

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
August 2, 2016–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - a. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the July 7, 2016 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - a. Case #: Z-2016-06
Applicant: Joe Wanek, Agent for Terry Teschel, Owner
Address: 325 E Commerce Street
Property Size: 0.52 +/- acres
From: MDR, Medium Density Residential district (10 du/acre)
To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)
8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

4. a.

Meeting Date: 08/02/2016

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the July 7, 2016 Planning Board Rezoning Meeting.

Attachments

07/07/16 Draft Quasi-Judicial Planning Board Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING July 7, 2016

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 10:05 A.M.)
(10:20 A.M. - 10:47 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Alvin Wingate
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Reid Rushing
Bob Cordes

Absent: Patty Hightower, School Board (non-voting)

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Alvin Wingate led the Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Bob Cordes

Motion was made to accept the proof of publication and to waive the reading of the legal advertisement.

Vote: 6 - 0 Approved

4. Approval of Minutes.

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the June 7, 2016, Rezoning Planning Board Meeting.

Motion by Tim Tate, Seconded by Timothy Pyle

Motion was made to approve the minutes from the Rezoning Planning Board Meeting held on June 7, 2016.

Vote: 6 - 0 Approved

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Bob Cordes, Seconded by Alvin Wingate

Motion was made to accept the July 7, 2016 Rezoning Planning Board Meeting packet.

Vote: 6 - 0 Approved

6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. 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, lodging unit
density not limited by
zoning)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

Tim Tate abstained from voting on this matter due to any conflict of interest.

Motion by Timothy Pyle, Seconded by Bob Cordes

Motion was made to recommend denial of the rezoning request based on Staff's findings of fact.

Vote: 5 - 0 Approved

Other: Tim Tate (RECUSE)

- B. A Public Hearing Concerning the Review of Antietam Subdivision, a Planned Unit Development

That the Board review the development plan for Antietam residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

Motion by Tim Tate, Seconded by Alvin Wingate

Motion was made to recommend approval of the PUD to the BCC, finding that it conforms and is consistent with the LDC.

Vote: 6 - 0 Approved

8. Adjournment.

Planning Board-Rezoning

7. a.

Meeting Date: 08/02/2016
CASE : Z-2016-06
APPLICANT: Joe Wanek, Agent for Terry Teschel, Owner
ADDRESS: 325 E Commerce St
PROPERTY REF. NO.: 51-2S-30-7061-004-024
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 2
OVERLAY DISTRICT: Warrington
BCC MEETING DATE: 09/01/2016

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: Com, Commercial district (25 du/acre, lodging unit density 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.

FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The Range of allowable uses include: Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.

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).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Com 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.

As per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas. The area should have sufficient central water and sewer system capacity to accommodate higher density development.

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).

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).

Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense

commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Sec. 3-2.10 (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: Any intrusion into a recorded subdivision is limited to a corner lot.

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. 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.

LDC Sec. 4-4.4 Airport and airfield planning districts

(6) AIPD-2 requirements.

AIPD-2 is additional areas extended beyond AIPD-1 that is sufficiently close to the airfield to require some protections. AIPD-2 requirements are the same for all airfields. Densities and minimum lot sizes of the underlying zoning districts are not modified by AIPD-2.

FINDINGS

The proposed amendment is **not consistent** with the intent and purpose of the Land Development Code. The existing building on the subject parcel has been used for commercial purposes in the past but has not been in operation for the past year, at which time, the legal non-conforming status was lost. The proposed rezoning to Commercial will allow the property owner to develop more intense uses than is allowed by the current MDR zoning. The parcel is along a local roadway which does not meet the locational criteria, requiring the parcel to be along a collector or arterial roadway.

The applicant provided a compatibility analysis, however, the review by staff determined that the parcel did not meet the criteria proving compatibility with the surrounding uses. The parcel is located in the AIPD-2 overlay although the densities and minimum lot sizes of the underlying zoning districts are not modified by AIPD-2. The parcel is in the Warrington overlay area and any non-residential development must follow the requirements in LDC 3-3.8, Warrington Overlay. Community Redevelopment has no comment at 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 **may be compatible** with surrounding existing uses along Commerce Street. Within the 500' radius impact area, there are zoning districts MDR and Com. The subject parcel currently has a commercial building on site and has co-existed with the churches and the residents in the area. The intent of the commercial district is to allow more diverse and intense commercial uses. All commercial operations are limited to the confines of buildings and not allowed to produce undesirable effects on the surrounding property. There are single family residential homes and churches within the subject parcel area, therefore it appears the allowable uses within the requested zoning category will be incompatible.. Most of the commercial property is on the north side of Commerce Street. If applicable, any future commercial development will be reviewed through the Development Review (DRC) process.

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 area **does not** appear to be changing to the degree that new uses or intensities would be encouraged. The current parcel has been used as commercial. The small adjacent parcel to the north was once part of the subject parcel . After the original piece of land was split, the adjacent parcel to the north, requested a rezoning in 2014 and was granted approval to the current commercial zoning.

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. The adjacent parcel is commercial with the majority of the commercial sites being on the north side of Commerce Street, primarily accessing Barrancas Avenue, an arterial roadway. The majority of the parcels in the area are residential. From a development standpoint, the site may have significant development restraints which will be addressed at the time of Site Plan Review.

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.

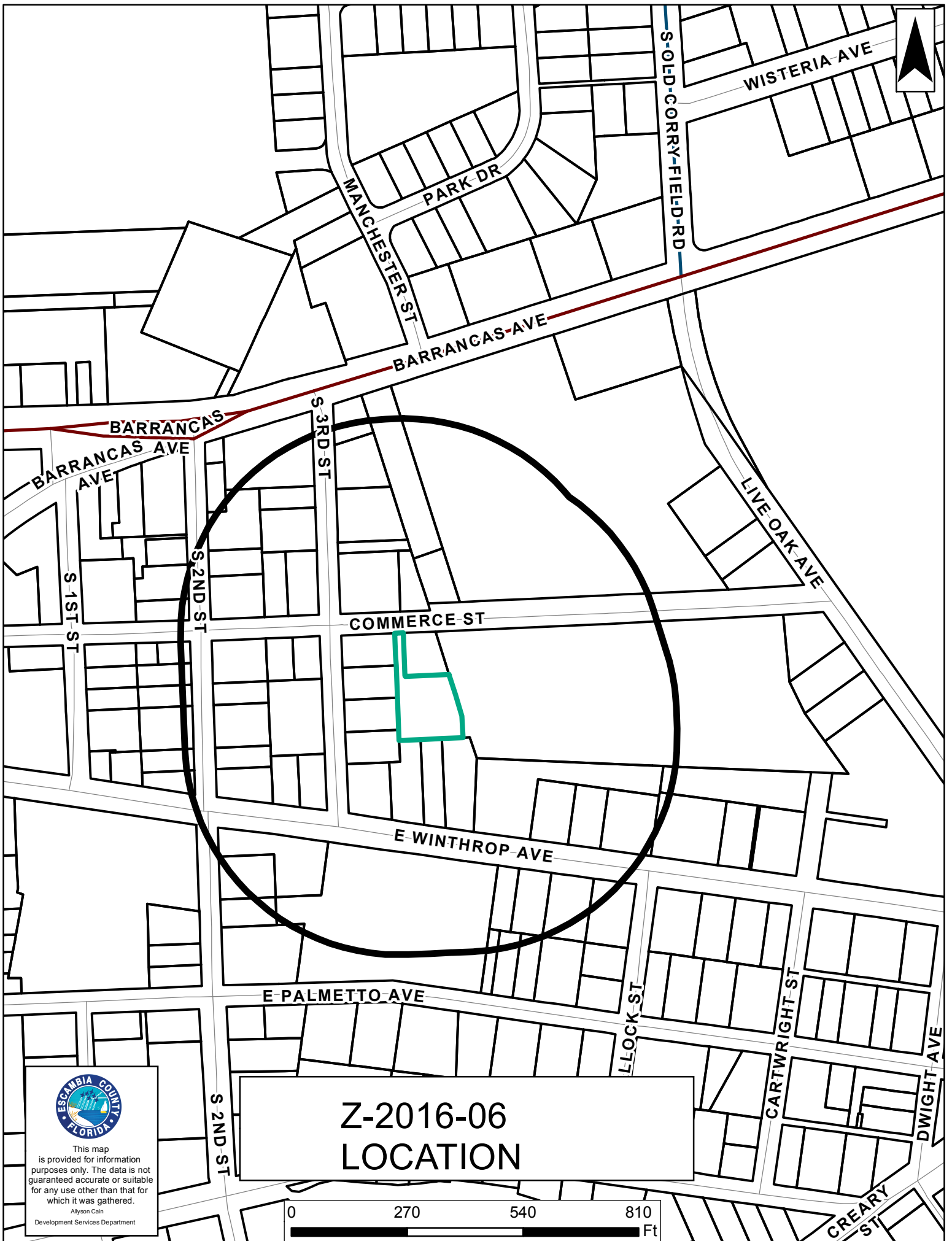

FINDINGS

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

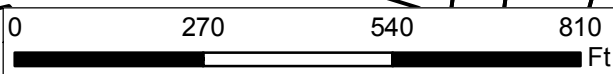
Z-2016-06

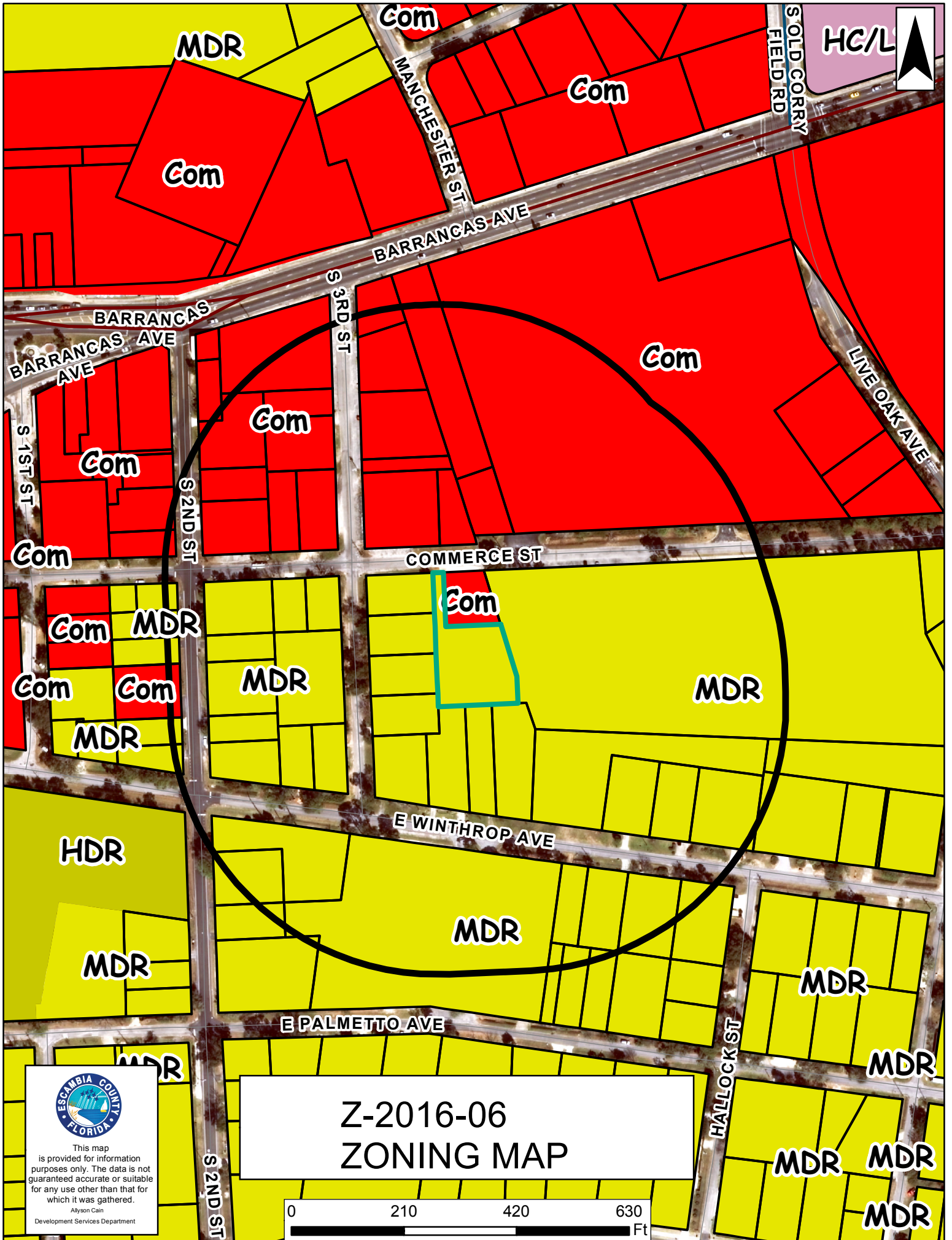
Z-2016-06

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.
 Alyson Cain
 Development Services Department

**Z-2016-06
 LOCATION**





HC/L



MDR

Com

Com

Com

BARRANCAS AVE

S OLD CORRY FIELD RD

MANCHESTER ST

Com

LIVE OAK AVE

BARRANCAS AVE

S 3RD ST

Com

S 1ST ST

Com

S 2ND ST

Com

COMMERCE ST

Com

Com

MDR

MDR

MDR

Com

Com

MDR

E WINTHROP AVE

HDR

MDR

MDR

E PALMETTO AVE

MDR

MDR

HALLOCK ST

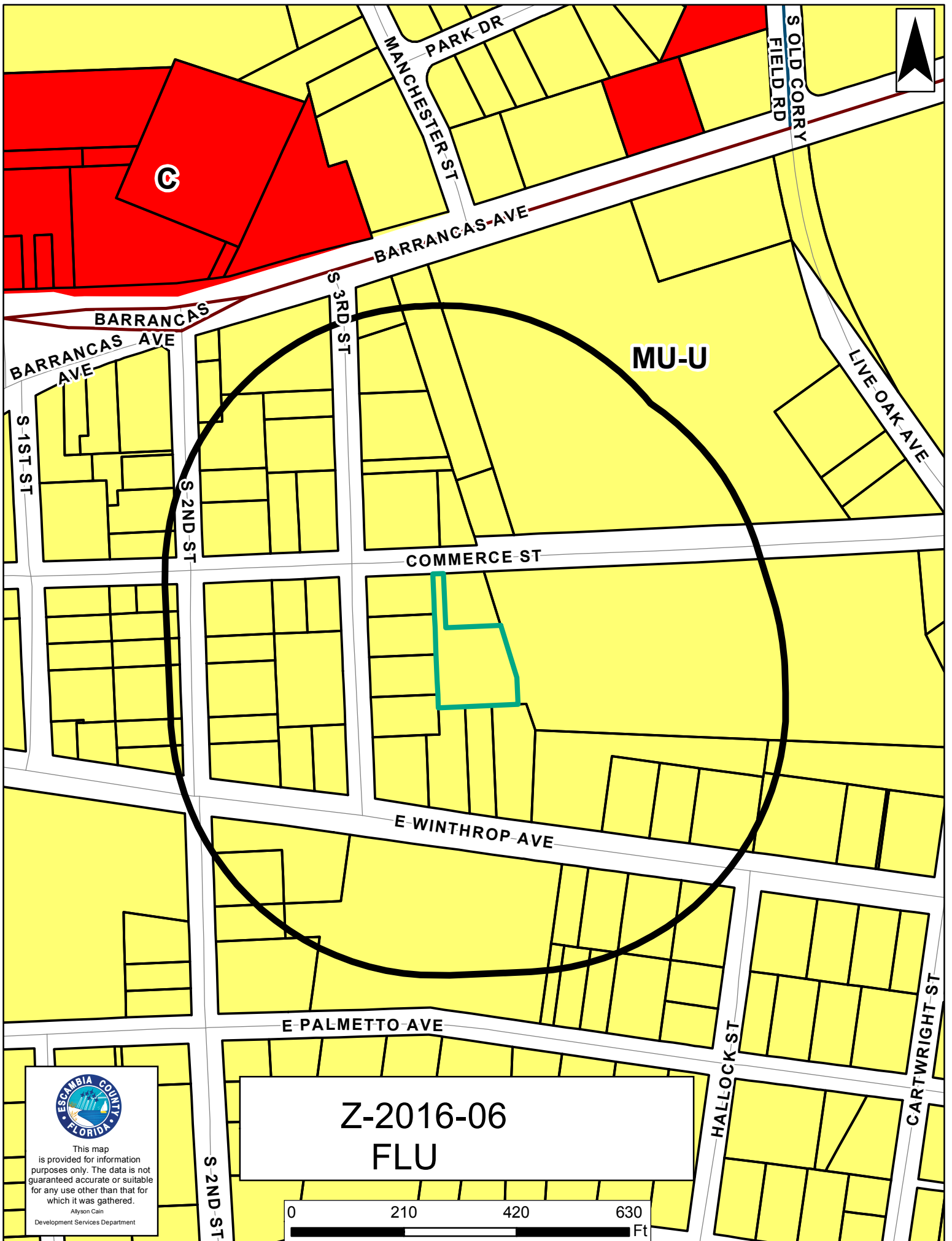
S 2ND ST

Z-2016-06 ZONING MAP

0 210 420 630 Ft

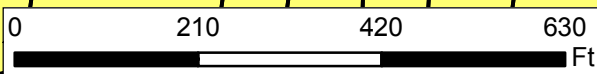


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Alyson Cain
Development Services Department

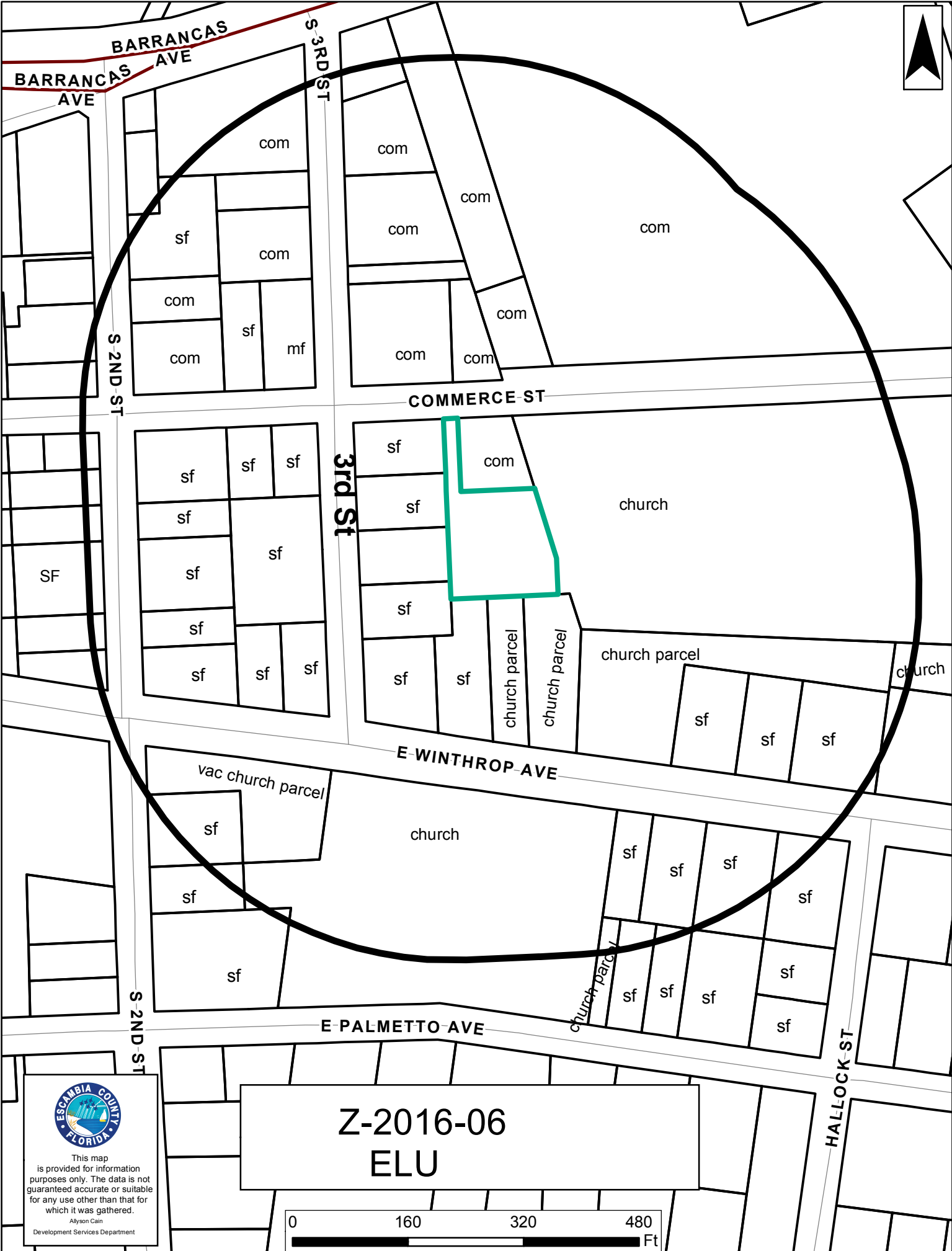


MU-U

Z-2016-06
FLU



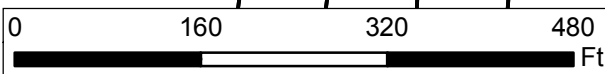
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Alyson Cain
Development Services Department



Z-2016-06
ELU



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Alyson Cain
Development Services Department





BARRANCAS AVE
BARRANCAS AVE
BARRANCAS AVE

PARK DR
MANCHESTER ST

S OLD CORY
FIELD RD

LIVE OAK AVE

S 1ST ST

S 2ND ST

S 3RD ST

COMMERCE ST

E WINTHROP AVE

E PALMETTO AVE

HALLOCK ST

CARTWRIGHT ST

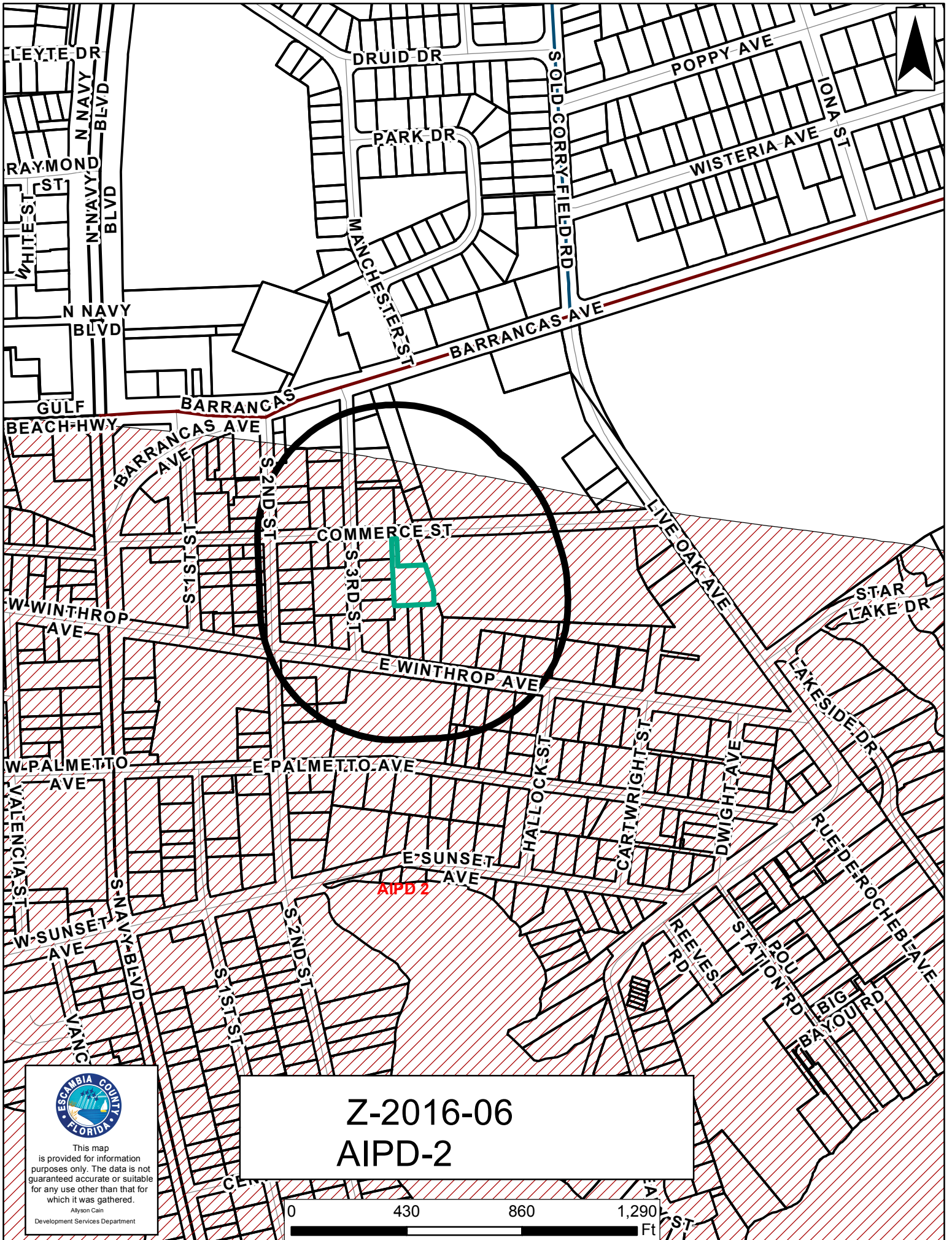
S 2ND ST

Z-2016-06
AERIAL

0 210 420 630
Ft



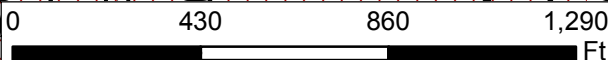
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Alyson Cain
Development Services Department

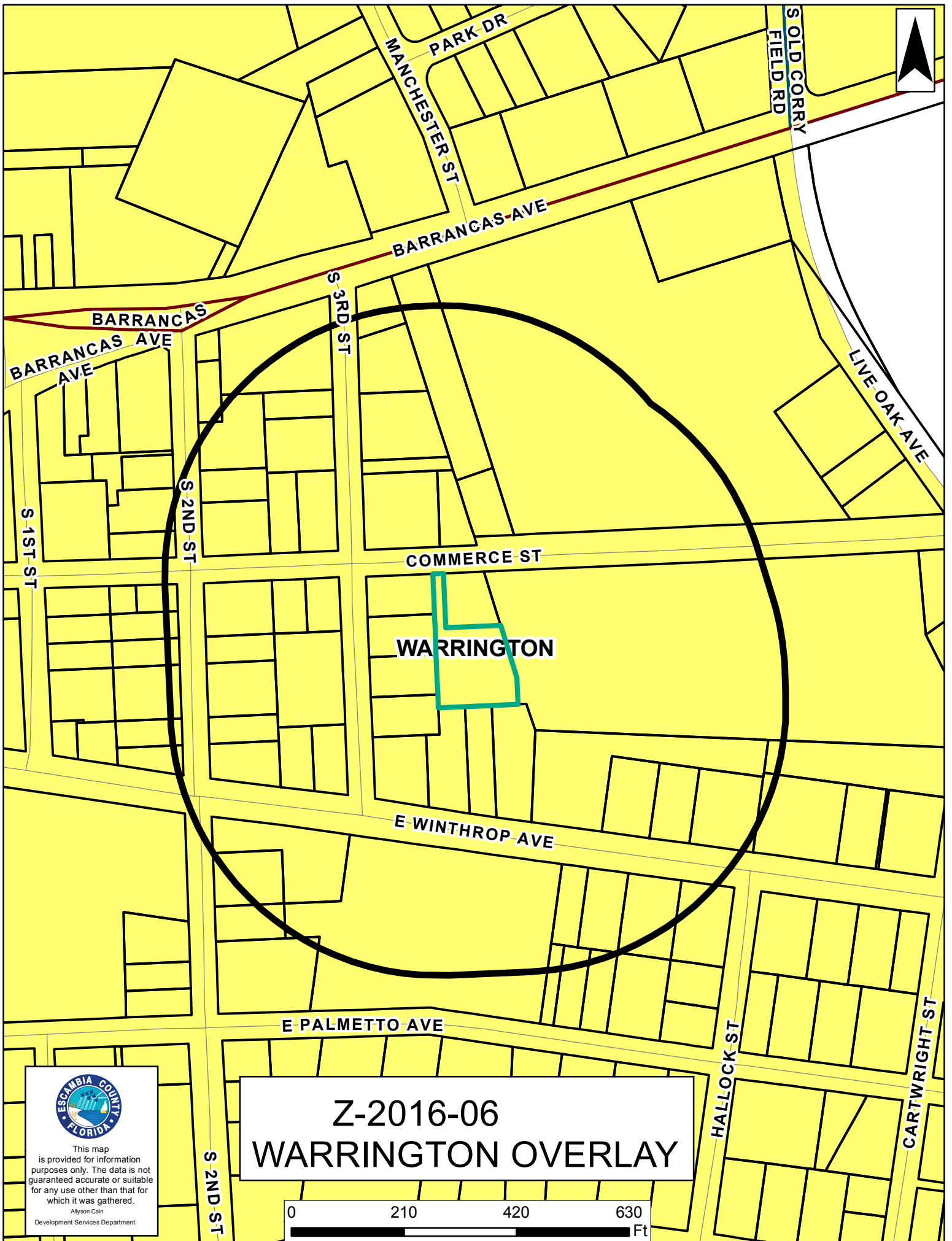


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Alyson Cain
Development Services Department

Z-2016-06
AIPD-2





BARRANCAS AVE

BARRANCAS AVE

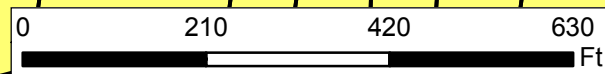

COMMERCE ST

WARRINGTON

E WINTHROP AVE

E PALMETTO AVE

Z-2016-06
WARRINGTON OVERLAY

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.
Alyson Cain
Development Services Department

478-4141

www.connellandmanziek.com



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2016-06
CURRENT ZONING: MDR PROPOSED ZONING: COM

PLANNING BOARD

DATE: 08/02/16 TIME: 8:30 A.M.

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3303 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 09/01/16 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 395-3473 OR VISIT
WWW.MPESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Looking into subject Parcel



Building on subject parcel



Another view looking toward subject parcel



Looking south across Commerce St
(adjacent commercial parcel)



Looking east from subject property
along Commerce St.



Looking north from
Commerce and 3rd St.
(church in background)



Looking north along 3rd Ave
toward Barrancas Ave.



Looking north across from
subject parcel on Commerce St.





Looking east along Commerce
from subject parcel



Another view looking east
along Commerce St.



Looking onto church parcel,
adjacent to subject parcel



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: 2-2016-00 Accepted by: AC/GR PB Meeting: 8/2

1. Contact Information:

A. Property Owner/Applicant: Terry Teschel

Mailing Address: P.O. Box 4027

Business Phone: None (closed) Cell: 850-377-2654

Email: None

B. Authorized Agent (if applicable): Joe WaneK

Mailing Address: 2107 Airport Blvd

Business Phone: 850-478-4141 Cell: 850-380-0677

Email: JWANEK1@Bellsouth.net

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

2. Property Information:

A. Existing Street Address: 325 E Commerce St

Parcel ID (s): 5125 307 06 100 4024

B. Total acreage of the subject property: .532

C. Existing Zoning: MDR

Proposed Zoning: CT (COM.)

FLU Category: MU-U

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

metal storage + Equipment Bldg in Rear of Property + office in front

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.

The front property at 337 E Commerce st was zoned C-1 in 2014. This property was all one piece before divided. We lost our grandfather use as C-1 when business closed in 2009. To be able to sell this property and warehouse we need to have it rezoned to C-1 like the property in front.

- 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.

The property is in the Warrington Overlay district but was used as commercial for 30 plus years with no conflict with the area. Also the front property at 337^E Commerce st was OK'd for rezoning to C-1 in 2014.

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.

This Rezoning Request to C-1 is consistent with the C-1 zoned property in front and across Commerce st to the north.

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.

C-1 zoning will be compatible with the C-1 zoning of the front property and the C-1 property to the North on Commerce St. The warehouse was built in 1974 and was used commercial until 2009 when closed.

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.

In 2014 the property in front was rezoned C-1. We are requesting that the rest of the property 325 E Commerce St also be rezoned to C-1.

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

This Re Zoning would just continue the C-1 zoning that is in front and across the street from this property.

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

There will be no effect on the natural environment

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 5129307061004024

Property Address: 325 E Commerce St, 32507

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 6th DAY OF July, YEAR OF 2016

Terry J. Tescha
Signature of Property Owner

TERRY J TESCHA
Printed Name of Property Owner

7/6/16
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 325 E Commerce St,
Pensacola, Florida, property reference number(s) 5125307061004024

I hereby designate Joe WANER
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 10 day of July
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: Joe WANER Email: JWANER61@Bellsouth.net
Address: 2107 Airport Blvd, Pensacola FL Phone: 850-380-0677

Terry J Teschel
Signature of Property Owner

TERRY J TESCHEL
Printed Name of Property Owner

7/6/16
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 6th day of JULY 20 16
by TERRY J. TESCHEL

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

Linda L. Benton
Signature of Notary

LINDA L. BENTON
Printed Name of Notary



(Notary Seal)

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

2015 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
08-3128-000		See Above	06	512S30-7061-004-024

2015 Real Estate 0158958.0000

TESCHEL TERRY J
 PO BOX 4027
 PENSACOLA FL 32507-0027

325 E COMMERCE ST
 LTS 4 TO 8 LESS W 125 FT BLK 24
 1ST ADDN TO NEW WA RRINGTON PB
 1 P 30 OR 6220 P 218 OR 6445 P
 See Tax Roll for extra legal.

CURR
 YEA
 TAX
 BECC
 DELINC
 APR

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

Nov 30 2015	Dec 31 2015	Jan 31 2016	Feb 29 2016	Mar 31 2016	Apr 30 2016
\$ 1102.37	\$ 1113.85	\$ 1125.33	\$ 1136.82	\$ 1148.30	\$ 1182.75

AMOUNT
 IF PA
 BY
 RETURN
 PAYM

DO NOT FOLD, STAPLE, OR MUTILATE

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*THIS AMOUNT
 WAS LATE
 4/2/16*



Development Services Department
Escambia County, Florida

**PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM**

SI-2S-30-7061-004-024
Property Reference Number

Joe Wanek
Name

325 E Commerce
Address

Owner

Agent

Referral Form Included? Y N

MAPS PREPARED

Zoning

FLU

Aerial

Other: _____

Redevelopment Area*: Warrington

PROPERTY INFORMATION

Current Zoning: MDR Size of Property: .52 +/-

Future Land Use: MU-U Commissioner District: 2

Overlay/AIPD: AIPD-2 Subdivision: _____

Sanitary Sewer _____ Septic Tank _____

**For more info please contact the CRA at 595-3217 prior to application submittal.*

COMMENTS

Desired Zoning: Com

Is Locational Criteria applicable? yes If so, is a compatibility analysis required? yes

Owner want to rezone to commercial to match property in front and across Commerce St increased in Warrington Overlay, suggested HDMU zoning; applicant wants commercial for resale value.

Applicant will contact staff for next appointment

Applicant decided against rezoning property

Applicant was referred to another process

BOA

DRC

Other: _____
Process Name

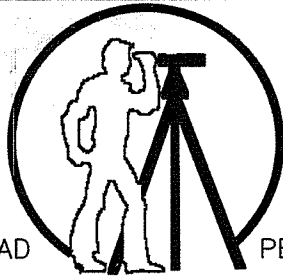
Staff present: Caleb MacLarke, Allyson Cain

Date: 6/29/2016

Applicant/Agent Name & Signature: Joseph A Wanek Joseph A WANER

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.

JOEL WALTERS



LAND SURVEYING

TELEPHONE NO. (850) 944-7926

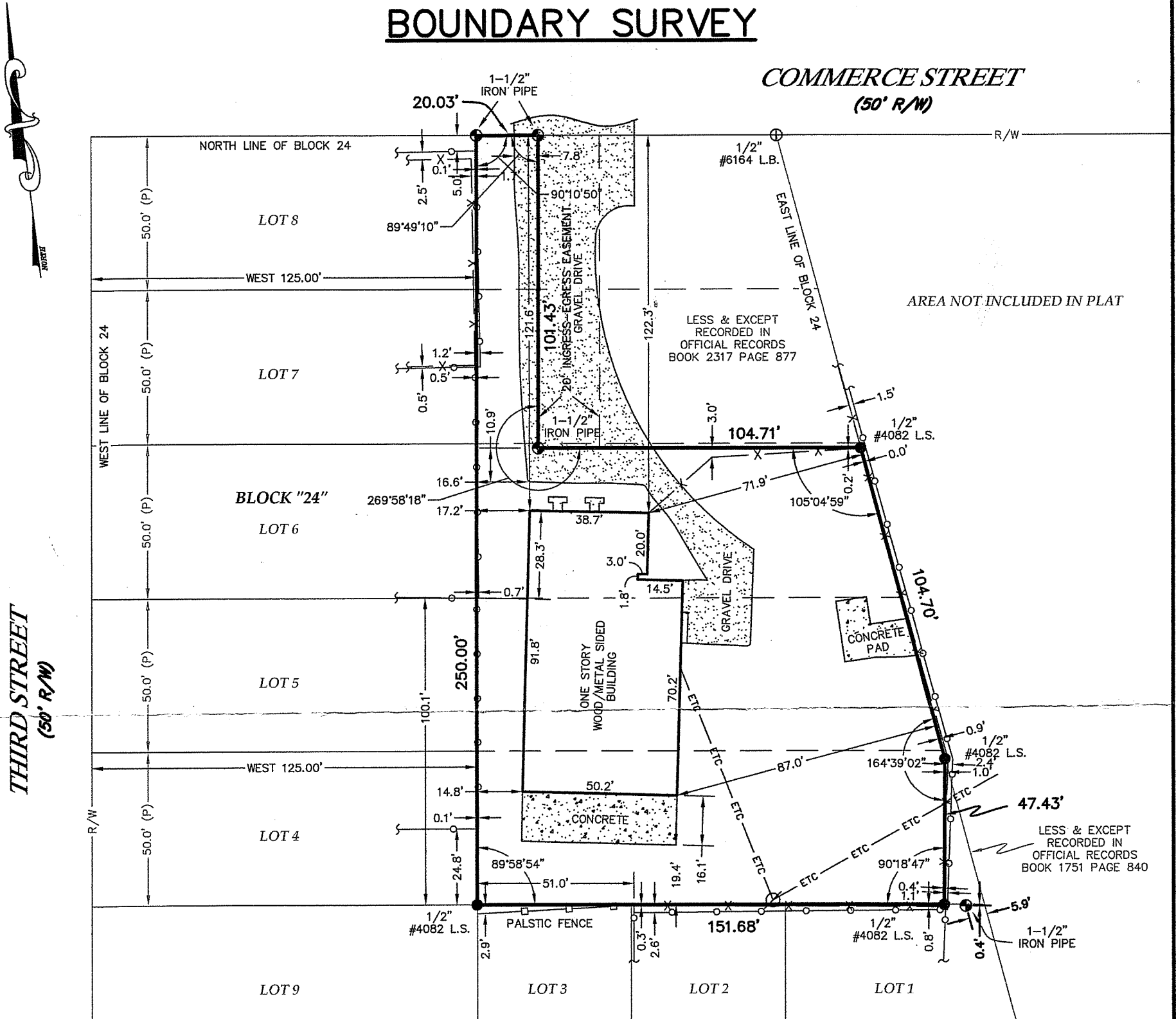
9191 RUBY'S FISH CAMP ROAD

PENSACOLA, FL 32526

FAX NO. (850) 944-3012

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

BOUNDARY SURVEY



LAND DESCRIPTION:

Lots 4, 5, 6, 7 and 8, less and except the Westerly 125 feet, Block "24", First Addition to New Warrington, a subdivision of a portion of Section 51, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat of said Subdivision recorded in Plat Book 1 at Page 30 of the records of said county and also less & except that certain property as described in Official Record Book 1305 at Page 110, Official Record Book 2317 Page 877, Official Record Book 1751, Page 840, Escambia County, Florida. Together with a 20 foot ingress-egress easement over the west 20 feet of that property described in Official Record Book 2317 at page 877 of the public records of Escambia County, Florida.

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

Address: 325 East Commerce Street

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

I hereby certify to Terry Teschel that this survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes.

LEGEND:

- Legend items: 4"x4" (P.R.M.) Permanent Reference Monument Found, 4" x 4" Concrete Monument Found, Capped Iron Rod Found, Iron Rod Unnumbered Found, Iron Pipe Unnumbered Found, (P.C.P.) Permanent Control Point Found, Nail & disk Found, 1/2" Diameter Capped Iron Rod L.S. #4082 Set, Utility Pole, Guy Anchor Wire, Aerial Electric, Telephone, Cable Lines, Chain Link Fence, Wire Fence, Wood Fence, Plastic Fence, Right of Way B.S.L. Building Setback Line, CONC. Concrete, Centerline, Property Line, Point on Line, P.O.C. - Point of Commencement, P.O.B. - Point of Beginning, P.C. - Point of Curvature, P.T. - Point of Tangency, P.I. - Point of Intersection, P.R.C. - Point of Reverse Curvature, P.C.C. - Point of Compound Curvature, R - Radius, Delta L - Length of Arc Ch - Chord, CB - Chord Bearing T - Tangent (P) - Plat (D) - Description or Deed (A) - Actual (TYP) - Typical L.S. - Licensed Surveyor L.B. - Licensed Business, Indicates Covered, Set Hub & Tack, Benchmark, N.R. - Non-Radial N.T.S. - Not to Scale, Ele - Elevation, Light Pole

NOTE: ALL MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

Form fields: JOB NO. 09-12-015, FILE NO. B-12834, SCALE: 1"=40', REQUESTED BY: Terry Teschel, DWG NAME 0912015, DATE OF SURVEY: 12/29/09, ENCROACHMENTS: AS SHOWN, FIELD BOOK: 596, PAGE: 74-76, REVISIONS:

DRAWN BY: KWJ

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

Seal area containing the surveyor logo and text: NOT VALID - UNLESS SEALED WITH AN EMBOSSED SEAL



**Development Services Department
Building Inspections Division**

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

RECEIPT

Receipt No. : **668017**

Date Issued. : 07/06/2016

Cashier ID : VHOWENS

Application No. : PRZ160700006

Project Name : Z-2016-06

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1204	\$1,275.50	App ID : PRZ160700006
		\$1,275.50	Total Check

Received From : TERRY J TESCHEL

Total Receipt Amount : **\$1,275.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ160700006	761102	1,275.50	\$0.00	325 E COMMERCE ST, PENSACOLA, 32507

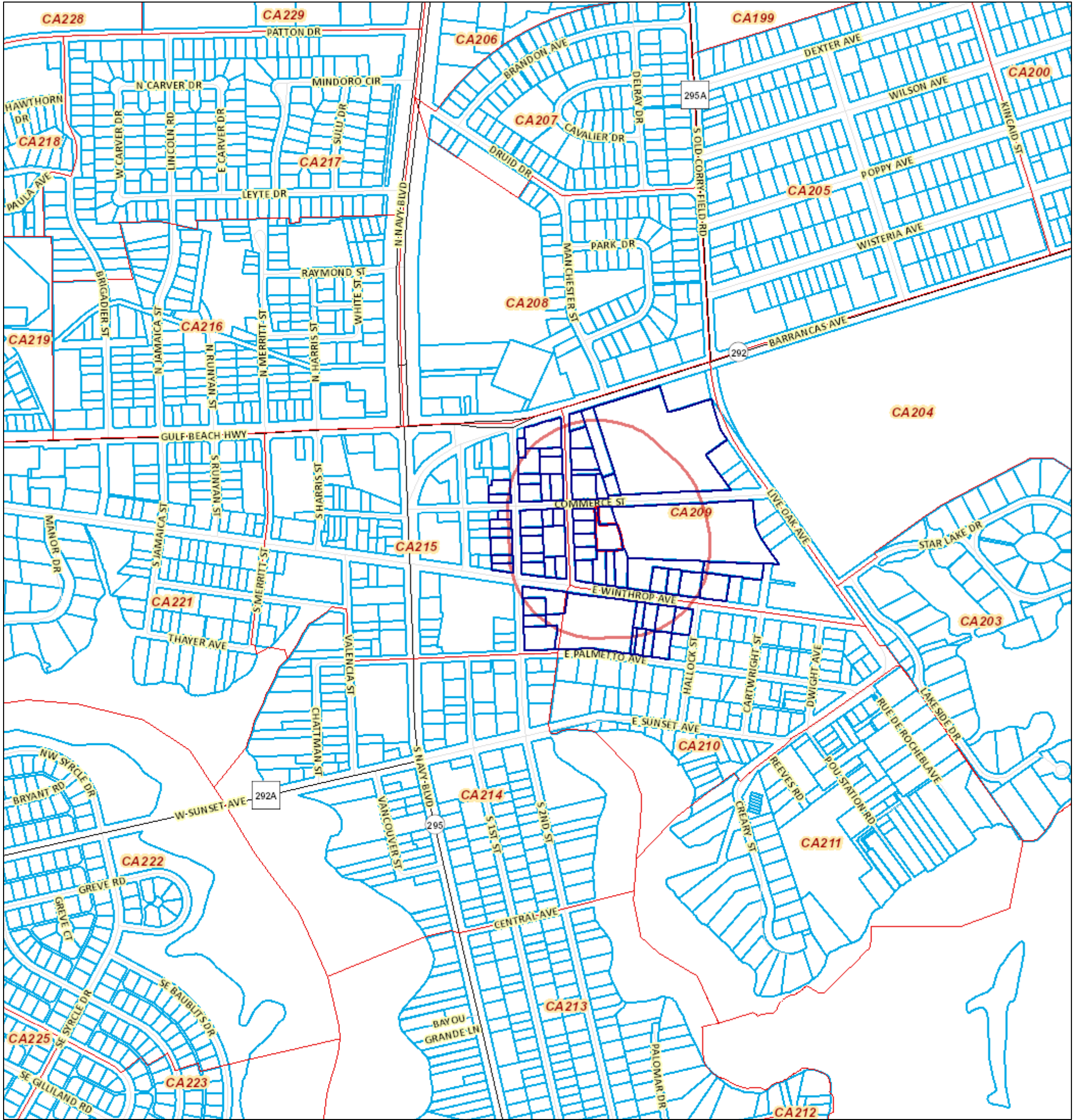
Total Amount :

1,275.50

\$0.00

Balance Due on this/these
Application(s) as of 7/8/2016

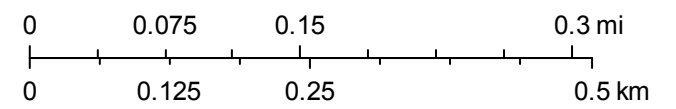
Chris Jones Escambia County Property Appraiser



July 8, 2016

1:6,730

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



TESCHEL TERRY J
PO BOX 4027
PENSACOLA, FL 32507

FIVE FLAGS CORP
PO BOX 4877
PENSACOLA, FL 32507

HARTUNG HELEN
320 E WINTHROP AVE
PENSACOLA, FL 32507

LIECHTY NATHAN J
121 S 3RD ST
PENSACOLA, FL 32507

POLLOCK PHILIP A & CHERYL E
1 OSAGE TR
VICKSBURG, MS 39108

PIONEER CASEWORK LLC
10 SOUTH THIRD ST
PENSACOLA, FL 32507

RIEL BELLA
100 S 3RD ST
PENSACOLA, FL 32507

SIMMONS TEQUILLA
215 COMMERCE ST
PENSACOLA, FL 32507

WARD THOMAS H
PO BOX 16543
PENSACOLA, FL 32507

REAL ESTATE MANAGEMENT LLC
PO BOX 37533
PENSACOLA, FL 32526

MORKES WILLIAM L
701 PALAMAR DR
PENSACOLA, FL 32507

REDEEMER LUTHERAN CHURCH
333 COMMERCE ST
PENSACOLA, FL 32507

BROWN KAREN L
13830 INNERARITY POINT RD
PENSACOLA, FL 32507

MILLER RICHARD
12441 ATHERTON RD
ANCHORAGE, AK 99516

SUMNER MADLINE M
302 E WINTHROP AVE
PENSACOLA, FL 325073670

SKINNER ELIZABETH N
3570 RIDDICK DR
PENSACOLA, FL 32504

HETHINGTON MARGARET EST OF
C/O GAIL HETHINGTON
409 E SUNSET AVE
PENSACOLA, FL 32507

STRONG ROBERT
5701 CORONADA BLVD
PENSACOLA, FL 32507

LIEBHARDT DONNA LOUISE TIERNEY
300 E WINTHROP AVE
PENSACOLA, FL 32507

CUSHING MARGARET A
108 2ND ST
PENSACOLA, FL 32507

WARRINGTON
4093 BARRANCAS AVE
PENSACOLA, FL 32507

PATTERSON WILLIAM T III
203 HALLOCK ST
PENSACOLA, FL 32507

WARRINGTON METHODIST
301 E WINTHROP AVE
PENSACOLA, FL 32507

RICHARDSON KATHLEEN A
141 BAYSHORE DR
PENSACOLA, FL 32507

BRAZWELL JOSEPH L SR
2355 SCENIC HWY
PENSACOLA, FL 32503

HOULIHAN MICHAEL
104 S 3RD ST
PENSACOLA, FL 32507

WERNER JOHN G II LLC
4095 BARRANCAS AVE
PENSACOLA, FL 32507

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O NHMS LLC
2600 DOUGLAS RD STE 800
CORAL GABLES, FL 33134

CHIEFS ENDEAVORS LLC
PO BOX 4634
PENSACOLA, FL 32507

KING NED
1113 E MAXWELL ST
PENSACOLA, FL 32503

DELLAPENTA ROBERT L JR & LEONA K
114 SOUTH 2ND ST
PENSACOLA, FL 32507

*****+*+*+*, **

BOSSO MICHAEL
3028 CANNONADE DR
PENSACOLA, FL 32506

KING NED D JR
1113 E MAXWELL ST
PENSACOLA, FL 32507

PASANEN MICHAEL S
4 S 2ND ST
PENSACOLA, FL 32507

SUAREZ EUFEMIO E JR & JUANITA S
2851 GODWIN LN
PENSACOLA, FL 32506

TRAC LABORATORIES INC
314 MIMOSA DR
DENTON, TX 76201-0855

PELAS CHERYL P YOUNG
1289 EAGLE DR
CANTONMENT, FL 32533

ST JOHN DAVID L
206 SOUTH 2ND ST
PENSACOLA, FL 32507

WARRINGTON HARDWARE INC
4111 BARRANCAS AVE
PENSACOLA, FL 32507-3643

BARNES TAYLOR D
6329 SIQUENZA DR
PENSACOLA, FL 32507

D W C INVESTMENT PARTNERSHIP
3964 AIRPORT BLVD
MOBILE, AL 36608

WAITS WOOD D & NORIKO
8025 CHESTERFIELD RD
PENSACOLA, FL 32506

MAXTON VIRGINIA E
324 E PALMETTO AVE
PENSACOLA, FL 32507

SVIGLIN KRESIMIR C & BARBARA H
BRACE TUCMAN 10
10295, KUPLJENOVO, CROATIA

POLY VICTORIA
111 S 2ND ST
PENSACOLA, FL 32507

ELWELL KATHLEEN SUZANNE
105 S 2ND ST
PENSACOLA, FL 32507

MAJEWSKI KRISTIN
217 BERRY RD
PENSACOLA, FL 32507

HAMBY DANIEL W & DEBRA
PO BOX 16595
PENSACOLA, FL 32507

TYLER ROBERT C LIFE EST
321 E WINTHROP AVE
PENSACOLA, FL 32507

WILKINSON RODNEY & ROBIN
22 E WINTHROP AVE
PENSACOLA, FL 32507

SAHUQUE SYBIL FRILOUX
404 WINTHROP AVE
PENSACOLA, FL 32507

MADIGAN THERESA B
312 E PALMETTO AVE
PENSACOLA, FL 32507

From: [Maxwell P. Rogers](#)
To: [Allyson Cain](#)
Cc: [Clara F Long \(CRA\)](#)
Subject: RE: Rezoning in Warrington Overlay
Date: Wednesday, July 20, 2016 9:40:17 AM

Allyson,

We have reviewed the rezoning request and have no comment.

Thanks,

Max Rogers, AICP
Development Program Manager
Escambia County Community Redevelopment Agency
221 Palafox Place, Pensacola, FL 32502
Office: 850-595-3499
Cell: 850-420-9497
Fax: 850-595-3218
E-mail: mprogers@myescambia.com
Website: www.myescambia.com

From: Allyson Cain
Sent: Tuesday, July 19, 2016 1:38 PM
To: Sherry Duffey
Cc: Maxwell P. Rogers
Subject: Rezoning in Warrington Overlay

Please see the case file for the rezoning request from MDR to Commercial. I would like comments as soon as possible. The agenda will be finalized Thursday. My apologies for sending so late, I have been out a few days and time slipped away from me.

Thanks

Allyson Cain, Urban Planner II
Development Services
Planning & Zoning
850-595-3547



**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: July 25, 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-2016-06 – 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