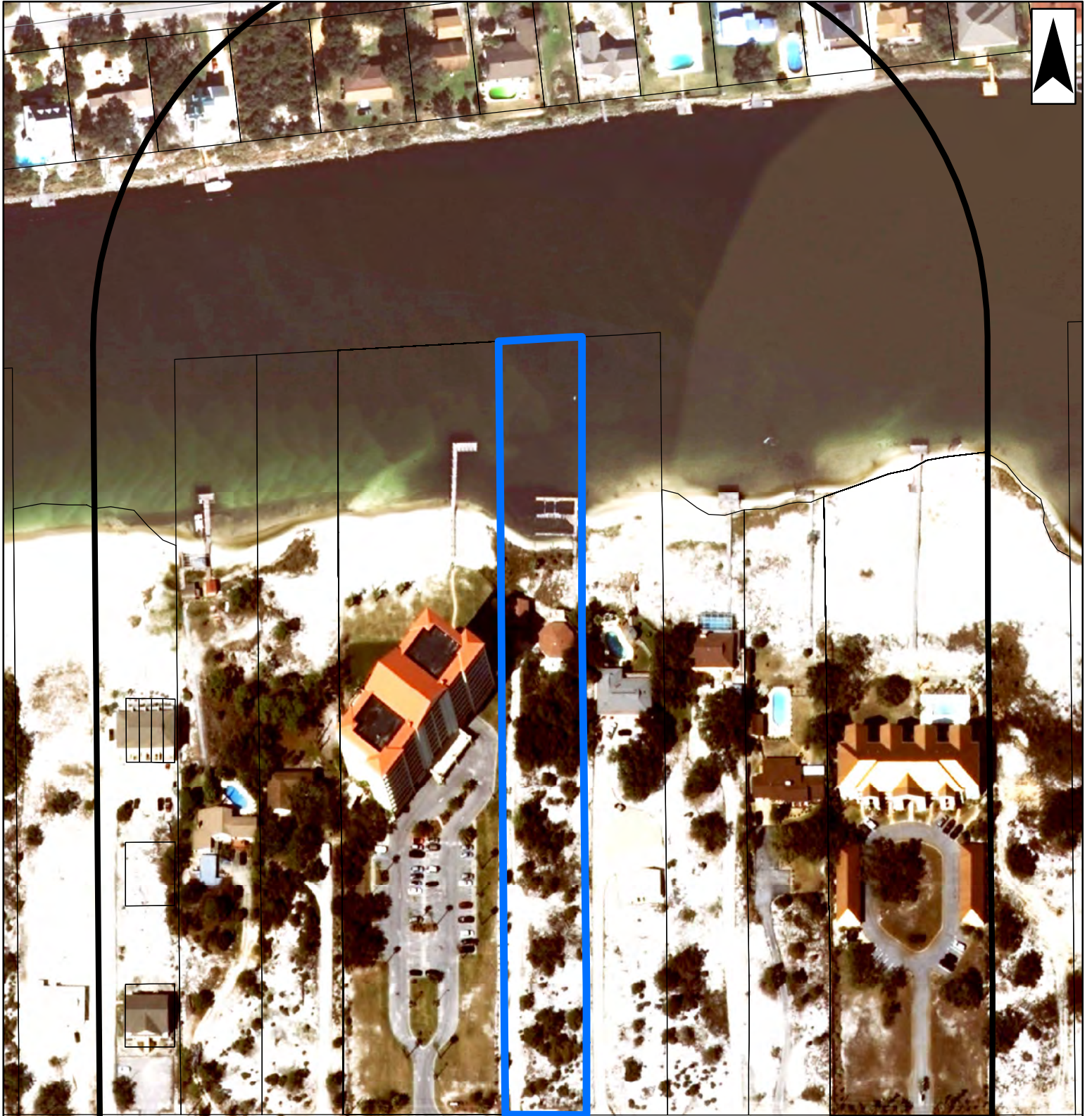
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# Z-2015-01 EXISTING LAND USE MAP



- parcel\_cama\_Buffer24
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



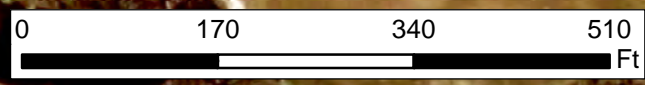
RIVER RD













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

Andrew Holmer  
Planning and Zoning Dept.

# Z-2015-01 AERIAL MAP



-  parcel\_cama\_Buffer24
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  sde\_ras.ESCAMBIA.MOSAIC\_2013
- RGB**
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

 **NOTICE OF PUBLIC HEARING REZONING**

CASE NO.: **Z-2015-01**  
CURRENT ZONING: **R-2PK** PROPOSED ZONING: **CGPK**

**PLANNING BOARD**  
DATE: **01/06/15** 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: **02/05/15** 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](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking West along River Road



**Looking North On To The Subject Property**



Looking Northeast along River Road





Looking East along River Road



**Looking Southeast along River Road**



**Looking Southwest along River Road**

Helen P. Scarbrough  
8664 Rosement Drive  
Pensacola, FL 32514

December 2, 2014

Development Services Department of Escambia County, Florida  
3363 W Park Place  
Pensacola, FL 32505

Attention Members of the Board of Adjustments:

In concurrence with the requirements set forth by the Escambia County, Florida, Development Services, I respectfully submit this letter requesting that my property located at 13922 River Road, Pensacola, Florida 32507, be rezoned from R-2PK to CGPK.

After reviewing the current Escambia County Comprehensive Plan, it is my opinion that this rezoning is consistent with the overall scope and plan to provide orderly growth management for the county.

After reviewing the current Escambia County Land Development Code, it is my opinion that this rezoning is consistent with the code and its intended purpose to provide orderly growth management rules and regulations for development within the county.

This rezoning would make the property compatible with surrounding uses and zoning. Both properties along the north side of River Road adjacent to my property to the east and west are currently zoned CGPK.

Sailmaker's Place, a 10-story condominium, has been constructed within recent years directly adjacent to my property on the west. The property directly adjacent to the east has the same CGPK zoning that would allow for the construction of another condo of similar scope leaving my 100' wide property squeezed between two tall towers. With the improving real estate market, conditions for condo development are quickly becoming more viable making this scenario a real possibility.

The rezoning of the property will not adversely impact the natural environment in any additional significant manner. Any future use and development of the property would be within the code and restrictions set for by Escambia County and would be strictly followed to avoid any additional adverse impact on the natural environment.

Rezoning the property would make it consistent with all adjacent properties and provide a more stable blueprint for future development in relation to the surrounding area.

I appreciate your attention to this matter and respectfully submit this request along with other materials and documents necessary to support my rezoning application.

Sincerely,

*Helen P. Scarbrough*

Helen P. Scarbrough

STATE OF Florida COUNTY OF Escambia

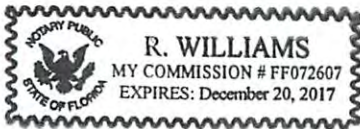
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of Dec 20 14.

Personally Known  OR Produced Identification .

Type of Identification Produced: FL DL 5616-395-39-902-0

*R Williams*  
Signature of Notary

R Williams  
Printed Name of Notary





# 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: RZPK to: CGPK

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

Owner(s) Name: Helen P. Scarbrough Phone: 850-494-0147

Address: 8664 Rosemont Dr Pensacola, FL 32514 Email: ASCARB123@Cox.net

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

Property Address: 13922 River Road, Pensacola, FL 32507

Property Reference Number(s)/Legal Description: 14-35-32-1001-000-130

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.

Helen P. Scarbrough  
Signature of Owner/Agent

Helen P. Scarbrough  
Printed Name Owner/Agent

12-1-14  
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 1st day of December 20 14, by Helen P. Scarbrough.

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

Teresa A. Wilson  
Signature of Notary

Teresa A. Wilson  
Printed Name of Notary

FOR OFFICE USE ONLY

CASE NUMBER: 2-2014-23 2-2015-01

Meeting Date(s): 1/6/15 Accepted/Verified by: A. Ce... Date: 12/2/15

Fees Paid: \$1270.50 Receipt #: \_\_\_\_\_ Permit #: PR2141200024



# 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

Payment 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.



**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

As owner of the property located at 13922 River Rd Panama, FL 32507  
Florida, property reference number(s) 14-35-32-1001-000-130

I hereby designate William Dyess 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 1st day of December 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.

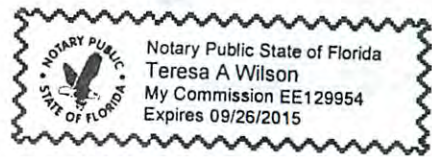
Agent Name: William Dyess Email: billdyess@hotmail.com  
Address: P.O. Box 10360 Pens. FL 32524 Phone: 850-261-3540

<u>Helen P. Scarbrough</u> Signature of Property Owner	<u>HELEN P. SCARBROUGH</u> Printed Name of Property Owner	<u>12-1-14</u> 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 1st day of December 20 14,  
by Helen P. Scarbrough.

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

<u>Jesse A. Wilson</u> Signature of Notary	<u>Teresa A. Wilson</u> Printed Name of Notary	(Notary Seal)
---	---	---------------







**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR OF \_\_\_\_\_.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 14-35-32-1001-000-130

Property Address: 13922 River Rd. Pens. FL 32507

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 1st DAY OF December, YEAR OF 2014.

Helen P. Scarbrough  
Signature of Property Owner

Helen P. SCARBROUGH  
Printed Name of Property Owner

12-1-14  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-3600-000		See Below	06	143S32-1001-000-130

2014 Real Estate 0066725.0000

OFFICE  
 (850) 438-6500  
 Ext. 3252

2K - 03614 / 03787 2-20819 JMS49223  
 SCARBROUGH HELEN  
 8664 ROSEMONT DR  
 PENSACOLA FL 32514

13922 RIVER RD  
 W 1/2 OF LT 130 GULF BEACH  
 S/D PB 4 P 52 & BEG AT PT  
 120 FT S OF N LI & 3750 FT  
 See Tax Roll for extra legal.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	420,098		420,098	2,779.58	
PUBLIC SCHOOLS						
By Local Board	2.0850	420,098		420,098	875.90	
By State Law	5.2370	420,098		420,098	2,200.05	
WATER MANAGEMENT	0.0390	420,098		420,098	16.38	
SHERIFF	0.6850	420,098		420,098	287.77	
M.S.T.U. LIBRARY	0.3590	420,098		420,098	150.82	
ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312						
TOTAL MILLAGE				15.0215	AD VALOREM TAXES	6310.50

RETAIN THIS  
 PORTION  
 FOR  
 YOUR  
 RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		85.00
QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS		85.00

PLEASE  
 PAY ONLY  
 ONE  
 AMOUNT  
 SHOWN IN  
 YELLOW  
 SHADED  
 AREA

COMBINED TAXES AND ASSESSMENTS						
				6395.50	PAY ONLY ONE AMOUNT	See reverse side for important information
Nov 30 2014	Dec 31 2014	Jan 31 2015	Feb 28 2015	Mar 31 2015	Apr 30 2015	
\$ 6139.68	\$ 6203.63	\$ 6267.59	\$ 6331.54	\$ 6395.50	\$ 6587.37	

AMOUNT  
 DUE  
 IF PAID  
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-3600-000		See Above	06	143S32-1001-000-130

2014 Real Estate 0066725.0000

SCARBROUGH HELEN  
 8664 ROSEMONT DR  
 PENSACOLA FL 32514

13922 RIVER RD  
 W 1/2 OF LT 130 GULF BEACH  
 S/D PB 4 P 52 & BEG AT PT  
 120 FT S OF N LI & 3750 FT  
 See Tax Roll for extra legal.

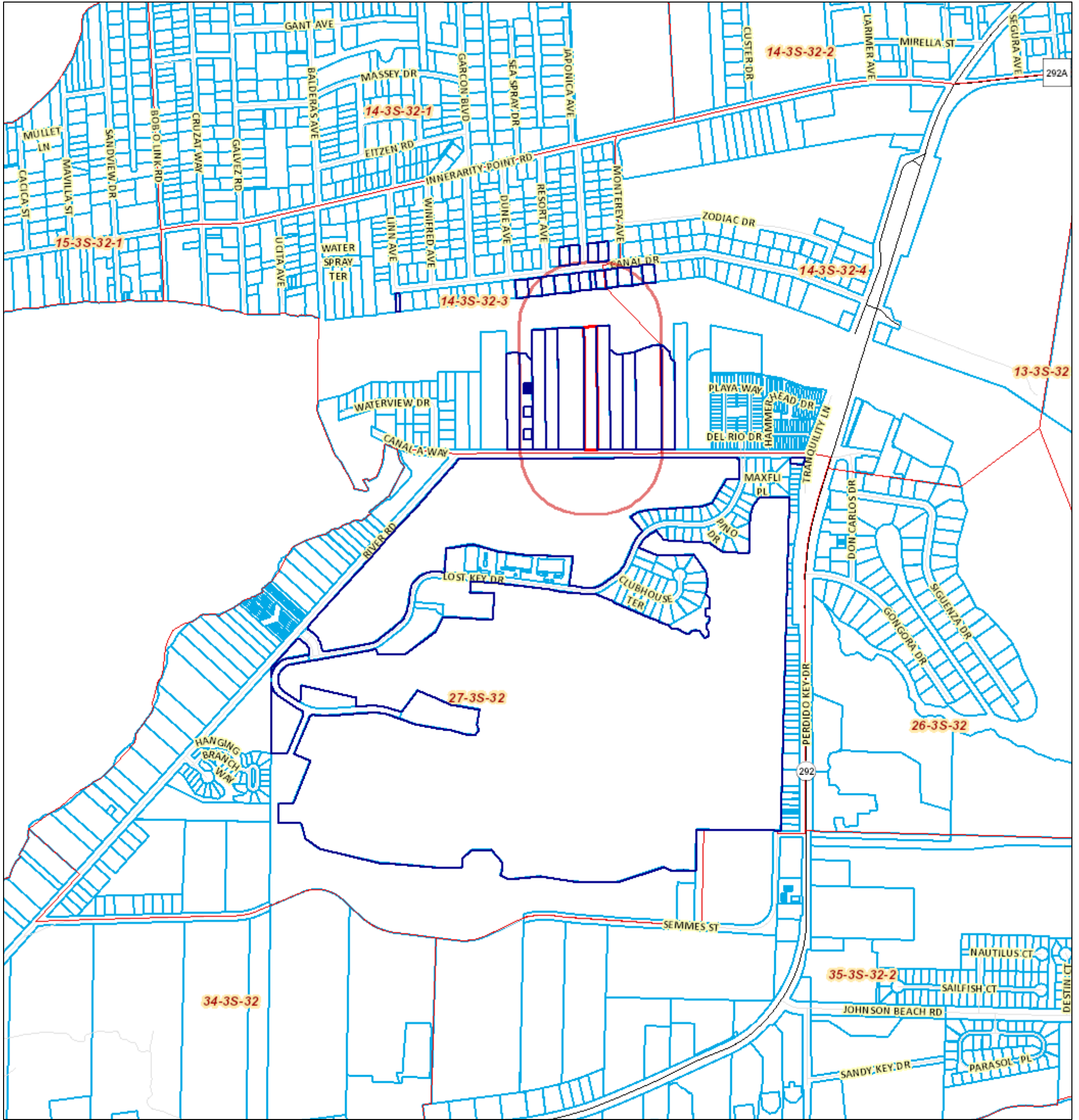
CURRENT  
 YEAR  
 TAXES  
 BECOME  
 DELINQUENT  
 APRIL 1  
 AMOUNT DUE  
 IF PAID  
 BY

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312					
				6395.50	(850) 438-6500 Ext. 3252
Nov 30 2014	Dec 31 2014	Jan 31 2015	Feb 28 2015	Mar 31 2015	Apr 30 2015
\$ 6139.68	\$ 6203.63	\$ 6267.59	\$ 6331.54	\$ 6395.50	\$ 6587.37

RETURN WITH  
 PAYMENT



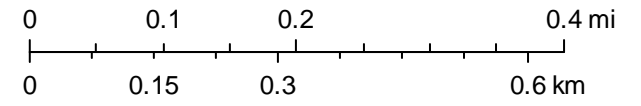
# Chris Jones Escambia County Property Appraiser



December 2, 2014

1:9,115

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



SCARBROUGH HELEN  
8664 ROSEMONT DR  
PENSACOLA, FL 32514

GUTHRIE GEORGE III &  
2589 WESTON ST  
AUBURN, AL 36832

GILMORE SANDRA  
13832 CANAL DR  
PENSACOLA, FL 32507

BECKER JOHN MICHAEL  
13900 CANAL DR  
PENSACOLA, FL 32507

SWIGART SHAWN K & MELINDA  
13910 CANAL ST  
PENSACOLA, FL 32507

CICCONE PATRICIA B 1/4 INT  
13520 CANAL DR  
PENSACOLA, FL 32507

SWEENEY JUDY  
12194 LONGWOOD DR  
PENSACOLA, FL 32507

REDMOND JAMES D & DIANNE P  
13827 CANAL DR  
PENSACOLA, FL 32507

BOYETTE HARRY H & DEBORAH D  
13831 CANAL DR  
PENSACOLA, FL 32507

ESCAMBIA COUNTY  
221 PALAFOX PL STE 420  
PENSACOLA, FL 32502

LIBERTO RICHARD F  
13905 CANAL DR  
PENSACOLA, FL 32507

SCAPIN DEAMON G &  
13833 CANAL DR  
PENSACOLA, FL 32507

SMITH CHAN R &  
2027 COLUMBIA RD  
ABBEVILLE, AL 36310

DOMINI MEKA  
13919 CANAL DR  
PENSACOLA, FL 32507

NEUSTEL BARBARA A  
120 RUBY ST  
ROCKLEDGE, FL 32955

MCLEAN JULIAN M &  
33 NEWMAN DR  
PENSACOLA, FL 32507

COOK JENNIFER M  
13949 CANAL DR  
PENSACOLA, FL 32507

BROOKS JEANETTE D  
PO BOX 34130  
PENSACOLA, FL 32507

TAYLOR SEAN B  
13948 RIVER RD # 3-A  
PENSACOLA, FL 32507

HILLARD WILLIAM T JR & LUCILLE M  
13912 RIVER RD  
PENSACOLA, FL 32507

TAYLOR ETTIE K  
13942 RIVER RD  
PENSACOLA, FL 32507

BANTA LINDA H DUNSON  
13900 RIVER RD  
PENSACOLA, FL 325079679

BROWN MICHAEL C  
13413 GONGORA DR  
PENSACOLA, FL 32507

DAVIDSON SABRINA C &  
13948 RIVER RD # A-1  
PENSACOLA, FL 32507

KILLIAN MICHAEL J  
13948 RIVER RD # 4-A  
PENSACOLA, FL 32507

GOODSON JAMES E TRUSTEE  
13932 RIVER RD  
PENSACOLA, FL 32507

MARTIN TERENCE K &  
144A TONG FUK  
LANTAU  
HONG KONG,

COBB JENNIFER LEIGH TRUSTEE FOR  
3101 W MICHIGAN AVE  
PENSACOLA, FL 32526

FIOCCA CHARLES J  
13908 RIVER RD  
PENSACOLA, FL 32507

ROBERSON CHARLES R & KAREN S  
1969 HEATHER ST  
MOUNT DORA, FL 32757

MARK TWAIN TOWNHOUSES  
ASSOCIATION INC  
C/O LINDA SMART  
13948 RIVER RD # A-3  
PENSACOLA, FL 32507

O'BRIEN WOODY B &  
5313 HICKORY HILL DR  
TRUSSVILLE, AL 35173

LEYSER RICHARD C &  
13840 RIVER RD UNIT 202  
PENSACOLA, FL 32507

YOUNG RODNEY L &  
13840 RIVER RD # 301  
PENSACOLA, FL 32507

WILLIAMS HERBERT B &  
7062 BELGIUM CIR  
PENSACOLA, FL 32526

LEYSER RICHARD C &  
13840 RIVER RD # 202  
PENSACOLA, FL 32507

BAUGHMAN GEORGE JR &  
13840 RIVER RD # 303  
PENSACOLA, FL 32507

PRIOR JEFFREY M & STEPHANIE L  
2717 SOUTHVIEW DR  
VESTAVIA HILLS, AL 35216

CULOTTA KAITLYN MARIE  
101 GUMBO RD  
LAFAYETTE, LA 70508

ZEZULKA KENNETH H  
1246 PARASOL PL  
PENSACOLA, FL 32507

RELAX LLC  
2665 SOLO DOS FAMILIAF  
PENSACOLA, FL 32534

JOHNSON JODY &  
13840 RIVER RD # 104  
PENSACOLA, FL 32507

ZEZULKA D SUE  
1246 PARASOL PL  
PENSACOLA, FL 32507

OLIVER CHARLES R  
13840 RIVER RD # 302  
PENSACOLA, FL 32507

BROUSSARD KENNETH C &  
58 DEGAULLE SQ  
LAFAYETTE, LA 70508

RIVER COLONY CONDOMINIUMS LLC  
3442 FRANCIS RD STE 160  
ALPHARETTA, GA 30004

STARR TERRY J  
2850 EMERALD DR  
JONESBORO, GA 30236

B & W LLC  
15009 PLUM DR  
URBANDALE, IA 50323

HOLLINGSWORTH JAMES N &  
13928 RIVER RD # 506  
PENSACOLA, FL 32507

BROWN ERIC R &  
13928 RIVER RD UNIT #605  
PENSACOLA, FL 32507

BROUSSARD KENNETH C &  
5B DEGAULLE SQ  
LAFAYETTE, LA 70508

VICKERS JIMMY R  
13840 RIVER RD UNIT 201  
PENSACOLA, FL 32507

PREWITT DENNIS L &  
13840 RIVER RD STE 204  
PENSACOLA, FL 32507

BAUGHMAN GEORGE JR &  
13840 RIVER RD # 303  
PENSACOLA, FL 32507

JOHNSON JODY J &  
13840 RIVER RD UNIT 104  
PENSACOLA, FL 32507

PREWITT DENNIS L &  
13840 RIVER RD #204  
PENSACOLA, FL 32507

FULTON KIM F & SUSAN D  
5598 DAURO RD  
LONG BEACH, MS 39560

ETHEREDGE ROY F &  
C/O JOHN G TODD  
6050 ROSEMONT RD  
BIRMINGHAM, AL 35242

SMITH LISA A  
29221 ONO BLVD  
ORANGE BEACH, AL 36561

BISHOP DANNY R &  
15 ROCKWOOD RD  
PENSACOLA, FL 32514

ROBINSON RONNIE A  
1001 STONEBRIDGE RD  
OXFORD, MS 38655

HOWE FRED &  
13928 RIVER RD # 702  
PENSACOLA, FL 32507

DAVIDSON DONALD  
13928 RIVER RD # 703  
PENSACOLA, FL 32507

ZEZULKA KENNETH H &  
1246 PARASOL PL  
PENSACOLA, FL 32507

LIFES A BEACH LLC  
2015 HIGHPOINTE DR  
\BRANDON, MS 39042

SAILMAKERS PLACE LLC  
PO BOX 256  
HELENA, AL 35080-0256

MASON-SMITH JOHN S &  
13928 RIVER RD UNIT 805  
PENSACOLA, FL 32507

BIRKE JAMES A &  
19051 TURNBERRY CT  
BATON ROUGE, LA 70809

JAMES ARTIS E JR & DONNA  
4401 E ALOHA DR  
DIAMONDHEAD, MS 39525

MILES THOMAS F  
PO BOX 2308  
AUSTIN, TX 78768

WILLIAMS MICHAEL A  
13928 RIVER RD UNIT 706  
PENSACOLA, FL 32507

BROUSSARD KENNETH J &  
1108 N FRANKLIN ST # 707  
TAMPA, FL 33602

FAYARD DAVID M & ELISE H  
700 OLD SAVANNAH DR  
LONG BEACH, MS 39560

DUNBAR JOEL F &  
13928 RIVER RD # 801  
PENSACOLA, FL 32507-4630

ESTABROOK PROPERITIES LLC  
13928 RIVER RD UNIT 1002  
PENSACOLA, FL 32507

ERIS GRACE K  
13928 RIVER RD 201  
PENSACOLA, FL 32507

JOHNSON JUDD S &  
1790 GROVECREST RD  
GERMANTOWN, TN 38139

QUARTZ ROAD LLC  
96 BAYOU PEREZ RD  
MADISONVILLE, LA 70447

BUCKHAULTS LYNN A &  
PO BOX 296  
ELLISVILLE, MS 39437

SCELFO CHRISTOPHER J &  
1220 MALLARD CIR  
BOGART, GA 306222764

HARRISON RICHARD & MYRA  
5300 CENTRAL AVE UNIT 1C  
HOT SPRINGS, AR 71913

JONES & JONES INVESTMENTS  
3890 PASCO ST  
PENSACOLA, FL 32505

HARPER ROBERT C &  
3350 BROOKHILL CIR  
MARIETTA, GA 30062

MAYNARD JON C & DEBORAH M  
3152 S BOULDER CREEK LN  
NEW PALESTINE, IN 46163

TAYLOR JAMES D JR  
19527 SOUTHERN HILLS AVE  
BATON ROUGE, LA 70809

MCKINNEY ROSS &  
2557 WHETSTONE  
BIRMINGHAM, AL 35243

PEARCE JANICE C TRUSTEE FOR  
13928 RIVER RD # 306  
PENSACOLA, FL 32507

ROBINSON LARRY A &  
108 ST ANNES BAY  
RIDGELAND, MS 39157

CICCOTELLI ALDO A &  
1487 LAURIE LANE  
YARDLEY, PA 19067

FORD GREGORY E &  
13928 RIVER RD UNIT 405  
PENSACOLA, FL 32507



FRANCAVILLA THOMAS L & DONNA T  
5079 GREYSTONE WAY  
BIRMINGHAM, AL 35242

WCI COMMUNITIES LLC  
24301 WALDEN CENTER DR STE 300  
BONITA SPRINGS, FL 34134



**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **623859**

Date Issued. : 12/02/2014

Cashier ID : KLHARPER

Application No. : PRZ141200024

Project Name : Z-2015-01

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>			
	3299	\$1,270.50	App ID : PRZ141200024
		<b>\$1,270.50</b>	<b>Total Check</b>

Received From : ARLAN E OR HELEN SCARBROUGH

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

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ141200024	714930	1,270.50	\$0.00	13922 RIVER RD, PENSACOLA, FL, 32507

<b>Total Amount :</b>	<b>1,270.50</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 12/2/2014
-----------------------	-----------------	---------------	--

**Planning Board-Rezoning**

**5. B.**

**Meeting Date:** 01/06/2015  
**CASE :** Z-2015-02  
**APPLICANT:** Linda H Dunson Banta, Owner  
**ADDRESS:** 13900 River Road  
**PROPERTY REF. NO.:** 14-3S-32-1001-000-129  
**FUTURE LAND USE:** MU-PK, Mixed-Use Perdido Key  
**DISTRICT:** 2  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 02/05/2015

**SUBMISSION DATA:**

**REQUESTED REZONING:**

**FROM:** R-2PK, Residential District (Perdido Key), Medium Density (4.5 du/acre)

**TO:** CGPK, (Perdido Key) Commercial Gateway District, High Density (12.5 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 Perdido Key (MU-PK) category is intended for a complimentary mix of residential, commercial and tourism (resort) related uses which provides for single family and multi-family residential; condominiums, hotels/motels, commercial, active and passive recreational facilities, plazas and other civic uses; public and quasi-public facilities (including government facilities, public utilities, religious facilities and organizations). The uses allowed in the

commercial district include a full range of commercial enterprise activities and are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, thereby assuring that such commercial development is undertaken in an environmentally sensitive manner. When using density transfers, densities may not be transferred to parcels south of Perdido Key Drive. The maximum residential density is 25 dwelling units per acre, maximum intensity is 6.0 Floor Area Ratio (FAR). Residential development in the MU-PK FLUM category shall be limited to 7,150 dwelling units and 1,000 lodging units.

**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 CGPK is **consistent** with the intent and purpose of Future Land Use category MU-PK, as stated in CPP FLU 1.3.1. The proposed amendment is consistent with the intent of CPP 1.5.3. as it does promote the efficient use of the existing roads and the established utilities and infrastructure. Mixed-Use Perdido Key allows for residential and non-residential uses with a maximum density of 25 dwelling units per acre. The CGPK Future Land Use category allows residential rezoning to districts with higher residential densities.

## **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.

**6.05.08. R-2PK Residential District (Perdido Key), Medium Density.** A. Intent and purpose of district. This district is intended to be a medium population density residential area that recognizes the desirability of maintaining open space. The maximum density is 4.5 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy FLU 1.3.1, regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in CCPK areas located in the Airport/Airfield Environs.

**6.05.15.02. CGPK (Perdido Key) Commercial Gateway District.** A. Intent and purpose of district. This district is intended to provide gateways (entryways) into Perdido Key, providing an identity for Perdido Key as a visually attractive, family style, resort community. The district is characterized by resort-related commercial uses, including hotels and motels, as well as high density residential development. The maximum density is 12.5 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy FLU 1.3.1, regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities

allowed in CCPK areas located in the Airport/Airfield Environs.

## **FINDINGS**

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcel is adjoining a already zoned parcel one to the west zoned CGPK which will make a more smooth transition along River Road if this amendment is approved.

### **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-2PK, CGPK, and PRPK. Some of the nearby uses are Sailmaker's Place Condominium two vacant parcels and seven single family homes.

### **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). Property located at 13922 River Road had applied for a rezoning case for June 27, 2005, case number Z-2005-22 but the agent tabled the case and never came back for a rezoning hearing. Staff had no recommendation at that time.

### **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. Environmental management saw no adverse impacts that would affect the property in this rezoning amendment. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

### **CRITERION (6)**

**Development patterns.**

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

**FINDINGS**

The proposed amendment **would result** in a logical and orderly development pattern because the adjoining parcel to the west is already zoned CGPK. The zoning change would alleviate a single R-2PK less intense zoned parcel that is adjoined to the west by already existing CGPK zoned parcels to make a more seamless and better transition for the zoned properties along River Road.

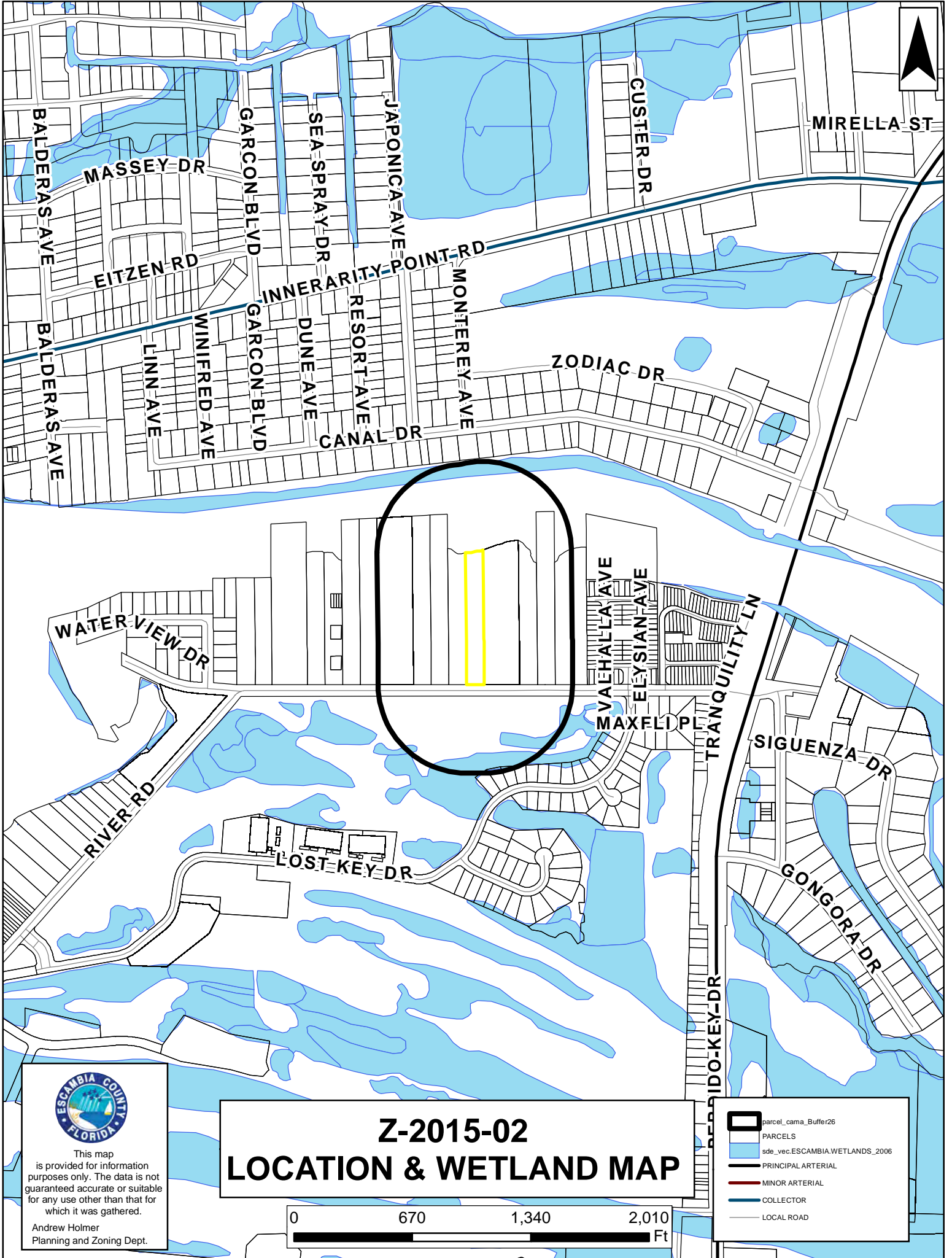
---

**Attachments**

Z-2015-02

---

Z-2015-02



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

Andrew Holmer  
Planning and Zoning Dept.

# Z-2015-02 LOCATION & WETLAND MAP



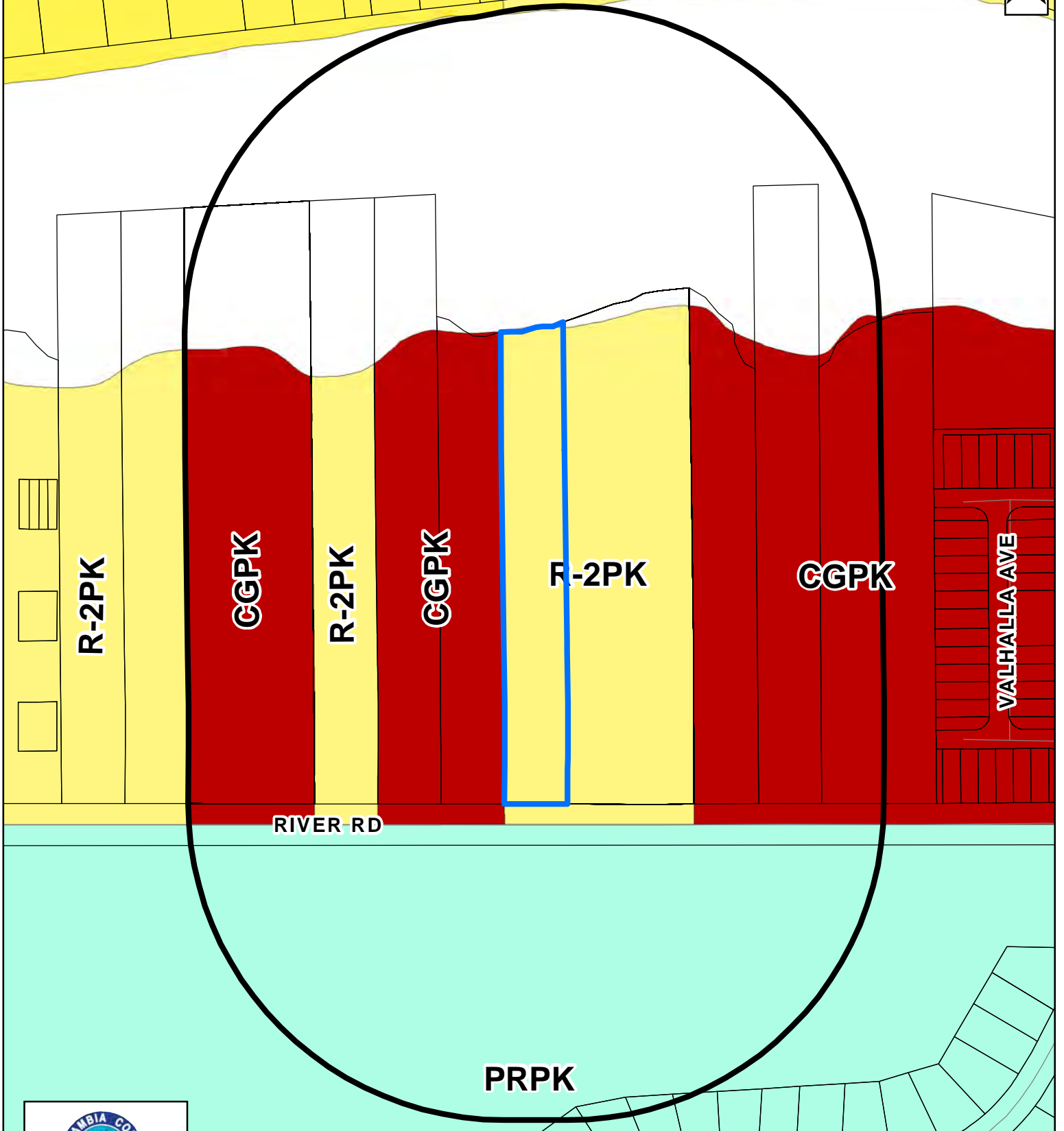
- parcel\_cama\_Buffer26
- PARCELS
- sde\_vec.ESCAMBIA.WETLANDS\_2006
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



CANAL DR

R-3

R-2



R-2PK

CGPK

R-2PK

CGPK

R-2PK


CGPK

VALHALLA AVE

RIVER RD

PRPK

PINO DR









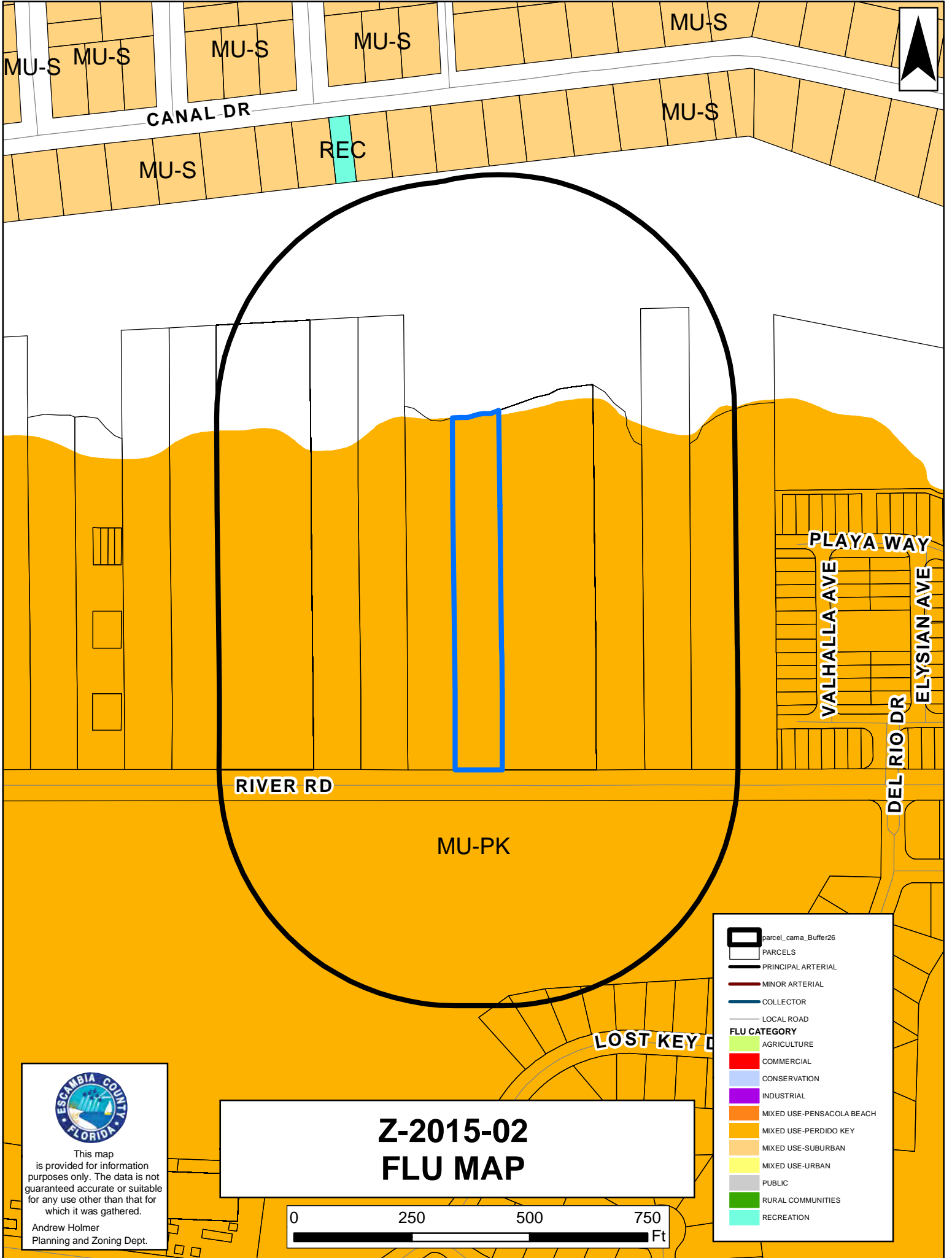
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.


# Z-2015-02 ZONING MAP



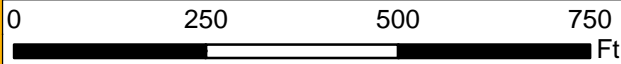
-  parcel\_cama\_Buffer26
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



	parcel_cama_Buffer26
	PARCELS
	PRINCIPAL ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	LOCAL ROAD
<b>FLU CATEGORY</b>	
	AGRICULTURE
	COMMERCIAL
	CONSERVATION
	INDUSTRIAL
	MIXED USE-PENSACOLA BEACH
	MIXED USE-PERDIDO KEY
	MIXED USE-SUBURBAN
	MIXED USE-URBAN
	PUBLIC
	RURAL COMMUNITIES
	RECREATION

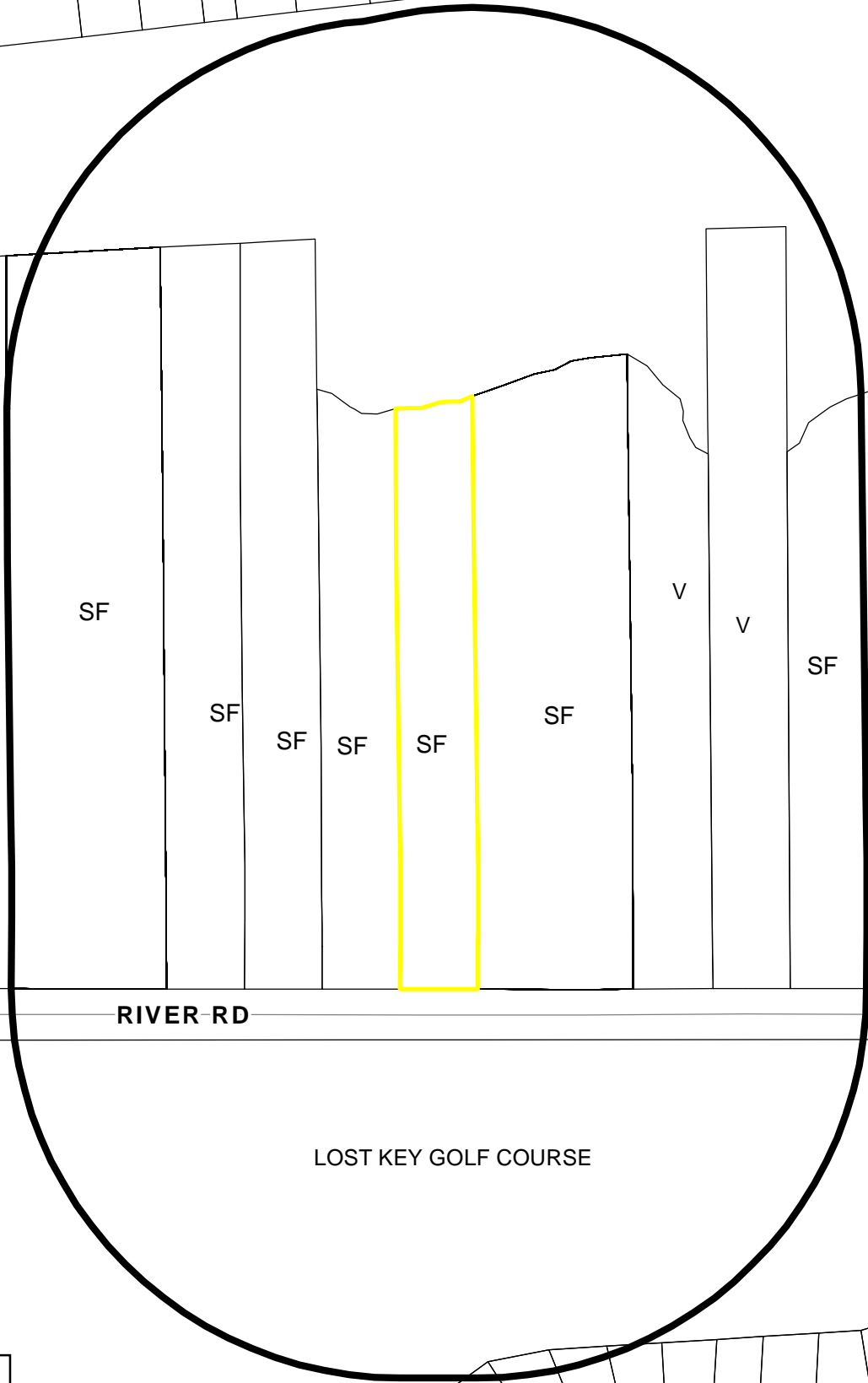
  
 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.  
 Andrew Holmer  
 Planning and Zoning Dept.

# Z-2015-02 FLU MAP



CANAL DR

SINGLE FAMILY



SF

SF

SF

SF

SF

SF

SF

V

V

SF

RIVER RD

LOST KEY GOLF COURSE

VALHALLA AVE

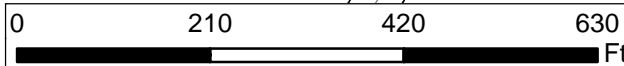
PINO DR



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.

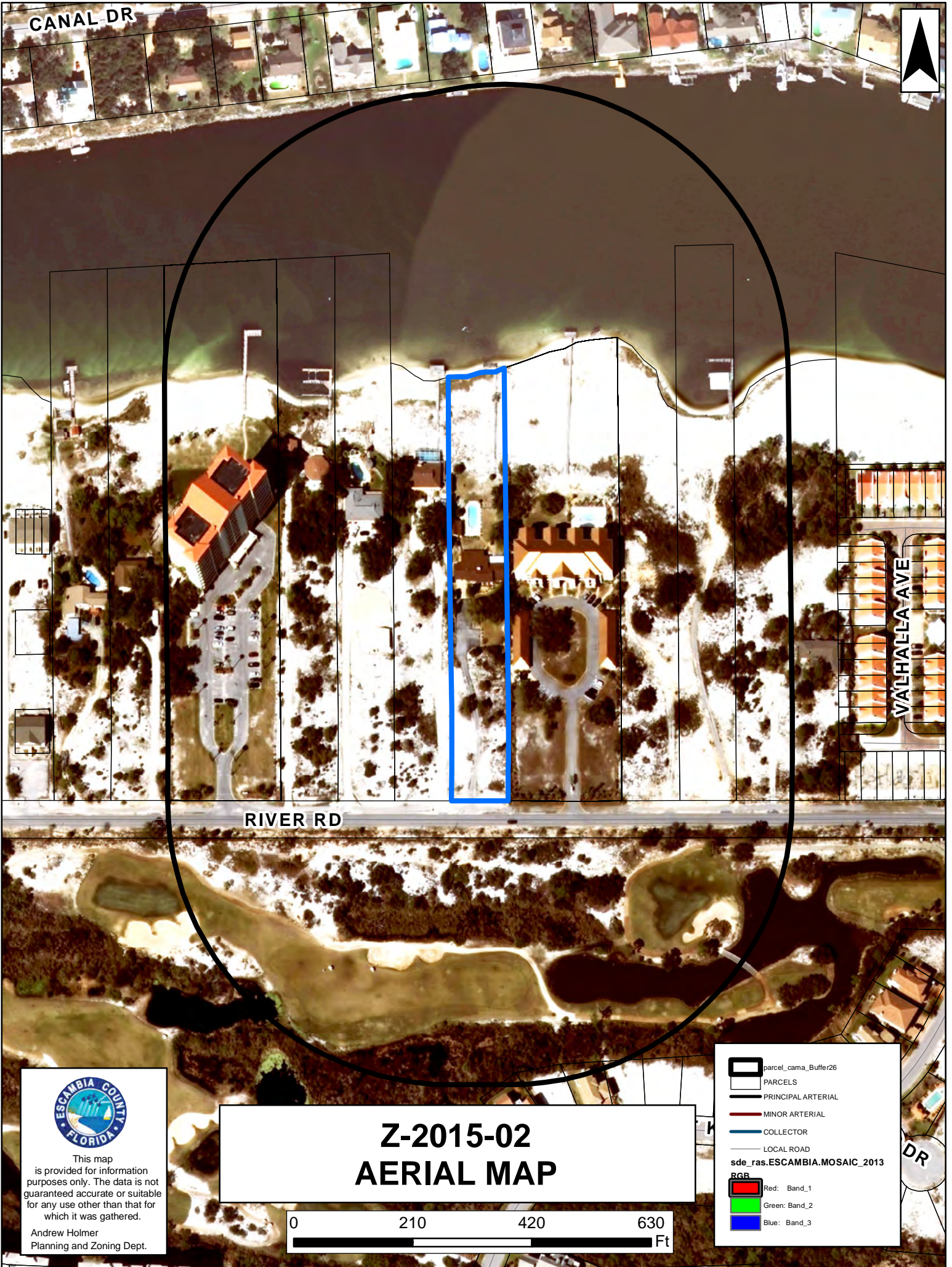
Andrew Holmer  
Planning and Zoning Dept.

# Z-2015-02 EXISTING LAND USE MAP



- parcel\_cama\_Buffer26
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

CANAL DR



RIVER RD

VALHALLA AVE

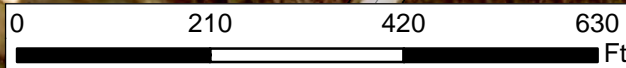
DR



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-2015-02 AERIAL MAP



- parcel\_cama\_Buffer26
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

sde\_ras.ESCAMBIA.MOSAIC\_2013

RGB



# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2015-02  
CURRENT ZONING: R-2PK PROPOSED ZONING: CGPK

## PLANNING BOARD

DATE: 01/06/15 TIME: 8:30 AM

### LOCATION OF HEARING

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

## BOARD OF COUNTY COMMISSIONERS

DATE: 02/05/15 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](http://WWW.MYESCAMBIA.COM)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking Southeast along River Road



Looking Southwest along River Road



**Looking West along River Road**





**FOR SALE**  
"The World's Finest Home"  
Mark Forest  
818-563-1214  
Jacqueline Wood  
818-275-1228  
"We Can Get You Covered Under 2 Hours!"

Looking Northwest along River Road



**Looking North Onto the Subject Property**



Looking Northeast along River Road

## Rezoning for 13900 River Road, Pensacola, FL 32507

The request is for 13900 River Road to be rezoned from current zoning R2-PK to CGPK. The two adjoining properties to the west have been rezoned and are currently CGPK. The property to the east is a multifamily development. Many of the properties along this portion of River Road have been rezoned to CGPK to accommodate the development of condominium complexes.

1. Consistency with the Comprehensive Plan. The Comprehensive Plan allows for mixed use in the Commercial Gateway Perdido Key (CGPK) area. Commercial development surrounds this parcel located at 13900 River Road. The Gateway to Perdido Key allows for a complimentary mix of residential, commercial and tourism (resort) related uses.

Rezoning this property is in keeping with the plan to enhance the CGPK area as outlined. The public would be best served by providing more commercial opportunity to the Gateway to Perdido Key by rezoning the above referenced parcel to more closely resemble the two adjoining parcels to the west and the multi-family residences to the east and the condominium towers slightly further to the west and the condominium towers directly across River Road in Lost Key Plantation. This rezoning is in keeping with the rezoning that recently took place on River Road to allow for the Sailmaker Condominium complex and to the east of this parcel, Banana Bay, a large multifamily townhome/resort complex.

2. Consistency with the Code. Rezoning this parcel is in keeping with the stated purpose and intent of the land development code, Section 2.08.00 and therefore furthers the goals, objectives and policies of the Comprehensive Plan is is not in conflict with any portion of the county's Land Development Code.

Rezoning of this parcel does not constitute "spot zoning" as rezoning of this parcel is in keeping with the zoning to the immediate east and west of this parcel and would make this parcel compatible with many parcels on River Road.

The rezoning does not create an intrusion of commercial or industrial uses into an established residential area, but would serve to enhance this area and promote the very definition of Commercial Gateway Perdido Key.

The proposed rezoning and the developmental permitting would not detract from the character and quality of life in the general area as the rezoning would only be more in line with the structures and resort areas that are directly located within close proximity to this property creating a logical and orderly development pattern by bringing this property in line with the surrounding properties as it relates to the zoning and promotes the gateway to the resort areas of Perdido Key.

3. Compatibility with surrounding uses. The subject property is one of the few parcels on River Road NOT zoned CGPK. There is a resort golf community with single family residences and several high rise condominium towers across the street with a multitude of resort amenities open to the public and to seasonal visitors to the Perdido Key area. To the east and west of this parcel, there are condominiums and resort townhome properties that allow for long term and short term rentals as well as second homes and primary residences located within these complexes. This property is currently NOT compatible with the surrounding uses and should be rezoned to CGPK.

4. Changed conditions. Several years ago, most of the parcels located along River Road were in fact zoned for Residential use. However, developers were able to have many parcels rezoned in order to accommodate the introduction of condominium complexes and to support and promote the resort lifestyle in Perdido Key. The subject parcel has not been rezoned, but the changed surrounding conditions certainly support the rezoning of this parcel to be more in line with the true definition of CGPK.

5. Effect on Natural Environment. To my knowledge, there are no wetlands located on the property and this property is not located in the Beach Mouse Habitat area. Therefore, there would most likely be no effect on the natural environment.

6. Development patterns. The intent of a commercial gateway district is to provide gateways or entryways into specific areas with very distinct uses. The identity of Perdido Key is a family style, resort community offering a multitude of options for living, lodging, dining and resort related activities. The River Road area is a prime location for development that would promote this type of gateway which would in turn provide an attractive entryway to Perdido Key and offer a more quiet, tranquil option for lodging and/or second home buyers than perhaps some of the available options on the Gulf of Mexico side therefore bringing more guests to the area and generating more revenue.



# 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-2 PK to C-6 PK

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

Owner(s) Name: Linda H Dunson BANTA Phone: 850-516-2774

Address: 13900 River Road Pensacola, FL 32507 Email: ninna@dcsystems.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: 13900 River Road, Pensacola, FL 32507

Property Reference Number(s)/Legal Description: 1435 321001000129 - E100FT OF LT 129

Gulf Beach S/D PB4 PG52 Sec 14/26/27/34/35 T3S R 32W OR 1147 P 230

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.

Linda H. Dunson Banta  
Signature of Owner/Agent

Linda H Dunson BANTA  
Printed Name Owner/Agent

11/19/14  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21st day of November 20 14 by Linda H. Dunson BANTA

Personally Known  OR Produced Identification . Type of Identification Produced: DRIVERS LICENSE

Lisa Durant  
Signature of Notary  
(notary seal must be affixed)

LISA DURANT  
Printed Name of Notary



LISA A. DURANT  
MY COMMISSION # EE 853148  
EXPIRES: December 10, 2016  
Bonded Thru Budget Notary Service

**FOR OFFICE USE ONLY** CASE NUMBER: Z-2015-02

Meeting Date(s): PB 1/6/2015, BCC 2/2015 Accepted/Verified by: A Cami Date: 12/3/14

Fees Paid: \$1,270.50 Receipt #: \_\_\_\_\_ Permit #: PR214200025



# Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2015-02

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 143S321001000129

Property Address: 13900 River Rd Pensacola, FL 32507

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 19th DAY OF November, YEAR OF 2014.

  
Signature of Property Owner

Linda H Dunson Banta  
Printed Name of Property Owner

11/19/14  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date





# 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

Payment 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.

Escambia County Property Appraiser  
**143S321001000129 - Full Legal Description**

E 100 FT OF LT 129 GULF BEACH S/D PB 4 P 52 SEC 14/26/27/34/35 T 3S R 32 W OR 1147 P 230

This instrument prepared by: 14-35-52-1001  
M. J. MENGE, of  
Shell, Fleming, Davis & Menge 10-3599-080  
Post Office Box 1831  
Pensacola, Florida 32598

SFD&M: L 13-851

OFF REC. BOOK 1147 PAGE 230

H/S(2)  
Dis(1)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28<sup>th</sup> day of September, 1977, by and between STOCKTON, WHATLEY, DAVIN & COMPANY, a Florida corporation, hereinafter called Grantor, and JAMES O. DUNSON and LINDA H. DUNSON, husband and wife, of Route 1, Box 992-D, Pensacola, Florida, their heirs, personal representatives, successors and assigns, hereinafter called Grantee,

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee, and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

East 100.0 feet of Lot 129, Gulf Beach Subdivision, being a subdivision of a portion of Sections 14, 26, 27, 34 and 35, Township 3 South, Range 32 West, Escambia County, Florida, according to Plat recorded in Plat Book 4 at page 52 of the public records of Escambia County, Florida,

to have and to hold the above-described property with appurtenances, unto the Grantee forever.

Grantor specifically warrants the title to the above-described property and will defend such title against the lawful claims of any person whomsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and its seal affixed the day and year above written.

Signed, sealed and delivered in the presence of:

STOCKTON, WHATLEY, DAVIN & COMPANY, a Florida corporation

Bonnie H. Martin  
Alan C. Feiman

By: Hugh M. Graham  
its Vice President

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 1977, by Hugh M. Graham, Vice

400  
167.40  
61.60  
233.00

ESCAMBIA COUNTY  
050800  
STATE OF FLORIDA  
DEPT. OF REVENUE  
DOCUMENTARY STAMP TAX  
167.40  
OCT-377  
1124

INCORPORATED

1.40  
TAX

to have and to hold the above-described property with appurtenances, unto the Grantee forever.

Grantor specifically warrants the title to the above-described property and will defend such title against the lawful claims of any person whomsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and its seal affixed the day and year above written.

Signed, sealed and delivered in the presence of:

STOCKTON, WHATLEY, DAVIN & COMPANY, a Florida corporation

Bonnie H. Martin  
Alan C. Jernan

By: Hugh M. Graham  
its Vice President

INCORPORATED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 28th day of September, 1977, by Hugh M. Graham, Vice President of STOCKTON, WHATLEY, DAVIN & COMPANY, a corporation, on behalf of said corporation.

Alan C. Jernan  
Notary Public, State of Florida at large

My commission expires: Mar. 31, 1981

DEPT. OF REVENUE  
001-377  
FLORIDA  
DOCUMENTARY  
STAMP TAX  
6.60

Notary Seal

FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
SEP 29 4 11 PM '77  
JOE A. FERRIS, COUNTY CLERK  
ESCAMBIA COUNTY

832955

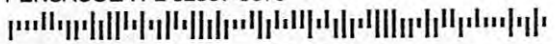
ACCOUNT NUMBER 10-3599-000	ESCROW CD	ASSESSED VALUE See Below	MILLAGE CODE 06	PROPERTY REFERENCE NUMBER 143S32-1001-000-129
-------------------------------	-----------	-----------------------------	--------------------	--

2014 Real Estate 0066724.0000

OFFICE  
(850) 438-6500  
Ext. 3252

13900 RIVER RD  
E 100 FT OF LT 129  
GULF BEACH S/D PB 4 P 52  
SEC 14/26/27/34/35 T 3S R  
See Tax Roll for extra legal.

S - 013390 / 034228 1-60998 JMS43157  
BANTA LINDA H DUNSON  
13900 RIVER RD  
PENSACOLA FL 32507-9679



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	198,779	50,000	148,779	984.40
PUBLIC SCHOOLS					
By Local Board	2.0850	198,779	25,000	173,779	362.33
By State Law	5.2370	198,779	25,000	173,779	910.08
WATER MANAGEMENT	0.0390	198,779	50,000	148,779	5.80
SHERIFF	0.6850	198,779	50,000	148,779	101.91
M.S.T.U. LIBRARY	0.3590	198,779	50,000	148,779	53.41
ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312					
TOTAL MILLAGE		15.0215	AD VALOREM TAXES		2417.93

RETAIN THIS  
PORTION  
FOR  
YOUR  
RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		85.00
QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS		85.00

PLEASE  
PAY ONLY  
ONE  
AMOUNT  
SHOWN IN  
YELLOW  
SHADED  
AREA

COMBINED TAXES AND ASSESSMENTS		2502.93	PAY ONLY ONE AMOUNT	See reverse side for important information
Nov 30 2014 \$ 2402.81	Dec 31 2014 \$ 2427.84	Jan 31 2015 \$ 2452.87	Feb 28 2015 \$ 2477.90	Mar 31 2015 \$ 2502.93
				Apr 30 2015 \$ 2578.02

AMOUNT  
DUE  
IF PAID  
BY

JANET HOLLEY, CFC  
ESCAMBIA COUNTY TAX COLLECTOR

**2014 Real Estate**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 10-3599-000	ESCROW CD	ASSESSED VALUE See Above	MILLAGE CODE 06	PROPERTY REFERENCE NUMBER 143S32-1001-000-129
-------------------------------	-----------	-----------------------------	--------------------	--

2014 Real Estate 0066724.0000

13900 RIVER RD  
E 100 FT OF LT 129  
GULF BEACH S/D PB 4 P 52  
SEC 14/26/27/34/35 T 3S R  
See Tax Roll for extra legal.

BANTA LINDA H DUNSON  
13900 RIVER RD  
PENSACOLA FL 32507-9679

CURRENT  
YEAR  
TAXES  
BECOME  
DELINQUENT  
APRIL 1  
AMOUNT DUE  
IF PAID  
BY

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312 (850) 438-6500 Ext. 3252

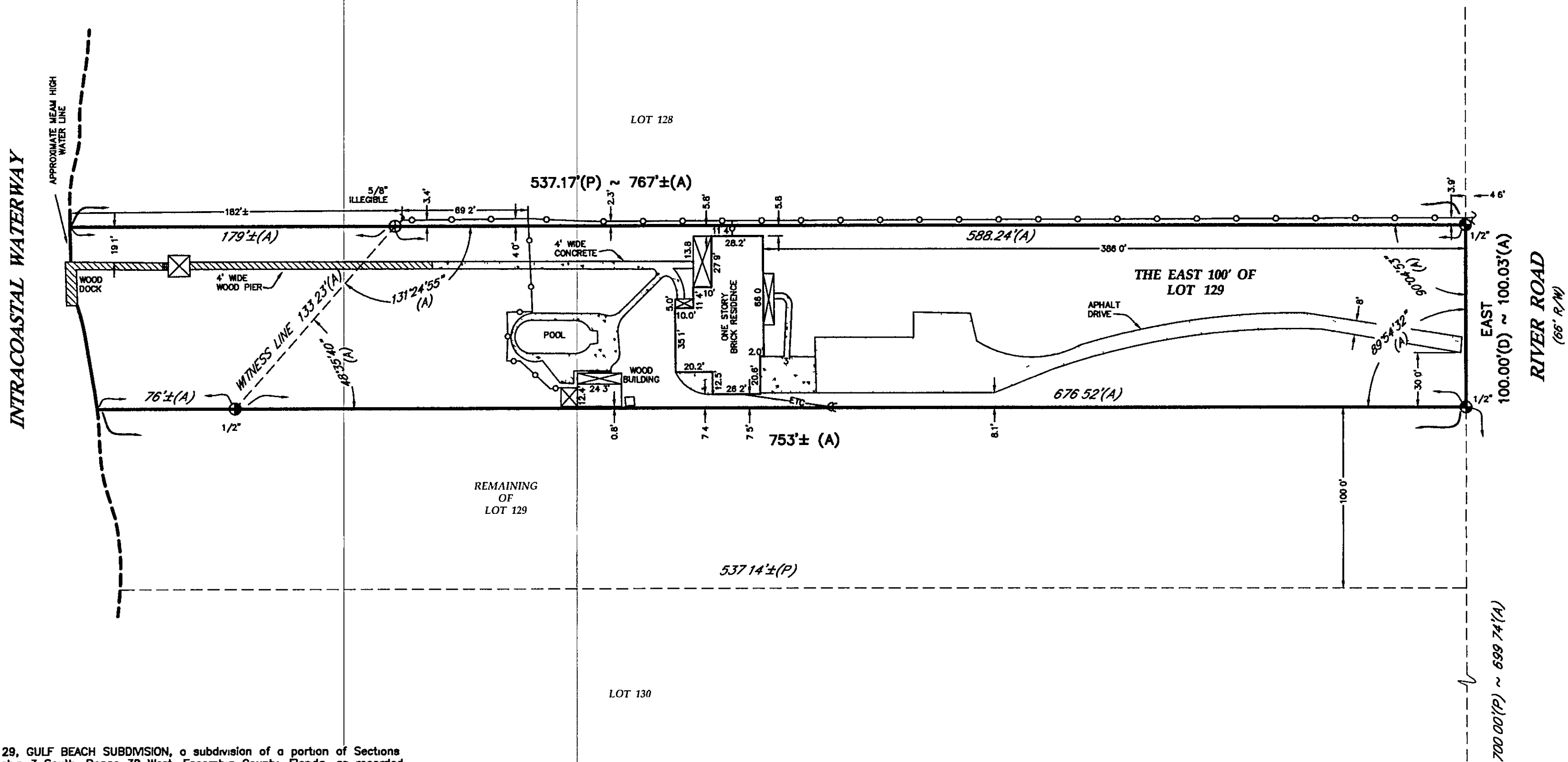
Nov 30 2014 \$ 2402.81	Dec 31 2014 \$ 2427.84	Jan 31 2015 \$ 2452.87	Feb 28 2015 \$ 2477.90	Mar 31 2015 \$ 2502.93	Apr 30 2015 \$ 2578.02
---------------------------	---------------------------	---------------------------	---------------------------	---------------------------	---------------------------

RETURN WITH  
PAYMENT

0000000000 0000250293 0000000667240000 0001 2

# BOUNDARY SURVEY

A Portion Of Sections 14, 26, 27, 34 & 35, Township 3 South, Range 32 West,  
County Of Escambia, State Of Florida



**DESCRIPTION**  
East 100 feet of Lot 129, GULF BEACH SUBDIVISION, a subdivision of a portion of Sections 14, 26, 27, 34 & 35, Township 3 South, Range 32 West, Escambia County, Florida, as recorded in Public Record Book 4 at Page 52 of the public records of said County.

The information Recorded Plat & 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 surface 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.

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

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 requirements set forth by the Board of Professional Surveyors and Mappers in Chapter 51-17, F.S. and 61A-17, F.S., Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Joel Walters, R.L.S. No. 1082  
State of Florida

**LEGEND:**

- - 4" x 4" (PRM) Permanent Reference Monument Found
- - (P.C.P.) Permanent Control Point Found
- ⊕ - Capped Iron Rod Found
- - 1/2" Capped Iron Rod LS #4082 Set
- ⊙ - Iron Rod Unnumbered Found
- ⊗ - Iron Pipe Unnumbered Found
- ▲ - Nail & disk Found
- ⊖ - Utility Pole
- ⊕ - Guy Anchor Wire
- ⊖ - Aerial Electric, Telephone, Cable Lines
- ⊖ - Elevation
- ⊖ - Chain Link Fence
- ⊖ - Wire Fence
- ⊖ - Wood Fence
- R/W - Right of Way
- B.S.L. - Building Setback Line
- CONC - Concrete
- ⊖ - Centerline
- R - 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
- PRC - 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
- L.S. - Licensed Surveyor
- ⊖ - Indicates Covered
- ⊖ - Benchmark
- ⊖ - Set Hub & Tack
- NR - Non-Radial
- NTS - Not to Scale



**LAND SURVEYING**

**JOEL WALTERS**

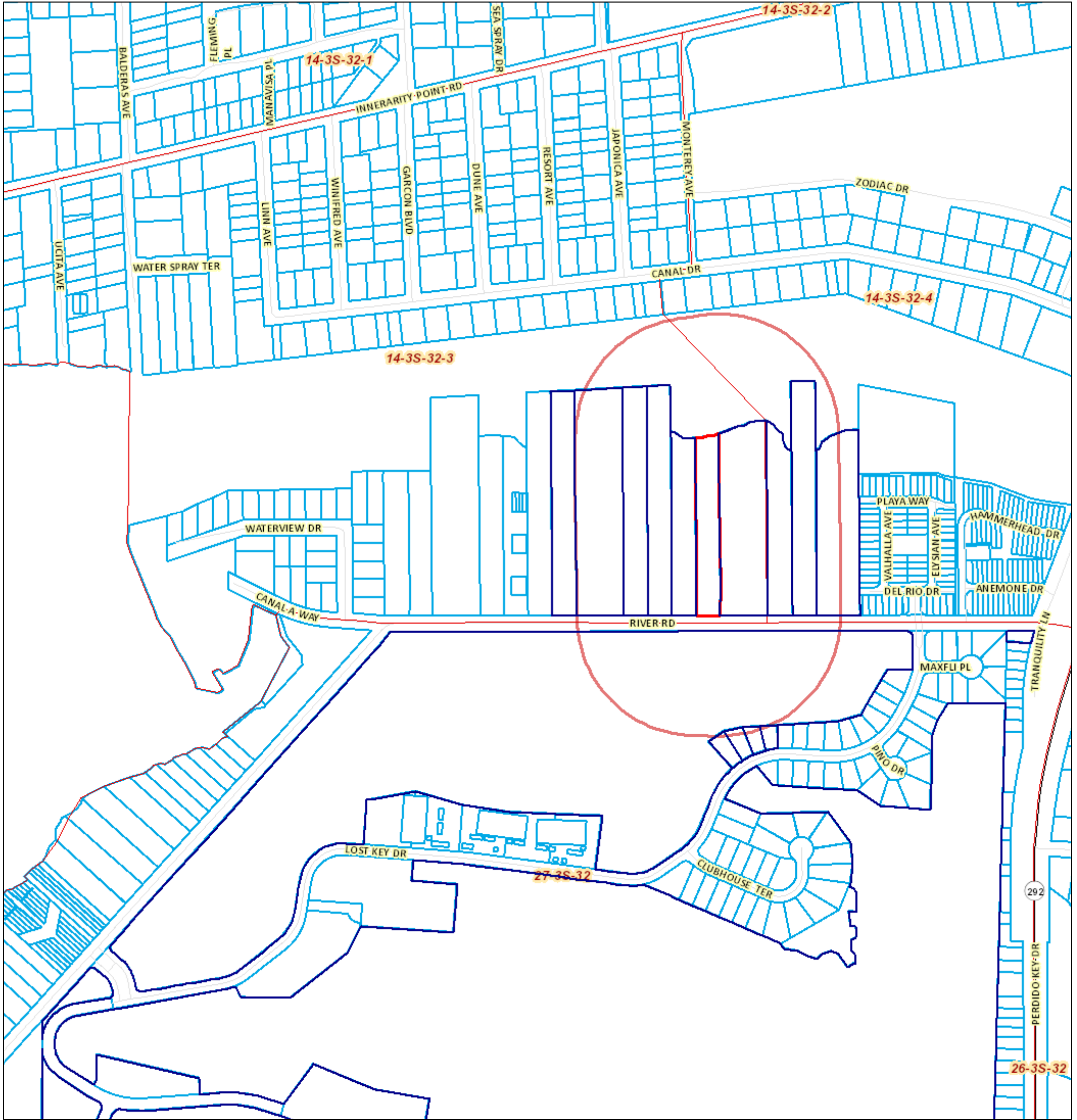
TELEPHONE NO (850) 944-7926  
FAX NO (850) 944-3012

9191 RUBY'S FISH CAMP ROAD  
PENSACOLA, FL 32526



JOB NO. 14-11-044  
CAD FILE: 141044  
SCALE: 1"=50'  
REQUESTED BY: DEB FRED  
DATE OF SURVEY: 12/02/2014  
FIELD BOOK: 847  
PAGE: 25-28  
ENCROACHMENTS: AS SHOWN  
REVISIONS:  
DRAWN BY: HAA

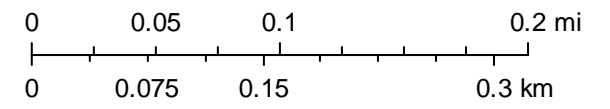
# Chris Jones Escambia County Property Appraiser



December 4, 2014

1:4,900

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



BANTA LINDA H DUNSON  
13900 RIVER RD  
PENSACOLA, FL 325079679

BROWN MICHAEL C  
13413 GONGORA DR  
PENSACOLA, FL 32507

MIRABILE JOSEPH W TRUSTEE FOR  
1242 PARASOL PL  
PENSACOLA, FL 32507

HONTAS JANICE K  
130 W RUEELLE  
MADEVILLE, LA 70471

KLIPPING KRISTOPHER &  
699 BRYAN ST  
ATLANTA, GA 30312

HILLARD WILLIAM T JR & LUCILLE M  
13912 RIVER RD  
PENSACOLA, FL 32507

SCARBROUGH HELEN  
8664 ROSEMONT DR  
PENSACOLA, FL 32514

GOODSON JAMES E TRUSTEE  
13932 RIVER RD  
PENSACOLA, FL 32507

HEMBREE WALTER D JR &  
7921 TANNER WILLIAMS RD STE E  
MOBILE, AL 36608

FIOCCA CHARLES J  
13908 RIVER RD  
PENSACOLA, FL 32507

RELAX LLC  
2665 SOLO DOS FAMILIAF  
PENSACOLA, FL 32534

BROUSSARD KENNETH C &  
5B DEGAULLE SQ  
LAFAYETTE, LA 70508

O'BRIEN WOODY B &  
5313 HICKORY HILL DR  
TRUSSVILLE, AL 35173

JOHNSON JODY &  
13840 RIVER RD # 104  
PENSACOLA, FL 32507

VICKERS JIMMY R  
13840 RIVER RD UNIT 201  
PENSACOLA, FL 32507

LEYSER RICHARD C &  
13840 RIVER RD UNIT 202  
PENSACOLA, FL 32507

ZEZULKA D SUE  
1246 PARASOL PL  
PENSACOLA, FL 32507

PREWITT DENNIS L &  
13840 RIVER RD STE 204  
PENSACOLA, FL 32507

YOUNG RODNEY L &  
13840 RIVER RD # 301  
PENSACOLA, FL 32507

OLIVER CHARLES R  
13840 RIVER RD # 302  
PENSACOLA, FL 32507

BAUGHMAN GEORGE JR &  
13840 RIVER RD # 303  
PENSACOLA, FL 32507

WILLIAMS HERBERT B &  
7062 BELGIUM CIR  
PENSACOLA, FL 32526

BROUSSARD KENNETH C &  
58 DEGAULLE SQ  
LAFAYETTE, LA 70508

JOHNSON JODY J &  
13840 RIVER RD UNIT 104  
PENSACOLA, FL 32507

LEYSER RICHARD C &  
13840 RIVER RD # 202  
PENSACOLA, FL 32507

RIVER COLONY CONDOMINIUMS LLC  
3442 FRANCIS RD STE 160  
ALPHARETTA, GA 30004

PREWITT DENNIS L &  
13840 RIVER RD #204  
PENSACOLA, FL 32507

BAUGHMAN GEORGE JR &  
13840 RIVER RD # 303  
PENSACOLA, FL 32507

STARR TERRY J  
2850 EMERALD DR  
JONESBORO, GA 30236

FULTON KIM F & SUSAN D  
5598 DAURO RD  
LONG BEACH, MS 39560



PRIOR JEFFREY M & STEPHANIE L  
2717 SOUTHVIEW DR  
VESTAVIA HILLS, AL 35216

B & W LLC  
15009 PLUM DR  
URBANDALE, IA 50323

ETHEREDGE ROY F &  
C/O JOHN G TODD  
6050 ROSEMONT RD  
BIRMINGHAM, AL 35242

CULOTTA KAITLYN MARIE  
101 GUMBO RD  
LAFAYETTE, LA 70508

HOLLINGSWORTH JAMES N &  
13928 RIVER RD # 506  
PENSACOLA, FL 32507

SMITH LISA A  
29221 ONO BLVD  
ORANGE BEACH, AL 36561

ZEZULKA KENNETH H  
1246 PARASOL PL  
PENSACOLA, FL 32507

BROWN ERIC R &  
13928 RIVER RD UNIT #605  
PENSACOLA, FL 32507

BISHOP DANNY R &  
15 ROCKWOOD RD  
PENSACOLA, FL 32514

ROBINSON RONNIE A  
1001 STONEBRIDGE RD  
OXFORD, MS 38655

HOWE FRED &  
13928 RIVER RD # 702  
PENSACOLA, FL 32507

DAVIDSON DONALD  
13928 RIVER RD # 703  
PENSACOLA, FL 32507

ZEZULKA KENNETH H &  
1246 PARASOL PL  
PENSACOLA, FL 32507

LIFES A BEACH LLC  
2015 HIGHPOINTE DR  
BRANDON, MS 39042

WILLIAMS MICHAEL A  
13928 RIVER RD UNIT 706  
PENSACOLA, FL 32507

MASON-SMITH JOHN S &  
13928 RIVER RD UNIT 805  
PENSACOLA, FL 32507

BIRKE JAMES A &  
19051 TURNBERRY CT  
BATON ROUGE, LA 70809

JAMES ARTIS E JR & DONNA  
4401 E ALOHA DR  
DIAMONDHEAD, MS 39525

MILES THOMAS F  
PO BOX 2308+AUSTIN, TX 78768

BROUSSARD KENNETH J &  
1108 N FRANKLIN ST # 707+TAMPA, FL  
33602

FAYARD DAVID M & ELISE H  
700 OLD SAVANNAH DR+LONG BEACH,  
MS 39560

DUNBAR JOEL F &  
13928 RIVER RD # 801  
PENSACOLA, FL 32507-4630

ESTABROOK PROPERITIES LLC  
13928 RIVER RD UNIT 1002  
PENSACOLA, FL 32507

ERIS GRACE K  
13928 RIVER RD 201  
PENSACOLA, FL 32507

SAILMAKERS PLACE LLC  
PO BOX 256  
HELENA, AL 35080-0256

JOHNSON JUDD S &  
1790 GROVECREST RD  
GERMANTOWN, TN 38139

QUARTZ ROAD LLC  
96 BAYOU PEREZ RD  
MADISONVILLE, LA 70447

BUCKHAULTS LYNN A &  
PO BOX 296  
ELLISVILLE, MS 39437

SCELFO CHRISTOPHER J &  
1220 MALLARD CIR  
BOGART, GA 306222764

HARRISON RICHARD & MYRA  
5300 CENTRAL AVE UNIT 1C  
HOT SPRINGS, AR 71913

JONES & JONES INVESTMENTS  
3890 PASCO ST  
PENSACOLA, FL 32505

HARPER ROBERT C &  
3350 BROOKHILL CIR  
MARIETTA, GA 30062

MAYNARD JON C & DEBORAH M  
3152 S BOULDER CREEK LN  
NEW PALESTINE, IN 46163

TAYLOR JAMES D JR  
19527 SOUTHERN HILLS AVE  
BATON ROUGE, LA 70809

MCKINNEY ROSS &  
2557 WHETSTONE  
BIRMINGHAM, AL 35243

PEARCE JANICE C TRUSTEE FOR  
13928 RIVER RD # 306  
PENSACOLA, FL 32507

ROBINSON LARRY A &  
108 ST ANNES BAY  
RIDGELAND, MS 39157

CICCOTELLI ALDO A &  
1487 LAURIE LANE  
YARDLEY, PA 19067

FORD GREGORY E &  
13928 RIVER RD UNIT 405  
PENSACOLA, FL 32507

FRANCAVILLA THOMAS L & DONNA T  
5079 GREYSTONE WAY  
BIRMINGHAM, AL 35242

WCI COMMUNITIES LLC  
24301 WALDEN CENTER DR STE 300  
BONITA SPRINGS, FL 34134



**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **623966**

Date Issued. : 12/03/2014

Cashier ID : VHOWENS

Application No. : PRZ141200025

Project Name : Z-2015-02

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>			
	6601	\$1,270.50	App ID : PRZ141200025
		<b>\$1,270.50</b>	<b>Total Check</b>

Received From : BANTA LINDA H DUNSON

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

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ141200025	715032	1,270.50	\$0.00	13900 RIVER RD, PENSACOLA, FL, 32507

<b>Total Amount :</b>	<b>1,270.50</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 12/3/2014
-----------------------	-----------------	---------------	--