

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
June 7, 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. Acceptance of Rezoning Planning Board Meeting Packet.
5. Quasi-judicial Process Explanation.
6. Public Hearings.
 - A. Case #: Z-2016-04
Applicant: Tom Hammond, Agent for Eric Hovind, with God Quest, Inc.,
Owner
Address: 400 Block of Cummings Road and 29 Cummings Road
Property Size: 2.34 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HC/LI-NA, Heavy Commercial and Light Industrial district,
prohibiting the subsequent establishment of any bars, nightclubs,
or adult entertainment (25 du/acre. Lodging unit density is not
limited by zoning.)
 - B. Case #: Z-2016-05
Applicant: Wiley C. "Buddy" Page, Agent for Scott D. and Tracy C. Hayes,
Owners
Address: 251 East Johnson Avenue
Property Size: 1.95 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)

To: Com, Commercial district (25 du/acre)

7. Adjournment.

Planning Board-Rezoning

6. A.

Meeting Date: 06/07/2016
CASE : Z-2016-04
APPLICANT: Tom Hammond, Agent for Eric Hovind, with God Quest, Inc.,
 Owner
ADDRESS: 400 Block of Cummings Road and 29 Cummings Road
PROPERTY REF. NO.: 35-1S-30-9000-000-008; 35-1S-30-9000-000-010
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Oakfield
BCC MEETING DATE: 07/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM: MDR, Medium Density Residential district, (10 du/acre)

TO: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any bars, nightclubs, or adult entertainment (25 du/acre. Lodging unit density is not limited by zoning.)

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)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 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 the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FINDINGS

The proposed amendment to HC/LI-NA is **consistent** with the intent and purpose of Future Land Use category Mixed-Use Urban. The code allows for residential and non-residential uses such as retail, professional offices and light industrial. The parcel will utilize the existing public road, utilities and infrastructure.

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

(a) 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.

Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).

(a) Purpose. The Heavy Commercial and Light Industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.

HC/LI-NA designation. Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment

uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of Chapter 2, the HC/LI-NA zoning designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.

2-2.6 Commercial traffic in residential areas

No permit, development order, or other approval shall be issued for any proposed commercial use which requests primary, secondary, or limited access onto a local street if that local street is fronted by more than 50 percent residential zoning in the following districts: LDR, MDR, LDR-PK, MDR-PK, measured in linear feet along the center line of the local street impacted by the proposed development. This provision will not apply when its strict application would deny all access to a parcel that is zoned for any commercial use.

FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

LDC 3-2.11(e) Location criteria. All new non-residential uses proposed within the HC/LI district that are not part of a planned unit development or not identified as exempt by district regulations shall be on parcels that satisfy at least one of the following location criteria:

- (1) Proximity to intersection.** Along an arterial street and within one-quarter mile of its intersection with an arterial street.
- (2) Site design.** Along an arterial street, no more than one-half mile from its intersection with an arterial street, and all of the following site design conditions:
 - a. Not abutting a RR, LDR or MDR zoning district
 - b. Any intrusion into a recorded residential subdivision is limited to a corner lot
 - c. A system of service roads or shared access is provided to the maximum extent feasible given the lot area, lot shape, ownership patterns, and site and street characteristics.
 - d. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.
 - e. Location in an area where already established non-residential uses are otherwise consistent with the HC/LI, 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.

(3) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment is **not consistent** with the intent and purpose of the Land Development Code as per Section 3-2.11(e). The requested zoning is an up-zoning to a more intense commercial use and the parcels do not meet the locational criteria. The parcels are located along a local road, not the required arterial street nor are the parcels within one-half or one-quarter mile of an intersection with an arterial street. The parcels do not meet the site design criteria as they are abutting MDR zoning district. As stated in the Design Standards Manual section of the LDC, Section 2-2.6, no permit, development order, or other approval shall be issued for any proposed commercial use which requests primary, secondary, or limited access onto a local street if that local street is fronted by more than 50 percent residential zoning in the following districts: LDR, MDR, LDR-PK, MDR-PK, measured in linear feet along the center line of the local street impacted by the proposed development. Commercial traffic along Cummings would meet the requirements above but the entrance on Oleander would not. Staff does find that the school would be a major traffic generator and although not in operation now, there was a commercial business previously on this site. The parcel is within the Oakfield redevelopment district, although no redevelopment plan has been adopted as of this time.

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. The land use and development activity on the subject parcel may have the ability to coexist with surrounding conforming uses, activities because there is some commercial traffic that has traverses Cummings Road and a business has coexisted with the residential uses in the area previously. Within the 500' radius impact area, staff observed properties with zoning districts MDR, Com, HDR and HC/LI.

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

There **has not** been any changes in the area since the previous business was in operation on this site and by allowing the parcel to development for commercial ventures it may contribute to economic growth.and benefit the area.

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 **may result** in a logical and orderly development pattern because of the mixture of residential and non-residential uses within the area.

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.

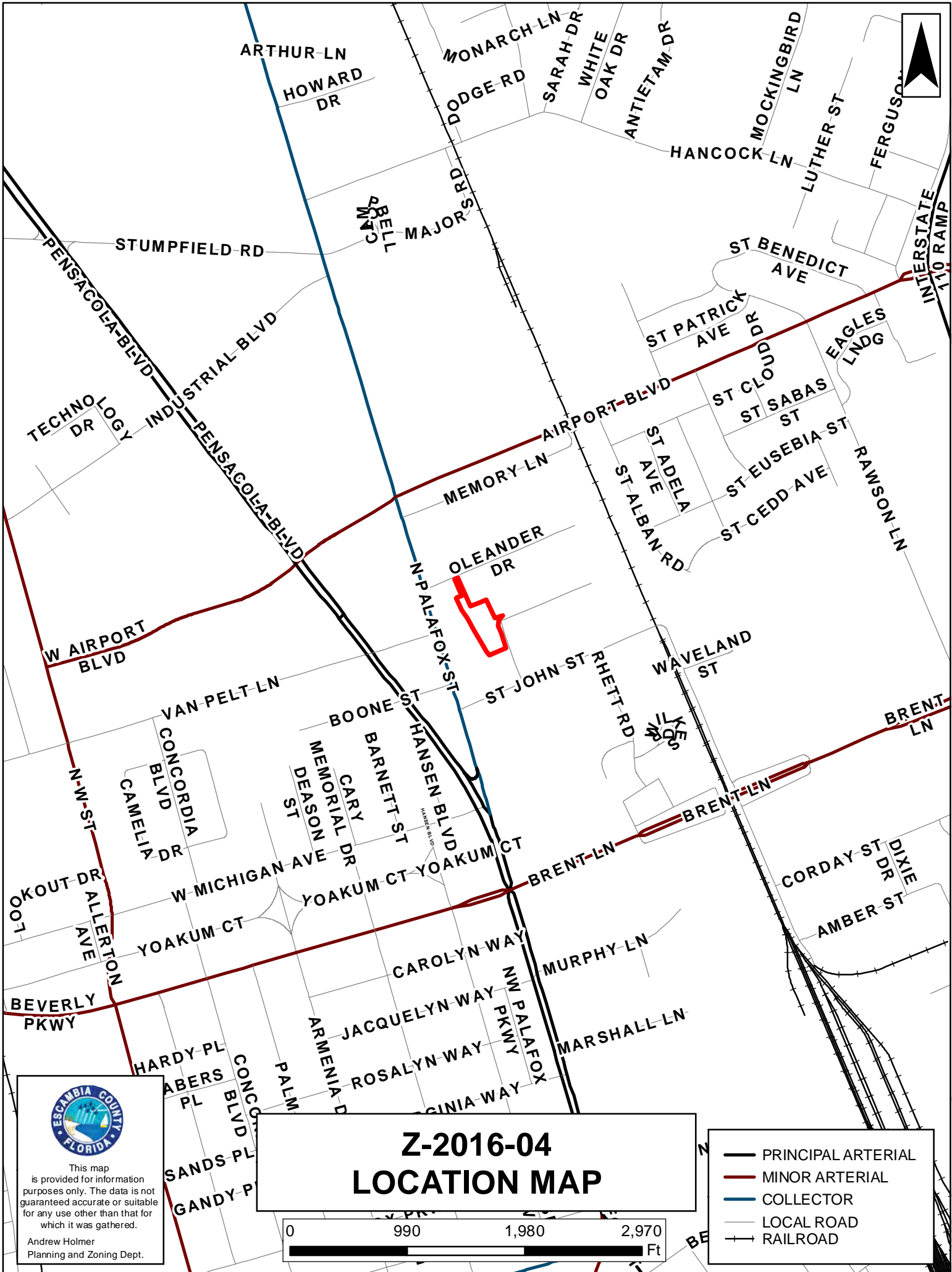
FINDINGS

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-2016-04

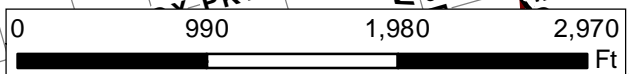

Z-2016-04



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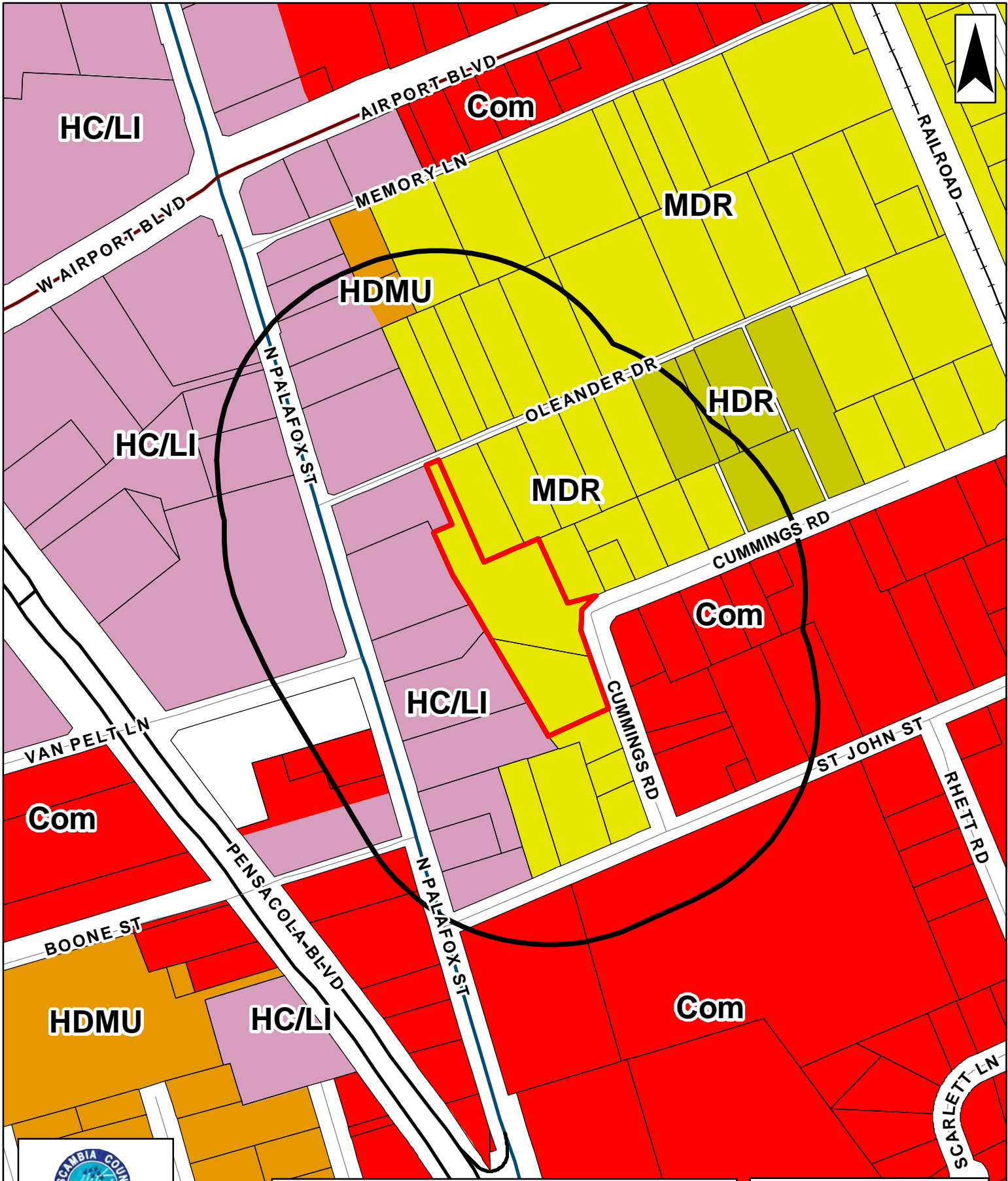
LOCATION MAP

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD







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.

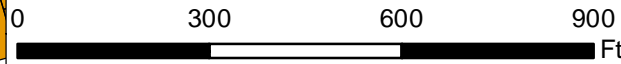

Andrew Holmer
Planning and Zoning Dept.



Z-2016-04

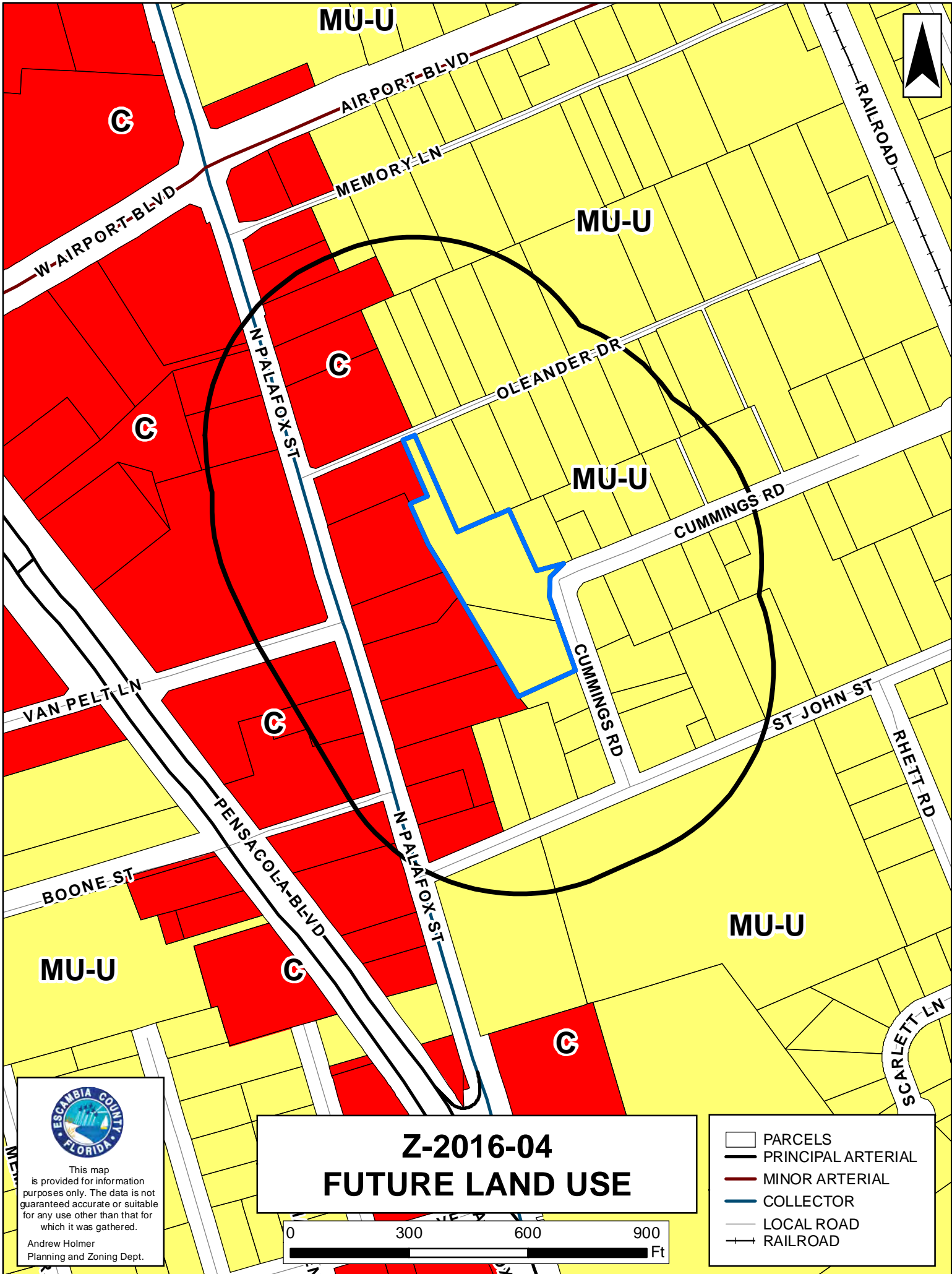
500' RADIUS ZONING

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










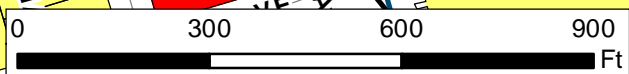

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Planning and Zoning Dept.



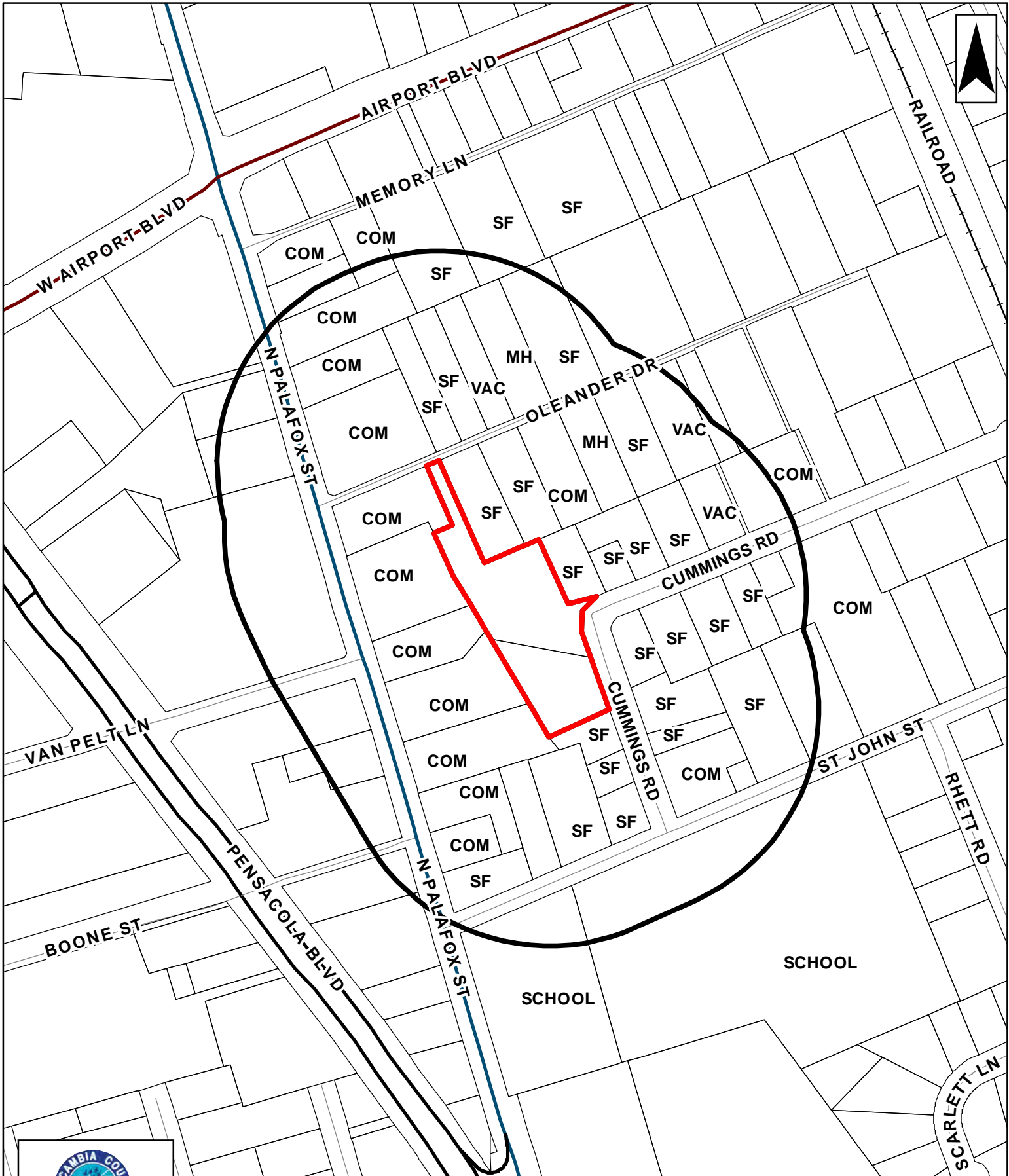

Z-2016-04 FUTURE LAND USE

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

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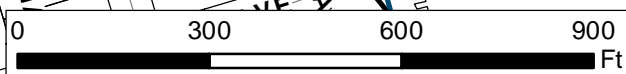
Andrew Holmer
Planning and Zoning Dept.











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Andrew Holmer
Planning and Zoning Dept.

Z-2016-04 EXISTING LAND USE



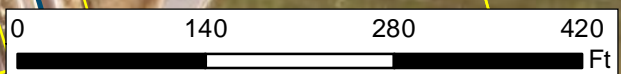
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD









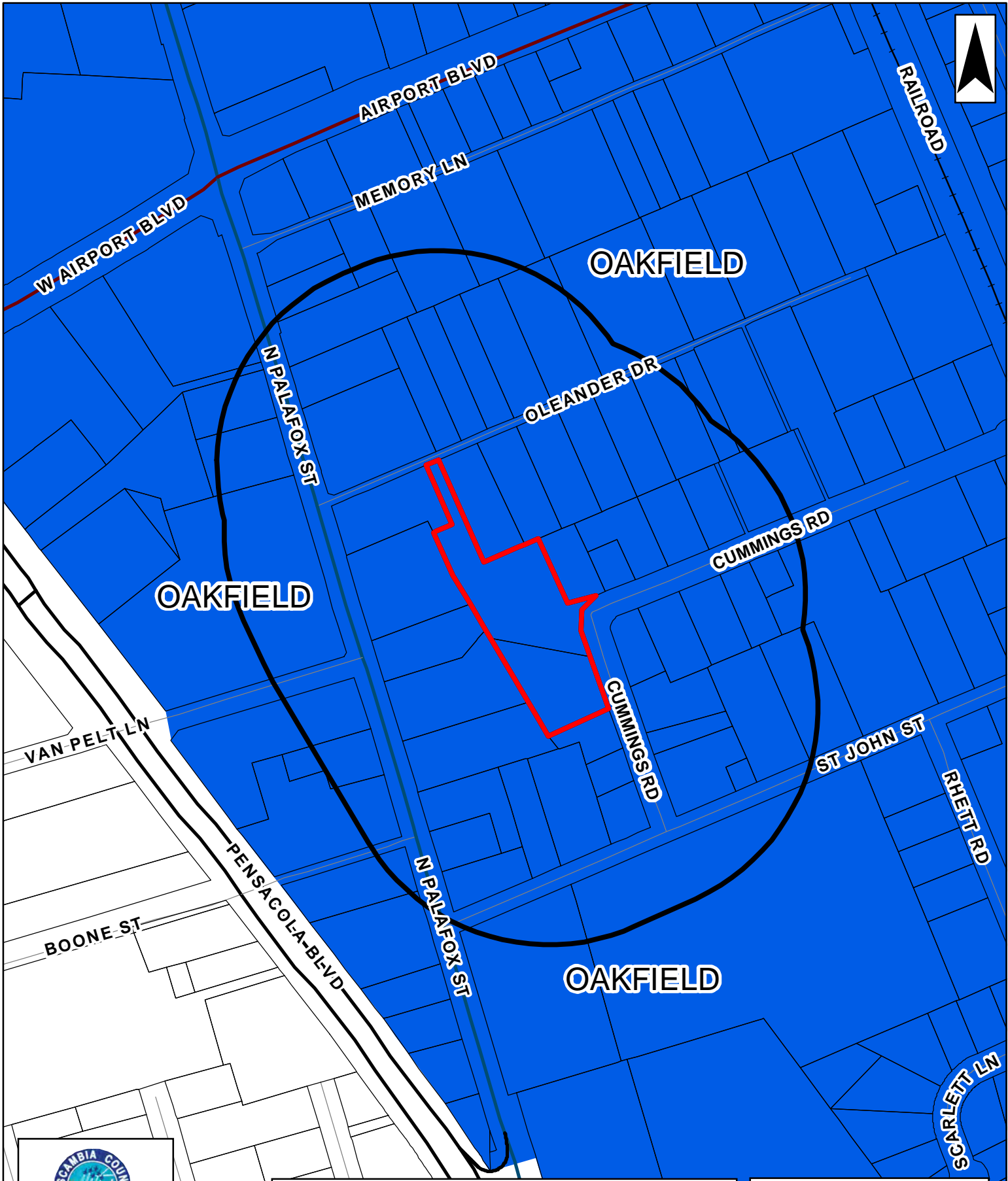
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Andrew Holmer
Planning and Zoning Dept.

Z-2016-04 AERIAL MAP



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

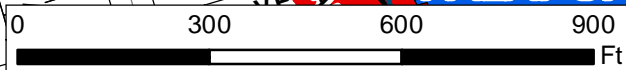


OAKFIELD


OAKFIELD

OAKFIELD

Z-2016-04 CRA MAP



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2016-04
CURRENT ZONING: MDR PROPOSED ZONING: HC/LI-NA

PLANNING BOARD

DATE: 06/07/16 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 07/07/16 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 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
COUNTY

Public Hearing Sign on
Cummings Rd.



Subject Property



Subject Property



Right side of subject property on Cummings Rd, goes back to Old Palafox St.



OFFICE OF
PUBLIC HEARING
ZONING

2016-04
PROPOSED
ZONING HC/U-NA

ZONING BOARD

6 TIME: 8:30 A.M.
SESSION OF HEARING
BY CENTRAL OFFICE COMPLEX
WEST PINE PLACE
NO MEETING ROOM

COUNTY COMMISSIONERS

7 TIME: 5:45 P.M.
SESSION OF HEARING
COUNTY GOVERNMENT CENTER
21 PALMWOOD PLACE
FOR MEETING ROOM

FOR INFORMATION ABOUT THIS CASE PLEASE CALL
BY SERVICES AT 904-671-0307 OR VISIT
WWW.ESCALAMIA.COM

DO NOT REMOVE THIS SIGN
PROPERTY OF ESCALAMIA COUNTY

Looking north from subject property along Cummings Rd



Looking at residence to right of subject property



Along Cummings Rd, to the right of subject parcel



Looking toward the east
along Cummings Rd.



Looking south along Cummings road from subject property

FLORIDA COUNTY
FLORIDA
CASE NO.
CURRENT
ZONING
DATE: 0
LC
ESCAM
BOARD
DATE: 0



Looking across Cummings Rd from subject property

A red and white public hearing sign is posted on a dirt path. The sign contains the following information:

- NOTICE OF PUBLIC HEARING REZONING**
- CASE NO.:** Z-2016-04
- CURRENT ZONING:** MDR
- PROPOSED ZONING:** HC/LI-NA
- PLANNING BOARD**
- DATE:** 06-07-16 **TIME:** 8:30 A.M.
- LOCATION OF HEARING:** ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX, 3063 WEST PARK PLACE, BOARD MEETING ROOM
- BOARD OF COUNTY COMMISSIONERS**
- DATE:** 07-07-16 **TIME:** 5:45 P.M.
- LOCATION OF HEARING:** ESCAMBIA COUNTY GOVERNMENT CENTER, 221 PALAFOX PLACE, 1ST FLOOR BOARD MEETING ROOM
- FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL DEVELOPMENT SERVICES AT 904-3475 OR VISIT WWW.MYESCAMBIA.COM
- PLEASE DO NOT REMOVE THIS SIGN PROPERTY OF ESCAMBIA COUNTY

Public hearing sign on Oleandor Dr.



Looking onto subject property on Oleander Dr.



Looking a adjoining
parcel on Oleander Dr



Looking east along Oleander Dr



Looking across subject property on Oleander Dr



Looking west along Oleander at property entrance



Looking east into back of property from Old Palafox



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00009130
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

April 27, 2016

Mrs. Allyson Cain
Planning Board Coordinator
Development Services Bureau
3363 West Park Place
Pensacola, Florida 32505

**Reference: Re-zoning Parcel No. 35-1S-30-9000-000-010 & 35-1S-30-9000-000-008
HEI Project No. 16-029**

Dear Allyson:

The above referenced parcels are currently zoned MDR and are located along the west side of Cummings Road and also the south side of Oleander Drive. We are requesting the parcels be re-zoned to HC/LI-NA. The re-zoning will allow the parcels to be used for retail and professional offices.

We have attached all of the required items listed on the re-zoning application. Please review these items and provide the county's findings at your earliest convenience. Should you have questions or comments, please give us a call.

Sincerely,

HAMMOND ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Thomas G. Hammond, Jr.', is written over a faint, circular stamp or watermark.

Thomas G. Hammond, Jr., PE.
President

Attachments

cc: Eric Hovind



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9130
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

35-1S-30-9000-000-010

35-1S-30-9000-000-008

Re-zoning Request from MDR to HC/LI-N/A

Re-zoning Criteria

A. Consistency with the Comprehensive Plan

The parcel is located in the Mixed Use- Urban (MU-U) Future Land Use District which allows for commercial and residential uses as stated in the Comprehensive Plan, Chapter 7, FLU 1.3.1

FLUM Mixed-Use Urban (MU-U)

General Description: 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.

Standards:

Residential Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)

Maximum Intensity: 2.0 Floor Area Ratio (FAR)

The proposed re-zoning is consistent with the Comprehensive Plan.



B. Consistency with the Land Development Code

The parcel is currently zoned MDR (Medium Density Residential). The proposed re-zoning of the subject parcel to HC/LI (Heavy Commercial/Light Industrial) meets the LDC, Article 1, Section 3-1.3 (h):

ZONING DISTRICT Specific distribution and extent of uses	FUTURE LAND USE (FLU) CATEGORY General distribution and extent of uses								
	AG max 1du/20ac max 0.25 FAR	RC max 2du/ac max 0.25 FAR	MU-S max 25du/ac max 1.0 FAR	MU-U max 25du/ac max 2.0 FAR	C Limited res max 20du/ac max 1.0 FAR	I No res allowed max 1.0 FAR	P No res allowed	REC No res allowed max 0.5 FAR	CON No res allowed
Agr max 1du/20ac	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
RR max 1du/4ac	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
RMU max 2du/ac	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
LDR max 4du/ac	No, max density	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
LDMU max 7du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
MDR max 10du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
HDR max 18du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
HDMU max 25du/ac	No, max density	No, max density	Yes	Yes	Yes	No, uses	No, uses	No, uses	No, uses
Com max 25du/ac	No, max density	No, max density	Yes	Yes	Yes	No, res use	No, uses	No, uses	No, uses
HC/LI FLU-restricted max 25du/ac	No, uses	No, uses	No, uses	Yes	Yes	Yes	No, uses	No, uses	No, uses
Ind No res allowed	No, uses	No, uses	No, uses	No, uses	No, uses	Yes	No, uses	No, uses	No, uses
Rec No res allowed	Yes	Yes	Yes	Yes	Yes	No, uses	Yes	Yes	No, uses
Con No res allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pub No res allowed	No, uses	No, uses	No, uses	No, uses	No, uses	Yes	Yes	No, uses	No, uses

For every combination of zoning district and FLU category represented by the table, "Yes" indicates the zoning is consistent with the FLU. "No" indicates zoning inconsistency with the FLU, primarily for the reason noted.

(Ord. No. 2015-58, § 1, 12-10-2015)

The parcels are located on Cummings Road but also have frontage along Oleander Drive. The west property line of both parcels are shared with commercially used parcels which are zoned HC/LI-N/A and the parcels directly across the street from the subject parcels are zoned Commercial. The majority of the existing development on Cummings Road appears to be single family residential other than a large warehouse facility located near the east end of Cummings Road.

The proposed re-zoning is consistent with the Land Development Code.

C. Compatibility with surrounding uses

The parcels are bordered by commercial used zoned parcels to the west, single family residences to the south, east, and north. There is a large commercially used parcel located on the east end of Cummings Road.

The proposed re-zoning is compatible with the surrounding uses.

D. Changed Conditions

There are no changed conditions that impact the property or the proposed re-zoning.

E. Development Patterns

The subject parcel is located in the MU-U (Mixed Use-Urban) future land use district which allows for “retail and services, professional offices” and promotes infill development.

The rezoning and future development of the subject parcel would result in a logical and orderly development pattern consistent with the goals and objectives of Escambia County.

F. Effect on the Natural Environment

There are no environmentally sensitive lands on either of the parcels. The requested re-zoning itself would have no effect on the Natural Environment. Any development of the parcel resulting from the rezoning would require Development Review in accordance to the LDC.

The proposed rezoning will not result in an adverse impact to the environment.

Locational Criteria Compatibility Analysis

35-1S-30-9000-000-010

35-1S-30-9000-000-008

We are requesting the above referenced parcels be re-zoned from MDR to HC/LI-N/A. According to LDC Ch. 3, Section 3-2.11(e)(3):

Documented compatibility.

A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and

potential uses. Additionally, the following conditions exist:

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.

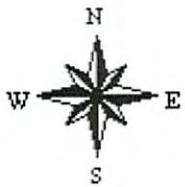
b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

The subject parcels have not been re-zoned by the land owner from mixed-use, commercial, or industrial zoning assigned by the county.

The subject parcels are within a county redevelopment district (Oakfield), however no adopted plan has been recommended or approved as of the time of this application.

The parcels to be re-zoned have frontage along Oleander Drive and Cummings Road. Both roads are local roads. However, there are large commercial warehouse developments located on both roads that generate commercial traffic. These existing developments are as far or further away from the intersection with an arterial street than the subject parcels meaning commercial traffic passes in front of the subject parcels on a regular basis. Please refer to the attachments.

The existence of commercial traffic generators on both local roads provides substantial evidence of unique circumstances regarding the subject parcels and the proposed re-zoning will be able to achieve long term compatibility with existing and potential uses.



35-1S-30-9000-000-010



Printed: Apr 27, 2016



35-1S-30-9000-000-008



Printed: Apr 27, 2016

Photograph of Commercial Traffic Generator on Cummings 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>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: _____ Accepted by: _____ PB Meeting: _____

1. Contact Information:

- A. Property Owner/Applicant: ERIC HOVIND - GOD QUEST, INC.
 Mailing Address: 5800 N. 'W' ST. Suite 9 Pensacola 32505
 Business Phone: _____ Cell: 850 572 3461
 Email: ERIC@CREATIONTODAY.ORG
- B. Authorized Agent (if applicable): TOM HANMOND HANMOND ENG
 Mailing Address: 3802 N. 'S' ST. Pensacola, 32505
 Business Phone: 434 2603 Cell: 554 9389
 Email: Tom @ selanddesign.com

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: 400 BIK Cummings Rd - 29 Cummings Rd
 Parcel ID (s): _____
35-15-30-9000-000-010
35-15-30-9000-000-008
- B. Total acreage of the subject property: 1.53 ± 0.81 Ac
- C. Existing Zoning: MDR
 Proposed Zoning: HC/LI - N/A
 FLU Category: MU-U
- D. Is the subject property developed (if yes, explain): The site contains a SF Residence and several un-occupied bldgs.
- 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.

N/A

- 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.

PLEASE SEE ATTACHED

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.

PLEASE SEE ATTACHED

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.

Please See Attached

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.

Please See Attached

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

Please See Attached

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

Please See Attached

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

35-K-30-9000-000-008
000-008

Property Reference Number(s): 35-K-30-9000-000-010

Property Address: 400 BK # 29 Cummings Rd

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

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

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

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For 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 26 DAY OF April, YEAR OF 2016

Eric Horioz, PRESIDENT
Signature of Property Owner

Eric Horioz
Printed Name of Property Owner

4/26/16
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 400 BK 29 Cummings Rd
35-15-30-9000-000-010, Florida, property reference number(s) 35-15-30-9000-000-008
35-15-30-9000-000-008 I hereby designate HAMMOND ENGINEERING
_____ 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 26 day of April
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: Tom Hammond Email: tom@selaudtksgn.com
Address: 3802 N. 15 ST. PENSACOLA, FL Phone: 474-2603

ERIC HOVIND, PRESIDENT
Signature of Property Owner

ERIC HOVIND
Printed Name of Property Owner

4/26/16
Date

Signature of Property Owner

Printed Name of Property Owner

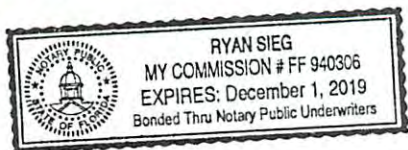
Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 26 day of April 20 16,
by Eric Hovind.

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

Ryan Sieg
Signature of Notary

Ryan Sieg
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 Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Fees include 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.



 Signature of Owner/Agent
ERIC HOWARD, PRESIDENT

 Signature of Owner

Thomas Hammond

 Printed Name Owner/Agent
ERIC HOWARD


 Printed Name of Owner
 4/26/16

 Date
 4/24/16

 Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 26 day of April 20 16, by Thomas Hammond Jr

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



 Signature of Notary

Ryan Sieg

 Printed Name of Notary



The owner of 35-1S-30-9000-000-010 & 35-1S-30-9000-000-008 request that the properties be rezoned HC/LI-N/A. The owner understands that the requested zoning designation prohibits the establishment of any microbreweries, micro distilleries, micro wineries, bars, nightclubs and adult entertainment uses on the subject parcels.

The owner recognizes these use restrictions and affirms that this is a voluntary request.

Eric Hovind, PRESIDENT ERIC HOVIND 5-3-16
Signature of owner Printed Name of owner Date

State of Florida, County of Escambia, the foregoing instrument was acknowledged before me this 3rd day of May 2016, by Eric Hovind. Personally known OR produced identification _____. Type of identification produced _____.

Glenna Stryker
Signature of Notary

Glenna Stryker
Printed Name of Notary



Prepared by and return to:

Marc Birnbaum, Esquire
Marc Birnbaum, P.A.
1041 Ives Dairy Road
Suite 238
Miami, FL 33179

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 1 day of July, 2014 by and between **The United States of America**, acting by and through the **Internal Revenue Service, James D. Robnett**, Special Agent In Charge, Criminal Investigation, Internal Revenue Service, Tampa Field Office, whose post office address is 850 Trafalgar Court, Room 214, Maitland, FL 32751, as grantor, and **God Quest, Inc.**, a Florida corporation whose post office address is **5800 North W Street, Suite 9, Pensacola, FL 32505**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum One Hundred Ninety Four and no/100 DOLLARS (\$173,949.00) lawful money of the United States of America, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to the Grantee the following described property situate in the County of **Escambia**, state of Florida, to-wit:

Lot 8, Cummings Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 86, Public Records of Escambia County, Florida.

and

A portion of Section 35, Township 1 South, Range 30 West, Escambia County, Florida and a portion of Lots 9 and 10, Cummings Subdivision, being a subdivision of a portion of Section 35 and 37, Township 1 South, Range 30 West, Escambia County, Florida according to plat recorded in Plat Book 1, at Page 86 of the Public Records of said County, begin more particularly described as follows:

Commence at the Northeast corner of said Lot 10; thence South 64 degrees 15 minutes 00 seconds West along the North line of said Lot 10 for a distance of 93.78 feet for the Point of Beginning; thence continue South 64 degrees 15 minutes 00 seconds West along said North line and its Westerly extension for a distance of 126.54 feet; thence North 25 degrees 45 minutes 00 seconds West for a distance of 267 feet to the Southerly right of way line of Oleander Drive (R/W varies); thence South 64 degrees 15 minutes 00 seconds West along said southerly right of way line for a distance of 33 feet; thence South 25 degrees 45 minutes 00 seconds East for a distance of 138.00 feet; thence South 64 degrees 15 minutes 00 seconds West for a distance of 42.00 feet; thence South 25 degrees 45 minutes 00 seconds East for 129.00 feet to the north line of said Lot 9; thence South 64 degrees 15 minutes 00 seconds West along said North line for a distance of 7.26 feet; thence South 24 degrees 32 minutes 19 seconds East for a distance of 140.05 feet to the Southwest corner of said Lot 9; thence South 82 degrees 54 minutes 55 seconds East along the South line of said Lot 9 for a distance of 244.33 feet to the Northwesterly right of way line of Cummings Road (66' R/W); said point being on a circular curve concave to the Southeast, having a radius of 91.00 feet and delta angle of 90 degrees 00 minutes 00 seconds; thence Northwesterly along said Northwesterly right of way line and curve for an arc distance of 142.94 feet (chord distance of 128.60 feet and chord bearing of North 19 degrees 15 minutes 00 seconds East); thence South 72 degrees 48 minutes 30 seconds West for a distance of 86.69 feet; thence North 25 degrees 25 minutes 44 seconds West for a distance of 168.60 feet to the Point of Beginning. All lying and being in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

To Have And To Hold the above described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

The Grantor covenants to specially warrant the title to the property against any claim arising from the case of The United States of America vs Kent E. Hovind and Jo D. Hovind, Case No.: 3:06cr/83/MCR in the United States District Court, Northern District of Florida, Pensacola Division. The United States has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Catherine L. Clayton

Printed name: Catherine L. Clayton

Thomas McDonald

Printed name: Thomas McDonald

THE UNITED STATES OF AMERICA,
ACTING BY AND THROUGH THE
INTERNAL REVENUE SERVICE

By: James D. Robnett

James D. Robnett
Special Agent in Charge
Criminal Investigation
Internal Revenue Service
Tampa Field Office

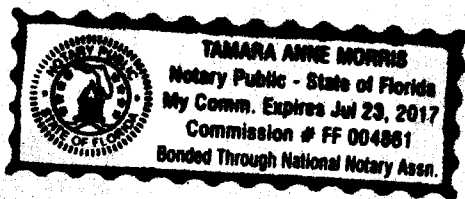
STATE OF Florida)
COUNTY OF Pinellas) §§

Before the undersigned authority this 1st day of July, 2014, personally appeared James D. Robnett, Special Agent in Charge, Criminal Investigation, Internal Revenue Service, Tampa Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced _____ as identification and who did/did not take an oath.

Tamara Anne Morris
Notary Public

Printed name: Tamara Anne Morris

My Commission Expires:



Detail by Entity Name

Florida Not For Profit Corporation

GOD QUEST, INC.

Filing Information

Document Number	N07000007273
FEI/EIN Number	26-0479444
Date Filed	07/23/2007
State	FL
Status	ACTIVE

Principal Address

5800 NORTH W STREET
SUITE 9
PENSACOLA, FL 32505

Changed: 02/16/2011

Mailing Address

5800 NORTH W STREET
SUITE 9
PENSACOLA, FL 32505

Changed: 02/16/2011

Registered Agent Name & Address

HOVIND, ERIC MPRES
23 CUMMINGS ROAD
PENSACOLA, FL 32503

Name Changed: 03/03/2010

Officer/Director Detail

Name & Address

Title MR.

HOVIND, ERIC, President
23 CUMMINGS ROAD
PENSACOLA, FL 32503

Title MR.

NADOLNY, BILL VICE P
201 ST. EUSEBIA ST
PENSACOLA, FL 32503

Title MR.

LAWWELL, STEPHEN, Treasurer
207 SPRING CREEK ST
CHAPEL HILL, TN 37034

Title MR.

SCOTT, PORTER
1924 JOSHUA DRIVE
CANTONMENT, FL 32533

Title Pastor

Nowlin, Casey, Secretary
1450 Winterberry Drive
Marco Island, FL 34145

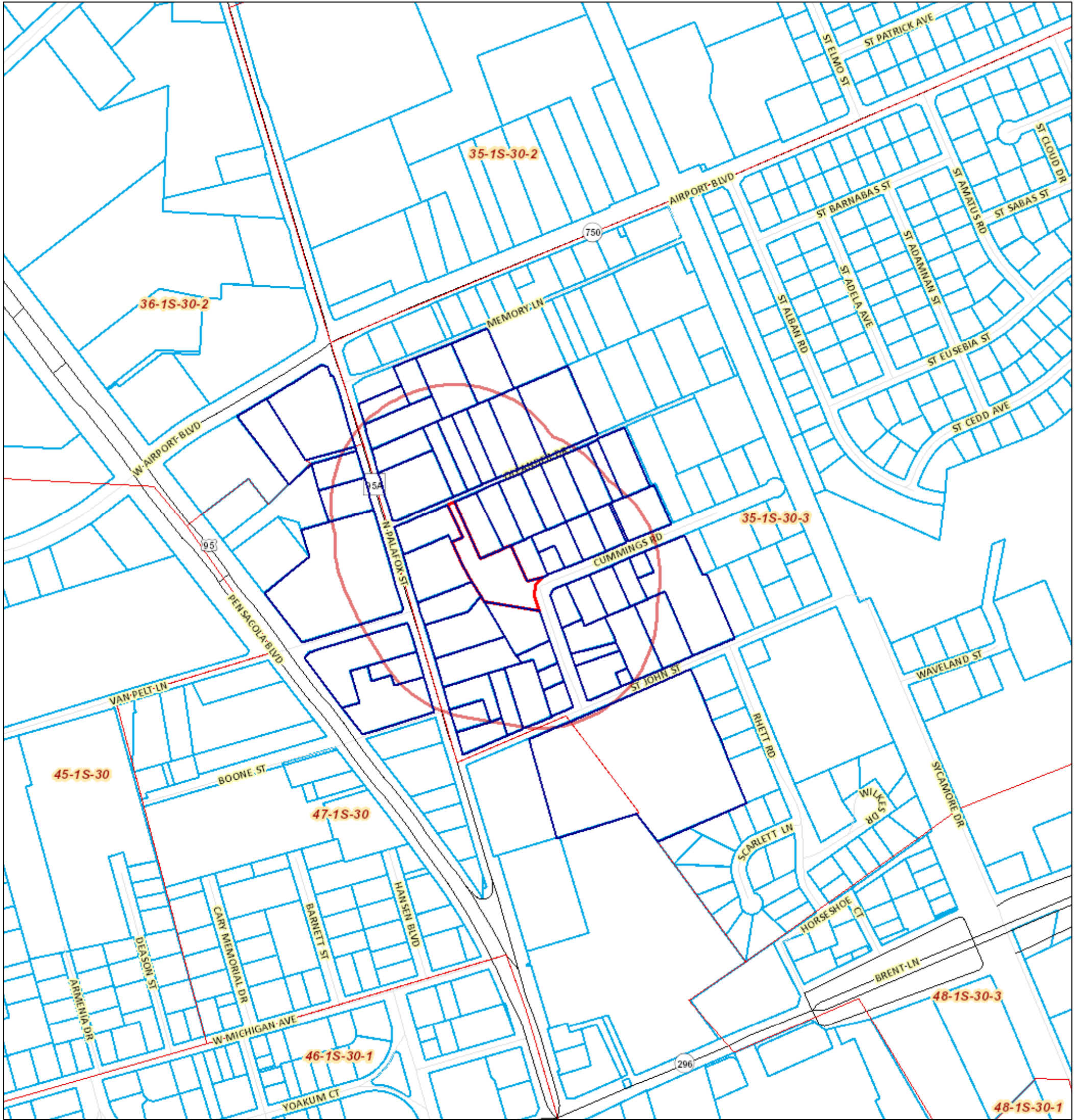
Annual Reports

Report Year	Filed Date
2014	01/10/2014
2015	01/19/2015
2016	04/30/2016

Document Images

04/30/2016 -- ANNUAL REPORT	View image in PDF format
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01/10/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
05/12/2009 -- ANNUAL REPORT	View image in PDF format
01/30/2008 -- ANNUAL REPORT	View image in PDF format
07/23/2007 -- Domestic Non-Profit	View image in PDF format

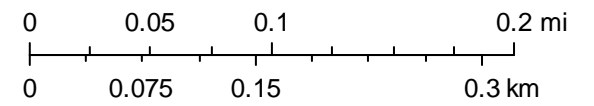
Chris Jones Escambia County Property Appraiser



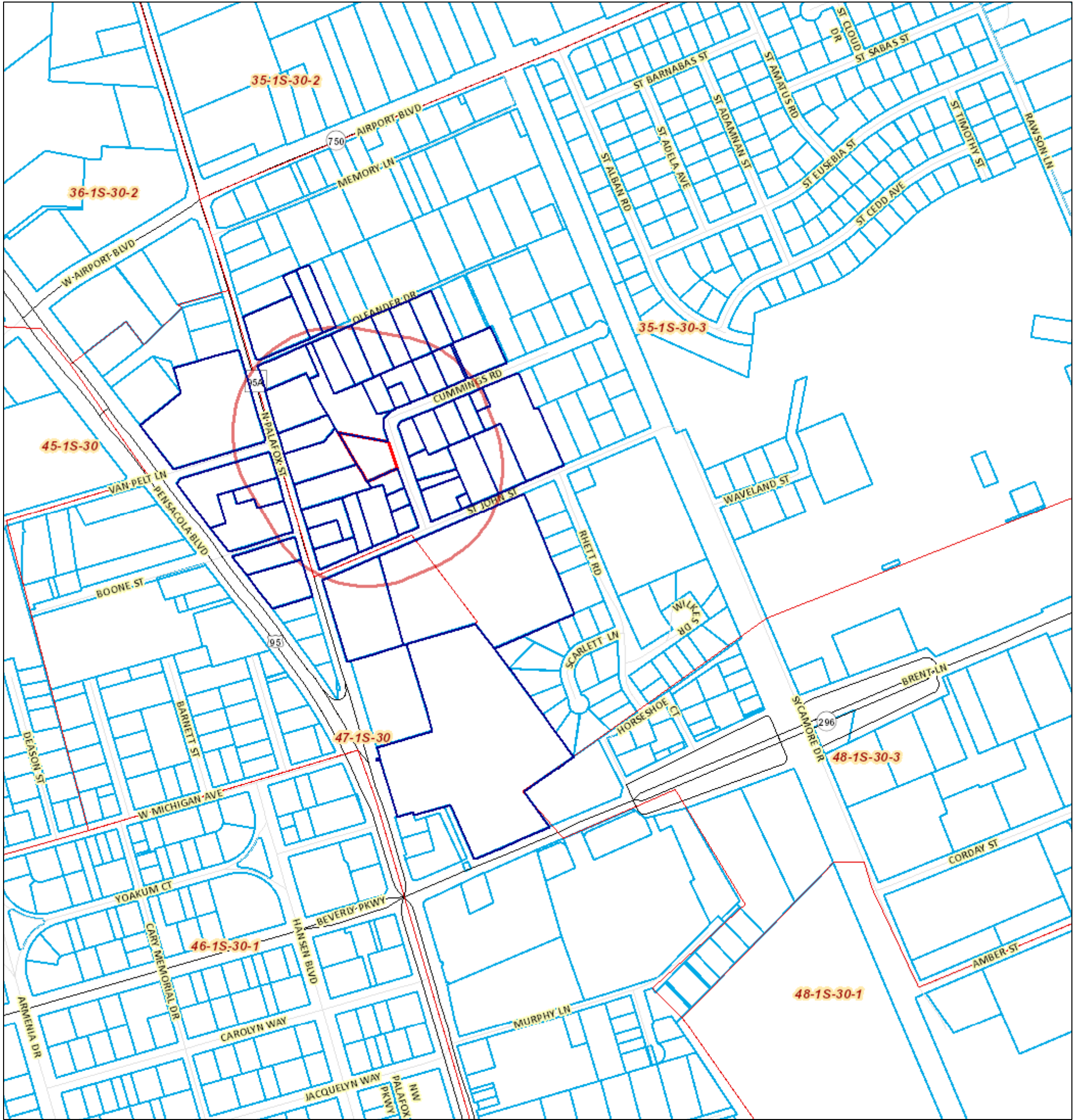
May 5, 2016

1:5,015

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



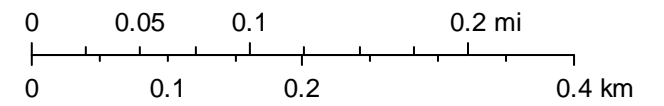
Chris Jones Escambia County Property Appraiser



May 5, 2016

1:5,572

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



GOD QUEST INC
5800 NORTH W STREET SUITE 9
PENSACOLA, FL 32505

HARTBARGER CARL T &
109 SOUTHERN ST
PENSACOLA, FL 32503

DUBLIN TIMOTHY PAUL &
100 CUMMINGS RD
PENSACOLA, FL 32503

LAY GORDON K
10 OLEANDER ST
PENSACOLA, FL 32503

FISHER COMPANY LLC THE
274 SEVERIN
PENSACOLA, FL 32503

MAJORS SYBIL D
7 OLEANDER DR
PENSACOLA, FL 32503

DUBLIN TIMOTHY P &
100 CUMMINGS RD
PENSACOLA, FL 32503

PENSACOLA CHRISTIAN COLLEGE
PO BOX 18000
PENSACOLA, FL 32523

JEKEL BRIAN T & MARLENE R
26 CUMMINGS RD
PENSACOLA, FL 32503

BAKER BENNIE R
PO BOX 6259
PENSACOLA, FL 32503

STUCKEY LATTIE T
103 MEMORY LN
PENSACOLA, FL 32503

BATTEN THOMAS D & KEIKO
7240 TWIN LAKE LN
PENSACOLA, FL 32504

PENSACOLA CHRISTIAN COLLEGE INC
PO BOX 18000
PENSACOLA, FL 32523

GARNER JOHN L &
8 OLEANDER ST
PENSACOLA, FL 32503

HABER ANGELA M
3822 PRYTANIA ST
NEW ORLEANS, LA 70115

TAYLOR GREGORY A & MELINDA K
110 CUMMINGS RD
PENSACOLA, FL 32503

BROWN BRENDAN & VERONICA
104 CUMMINGS RD
PENSACOLA, FL 32503

LOUIE EMILY F &
105 CUMMINGS RD
PENSACOLA, FL 32503

MIDDLETON RUBIN & JOSIE
2398 WALTHAM ST
PENSACOLA, FL 32505

BOWEN NEVA M
106 OLEANDER ST
PENSACOLA, FL 32503

KITE HOWARD R & DEBRA L
304 W CERVANTES ST
PENSACOLA, FL 32501

BUTLER LIVING TRUST
2691 W ROBERTS RD
CANTONMENT, FL 32533

PALAFIX PLACE INC
913 GULF BREEZE PKWY STE 5
GULF BREEZE, FL 32561

13 ORLEANDER TRUST
29 CUMMINGS RD
PENSACOLA, FL 32503

UNITED STATES OF AMERICA
C/O URS+ATTN BRIGIT K FLORES
10687 GASKINS WAY STE 101
MANASSAS, VA 20109

BROYLES GREGORY L
106 CUMMINGS RD
PENSACOLA, FL 32503

BLACKBURN LARRY D
PO BOX 6502
PENSACOLA, FL 32503

SKINNER JOYCE M &
28 CUMMINGS RD
PENSACOLA, FL 32503

HADLEY JANET
25 CUMMINGS RD
PENSACOLA, FL 32503

HOVIND KENT A
21 CUMMINGS RD
PENSACOLA, FL 32503

PENSACOLA HABITAT FOR HUMANITY
INC
PO BOX 13204
PENSACOLA, FL 32591

ELLMER PAUL M
5610 N PALAFOX ST
PENSACOLA, FL 32503

KILLINGER SUE ARDEN TRUSTEE FOR
KILLINGER SUE
2629 DEL MAR DR
GULF BREEZE, FL 32563

HARDING RHODA MARIE
5725 N PALAFOX ST
PENSACOLA, FL 32503

FACT O BAKE OF PENSACOLA INC
5470 PENSACOLA BLVD
PENSACOLA, FL 32505

DUNCAN TAMMY KAY
1227 SIMPSON ST
PENSACOLA, FL 32526

BASS CLYDE R & MARIE E
314 ELMWOOD DR
LAFAYETTE, LA 70503

CARS-DB4 LP
8270 GREENSBORO DR STE 950
MCLEAN, VA 22102

KEMP PROPERTIES LP
PO BOX 20897
BEAUMONT, TX 77720

DOBSON PROPERTIES
C/O WHATABURGER VENTURES LLC
1900 DALROCK RD
ROWLETT, TX 75088

GREG BUCK LLC
5830 N OLD PALAFOX ST
PENSACOLA, FL 32503

HOVIND ERIC
23 CUMMINGS RD
PENSACOLA, FL 32503

GRAHAM & COMPANY INC
5500 PENSACOLA BLVD STE A
PENSACOLA, FL 32505

JAWORSKI ANTHONY
5720 N PALAFOX HWY
PENSACOLA, FL 32503



Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

May 26, 2016

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

SUBJECT: Cummings Road Rezoning from MDR to HC/LI-NA, 400 Block Cummings Road and 29 Cummings Road – Comments from the CRA

Horace,

We have reviewed the Application for before mentioned Rezoning application on Cummings Road and have the following comments:

This project is located in the Oakfield Community Redevelopment Area:

We have Grants available to assist the applicant in improving the subject property with our Commercial Façade, Landscape and Infrastructure Grant Program (up to \$10,000 in matching funds) and our Sign Grant Program (up to \$2,000 in matching funds.)

If you have any questions or comments, please contact Sherry Duffey, Development Program Manager at 595-1673.

Sincerely,

Clara Long, Division Manager
Community Redevelopment Agency



**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: May 16, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the future land use map amendment case for the upcoming Escambia County Planning Board Quasi-Judicial Hearing. Please see comments below:

- Z-2016-04 – No comments at this time
- Z-2016-05 – No comments at this time

Please note that TTO's review is solely based off the application submittal packet, 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

Planning Board-Rezoning

6. B.

Meeting Date: 06/07/2016
CASE : Z-2016-05
APPLICANT: Wiley C. "Buddy" Page, Agent for Scott D & Tracy C Hayes, Owners
ADDRESS: 251 East Johnson Avenue
PROPERTY REF. NO.: 21-1S-30-2101-001-006
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Ensley
BCC MEETING DATE: 07/07/2016

SUBMISSION DATA:

REQUESTED REZONING:

FROM: MDR, Medium Density Residential district (10 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.

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.

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 the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FINDINGS

The proposed amendment to Commercial 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. The property would promote good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

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

(a) 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.

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.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or

similar generator.

(3) 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.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

- a. Any Intrusion into a recorded subdivision is limited to a corner lot.
- b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The Commercial zoning allows for an intense mix of commercial development that is in a predominantly residential area as well as a predominantly MDR and HDMU zoning area. The proposed rezoning to Commercial is a up zoning which will allow the property owner to develop a more intense use on the property. The subject property must also meet the locational criteria. The applicant has submitted findings to the locational criteria where staff has reviewed and agrees that the elementary school would be considered a major traffic generator of at least 600 daily trips. A small portion of the parcel is in the Ensley overlay area and the CRA department has included findings of no concern.

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 not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR and HDMU. The surrounding uses consist of one church, 14 mobile homes, 20 single family, and 21 vacant residential parcels. There is no Com in the surrounding area which makes the proposed zoning incompatible to the existing surrounding zoning.

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 proposed rezoning **would not** be compatible do to the new uses aloud, higher density and a more land use intensity that are allowed in the commercial zoning district. Staff found rezoning case Z-2011-08, located at 310 E Johnson Ave, zoned R-5 which was denied their C-1 zoning request and approved to R-6 zoning from the BCC on June 2, 2011.

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 not result** in a logical and orderly development pattern. There is no commercial zoning in the surrounding area which makes the proposed zoning incompatible to surrounding existing zoning and densities. Granting the commercial zoning would allow more intense land uses in a relatively low to medium density residential area.

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.

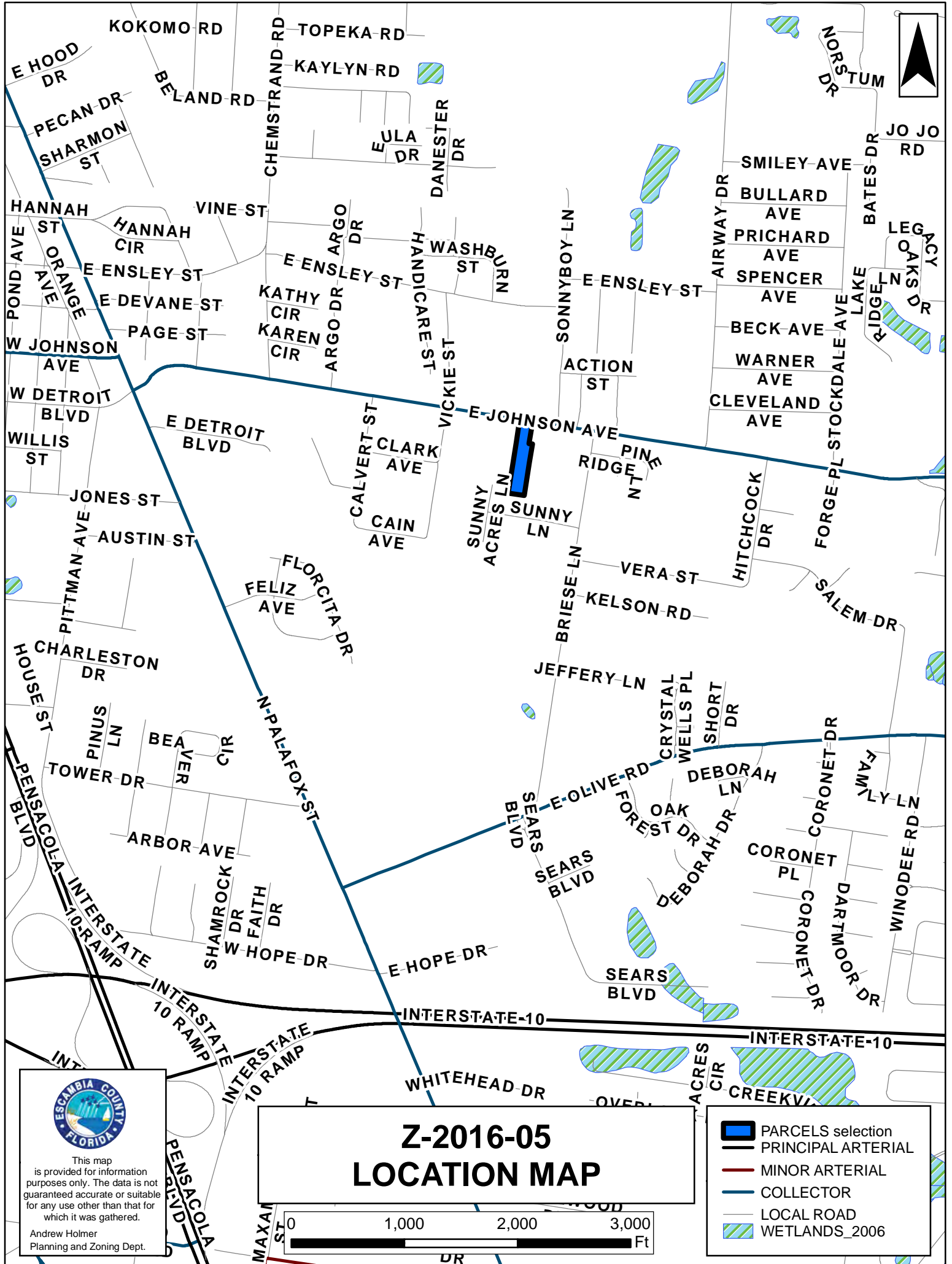
FINDINGS


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

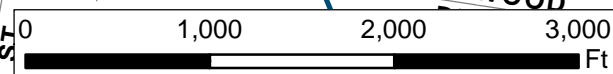








Z-2016-05

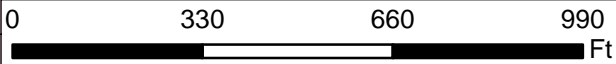
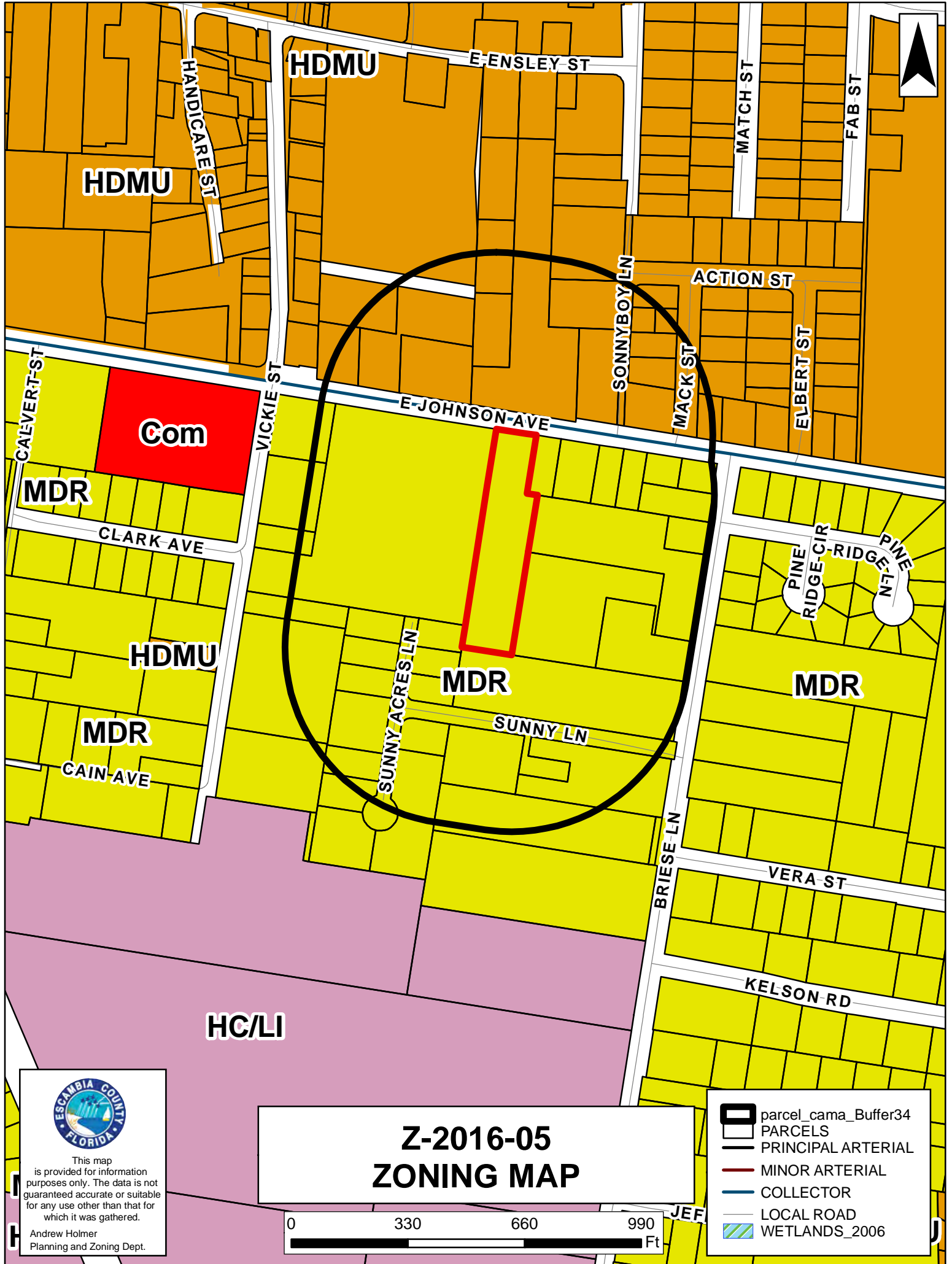










 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.

Z-2016-05 LOCATION MAP




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



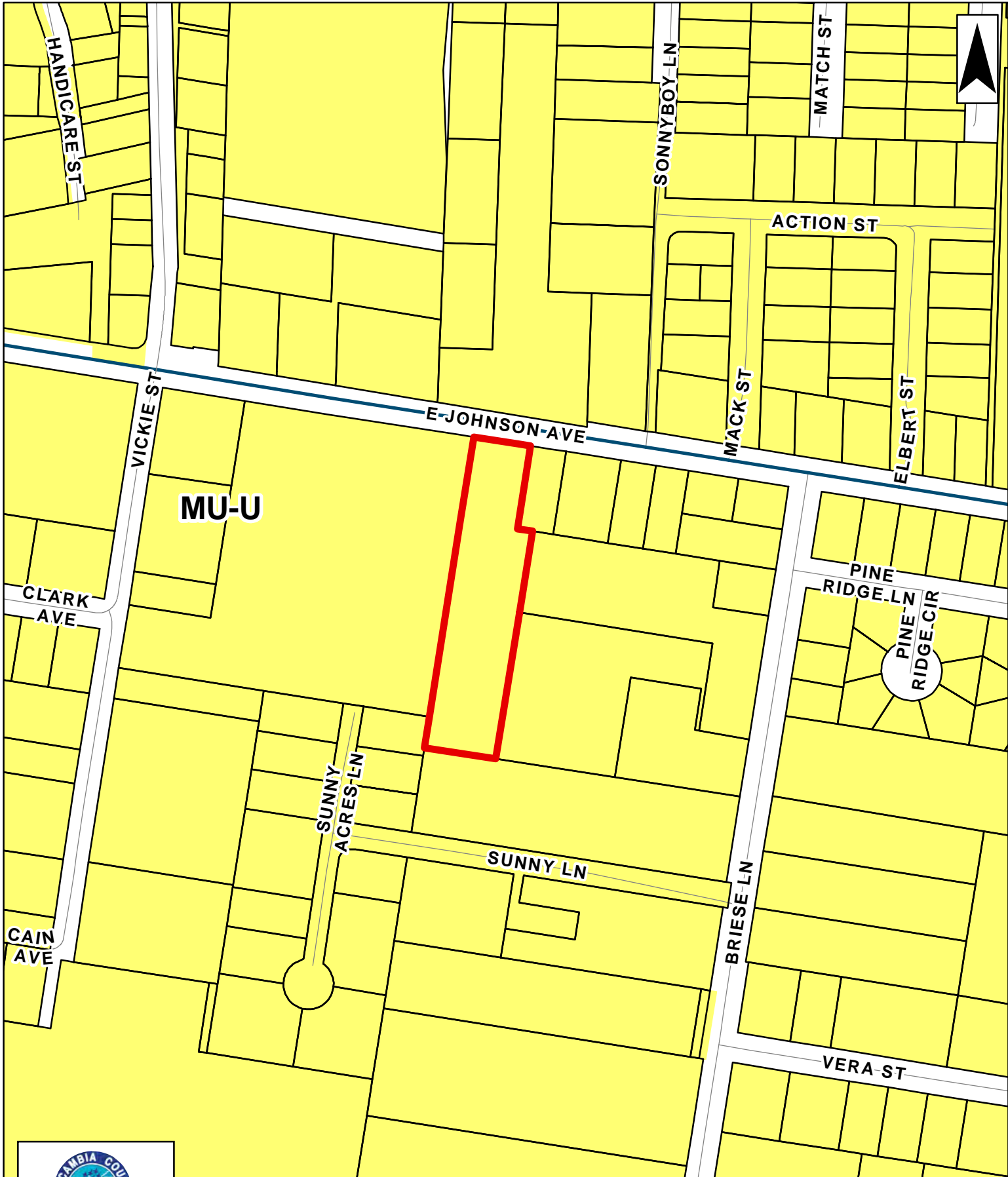
-  parcel_cama_Buffer34
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006

Z-2016-05 ZONING MAP



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Andrew Holmer
Planning and Zoning Dept.



MU-U

E-JOHNSON-AVE

ACTION ST

HANDICARE ST

SONNYBOY LN

MATCH ST

VICKIE ST

MACK ST

ELBERT ST

CLARK AVE

PINE RIDGE LN

PINE RIDGE CIR

SUNNY ACRES LN

SUNNY LN

CAIN AVE

BRIESE LN

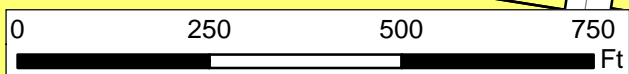
VERA ST



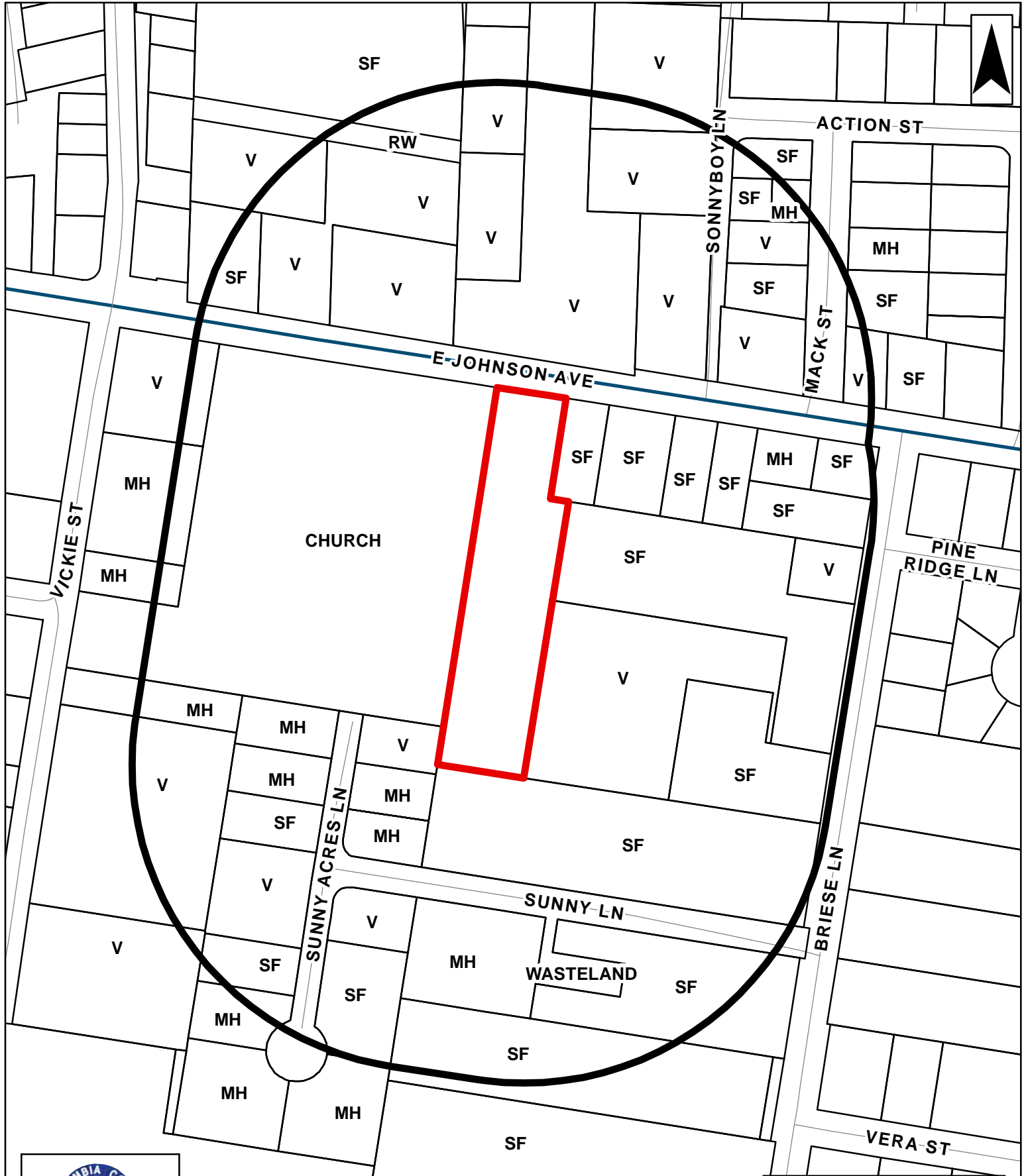
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-05 FUTURE LAND USE MAP










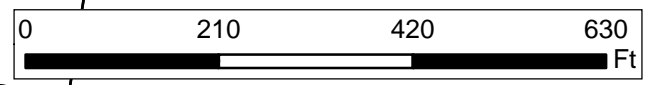
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



Z-2016-05

EXISTING LAND USE MAP

-  parcel_cama_Buffer34
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



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Andrew Holmer
Planning and Zoning Dept.



E JOHNSON AVE

SONNYBOY LN

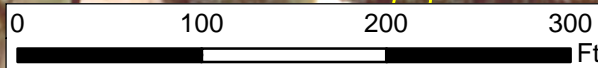
SUNNY ACRES LN








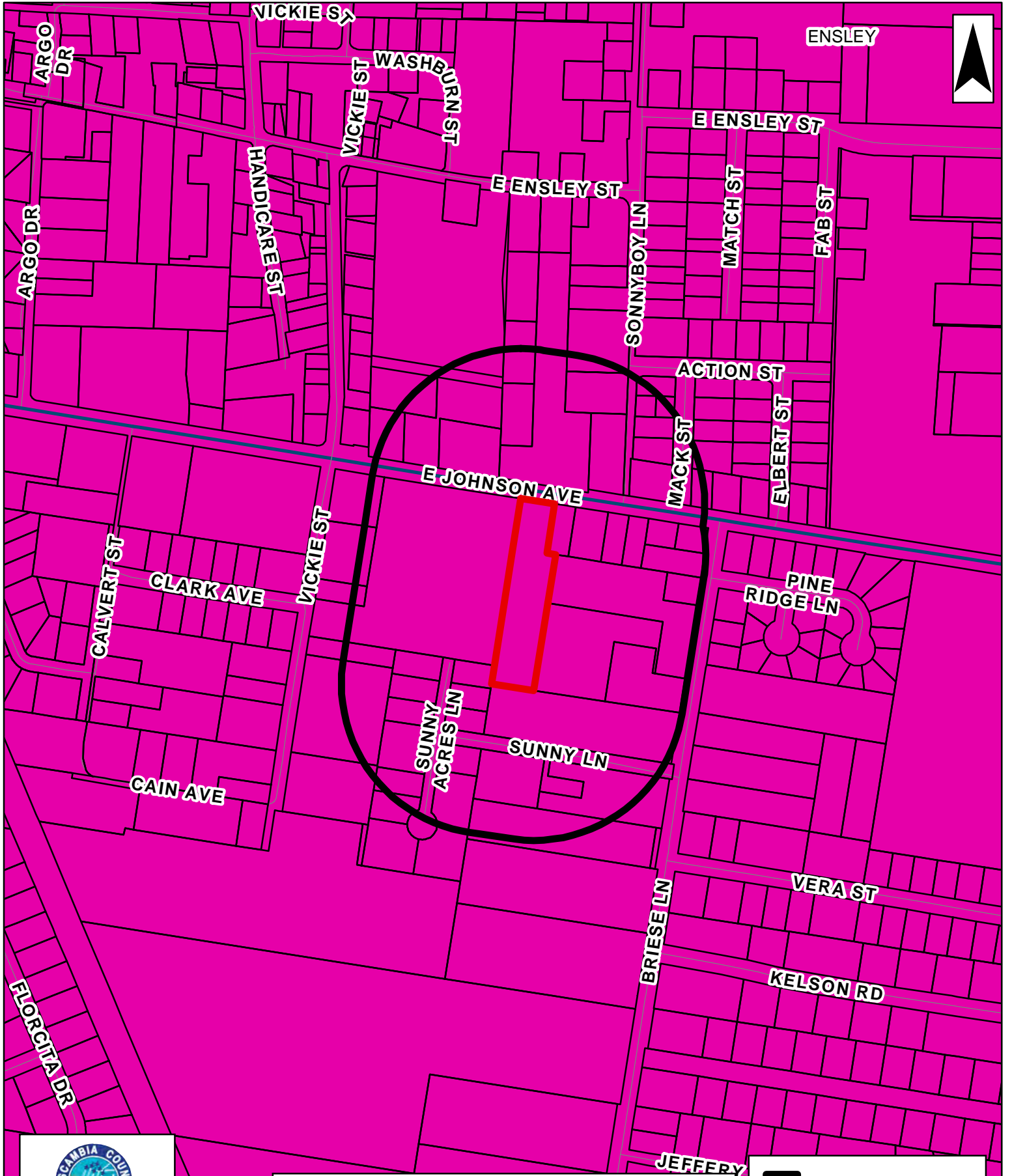
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-05 AERIAL MAP



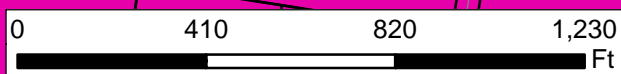
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD










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Andrew Holmer
Planning and Zoning Dept.

Z-2016-05 CRA ENSLEY MAP



-  parcel_cama_Buffer34
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



Pubic Hearing Sign



Looking East on E Johnson Ave.



Looking Southeast onto subject property.



Looking East onto the subject property.



Looking East on Southwest.



Looking West on E Johnson Ave.



Looking Southeast onto Subject Property.

Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
budpage1@att.net

April 29, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

**RE: Hayes 251 East Johnson Ave Rezoning
Property Parcel No. 21-1S-30-2101-001-006**

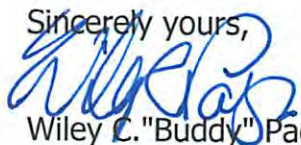
Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **MDR to Corn-Commercial**. This requested zoning category is consistent with the Future Land Use Map classification of Mixed Use Urban suggesting no changes will be required to the FLUM map. The owner is proposing to further develop the property into landscape/nursery business as a listed allowed use under Commercial at **LDC 32.10(b)7b**.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located within a 1/4 mile radius of an elementary school containing some 80,000sf of building space. The attached FDOT spread sheet identifies the use of an Elementary School under the ITE Code 520 as generating over 1,234 trips per day. As such, the proposed use meets the location criteria as being near an activity that generates more than the minimum required 600 vehicle trips per day.

Additionally, a large church offering a Day Care facility and services is located adjacent and west of the site. The attached spread sheet suggests this facility generates some 500+ daily trips indicating a second large trip generator in the immediate, adjacent area.

Please contact me if you have any questions or need anything further.

Sincerely yours,

Wiley C. "Buddy" Page

copy: Scott Hayes



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: MDR to: COM

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

Owner(s) Name: Scott D. & Tracy C. Hayes Phone: _____

Address: 1765 E. Nine Mile Rd Ste 1, Box 110 Email: _____

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

Property Address: FL 251 East Johnson Ave. Pensacola, FL 32514

Property Reference Number(s)/Legal Description: 21-15-30-2101-001-006

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

Scott D. Hayes
Printed Name Owner/Agent

2/29/16
Date

[Signature]
Signature of Owner

Tracy C. Hayes
Printed Name of Owner

2/29/16
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of February 20 16.

by Scott & Tracy Hayes

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

[Handwritten initials]



Kyle Brown
Printed Name of Notary

FOR OFFICE USE ONLY

Meeting Date(s): 6/7/16 Accepted/Verified by: [Signature] Date: 5/5/16

Fees Paid: \$1275.50 Receipt #: _____ Permit #: PRZ10050005



Development Services Department
Escambia County, Florida

FOR OFFICE USE
CASE #: Z-2016-05

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 21-15-3D-2101-001-006

Property Address: 251 East Johnson Avenue Pensacola, 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 transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 29th DAY OF February, YEAR OF 2016.

[Signature]
Signature of Property Owner

Scott D. Hayes
Printed Name of Property Owner

2/29/16
Date

[Signature]
Signature of Property Owner

Tracy C. Hayes
Printed Name of Property Owner

2/29/16
Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 251 East Johnson Ave. Pensacola, FL 32514
Florida, property reference number(s) 21-15-30-2101-001-006

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

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

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

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

Agent Name: Wiley C. "Buddy" Page Email: budpage1@att.net
Address: 5337 Hamilton Ln Pace, FL 32571 Phone: 850-232-9853

[Signature]
Signature of Property Owner

Scott D. Hayes
Printed Name of Property Owner

2/29/16
Date

[Signature]
Signature of Property Owner

Tracy C. Hayes
Printed Name of Property Owner

2/29/16
Date

STATE OF Florida COUNTY OF Escambia

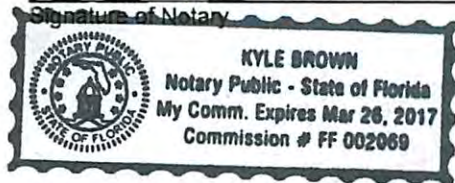
The foregoing instrument was acknowledged before me this 29th day of February, 20 16,
by Scott & Tracy Hayes.

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

[Signature]

Kyle Brown
Printed Name of Notary

(Notary Seal)



Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
bud.page@att.net

May 23, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

**RE: Hayes 251 East Johnson Ave Rezoning Property
Parcel No. 21-1S-30-2101-001-006**

Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **MDR to Com-Commercial**. This requested zoning category is consistent with the Future Land Use Map classification of Mixed Use Urban suggesting no changes will be required to the FLUM map. The owner is proposing to further develop the property into landscape/nursery business as a listed allowed use under Commercial at **LDC 32.10(b)7b**.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located within a 1/4 mile radius of an elementary school containing some 60,000sf of building space. This figure includes the main school combined with space found in 8 portable classrooms on the school grounds. The attached FDOT spread sheet identifies the use of an Elementary School under the ITE Code 520 as generating over 900 trips per day. As such, the proposed use meets the location criteria as being near an activity that generates more than the minimum required 600 vehicle trips per day.

Other non-residential land uses in the neighborhood include St. James Missionary Church which offers a day care facility and an Early Learning Center. This church is located adjacent and west of the site. The attached spread sheet suggests this facility

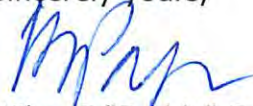
May23,2016
p.2

generates some 500+ daily trips indicating a second large trip generator in the immediate, adjacent area.

Overall, the neighborhood exemplifies a mixture of existing nearby non-residential uses including two home occupations, auto sales, auto paint and body shop, an abandoned service station, and the nearby Green Acres Convenience store. If the request is approved, it is our belief that uses allowed under the Commercial zoning category will be consistent with those existing mixed uses within the neighborhood.

Please contact me if you have any questions or need anything further.

Sincerely yours,



Wiley C. "Buddy" Page

copy: Scott Hayes

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculate d Daily Trips	PM Peak Trips - Total	PM In	PM Out	
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	
Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA	
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA	
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA	
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
Church 560	KSF ²	9.11	0.55	48%	52%	20.0	182	11	5	6	For Weekday
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.
Daycare Center 565	KSF ²	79.26	12.46	47%	53%	4.0	317	50	23	26	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available
 DU: Dwelling Unit
 Occ.Room: Occupied Room
 KSF²: Units of 1,000 square feet
 Fuel Position: # of vehicles that could be fueled simultaneously

	Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculate d Daily Trips	PM Peak Trips - Total	PM In	PM Out	
115	Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies
116	Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	
117	Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA	
118	High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
119	High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA	
120	High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
121	Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
122	Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA	
123	Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
124	University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
125	University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
126	Church 560	KSF ²	9.11	0.55	48%	52%	20.0	182	11	5	6	For Weekday
127	Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.
128	Daycare Center 565	KSF ²	79.26	12.46	47%	53%	4.0	317	50	23	26	
129	Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
130	Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
131	Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	

Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ. Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Miniature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA
Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA
Elementary School 520	KSF ²	15.43	1.21	45%	55%	60.0	926	73	33	40
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF ²	9.11	0.55	48%	52%	20.0	182	11	5	6
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA



Chris Jones - Escambia County Property Appraiser

12-1S-30-2

E JOHNSON AVE

PINE RIDGE LN

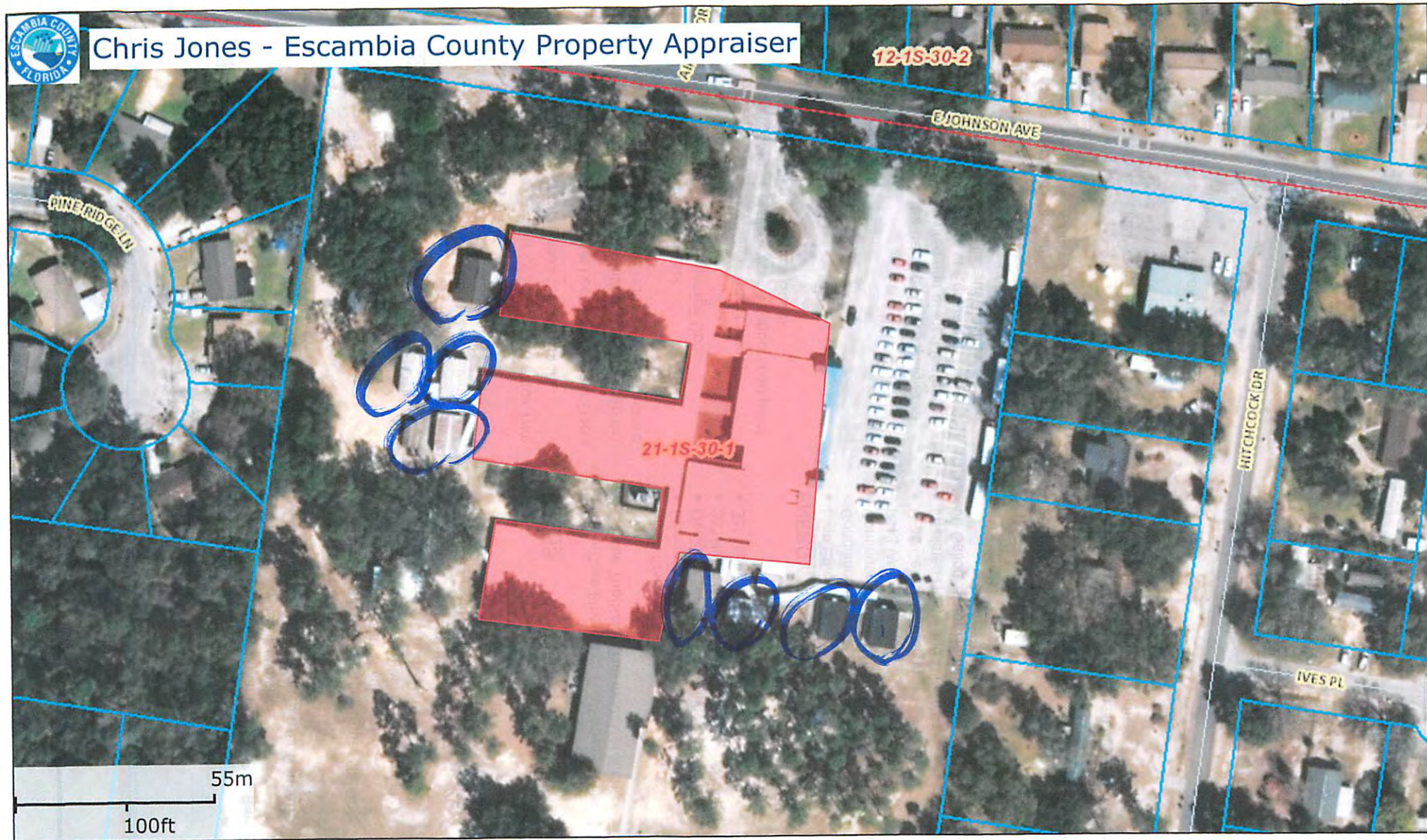
21-1S-30-1

HITCHCOCK DR

IVES PL

55m

100ft



Prepared By:
JAMES C. TAYLOR
Taylor & Van Matre, P.A.
4390 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM12-1592
Sales Price \$216,000.

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated December 11, 2012
by

Larry Sanders, an unmarried man
whose post office address is:
251 E. Johnson Ave., Pensacola, Florida 32514
hereinafter called the GRANTOR, to
Scott D. Hayes and Tracy C. Hayes, husband and wife
whose post office address is:
18 Simon Ct., Pensacola, FL 32505
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:
The West 110 feet of the North 198 feet and the West 145.5 feet of the South 462 feet of Lot numbered Six (6), East of the Louisville & Nashville Railroad in Section 21, Township 1 South, Range 30 West in Escambia County, Florida, containing two acres, less that portion thereof contained in the right-of-way of road on the North side, all as shown on plat of said Section recorded in Deed Book 2 at Page 90 of the Public records of said County and less deed recorded in Official Record Book 4433, Page 365 of the Public Records of Escambia County, Florida.

Parcel ID Number:211S302101001006

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

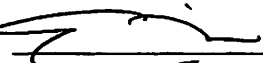
Signed, sealed and delivered in our presence:



Witness Printed Name J. TAYLOR



Larry Sanders (Seal)

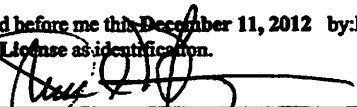


Witness Printed Name Elizabeth H. Her

(Seal)

State of FLORIDA
County of ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this December 11, 2012 by: Larry Sanders who is personally known to me or who has produced Driver's License as identification.



NOTARY PUBLIC
My Commission Expires:



General Information
Reference: 211S302101001006
Account: 023581000
Owners: HAYES SCOTT D &
 HAYES TRACY C
Mail: 1765 E NINE MILE RD STE 1 BOX 110
 PENSACOLA, FL 32514
Situs: 251 E JOHNSON AVE 32514
Use Code: SINGLE FAMILY RESID
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	\$37,050	\$80,289	\$117,339	\$117,339
2014	\$37,050	\$75,455	\$112,505	\$112,505
2013	\$37,050	\$69,132	\$106,182	\$106,182

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/11/2012	6948	579	\$216,000	WD	View Instr
11/13/2012	6935	204	\$100	WD	View Instr
08/2004	5491	1077	\$100	WD	View Instr
01/1973	669	113	\$5,500	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
 W 110 FT OF N 198 FT AND W 145 5/10 FT OF S 462 FT
 OF LT 6 S /D E OF R/R PLAT DB 2 P 90 OR 6948 P 579
 LESS OR 4433 P 365...

Extra Features
 None

Parcel Information

Section Map Id:
 21-1S-30-1

Approx. Acreage:
 1.9500

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Janet Holley

Ad Valorem Taxes and Non-Ad Valorem Assessments

Escambia County Tax Collector

REAL ESTATE 2014 93549

Account Number	Payor	Exemptions	Taxable Value	Millage Code
02-3581-000		See Below	See Below	06

HAYES SCOTT D &
HAYES TRACY C
18 SIMON CT
PENSACOLA FL 32505

211S30-2101-001-006 251 E JOHNSON
AVE W 110 FT OF N 198 FT AND W 145
5/10 FT OF S 462 FT OF LT 6 S/D E
OF R/R PLAT DB 2 P 90 OR 6948 P 579
LESS OR 4433 P 365 COUNTY RD R/W

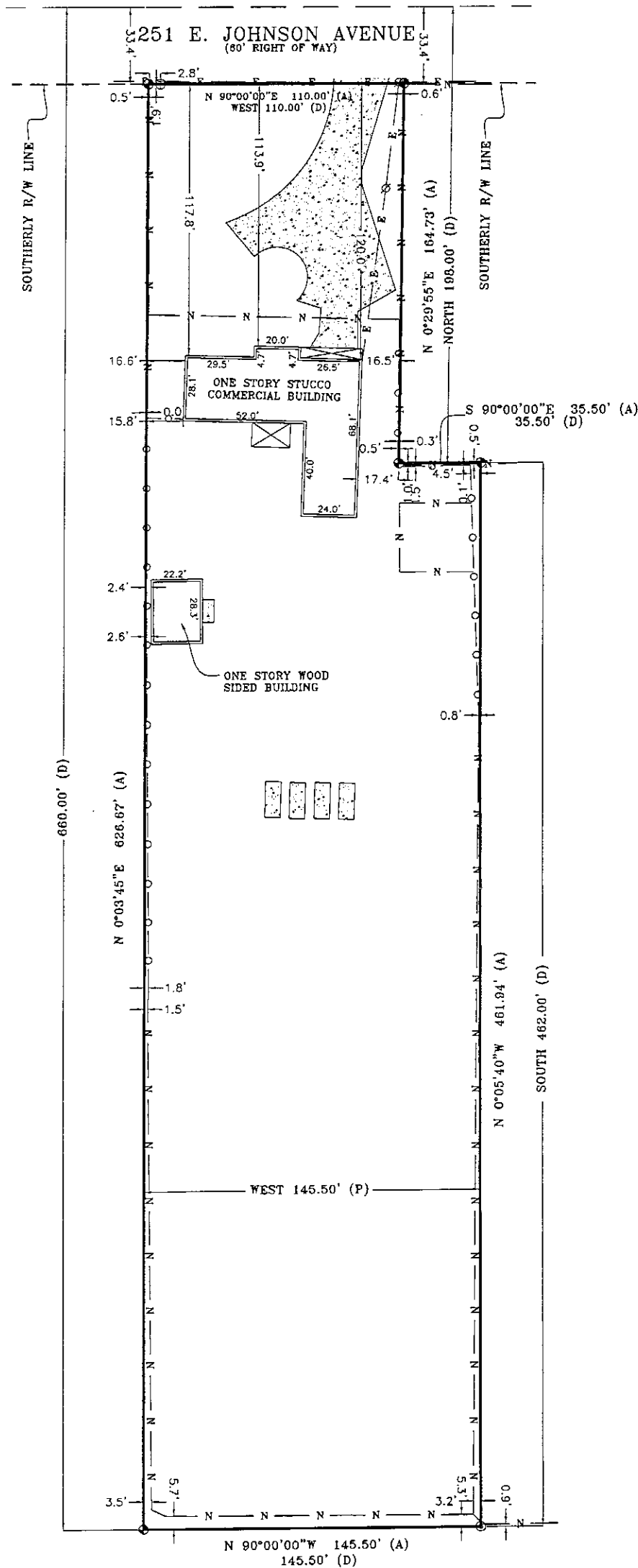
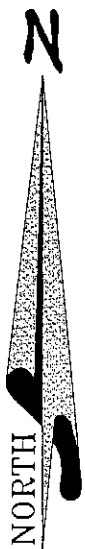
Ad Valorem Taxes				
Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165		\$112,505	\$744.39
PUBLIC SCHOOLS				
By Local Board	2.0850		\$112,505	\$234.57
By State Law	5.2370		\$112,505	\$589.19
WATER MANAGEMENT	0.0390		\$112,505	\$4.39
SHERIFF	0.6850		\$112,505	\$77.07
M.S.T.U. LIBRARY	0.3590		\$112,505	\$40.39
Total Millage		15.0215	Total Taxes	\$1,690.00
Non-Ad Valorem Assessments				
Code	Levying Authority		Amount	
NFP	FIRE - 595-4960		\$85.00	
Total Assessments			\$85.00	
Taxes & Assessments				\$1,775.00

8192 SIX PENCE DRIVE
Pensacola, FL 32514



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

DRAWN BY CHIP EVANS



THE SETBACK LINES AND/OR EASEMENTS SHOWN HEREON, IF ANY, ARE PER INFORMATION FOUND IN THE RECORDED PLAT OF SAID SUBDIVISION OR ARE AS PROVIDED BY THE CLIENT, DESIGNER, BUILDER, TITLE COMPANY AND S.R.L.A. AND SHOULD BE VERIFIED WITH AFOREMENTIONED ENTITIES.

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FENCES ALONG BOUNDARIES ARE SHOWN EXAGGERATED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.

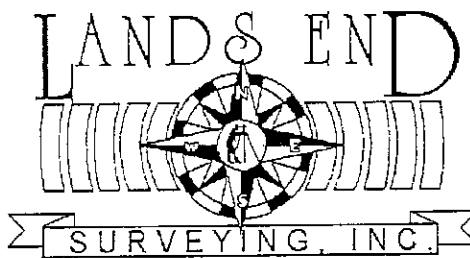
PAGE 1 OF 2

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

THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 11"x17" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID.

Bearing Reference HELD THE SOUTHERLY R/W LINE OF JOHNSON AVE AS N 90°00'00"E		Source of Information: Field Evidence & Recorded Plat		
<p>NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SEE PAGE 2 FOR SIGNATURE AND EMBOSSED SEAL</p> <p>LARRY E. STEGALL P.L.S., FLA #4747 LB # 6832 LARRY@LANDSENDSURVEYING.COM</p>	Survey Number: 653-2015	<p>LEGEND</p> <p>o Degree ' Feet or Minutes " Inches or Seconds N North S South E East W West P.C.P. Permanent Control Point P.R.C. Point of Reverse Curve P.C. Point of Curvature P.T. Point of Tangency P.O.C. Point of Commencement P.O.B. Point of Beginning R/W Right of Way</p>	<p>P.R.M. Permanent Reference Monument R.P. Radius Point L.A. Length of Arc C.H. Chord and Chord Bearing <0.0> Existing Spot Elevation B.S.L. Building Setback Line Deed (P) Plat (A) Actual field measurement Existing Hole in Concrete Set "X" Cut in Concrete 1/2" Metal Rod-Found Capped Iron rod-Found #3578 Capped Iron rod-Found Capped Iron rod-Found Capped Iron rod-Found 1" Metal Pipe-Found</p>	<p>Capped Iron rod-set Lb.6832 Nail & disk found Nail & disk set Lb.6832 Concrete Monument Found Utility Pole Meter E—E—E Utility wires overhead Concrete or Pavement N—N—N Chain link fence o—o—o Wooden fence X—X—X Wire Fence □—□—□ Plastic Fence Wood Deck or Dock Covered area (porch, carport, etc.) Pavers or Brick</p>
	Scale: 1"=60'			
	Field Date: 12-2-2015			
	Field Book/Page: 295/34-35			
	Type of Survey: Boundary & Improvements			
Revisions:				

8192 Six Pence Dr.
Pensacola, FL 32514



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

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

Scott D. Hayes

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

Scott D. Hayes;

;
;
;

Legal Description:(O.R. Book 6948, Page 579)

THE WEST 110 FEET OF THE NORTH 198 FEET AND THE WEST 145.5 FEET OF THE SOUTH 462 FEET OF LOT NUMBER (6), EAST OF THE LOUISVILLE AND NASHVILLE RAILROAD IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST IN ESCAMBIA COUNTY, FLORIDA, CONTAINING 2 ACRES, LESS THAT PORTION THEREOF CONTAINED IN THE RIGHT OF WAY OF ROAD ON THE NORTH SIDE, ALL AS SHOWN ON PLAT OF SAID SECTION RECORDED IN DEED BOOK 2 AT PAGE 90 OF THE PUBLIC RECORDS OF SAID COUNTY AND LESS DEED RECORDED IN OFFICIAL RECORD BOOK 4433, PAGE 365 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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

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Page 2 of 2

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

Flood Statement:

Surveyor's Notes:

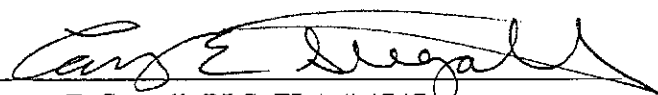
1. No Title Search of the Public Records has been performed, and lands shown hereon were not abstracted for ownership, easements, or right-of-ways by this firm. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.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

Revisions:

Survey #653-2015

Surveyor's Certificate:

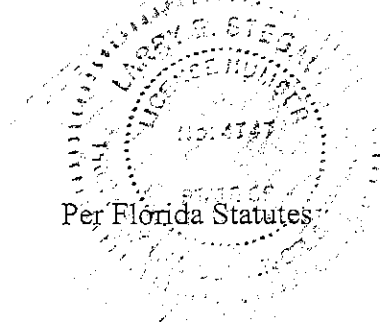
I hereby state that I have recently surveyed or that a survey of the above described property was made under my direct supervision and that the above-ground survey and subsequent map as shown are true, accurate, and correct to the best of my knowledge and belief and that this Survey and Map meet the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


Larry E. Stegall, PLS, FLA # 4747

December 2, 2015
Date

Florida Licensed Business #6832

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



Per Florida Statutes

From: [Clara F Long \(CRA\)](#)
To: [John C. Fisher](#)
Cc: [Andrew D. Holmer](#)
Subject: RE: Rezoning in Ensely CRA
Date: Friday, May 13, 2016 12:37:45 PM

Hello John,

CRA did not find any opposing objections to this Rezoning case and this project is not located within an additional overlay area for the Ensley District. Applicant would have to comply with current zoning and code ordinance. Thanks in advance, Clara.

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: John C. Fisher
Sent: Thursday, May 12, 2016 10:54 AM
To: Clara F Long (CRA)
Cc: Andrew D. Holmer
Subject: Rezoning in Ensely CRA

Clara,

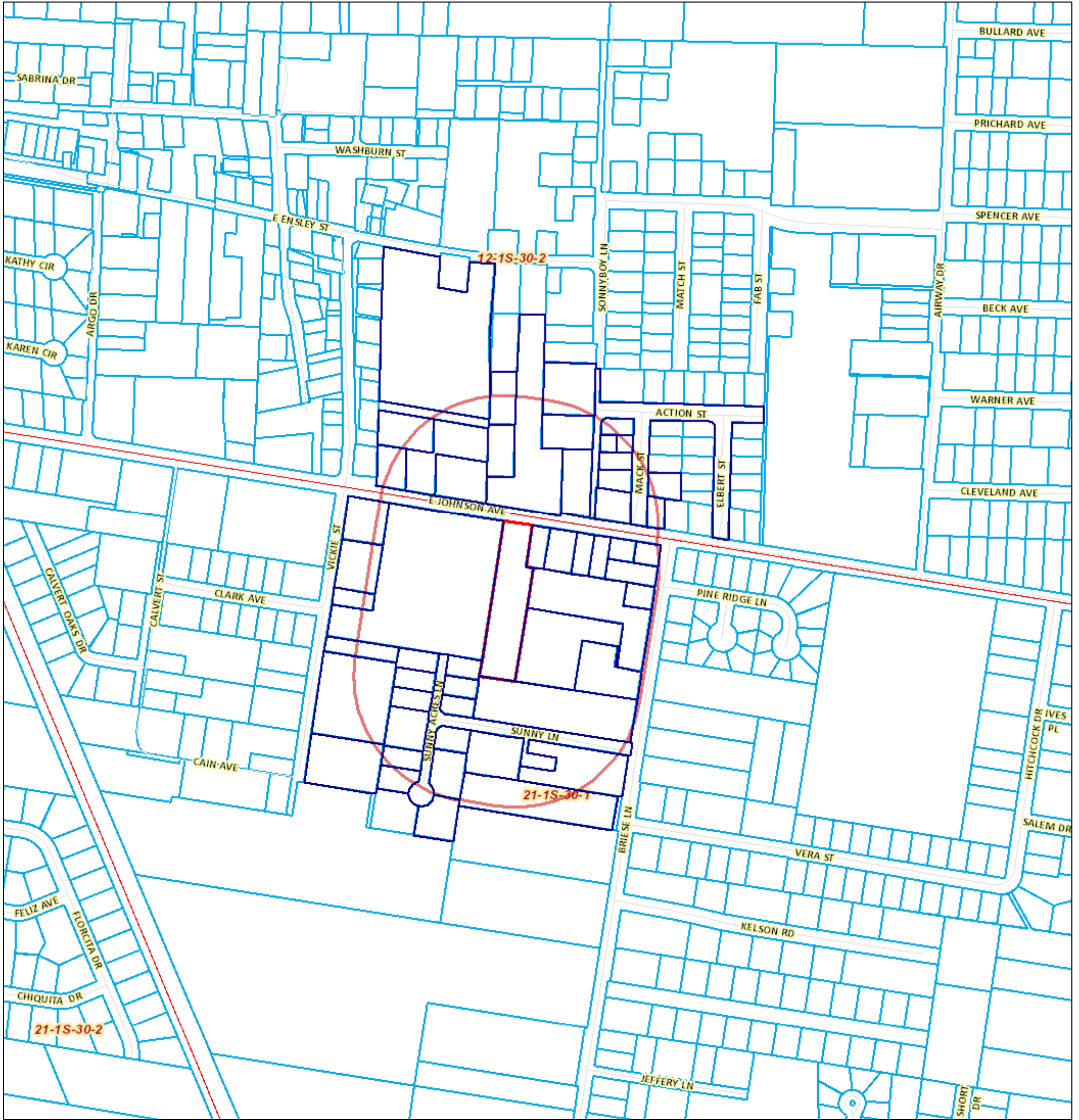
Please see attachments and comment on the rezoning case for the June 7th Planning board.

Comments due May 20th

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

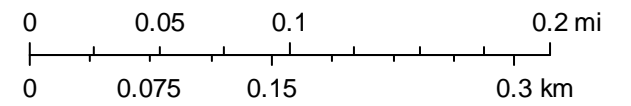
Chris Jones Escambia County Property Appraiser



May 5, 2016

1:4,674

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



HAYES SCOTT D &
1765 E NINE MILE RD STE 1 BOX 110
PENSACOLA, FL 32514

HARRIS JOSEPHINE EST OF &
C/O KIMBERLY COBB
3060 N GUILLEMARD ST
PENSACOLA, FL 32503
HODGES HAROLD & BARBARA ANN
8541 MACK ST
PENSACOLA, FL 32514

FLOURNOY SHOANE D
2600 W MICHIGAN AVE LOT 113B
PENSACOLA, FL 32526

SMART FILL LLC
2101 NORTH E ST
PENSACOLA, FL 32501

ST JAMES MISSIONARY BAPTIST
CHURCH INC
219 E JOHNSON AVE
PENSACOLA, FL 32514

SANDERS WILLIE J
2604 NORTH N ST
PENSACOLA, FL 32501

MACALL DERRICK J &
301 E JOHNSON AVE
PENSACOLA, FL 32514

BOOKER CHARLES F & SARAH E
8331 BRIESE LN
PENSACOLA, FL 32514

YOUNG JOHN D &
8346 SUNNY ACRES LN
PENSACOLA, FL 32514

SMART DEBRA J
1644 LEPLEY RD
PENSACOLA, FL 32534

MAKAI PROPERTIES LLC
2710 EMERSON AVE
BOULDER, CO 80305

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

BALDWIN PRISCILLA C &
8510 SONNYBOY LN
PENSACOLA, FL 32514

BRIESE LANE ACRES INC
2691 WEST ROBERTS RD
CANTONMENT, FL 32533

GARNER JOHN RAY
494 BUNKER HILL RD
EVERETT, PA 15537

VEITCH DIANA L
305 E JOHNSON AVE
PENSACOLA, FL 32514

DAUGHTRY C J & RACHEL
271 E JOHNSON AVE
PENSACOLA, FL 32514

PAREKH PARDEEP
754 BOULDER CREEK DR
PENSACOLA, FL 32514

WILLIAMS RUTH HENRY
8342 SUNNY ACRES LN
PENSACOLA, FL 32514

COOK GAY LEE
C/O NELL PETERSON
PO BOX 2416
TAMPA, FL 33601-2416

SALTER CURTIS L
1000 MESA CT
SUMMERVILLE, SC 29483

BBJD VENTURES LLC
15400 KNOLL TRAIL STE 350
DALLAS, TX 75248

PEAGLER JESSIE L EST OF
PEAGLER ROBBIN
8510 MACK ST
PENSACOLA, FL 32514

SANDERS LARRY
8423 BRIESE LN
PENSACOLA, FL 32514

MILLER RICHARD A
8350 VICKIE ST
PENSACOLA, FL 32514

LEWIS TERRY E & VERA
8410 VICKIE ST
PENSACOLA, FL 32514

TURNER MARY E
8465 BRIESE LN
PENSACOLA, FL 32514

YOUNG CHARLES E & SHAUNDA L
455 MEHARG RD
MOLINO, FL 32577

WADE MICKEY
8351 SUNNY ACRES LN
PENSACOLA, FL 32514

BIVINS JANICE L
8345 SUNNY ACRES LN
PENSACOLA, FL 32514

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WISOR JAY R &
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**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: May 16, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the future land use map amendment case for the upcoming Escambia County Planning Board Quasi-Judicial Hearing. Please see comments below:

- Z-2016-04 – No comments at this time
- Z-2016-05 – No comments at this time

Please note that TTO's review is solely based off the application submittal packet, 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