

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
March 1, 2016–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2016-01
Applicant: David Lamar, Agent for Endry Properties, LTD, Owner
Address: 1212 Creighton Road
Property Size: 2.61 (+/-) acres
From: Com, Commercial District (25 du/acre); HDMU, High Density Mixed-use district (25 du/acre); HDR, High Density Residential district (18 du/acre)
To: Com, Commercial district (25 du/acre)
 - B. Case #: Z-2016-02
Applicant: Anton Zaynakov, Manager for AATeam, LLC, Owner
Address: 5 Palao Road
Property Size: 0.27 (+/-) acres
From: Com, Commercial district (25 du/acre)
To: MDR, Medium Density Residential district (ten du/acre)

C. Case #: Z-2016-03
Applicant: E.B. Williams, Jr., Manager for Sandpiper Investments of Pensacola, LLC, Owner
Address: 2507 Kelso Road
Property Size: 0.87 (+/-) acres
From: Com, Commercial district (25 du/acre)
To: HDR, High Density Residential district (18 du/acre)

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 03/01/2016
CASE : Z-2016-01
APPLICANT: David S. Lamar, Agent for Endry Properties, LTD, Owner
ADDRESS: 1212 Creighton Road
PROPERTY REF. NO.: 31-1S-30-2201-000-000 & 31-1S-30-2201-000-003
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 4
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 04/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Com, Commercial district (25 du/acre); HDMU, High Density Mixed-use district (25 du/acre); HDR, High Density Residential district (25 du/acre)

TO: Com, Commercial district (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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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 Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban

land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.1 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-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to Commercial (Com) zoning **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. Mixed-Use Urban allows for a mix of both residential and non-residential uses such as retail and services, professional office and light industrial. As stated in CPP 1.5.1, if development occurs, the property will utilize the existing roadway and utilities and infrastructures. The current underlying zonings would remain consistent with the Future Land Use regardless if the property was to be rezoned to commercial.

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.10 Commercial district (Com).

Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcel currently consists of three zoning designations of Com, HDMU and HDR. The request to rezone the parcel to commercial will remove the split zones and be compatible with the surrounding commercially zoned parcels. Any future development will be required to go through the Development Review process to address buffering along the residential properties abutting the subject property

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

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 of Com, HDR, HDMU, and MDR. The parcel currently has commercial buildings on site and the request to combine the zoning to commercial will bring those businesses into compliance with the uses allowed by the commercial zoning designation. If the request is approved, the parcel will maintain its ability to coexist with the surrounding commercially zoned properties.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

The eastern portion of the subject property was rezoned from R-4 to R-5 in 2002 as well as several other properties along Creighton Road near the subject parcel that have been rezoned from residential to commercial since 2006 and are still in operation today.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

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

The request to combine the three zoning categories to commercial would result in a logical and orderly development pattern due to the fact that the parcels along this particular portion of Creighton Road are commercial in the use and zoning designation.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

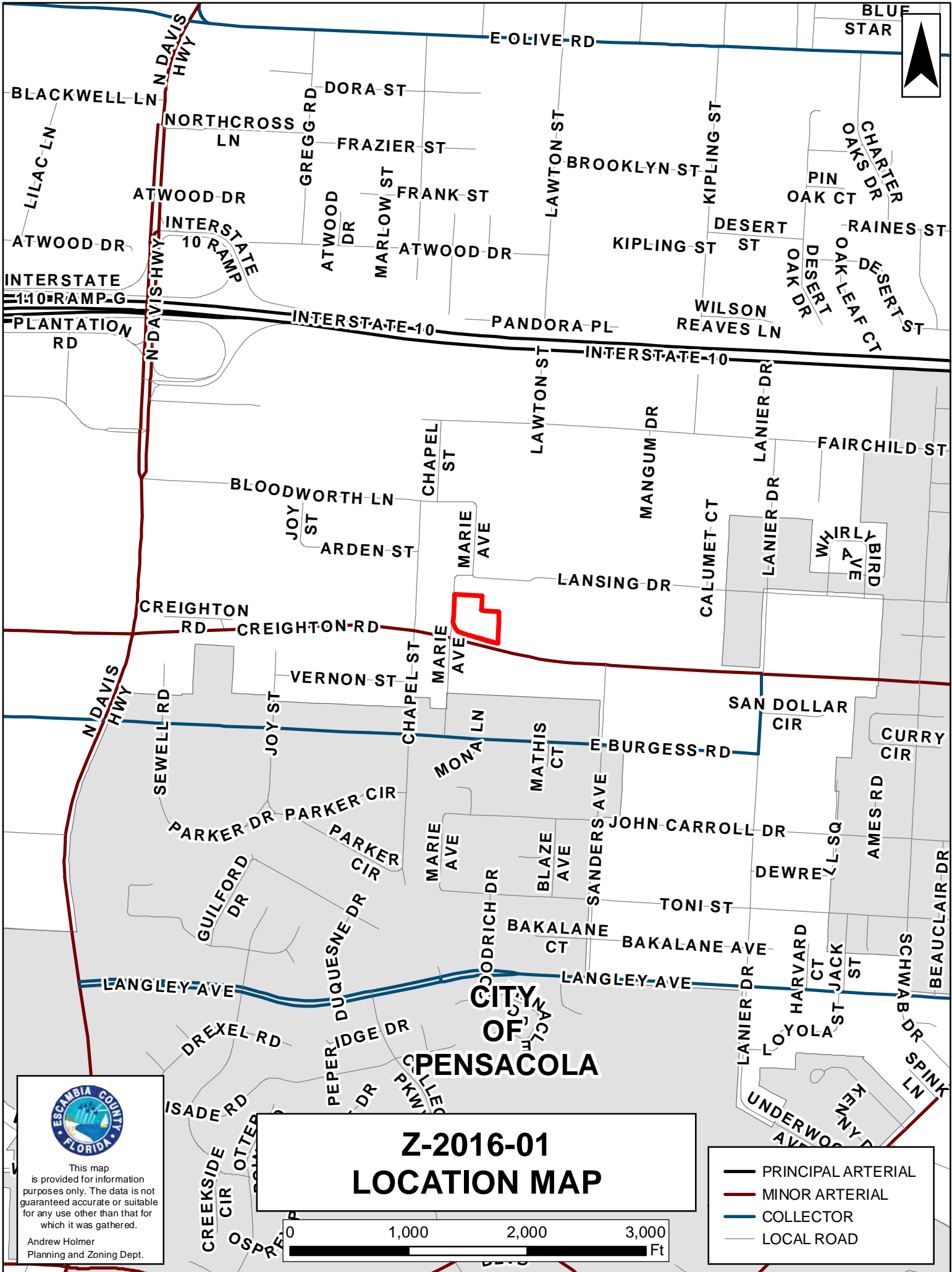
FINDINGS

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





Attachments

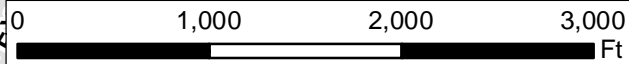

Z-2016-01

Z-2016-01



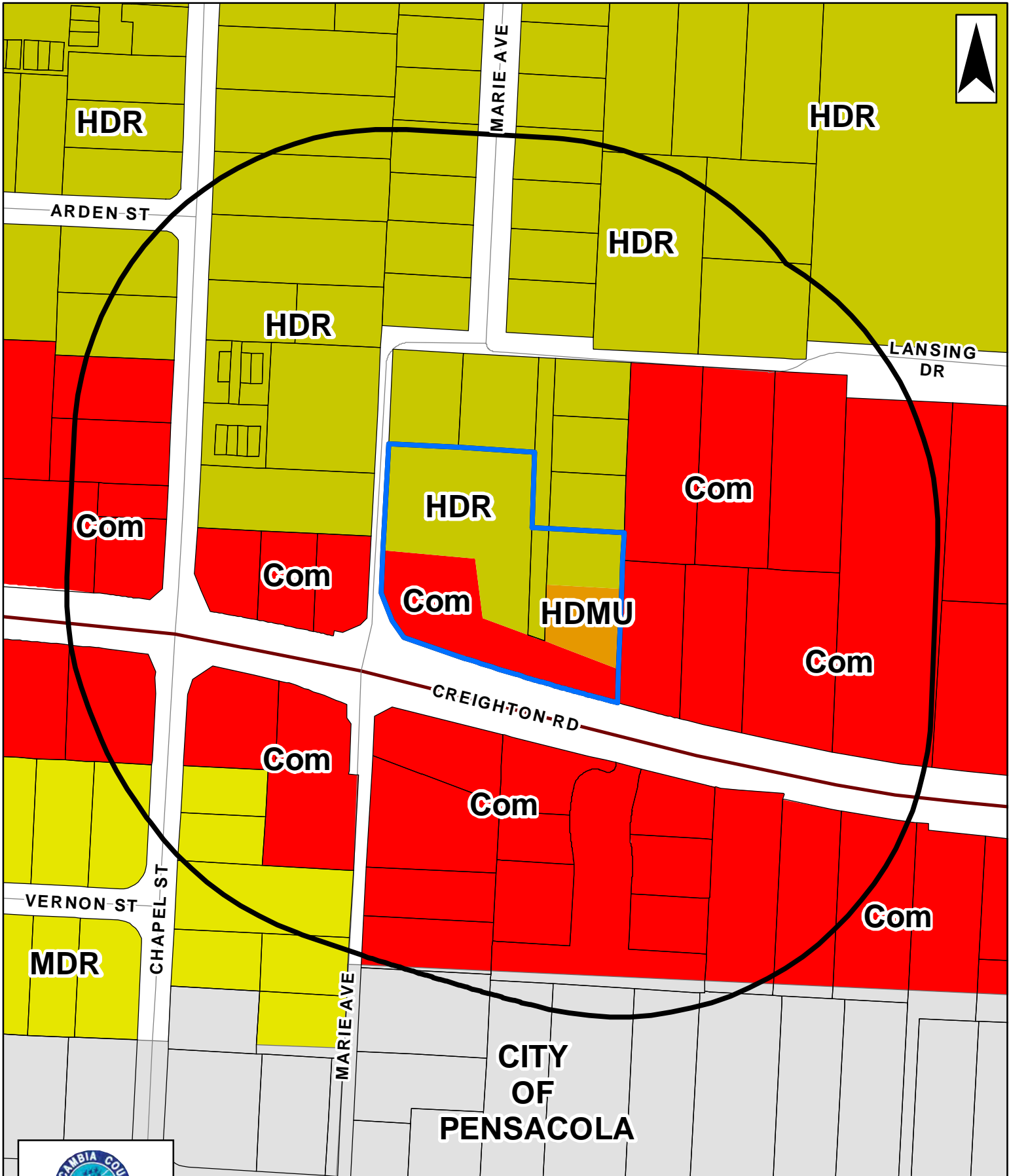
Z-2016-01 LOCATION MAP

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD






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


Andrew Holmer
Planning and Zoning Dept.



CITY OF
PENSACOLA

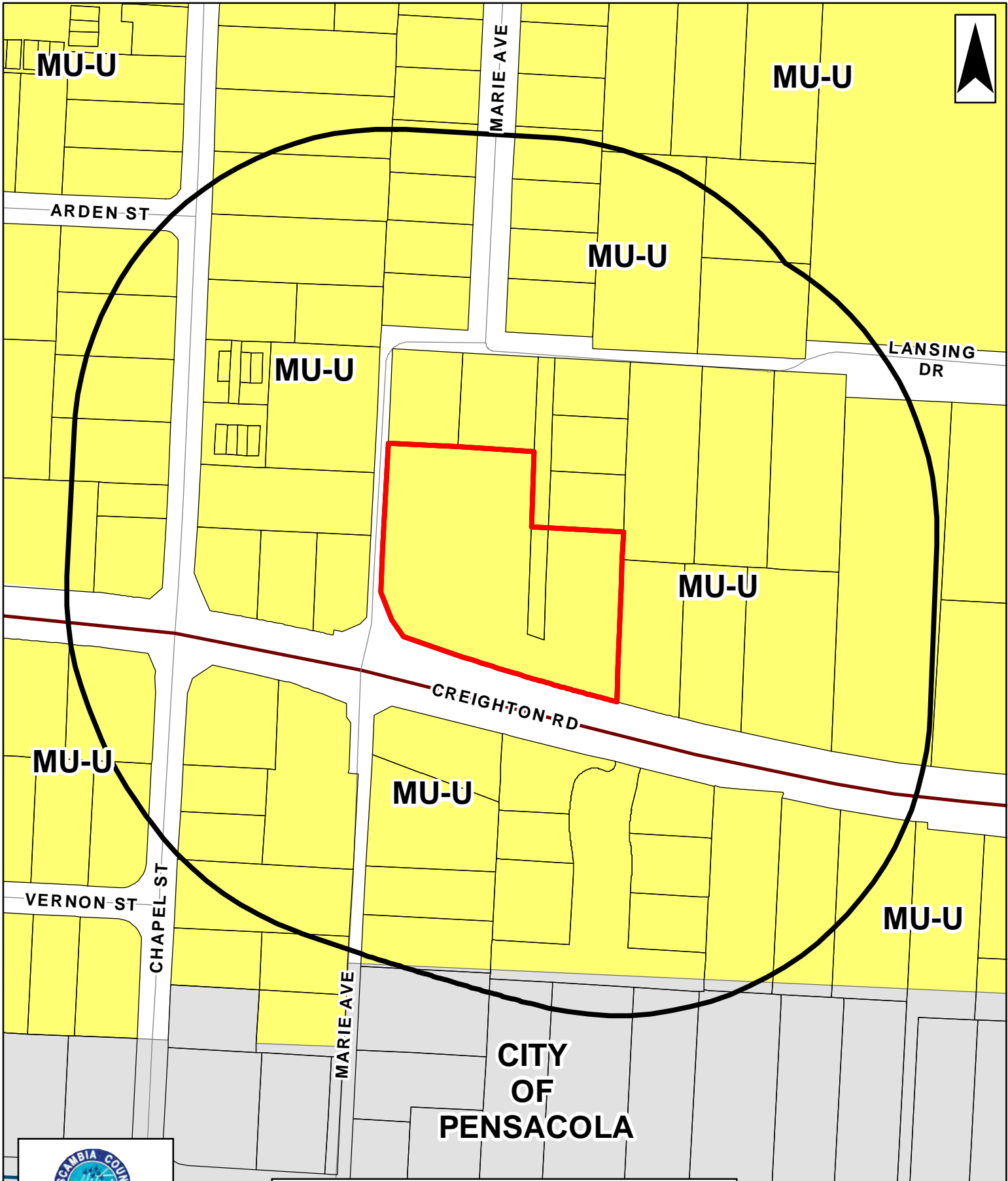
Z-2016-01
500' RADIUS ZONING

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






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Planning and Zoning Dept.



CITY OF PENSACOLA

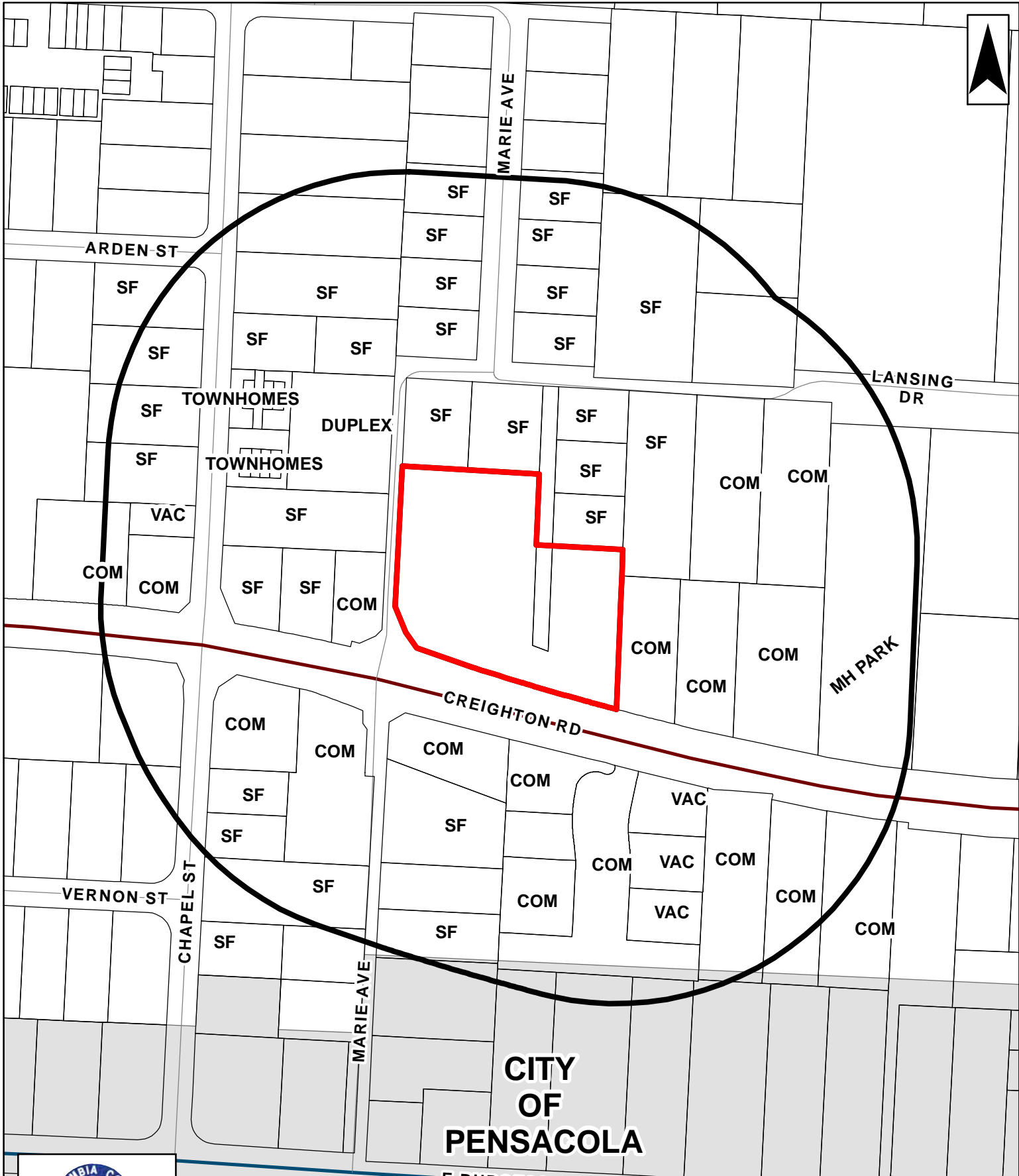
**Z-2016-01
FUTURE LAND USE**

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

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Planning and Zoning Dept.



**CITY
OF
PENSACOLA**



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Planning and Zoning Dept.

**Z-2016-01
EXISTING LAND USE**



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



ARDEN ST

MARIE AVE

MARIE AVE

LANSING DR

CHAPEL ST

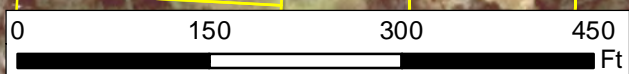
CREIGHTON RD







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Andrew Holmer
Planning and Zoning Dept.

Z-2016-01 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: **Z-2016-01**
CURRENT ZONING: **Com, HDR, HDML** PROPOSED ZONING: **Com**

PLANNING BOARD

DATE: **03/01/16** TIME: **8:30 AM**
LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE BUILDING
1031 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **04/07/16** TIME: **5:45 PM**
LOCATION OF HEARING
ESCAMBIA COUNTY COMMISSIONERS' OFFICE
301 PALMPORT PLACE
10TH FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
CITY PLANNING DEPARTMENT AT 407.241.5100
www.myspace.com
PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking at building on western portion of subject property



Looking onto eastern portion of subject parcel



Looking east along Creighton Rd



Looking south across Creighton Rd from subject property



Looking southwest across Creighton Rd



Looking west along Creighton Rd



February 4, 2016

Ms. Allyson Cain
Staff Assistant to the Escambia County Planning Board
3363 West Park Place
Pensacola, Florida 32501

**RE: Rezoning Request for Endry Properties LTD Parcels – 1212 Creighton Road
Parcel I. D. # 31-1S-30-2201-000-000; -000-003
DSL Project 2016-020**

Dear Ms. Cain:

On behalf of the owner, Endry Properties LTD, I am submitting an application package requesting the rezoning of two parcels of land. The following items are included in this submittal:

- a. Rezoning Application.
- b. Affidavit of Owner & Limited Power of Attorney authorizing David S. Lamar, P.E. to act as the agent (included in application).
- c. A letter stating the request and providing the justification for the Board's approval.
- d. Legal proof of ownership (copies of the tax notice for parcel -000-003 and a Quit Claim deed for parcel -000-000).
- e. Property Appraiser's parcel information.
- f. A report addressing the Location Criteria for this site (assuming zoning to Com).
- g. Boundary Survey, prepared by Lands End Surveying, showing the entire property included in this request and described under a single legal description.
- h. The rezoning application fee, a \$ 2,122.50 check, payable to Escambia County.

Please submit this project to the Planning Board at its next meeting. Thank you for your assistance.

Sincerely,

David S. Lamar, P.E.
Authorized Agent



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

PR216020001

Rezoning Application

FOR OFFICE USE ONLY - Case Number: 2-2016-01 Accepted by: ACain PB Meeting: 3/1/16

1. Contact Information:

- A. Property Owner/Applicant: Endry Properties LTD
 Mailing Address: 212 S. ALCANIZ STREET Pensacola, FL 32502
 Business Phone: 850 435-5300 Cell: _____
 Email: joe@jocendry.com
- B. Authorized Agent (if applicable): David S. Lamar, P.E.
 Mailing Address: P.O. Box 10605 Pensacola, FL 32524
 Business Phone: 850-434-0043 Cell: 850-525-4541
 Email: lamar eng@bellsouth.net

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

- A. Existing Street Address: 1213 & 1230 Creighton Road Pensacola, FL
 Parcel ID (s): 31-15-30-2201-000-000; 000-003 32504
- B. Total acreage of the subject property: 2.6 ACRES
- C. Existing Zoning: COM, HDMU & HDR
 Proposed Zoning: COM
 FLU Category: MUU
- D. Is the subject property developed (if yes, explain): There are two commercial buildings on the parcels. One is a 1-story office (3800 SF); the other is a 2-story office (10,725 SF)
- E. Sanitary Sewer: Septic:

3. Amendment Request

- A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

SEE ATTACHED NARRATIVE

- B. **Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)**

1. **Consistent with Comprehensive Plan.** The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

SEE ATTACHED NARRATIVE

2. **Consistent with LDC.** The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

SEE ATTACHED NARRATIVE

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

SEE ATTACHED NARRATIVE

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

SEE ATTACHED NARRATIVE

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

SEE ATTACHED NARRATIVE

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

SEE ATTACHED NARRATIVE

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 3115302201000003 + 3115302201000000

Property Address: 1212 + 1230 Creighton Road. - South 187 ft of 30' easement

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 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 February, YEAR OF 2016
Endry Properties, Ltd.

By: [Signature]
Signature of Property Owner - Manager

Joe Endry
Printed Name of Property Owner

2-1-16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

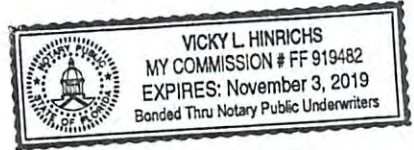
As owner of the property located at 1213 + 1230 Gcighton Road, plus South 187' of 30' easement, Florida, property reference number(s) 311530221000003 and 3115302201000000 I hereby designate David Lamar for the sole purpose of completing this application and making a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property. This Limited Power of Attorney is granted on this 1st day of February the year of, 2016, 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: David Lamar Email: lamareng@bellsouth.net
Address: 3298 Summit Blvd. Ste 32, Pensacola, FL 32503 Phone: 850-434-0043
Entry Properties, Ltd

By: [Signature] Joe Endry 2-1-16
Signature of Property Owner - manager Printed Name of Property Owner Date
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 1st day of February 20 16,
by Joseph M Endry, Manager of Entry Properties, Ltd.
Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature] Vicky L. Hinrichs
Signature of Notary Printed Name of Notary



(Notary Seal)

5. Submittal Requirements

- A. ✓ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. ✓ Application Fee: \$1275.50 - for one parcel
 \$2122.50 - for two contiguous parcels
 \$2122.50 + \$84.70 - for each additional parcel for more than two contiguous parcels
 This fee includes all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.
- C. ✓ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. ✓ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. ✓ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

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.

David S. Lamar
Signature of ~~Owner~~/Agent

DAVID S. LAMAR
Printed Name ~~Owner~~/Agent

2/2/2016
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 2nd day of February 2016, by David S. Lamar

Personally Known OR Produced Identification . Type of Identification Produced: He Driver's License

Donna F. Cooper
Signature of Notary

Donna F. Cooper
Printed Name of Notary





February 4, 2016

The Escambia County Planning Board
c/o Escambia County Planning & Zoning
3363 West Park Place
Pensacola, FL 32505

RE: Endry Properties LTD – Rezoning Request & Justification
Parcels #31-1S-30-2201-000-000; -000-003
1212 Creighton Road
DSL Project 2016-020 – JME Commercial Building

Dear Board Members:

On behalf of the property owner, Endry Properties LTD, I am requesting the rezoning of 2.6 acres of property located adjacent to Creighton Road. The property consists of the entire Parcel # 31-1S-30-2201-000-003 and a portion of Parcel 31-1S-30-2201-000-000. This letter describes our request and provides information to support our request to rezone the subject parcels.

THE REQUEST:

Endry Properties LTD requests the rezoning of approximately 2.6 acres of land from Commercial (Com), High Density Mixed Use (HDMU) and High Density Residential (HDR) to Commercial (Com). Of the 2.6 acres, approximately 0.85 acres are zoned Com, 0.3 acres are zoned HDMU and the balance, 1.45 acres, are zoned HDR. In order to complete the development of the site using a uniformed plan, we are requesting the elimination of the several, small zoned areas by consolidating all of the area under a single zoning classification, Com.

THE JUSTIFICATION:

Specifically, this letter also addresses the six (6) criteria that must be satisfied before you can make a recommendation for approval. I offer the following responses to each of the criteria:

CRITERION 1

Consistent with Comprehensive Plan. The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan and not in conflict with any of its provisions.

RESPONSE:

The proposed rezoning from Commercial (Com), High Density Mixed Use (HDMU) and High Density Residential (HDR) to Commercial (Com) is consistent with and will not create any conflicts with the Comprehensive Plan. The Future Land Use (FLU) designation for the parcels to be rezoned is Mixed Use-Urban (MU-U). This FLU category is intended for an intense mix of residential and non-residential uses while

promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of Allowable Uses: residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Rezoning the parcels to Com will permit a range of development options that would be consistent with the intended uses of FLU MU-U.

CRITERION 2

Consistent with the LDC. The proposed rezoning is consistent with the stated purposes and intent of the LDC and is not in conflict with any of its provisions.

RESPONSE:

The proposed rezoning from Commercial (Com), High Density Mixed Use (HDMU) and High Density Residential (HDR) to Commercial (Com) is consistent with and will not create any conflicts with the LDC. As stated in the LDC, the purpose for the Com zoning district is to establish appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Rezoning the parcels to a single zoning category will allow for the redevelopment of the entire site to achieve a modern professional commercial center with its accompanying parking, stormwater facilities, landscaping and buffers to the existing residential uses that will remain north of the site.

The existing two-story structure located within the HDMU zoned portion of this parcel contains 10,725 SF. It was constructed when the zoning of the parcel was R-5. Under today's LDC and the building and site requirements for HDMU, this size facility would require conditional use approval, which it does not have. Approval of this rezoning request would bring the building into full compliance with the current LDC and would prevent a future non-conformity issue should the structure ever be damaged to the point where it would need to be rebuilt.

As far as the LDC location criteria are concerned, the Com zoning requirements are met by infill development. A separate document demonstrating compliance with this LDC requirement is included in the rezoning submittal application.

CRITERION 3

Compatibility. All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all

permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

RESPONSE:

The proposed rezoning from Commercial (COM), High Density Mixed Use (HDMU) and High Density Residential (HDR) to Commercial (COM) will allow the development of uses which are compatible with the surrounding conforming uses, activities and conditions found in the area. The area is known for an eclectic mix of professional, financial and commercial services which support both the nearby residences and the area's neighborhoods. The requested consolidation from three categories to a single zoning category does not represent an action that would foster incompatibility.

CRITERION 4

Changed conditions. The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density or intensity in the area through rezoning.

RESPONSE:

The general area along Creighton Road between 9th Avenue and Davis Highway has grown steadily over an extended period, including the development of a variety of commercial uses including general office space, small retail shops, large retail centers, restaurants and varying types of retail services. While there are several businesses along this corridor that have significant longevity (Gulf Winds Federal Credit Union, Tringas Music, Tech Advanced Computers) there are other, relatively new businesses (Woerner Turf & Landscaping and the Renalus Medical Group), which suggest there is continuing demand for growth for a variety of uses that this requested rezoning would help satisfy.

CRITERION 5

Development patterns. The proposed rezoning would contribute to or result in a logical and orderly development pattern.

RESPONSE:

The approval of this request will remove an isolated area of "checkerboard" zoning categories that stifle a uniform development pattern for these 2.6 acres of land under single ownership and control. Approval will also pave the way for the demolition of an older commercial structure on the site (south west corner of parcel -000-003). This older facility will be replaced with one that will allow fresh architectural ideas, meet current codes, incorporate energy efficiencies and provide accessibility.

CRITERION 6

Effect on the natural environment. The proposed rezoning would not increase the probability of any adverse impacts on the natural environment.

RESPONSE: The site contains no wetlands or other environmentally sensitive lands that would be impacted by this rezoning or the subsequent development of the parcel.

Thank you for your consideration of this request. I will be present at the March 1, 2016 Planning Board meeting to answer any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "David S. Lamar". The signature is fluid and cursive, with a prominent initial "D".

David S. Lamar, P.E.
Authorized Agent for Endry Properties LTD

ESCAMBIA COUNTY LOCATION CRITERIA
FOR
JME COMMERCIAL BUILDING
1212 Creighton Road
PARCELS: 31-1S-30-2201-000-000; -000-003

Prepared by:

David S. Lamar, P.E.
DSL Project 2016-020
February 2, 2016

GENERAL DESCRIPTION OF THE PARCEL AND THE AREA

The subject parcel is approximately 2.6 acres in size. It is currently zoned COM, HDMU and HDR. The property is partially developed and contains two commercial buildings and their associated parking. However, there is sufficient vacant area remaining to allow the construction of an additional commercial structure and parking. The property is located at the northeast corner of Creighton Road and Marie Avenue approximately 2,800 LF east of North Davis Highway. The parcel has 360 linear feet of frontage on Creighton Road & 260 feet of frontage on Marie Avenue.

The "block" of property discussed in this analysis measures 560 feet (north-south) by 1000 feet (east-west). The block contains 16 parcels. Seven of the parcels are zoned HDR and contain 2.1 acres. Nine parcels are zoned COM and contain 9.1 acres. The two parcels, which are the subject of this request, make up the balance of the block's land area. The character of the area has long been commercial, especially along the Creighton Road frontage. While the subject vacant property is located within a "commercially rich" environment, it does not meet the "proximity to intersection" or "proximity to traffic generator" requirements for the location criteria for COM zoned land found in the LDC.

LOCATION CRITERIA

While this project lies along Creighton Road, an arterial street, the location of the subject property is not within ¼ mile of an intersection of Creighton Road with a second arterial. However, this project does meet the conditions cited in Section 3-2.10(e)(3) Infill Development.

Infill Development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

In satisfying the requirement of this compliance category, the "block" under consideration contains approximately 13 acres and lies between Lansing Drive (North), Marie Avenue (West), Creighton Road (South) and a point 1000 feet east of Marie Avenue. Based on the uses published by the Property Appraiser's Office and a physical inspection of the properties, there are:

4.8 acres used as NURSERY /OPEN STORAGE	(on 4 parcels)
1.3 acres used as STORE-1 STORY	(on 2 parcels)
1.1 acres used as SINGLE FAMILY RESIDENTIAL	(on 3 parcels)
0.5 acres used as MOBILE HOME RESIDENTIAL	(on 2 parcels)
1.4 acres VACANT HDR	(on 2 parcels)
1.2 acres used as OFFICE	(on 1 parcel)
<u>3.0 acres used as VACANT COMMERCIAL</u>	(on 3 parcels)
13.3 acres total area within the subject block	

Summarizing, almost 10.3 acres of the block are currently used for commercial purposes. This represents 77% of the total land area and meets the test for established non-residential uses.

The development proposed on the subject property is a 20,000 SF professional office building and its associated parking. To accommodate the new building and its required parking demand, the existing single story office (southwest corner of the 2.6 acre parcel) will be demolished. The present stormwater facilities will be expanded to provide treatment and attenuation sufficient to handle the entire 2.6 acre development. The aerial photograph (Exhibit C) shows the intensity of the existing development and the Proposed Site Plan (Exhibit E) demonstrates the project is of comparable intensity.

The proposed development represents compact commercial development and meets the definition of infill.

SUMMARY

The proposed development meets the exemption criteria provided by LDC Section 3-2.10(e)(3) and meets the requirements for "infill" development as promoted by the Escambia County Comprehensive Plan in Policy FLU 1.3.1 for MU-U. Based on the competent and substantial evidence provided herein, the DRC should agree that this project meets the location criteria for COM zoned land.

EXHIBITS

- Exhibit A – Vicinity Map
- Exhibit B – Current Zoning Map
- Exhibit C – Aerial Photograph (of the "Block" Under Consideration)
- Exhibit D – Current Uses (found in the "Block" Under Consideration)
- Exhibit E – Proposed Site Plan



David S. Lamar, P.E.
 P. O. Box 10605
 Pensacola, FL 32524

JME COMMERCIAL BUILDING
 1212 Creighton Road
 Parcel # 31-1S-30-2201-000-000: -000-003
 LOCATION CRITERIA
 EXHIBIT A – VICINITY MAP



David S. Lamar, P.E.
P. O. Box 10605
Pensacola, FL 32524

JME COMMERCIAL BUILDING
1212 Creighton Road
Parcel # 31-1S-30-2201-000-000: -000-003
LOCATION CRITERIA
EXHIBIT B - CURRENT ZONING MAP

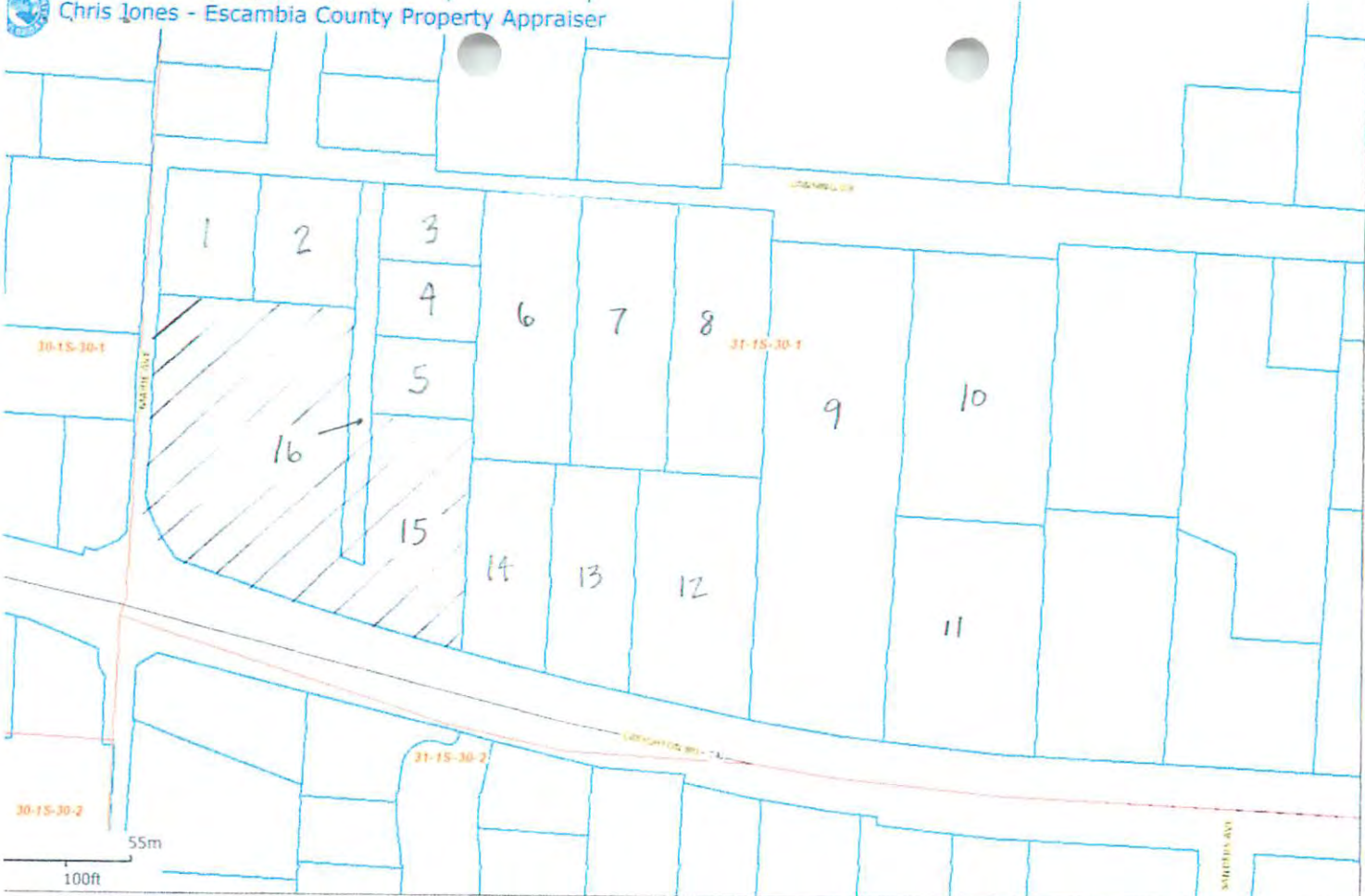


David S. Lamar, P.E.
P. O. Box 10605
Pensacola, FL 32524

JME COMMERCIAL BUILDING

1212 Creighton Road
Parcel # 31-1S-30-2201-000-000; -000-003
LOCATION CRITERIA

EXHIBIT C – AERIAL PHOTOGRAPH

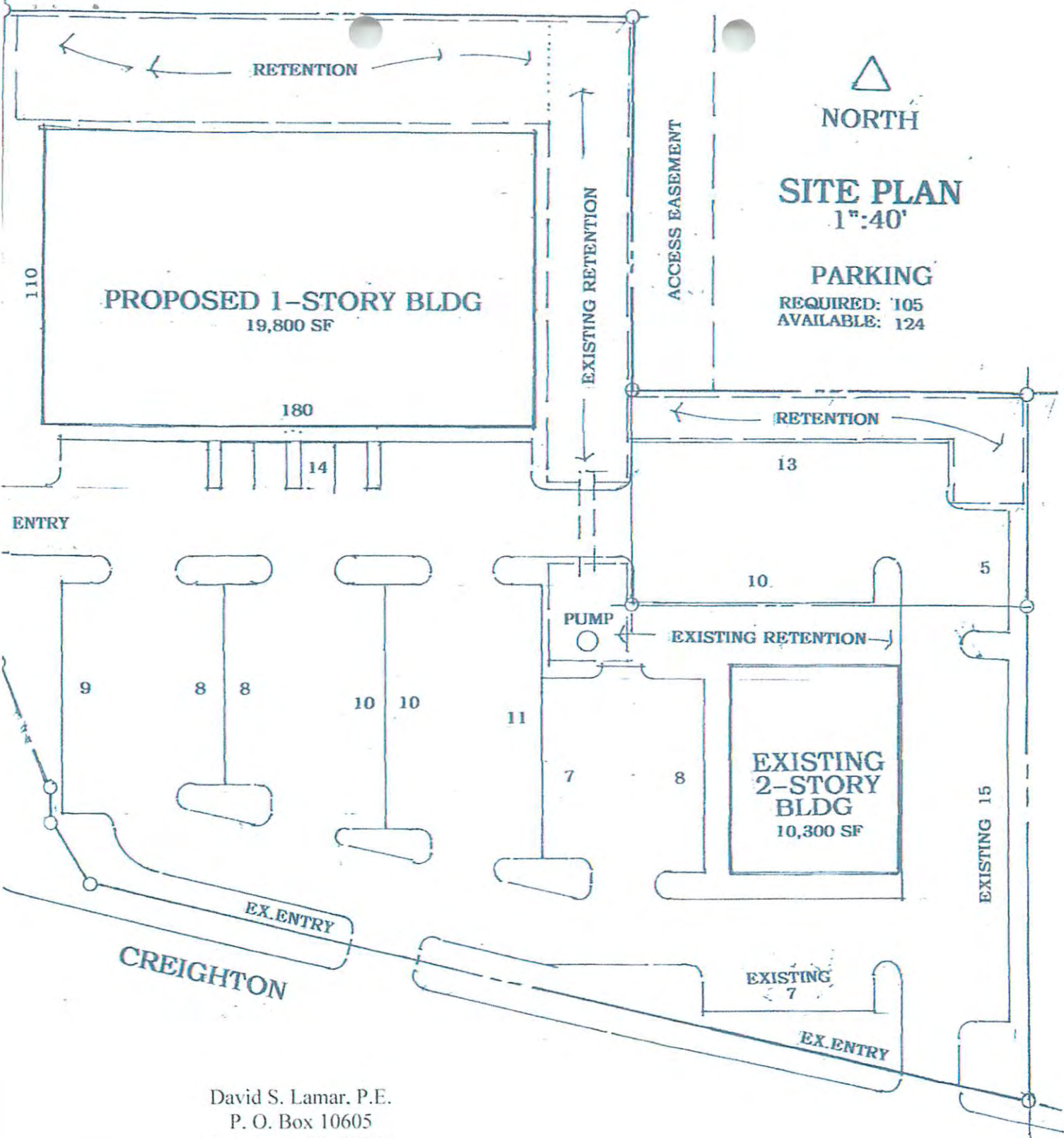


No	Parcel ID	Current Use Prop App records	Acreage	Current Zoning	Comments
1	31-15-30-2201-000-001	SFR	0.39	HDR	
2	31-15-30-2201-000-010	SFR	0.41	HDR	
3	31-15-30-2201-000-009	SFR	0.25	HDR	
4	31-15-30-2201-000-004	MOBILE HOME	0.25	HDR	
5	31-15-30-2201-000-008	MOBILE HOME	0.25	HDR	
6	31-15-30-2202-000-002	SFR	0.83	COM	Woerner Turf & Landscaping
7	31-15-30-2202-000-001	VAC COMM	0.83	COM	Woerner Turf & Landscaping
8	31-15-30-2202-000-003	SFR	0.83	COM	Woerner Turf & Landscaping
9	31-15-30-2203-000-000	OPEN STORAGE	2.27	COM	Woerner Turf & Landscaping
10	31-15-30-2204-000-001	VAC COMM	1.25	COM	Woerner Turf & Landscaping
11	31-15-30-2204-000-000	VAC COMM	1.07	COM	Gulf Winds Fed Credit Union
12	31-15-30-2201-000-002	STORE 1-STORY	0.81	COM	Woerner Turf & Landscaping
13	31-15-30-2202-002-001	VAC COMM	0.66	COM	Woerner Turf & Landscaping
14	31-15-30-2202-000-000	STORE 1-STORY	0.53	COM	Retail
15	31-15-30-2201-000-003	VAC HDR OFFICE	2.5	COM	Mortgage Company & Home Healthcare Provider
16	31-15-30-2201-000-000	PRIVATE R-O-W	0.28	COM	Easement for SFR & Mobile Homes from Lansing Dr

David S. Lamar, P.E.
 P. O. Box 10605
 Pensacola, FL 32524

JME COMMERCIAL BUILDING
 1212 Creighton Road
 Parcel # 31-15-30-2201-000-000; -000-003
 LOCATION CRITERIA

EXHIBIT D – CURRENT USES



NORTH
SITE PLAN
 1" : 40'
PARKING
 REQUIRED: 105
 AVAILABLE: 124

David S. Lamar, P.E.
 P. O. Box 10605
 Pensacola, FL 32524

JME COMMERCIAL BUILDING

1212 Creighton Road
 Parcel # 31-1S-30-2201-000-000: -000-003
 LOCATION CRITERIA

EXHIBIT E - PROPOSED SITE PLAN

This Instrument Prepared By:
WILLIAM H. MITCHEM
Attorney at Law
Beggs & Lane, RLLP
Post Office Box 12950
501 Commendacla Street, 32502
Pensacola, Florida 32591-2950
850/432-2451
Florida Bar No. 187836

Parcel ID # 311S30-2201-000-000

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, WILLIAM E. McCURDY, a married man, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, does hereby release and quit claim unto ENDRY PROPERTIES, LTD., a Florida limited partnership, whose post office address is 123 Palafox Place, Pensacola, Florida 32502, its successors and assigns, in fee simple forever, in and to all of his right, title, and interest in the following described real estate situate, lying and being in the County of Escambia, State of Florida, to-wit:


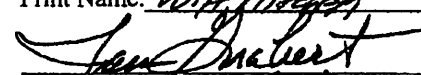
SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

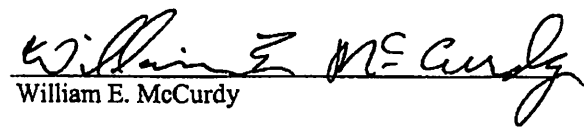
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever.

GRANTOR WARRANTS AND REPRESENTS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD NOR DOES IT ABUT HIS HOMESTEAD.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of July, 2010.

Signed, sealed and delivered
in the presence of:

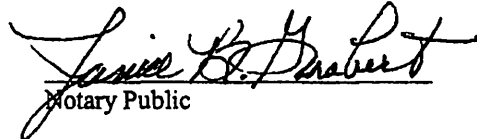

Print Name: W. H. Mitchem

Print Name: Jan Grabert


William E. McCurdy

STATE OF FLORIDA
COUNTY OF ESCAMBIA

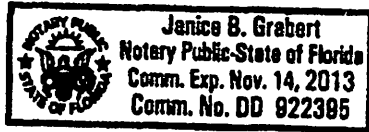
The foregoing instrument was acknowledged before me this 6th day of July, 2010, by William E. McCurdy, who did not take an oath and who:

 is/are personally known to me.
 produced current Florida driver's license as identification.
 produced _____ as identification.



Notary Public

(Notary Seal Must Be Affixed)



Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Partnership**

ENDRY PROPERTIES, LTD.

Filing Information

Document Number	A03000000152
FEI/EIN Number	86-1062743
Date Filed	01/30/2003
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	12/16/2015
Event Effective Date	NONE

Principal Address212 S Alcaniz Street
PENSACOLA, FL 32502

Changed: 03/20/2013

Mailing Address212 S Alcaniz Street
PENSACOLA, FL 32502

Changed: 03/20/2013

Registered Agent Name & AddressENDRY, JOSEPH M
212 S Alcaniz Street
PENSACOLA, FL 32502

Address Changed: 03/20/2013

General Partner Detail**Name & Address**ENDRY, JOSEPH M
212 S ALCANIZ STREET
PENSACOLA, FL 32502**Annual Reports**

EXHIBIT A

311S302201000000 - Full Legal Description

BEG AT NW COR OF SW1/4 N 146 FT E 20 FT FOR POB N 364 FT E 112 FT N 150 FT E 270 5/10 FT S 620 FT TO WHIDDON ROAD WLY ALG RD TO POB DB 161 P 474 PART OF LT 4 LESS OR 463 P 525 PEARSON LESS OR 951 P 418 TAYLOR LESS OR 1917 P 204 FLAMAND LESS OR 1633 P 605 BROTHERS & BURKLOW LESS OR 453 P 4 BAILEY LESS OR 1202 P 612 GIBSON LESS OR 1896 P 806 RAINBOW REALTY OF PENSACOLA INC LESS OR 533 P 945 SERVIES LESS OR 1310 P 715 JORDAN LESS OR 3032 P 57 SR 742 (CREIGHTON RD) R/W



Tax Record



Account Number 1 of 1

Last Update: 2/4/2016 1:47:17 PM CST

Details

Tax Record

- » Print View
- Legal Desc.
- Appraiser Data →
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
03-2969-200	REAL ESTATE	2015
Mailing Address		Property Address
ENDRY PROPERTIES LTD 212 S ALCANIZ ST PENSACOLA FL 32502		1212 CREIGHTON RD
		GEO Number
		311S30-2201-000-003

Searches

- Account Number**
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	06	
Legal Description (click for full description)		
311S30-2201-000-003 1212 CREIGHTON RD BEG AT SW COR OF GOVT LT 4 N 1 DEG 41 MIN 59 SEC E 159 30/100 FT ALG W LI OF SEC TO A PT ON CENTERLI OF ST RD 742 SD PT BEING ON A CURVE CONCAVE SLY H AVING A RADIUS OF 3800 FT THENCE DEPART W SEC LI F ROM A See Tax Roll For Extra Legal		

Site Functions

- Welcome
- Property Taxes**
- Local Business

Tax

- Feedback
- County Login
- Home

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165	792,268	0	\$792,268	\$5,242.04
PUBLIC SCHOOLS					
By Local Board	2.1140	792,268	0	\$792,268	\$1,674.85
By State Law	4.9990	792,268	0	\$792,268	\$3,960.55
WATER MANAGEMENT	0.0378	792,268	0	\$792,268	\$29.95
SHERIFF	0.6850	792,268	0	\$792,268	\$542.70
M.S.T.U. LIBRARY	0.3590	792,268	0	\$792,268	\$284.42
Total Millage		14.8113	Total Taxes	\$11,734.51	

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
NFP	FIRE - 595-4960	\$634.32
Total Assessments		\$634.32
Taxes & Assessments		\$12,368.83

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2015	PAYMENT	9833037.0002	2015	\$11,874.08

Prior Year Taxes Due

--

General Information		Assessments				
Reference:	311S302201000000	Year	Land	Imprv	Total	Cap Val
Account:	032968000	2015	\$0	\$0	\$0	\$0
Owners:	SIMS J R	2014	\$0	\$0	\$0	\$0
Mail:	C/O ENDRY PROPERTIES LTD 212 S ALCANIZ ST PENSACOLA, FL 32502	2013	\$0	\$0	\$0	\$0
Situs:		Disclaimer				
Use Code:	RIGHT-OF-WAY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data		2015 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
07/06/2010	6612 1530 \$100 QC		
Official Records (New Window)		Legal Description	
View Instr		BEG AT NW COR OF SW1/4 N 146 F T E 20 FT FOR POB N 364 FT E 1 12 FT N 150 FT E 270 5/10 FT S 620 FT TO WHIDDON ROAD WLY AL...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features	
		None	

Parcel Information [Launch Interactive Map](#)

Section Map Id:
31-15-30-1

Approx. Acreage:
0.2746

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

PORTION BEING REZONED TO COMM

General Information	
Reference:	311S302201000003
Account:	032969200
Owners:	ENDRY PROPERTIES LTD
Mail:	212 S ALCANIZ ST PENSACOLA, FL 32502
Situs:	1212 CREIGHTON RD 32504
Use Code:	OFFICE, 1 STORY
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$208,750	\$583,518	\$792,268	\$792,268
2014	\$208,750	\$576,073	\$784,823	\$784,823
2013	\$208,750	\$567,916	\$776,666	\$776,666

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/06/2009	6424	901	\$35,000	WD	View Instr
05/2004	5406	1331	\$46,300	QC	View Instr
05/2004	5406	1327	\$46,300	WD	View Instr
05/2004	5406	1322	\$27,800	WD	View Instr
05/2004	5406	1313	\$190,600	WD	View Instr
05/2004	5397	783	\$46,300	QC	View Instr
02/2004	5406	1325	\$100	WD	View Instr
05/2001	4700	1601	\$100	WD	View Instr
02/2001	4660	121	\$100	WD	View Instr
08/1999	4458	584	\$212,000	WD	View Instr
01/1982	1633	605	\$100	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2015 Certified Roll Exemptions
None

Legal Description
 BEG AT SW COR OF GOVT LT 4 N 1 DEG 41 MIN 59
 SEC E 159 30/10 0 FT ALG W LI OF SEC TO A PT O N
 CENTERLI OF ST RD 742 SD PT...

Extra Features
 ASPHALT PAVEMENT
 BLOCK/BRICK BUILDING
 CARPORT
 CONCRETE WALKS
 ELEVATOR
 METAL BUILDING
 WOOD DECK

Parcel Information

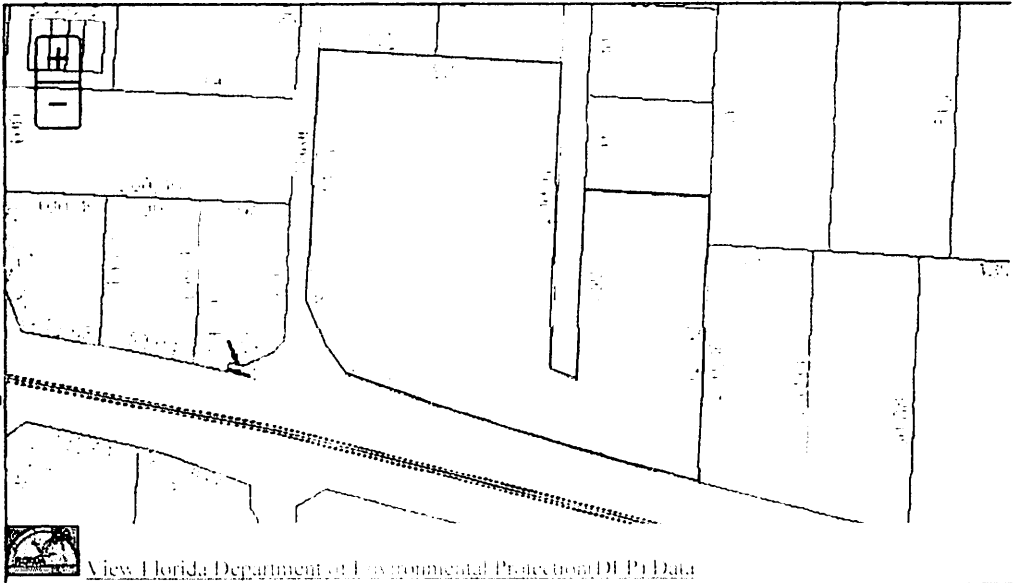
[Launch Interactive Map](#)

Section Map Id:
31-1S-30-1

Approx. Acreage:
2.5000

Zoned:
Com
HDMU
HDR

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (FDEP) Data

BOUNDARY & IMPROVEMENT SURVEY

OF
A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL "A" (OR 5406, PG 1313)

Commencing at the Southwest corner of the Northwest quarter of Section 31, Township 1 South, Range 30 West, Escambia County, Florida; thence East 20 feet; thence North 149.7 feet to the Point of Beginning; thence continue North 190.30 feet; thence East 149.5 feet; thence South 2 degrees 31 minutes East a distance of 94.42 feet; thence South 17 degrees 45 minutes West a distance of 137.11 feet to Creighton Boulevard, thence North 72 degrees 48 minutes West a distance of 117 feet to the Point of Beginning, lying and being in Escambia County, Florida

PARCEL "B" (OR 5406, PG 1313)

That part of: Commencing at the Southwest corner of the Northwest 1/4 of Section 31, Township 1 South, Range 30 West, Escambia County, Florida; thence East along the South line of said Northwest 1/4 a distance of 20.00 feet; thence North 149.7 feet; thence South 72°48' East a distance of 117 feet to Point of Beginning; thence South 74°19'29" East a distance of 152.12 feet; thence North 13°07'44" East a distance of 129.56 feet; thence North 71°41'38" West a distance of 141.76 feet; thence South 17°46' West a distance of 137.11 feet to a Point of Beginning.

PARCEL "C" (OR 5406, PG 1313)

Commencing at the Southwest corner of the Northwest 1/4 of Section 31, Township 1 South, Range 30 West, Escambia County, Florida; thence East along the South line of said Northwest 1/4 a distance of 20.00 feet; thence North 149.7 feet; thence South 72°48' East a distance of 117 feet; thence South 74°19'29" East a distance of 152.12 feet to a Point of Beginning; thence South 75°41'56" East a distance of 126.76 feet; thence North 1°04'22" West a distance of 127.54 feet; thence North 71°56'16" West a distance of 98.87 feet; thence South 13°07'44" West a distance of 129.56 feet to Point of Beginning

Less that portion of all above described parcels lying within Road right of way of Creighton Road (R/W varies) as recorded in O.R. Book 3147 Page 622 and O.R. Book 3141 Page 866 of the Public Records of Escambia County, Florida.

PARCEL "D" (OR 5406, PG 1322)

Commencing at the Southwest corner of the Northwest 1/4 of Section 31, Township 1 South, Range 30 West, thence East 20 feet, thence North 300 feet, thence East 262 feet to the Point of Beginning, thence continue East 120 feet, thence South 129.42 feet, thence North 71 degrees 49 minutes West a distance of 126.31 feet, thence North 90 feet to the Point of Beginning; and also Grantor gives, grants, and conveys to Grantee, her Heirs and assigns, forever, a 30 foot wide perpetual easement 15 feet on either side of the following described centerline, to-wit: Commencing at the Southwest corner of the NW 1/4 of Section 31, Township 1 South, Range 30 West, thence East 20 feet, thence North 149.7 feet to the North of Creighton Boulevard; thence continue North 360.3 feet; thence East 112 feet, thence North 150 feet; thence East 135 feet for Point of Beginning; thence South 440 feet to the Point of Terminus, in Escambia County, Florida, for the Purpose of ingress and egress to the property conveyed hereby.

PARCEL "E" (OR 5406, PG 1331)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST 20.00 FEET; THENCE GO NORTH 340 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 170 FEET, THENCE EAST 232 FEET, THENCE SOUTH 290.18 FEET, THENCE NORTH 71°45'00" WEST 82.55 FEET; THENCE NORTH 2°31'00" WEST 94.42 FEET, THENCE WEST A DISTANCE OF 149.45 FEET TO THE POINT OF BEGINNING.

AND

AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST 20.00 FEET; THENCE GO NORTH 390 FEET; THENCE EAST 262 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 120 FEET; THENCE SOUTH 90 FEET; THENCE WEST 120 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

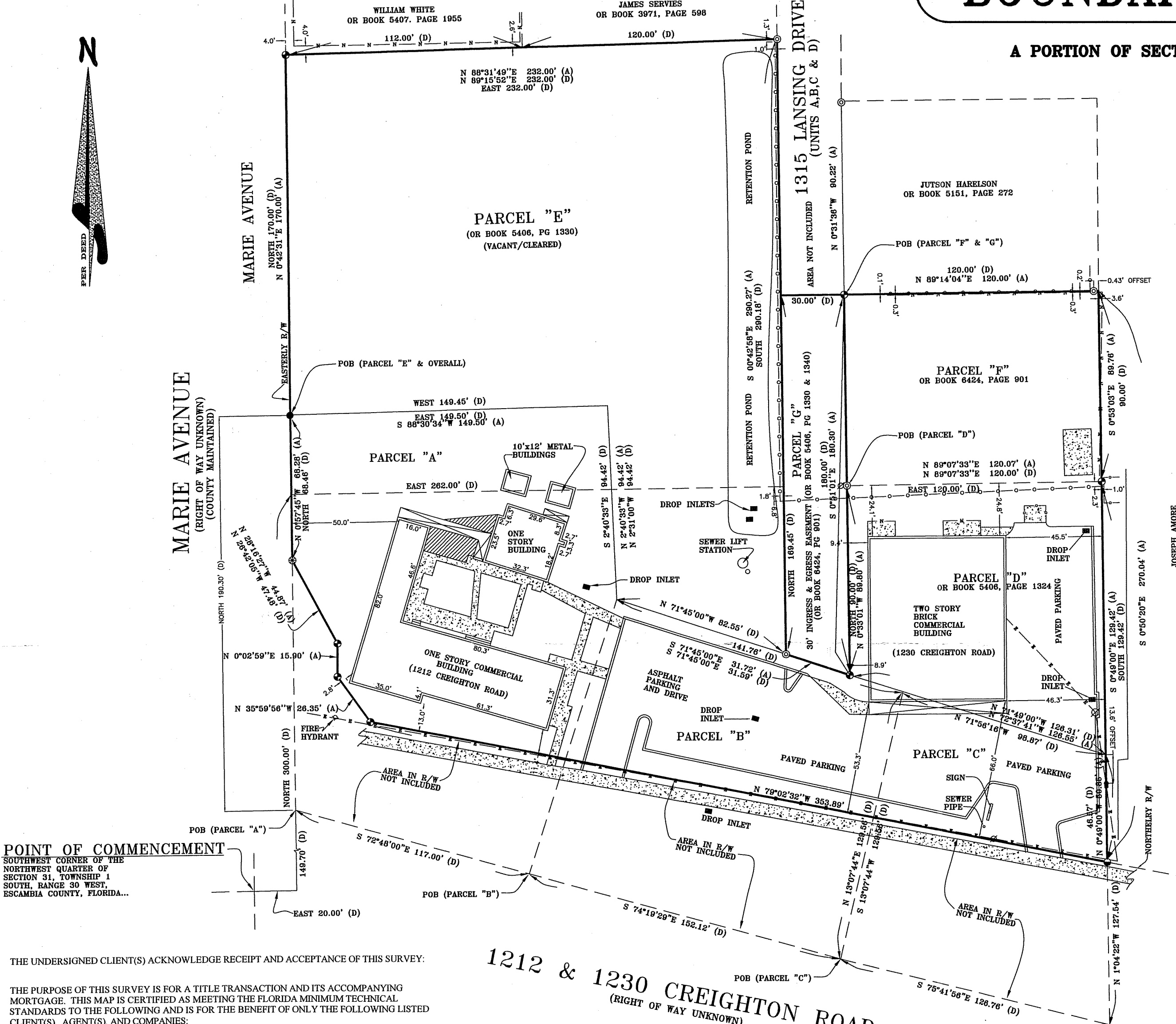
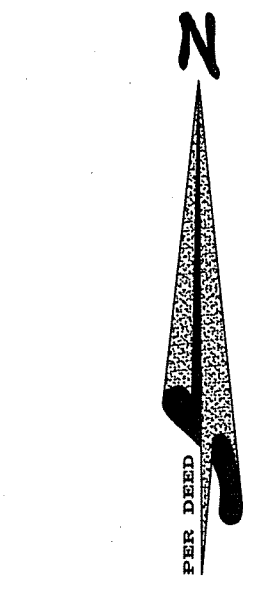
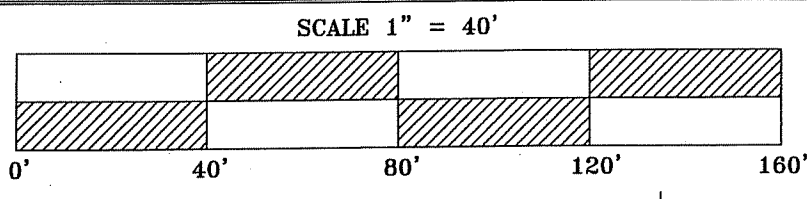
PARCEL "F" (OR 6424, PG 901)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST 20.00 FEET; THENCE GO NORTH 390 FEET; THENCE EAST 262 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 120 FEET; THENCE SOUTH 90 FEET; THENCE WEST 120 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE EAST 252 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 30 FEET; THENCE SOUTH 450 FEET; THENCE NORTH 71°45'00" WEST 31.59 FEET; THENCE NORTH 440.18 FEET TO THE POINT OF BEGINNING.

PARCEL "G" (Portion of vacated 30' easement R/W - "Lansing Drive")
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST 20.00 FEET; THENCE GO NORTH 390 FEET; THENCE EAST 262 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A 30' WIDE EASEMENT KNOWN AS LANSING DRIVE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 6424, PAGE 901 OF THE PUBLIC RECORDS OF SAID COUNTY FOR THE POINT OF BEGINNING; THENCE GO SOUTH ALONG THE WEST BOUNDARY OF THE AFORESAID PARCEL AND ALSO THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 5406, PAGE 1324, FOR A DISTANCE OF 180.80 FEET TO THE SOUTHERN END OF THE 30' EASEMENT KNOWN AS LANSING DRIVE; THENCE GO NORTH 71°45'00" WEST FOR A DISTANCE OF 31.59 FEET TO THE WESTERLY BOUNDARY OF SAID EASEMENT; THENCE GO NORTH ALONG THE WESTERLY BOUNDARY OF SAID EASEMENT BEING ALSO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 5406, PAGE 1330 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 169.45 FEET TO THE INTERSECTION WITH AN EXTENSION OF THE NORTH BOUNDARY LINE OF THE AFORESAID PARCEL AS DESCRIBED IN O.R. BOOK 6424, PAGE 901; THENCE GO NORTH 89°14'04" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

(Description of the OVERALL PARCEL (A thru G) (as prepared by Lands End Surveying)
BEING ONE & MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST 20.00 FEET; THENCE GO NORTH 0°42'31" WEST FOR A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°42'31" WEST ALONG THE EASTERLY PRESCRIBED RIGHT-OF-WAY LINE OF MARIE AVENUE (R/W UNKNOWN) FOR A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 5407, PAGE 1955 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 89°15'52" EAST ALONG THE SOUTH BOUNDARY OF THE AFORESAID PARCEL AND ITS EXTENSION THEREOF FOR A DISTANCE OF 232.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 3971, PAGE 598 OF SAID PUBLIC RECORDS, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 30 FOOT WIDE EASEMENT AS DESCRIBED IN O.R. BOOK 1633, PAGE 605 OF SAID PUBLIC RECORDS; THENCE GO SOUTH 0°42'58" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 120.82 FEET TO THE INTERSECTION WITH AN EXTENSION OF THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 6424, PAGE 901; THENCE GO NORTH 89°14'04" EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN O.R. BOOK 6424, PAGE 901 FOR A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN O.R. BOOK 6424, PAGE 901; THENCE SOUTH 0°50'20" EAST AND ALONG THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN O.R. BOOK 5406, PAGE 1324 AND THAT CERTAIN PARCEL DESCRIBED IN O.R. BOOK 6424, PAGE 901 A DISTANCE OF 270.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CREIGHTON ROAD (R/W VARIES); THENCE GO NORTH 79°02'32" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 353.89 FEET; THENCE GO NORTH 35°59'56" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 26.35 FEET; THENCE GO NORTH 0°02'59" EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.90 FEET; THENCE GO NORTH 26°42'05" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 47.48 FEET TO THE EASTERLY PRESCRIBED RIGHT-OF-WAY LINE OF MARIE AVENUE (R/W UNKNOWN); THENCE GO NORTH 0°07'54" WEST ALONG SAID PRESCRIBED RIGHT-OF-WAY LINE FOR A DISTANCE OF 68.46 FEET TO THE POINT OF BEGINNING.



POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA...

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

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

- ENDRY PROPERTIES, LTD. A FLORIDA LIMITED PARTNERSHIP
- WHITNEY BANK, A LOUISIANA STATE CHARTERED BANK
- MCDONALD FLEMING MOORHEAD
- FIRST AMERICAN TITLE INSURANCE COMPANY

SOURCE OF INFORMATION: Field Evidence, Recorded Plat

TYPE SURVEY
Boundary & Improvements

BASIS OF BEARING
HELD THE NORTHERLY R/W LINE PER DOT & N 79°02'32"W

Surveyors Notes:

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

NOTE ADDRESSES FURNISHED BY TITLE COMPANY.

LEGEND		R/W Right of Way		LAMP POST	
o	Degree	P.R.M.	Permanent reference monument	⊙	Iron Pipe Found
'	Feet or Minutes	R	Radius	⊙	Capped Iron rod-set #6832
"	Inches or Seconds	R.P.	Radius Point	⊙	Nail & disk found
N	North	L.A.	Length of Arc	⊙	Nail & disk set # 6832
S	South	C.H.	Chord and Chord Bearing	⊙	Concrete Monument found
E	East	<0.0>	Existing Spot Elevation	⊙	Utility Pole
W	West	B.S.L.	Building Setback Line	⊙	Meter
P.C.P.	Permanent Control Point	(D)	Deed	⊙	Utility wires overhead
P.R.C.	Point of Reverse curve	(A)	Actual field measurement	⊙	Concrete or Pavement
P.C.	Point of Curvature	(P)	Plat	⊙	N - N Chain link fence
P.T.	Point of Tangency	(⊙)	1/2" Iron rod-Found	⊙	Wooden fence
P.O.C.	Point of Commencement	⊙	Capped Iron rod-Found	⊙	G - G Buried Gas Line
P.O.B.	Point of Beginning	⊙	Capped Iron rod-Found	⊙	BC-BC-BC Buried Cable
		⊙	Capped Iron rod-Found D.O.T.	⊙	Covered area (porch, carport, etc.)
		⊙		⊙	Denotes Spot Elevations

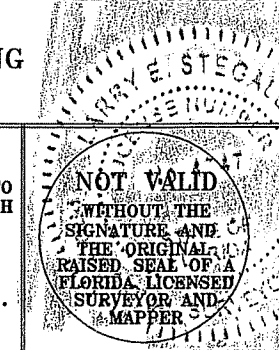
© COPYRIGHT 2011 BY LANDS END SURVEYING, INC.
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THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR PART, OR TO BE USED FOR ANY OTHER PURPOSE. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY, OR FIRM NOT LISTED ON THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF COPYRIGHT OWNER.



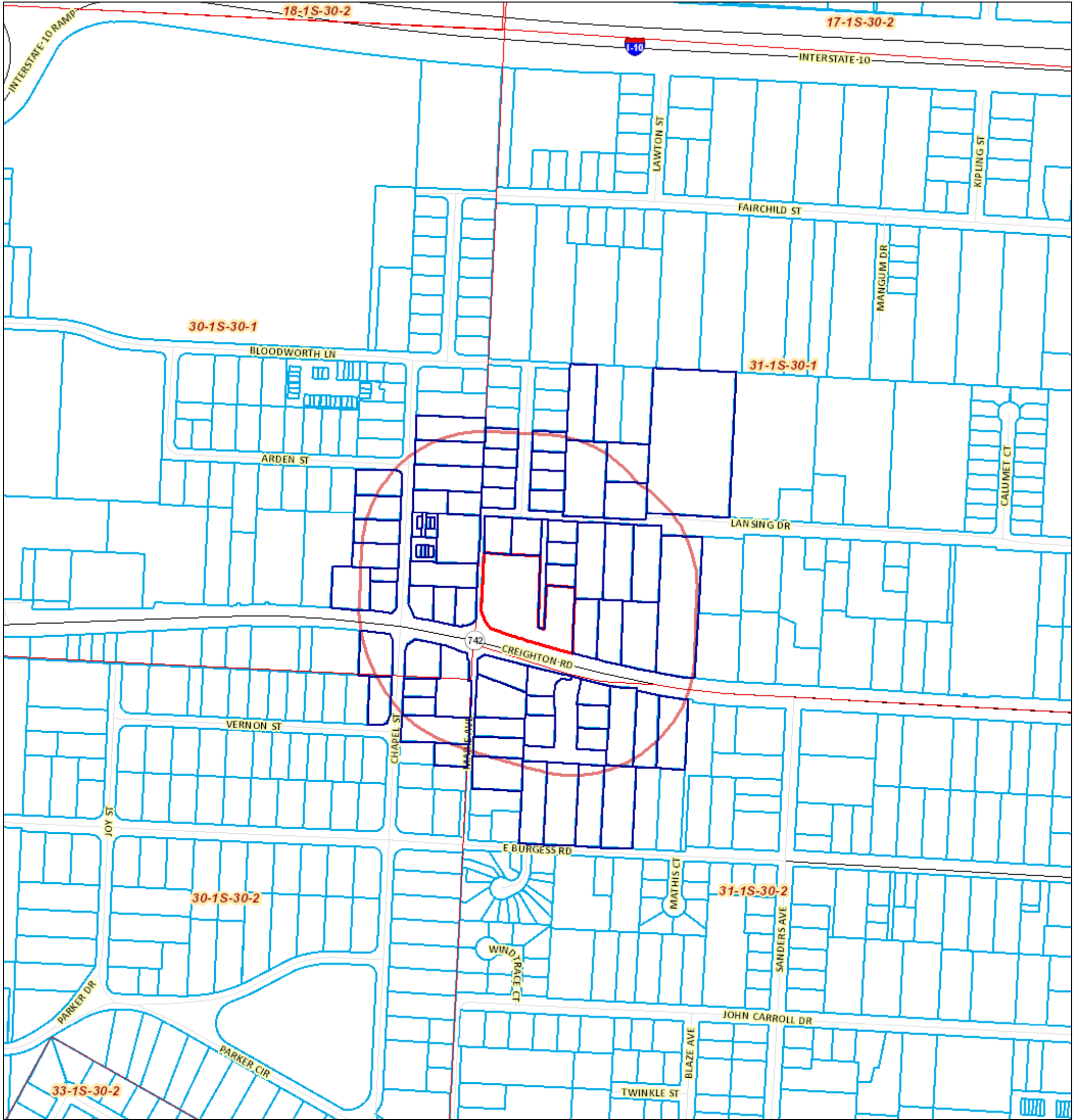
Lands End Surveying, Inc.
8192 SIX PENCE DRIVE, PENSACOLA, FLORIDA 32514
Telephone: 850-433-8545 FAX: 850-433-8282
Florida Licensed Business #6832
LANDSENDSURVEYING.COM

REVISIONS	FIELD BOOK	DATE
RESURVEY	246/66-67	3-21-2011
REVISED TO SHOW PARCEL "F"	246/74	3-28-2011
REVISED MAP PER TITLE CO.	N/A	6-6-2011
ADDED PROPOSED PARCEL "G"	N/A	1-29-2016

SURVEYORS CERTIFICATE
I HEREBY STATE THAT I HAVE RECENTLY SURVEYED OR THAT A SURVEY OF THE ABOVE PROPERTY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ABOVE-GROUND SURVEY AND SUBSEQUENT MAP AS SHOWN ARE TO BE TRUE, ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND MAP MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO RULE 17.050 AND 17.052 AND ALSO STATUTE 472.027 OF THE FLORIDA STATUTES.
LARRY E. STEGALL, P.L.S.
MARCH 21, 2011
DATE



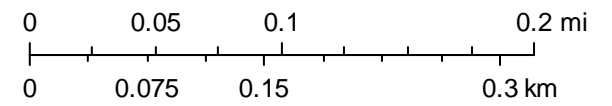
Chris Jones Escambia County Property Appraiser



February 11, 2016

1:4,821

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



ENDRY PROPERTIES LTD
212 S ALCANIZ ST
PENSACOLA, FL 32502

PUENTE JOSE J III &
7077 MARIE AVE
PENSACOLA, FL 32504

REDDING WILLIAM C SR
7126 CHAPEL ST
PENSACOLA, FL 32504

HUYNH THUONG VAN
7122 CHAPEL ST
PENSACOLA, FL 32504

ARTHUR EDWARD L &
7123 CHAPEL
PENSACOLA, FL 32504

FAIST PAMELA
7001 MARIE AVE
PENSACOLA, FL 32504

PHILLIPS ANGELA Y
4517 TRADEWINDS PL
PENSACOLA, FL 32514

HUNTER SUSAN N
4928 MAKENNA CIR
PENSACOLA, FL 32571

MCNEIL EDSEL P
7013 CHAPEL ST
PENSACOLA, FL 32504

HAIRELSON RUBY &
1315-B LANSING DR
PENSACOLA, FL 32504

J & D ENTERPRISES OF PENSACOLA INC
PO BOX 6165
PENSACOLA, FL 32503-0165

DINSMORE JOANN RUSSELL
7070 MARIE AVE
PENSACOLA, FL 32504

SKINNER CHARLES E & KATHERINE E
7050 MARIE AVE
PENSACOLA, FL 32504

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
4250 NORTH FREEWAY
FT WORTH, TX 76137

MANN WAYLAND H &
7011 MARIE AVE
PENSACOLA, FL 32504

JOHANSON OLGA
7117 CHAPEL ST
PENSACOLA, FL 32504

HUNTLEY F DON &
2633 BAY ST
GULF BREEZE, FL 32563

LI XIAO FANG
1301 LANSING DR
PENSACOLA, FL 32504

TAYLOR LEONARD
1315 LANSING DR
PENSACOLA, FL 32504

GRODEN JEFFREY &
6742 EAST BAY BLVD
NAVARRE, FL 32566

MCGARVEY BYRON T &
7128 CHAPEL ST
PENSACOLA, FL 32504

LUTHER HARPAL SINGH
4910 MOBILE HIGHWAY
PENSACOLA, FL 32506

KEALEY CHARLOTTE M STRITCH
7033 MARIE AVE
PENSACOLA, FL 32504

KASER WILLIAM T & DOROTHY S
7055 MARIE AVE
PENSACOLA, FL 32504

COLE TONY L &
4871 SKIPPER LN
PACE, FL 32571

DVIR URI
7022 CHAPEL ST #1
PENSACOLA, FL 32504

SIMS J R C/O ENDRY PROPERTIES LTD
212 S ALCANIZ ST
PENSACOLA, FL 32502

SERVIES LANA W
1305 LANSING DR
PENSACOLA, FL 32504

WOERNER INVESTMENTS LLC
818 N MCKENZIE ST
FOLEY, AL 36535

MANECKI ADRIAN
7022 CHAPEL ST # 16
PENSACOLA, FL 32504

COOPER ELLIOT 7022 CHAPEL ST APT 15 PENSACOLA, FL 32504	HAIRELSON JUTSON W JR & 1122 BLOODWORTH LN PENSACOLA, FL 32504	PENSACOLA FIRE 1134 1/2 CREIGHTON RD PENSACOLA, FL 32504
WE CARE ASSISTED LIVING INC 6585 LEEPARD RD MILTON, FL 32583	GILMORE JOHN C JR & 7105 SCENIC HWY PENSACOLA, FL 32504	BEDNAR ALEXANDER 1202 CREIGHTON RD PENSACOLA, FL 32504
AMORE JOSEPH P & VONCILE W 3439 CROCKETT HILL LN SEVIERVILLE, TN 37862	GALLANT THOMAS E & SHARRON E 891 NORTH 10TH AVE PENSACOLA, FL 32501	GROVES AND ASSOC INSURANCE INC 1149 CREIGHTON RD STE # 3 PENSACOLA, FL 32504
WESTSIDE ENERGY BUILDERS INC PO BOX 9699 PENSACOLA, FL 32513	WERNER RICHARD E 4429 DANDY DR PACE, FL 325718355	CREIGHTON PROPERTIES PARTNERS 1335 CREIGHTON RD PENSACOLA, FL 32504
PREM INVESTMENTS OF ALABAMA LLC 2018 S CHICKASAW TRL ORLANDO, FL 32825	LUTHER WILLIAM P 4570 BAYWOODS DR PENSACOLA, FL 32504	MCARTHUR GARY W & TINA M 6024 MARIE AVE PENSACOLA, FL 32504
ELLIS IRMA 3970 ROMMITCH LN PENSACOLA, FL 32504	KRISMAN PAIGE 800 LANGLEY AVE PENSACOLA, FL 32504	BUSIC FREDERICK W JR & JUNE A 6820 CHAPEL ST PENSACOLA, FL 32504
FOXWORTH HERMAN 1/4 INT & C/O HERMAN FOXWORTH 2657 BAYSHORE PKWY MILTON, FL 32583	NGUYEN BAO V 6073 TOULOUSE DR PENSACOLA, FL 32505	SMITH HIRAM JR & 4320 CHELTENHAM CIR PENSACOLA, FL 32514
CAPSTONE ADAPTIVE LEARNING AND THERAPY CENTERS INC 2912 NORTH E ST PENSACOLA, FL 32501	NUNNARI JOSEPH A III & 4108 COPPERTREE LN PENSACOLA, FL 32504	WAYLAND GINGER ELEESE 1324 1/2 LANSING DR PENSACOLA, FL 32504
GOULD JOLENE ELIZABETH RICKS 1324 LANSING DR PENSACOLA, FL 32504	A & M OF PENSACOLA LLC 4765 PEACOCK DR PENSACOLA, FL 32504	GOSSE ALBERT L & 7010 CHAPEL ST PENSACOLA, FL 32504
TRAWICK NANCY JO 1889 BRENDA AVE PENSACOLA, FL 32506	WESTERN GATE PROPERTIES INC 2268 LA VISTA AVE PENSACOLA, FL 32504	COMMUNITY ENTERPRISE INVESTMENTS INC 302 N BARCELONA ST PENSACOLA, FL 32501

EMERALD COAST COMMONS GROUP
LLC
1313 CREIGHTON ROAD
PENSACOLA, FL 32504

EMERALD COAST COMMONS
1313 CREIGHTON RD
PENSACOLA, FL 32504

LEEDS J ENTERPRISES INC
5171 WOODGLENN LN
MILTON, FL 32571

GOSPEL LIGHTHOUSE INC
310 NAVY BLVD
PENSACOLA, FL 32507



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: February 23, 2016

RE: Transportation & Traffic Operations (TTO) Comments on Planning Board
Rezoning Cases for March 1, 2016 Meeting

TTO Staff has reviewed the rezoning cases for the upcoming Escambia County Planning Board Quasi-Judicial Hearing dated March 1, 2016. Please see comments below:

- Z-2016-01 – No comments at this time.
- Z-2016-02 – No comments at this time.
- Z-2016-03 – No comments at this time.

Please note that TTO's review is solely based off the rezoning application submittal packets, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

H:\TTO\MTG-000 Meetings\Planning Board\Rezoning comments\TTO Staff Comments_PB_20160301.doc

Planning Board-Rezoning

7. B.

Meeting Date: 03/01/2016
CASE : Z-2016-02
APPLICANT: Anton Zaynakov, Manager for AATeam, LLC, Owner
ADDRESS: 5 Palao Road
PROPERTY REF. NO.: 59-2S-30-2350-000-001
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 2
OVERLAY DISTRICT: Barrancas Overlay
BCC MEETING DATE: 04/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM:Com, Commercial district (25 du/acre)
TO: MDR, Medium Density Residential district (ten 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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions

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

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

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

FINDINGS

The proposed amendment MDR **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1.. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services.

Criterion b., LDC Sec. 2-7.2(b)(4)

.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.

Sec. 3-3.3 Barrancas Overlay (Barr-OL).

Purpose. The Barrancas Overlay (Barr-OL) district establishes supplemental land use regulations to support the objectives of the adopted Barrancas area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area changed by the realignment of Barrancas Avenue and undergoing revitalization, and to alleviate the harmful effects of industrial pollutants on the waters of Bayou Chico.

Sec. 3-2.7 Medium Density Residential district (MDR)

Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. A small portion of the parcel is in the Barrancas overlay area and the CRA department has included findings of no concern. The MDR zoning allows for an intense mix of residential and commercial development. The proposed rezoning to MDR is a down zoning which will allow the property owner to develop a suitable residential structure that will be compatible with other dwellings along Palao Road and the surrounding area.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed rezoning to MDR is a **less intense** zoning designation than the current Commercial zoning. This down zoning will enhance the character of the area that is currently residential. Within the 500' radius impact area, there are properties with zoning districts Com and MDR. The request to rezone to MDR is **consistent** with the surrounding neighborhood.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

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

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. In the area, there are commercially zoned parcels to the west and north of the subject parcel but the majority of the surrounding parcels are residential in zoning and use.

Criterion (f) LDC Sec. 2-7.2(b)(4)

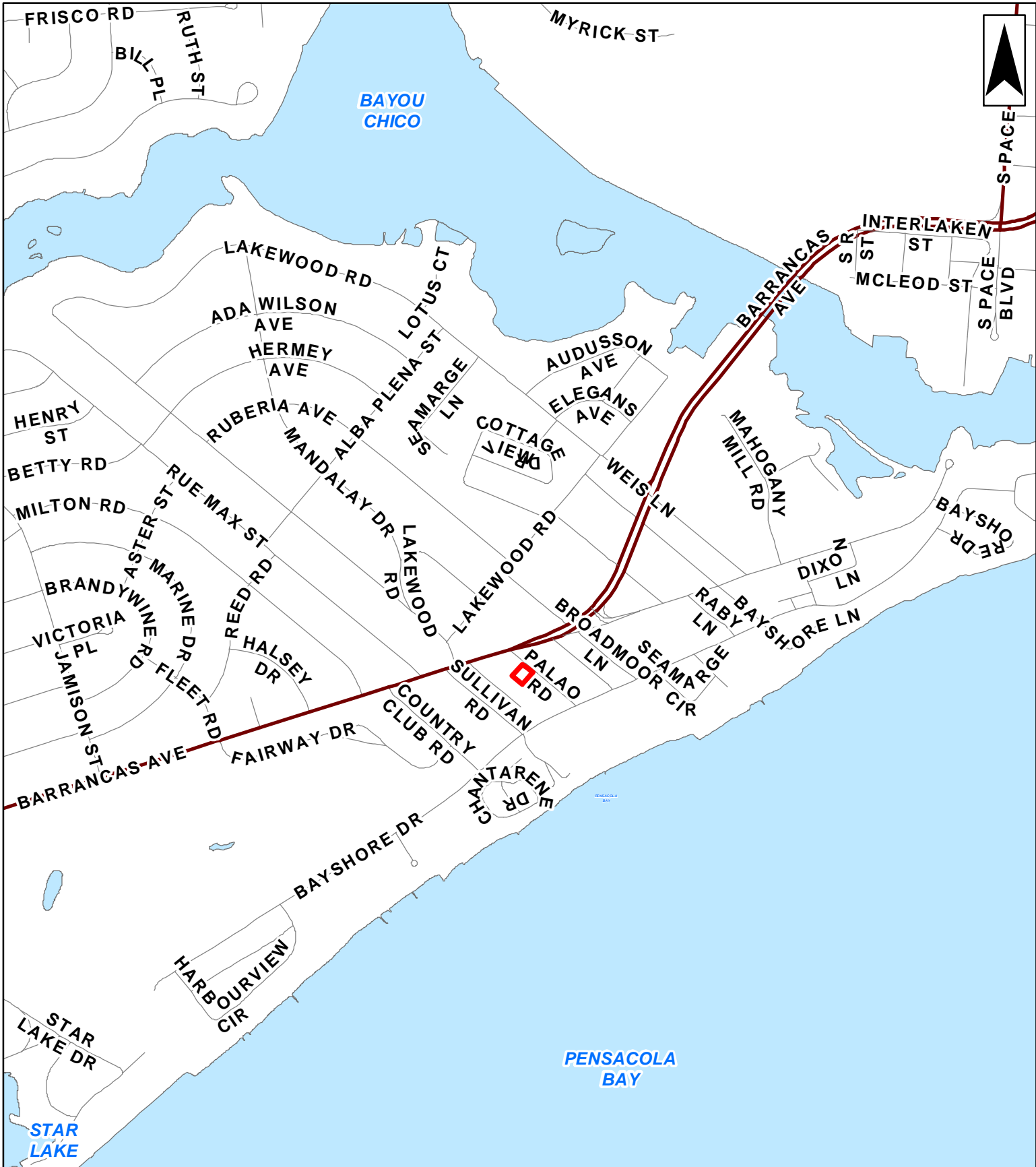
Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

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

Z-2016-02



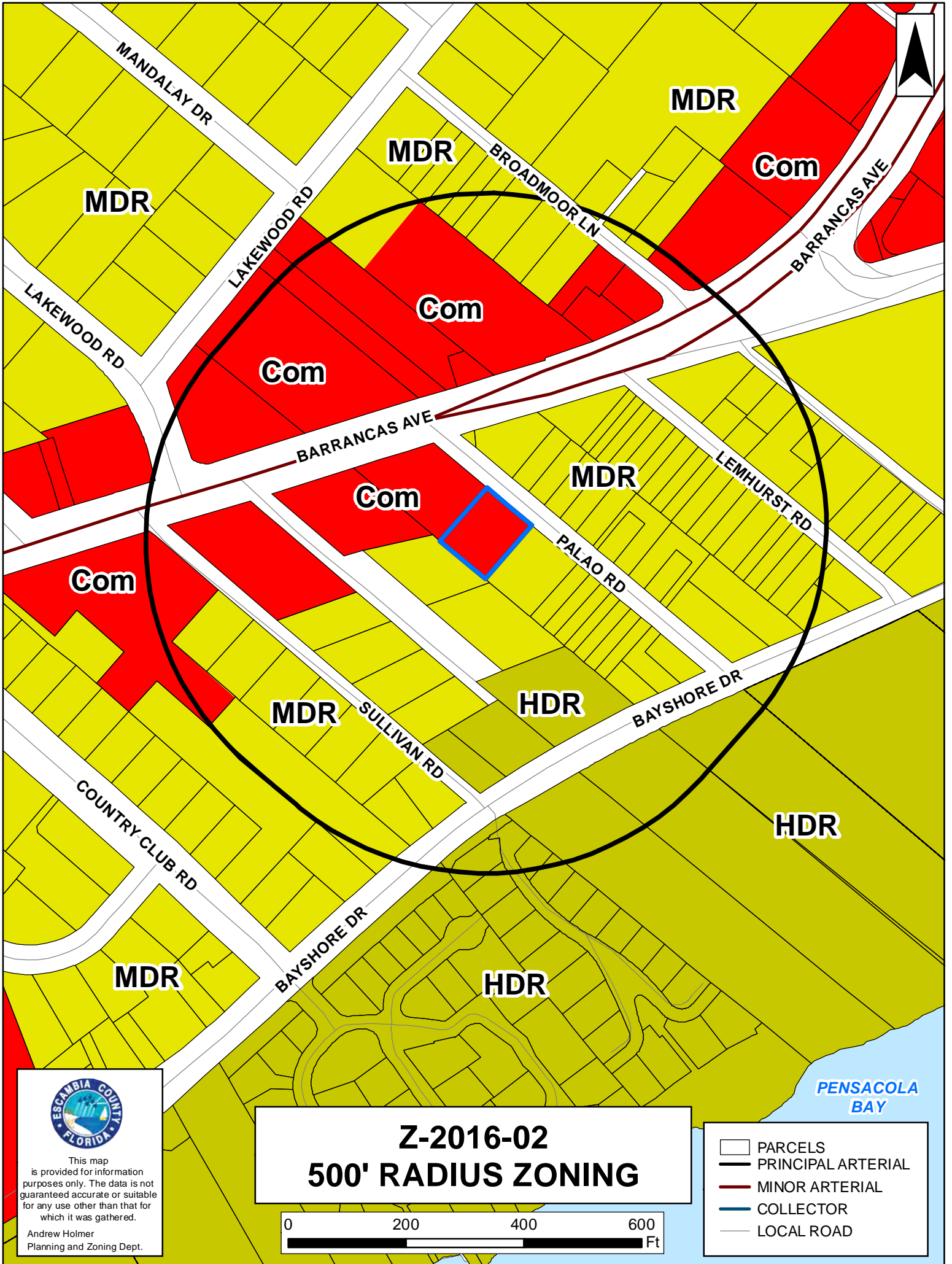
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-02 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



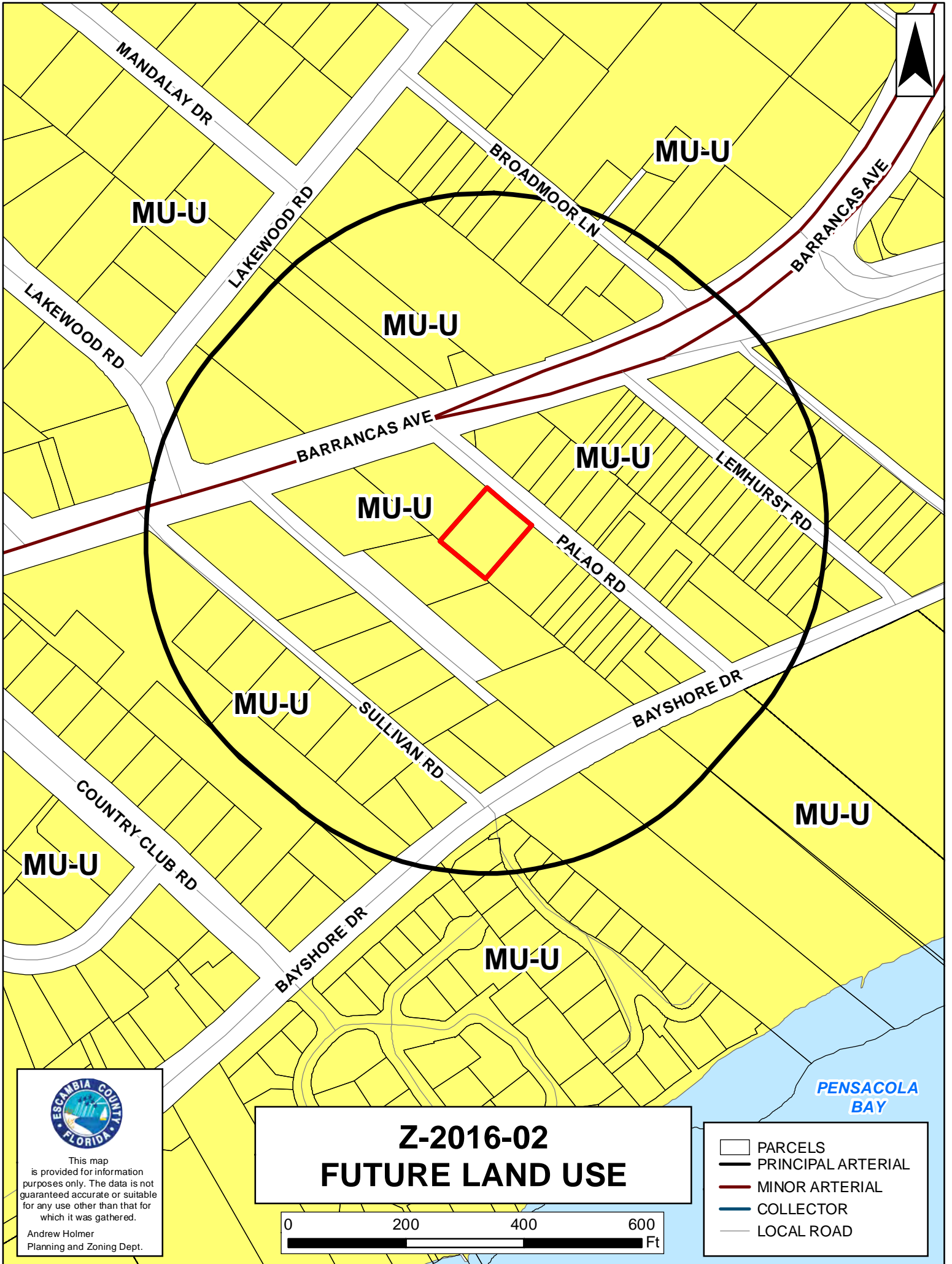
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-02 500' RADIUS ZONING



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



MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

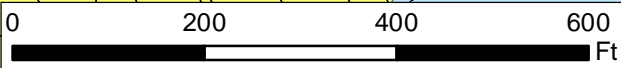
MU-U



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

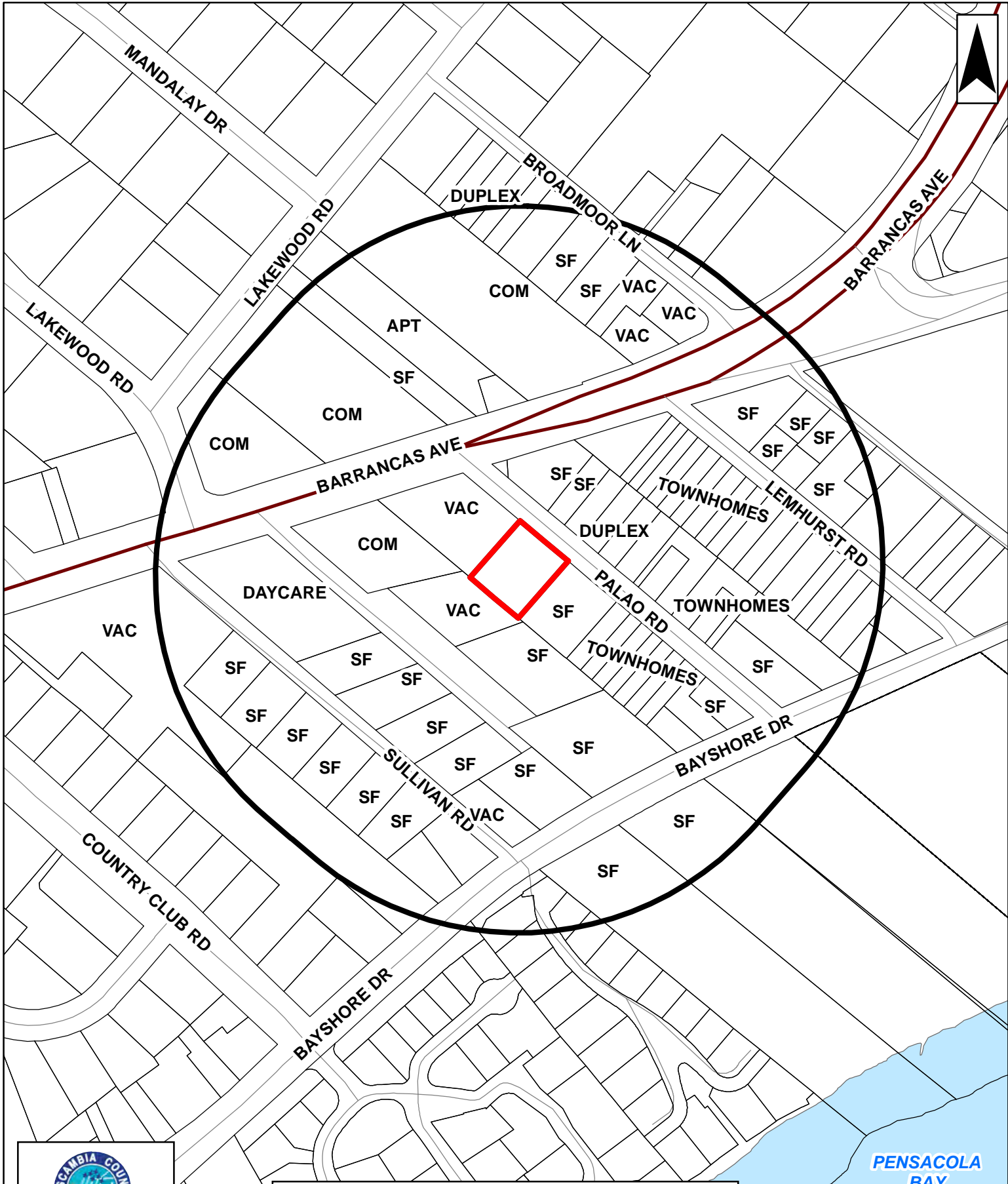
Andrew Holmer
Planning and Zoning Dept.

**Z-2016-02
FUTURE LAND USE**





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

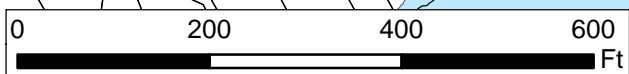
PENSACOLA BAY



Z-2016-02

EXISTING LAND USE

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



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

Andrew Holmer
Planning and Zoning Dept.

PENSACOLA BAY

BARRANCAS AVE
BARRANCAS AVE



PALAO RD

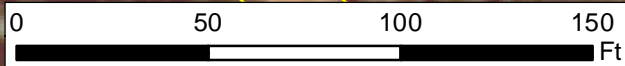
JAN ST



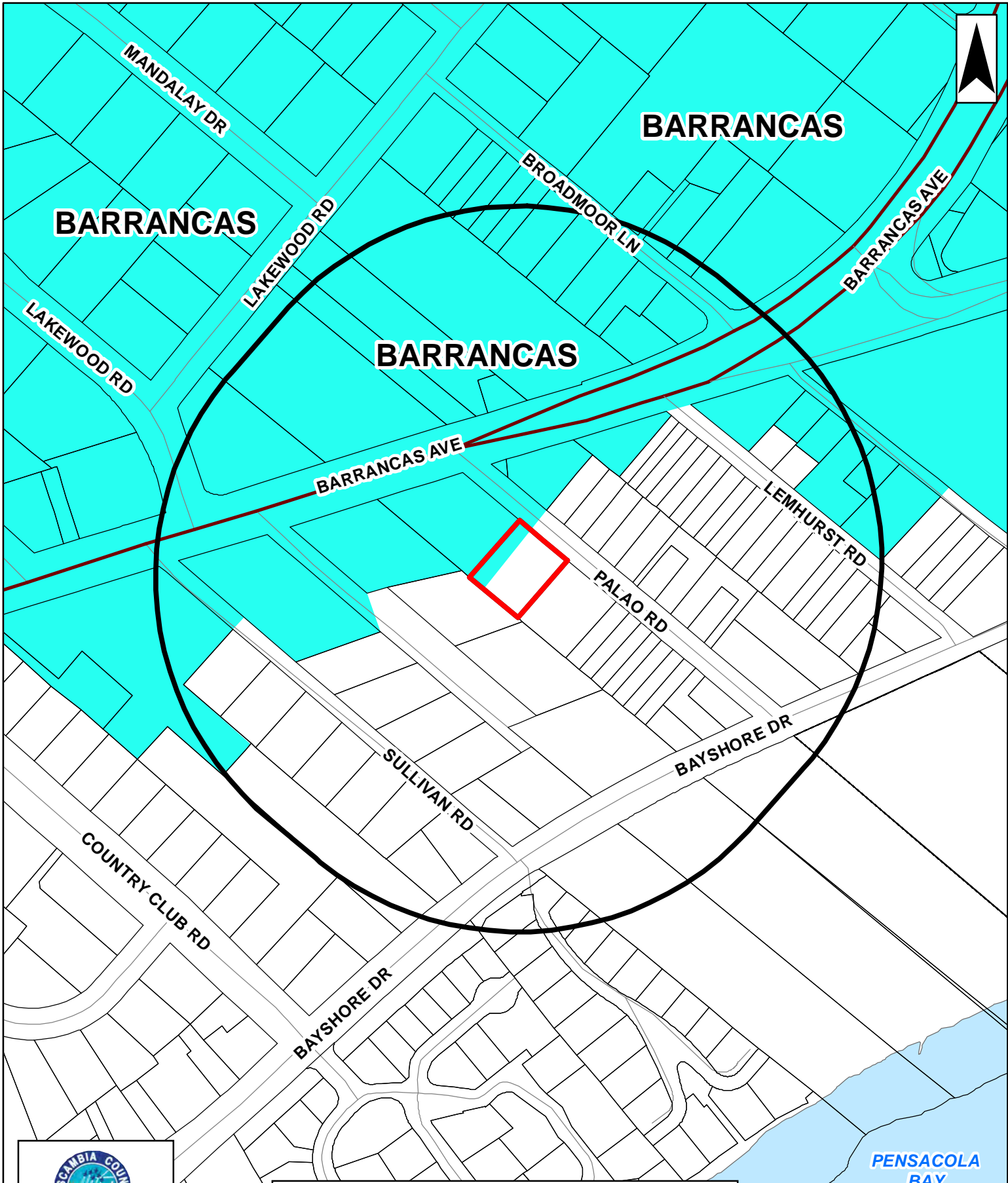
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-02 AERIAL MAP



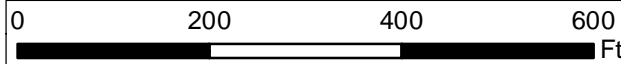
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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-2016-02 CRA OVERLAY



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2016-02
CURRENT ZONING: Com **PROPOSED ZONING:** MDR

PLANNING BOARD

DATE: 03/01/16 **TIME:** 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 04/07/16 **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 816-3476 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public hearing sign



Looking onto subject property



Adjoining parcel to the south



Looking south along Palao from
subject property



Looking across Palao from subject property



Looking along Palao Rd



Looking across Barrancas from subject property



Looking north east across Barrancas Ave



Looking east along Barrancas at Palao Rd



Adjoining parcel along Barrancas



Looking northwest from Barrancas



Looking down Palao Rd



Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
<http://myescambia.com/business/ds>

PRZ 16020002

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2016-02 Accepted by: AK PB Meeting: 3/1/16

1. Contact Information:

A. Property Owner/Applicant: Anton Zaynakov
Mailing Address: 523 Shiloh Dr, Pensacola FL 32503
Business Phone: 850-642-0398 Cell: 850-642-0398
Email: azconstruction.panhandle@gmail.com

B. Authorized Agent (if applicable): _____
Mailing Address: _____
Business Phone: _____ Cell: _____
Email: _____

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information: 7 Palao Rd, Pensacola FL 32507 A.Z.

A. Existing Street Address: 5 Palao Rd, Pensacola FL 32507
Parcel ID (s): 59-2S-30-2350-000-001

B. Total acreage of the subject property: 0.275

C. Existing Zoning: Commercial
Proposed Zoning: MDR
FLU Category: RZ1 MU-U

D. Is the subject property developed (if yes, explain): No

E. Sanitary Sewer: Septic:

3. Amendment Request

A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

Two lots located in very close proximity
to MDR district.

B. Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)

1. Consistent with Comprehensive Plan. The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

Proposed rezoning is consistent with
Comprehensive Plan, which allows to use
Commercial district for residential property.

2. Consistent with LDC. The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

Proposed rezoning does not conflict
with LDC provisions

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

Land use of proposed rezoning is compatible with surrounding conforming uses.

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

The area that we propose to rezone surrounded by single family residential homes; therefore, down zoning will benefit neighboring homes.

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

Proposed rezoning would contribute to development pattern. Single family residential homes will be built on these lots.

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

Proposed rezoning would not increase the probability of adverse impact on the natural environment. No wetlands.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 59-25-30-2350-000-001

Property Address: 5 & 7 Palao 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 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 4th DAY OF February, YEAR OF 2016


Signature of Property Owner

Anton Zaynakov
Printed Name of Property Owner

2-4-2016
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 5 & 7 Palao Rd, Pensacola FL 32507
_____, 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. 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: Anton Zaynakov Email: azconstruction.panhandle@gmail.com
Address: 523 Shiloh Dr, Pensacola FL 32503 Phone: 850-642-0398

_____ 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
------------------------------	---------------------------------

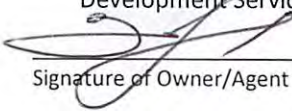
(Notary Seal)

5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fee: **\$1275.50 - for one parcel**
\$2122.50 - for two contiguous parcels
\$2122.50 + \$84.70 - for each additional parcel for more than two contiguous parcels
 This fee includes all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.
- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrence Determination Acknowledgement (pages 4 and 5).

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.

 _____ Anton Zaynakov / Managing member of AATeam LLC
 Signature of Owner/Agent Printed Name Owner/Agent Date 2-4-2016

 Signature of Owner Printed Name of Owner Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 4th day of February 2016, by Anton Zaynakov.

Personally Known OR Produced Identification Type of Identification Produced: FL 2521-016-83-111-1 Cr. 3/2021

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



This instrument prepared by:

Name: **Rachael Downs an employee of
Reliable Land Title Corporation**
Address: **15 West La Rua Street
Pensacola, Florida 32501**

Return to: **Reliable Land Title Corporation
FILE NO. 15-12-022PR**
Address: **15 West La Rua Street
Pensacola, Florida 32501**

Property Appraisers Parcel Identification
Number(s): Portion of 592S30235000001

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2015098600 12/30/2015 at 03:43 PM
OFF REC BK: 7457 PG: 840 - 841 Doc Type: WD
RECORDING: \$18.50 Deed Stamps \$448.00

SPACE ABOVE THIS LINE FOR RECORD

DATA

THIS CORPORATE WARRANTY DEED Made and executed the **30th day of December, 2015** by **Sunray Enterprises, Inc., a Florida Corporation dba Fred's Auto Parts**, and having its principal place of business at 2710 Ashbury Lane, Cantonment, FL 32533 hereinafter called the grantor, to **AATeam, LLC., a Florida Limited Liability Company**, whose post office address is 523 Shiloh Drive, Pensacola, FL 32503 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Escambia County, State of Florida, viz:

Lot 21 and 22, Palao Place, according to the Plat thereof, recorded in Plat Book 3, Page 4, of the Public Records of Escambia County, Florida.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Anita Moss
Witness Signature
Anita Moss

Printed Name
Rachael S. Downs
Witness Signature
Rachael S. Downs
Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of December, 2015 by Fred Keck, President of Sunray Enterprises, Inc., a Florida Corporation dba Fred's Auto Parts on behalf of the corporation. He/She is personally known to me or who produced military ID as identification and who did/did not take an oath.

Rachael S. Downs
Notary Public
My Commission Expires: 2/29/16

Sunray Enterprises, Inc., a Florida Corporation
dba Fred's Auto Parts

BY: Fred Keck
Fred Keck as President

[seal]



**Electronic Articles of Organization
For
Florida Limited Liability Company**

L15000005972
FILED 8:00 AM
January 12, 2015
Sec. Of State
syong

Article I

The name of the Limited Liability Company is:

AATEAM LLC

Article II

The street address of the principal office of the Limited Liability Company is:

523 SHILOH DR
PENSACOLA, FL. US 32503

The mailing address of the Limited Liability Company is:

523 SHILOH DR
PENSACOLA, FL. US 32503

Article III

The name and Florida street address of the registered agent is:

ANTON R ZAYNAKOV
523 SHILOH DR
PENSACOLA, FL. 32503

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ANTON ZAYNAKOV

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AR
ANTON R ZAYNAKOV
523 SHILOH DR
PENSACOLA, FL. 32503 US

Title: AR
TOMASZ M MANECKI
523 SHILOH DR
PENSACOLA, FL. 32503 US

Title: AR
ADRIAN B MANECKI
7022 CHAPEL ST
PENSACOLA, FL. 32504 US

L15000005972
FILED 8:00 AM
January 12, 2015
Sec. Of State
syong

Article V

The effective date for this Limited Liability Company shall be:

01/12/2015

Signature of member or an authorized representative

Electronic Signature: ANTON ZAYNAKOV

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

BARRANCAS AVENUE
(R/W UNDETERMINED)

SOUTHWEST R/W LINE
SOUTHEAST R/W LINE

P.I.

SOUTHWEST R/W LINE
(P&C) S62°00'00"E 124.35'

LOT 3

LOT 2

LOT 1

LOT 22

VACANT

LOT 21

LOT 20

PALAO ROAD
(40' R/W)

(P&F) S62°00'00"E 100.00'

(P) S62°00'00"E 100.00'
(F) S61°58'06"E 100.21'

(P&F) N28°00'00"E 120.25'

(P) N28°00'00"E 120.25'
(F) N28°06'13"E 120.20'

(P) S62°00'00"E 50.00'
(F) S61°51'49"E 50.15'

(P) S62°00'00"E 50.00'
(F) S62°08'14"E 49.84'

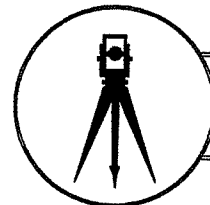
P.R.M.

NOT INCLUDED

BASE BEARING:
(ASSUMED) S62°00'00"E
(P) 200.00' (F) 199.99'



ROD LEGEND	
	SIR 5/8" #5863
	FIP 1"
	FIR 5/8" NO I.D.#



L.E. SHONTZ
AND ASSOCIATES, INC.

LAND SURVEYING AND LAND PLANNING
4301 TRADEWINDS WAY OFFICE (850) 470-2532
PENSACOLA, FLORIDA 32514 FAX (850) 438-0715
SHONTZ.SURVEYING@GMAIL.COM

REQUESTED BY: ANTON DRAWING NO.: 15-15682

NOTES:
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR WRITTEN CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE UNDERSIGNED SURVEYOR.
- THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE EAVE OVERHANG OR THE FOOTING OF THE FOUNDATION.
- NO TITLE SEARCH WAS PROVIDED TO, NOR PERFORMED BY, L.E. SHONTZ AND ASSOCIATES, INC., FOR THE SUBJECT PROPERTY AS THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SUBJECT PROPERTY.
- ALL DISTANCES, BEARINGS AND ANGLES ARE AS FIELD MEASURED, DEED OR PLATTED MEASUREMENTS ARE AS NOTED.
- THE CERTIFICATIONS AS PROVIDED ON THIS SURVEY ARE A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THIS SURVEY.
- OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR.
- DO NOT USE HOUSE TIES TO RECONSTRUCT DEED LINES.

FIP = FOUND IRON PIPE	Δ = CENTRAL ANGLE
FIR = FOUND IRON ROD	R = RADIUS
SIR = SET IRON ROD 5/8"	L = ARC LENGTH
FCM = FOUND CONCRETE MONUMENT	CD = CHORD DISTANCE
SCM = SET CONCRETE MONUMENT	CB = CHORD BEARING
(D) = DEED	EL = ELEVATION
(P) = PLAT	F.F.L. = FINISHED FLOOR ELEVATION
(F) = FIELD	A/C = AIR CONDITIONER
(C) = CALCULATED	R/W = RIGHT-OF-WAY
CONC. = CONCRETE	C/L = CENTERLINE
P.O.C. = POINT OF COMMENCEMENT	P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING	P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.T. = POINT OF TERMINATION	(TYP) = TYPICAL
P.I. = POINT OF INTERSECTION	° = DEGREES
P.C. = POINT OF CURVATURE	' = MINUTES
P.T. = POINT OF TANGENCY	" = SECONDS
P.R.C. = POINT OF REVERSE CURVATURE	T.O.B. = TOP OF BANK
P.C.C. = POINT OF COMPOUND CURVATURE	E.O.H. = EAVE OVERHANG
BSL = BUILDING SETBACK LINE	RES. = RESIDENCE

FLOOD STATEMENT:
ZONE: "X" BASE FLOOD ELEVATION: N/A
PANEL NUMBER: 120080-0369-G AS DATED: 9/29/06

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.

SCALE: 1" = 30'	FIELD DATE	FIELD BOOK	PAGE
	12/29/15	TRUCK BOOK	22
BOUNDARY			
ELEVATION			
SITE PLAN			
STAKE OUT			
FOUNDATION			
FINAL			

ADDRESS (VACANT) PALAO ROAD

DATE	REVISIONS	INITIALS

SECTION 59 TOWNSHIP 2-S RANGE 30-W COUNTY ESC
BASIS OF BEARING: (ASSUMED) S62°00'00"E ALONG S.W. LINE OF LOTS 19-22

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-12, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

L.E. SHONTZ AND ASSOCIATES, INC.
4301 TRADEWINDS WAY OFFICE (850) 470-2532
PENSACOLA, FLORIDA 32514 FAX (850) 438-0715
SHONTZ.SURVEYING@GMAIL.COM

L.E. Shontz
12-30-15
L.E. SHONTZ, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 5863
STATE OF FLORIDA

CERTIFICATIONS:

AA TEAM, LLC.
RELIABLE LAND TITLE CORPORATION
WESTCOR LAND TITLE INSURANCE

DESCRIPTION:

LOT 21 AND 22, PALAO PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 4, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA.



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**Development Services
Department**

Geographic Information Systems
Addressing Office
Phone (850) 595-3458
Fax (850) 595-3482
E-mail: rick_geiberger@co.escambia.fl.us

**Horace Jones
Director**

Rick Geiberger
Address Coordinator
Escambia County Florida

February 3, 2016

To whom it may concern:

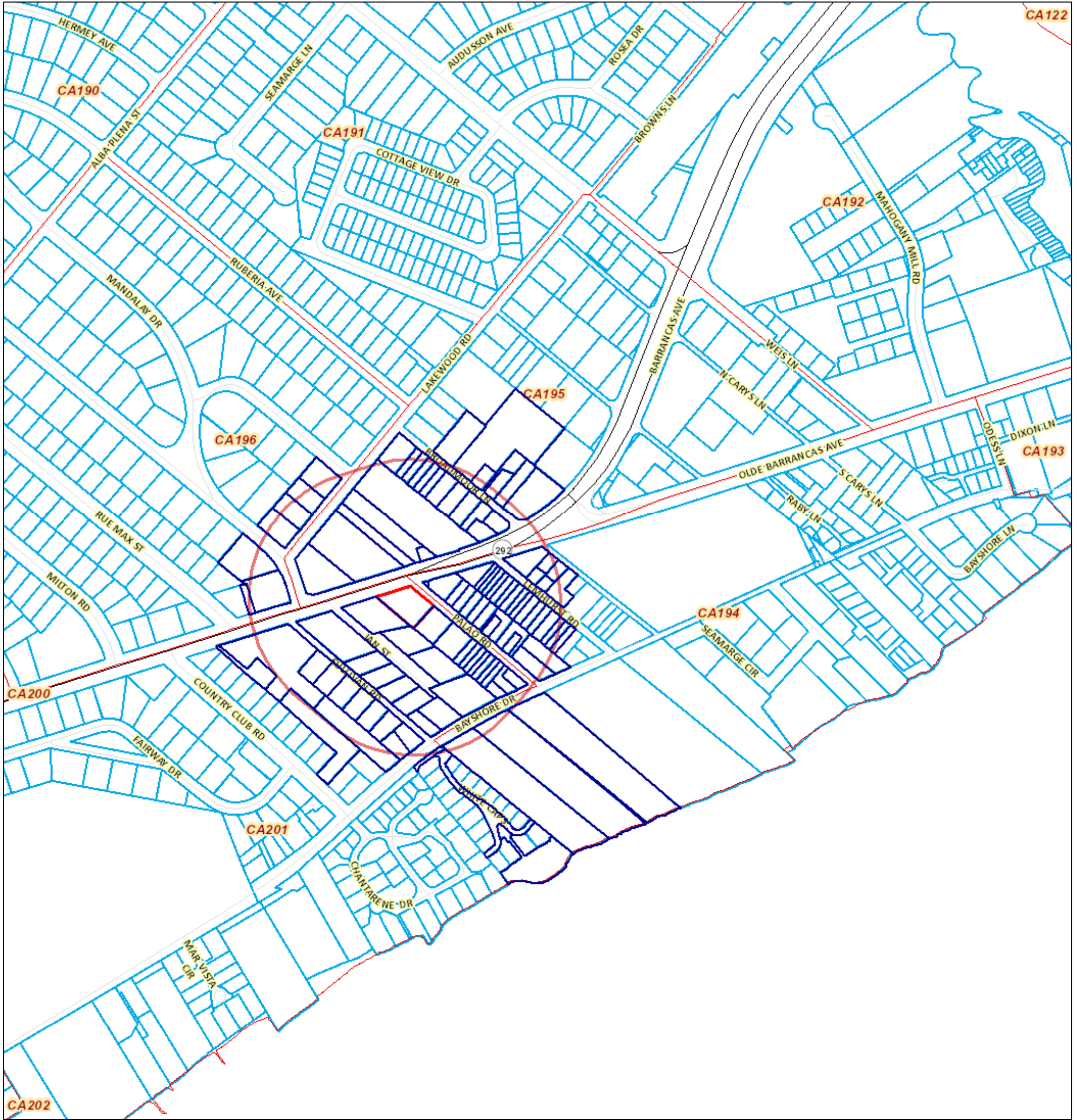
Please be advised that the official address issued to a portion of parcel reference number 59-2S-30-2350-000-001 is **5 Palao Rd.** Also known as Lot 22, Palao Place. Being a subdivision recorded at Plat Book 3, Page 4 of the Public Records of Escambia County, Florida. Please update any records to the correct address. You may call me at 850-595-3458 should you have any questions regarding the address.

Thank You,

Rick Geiberger

GIS Technician, Escambia County, Florida

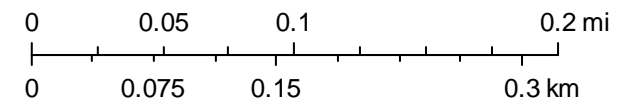
Chris Jones Escambia County Property Appraiser



February 11, 2016

1:4,626

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



SUNRAY ENTERPRISES INC 2710 ASHBURY LN CANTONMENT, FL 32533	DUNN MITTIE EST OF C/O KENNETH HILL 534 SOUTH 1ST ST PENSACOLA, FL 32507	DAVIS BRENDA B 5250 VIKING RD PENSACOLA, FL 32507
GULF & SOUTHERN CORPORATION 405 EDGEWOOD DR MEADVILLE, PA 163351318	EQUIFUNDING INC PO BOX 980 EAST LANSING, MI 48826	DOCKERY ETHAN N 211 BROADMOOR LN PENSACOLA, FL 32507
HOFFMAN MELITA L 207 BROADMOOR LN PENSACOLA, FL 32507	HASSAN MOHAMMED M & 2699 HILLVALE COVE DR LITHONIA, GA 30058	KINSEY PROPERTIES INC 494 HANOVER PORT LANE FORT WALTON BEACH, FL 32547
HANKINSON RONALD E JR 924 BLUE SPRINGS RD PENSACOLA, FL 32505	H T LAND COMPANY 2001 COMMERCE ST STE 200 HOUSTON, TX 77002	PIQUETTE RAYMOND E & MARY L 1305 LAKEWOOD RD PENSACOLA, FL 32507
KINTNER RICHARD K 13 BROADMOOR LN PENSACOLA, FL 32507	MONTGOMERY ROSE M 1399 LEMHURST DR PENSACOLA, FL 32507	BRYANT TERAH S 32 STAR LAKE DR PENSACOLA, FL 32507
CLARK H CECIL & 604 BAYSHORE DR PENSACOLA, FL 32507	WEOTT SHANNA L 1410 LEMHURST DR PENSACOLA, FL 32507	KREBS JULIE DEWBERRY 1405 LEMHURST RD PENSACOLA, FL 32507
BRIONES WILLIAM 1403 LEMHURST DR PENSACOLA, FL 32507	DEL GALLO DAVID & TONYA S 1550 E GONZALEZ ST PENSACOLA, FL 32501	PINO CHRISTINE A 2 PALAO RD #A PENSACOLA, FL 32507
STOCKTON JACKSON A JR 4240 LA BORDE LN PENSACOLA, FL 32514	BALLARD ARTHUR TRUSTEE FOR 22150 SW 154 AVE MIAMI, FL 33170	LONGLEY JOAN ANN B 2 PALAO RD C PENSACOLA, FL 32507
GARDNER NORMAN R & 2-B PALAO RD PENSACOLA, FL 32507	MACHTEL TERRI J 1411 LEMHURST PENSACOLA, FL 32507	LAIRD LYNN L & MARYANN 4 PALAO DR PENSACOLA, FL 32507
WOODWARD LOUISETTE M F 1415 LEMHURST DR PENSACOLA, FL 32507	HANFTWURZEL BRYAN 713 SUNSET CV MADEIRA BEACH, FL 33708	NETTLES KATHRYN L 177 MOUNT PEALE CT LIVERMORE, CO 80536

BAROUSSE DAVID E &
1005 PINE ST
MORGAN CITY, LA 70380

DOYLE RODGER P
1421 LEMHURST RD
PENSACOLA, FL 32507

CLIFFORD ELAINE M
1429 LEMHURST RD
PENSACOLA, FL 32507

THERIOT DAVID J
13 PALAO RD
PENSACOLA, FL 32507

WHITE ROBIN FINKEL
7912 TIDWELL RD
PACE, FL 32571

MAZZULLO JAN P
4005 SHOREWOOD DR
PENSACOLA, FL 32507

HALSAN PAMELA JEAN
12 SULLIVAN RD
PENSACOLA, FL 32507

NEWBOLD HARRY L
2344 SILVERSIDE LOOP
PENSACOLA, FL 32526

LOWRY CHARLES J &
208 BROADMOOR LN
PENSACOLA, FL 32507

JACKSON WILLIAM B
5505 AVON RD
PENSACOLA, FL 32507

MITCHELL TAMARA R
1417 LEMHURST RD
PENSACOLA, FL 32507

ANDERSON LAWRENCE & MARY T
1423 LEMHURST RD
PENSACOLA, FL 32507

JOHNSON SARAH E
1427 LEMHURST RD
PENSACOLA, FL 32507

EARLY JOHN A EST OF
C/O CHRISTOPHER RABBY
445 E GOVERNMENT ST
PENSACOLA, FL 32502

ALLMANN GILL LEIGH A
4033 LANDFALL DR
PENSACOLA, FL 32507

ROSASCO ANGELA MARIA
615 BAYSHORE DR # 906B
PENSACOLA, FL 32507

CRENSHAW SARA W
624 BAYSHORE DR
PENSACOLA, FL 32507

DIGGS CURTIS & GEORGIA J
6557 HWY 95-A NORTH
MOLINO, FL 32577

FREEDOM HOMES LLC
904 FOXVIEW DR
JOLIET, IL 60431

T L C PROPERTIES INC
1401 N TARRAGONA ST
PENSACOLA, FL 32501

WILLIAMS ELIZABETH WOODHOUSE
1028 WINDCHIME WAY
PENSACOLA, FL 32503

VICKERY SANDI TRUSTEE FOR
1425 LEMHURST RD
PENSACOLA, FL 32507

THOMPSON DORIS M
14 JAN ST
PENSACOLA, FL 32507

BLANKENBECK STACY JERLINE
15 PALAO RD
PENSACOLA, FL 32507

SCHILLER JOSEPH A
1513 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561-2356

FREEMAN SHEILA W
25 PALAO RD
PENSACOLA, FL 32507

RUSHING ROBERT K &
PO BOX 711
PENSACOLA, FL 32591

MEHAFFEY JOEL
206 BROADMOOR LN
PENSACOLA, FL 32506

SALIB FADEL A &
2611 HWY 297 A
CANTONMENT, FL 32533

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

WILKINSON ROSEMARIE THOMPSON &
2 LAKEWOOD RD
PENSACOLA, FL 32507

NGO AN THI
3233 NOTRE DAME DR
GULF BREEZE, FL 32563

++*+*, * *

BUTLER ZACHARY J &
1397 LEMHURST DR
PENSACOLA, FL 32507

CIRCLE K STORES INC
C/O PROPERTY TAX DEPT DC17
PO BOX 52085
PHOENIX, AZ 85072

ANNENAN COMPANY
PO BOX 30017
PENSACOLA, FL 32503

AATEAM LLC
523 SHILOH DR
PENSACOLA, FL 32503

RICHARDSON AARON M
10 PALAO RD
PENSACOLA, FL 32507

NGUYEN HIEN DUJ
4687 CANTER ROW
PENSACOLA, FL 32526

SCOTT UNLIMITED LLC
PO BOX 1320
DESTIN, FL 325401320

BROCK BELINDA P
16 PALAO RD
PENSACOLA, FL 32507

EDMONDSON MELVIN L
424 MILESTONE BLVD
CANTONMENT, FL 32533

AYMES TERRY JOSEPHINE
622 BAYSHORE DR
PENSACOLA, FL 32507

BULLOCK ELLIS W JR BULLOCK ANN P
608 BAYSHORE DR
PENSACOLA, FL 32507

VAN HORN WILLIAM KIRK II
PO BOX 17341
PENSACOLA, FL 32522

BROXTON MARGARET M
620 BAYSHORE DR
PENSACOLA, FL 32507

HIGGINS CLYDE A
630 BAYSHORE DR
PENSACOLA, FL 32507

HALPERN WILLIAM & JEANNE
2241 DUPONT DR
PENSACOLA, FL 32503

MCCONNELL MAXINE E LIFE EST
124 COUNTRY CLUB RD
PENSACOLA, FL 32507

VEAL JAMES W TRUSTEE
627 BAYSHORE DR
PENSACOLA, FL 32507

TOMLINSON JEAN RILEY
4009 OLD LEEDS CIR
BIRMINGHAM, AL 35213

GRAY A DOWNING
619 BAYSHORE DR
PENSACOLA, FL 32507

ONE PINE VIII LLC
23 CORPORATE PLAZA DR STE 150
NEWPORT BEACH, CA 92660

SWITZER CHARLES L FAMILY
407 NAVY COVE BLVD
GULF BREEZE, FL 32561

RICHARDSON KATHLEEN A
141 BAYSHORE DR
PENSACOLA, FL 32507

EDMONDSON MELVIN
424 MILESTONE BLVD
CANTONMENT, FL 325336549

COUNTRY CLUB PLACE LLC
PO BOX 99
GULF BREEZE, FL 32562

ROCKFORD CORPORATION
PO BOX 13230
EL PASO, TX 79913

COUNTRY CLUB PLACE
C/O MORRIS HAYES
1534 WHITE CAPS LN
PENSACOLA, FL 32507

HOFF DONALYN JAN &
C/O ISABELLA WITT
3380 BARRANCAS AVE
PENSACOLA, FL 32507

VAN PIETERSOM JOHN R
1 LAKEWOOD RD
PENSACOLA, FL 32507

HALL JOHN P JR &
660 BAYSHORE DR
PENSACOLA, FL 32507

VARNER ROBYN LESLIE
704 BAYSHORE DR
PENSACOLA, FL 32507

VAULK ARTHUR LEE
13490 NW 28TH AVE
OPA LOCKA, FL 33054

DAVIDSON BARBARA L &
15 SULLIVAN RD
PENSACOLA, FL 32507

DUNN JOHNATHON C
3325 E LLOYD ST
PENSACOLA, FL 32503

JOHNSON JENNY PHIPPS &
11 SULLIVAN RD
PENSACOLA, FL 32507

HUAL C WILLIAM & LEE R
706 BAYSHORE DR
PENSACOLA, FL 32507



Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

February 12, 2016

Horace Jones, Department Director
Escambia County Planning & Zoning Division
3363 West Park Place
Pensacola, FL 32505

SUBJECT: Rezoning Case 2016-02 Palao Road – Comments from the CRA

Horace,

We have reviewed the Rezoning Case 2016-02 Palao Road in the Barrancas Redevelopment Area and have the following comments:

Sec. 3-3.3 Barrancas Overlay (Barr-OL).

- (a) Purpose.** The Barrancas Overlay (Barr-OL) district establishes supplemental land use regulations to support the objectives of the adopted Barrancas area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area changed by the realignment of Barrancas Avenue and undergoing revitalization, and to alleviate the harmful effects of industrial pollutants on the waters of Bayou Chico.
- (f) Site and building requirements.** Site and building requirements vary by location within the Barr-OL district.
- (1) District-wide.** The following requirements apply throughout the overlay district:
- a. Structure height.** Except within the WMU area, a maximum structure height of 45 feet above highest adjacent grade. Any lower height required by use or underlying zoning district shall govern.
 - b. Materials and colors.** Building materials and colors shall avoid adverse visual impacts on surrounding properties. Accessory structures shall use the

same or similar materials, color, and style of the primary structure's facade if visible from a public way.

- c. **Street orientation.** Buildings shall create desirable pedestrian environments between the buildings and adjacent streets through clear and visible orientation to the streets.

(2) Within MDR or HDR zoning. The following requirements apply if the underlying zoning is Medium Density Residential (MDR) or High Density Residential (HDR):

- a. **Entry.** Each building front facade shall include the primary entry door, be street facing, and include a porch or stoop.
- b. **Parking.** All off-street parking shall be located in the rear yard or within a garage. For residential uses, any front-facing attached garage shall be set back from the primary front facade.

Majority of the proposed rezoning project falls outside the Barrancas (OL) boundaries and therefore is not applicable to the above requirements.

Sincerely,

Clara Long, Division Manager
Community Redevelopment Agency

From: [Allyson Cain](#)
To: [Kayla R. Meador](#)
Subject: FW: Barrancas - Rezoning Case
Date: Thursday, February 18, 2016 12:33:44 PM

*Thanks,
Allyson Cain*

From: Horace L Jones
Sent: Friday, February 12, 2016 3:32 PM
To: Clara F Long (CRA)
Cc: Andrew D. Holmer; Sherry Duffey; Allyson Cain
Subject: Re: Barrancas - Rezoning Case

Thank you Clara. Please include both the letter and this e-mail in the packet.

Sent from my iPhone

On Feb 12, 2016, at 3:26 PM, Clara F Long (CRA) <cflong@co.escambia.fl.us> wrote:

Horace,
Only a small portion falls within the CRA Barr Overlay and we support that portion only. Majority of the parcels falls outside the CRA Barr OL.

Clara Long, FRA-RP, Division Manager
Community Redevelopment Agency (CRA)
221 Palafox Place, Suite 305
Pensacola, FL 32502
850-595-3596 wk
850-595-3218 fax
Email: cflong@myescambia.com
Website: www.myescambia.com

From: Horace L Jones
Sent: Friday, February 12, 2016 3:23 PM
To: Clara F Long (CRA); Andrew D. Holmer; Sherry Duffey; Allyson Cain
Subject: RE: Barrancas - Rezoning Case

TO all:

Not trying to picky; but for the parcel is within the overlay. Is CRA in support of the rezoning?

From: Clara F Long (CRA)
Sent: Friday, February 12, 2016 3:19 PM

To: Horace L Jones; Andrew D. Holmer; Sherry Duffey; Allyson Cain
Subject: Barrancas - Rezoning Case

Here are the CRA Comments.



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: February 23, 2016

RE: Transportation & Traffic Operations (TTO) Comments on Planning Board
Rezoning Cases for March 1, 2016 Meeting

TTO Staff has reviewed the rezoning cases for the upcoming Escambia County Planning Board Quasi-Judicial Hearing dated March 1, 2016. Please see comments below:

- Z-2016-01 – No comments at this time.
- Z-2016-02 – No comments at this time.
- Z-2016-03 – No comments at this time.

Please note that TTO's review is solely based off the rezoning application submittal packets, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

H:\TTO\MTG-000 Meetings\Planning Board\Rezoning comments\TTO Staff Comments_PB_20160301.doc

Planning Board-Rezoning

7. C.

Meeting Date: 03/01/2016
CASE : Z-2016-03
APPLICANT: E.B. Williams, Jr., Manager for Sandpiper Investments of Pensacola, LLC, Owner
ADDRESS: 2507 Kelso Road
PROPERTY REF. NO.: 04-1S-30-0101-001-017
FUTURE LAND USE: C, Commerical
DISTRICT: 4
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 04/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Com, Commercial (25 du/acre)

TO: HDR, High Density Residential (18 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)

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions

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

CPP FLU 1.31 Future Land Use Categories. The Commercial (C) category is intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.

FINDINGS

The proposed amendment to High Density Residential **is not currently** consistent with the intent and purpose of Future Land Use category of Commercial (C) as stated in CPP FLU 1.3.1. High Density Residential (HDR) zoning may be established only within the Mixed-Use Suburban (MU-S) or Mixed-Use Urban (MU-U) Future Land Use category. The applicant has requested a Small Scale Map Amendment to the Future Land Use Map (FLUM) to change the FLU from Commercial (C) to Mixed-Use Urban (MU-U). If approved, the proposed amendment to HDR **would be** consistent with the intent and purpose of the proposed Future Land Use category Mixed-Use Urban (MU-U).

Criterion b., LDC Sec. 2-7.2(b)(4)

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.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed High Density Residential (HDR) zoning allows for a mix of residential uses.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

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 Medium Density Residential (MDR) and Commercial (Com). A mix of residential and office buildings were found surrounding the property.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

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

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The surrounding area is mixed with residential and commercial uses.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

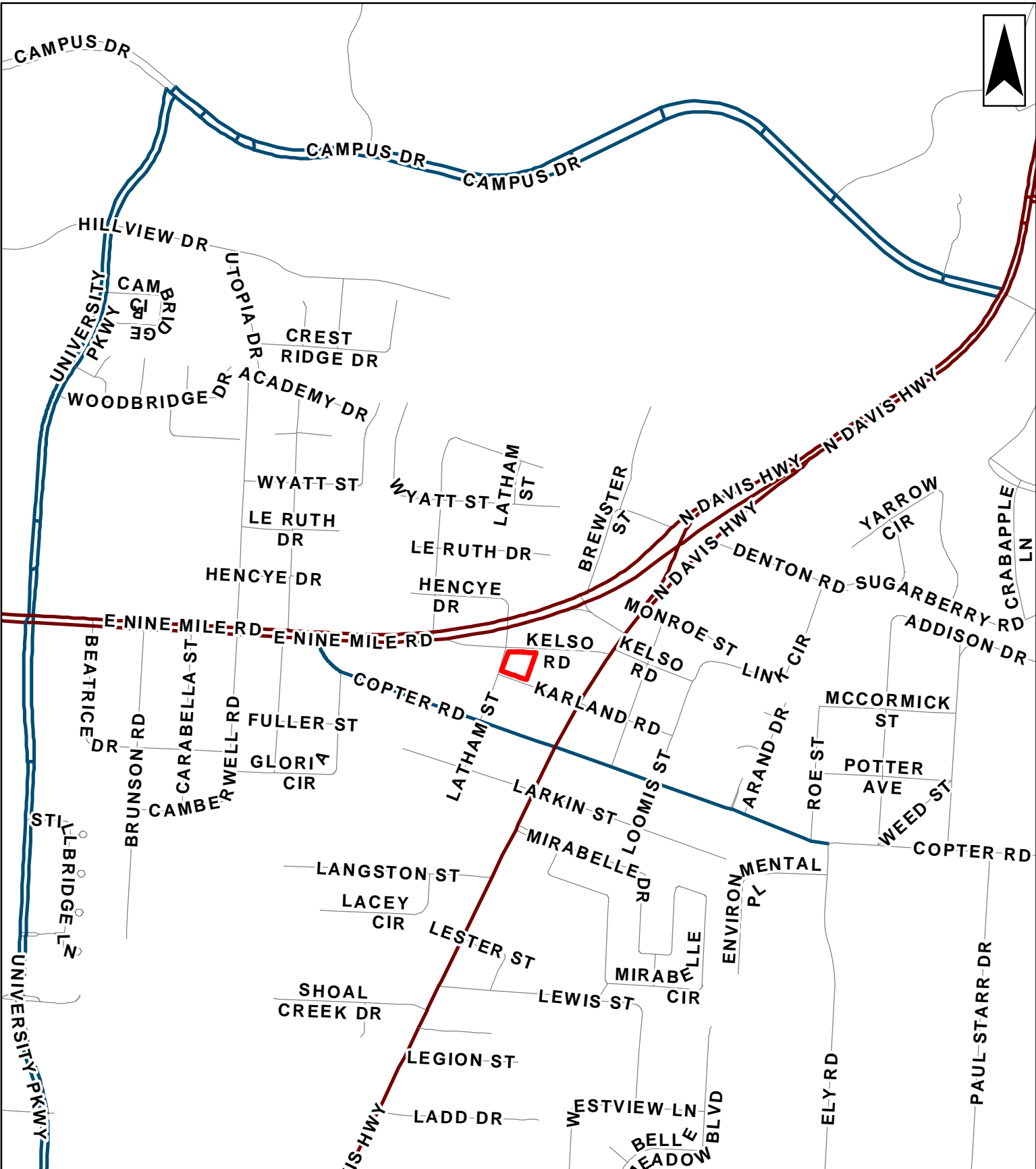

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

Wetlands and hydric soils **were not** indicated on the subject property according to the National Wetland Inventory. 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.



Z-2016-03

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-2016-03 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MDR

HDR

SANDPIPER ST

HENCYE DR

MDR

E NINE MILE RD

Com

Com

Com

MDR

Com

MDR

LATHAM ST

KELSO RD

KARLAND RD

N DAVIS HWY

Com

COPTER RD

MDR

COPTER RD

LARKIN ST

N DAVIS HWY

HC/LI

Com

MDR



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-2016-03 500' RADIUS ZONING



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



MU-U

MU-U

SANDPIPER ST

HENCYE DR

E NINE MILE RD

E NINE MILE RD

C

KELSO RD

C

C

LATHAM ST

MU-U

KARLAND RD

C

N DAVIS HWY

C

COPTER RD

MU-U

MU-U

COPTER RD

LARKIN ST

MU-U

N DAVIS HWY

MU-U



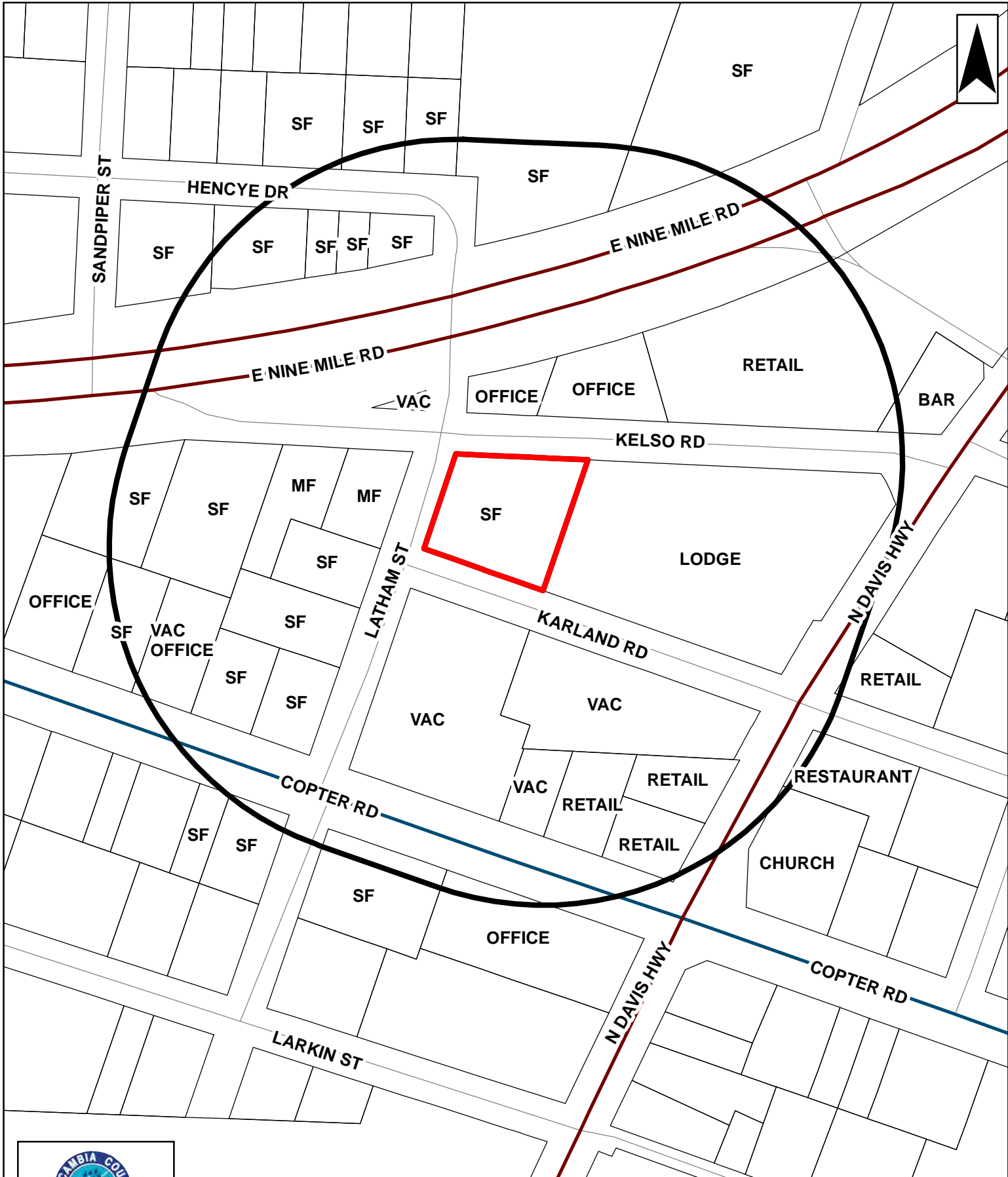
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-03 FUTURE LAND USE








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



Z-2016-03

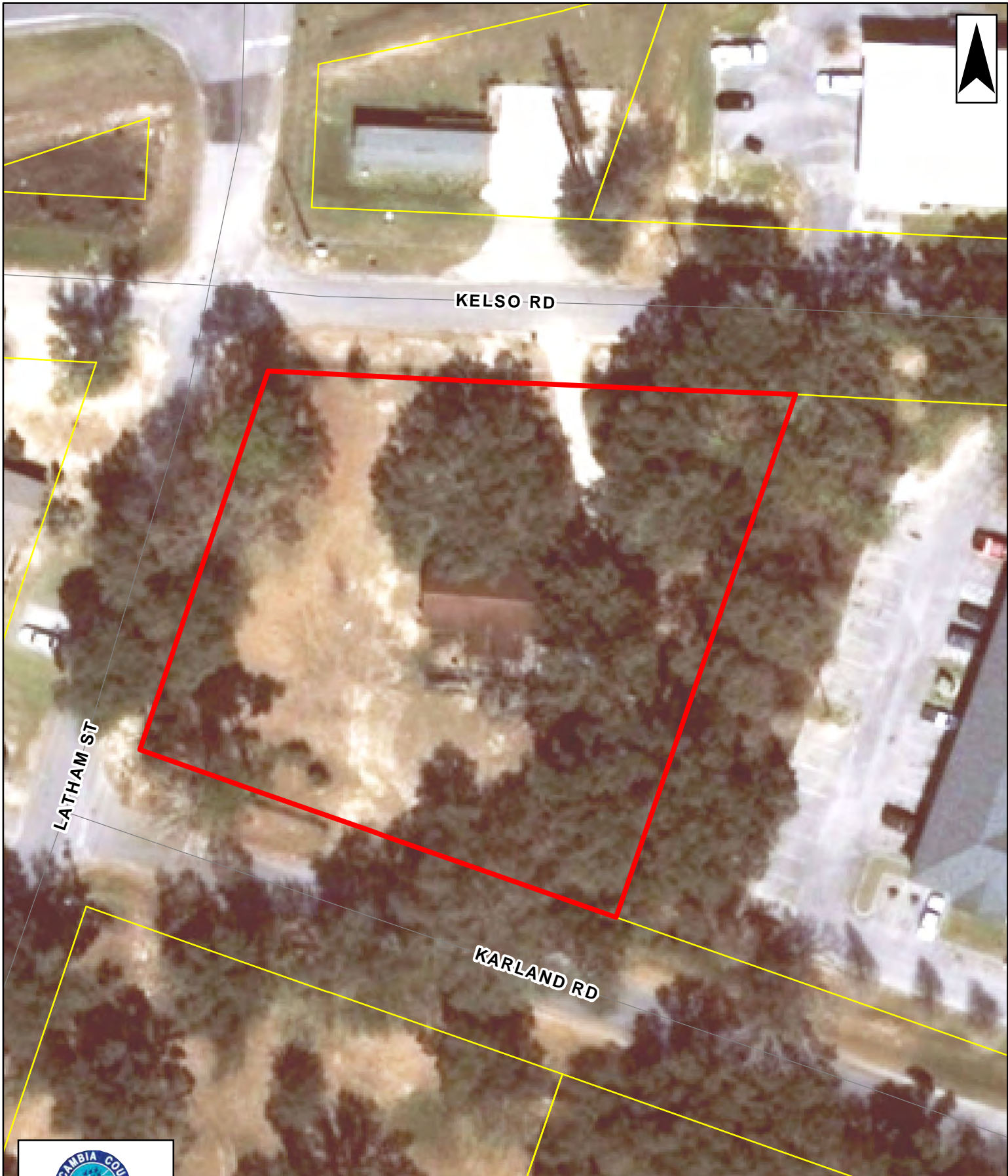
EXISTING LAND USE

-  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.



KELSO RD

LATHAM ST

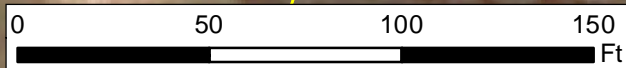
KARLAND RD








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-2016-03 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2016-03**
CURRENT ZONING: **Com** PROPOSED ZONING: **HDR**

PLANNING BOARD

DATE: **03/01/16** TIME: **8:30 AM**

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: **04/07/16** TIME: **5:45 PM**

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 585-3075 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking Southeast onto site



Looking South onto site



Looking West along Kelso Road



Looking North across Kelso Road



Looking Northeast across Kelso Road



Looking East along Kelso Road



Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
<http://myescambia.com/business/ds>

PR2 160200003

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2016-03 Accepted by: A Cam PB Meeting: 3/1/2016

1. Contact Information:

A. Property Owner/Applicant: E.B. WILLIAMS JR.

Mailing Address: 9389 HAMMAN AVE.

Business Phone: 850-476-8432 Cell: _____

Email: E.B.W37@AOL.COM

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 2507 KELS0 RD. 32514

Parcel ID (s): 04-15-30-0101-001-017

B. Total acreage of the subject property: .91

C. Existing Zoning: Com

Proposed Zoning: HDR

FLU Category: Com

D. Is the subject property developed (if yes, explain): Yes, SFD

E. Sanitary Sewer: _____ Septic:

3. Amendment Request

A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

I WISH TO BUILD DUPLEXES ON THE PROPERTY 1-BED RM,
APTS. FOR RENT. THE AREA IS PREDOMINANTLY RESIDENTIAL
WITH MANY RENTAL AND OTHER RESIDENTIAL UNITS.

B. Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)

1. Consistent with Comprehensive Plan. The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

NO NOT AT THIS TIME BUT I AM GOING TO PROCESS
TO CHANGE FUTURE LAND USE TO MIXED USE URBAN.

2. Consistent with LDC. The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

YES LDC ALLOWS RESIDENTIAL.

- 3. Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

YES. THERE ARE APTS. AND SINGLE FAMILY RESIDENCES IN
THE AREA NOW. NUMEROUS DUPLEX'S ETC.

- 4. Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

NO CHANGED CONDITIONS.

- 5. Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

THE SUBJECT PROPERTY WOULD BE THE SAME AS THE
EXISTING AREA.

- 6. Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

NONE AT ALL.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 04-15-30-0101-001-017

Property Address: 2507 KELSO RD. PENS., FL. 32514

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 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 4TH DAY OF FEB., YEAR OF 2016

E.B. Williams Jr
Signature of Property Owner

E.B. WILLIAMS JR/SANDPIPER INV. LLC 2-4-16
Printed Name of Property Owner Date

Mary Frances Williams
Signature of Property Owner

MARY FRANCES WILLIAMS 2-4-16
Printed Name of Property Owner Date
SANDPIPER, INV., LLC

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

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. 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)

5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fee: **\$1275.50 - for one parcel**
\$2122.50 - for two contiguous parcels
\$2122.50 + \$84.70 - for each additional parcel for more than two contiguous parcels
 This fee includes all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.
- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

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.

E.B. Williams Jr.
Signature of Owner/Agent

E.B. WILLIAMS JR.
Printed Name Owner/Agent

2-4-16
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 5th day of February 2016, by E.B. Williams.

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

Margaret A. Cain
Signature of Notary

Margaret A. Cain
Printed Name of Notary

(notary seal)



JANET HOLLEY

ESCAMBIA COUNTY TAX COLLECTOR

Tax Record



Account 1

Last Update: 2/5/2016 1:56:55 PM CST

Details

Tax Record

- » Print View
- Legal Desc.
- Appraiser Data →
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
01-3861-000	REAL ESTATE	2015

Mailing Address SANDPIPER INVESTMENTS OF PENSACOLA LLC 9389 HAMMAN AVE PENSACOLA FL 32514	Property Address 2507 KELSO RD GEO Number 041S30-0101-001-017
--	--

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS	Millage Code 06	Escrow Code
Legal Description (click for full description) 041S30-0101-001-017 2507 KELSO RD LTS 1 2 3 & 4 BLK 17 FERRY PASS H PB 1 P 64 OR 7 229 P 181 SEC 4/15/16 T1S R 30		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Le
COUNTY	6.6165	98,929	0	\$98,929	\$
PUBLIC SCHOOLS					
By Local Board	2.1140	98,929	0	\$98,929	\$
By State Law	4.9990	98,929	0	\$98,929	\$
WATER MANAGEMENT	0.0378	98,929	0	\$98,929	
SHERIFF	0.6850	98,929	0	\$98,929	
M.S.T.U. LIBRARY	0.3590	98,929	0	\$98,929	

Total Millage	14.8113	Total Taxes	\$1,46
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Non-Ad Valorem Assessments

Code	Levying Authority	Am
NFP	FIRE - 595-4960	\$10

Total Assessments	\$10
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Taxes & Assessments \$1,56

If Paid By	Amount
	\$

Date Paid	Transaction	Receipt	Item	Amount
11/19/2015	PAYMENT	249758.003	2015	\$1,50



Detail by Entity Name

Florida Limited Liability Company

SANDPIPER INVESTMENTS OF PENSACOLA, LLC

Filing Information

Document Number	L02000031990
FEI/EIN Number	81-0589765
Date Filed	11/27/2002
State	FL
Status	ACTIVE

Principal Address

9389 HAMMAN AVE.
PENSACOLA, FL 32514

Mailing Address

9389 HAMMAN AVE.
PENSACOLA, FL 32514

Registered Agent Name & Address

WILLIAMS, ELWOOD B
9701 SANDPIPER DRIVE
PENSACOLA, FL 32514

Name Changed: 02/16/2010

Address Changed: 02/16/2010

Authorized Person(s) Detail

Name & Address

Title MGR

WILLIAMS, ELWOOD B
9389 HAMMAN AVE.
PENSACOLA, FL 32514

Annual Reports

Report Year	Filed Date
2014	02/19/2014
2015	03/16/2015



SUBJECT PROPERTY
FROM KELSO



SUBJECT PROPERTY
FROM COR. OF KARLAND & LATHAM



COR OF KELSO & LATHAM
1 AND 2 BED RM. DUPLEX'S



2400 BLK - KELSO RD.
RENTAL



CORNER OF WATAAM & COPTER

RENTALS



2400 BLK. - KELSO & SATHAM
GARAGE APT.



2 BED RM, DUPLEX ON LATHAM

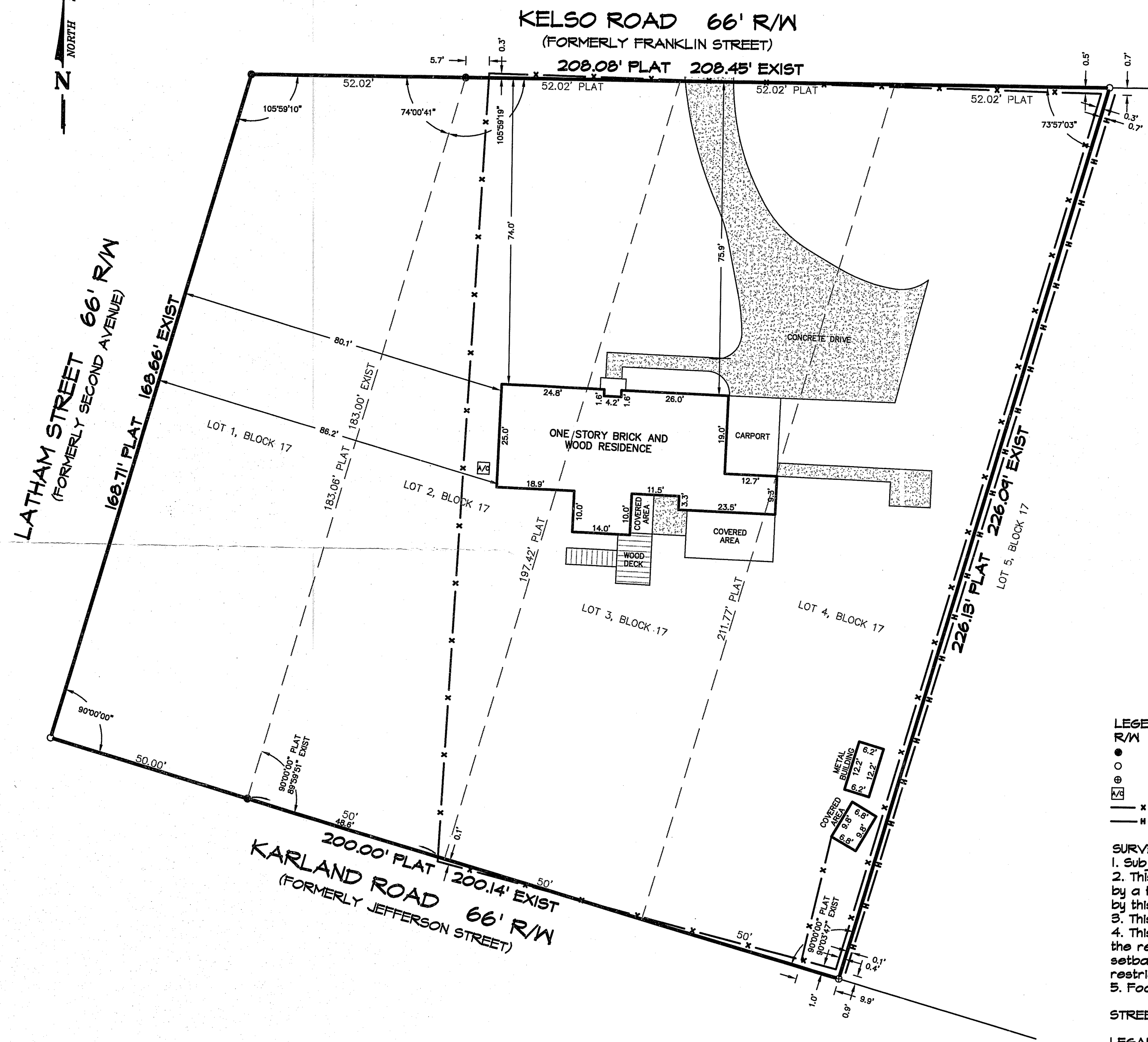


1-BED RM DUPLEX'S
ON KELSO RD



2 BED RM. DUPLEX
ON KELSO

NORTH SCALE 1" = 20'



- LEGEND:**
- R/W Right of way
 - 1/2" Capped iron rod set #1073
 - 1" iron pipe found
 - ⊕ 1/2" iron rod found
 - ⊞ Air conditioning unit
 - x — Chain link fence
 - H — Wire fence

- SURVEYOR'S NOTES:**
1. Subject to setbacks, easements and restrictions of record.
 2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
 3. This survey does not reflect or determine ownership.
 4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
 5. Footers and foundations below natural grade not located.

STREET ADDRESS: 2507 Kelso Road

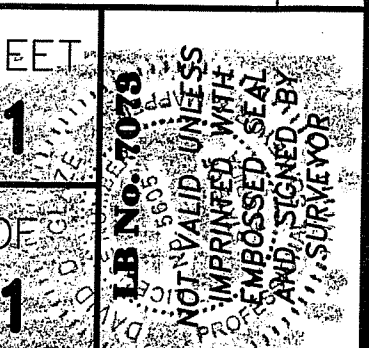
LEGAL DESCRIPTION:
Lots 1, 2, 3, and 4, Block 17, Ferry Pass Heights, a subdivision being a portion of Section 4, portion of Sections 15 and 16, Township 2 South, Range 30 West, Escambia County, Florida according to plat thereof, recorded in Plat Book 1, page 64, of the public records of said County.

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

Source of information PUBLIC RECORDS; TAX MAPS; RECORDED PLAT: FERRY PASS HEIGHTS (P.B. 1, P. 64); SURVEYS BY THIS FIRM
Bearing Reference N.A.
Measurements made in accordance with United States Standards.

Ordered By **M.R. E.B. WILLIAMS** Elevation Reference
I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
David D. Glaze PSM #5605
Walter J. Glaze PSM #6190

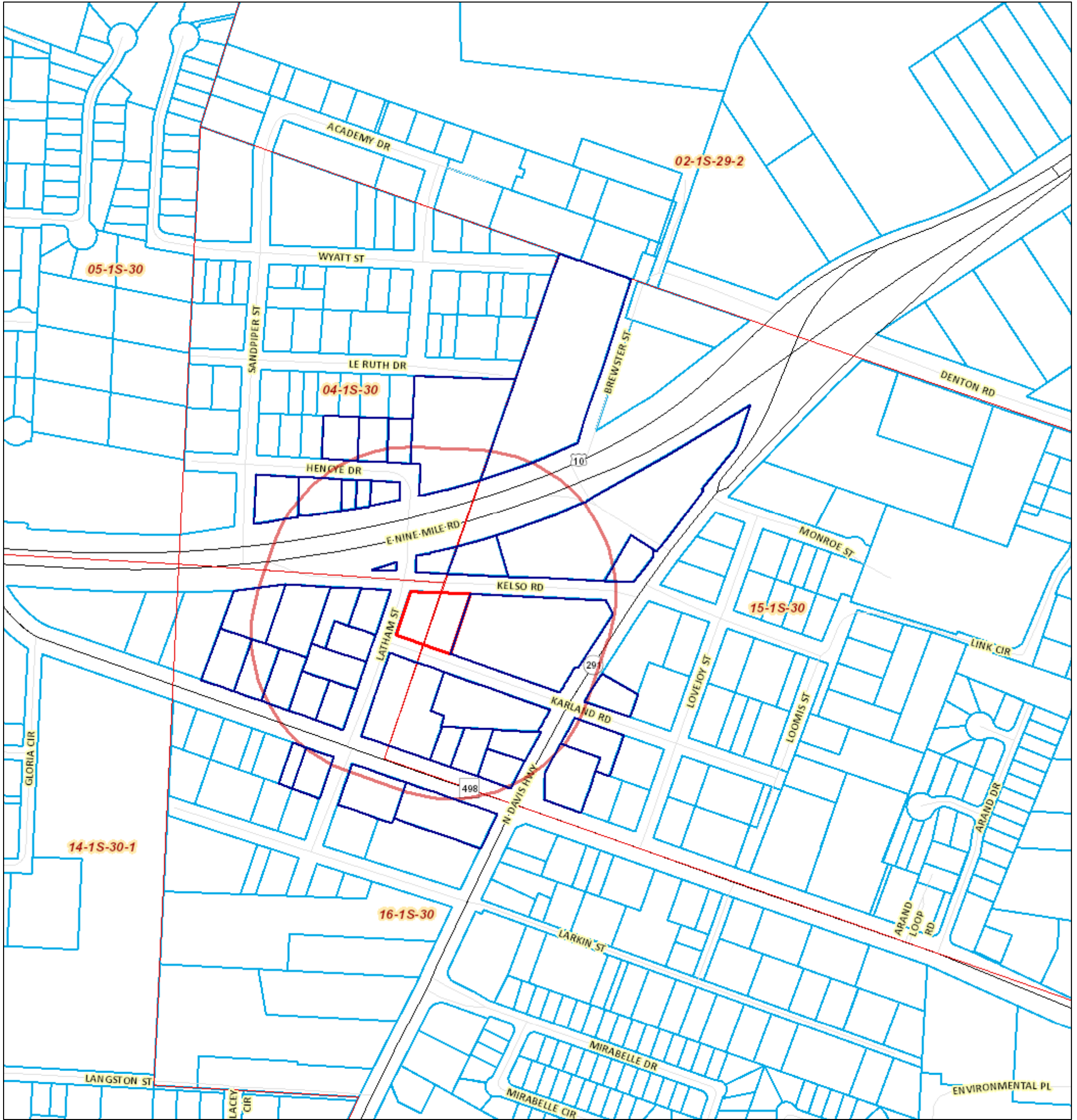


File No.	E-4894
Job No.	36705-16
Scale	1" = 20'
Date of Survey	2-12-2016
Date of Plat	2-15-2016
Date of Revision	2-17-2016
FB	1554 PG 40-42
FB	PG
Encroachments	FENCES
Drawn by	PMJ
Checked By	DDG

PITTMAN, AND ASSOCIATES, INC.
LAND SURVEYORS

5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

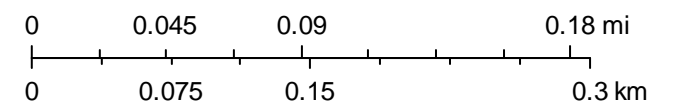
Chris Jones Escambia County Property Appraiser



February 11, 2016

1:4,063

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



SANDPIPER INVESTMENTS OF
PENSACOLA LLC
9389 HAMMAN AVE
PENSACOLA, FL 32514

MORRIS CURTIS
40001 FM 1488
HEMPSTEAD, TX 77445

STRICKLAND WANDA ROSE
2410 E NINE MILE RD
PENSACOLA, FL 32514

TSAO CHI PANG & MEI FEN
4200 CHERRY LAUREL DR
PENSACOLA, FL 32504

HOLT RICHARD L
9309 LATHAM ST
PENSACOLA, FL 32514

RAGLAND DONALD E
5082 FAIRCLOTH ST
PACE, FL 32571

FERRY PASS BAPTIST CHURCH
TRUSTEES
9270 N DAVIS HWY
PENSACOLA, FL 32514

BAILEY KAREN B
437 E ZARRAGOSSA ST
PENSACOLA, FL 32501

FILGOL INVESTMENTS LLC
2017 HESPERIA WAY
PENSACOLA, FL 32505

MOEINI CORPORATION
1765 E NINE MILE RD STE 1
UNIT 112
PENSACOLA, FL 32514

BAILEY MARY B KING
2510 E NINE MILE RD
PENSACOLA, FL 32514

KING HARVEY L JR
2430 HENCYE DR
PENSACOLA, FL 32514

2420 EAST NINE MILE ROAD LLC
8225 FATHOM RD
PENSACOLA, FL 32514

ROBERTS BRITON T
9311 LATHAM ST
PENSACOLA, FL 32504

WALKER ANITA AS TRUSTEE
C/O LAURA R TINGLER
2326 COPTER RD
PENSACOLA, FL 32514

KILLAM BETTY C
7150 RAINES RD
CENTURY, FL 32535

LUKER INVESTMENTS INC
1302 E CERVANTES ST
PENSACOLA, FL 32501

RACETRAC PETROLEUM INC
C/O RYAN LLC
PO BOX 56607
ATLANTA, GA 30343

COBB MARC A TRUSTEE
6445 SCENIC HWY
PENSACOLA, FL 32504

HOME STAY LODGE 1 LTD
PO BOX 635
MABLETON, GA 30126

ZIGLAR CLAUDINE B &
2066 ZIGLAR ST
CANTONMENT, FL 32533

GLEATON ERIC
102 E NINE MILE RD
PENSACOLA, FL 32534

THOMPSON MONA KAY
9280 BALD RIDGE RD
PENSACOLA, FL 32514

THOMPSON EDWARD & VERA
2324 COPTER RD
PENSACOLA, FL 32514

FERRARO DON L & BILLIE SUE
2410 COPTER RD
PENSACOLA, FL 32514

SJORDAL PAUL G
9215 LATHAM RD
PENSACOLA, FL 32514

SNYDER DAVID R &
3335 ADDISON DR
PENSACOLA, FL 32514

NEW HORIZONS OF NORTHWEST
10050 HILLVIEW DR
PENSACOLA, FL 325145703

CHANCIE'S PACKAGE & TAVERN INC
9401 N DAVIS HWY
PENSACOLA, FL 32514

SDS FLORIDA WEST LLC
9276 N DAVIS HWY
PENSACOLA, FL 32514



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: February 23, 2016

RE: Transportation & Traffic Operations (TTO) Comments on Planning Board
Rezoning Cases for March 1, 2016 Meeting

TTO Staff has reviewed the rezoning cases for the upcoming Escambia County Planning Board Quasi-Judicial Hearing dated March 1, 2016. Please see comments below:

- Z-2016-01 – No comments at this time.
- Z-2016-02 – No comments at this time.
- Z-2016-03 – No comments at this time.

Please note that TTO's review is solely based off the rezoning application submittal packets, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

H:\TTO\MTG-000 Meetings\Planning Board\Rezoning comments\TTO Staff Comments_PB_20160301.doc