

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
July 10, 2017–8:30 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 June 6, 2017 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2017-07
Applicant: Brett & Susan Ward and Burton & Katherine Ward, Owners
Address: 5700 Pine Forest Rd
Property Size: 2.5 (+/-) acres
From: Agr, Agricultural district (one du/20 acres)
To: RR, Rural Residential district (one du/four acres)
 - B. Case #: Z-2017-08
Applicant: Kerry Anne Schultz, Agent for Douglas E. Dormer, Agent for Owners
Address: 4200 Blk of Spanish Trail and 4224 Creighton Rd

Property Size: 0.19 (+/-) acres and 0.25 (+/-) acres
From: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre, lodging unit density not limited by zoning)
To: HDMU, High Density Mixed-use district (25 du/acre)

C. Case #: Z-2017-09
Applicant: Buddy Page, Agent for Tony Perez, Owner
Address: 703 Beverly Parkway
Property Size: 0.10 +/- acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre, lodging unit density not limited by zoning)

D. Case #: Z-2017-10
Applicant: Buddy Page, Agent for Zenaida Palacios, Owner
Address: 5200 Burlington Rd
Property Size: 0.18 (+/- acres)
From: MDR, Medium Density Residential district (10 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial 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: 07/10/2017

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2017 Planning Board Rezoning Meeting.

Attachments

Draft June 6, 2017 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING June 6, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:58 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Edwin Howard
Patty Hightower
William Clay
Stephen Opalenik

Absent: Timothy Pyle
Eric Fears

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was led by Wayne Briske.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Jay Ingwell

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

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

4. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the Rezoning Planning Board meeting packet for June 6, 2017.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

5. Quasi-judicial Process Explanation.

6. Public Hearings.

A. Case #: Z-2017-05
Applicant: Lisa Heaton and Billy Smith, Jr, Owners
Address: 517 W Detroit Boulevard
Property Size: 0.19 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDMU, High Density Mixed-use district (25 du/acre)

No planning board member acknowledged visiting the site.

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

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Edwin Howard, Seconded by Jay Ingwell

Motion was made to recommend approval to rezone from MDR to LDMU instead of the original request to rezone to HDMU.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

7. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 07/10/2017
CASE : Z-2017-07
APPLICANT: Brett & Susan Ward, Owners
ADDRESS: 5700 Pine Forest Road
PROPERTY REF. NO.: 38-5N-33-3301-000-000 (parent parcel)
FUTURE LAND USE: AG, Agriculture
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 08/03/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Agr, Agricultural district (one du/20 acres)

TO: RR, Rural Residential district (one du/four acres)

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. General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined below.

FLUM Agriculture (AG)

General Description: Intended for routine agricultural and silvicultural related activities and very low density residential uses. Also allows for commercial activity limited to those

endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services.

Range of Allowable Uses: Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial.

Standards: Residential Maximum Density: 1 du/20 acres

Non-Residential: Minimum Intensity: None.

Maximum Intensity: 0.25 Floor Area Ratio (FAR).

FLU 3.1.4 Rezoning. Escambia County will protect agriculture and the rural lifestyle of northern Escambia County by permitting re-zonings to districts, allowing for higher residential densities in the Rural Community (RC) future land use category.

FINDINGS

The applicant has concurrently submitted an application for a FLU amendment for the same 2.5 +/- acre parcel, requesting a change from Agricultural (AG) to Rural Community (RC). If the FLU change to RC is approved, then the proposed rezoning to RR **would be consistent** with the intent and purpose of FLU category RC, as stated in CPP FLU 1.3.1; the RC FLU designation is intended to recognize existing residential development that serves the rural and agricultural areas of Escambia County. The RC FLU allows for residential uses at a maximum density of two du/acre, while encouraging the protection of the existing agricultural activities and the rural life style.

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. 3-2.2 Agricultural district (Agr).

(a) Purpose. The Agricultural (Agr) district establishes appropriate areas and land use regulations for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture. The primary intent of the district is to avoid the loss of prime farmland to other uses, its division into smaller parcels of multiple owners, and other obstacles to maintaining or assembling sufficient agricultural acreage for efficient large-scale farming. Other than agricultural production, non-residential uses within the Agricultural district are generally limited to rural community uses that directly support agriculture, and to public facilities and services necessary for the basic health, safety, and welfare of a rural population. The absence of urban or suburban infrastructure is intentional. Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure. Single-family dwellings are allowed at a very low density sufficient for the needs of the district's farm-based population.

Sec. 3-2.3 Rural Residential district (RR).

(a) Purpose. The Rural Residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for

residential development at greater density than the Agricultural district on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character.

(b) Permitted uses. Permitted uses within the RR district are limited to the following:

(1) Residential.

a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.

b. Single-family dwellings (other than manufactured homes), detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland.

See also conditional uses in this district.

(2) Retail sales. No retail sales except as permitted agricultural and related uses in this district.

(3) Retail services. Bed and breakfast inns. No other retail services except as permitted agricultural and related uses or as conditional uses in this district.

(4) Public and civic.

a. Cemeteries, including family cemeteries.

b. Clubs, civic or fraternal.

c. Educational facilities, K-12, on lots one acre or larger.

d. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

e. Funeral establishments.

f. Places of worship on lots one acre or larger.

g. Public utility structures 150 feet or less in height, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Campgrounds and recreational vehicle parks on lots five acres or larger.

b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.

c. Marinas, private.

d. Parks without permanent restrooms or outdoor event lighting.

e. Passive recreational uses.

See also conditional uses in this district.

(6) Industrial and related. [Reserved]

(7) Agricultural and related.

a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other

domesticated equine per acre.

b. Aquaculture, marine or freshwater.

c. Farm equipment and supply stores.

d. Kennels and animal shelters on lots two acres or larger.

e. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such use limited to non-residential farm buildings.

f. Silviculture.

g. Stables, public or private, on lots two acres or larger.

h. Veterinary clinics. A minimum of two acres for boarding animals.

FINDINGS

The applicant stated that by separating the 2.5 (+/-) acre subject parcel from the larger site and requesting a rezoning, the existing residential structure within the parcel would meet the current zoning requirements, providing an allowance for the property owner to separate and maintain the agricultural uses to continue the prime farmland operations. The proposed rezoning **is consistent** with the intent and purpose of the LDC. Under Section 3-2.3 (b), single family dwellings, detached, on lots a minimum of one acre are permitted, in order to avoid prime farm land; the RR zoning district does allow and encourage the clustering of smaller residential lots where needed, to protect prime farmland from non-agricultural use.

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

Compatible with surrounding uses

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius staff observed properties with zoning districts Agr and RR. Three single-family residences and two improved agricultural residential parcels. The primary intent of the district is to provide for residential development at greater density than the Agricultural district, on soils least valuable for agricultural production, while continuing to support small-scale farming on more productive district lands. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure.

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

Changed conditions

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

FINDINGS

Staff found **no changed conditions** that would impact the amendment or property. The agricultural and rural residential character of the area is still a reflection of the primary uses of the land in this part of Escambia County.

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

Development patterns

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

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The language in the LDC allows for agricultural production supporting uses, including a rural residential component. The area's rural development pattern trend to the establishment of supporting rural residential development adjacent to primarily agricultural uses, mainly along the existing roadways.

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. The parcel already has existing residential and accessory structures on-site. 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-2017-07

Z-2017-07



ROCKAWAY CREEK RD

MEADOWS LN

NOKOMIS RD

PINE-BARREN-CHURCH RD

W-HIGHWAY-4

PINE FOREST RD

HOLLOW SANDY RD

ROCKAWAY CREEK RD

FICKLIN RD

SEALES RD

YOUNG RD

PELT RD

DEER LAKE RD

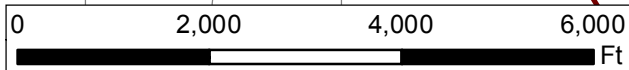
SANDY HOLLOW RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2017-07 LOCATION MAP



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



Agr

Agr

Agr

RR

RR

Agr

RR

RR

Agr

Agr

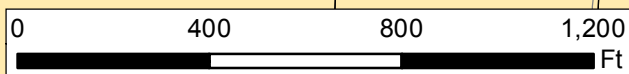
PINE FOREST RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2017-07 500' RADIUS ZONING



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



AG

RC

+/- 130.84
acres

RC

PINE FOREST RD

AG

+/- 2.5
acres

AG

RC

AG

AG

AG



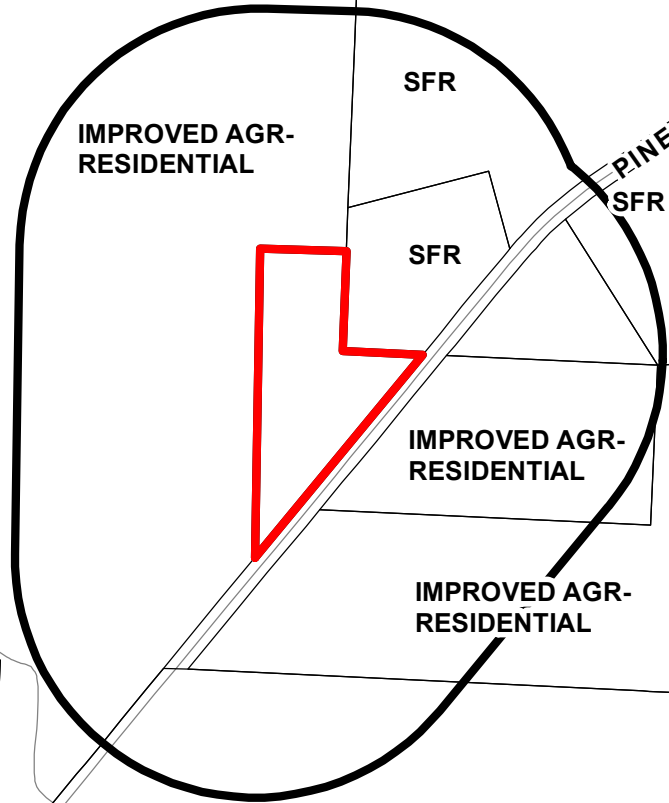
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-07 FUTURE LAND USE



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



IMPROVED AGR-RESIDENTIAL

SFR

PINE FOREST RD

SFR

SFR

IMPROVED AGR-RESIDENTIAL

IMPROVED AGR-RESIDENTIAL

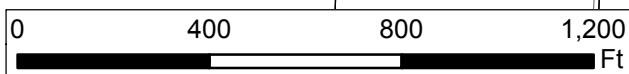
CROPLAND



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Andrew Holmer
Planning and Zoning Dept.

Z-2017-07 EXISTING LAND USE



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



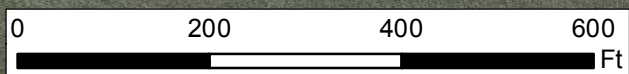
PINE FOREST RD



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Andrew Holmer
Planning and Zoning Dept.

Z-2017-07 AERIAL MAP



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



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2017-07
CURRENT ZONING: AGR **PROPOSED ZONING:** RR

PLANNING BOARD

DATE: 07/10/17 **TIME:** 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/03/17 **TIME:** 5:49 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
PROPERTY OF ESCAMBIA COUNTY

Public
Hearing Sign



Looking East across Pine Forest Rd from subject parcel



Looking Northeast from Pine Forest Rd



Looking Northwest from Pine Forest Rd



Looking Southwest from parcel onto
Pine Forest Rd

PRZ 170500014



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: 22017-07 Accepted by: Alan PB Meeting: 7/11/2017

1. Contact Information:

A. Property Owner/Applicant: Brett & Susan Ward
 Mailing Address: 4761 Hwy 99-A Walnut Hill, FL 32568
 Business Phone: (850) 327-4659 cell: (850) 336-1331
 Email: _____

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

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

2. Property Information:

A. Existing Street Address: 5700 Pine Forest Road
 Parcel ID (s): 38 5N 33 3301 000 000

B. Total acreage of the subject property: 2.5

C. Existing Zoning: AG
 Proposed Zoning: RR
 FLU Category: AG

D. Is the subject property developed (if yes, explain): Yes, it has one single-family residence and two barns.

E. Sanitary Sewer: _____ Septic:



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: Burton Heath and Kathryn Elisabeth H. Ward
 Mailing Address: 5090 Arthur Brown Road Walnut Hill, FL 32568
 Business Phone: 850.327.3029 Cell: 251.359.4600
 Email: ehward7@gmail.com

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

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

2. Property Information:

A. Existing Street Address: _____
 Parcel ID (s): _____

B. Total acreage of the subject property: _____

C. Existing Zoning: _____

Proposed Zoning: _____

FLU Category: _____

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

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.

Rural Residential would allow us to cut out the 2.5 acres that includes the house and two barns so we can preserve the prime farm land and keep as much as possible in ag production.

- 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 proposed request of Rural Residential is consistent with the Comprehensive Plan because the intent of Rural Community is to promote compact development throughout the rural and ag areas of the county.

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.

The proposed rezoning request is not in conflict with the purposes and intent of the LDC because Sec. 3-2.3.b.1.6 states that single-family dwellings can be on lots of one acre (minimum) to avoid prime farm land.

- 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.

The proposed rezoning request is compatible with the surrounding area because the Rural Residential zoning category is already established along Pine Forest Road.

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

No, the proposed rezoning would not encourage new uses, density, or intensity in the area because this parcel is already developed.

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

The request of Rural Residential is logical and orderly because this parcel is adjacent to existing Rural Residential zoning districts.

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

No, the proposed rezoning would not have any adverse impact on the 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): 38 5N 33 3301 000 000

Property Address: 5700 Pine Forest Road

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 24th DAY OF May, YEAR OF 2017

[Signature]
Signature of Property Owner

Burton Heath Ward
Printed Name of Property Owner

5/24/17
Date

Kathryn Elisabeth H Ward
Signature of Property Owner

Kathryn Elisabeth H Ward
Printed Name of Property Owner

5/24/17
Date

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): 38 5N 33 3301 000 000

Property Address: 5700 Pine Forest Road

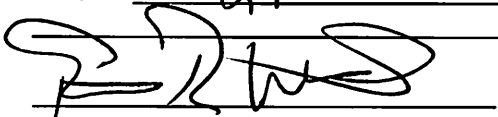
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed 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 24th DAY OF May, YEAR OF 2017


Signature of Property Owner

Susan R. Ward
Printed Name of Property Owner

5/24/17
Date

Susan R. Ward
Signature of Property Owner

Susan R. Ward
Printed Name of Property Owner

5/24/17
Date

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: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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.

Burton Heath Ward
Signature of Owner/Agent

Burton Heath Ward
Printed Name Owner/Agent

5/24/17
Date

Kathryn Elizabeth H. Ward
Signature of Owner

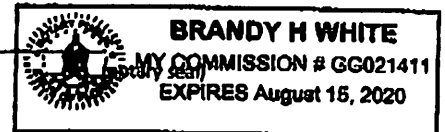
Kathryn Elizabeth H. Ward
Printed Name of Owner

5/24/17
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 24th day of May 2017, by Burton & Kathryn Ward Personally Known OR Produced Identification . Type of Identification Produced: N/A

Brandy White
Signature of Notary

Brandy White
Printed Name of Notary



THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File #17GL-5789

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Janis W. Harms, an un-remarried widow, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Janis W. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010 Grantor*, Address: 5700 Pine Forest Road, Walnut Hill, Florida 32568 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99A, Walnut Hill, Florida 32568, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia State of Florida, to wit:

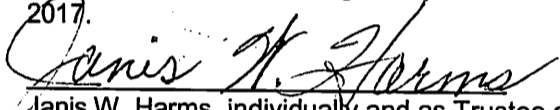
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

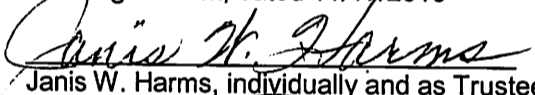
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 28th day of April, 2017.

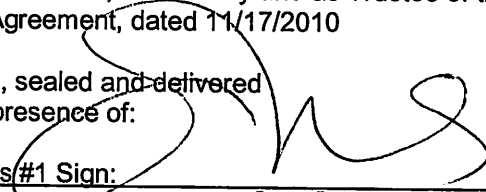


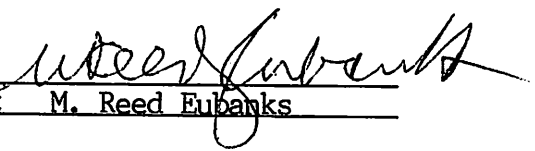
Janis W. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010



Janis W. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered in the presence of:

Witness #1 Sign: 
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 
Witness #2 Print Name: M. Reed Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of April, 2017, by Janis W. Harms, an un-remarried widow, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Janis W. Harms, an un-remarried widow, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires: **M. Reed Eubanks
Notary Public-State of FL
Comm. Exp. June 2, 2018
Comm. No. FF 106262**
(Notary Seal)

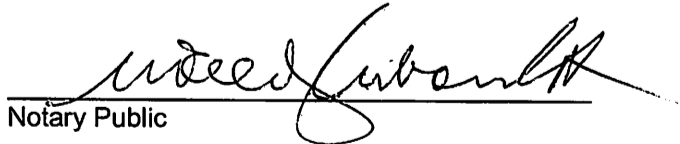

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel1:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 17FL-5789

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 5700 Pine Forest Road
Legal Address of Property: 5700 Pine Forest Road, Walnut Hill, FL 32568

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Janis Harms
Seller's Name: Janis W. Harms, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010

Janis Harms
Seller's Name:
Janis W. Harms, individually and as Trustee of
The Lowell C. Harms Revocable Trust Agreement,
Dated 11/17/2010

[Signature]
Witness #1 Sign:
Witness #1 Print Name: Carol D. Eubanks

[Signature]
Witness #2 Sign:
Witness #2 Print Name: M. Reed Eubanks

As to Buyer(s):

[Signature]
Buyer's Name: Brett R. Ward

Susan R. Ward
Buyer's Name: Susan R. Ward

[Signature]
Buyer's Name: Burton Heath Ward

Kathryn Elisabeth H. Ward
Buyer's Name: Kathryn Elisabeth H. Ward

[Signature]
Witness #1 Sign:
Witness #1 Print Name: Carol D. Eubanks

[Signature]
Witness #2 Sign:
Witness #2 Print Name: M. Reed Eubanks

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 17FL-5789

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, Grantor*, Address: 5700 Pine Forest Road, Walnut Hill, Florida 32568 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99 A, Walnut Hill, Florida 32568 grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The above described property is not the homestead of the Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 25 day of April, 2017.



David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010



David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered
in the presence of:

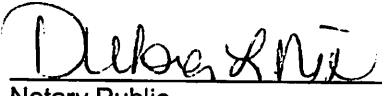
Witness #1 Sign: Hali McCaw
Witness #1 Print Name: Hali McCaw

Witness #2 Sign: Debra Nix
Witness #2 Print Name: Debra C. Nix

STATE OF Alabama
COUNTY OF Baldwin

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of April, 2017, by David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010 who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:
~~My Commission Expires August 26, 2016~~
(Notary Seal)



Notary Public

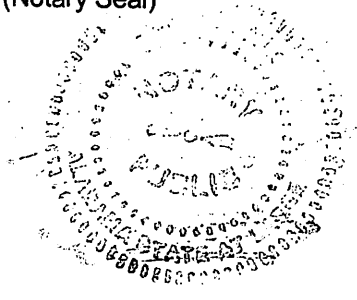


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel1:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No.17FL-5789

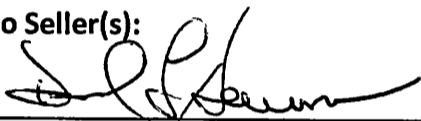
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road, Walnut Hill, Florida
Legal Address of Property: 5700 Pine Forest Road, Walnut Hill, Florida 32568

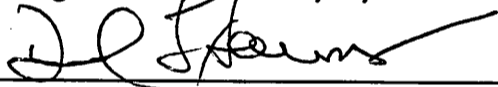
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):



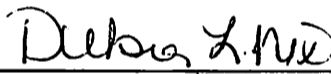
Seller's Name: David L. Harms, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010



Seller's Name: David L. Harms, individually
And as Trustee of the Lowell C. Harms Revocable
Trust Agreement, dated 11/17/2010

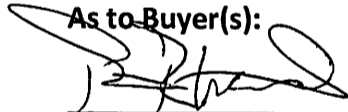


Witness Name: Hali McCaw



Witness Name: Debra L. Nix

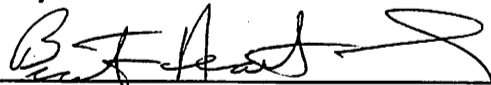
As to Buyer(s):



Buyer's Name: Brett R. Ward



Buyer's Name: Susan R. Ward



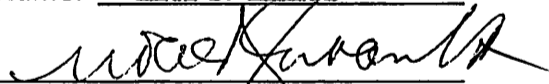
Buyer's Name: Burton Heath Ward



Buyer's Name: Kathryn Elisabeth H. Ward



Witness Name: Carol D. Eubanks



Witness Name: M. Reed Eubanks

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 17FL-5789

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017031712 5/1/2017 10:46 AM
OFF REC BK: 7704 PG: 106 Doc Type: WD
Recording \$27.00 Deed Stamps \$2,088.80

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, Grantor*, Address: 45288 Pine Hill Drive, Hammond, LA 70401 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99 A, Walnut Hill, Florida 32568, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

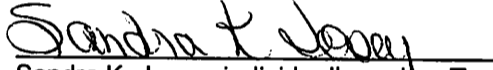
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The Above described property is not the homestead of the Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

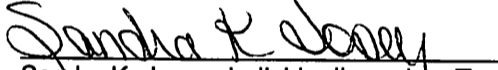
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

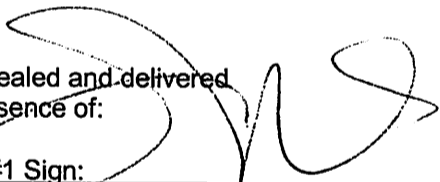
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 28th day of April, 2017.



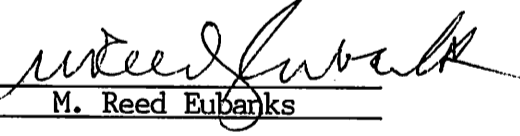
Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010



Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered in the presence of:


Witness #1 Sign: _____
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 
Witness #2 Print Name: M. Reed Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of April, 2017, by Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:
(Notary Seal)

M. Reed Eubanks
Notary Public-State of FL
Comm. Exp. June 2, 2018
Comm. No. FF 106262

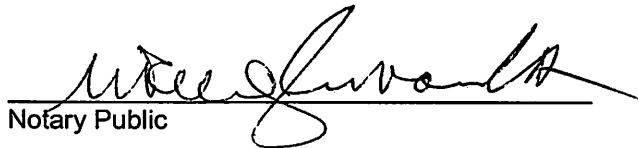

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 17FL-5789

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road, Walnut Hill, Florida
Legal Address of Property:

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Sandra K Josey
Seller's Name: Sandra K. Josey, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010

Carol D. Eubanks
Witness Name: Carol D. Eubanks

Sandra K Josey
Seller's Name: Sandra K. Josey, individually
And as Trustee of the Lowell C. Harms Revocable
Trust Agreement, dated 11/17/2010

M. Reed Eubanks
Witness Name: M. Reed Eubanks

As to Buyer(s):

Brett R. Ward
Buyer's Name: Brett R. Ward

Carol D. Eubanks
Witness Name: Carol D. Eubanks

Susan R. Ward
Buyer's Name: Susan R. Ward

M. Reed Eubanks
Witness Name: M. Reed Eubanks

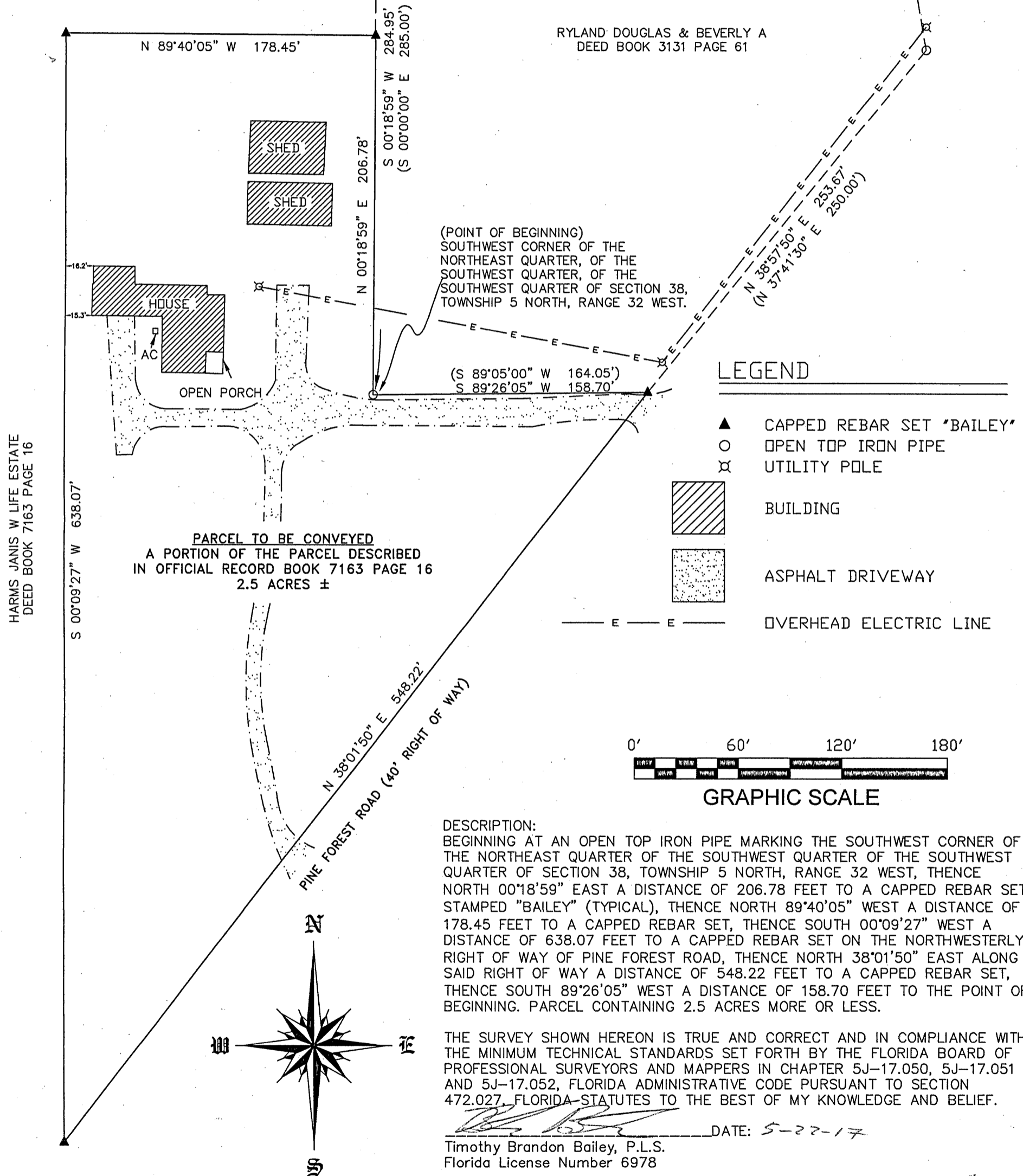
Burton Heath Ward
Buyer's Name: Burton Heath Ward

Kathryn Elisabeth H. Ward
Buyer's Name: Kathryn Elisabeth H. Ward

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) ALDOT CORS.
2. FIELD DATA COLLECTED: MAY 10, 2017
3. REFERENCES USED IN THIS SURVEY: DEED BOOK 6863 PAGE 686, DEED BOOK 6863 PAGE 657, OFFICIAL RECORD BOOK 4378 PAGE 369 ALL RECORDED IN THE OFFICE OF JUDGE OF PROBATE ESCAMBA COUNTY, FLORIDA; PLAT OF SURVEY BY ROBERT WARD DATED 09/17/2008 PROVIDED BY CLIENT.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
5. BEARINGS AND DISTANCES SHOWN ARE FROM FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



CLIENT: BRETT WARD	TYPE OF SURVEY: CONVEYANCE	SCALE: 1" = 60'	
Survey Prepared By: Timothy Brandon Bailey, P.L.S. 208 Mohawk Street Mobile, Alabama 36606	FILE NO.: 30-17 Telephone: 251-564-7295 tbbailey@hotmail.com	THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.	



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: June 7, 2017

**RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-03
and Z-2017-07**

TTO Staff has reviewed the Small Scale Map Amendment (SSA)-2017-03 and Rezoning Case (Z)-2017-03, 5700 SR297 (Pine Forest Road), agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program or the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along Pine Forest Road within the vicinity of the subject parcel.

Per the Florida-Alabama Transportation Planning Organization (TPO) Congestion Management Process Plan, Pine Forest Road is currently functioning within its allowable capacity for traffic volumes between the segment of SR10A (Mobile Hwy) and I-10. The maximum level-of-service (LOS) for the roadway segment is LOS D (39,800 trips/day), and currently the roadway segment is functioning at a LOS C (26,000 trips/day) and is not expected to exceed 29,000 trips/day by Year 2024, which is still within the allowable LOS roadway standard.

The TPO 2040 Long Range Transportation Plan (LRTP) does include a capacity project along Mobile Highway from Nine Mile Road to Godwin Lane, which lies just west of the subject parcel, to widen to 4 lanes. The 2040 LRTP proposes Federal/State dollars to fund the engineering design phase (\$10.4M) for this section of Mobile Highway within the 2026-2030 timeframe. However, no right-of-way (\$17.3M) or construction (\$39.7M) funds are proposed in the LRTP at this time.

Due to the information provided above, TTO Staff does not have any concerns with the proposed SSA and/or the rezoning request; however, TTO's review 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

7. B.

Meeting Date: 07/10/2017

CASE : Z-2017-08

APPLICANT: Kerry Anne Schultz, Agent for Douglas E. Dormer, Agent for Owners

ADDRESS: 4200 Blk of Spanish Trail and 4224 Creighton Rd

PROPERTY REF. NO.: 09-1S-29-3001-016-001; 09-1S-29-3001-014-001

FUTURE LAND USE: MU-U, Mixed-Use Urban

DISTRICT: 4

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 08/03/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre, lodging unit density not limited by zoning)

TO: HDMU, High Density Mixed-use 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.

CPP FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FINDINGS

The proposed amendment to HDMU is **consistent** with the intent and purpose of FLU category MU-U as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for a mix of residential and non-residential development and the requested zoning is compatible with the residential component of the surrounding areas.

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.

LDC 3-2.11 HC/LI, Heavy Commercial and Light Industrial

(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.

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

(b) Permitted uses. Permitted uses within the HDMU district are limited to the following:

(1) Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a

predominantly commercial development.

a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.

b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.

c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.

d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales, including Low-THC marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

(3) Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

a. Bed and breakfast inns.

b. Boarding and rooming houses.

c. Child care facilities.

d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.

e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.

g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) Public and civic.

a. Preschools and kindergartens.

b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

c. Foster care facilities.

d. Places of worship.

e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Marinas, private only.

b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals.

(8) Other uses. [Reserved]

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcels are lots of record and the requested rezoning to HDMU is a down zoning and would decrease the intensity of allowable uses. The majority of the surrounding parcels are zoned and used as HC/LI and would not allow multi-family as stated in 3-2.11(b)(1)c. HDMU would be compatible with the surrounding properties and protect the integrity of the residential uses in the area. Any further development will be required to go through the development review process and all applicable zoning regulations must be met prior to receiving a development order.

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

Compatible with surrounding uses

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius area, staff observed properties with zoning districts HC/LI, MDR, HDMU and city zoning across Spanish Trail. The proposed amendment would decrease the amount of retail sales and services and light industrial uses that are allowed under the HC/LI zoning designation. HDMU allows for a mix of neighborhood sales and services and all forms of single-family, two-family and multi-family dwellings.

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

Changed conditions

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

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. The uses of the proposed rezoning would be less intensity than allowed by the current zoning of HC/LI.

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 contribute** to the residential component and be a logical and orderly development pattern.

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.

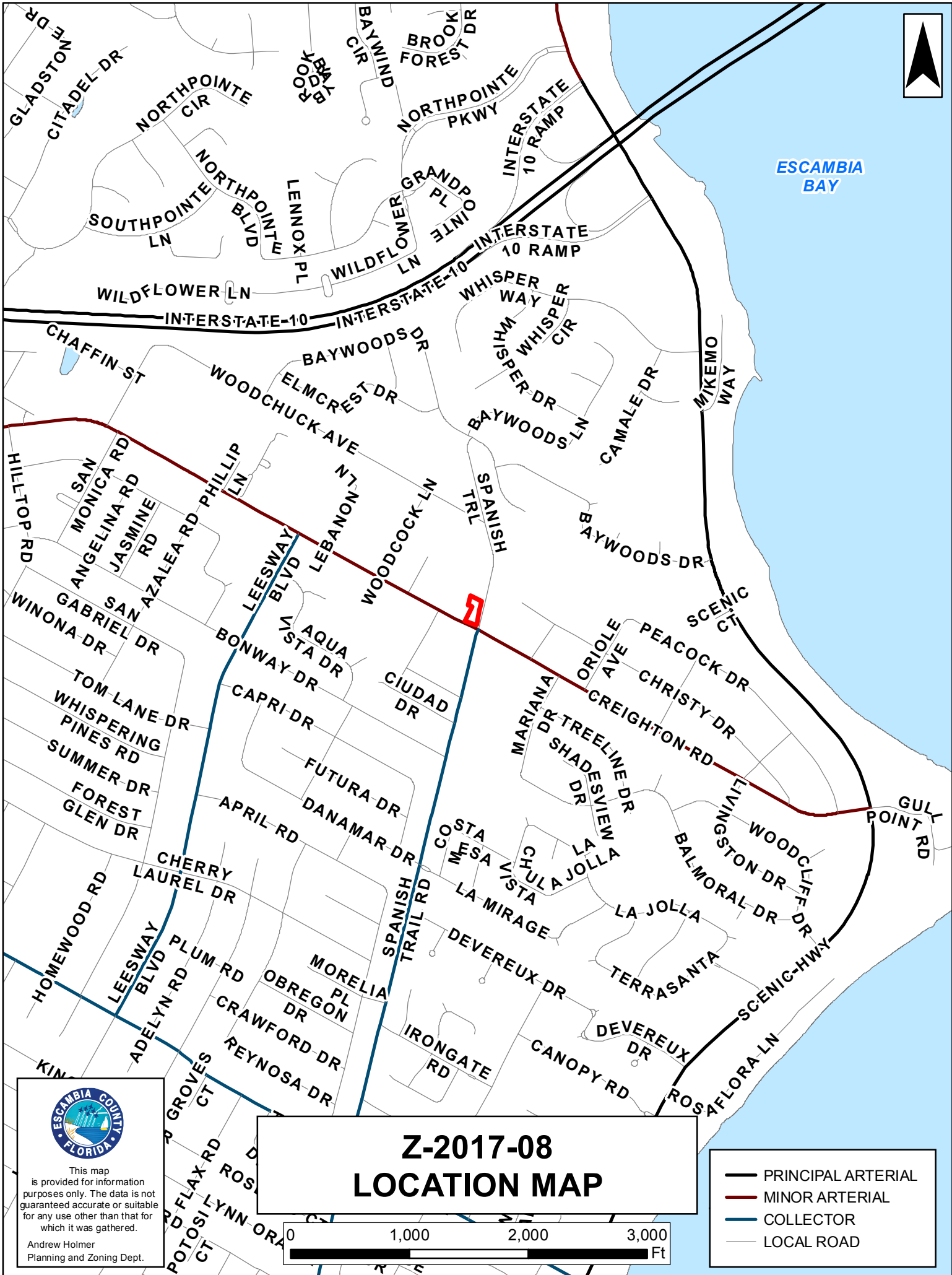
FINDINGS

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-2017-08

Z-2017-08



ESCAMBIA BAY







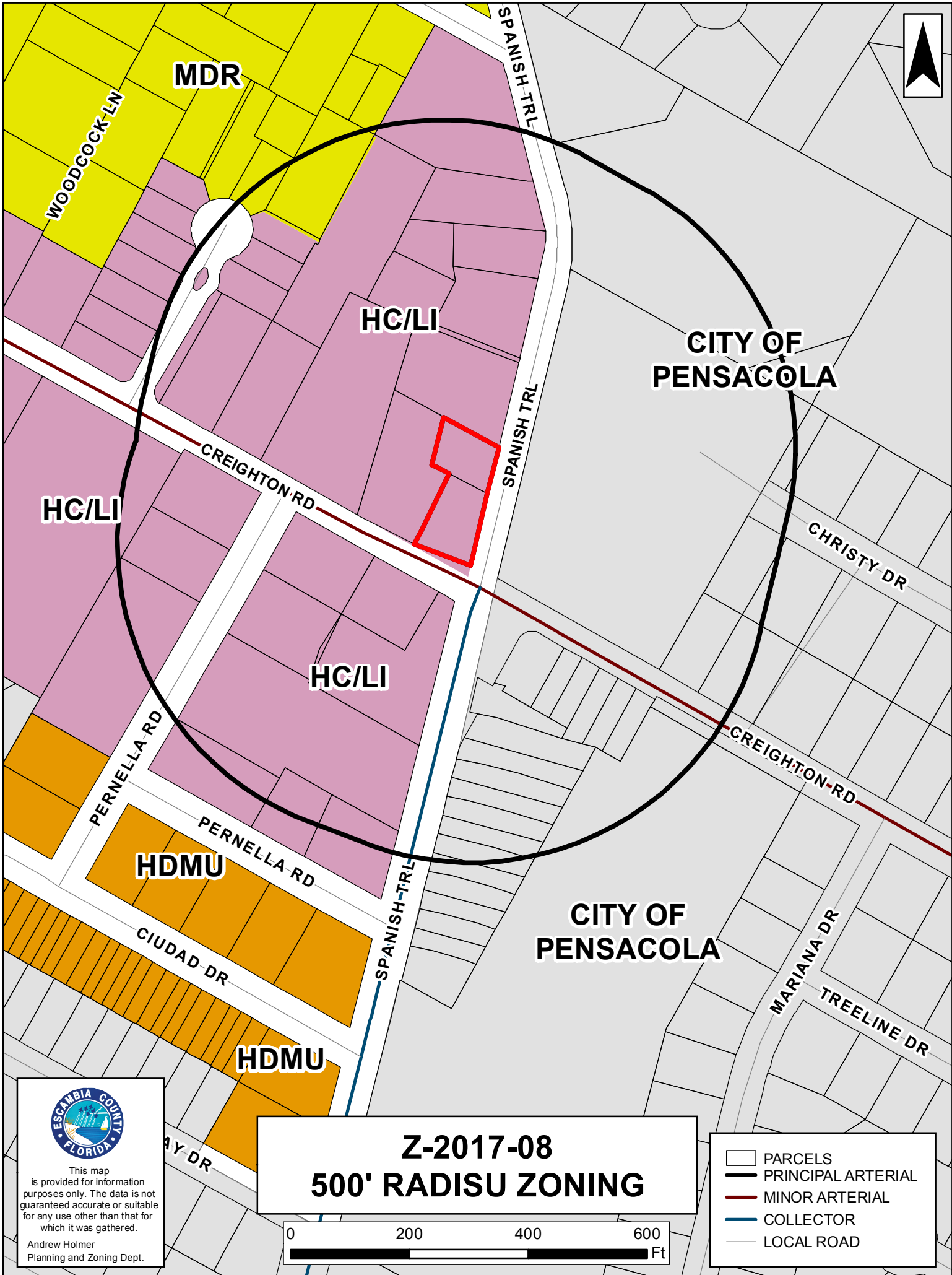
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-08 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



MDR

HC/LI

CITY OF PENSACOLA

HC/LI

HC/LI

HDMU

CITY OF PENSACOLA

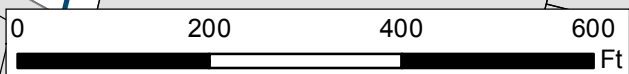
HDMU



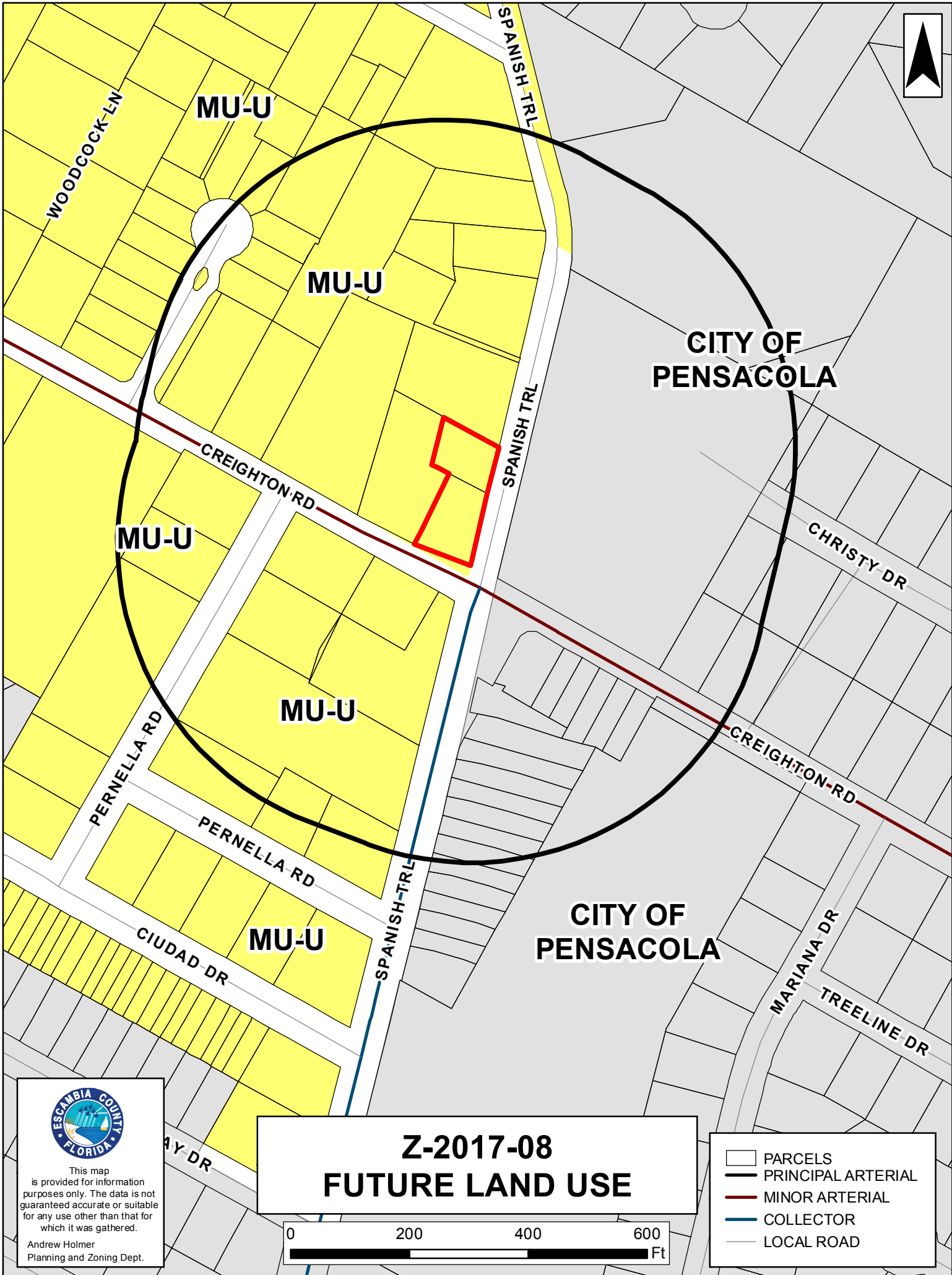
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Andrew Holmer
Planning and Zoning Dept.

**Z-2017-08
500' RADISU ZONING**



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



MU-U

MU-U

MU-U

MU-U

MU-U

CITY OF PENSACOLA

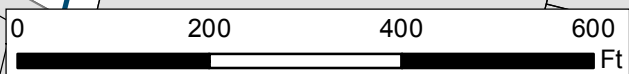
CITY OF PENSACOLA



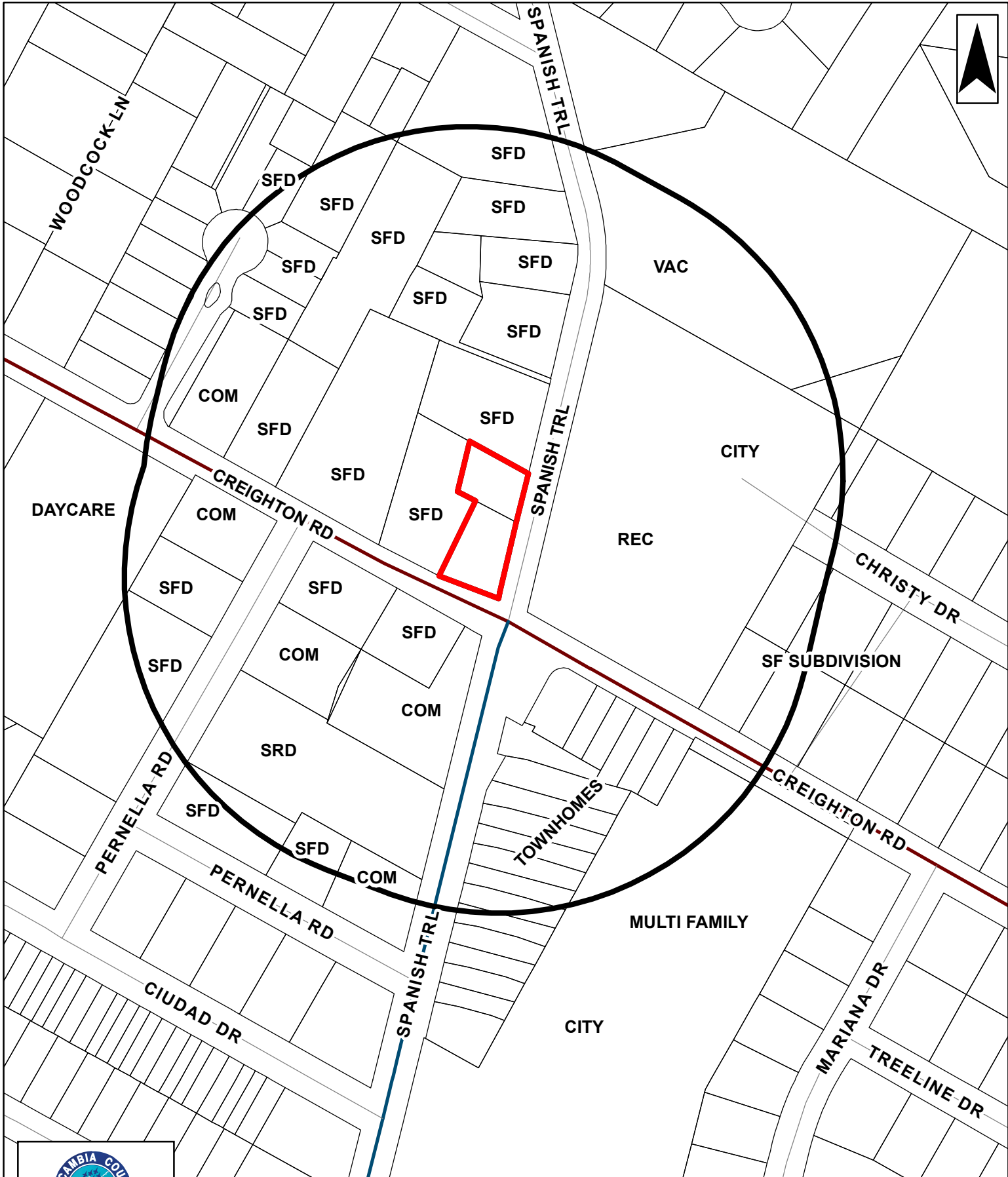
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Andrew Holmer
Planning and Zoning Dept.

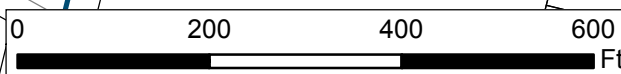
Z-2017-08 FUTURE LAND USE




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



Z-2017-08 EXISTING LAND USE

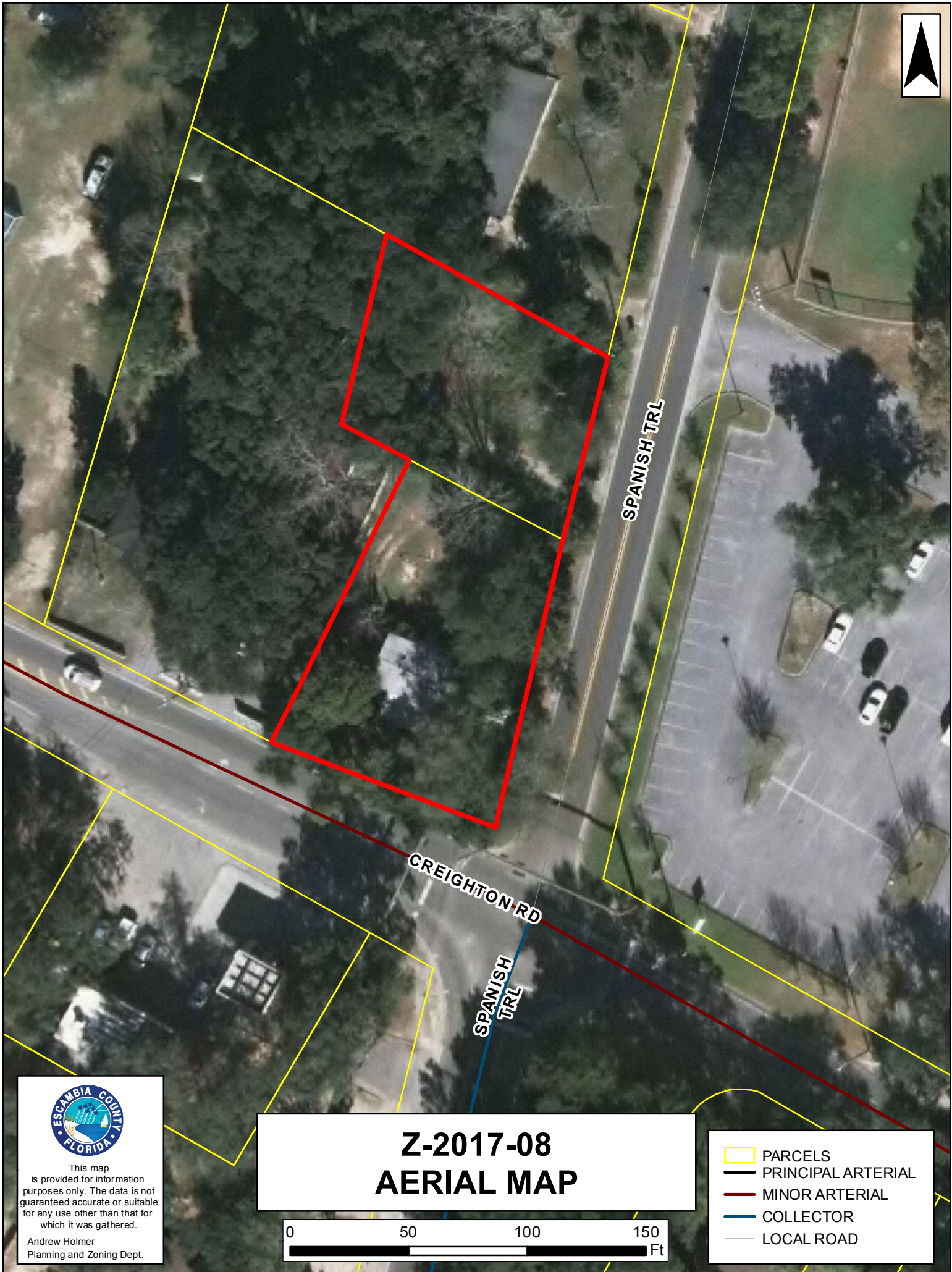


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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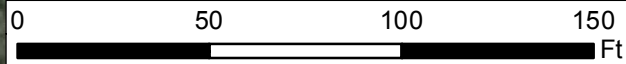
Andrew Holmer
Planning and Zoning Dept.



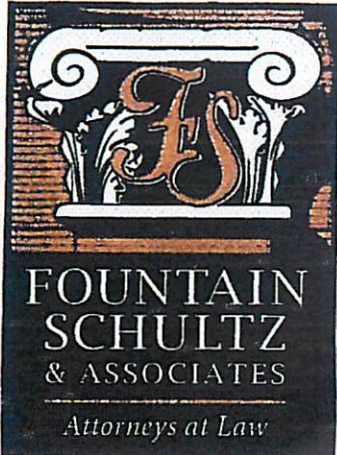
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Andrew Holmer
Planning and Zoning Dept.

Z-2017-08 AERIAL MAP



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



KENNETH R. FOUNTAIN
KERRY ANNE SCHULTZ
SCOTT C. BRIDGFORD

2045 FOUNTAIN PROFESSIONAL CT.
SUITE A
NAVARRE, FLORIDA 32566
TEL: (850) 939-3535
FAX: (850) 939-3539

SANTA ROSA BEACH
TEL: (850) 622-2700
FAX: (850) 622-2722

May 25, 2017

VIA OVERNIGHT DELIVERY

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505

RE: REZONING APPLICATION

Property Reference Number: 09-1S-29-3001-016-001
Property Reference Number: 09-1S-29-3001-014-001

- (1) **Owners: Richard Southern as to a 16.666 interest; Teresa M. Dormer as to a 3.333 percent interest; Joseph E. Miller as to a 3.333 percent interest; Richard A. Miller as to a 3.333 percent interest; Stephen J. Miller as to a 3.333 percent interest; Evelyn E. Miller as to a 3.333 percent interest; Paul R. Montalvo as to a 4.1665 percent interest; Jane M. Curtis as to a 4.1665 percent interest; Ted E. Montalvo as to a 4.1665 percent interest; Tina M. King as to a 4.1665 percent interest; Korina Lynn Heal as to a 16.666 percent interest; Marjorie E. Wood as to a 8.333 percent interest; Charles A. Bruce as to a 8.333 percent interest; Evelyn S. Newell as to a 5.555 percent interest; Robert Smolsnick as to a 5.555 percent interest; and Michael Smolsnik as to a 5.555 percent interest.**

Dear Ms. Cain:

I have the pleasure of assisting the above-referenced owners with the Application for Rezoning from HC/LI to HDMU. Enclosed is the following information and documentation:

- (1) **Completed Application**
- (2) **Concurrency Determination Acknowledgment**
- (3) **Affidavit of Owner and Limited Power of Attorney**
- (4) **Order Appointing Douglas E. Dormer as Personal Representative of the Estate of Jack Smith Southern a/k/a Jack S. Southern a/k/a Jack Southern**
- (5) **Letters of Administration**
- (6) **Property Appraiser Information Confirming Ownership**

- (7) **Executed Power of Attorneys from each owner of Parcel Identification Number allowing Douglas E. Dormer to serve as his/her attorney-in-fact**
- (8) **Check in the amount of \$2,122.50 for the application fee**

Please be advised that the owners can satisfy the re-zoning approval conditions to re-zone the properties from HC/LI to HDMU. In support of the Rezoning Application, the owners can support the following approval conditions:

- (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 rezoning is consistent with aspects of the comprehensive plan. The current FLU is MU-U which allows for the down zoning from HC/LI to HDMU.
- (2) **Consistent with Escambia County Land Development Code.** The proposed rezoning is consistent with the stated purposes and intent of the Land Development Code and not in conflict with any of its provisions. The primary intent of the HDMU district is to provide for a mix of neighborhood rental sales, services and professional offices with greater unit density and diversity than the low density mixed use district. The proposed rezoning is consistent with the LDC and surrounding uses.
- (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. The HDMU district establishes appropriate areas and land use regulations for a complementary mix of high density residential uses and compatible non-residential uses within urban areas. The proposed rezoning meets intent and goals of the surrounding area.
- (4) **Changed Conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning. The area is fairly built out. The proposed rezoning is a down-zone. The down-zone to HDMU is a better fit for the current conditions of the area.

- (5) **Development Patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern. The proposed rezoning will contribute and contrive the logical and orderly development pattern of the area and is better suited for HDMU than the current HC/LI zoning.
- (6) **Effect on Natural Environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment. The proposed development will not increase the probability of any significant impacts to the environment. No wet lands are impacted and when developed storm-water treatment will be provided which currently doesn't exist at the property.

Should you have any questions or need additional information, please do not hesitate to contact my office. Thank you for your consideration.

Sincerely,
Fountain, Schultz & Associates, P.L.

Kerry Anne Schultz

KAS: arz
Enclosures as stated

PR2170560015



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: Z-2017-08 Accepted by: Alan PB Meeting: 7/11/17

1. Contact Information:

A. Property Owner/Applicant: Douglas E. Dormer, et al (beneficiaries of the Estate of Jack Smith Southern)

Mailing Address: 2614 S. Strathford Lane, Kingwood, Texas 77345

Business Phone: 281-467-4662 Cell: 281-467-4662

Email: ed@edormer.com

B. Authorized Agent (if applicable): Kerry Anne Schultz

Mailing Address: 2045 Fountain Professional Court, Navarre, Florida 32566

Business Phone: 850-939-3535 Cell: 850-380-0784

Email: kaschultz@fountainlaw.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: 4200 Block Spanish Trail and 4422 Creighton Road

Parcel ID (s): 09-1S-29-3001-016-001 and 09-1S-3001-014-001

B. Total acreage of the subject property: Approximately .047 acres

C. Existing Zoning: HC/LI

Proposed Zoning: HDMU

FLU Category: MU-U

D. Is the subject property developed (if yes, explain): There are existing structures on the properties.

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 owner desires to construct single family residential housing, which is not permitted in the HC/LI zoning category. The owner is requesting to down zone the zoning to HDMU, which is more characteristic of the surrounding land uses consisting of a mixture of residential and commercial uses.

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 the 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 the 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 the 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 the attached.

5. Development patterns. The proposed rezoning would contribute to or result in a logical and orderly development pattern. Please see the 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 the attached.

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): 09-1S-29-3001-016-001 AND 09-1S-3001-014-001

Property Address: 4200 Block Spanish Trail AND 4422 Creighton Road

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 23rd DAY OF MAY, YEAR OF 2017



Signature of Property Owner

DOUGLAS E DORMER, 05/23/2017
Printed Name of Property Owner Date
FITTY - IN FACT
PERSONAL REPRESENTATIVE

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 4200 Block Spanish TRAIL, Pensacola, FL 32504
4422 Creighton Rd, Pensacola, FL 32504
Florida, property reference number(s) 09-1S-29-3001-016-001 and
09-1S-3001-014-001 I hereby designate KERRY Anne SCHULTZ
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 23rd day of May
the year of, 2017, 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: KERRY Anne SCHULTZ Email: KASchultz@FOUNTAINLAW.com
Address: 2045 FOUNTAIN PROFESSIONAL CT, NAVARRE FL 32566 Phone: (850) 939-3535

[Signature]
Signature of Property Owner

DOUGLAS E DORMER ATTY IN FACT 05/23/2016
Printed Name of Property Owner Date
PERSONAL REPRESENTATIVE

Signature of Property Owner

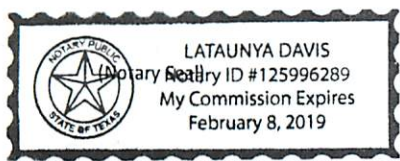
Printed Name of Property Owner Date

STATE OF Texas COUNTY OF Harris
The foregoing instrument was acknowledged before me this 23rd day of May 20 17,
by Douglas Dormer

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

[Signature]
Signature of Notary

LATAUNYA DAVIS
Printed Name of Notary



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: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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

Printed Name Owner/Agent

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 24th day of MAY 20 17, by Kerry Anne Schultz.

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

Signature of Notary

Printed Name of Notary



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: THE ESTATE OF

JACK SMITH SOUTHERN a/k/a
JACK S. SOUTHERN a/k/a JACK
SOUTHERN,

CASE NO.: 16 CP 0004
DIVISION: E

Deceased.


PAY CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
FEB 12 09:12:03
PROBATE DIVISION
CLERK & RECORDS

ORDER APPOINTING PERSONAL REPRESENTATIVE
(intestate--single)

On the petition of DOUGLAS E. DORMER for administration of the estate of JACK SMITH SOUTHERN a/k/a JACK S. SOUTHERN a/k/a JACK SOUTHERN, deceased, the Court finding that the decedent died on September 25, 2015, and that DOUGLAS E. DORMER is entitled to appointment as Personal Representative by reason of the majority in interest of the heirs at law, having consented to his appointment as Personal Representative, and because he is the spouse of TERESA M. DORMER, one of the heirs at law of the decedent, he is qualified under the laws of the State of Florida to serve as Personal Representative, it is

ADJUDGED that DOUGLAS E. DORMER is appointed Personal Representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of -0-, in that a majority in interest of the heirs of the decedent have waived bond, Letters of Administration shall be issued.

ORDERED on the 11 day of Feb, 2016


CIRCUIT JUDGE

Conformed copy to:
Thomas G. Van Matre, Jr., Esquire

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: THE ESTATE OF

JACK SMITH SOUTHERN a/k/a
JACK S. SOUTHERN a/k/a JACK
SOUTHERN,

CASE NO.: 2016 CP 6
DIVISION: E

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)


TO ALL WHOM IT MAY CONCERN:

WHEREAS, JACK SMITH SOUTHERN a/k/a JACK S. SOUTHERN a/k/a JACK
SOUTHERN a resident of Escambia County, Florida, died on September 25, 2015, owning assets
in the State of Florida, and

WHEREAS, DOUGLAS E. DORMER, has been appointed Personal Representative of the
estate and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare DOUGLAS E. DORMER,
duly qualified under the laws of the State of Florida to act as Personal Representative of the estate
of JACK SMITH SOUTHERN a/k/a JACK S. SOUTHERN a/k/a JACK SOUTHERN, deceased,
with full power to administer the estate according to law; to ask, demand, sue for, recover and
receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate
will permit and the law directs; and to make distribution of the estate according to law.

ORDERED ON Feb 11, 2016


CIRCUIT JUDGE

Conformed copy to:
Thomas G. Van Matre, Jr., Esquire

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
FEB 12 0 12 PM '16
PROBATE DIVISION
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

SCOTT LUNSFORD, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
01-1207-100		SEE BELOW	06	091S293001016001

2016 Paid Real Estate

4200 BLK SPANISH TRL

OFFICE
 (850) 438-6500
 Ext. 3252

DORMER TERESA M 3.333% INT
 SOUTHERN RICHARD 16.666% INT
 2614 S STRATHFORD LN
 KINGWOOD, TX 77345

BEG ON ELY EXT OF S LI OF LT 1 AT A PT
 172 FT E OF SE C
 See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	14,199	0	14,199	93.95
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	15,888	0	15,888	35.11
BY STATE LAW	4.6660	15,888	0	15,888	74.13
WATER MANAGEMENT	0.0366	14,199	0	14,199	0.52
SHERIFF	0.6850	14,199	0	14,199	9.73
M.S.T.U. LIBRARY	0.3590	14,199	0	14,199	5.10
TOTAL MILLAGE		14.5731	AD VALOREM TAXES		\$218.54

KEEP

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	15.03
NON-AD VALOREM ASSESSMENTS		\$15.03

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS \$233.57 PAY ONLY ONE AMOUNT See reverse side for important information

If Paid By Please Pay	Nov 30, 2016 \$0.00					
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AMOUNT
 DUE
 IF PAID
 BY

SCOTT LUNSFORD, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
01-1207-100		SEE ABOVE	06	091S293001016001

2016 Paid Real Estate

4200 BLK SPANISH TRL

DORMER TERESA M 3.333% INT
 SOUTHERN RICHARD 16.666% INT
 2614 S STRATHFORD LN
 KINGWOOD, TX 77345

BEG ON ELY EXT OF S LI OF LT 1 AT A PT 172
 FT E OF SE C
 See Additional Legal on Tax Roll

RETURN

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 \$0.00					
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RETURN WITH
 PAYMENT

Paid By
Paid

11/16/2016 Receipt #

187-16-00258288 \$224.23

DO NOT FOLD, STAPLE, OR MUTILATE

Effective Date 11/14/2016

Source: Escambia County Property Appraiser

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

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 091S293001016001</p> <p>Account: 011207100</p> <p>Owners: DORMER TERESA M 3.333% INT SOUTHERN RICHARD 16.666% INT MILLER JOSEPH E 3.333% INT MILLER RICHARD A 3.333% INT...</p> <p>Mail: 2614 S STRATHFORD LN KINGWOOD, TX 77345</p> <p>Situs: 4200 BLK SPANISH TRL 32504</p> <p>Use Code: MISC. RESIDENTIAL</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$15,738</td> <td>\$150</td> <td>\$15,888</td> <td>\$14,199</td> </tr> <tr> <td>2015</td> <td>\$15,738</td> <td>\$150</td> <td>\$15,888</td> <td>\$12,909</td> </tr> <tr> <td>2014</td> <td>\$11,586</td> <td>\$150</td> <td>\$11,736</td> <td>\$11,736</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p style="text-align: center;">★ File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$15,738	\$150	\$15,888	\$14,199	2015	\$15,738	\$150	\$15,888	\$12,909	2014	\$11,586	\$150	\$11,736	\$11,736
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/28/2016</td> <td>7549</td> <td>682</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>607</td> <td>928</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/28/2016	7549	682	\$100	CJ	View Instr	01/1972	607	928	\$100	WD	View Instr	<p>2016 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>BEG ON ELY EXT OF S LI OF LT 1 AT A PT 172 FT E OF SE COR OF LT W ALY EXT 135 FT NLY AT RT ANG 140 FT FOR POB CONT...</p> <p>Extra Features</p> <p>FRAME BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
06/28/2016	7549	682	\$100	CJ	View Instr														
01/1972	607	928	\$100	WD	View Instr														

Parcel Information [Launch Interactive Map](#)

Section Map Id: 09-1S-29-2

Approx. Acreage: 0.1900

Zoned: HC/LI

Evacuation & Flood Information
[Open Report](#)

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

Buildings
Images



5/21/13

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

SCOTT LUNSFORD, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
01-1206-000		SEE BELOW	06	091S293001014001

2016 Paid Real Estate

4224 CREIGHTON RD

OFFICE
 (850) 438-6500
 Ext. 3252

DORMER TERESA M 3.333% INT
 SOUTHERN RICHARD 16.666 % INT
 2614 S STRATHFORD LN
 KINGWOOD, TX 77345

BEG AT SE COR OF LT 1 ELY ON A
 STRAIGHT LI 172 FT TO PUBLI
 See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	44,346	0	44,346	293.42
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	44,346	0	44,346	98.00
BY STATE LAW	4.6660	44,346	0	44,346	206.92
WATER MANAGEMENT	0.0366	44,346	0	44,346	1.62
SHERIFF	0.6850	44,346	0	44,346	30.38
M.S.T.U. LIBRARY	0.3590	44,346	0	44,346	15.92
TOTAL MILLAGE		14.5731	AD VALOREM TAXES		\$646.26

KEEP

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS	\$771.59	PAY ONLY ONE AMOUNT	See reverse side for important information
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If Paid By Please Pay	Nov 30, 2016 \$0.00									AMOUNT DUE IF PAID BY
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SCOTT LUNSFORD, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
01-1206-000		SEE ABOVE	06	091S293001014001

2016 Paid Real Estate

4224 CREIGHTON RD

DORMER TERESA M 3.333% INT
 SOUTHERN RICHARD 16.666 % INT
 2614 S STRATHFORD LN
 KINGWOOD, TX 77345

BEG AT SE COR OF LT 1 ELY ON A STRAIGHT
 LI 172 FT TO PUBLI
 See Additional Legal on Tax Roll

RETURN

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 \$0.00										RETURN WITH PAYMENT
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Paid By
Paid 11/16/2016 Receipt # 187-16-00258288 \$740.73 Effective Date 11/14/2016

DO NOT FOLD, STAPLE, OR MUTILATE

Source: Escambia County Property Appraiser

← Navigate Mode Account Reference →

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 091S293001014001</p> <p>Account: 011206000</p> <p>Owners: DORMER TERESA M 3.333% INT SOUTHERN RICHARD 16.666 % INT MILLER JOSEPH E 3.333% INT MILLER RICHARD A 3.333% INT...</p> <p>Mail: 2614 S STRATHFORD LN KINGWOOD, TX 77345</p> <p>Situs: 4224 CREIGHTON RD 32504</p> <p>Use Code: MOBILE HOME</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$42,028</td> <td>\$2,318</td> <td>\$44,346</td> <td>\$44,346</td> </tr> <tr> <td>2015</td> <td>\$42,028</td> <td>\$2,044</td> <td>\$44,072</td> <td>\$25,820</td> </tr> <tr> <td>2014</td> <td>\$53,249</td> <td>\$1,815</td> <td>\$55,064</td> <td>\$25,616</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <hr/> <p style="text-align: center;"><u>Amendment 1/Portability Calculations</u></p> <p style="text-align: center;">★ <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2016	\$42,028	\$2,318	\$44,346	\$44,346	2015	\$42,028	\$2,044	\$44,072	\$25,820	2014	\$53,249	\$1,815	\$55,064	\$25,616
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
09-1S-29-2

Approx. Acreage:
0.2530

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

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

Buildings	
Address: 4224 CREIGHTON RD, Year Built: 1978, Effective Year: 1978	
<p>Structural Elements</p> <p>DWELLING UNITS-1 MH EXTERIOR WALL-VINYL/METAL MH FLOOR FINISH-CARPET MH FLOOR SYSTEM-TYPICAL MH HEAT/AIR-HEAT & AIR MH INTERIOR FINISH-PANEL PLYWOOD MH MILLWORK-TYPICAL MH ROOF COVER-METAL MH ROOF FRAMING-FLAT/SHED MH STRUCTURAL FRAME-TYPICAL NO. PLUMBING FIXTURES-6 NO. STORIES-1 STORY HEIGHT-0</p>	
<p style="text-align: center;">Areas - 1086 Total SF</p> <p>BASE AREA - 864 OPEN PORCH UNF - 32 SCRN PORCH UNF - 190</p>	
Images	



5/22/13

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

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Korina Lynn Heal, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 8th day of March, 2017

Signed, Sealed in our presence:

[Signature]
Witness

Witness Printed Name Aaron Taylor

[Signature]
Witness

Witness Printed Name Karon Musemeche

State of: Louisiana, County of: East Baton Rouge

[Signature]
Principal

The foregoing instrument Acknowledged before me this 8th day of March, 2017 by Korina Lynn Heal who is personally known to me or who produced Louisiana State Driver's License as identification.



(Seal)

[Signature] #131981
Notary Public
My Commission Expires: Lifetime
Tessa Perry

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Richard Southern, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 21 day of Nov., 2014.

Signed, Sealed in our presence:

Michelle Jones
Witness

X Richard Southern
Principal

Witness Printed Name Michelle Jones

James Jones
Witness

Witness Printed Name JAMES JONES

State of: Florida, County of: Escambia

The foregoing instrument Acknowledged before me this 21 day of Nov 2014 by _____ as identification.

(Seal)

Donna J. Mottika
Notary Public
My Commission Expires: _____
Notary Public - State of Florida
Commission # FF 34028
Commission Expires 09/25/17

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Teresa M. Dormer, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 9 day of December, 2011

Signed, Sealed in our presence:

Dorine Ciotti
Witness

Teresa M Dormer
Principal

Witness Printed Name DORINE CIOTTI

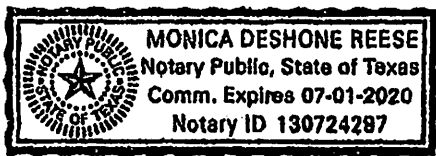
George A. Ciotti
Witness

Witness Printed Name GEORGE A. CIOTTI

State of: Texas, County of: Harris

The foregoing Instrument Acknowledged before me this 9 day of 12 2011 by Monica Reese who is personally known to me or who produced Drivers license as identification:

(Seal)



Monica Reese
Notary Public
My Commission Expires: 07/01/2020

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph E. Miller, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carryout and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549; PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 15th day of December, 2016

Signed, Sealed in our presence:

Jamie M Brien
Witness

Joseph E. Miller
Principal

Witness Printed Name Jamie M Brown

Jeannie Saffold
Witness

Witness Printed Name Jeannie Saffold

State of: Florida, County of: Escambia

The foregoing instrument Acknowledged before me this 15th day of December, 2016 by Joseph E. Miller who is personally known to me or who produced FDL M460-485-52-169-D as identification.

(Seal)

JENNIFER ALVAREZ
Notary Public-State Of FL
Comm. Exp. November 5, 2017
Comm. No. FF 68464

Jennifer Alvarez
Notary Public
My Commission Expires: 11/5/2017

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Richard Allen Miller, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 24 day of MARCH, 2017

Signed, Sealed in our presence:

[Signature]
Witness

Witness Printed Name John C. Perry

[Signature]
Principal

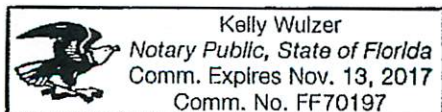
[Signature]
Witness

Witness Printed Name Shannon Louwsma

State of: Florida, County of: Escambia

The foregoing instrument Acknowledged before me this 24 day of March, 2017 by Richard Miller who is personally known to me or who produced FL DL M460-741353-288-0 as identification.

(Seal)



[Signature]
Notary Public
My Commission Expires: 11/13/2017

SPECIFIC POWER OF ATTORNEY

John Stephen Joseph Miller

KNOW ALL MEN BY THESE PRESENTS, that I, *Stephen J. Miller*, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 24 day of March, 2017

Signed, Sealed in our presence:

William Seab
Witness

Stephen J Miller
Principal
Stephen Joseph Miller

Witness Printed Name William Seab

Jennifer Ross
Witness

Witness Printed Name Jennifer P. Ross

State of: Florida, County of: Escambia

Stephen Joseph Miller

The foregoing instrument Acknowledged before me this 24 day of March 2017 by *Stephen J Miller* who is personally known to me or who produced *D. Dormer* as identification.

(Seal)



Janet Lynn Weston
Notary Public
State of Florida
My Commission Expires 01/25/2018
Commission No. FF 70238

Douglas E Dormer
Notary Public
My Commission Expires: _____

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, EVELYN MILLER, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 13 day of January, 2017

Signed, Sealed in our presence:

[Signature]
Witness

Witness Printed Name Charles B. Christian

[Signature]
Principal

[Signature]
Witness

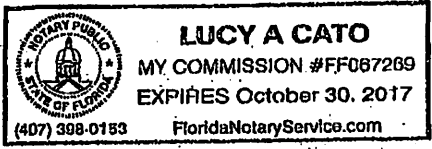
Witness Printed Name Rene's Castle

State of: Florida, County of: Okaloosa

The foregoing instrument Acknowledged before me this 13 day of January, by Evelyn Miller who is personally known to me or who produced FL license as identification.

[Signature]
Notary Public
My Commission Expires: October 30, 2017

(Seal)



SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Paul R. Montalvo, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 1st day of December, 2016

Signed, Sealed in our presence:

David A. Delegal
Witness

Paul R. Montalvo
Principal

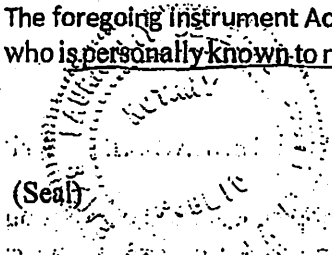
Witness Printed Name David A. Delegal

Guthrie L. Montalvo
Witness

Witness Printed Name Guthrie L. MONTALVO

State of: Alabama, County of: Mobile

The foregoing instrument Acknowledged before me this 1st day of December 2016 by Paul R. Montalvo who is personally known to me or who produced _____ as identification.



Laura Gay Delegal
Notary Public
My Commission Expires: 05/24/20

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Jane M Curtis, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 6th day of December, 2016

Signed, Sealed in our presence:

David K. Curtis
Witness

Jane M. Curtis
Principal

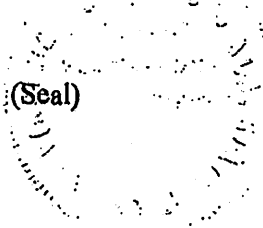
Witness Printed Name David K. Curtis

Marian T. Hearn
Witness

Witness Printed Name MARIAN T. HEARN

State of: Alabama, County of: Clarke

The foregoing instrument Acknowledged before me this 6th day of December, 2016 by Jane M Curtis who is personally known to me or who produced _____ as identification.



Virginia Sprinkle
Notary Public
My Commission Expires: 11-3-2017

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Ted E. Montalvo, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 6th day of December, 2014.

Signed, Sealed in our presence:

Carolyn Browning
Witness

Witness Printed Name Carolyn Browning

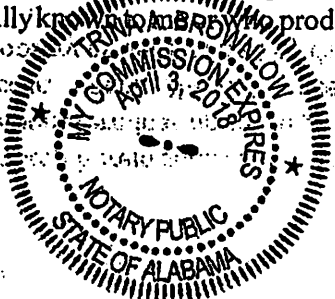
Ted E. Montalvo
Principal

Trina A. Browner
Witness

Witness Printed Name Trina A. Browner

State of: Alabama, County of: Mobile

The foregoing instrument acknowledged before me this 6th day of December 2014 by Ted E. Montalvo who is personally known to me, he produced Alabama Driver license as identification.



Trina A. Browner
Notary Public
My Commission Expires April 3, 2018

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Dina M. King, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dorner, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

The powers granted herein shall remain in full force and effect for 2 (two) years from the date of this instrument or until such time as a document terminating these powers is recorded in the Public Records of Escambia County, Florida, whichever event is the first to occur. I agree the net proceeds of the sale to be disbursed to each heir per their ownership interests in the homestead property as determined by the court and recorded in the public records.

IN WITNESS WHEREOF; I have hereunto set forth my hand and seal this 15th day of Dec, 2016

Signed, Sealed in our presence:

Wendy L. Cook
Witness

Dina M. King
Principal

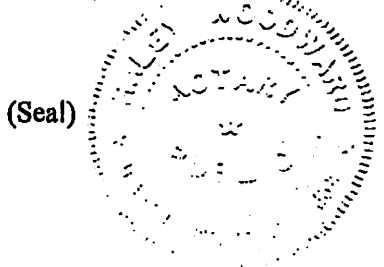
Witness Printed Name Wendy L. Cook

Abby M Fitts
Witness

Witness Printed Name Abby M Fitts

State of: Alabama, County of: Mobile

The foregoing instrument Acknowledged before me this 15th day of Dec, 16 by Haley Woodward who is personally known to me or who produced Driver's License AL 5110387 as identification.



Haley Woodward
Notary Public
My Commission Expires: 5/3/18

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Marjorie E Wood, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

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IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 30TH day of NOVEMBER, 2016

Signed, Sealed in our presence:

[Signature]
Witness

Witness Printed Name DEB CORRETT

[Signature]
Witness

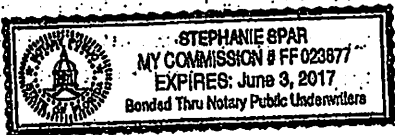
Witness Printed Name KRISTY SMITH

Marjorie E Wood
Principal

State of: FLORIDA, County of: ESCAMBIA

The foregoing instrument Acknowledged before me this 30TH day of NOVEMBER 2016 by MARJORIE E. WOOD who is personally known to me or who produced FL DL# W300-542-53-567-0 as identification.

(Seal)



Stephanie Spar
Notary Public
My Commission Expires: June 3, 2017

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Charles A. Bruce, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

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IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 30th day of NOVEMBER, 2016

Signed, Sealed in our presence:

[Signature]
Witness

[Signature: Charles A. Bruce]
Principal

Witness Printed Name: Deborah Corbett

[Signature]
Witness

Witness Printed Name: Kristy Smith

State of: FLORIDA, County of: ESCAMBIA

The foregoing instrument Acknowledged before me this 30th day of NOVEMBER 2016 by CHARLES A. BRUCE who is personally known to me or who produced FL DL# B620-141-51-321-0 as identification.

(Seal)



[Signature: Stephanie Spar]
Notary Public
My Commission Expires: June 3, 2017

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Evelyn Newell, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

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IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 24th day of Jan 2017

Signed, Sealed in our presence:

Robert R. Smolsnik
Witness

Evelyn Newell
Principal

Witness Printed Name Robert R. Smolsnik

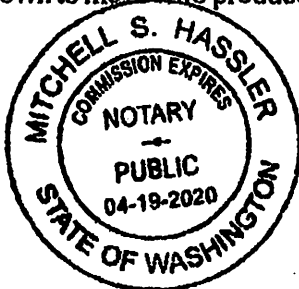
Marie A Smolsnik
Witness

Witness Printed Name MARIE A Smolsnik

State of: Washington, County of: Skagit

The foregoing instrument Acknowledged before me this 24th day of January, 2017 by Evelyn Newell who is personally known to me or who produced Washington Drivers License as identification.

(Seal)



Mitchell S. Hassler
Notary Public
My Commission Expires: 04/19/2020

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Robert R. Smolsnik, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

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IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 24 day of JAN, ~~2017~~ 2017

Signed, Sealed in our presence:

Evelyn Newell
Witness

Robert R. Smolsnik
Principal

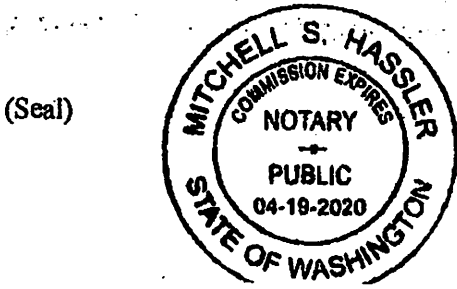
Witness Printed Name Evelyn Newell

Marie A Smolsnik
Witness

Witness Printed Name MARIE A. Smolsnik

State of: Washington, County of: Skagit

The foregoing instrument Acknowledged before me this 24th day of January, 2017 by Robert Smolsnik ~~Evelyn Newell~~ (M) who is personally known to me or who produced Washington Driver's License as identification.



Mitchell S. Hassler
Notary Public
My Commission Expires: 04/19/2020

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Michael H. Smolsnik, as Principal herein, have made, constituted, and appointed, and by these presents do make, constitute and appoint Douglas E Dormer, my true and lawful attorney in fact for me and in my name, place, and stead to sell, to convey, to mortgage, or otherwise encumber, to maintain, or to dispose of, the following described property, and to execute any and all documents necessary to carry out and effectuate said acts regarding the following described real property to wit:

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682), PROPERTY ADDRESS: 4224 Creighton Rd, Pensacola, FL 32504

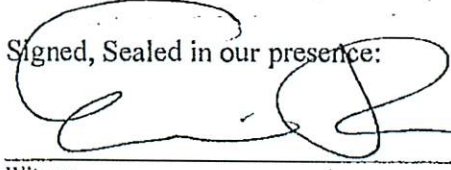
Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. Book 118/69.

Such documents shall include, but not be limited to, contracts, deeds, affidavits, bills of sale, closing statements, mortgages, notes and such other instruments as may be required to carry out and effectuate the purposes herein expressed, and as Principal herein I hereby give and grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to carry out and effectuate the aforementioned acts regarding the above described property as fully, and to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue hereof.

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IN WITNESS WHEREOF, I have hereunto set forth my hand and seal this 21 day of Dec.

Signed, Sealed in our presence:

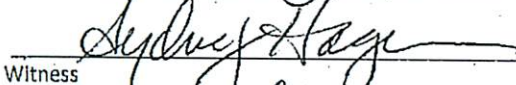


Witness

Witness Printed Name Eugenia Potter



Principal



Witness

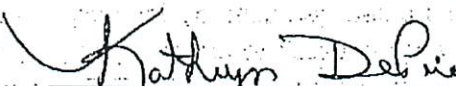
Witness Printed Name Sydney J. Hagen

State of: Washington, County of: Skagit

The foregoing instrument Acknowledged before me this 21 day of December by Michael Smolsnik who is personally known to me or who produced Washington State Drivers License as identification.

(Seal)





Notary Public
My Commission Expires: 6/27/2020

BOUNDARY SURVEY
4224 CREIGHTON ROAD
A PORTION OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 29 WEST,
ESCAMBIA COUNTY, FLORIDA

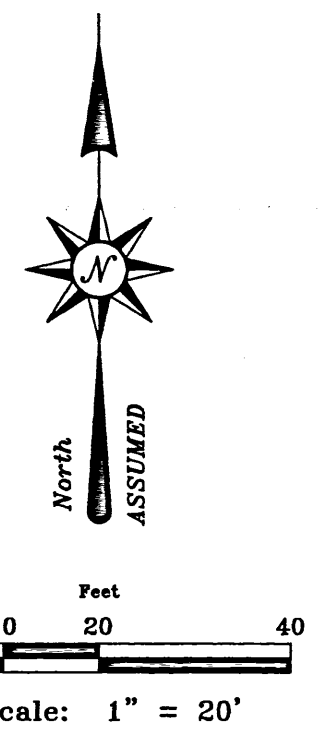
CLIENT: ESTATE OF JACK SMITH SOUTHERN

BEARING BASIS: WESTERLY R/W (ASSUMED)

TYPE OF SURVEY: BOUNDARY

SOURCE OF INFORMATION:
FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.



PARENT PARCEL

LEGAL DESCRIPTION: (O.R. BOOK 7549, PAGE 682)

Begin at the Southeast corner of Lot 1 Subdivision of the Pensacola Tar and Turpentine Company's Addition to Gull Point, Fla. Thence run Easterly on a continuation of South line of said Lot 1 172 feet for starting point, thence run Westerly on line last traversed a distance of 210 feet, thence at right angles to South line of Lot 1 in a Northerly direction 210 feet, thence at right angles in an Easterly direction to Public Road, thence Southeasterly on Road to point of beginning. The above described property being in Section (9) Nine, Township (1) One South, Range (29) Twenty-Nine West. [Book 118/69]

LEGAL DESCRIPTION: (PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

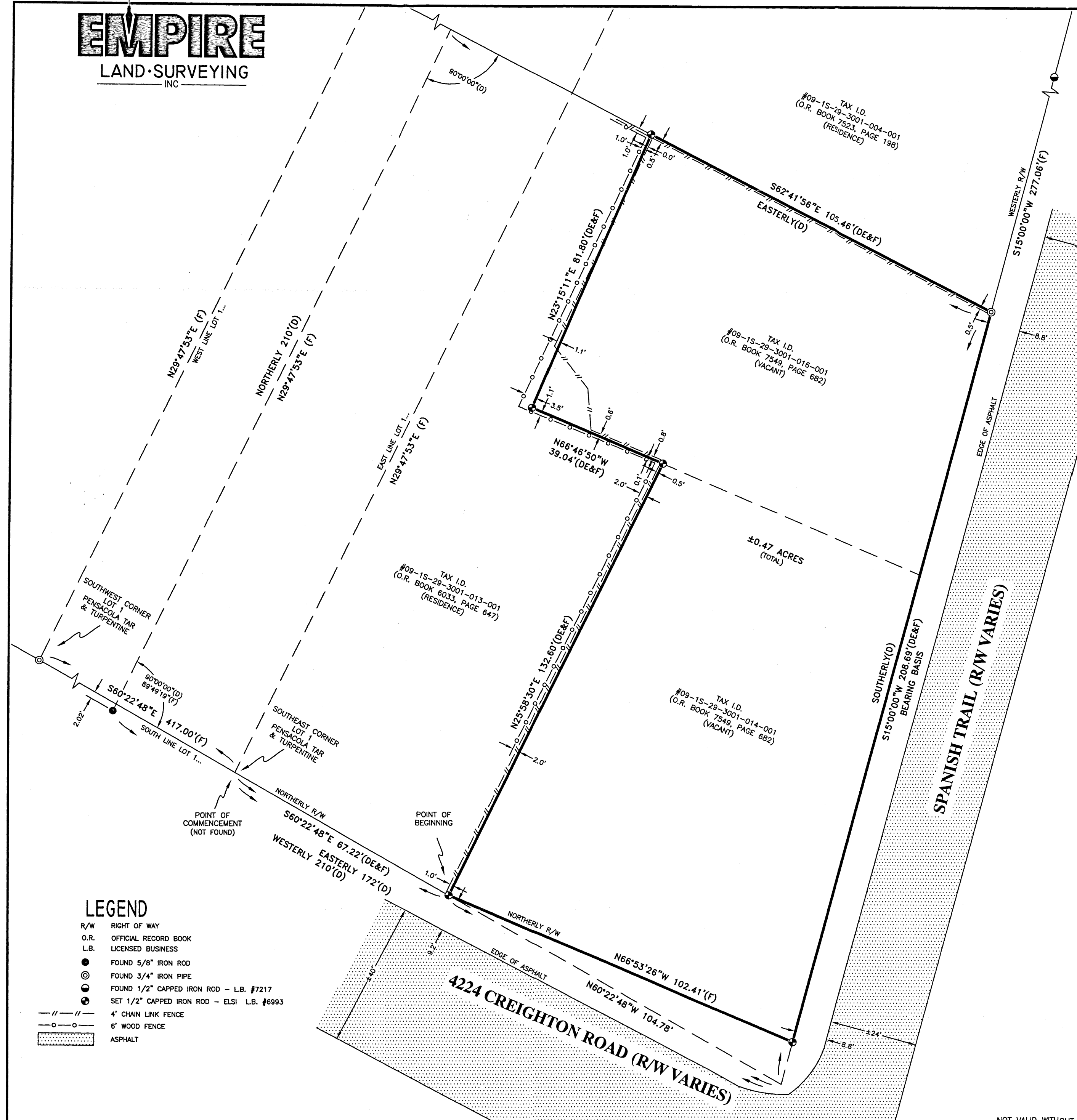
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 SUBDIVISION OF THE PENSACOLA TAR AND TURPENTINE COMPANY'S ADDITION TO GULL POINT, FLORIDA, AS RECORDED IN DEED BOOK 59, PAGE 380, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 22 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CREIGHTON ROAD (R/W VARIES) FOR A DISTANCE OF 67.22 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE GO NORTH 25 DEGREES 58 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 132.60 FEET; THENCE NORTH 66 DEGREES 46 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 39.04 FEET; THENCE GO NORTH 23 DEGREES 15 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 81.80 FEET; THENCE GO NORTH 62 DEGREES 41 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 105.46 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPANISH TRAIL (R/W VARIES); THENCE GO SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 208.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CREIGHTON ROAD (R/W VARIES); THENCE GO NORTH 66 DEGREES 53 MINUTES 26 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 102.41 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA. (CONTAINING 0.47 ACRES MORE OR LESS)

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

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. 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:

ESTATE OF JACK SMITH SOUTHERN

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



TAX I.D. #09-15-29-3001-013-001 (O.R. BOOK 6033, PAGE 647) (RESIDENCE)

TAX I.D. #09-15-29-3001-016-001 (O.R. BOOK 7549, PAGE 682) (VACANT)

TAX I.D. #09-15-29-3001-014-001 (O.R. BOOK 7549, PAGE 682) (VACANT)

TAX I.D. #09-15-29-3001-004-001 (O.R. BOOK 7523, PAGE 198) (RESIDENCE)

±0.47 ACRES (TOTAL)

LEGEND

- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- L.B. LICENSED BUSINESS
- FOUND 5/8" IRON ROD
- FOUND 3/4" IRON PIPE
- FOUND 1/2" CAPPED IRON ROD - L.B. #7217
- SET 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- 4' CHAIN LINK FENCE
- 6' WOOD FENCE
- ASPHALT

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS: FENCES

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER, NO. 5768, STATE OF FLORIDA

OCTOBER 7, 2016 LELAND M. EMPLE, P.S.M.

SCALE: 1" = 20'
FIELD DATE: 9/28/16
ORDER NO: 229-16
FIELD BOOK: 177/20



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: June 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-08

TTO Staff has reviewed the Rezoning Case (Z)-2017-08, 4200 Block Spanish Trail and 4422 Creighton Road, agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel. At this time, TTO has no immediate comments for the proposed rezoning request.

Note: 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

7. C.

Meeting Date: 07/10/2017
CASE : Z-2017-09
APPLICANT: Wiley C."Buddy" Page, Agent for Tony Perez, Owner
ADDRESS: 703 Beverly Parkway
PROPERTY REF. NO.: 46-1S-30-1100-018-011
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Palafox
BCC MEETING DATE: 08/03/2017

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: HC/LI, Heavy Commercial and Light Industrial 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.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential

uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

CPP FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

OBJ FLU 2.4.1 Community Redevelopment Strategy. The CRA and other County agencies will implement the recommendations of the Community Redevelopment Strategy through the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans.

FINDINGS

The proposed amendment to HC/LI is **consistent** with the intent and purpose of FLU category MU-U as stated in CPP FLU 1.3.1. The residential and non residential uses in the MU-U category are compatible to the residential and non-residential uses in HC/LI. The proposed development will utilize the existing roads, utilities and infrastructure that currently serve the parcel. The parcel is in the Palafox Redevelopment Area and will be required to comply with any and all standards. See the CRA memo attached.

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.

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.

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).

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

(a) Purpose. MDR zoning 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.

LDC 3-2.11 Heavy commercial and light industrial

(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.

(b) Permitted uses. Permitted uses within the HC/LI district are limited to the following:

(1) Residential. Any residential uses if outside of the Industrial (I) future land use category and part of a predominantly commercial development, excluding new or expanded manufactured (mobile) home parks and subdivisions. See also conditional uses in this district.

(2) Retail sales. Retail sales, including Low-THC marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes.

(3) Retail services.

- a. Car washes, automatic or manual, full service or self-serve.
- b. Child care facilities.
- c. Hotels, motels and all other public lodging, including boarding and rooming houses.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- g. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, and major motor vehicle and boat service and repair, but excluding outdoor work or storage.
- h. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless separated by a 50-foot or wider street right-of-way.
- i. Taxi and limousine services.

See also conditional uses in this district.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, including towers.
- b. Cemeteries, including family cemeteries.
- c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- d. Educational facilities, including preschools, K-12, colleges, and vocational schools.
- e. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- f. Funeral establishments.
- g. Homeless shelters.
- h. Hospitals.
- i. Offices for government agencies or public utilities.
- j. Places of worship.
- k. Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Carnival-type amusements shall be at least 500 feet from any residential district. Bars, nightclubs, and adult entertainment are prohibited in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning.
- b. Commercial recreation facilities, passive or active, including those for walking, hiking, bicycling, camping, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks require a minimum lot area of five acres.

- c. Marinas, private and commercial.
- d. Parks, with or without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related.

- a. Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all completely within the confines of buildings and without adverse off-site impacts.
- b. Marinas, industrial.
- c. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning. See also conditional uses in this district.

(7) Agricultural and related.

- a. Food produced primarily for personal consumption by the producer, but no farm animals.
 - b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.
 - c. Veterinary clinics, excluding outside kennels.
- See also conditional uses in this district.

(8) Other uses.

- a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.
- b. Building or construction trades shops and warehouses, including on-site outside storage.
- c. Bus leasing and rental facilities.
- d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.
- e. Outdoor adjacent display of plants by garden shops and nurseries.
- f. Outdoor sales.
- g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.
- h. Parking garages and lots, commercial.
- i. Sales and outdoor display of prefabricated storage sheds.
- j. Self-storage facilities, including vehicle rental as an accessory use.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the LDC. The parcel fronts Beverly Parkway, an arterial roadway and meets the locational criteria as stated in Section 3-2.11(e). The parcels on either side of the subject property are currently zoned HC/LI and are zoned appropriate for supporting commercial. The parcel to the east was rezoned from R-2 to C-2 in 2004. Buffering will be required and addressed during the Site Plan Review process.

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 along Beverly Parkway. Within the 500' radius area, staff observed properties with zoning districts HC/LI and MDR. The adjacent parcel to the southwest is currently zoned MDR and is also applying for a rezoning to HC/LI. While The subject property is a lot in a recorded subdivision (Wildwood), it will not intrude into the subdivision as per LDC3-2.11(e)(2)b.

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

Changed conditions

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

FINDINGS

Staff found **changed conditions** that would impact the amendment or property. The adjacent parcel to the east was rezoned from R-2 to C-2 in 2004 (Z-2004-18). In 2006 & 2007, several other parcels further to the west along Beverly Parkway were rezoned to C-1, which converted to commercial (Com) with the revised LDC in 2015. The changes to the area along Beverly parkway have shifted from the residential component to commercial.

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

Development patterns

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

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern due to the fact that the parcel fronts a major arterial roadway and is between two other HC/LI zoned properties. If granted this would constitute infill development.

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.

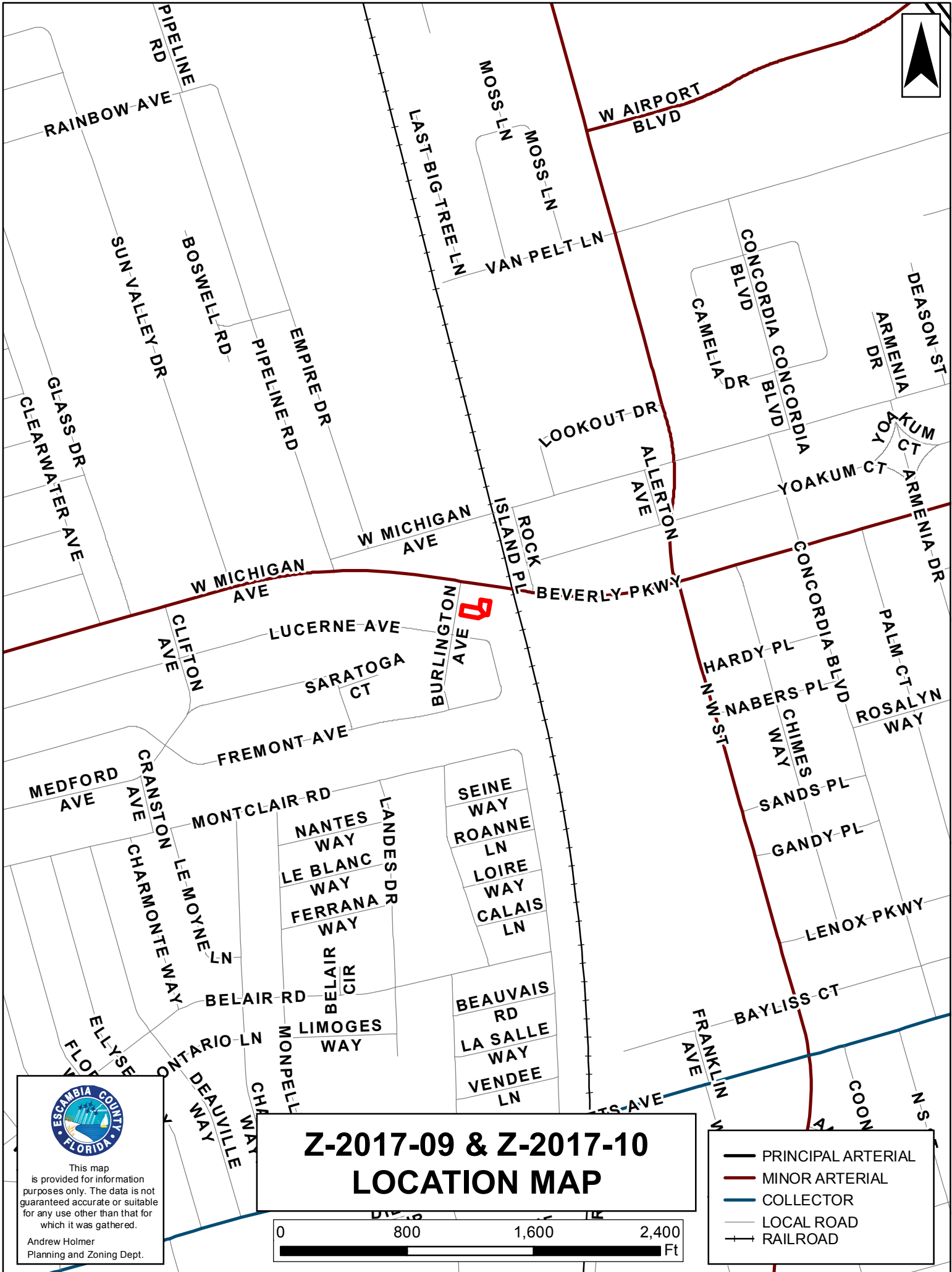
FINDINGS


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

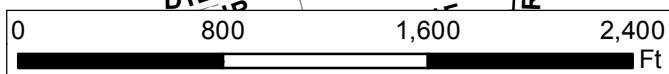
Z-2017-09






Z-2017-09




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

Z-2017-09 & Z-2017-10 LOCATION MAP



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



HC/LI

HC/LI

HC/LI

BEVERLY PKWY

BEVERLY PKWY

MDR

HC/LI

LUCERNE AVE

BURLINGTON AVE

MDR

MDR

MDR

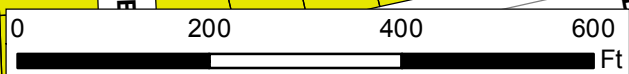
MDR

FREMONT AVE


MDR

MONTGOMERY AVE

Z-2017-09 & Z-2017-10 500' RADIUS ZONING

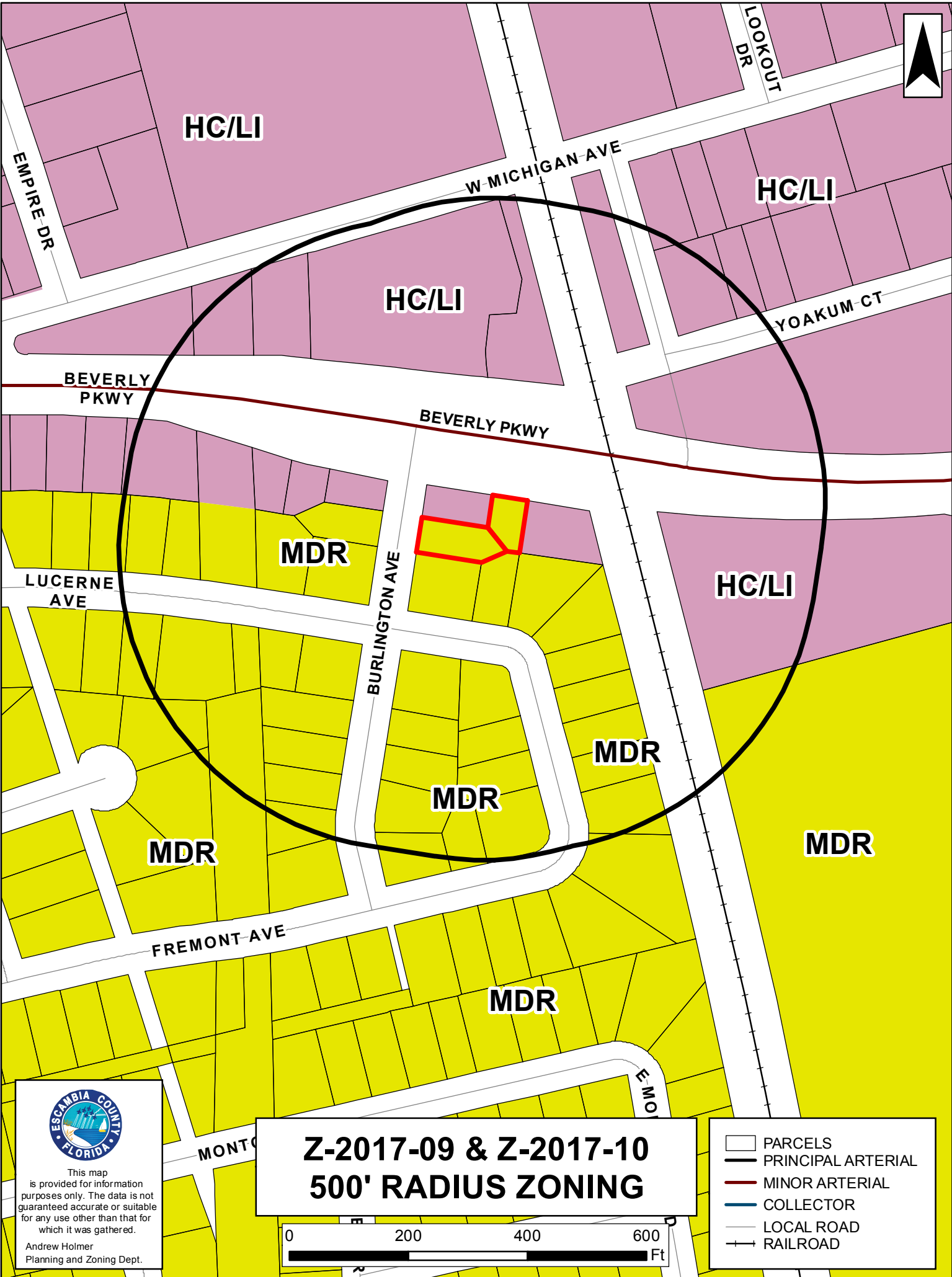


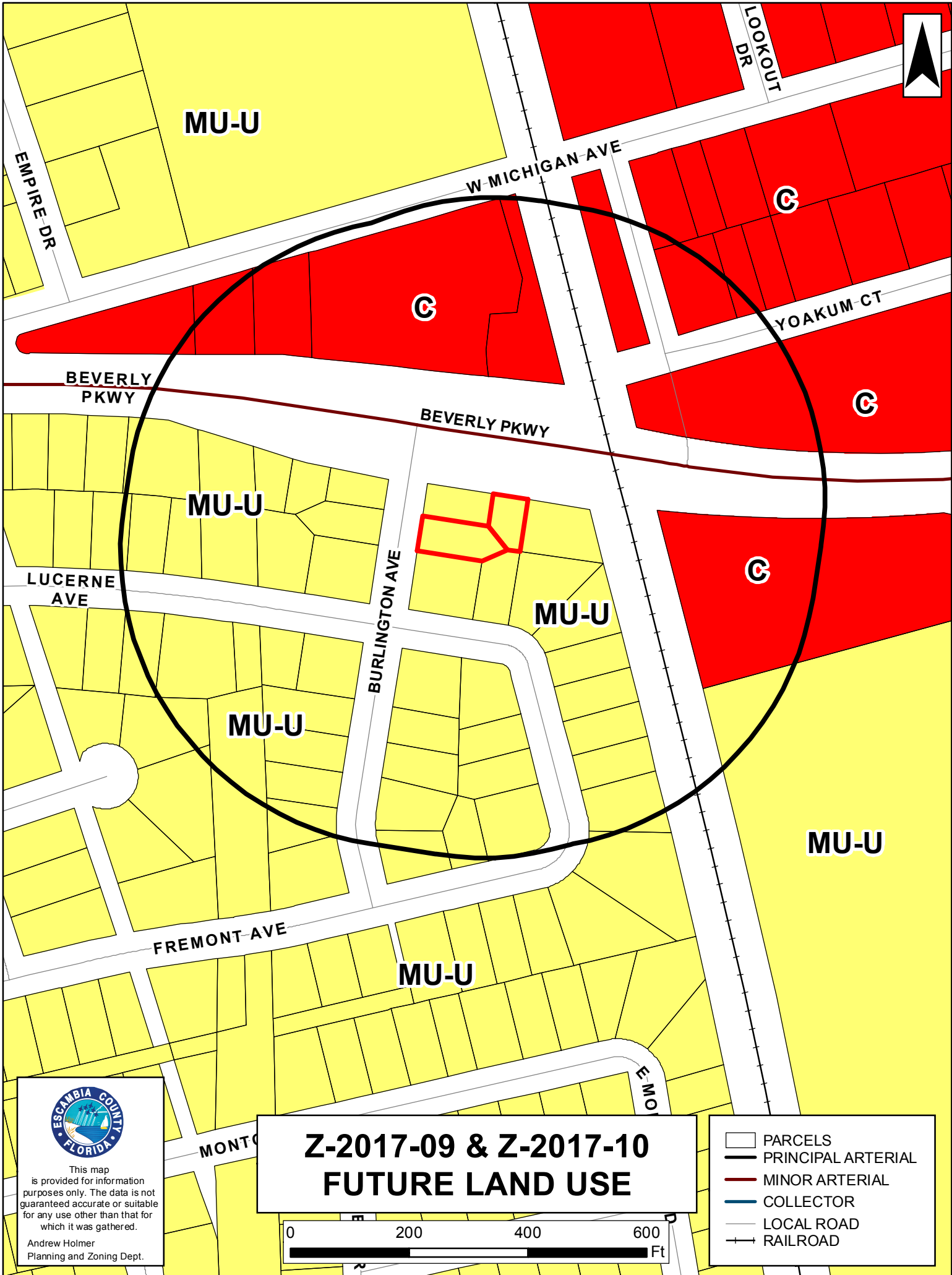
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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Andrew Holmer
Planning and Zoning Dept.





MU-U

W MICHIGAN AVE

LOOKOUT DR

EMPIRE DR

C

C

C

C

BEVERLY PKWY

BEVERLY PKWY

C

MU-U

MU-U

LUCERNE AVE

BURLINGTON AVE

MU-U

MU-U

FREMONT AVE

MU-U

FREMONT AVE

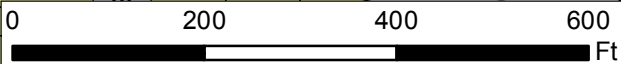
MONTGOMERY AVE

**Z-2017-09 & Z-2017-10
FUTURE LAND USE**



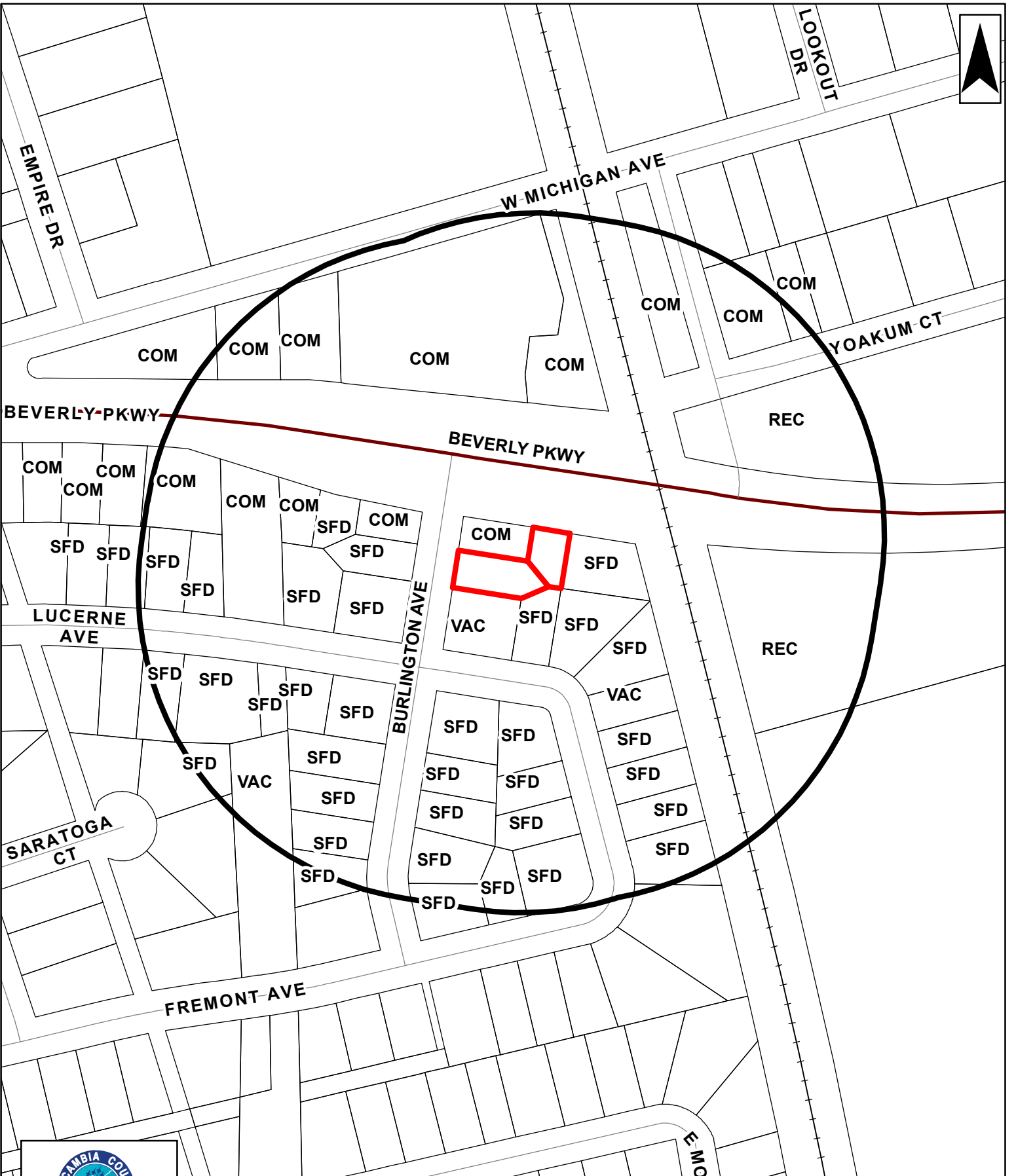
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



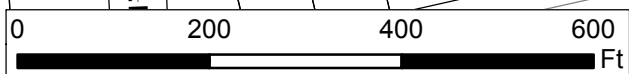

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD





Z-2017-09 & Z-2017-10 EXISTING LAND USE

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

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Andrew Holmer
Planning and Zoning Dept.



BEVERLY PKWY

BURLINGTON AVE

LUCERNE AVE

WILDEWOOD AVE

Z-2017-09

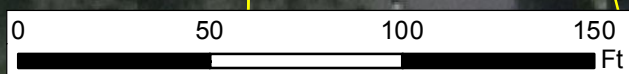
Z-2017-10

Z-2017-09 & Z-2017-10 AERIAL MAP



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Andrew Holmer
Planning and Zoning Dept.



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



PALAFX

W MICHIGAN AVE

LOOKOUT DR

EMPIRE DR

YOAKUM CT

BEVERLY PKWY

BEVERLY PKWY

LUCERNE AVE

BURLINGTON AVE

PALAFX

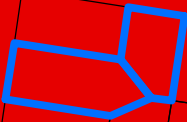
PALAFX

FREMONT AVE

PALAFX

MONTGOMERY AVE

FREMONT AVE



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-2017-09 & Z-2017-10 CRA MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2017-09
CURRENT ZONING: MDR PROPOSED ZONING: HC/LI

PLANNING BOARD

DATE 07/10/17 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE 08/03/17 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
PROPERTY OF ESCAMBIA COUNTY

Notice of
Public Hearing
Sign



Looking East
along Beverly
Pkwy



Looking North
across Beverly
Pkwy



Looking South onto subject parcel
from Beverly Pkwy



Looking Southeast from Beverly Pkwy



Looking Southwest from Beverly Pkwy

Looking West
along Beverly
Pkwy



PR2170500017
2-2017-09

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC

5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpage1@att.net

May 15, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

RE: Rezoning Request
From Medium Density Residential to HC/LI
Parcel Number 46-1S-30-1100-018-011
Address: 703 Beverly Parkway
Owner: Erik A. Perez

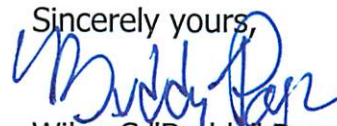
Dear Mr. Jones:

This letter together with the attached application and supporting documentation requests Planning Board consideration to change the referenced property zoning from MDR to HC/LI.

If approved, the parcel will then have the same zoning as properties located on the adjacent east and west side of the site. With regard to location criteria at LDC Sec. 3-2.11(e)(1), the attached measurement map indicates the site is located less than the maximum 1,320 feet allowed. With regard to compatibility, the request will result in adjacent zoning categories that reflect those that are currently present in the area suggesting historical compatibility.

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

Sincerely yours,



Wiley C. "Buddy" Page



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: 2-2017-09 Accepted by: ACG PB Meeting: 7/11/2017

1. Contact Information:

A. Property Owner/Applicant: Erik A. Perez

Mailing Address: 373 Trent Street Oceanside, CA 92058

Business Phone: _____ Cell: 850-232-9853

Email: _____

B. Authorized Agent (if applicable): Wiley C. "Buddy" Page

Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

Business Phone: _____ Cell: 850-232-9853

Email: budpage1@att.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: 703 Beverly Parkway Pensacola, Florida 32505

Parcel ID (s): _____
46-1S-30-1100018-011

B. Total acreage of the subject property: 0.1066

C. Existing Zoning: MDR

Proposed Zoning: HC/LI

FLU Category: MU-U

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

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.

Owners owns 4 adjacent lots; two are presently zoned HC/LI; this and a second application seeks to change so that all will have the same zoning category.

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 requested HC/LI zoning category is a listed and permitted use under the Mixed Use-Urban FLU thus suggesting it is consistent with the Comprehensive Plan.

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.

The Land Development Code category of HC/LI is currently located on both sides of Beverly Parkway indicating it is established within the area. This pre-existence in the area suggests it is consistent with purposes and intent of the LDC.

- 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.

- 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.

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

- 6. Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts 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): 46-1S-30-1100-018-011

Property Address: 703 Beverly Parkway Pensacola, Florida 52505

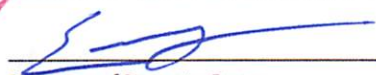
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed 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 7 DAY OF April, YEAR OF 17


Signature of Property Owner

Erik A. Perez
Printed Name of Property Owner

4/7/17
Date

Signature of Property Owner


Printed Name of Property Owner

Date

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

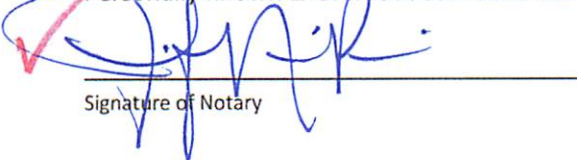
As owner of the property located at 703 Beverly Pkwy
Pensacola, Florida, property reference number(s) 46-1S-30-1100-018-011
I hereby designate Wiley C. "Buddy" Page
for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 7 day of April
the year of, 2017, 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 Lane Pace, Florida 32571 Phone: 850-232-9853

	<u>Erik A. Perez</u>	<u>4/7/17</u>
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Texas COUNTY OF Brazos
The foregoing instrument was acknowledged before me this 7th day of April 2017,
by Erik A. Perez

Personally Known OR Produced Identification . Type of Identification Produced: TX DL

	<u>Jennifer Nichole Price</u>
Signature of Notary	Printed Name of Notary

(Notary Seal)



5. Submittal Requirements

A. Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. Application 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.

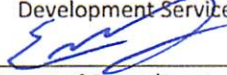
C. Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

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

Erik A. Perez
Printed Name Owner/Agent

4/17/17
Date

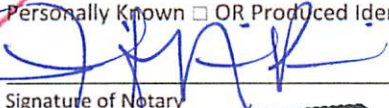
Signature of Owner

Printed Name of Owner

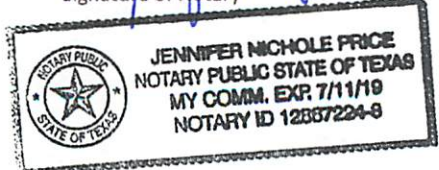
Date

STATE OF Texas COUNTY OF Brazos
The foregoing instrument was acknowledged before me this 7th day of April 2017, by Erik A. Perez.

Personally Known OR Produced Identification Type of Identification Produced: TXDL


Signature of Notary

Jennifer Nichole Price
Printed Name of Notary (notary seal)





Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode
 Account
 Reference
 [Printer Friendly Version](#)

General Information Reference: 461S301100018011 Account: 042376000 Owners: PEREZ ERIC A Mail: 372 TRENT ST OCEANSIDE, CA 92058 Situs: 703 BEVERLY PKWY 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$4,500</td> <td>\$50,176</td> <td>\$54,676</td> <td>\$54,676</td> </tr> <tr> <td>2015</td> <td>\$4,500</td> <td>\$48,025</td> <td>\$52,525</td> <td>\$52,525</td> </tr> <tr> <td>2014</td> <td>\$4,500</td> <td>\$45,852</td> <td>\$50,352</td> <td>\$50,352</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p>★ File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$4,500	\$50,176	\$54,676	\$54,676	2015	\$4,500	\$48,025	\$52,525	\$52,525	2014	\$4,500	\$45,852	\$50,352	\$50,352
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Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/30/2009</td> <td>6545</td> <td>1410</td> <td>\$90,700</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2003</td> <td>5256</td> <td>262</td> <td>\$15,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/1995</td> <td>3862</td> <td>888</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1976</td> <td>1029</td> <td>94</td> <td>\$2,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1970</td> <td>473</td> <td>396</td> <td>\$8,600</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/30/2009	6545	1410	\$90,700	WD	View Instr	09/2003	5256	262	\$15,000	WD	View Instr	11/1995	3862	888	\$100	WD	View Instr	01/1976	1029	94	\$2,000	WD	View Instr	01/1970	473	396	\$8,600	WD	View Instr	2016 Certified Roll Exemptions None Legal Description LT 18 BLK 11 WILDEWOOD PB 4 P 47/47A OR 6545 P 1410 SEC 46/10 T 1/2S R 30 LESS OR 569 P 348 RD R/W Extra Features CARPORT
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Parcel Information

Section Map Id:
46-1S-30-2

Approx. Acreage:
0.1066

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings	
Address: 703 BEVERLY PKWY, Year Built: 2009, Effective Year: 2009	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET	

Recorded in Public Records 12/30/2009 at 03:43 PM OR Book 6545 Page 1410,
Instrument #2009088762, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$634.90

Prepared by:
David B. Taylor, III, Esq.
Destination Title Services, LLC
501 Commendancia Street
Pensacola, Florida 32502
File Number: 2009-00239

STATE OF FLORIDA
COUNTY OF ESCAMBIA

General Warranty Deed

THIS DEED IS made this 30th day of December, 2009, by Zenaida Palacios, a married woman, whose address is 4916 Saufley Field Road, Pensacola, Florida 32526 ("Grantor"), to Erik Adam Perez, a married man, whose address is 372 Trent Street, Oceanside, California 92058 ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs, successors and assigns, forever, all that certain land situate in Escambia County, Florida to-wit:

Lot 18, Block 11, Wildwood Subdivision, a subdivision of a portion of Section 46, Township 1 South, Range 30 West, and of Section 10, Township 2 South, Range 30 west, according to Plat thereof recorded in Plat Book 4, at Pages 47 and 47A, of the Public Records of Escambia County, Florida.

LESS AND EXCEPT that portion of said lot deeded for right of way in Official Records Book 569, Page 348, of the Public Records of Escambia County, Florida.

Subject to zoning restrictions and other requirements imposed by governmental authorities; recorded covenants, conditions and restrictions, if any; restrictions and other matters which appear on the recorded plat, if any, which includes the subject property; valid easements and mineral reservations of record affecting the subject property, which are not hereby reimposed; and ad valorem taxes for 2010 and thereafter.

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

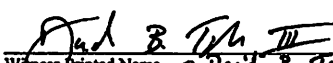

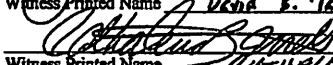
And subject to the foregoing, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

Prepared by:
David B. Taylor, III, Esq.
Destination Title Services, LLC
501 Commendencia Street
Pensacola, Florida 32502
File Number: 2009-00239

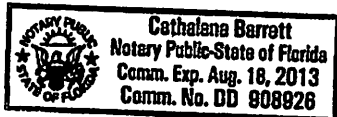
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

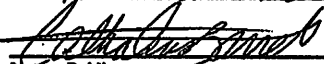
Signed, sealed and delivered in our presence:

		(Seal)
Witness Printed Name <u>David B. Taylor III</u>	<u>Zenaida Palacios</u>	
		
Witness Printed Name <u>CATHALENA BARRETT</u>		

STATE OF FLORIDA
COUNTY OF ESCAMBIA

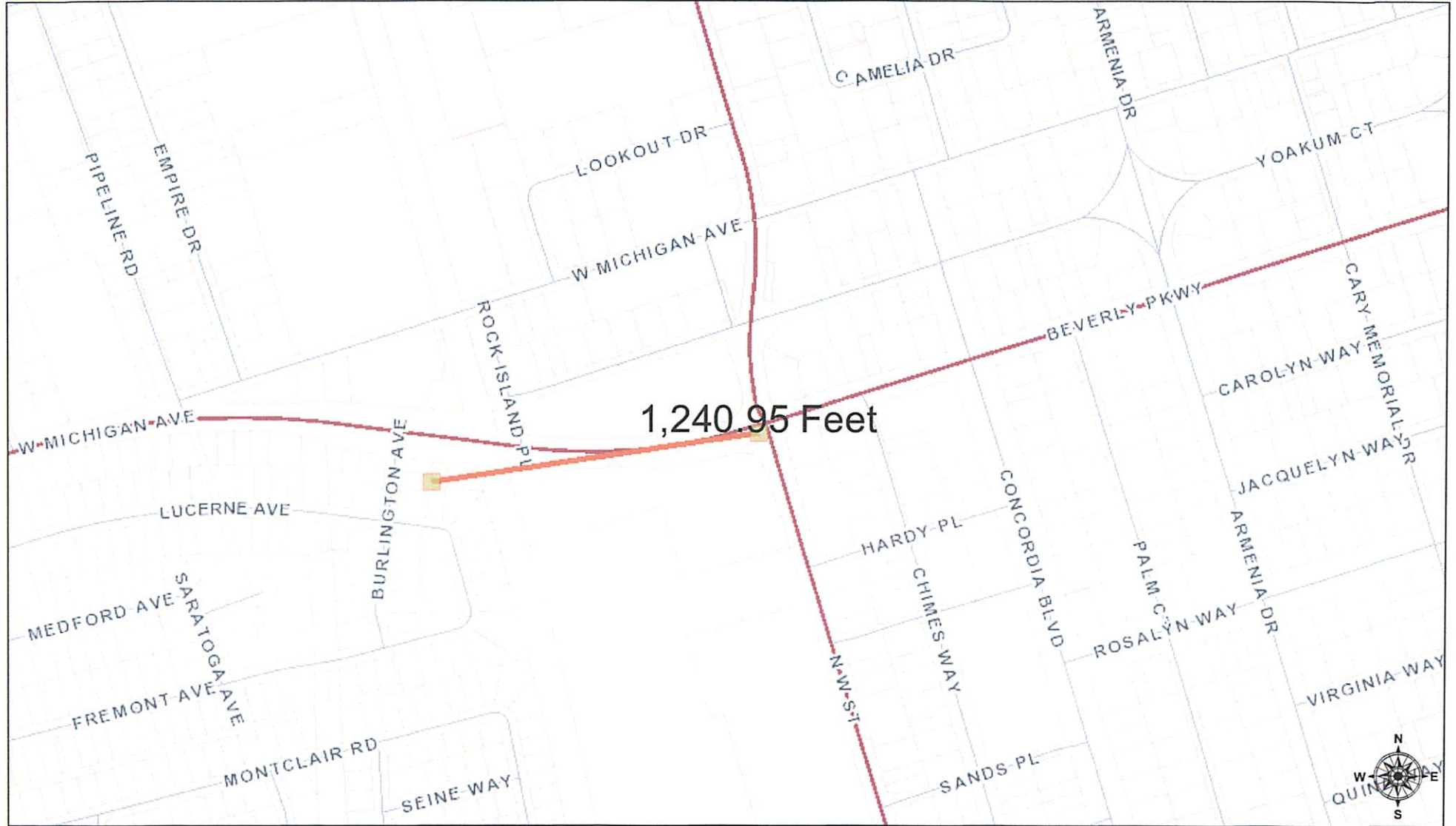
The foregoing instrument was acknowledged before me this 30th day of December, 2009, by Zenaida Palacios, who is personally known to me or has produced a current A driver's license as identification.



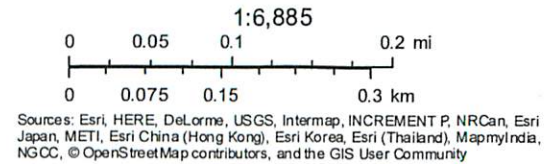
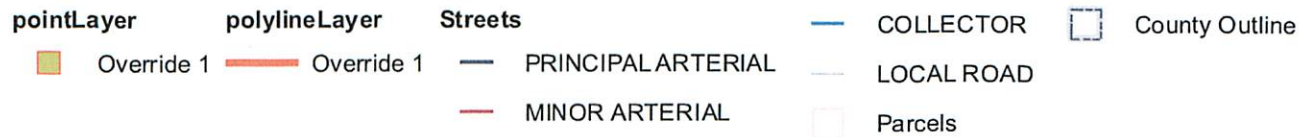

 Notary Public
 Print Name: Cathalena Barrett
 My Commission Expires: 8/18/2013

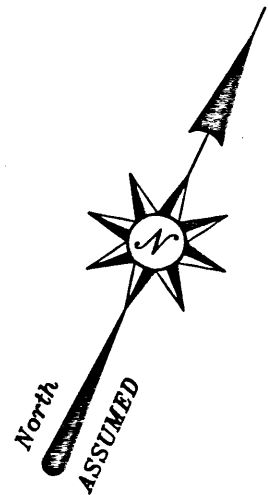
Parcel ID Number: 46-1S-30-1100-018-011

Site to "W" St. Less Than 1,320 Feet



May 24, 2017





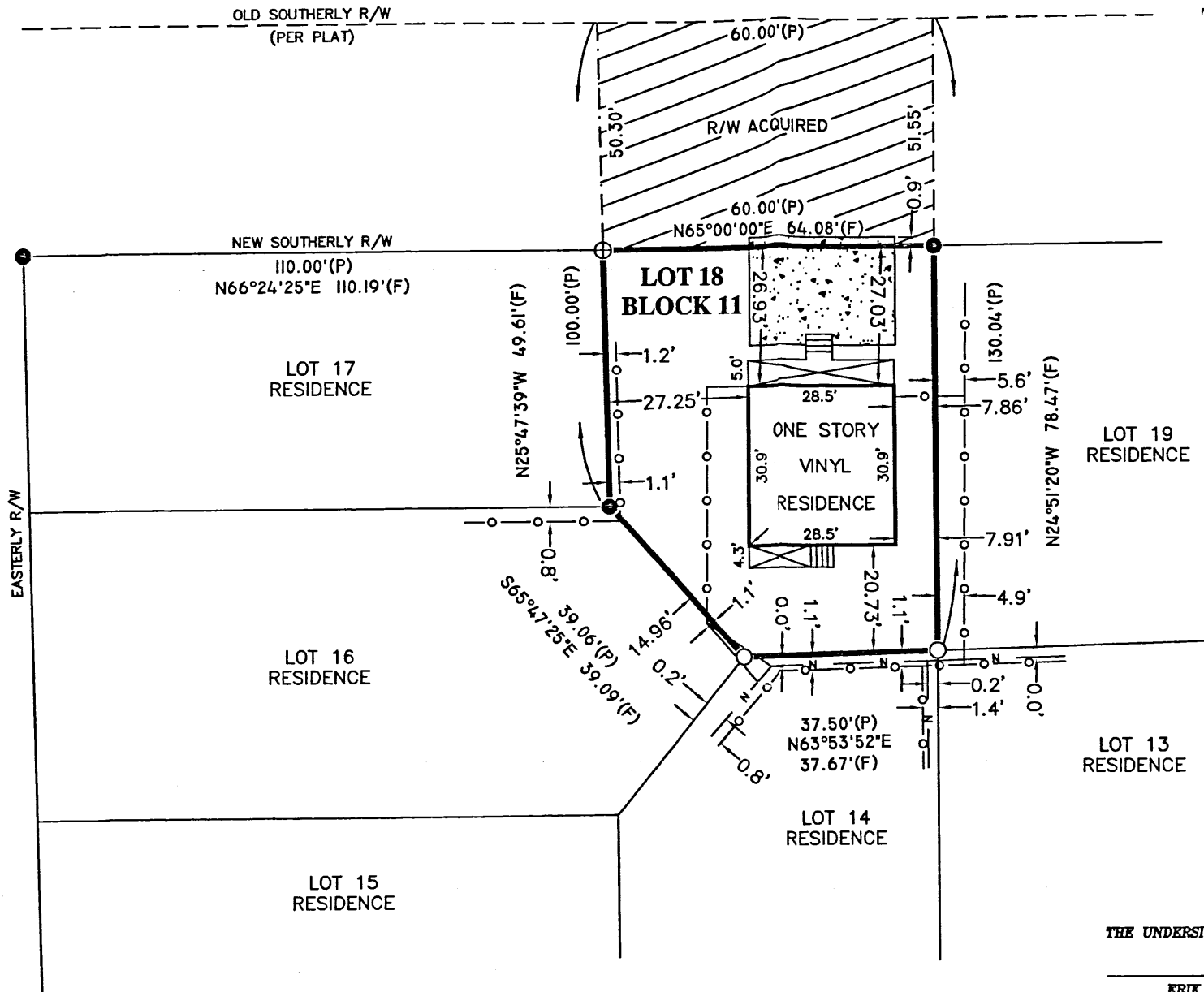
0' 5' 15' 30' 60'

Scale: 1" = 30'

LEGEND

- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- N — 4' CHAIN LINK FENCE
- o — 6' WOOD FENCE
- ▭ COVERED (ROOFED) AREA
- ▭ CONCRETE
- FOUND 1/2" IRON ROD
- ⊕ FOUND 1/2" CAPPED IRON ROD - #4655
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE

BURLINGTON AVENUE (66' R/W)



BOUNDARY SURVEY
703 BEVERLY PARKWAY
A PORTION OF SECTION 46
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION (O.R. BOOK 5256, PAGE 0263)

LOT 18, BLOCK 11, WILDWOOD SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AND OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4 AT PAGES 47 AND 47A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SURVEYOR'S REPORT:

1.) THE NORTH ±50' OF OUR LOT 18 WAS ACQUIRED FOR R/W EXPANSION OF BEVERLY PARKWAY.

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

ERIK ADAM PEREZ

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. 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:

ERIK ADAM PEREZ

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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER
NUMBER 5766, STATE OF FLORIDA

MARCH 23, 2017 LELAND M. EMPIE, P.S.M.
DATE

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
1.) UPDATE	180/46	3/20/17
POSSIBLE ENCROACHMENTS: FENCES AND CONCRETE DRIVE		

SCALE: 1" = 30'
FIELD DATE: 12/07/09
ORDER NO: 221-09-1
FIELD BOOK: 139/54

TYPE SURVEY BOUNDARY WITH IMPROVEMENTS

BASIS OF BEARING SOUTHERLY R/W BEVERLY PARKWAY N65°00'00"E (ASSUMED)

CLIENT PEREZ

GENERAL NOTES:
1. Fence locations as drawn are not to scale. 1A. This drawing only reflects setback lines, which appear on the recorded plat. 2. Jurisdiction (if lands) boundary lines not located unless shown on drawing. 2A. This property may also be subject to setback lines mandated by zoning. 3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted. 4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DS); Actual Field Measurement = (F); Plat = (P) 5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area. 6. No Title Search of the Public Records has been performed by this firm for easements, encumbrances, or right-of-way. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: June 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-09

TTO Staff has reviewed the Rezoning Case (Z)-2017-09, 703 (SR296) Beverly Parkway, agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program or the FDOT 5-Year Work Program within the vicinity of the subject parcel.

Per the TPO's Congestion Management Process Plan, Beverly Parkway is currently functioning within its allowable capacity for traffic volumes between the segment of Mobile Hwy. and US29. The maximum level-of-service (LOS) for the roadway segment is LOS D (39,800 trips/day), and currently the roadway segment is functioning at a LOS C (29,667 trips/day) and is expected to remain at a LOS C and exceed 36,164 trips/day by Year 2024.

At this time, TTO has no immediate comments for the proposed rezoning request.

Note: 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**



Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

June 14, 2017

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

**SUBJECT: REZONING REQUEST FOR THE FOLLOWINGS:
PARCEL#46-1S-30-1100-018-011 FROM MDR TO HC/LI
ADDRESS: 703 BEVERLY PARKWAY**

Horace,

I have reviewed the Rezoning Request package for the abovementioned location and my comments are below:

Sec. 3-3.6 (Palafox Overlay)

(a) Purpose. Palafox Overlay district establishes supplemental land use regulations to support the objectives of the adopted Palafox area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Palafox area.

(e) **Non-residential site and building requirements apply within the Palafox Overlay district.**

Both the Palafox Overlay and the Palafox Area Community Redevelopment Plan does not address rezoning, however the property located at 703 Beverly Parkway would be compatible with the surrounding similar commercial uses.

If you have any questions or comments, please contact me at 850-595-3596.

Sincerely,

Clara Long, CRA Division Manager

Planning Board-Rezoning

7. D.

Meeting Date: 07/10/2017

CASE : Z-2017-10

APPLICANT: Wiley C. "Buddy" Page, Agent for Zenaida Palacios, Owner

ADDRESS: 5200 Burlington Ave

PROPERTY REF. NO.: 46-1S-30-1100-016-011

FUTURE LAND USE: MU-U, Mixed Use Urban

DISTRICT: 3

OVERLAY DISTRICT: Palafox

BCC MEETING DATE: 08/03/2017

SUBMISSION DATA:

REQUESTED REZONING:

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

TO: HC/LI, Heavy Commercial and Light Industrial 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.

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

CPP FLU 1.3.1 Future Land Use Category 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.

OBJ FLU 2.3 Infill Development. Encourage infill development in appropriate urbanized areas where infrastructure is sufficient to meet demands, such as in MU-U and MU-S.

OBJ FLU 2.4.1 Community Redevelopment Strategy. The CRA and other County agencies will implement the recommendations of the Community Redevelopment Strategy through the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans.

FINDINGS

The proposed amendment to HC/LI is **consistent** with the intent and purpose of FLU category MU-U as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for certain residential and commercial development as permitted by zoning. The parcel is within the Palafox Redevelopment Area and would be considered as infill in the MU-U FLU category using the existing roads, utilities and infrastructures. The project must meet all requirements of the Palafox Redevelopment Area as stated in LDC 3-3.6. See CRA comments attached.

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.

LDC 3-2.7 Medium Density Residential (MDR)

Purpose. The 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.

LDC 3-2.11 Heavy Commercial and light industrial (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.

(b) Permitted uses. Permitted uses within the HC/LI district are limited to the following:

(1) Residential. Any residential uses if outside of the Industrial (I) future land use category and part of a predominantly commercial development, excluding new or expanded manufactured (mobile)home parks and subdivisions. See also conditional uses in this district.

(2) Retail sales. Retail sales, including Low-THC marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes.

(3) Retail services.

- a. Car washes, automatic or manual, full service or self-serve.
- b. Child care facilities.
- c. Hotels, motels and all other public lodging, including boarding and rooming houses.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- g. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, and major motor vehicle and boat service and repair, but excluding outdoor work or storage.
- h. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless separated by a 50-foot or wider street right-of-way.
- i. Taxi and limousine services.

See also conditional uses in this district.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, including towers.
- b. Cemeteries, including family cemeteries.
- c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- d. Educational facilities, including preschools, K-12, colleges, and vocational schools.
- e. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- f. Funeral establishments.
- g. Homeless shelters.
- h. Hospitals.
- i. Offices for government agencies or public utilities.
- j. Places of worship.
- k. Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Carnival-type

amusements shall be at least 500 feet from any residential district. Bars, nightclubs, and adult entertainment are prohibited in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning.

b. Commercial recreation facilities, passive or active, including those for walking, hiking, bicycling, camping, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks require a minimum lot area of five acres.

c. Marinas, private and commercial.

d. arks, with or without permanent restrooms or outdoor event lighting.

See also conditional uses in this district

(6) Industrial and related.

a. Light industrial uses, including research and development, printing and binding, distribution

and wholesale warehousing, and manufacturing, all completely within the confines of buildings and without adverse off-site impacts.

b. Marinas, industrial.

c. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning.

See also conditional uses in this district.

(7) Agricultural and related.

a. Food produced primarily for personal consumption by the producer, but no farm animals.

b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.

c. Veterinary clinics, excluding outside kennels. See also conditional uses in this district.

(8) Other uses.

a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.

b. Building or construction trades shops and warehouses, including on-site outside storage.

c. Bus leasing and rental facilities.

d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.

e. Outdoor adjacent display of plants by garden shops and nurseries.

f. Outdoor sales.

g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.

h. Parking garages and lots, commercial.

i. Sales and outdoor display of prefabricated storage sheds.

j. Self-storage facilities, including vehicle rental as an accessory use.

LDC 3-2.11(e)(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 districts 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 LDC. The parcel is located on Burlington Ave which is a local roadway, not meeting the locational criteria of the requested zoning. The parcel is also within a recorded subdivision,(Wildwood). As stated in LDC 3-2.11(e)(2)b, Any intrusion into a recorded subdivision is limited to a corner lot. HC/LI zoning allows light manufacturing, large-scale wholesale and retail uses, and all uses commercial or industrial are limited to the confines of the buildings. HC/LI zoning provides a transition between commercial and industrial zoned properties. There are no existing industrial uses or zoning designations in the proximity of the subject parcel. The higher intensity and density that would be created would **not** be compatible with the neighboring residential uses along the local roadway, Burlington Avenue.

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' area, staff observed properties with zoning districts HC/LI and MDR. The majority of parcels along Burlington Ave are residentially zoned and the only commercially zoned parcels within the platted subdivision front Beverly Parkway, not local streets.

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 parcel located at 703 Beverly Parkway is currently requesting a zoning change to HC/LI. The parcel next to the railroad, fronting Beverly Parkway, was rezoned from R-2 to C-2 in 2004.

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 subject parcel is currently a residence and is within a recorded subdivision on a local roadway and the remaining parcels along Burlington are residential in use and zoning.

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.

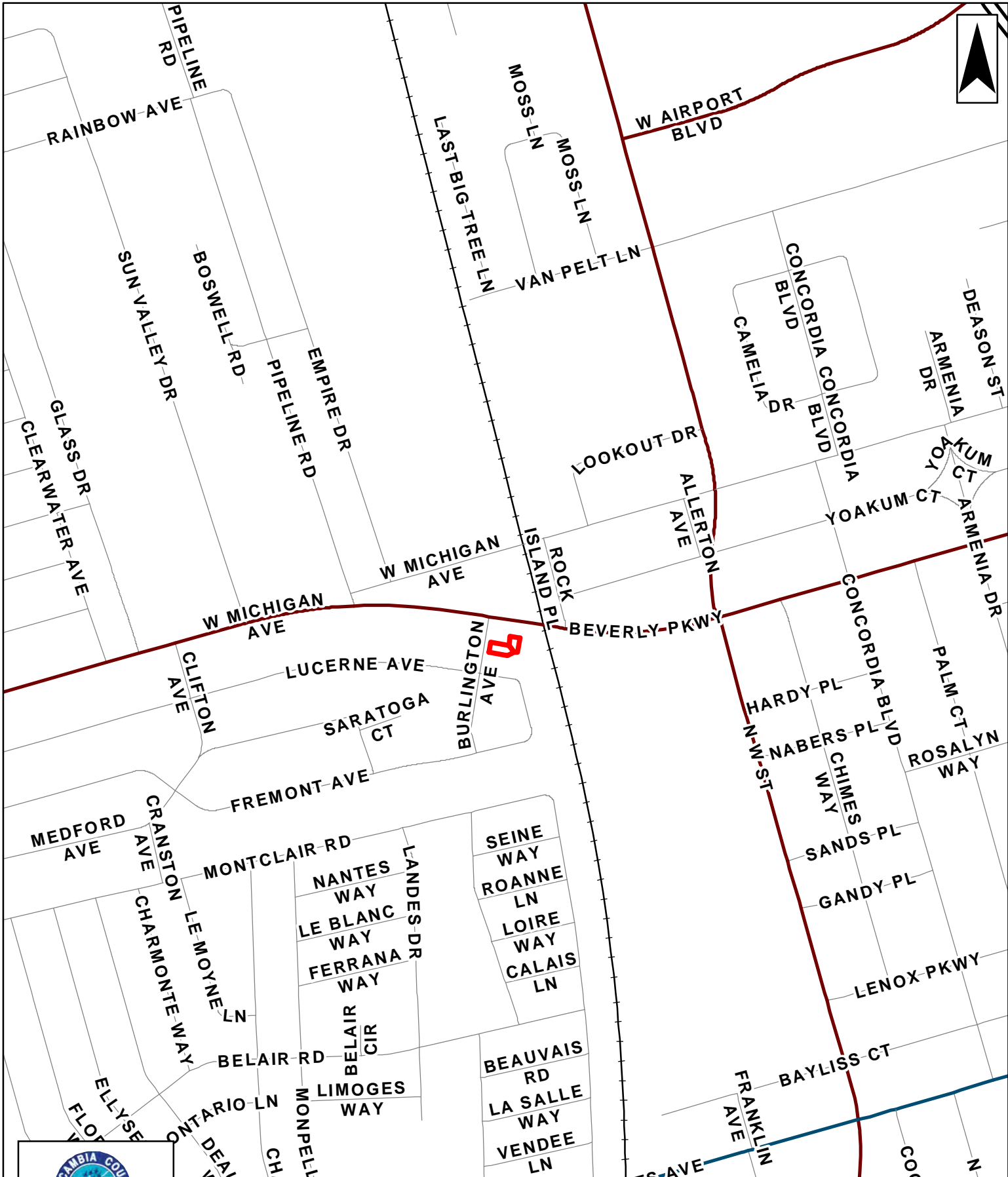
FINDINGS


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

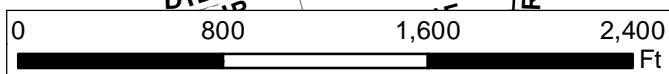
Z-2017-10






Z-2017-10




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

Z-2017-09 & Z-2017-10 LOCATION MAP



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



HC/LI

HC/LI

HC/LI

MDR

HC/LI

MDR

MDR

MDR

MDR

MDR

EMPIRE DR

LOOKOUT DR

W MICHIGAN AVE

YOAKUM CT

BEVERLY PKWY

BEVERLY PKWY

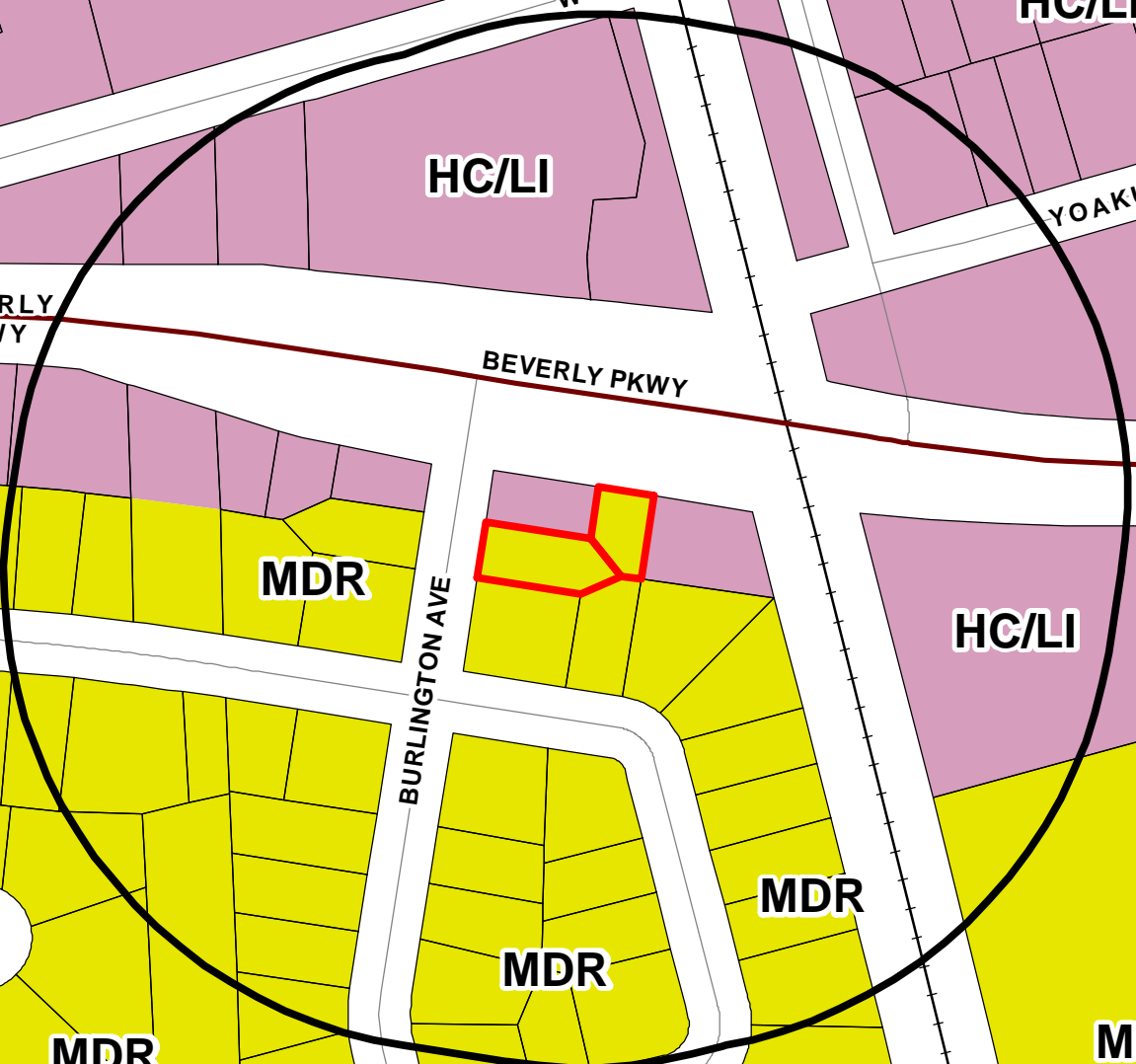
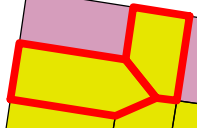
LUCERNE AVE

BURLINGTON AVE

FREMONT AVE

MONTO

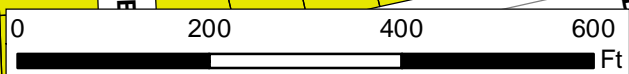
FREMONT



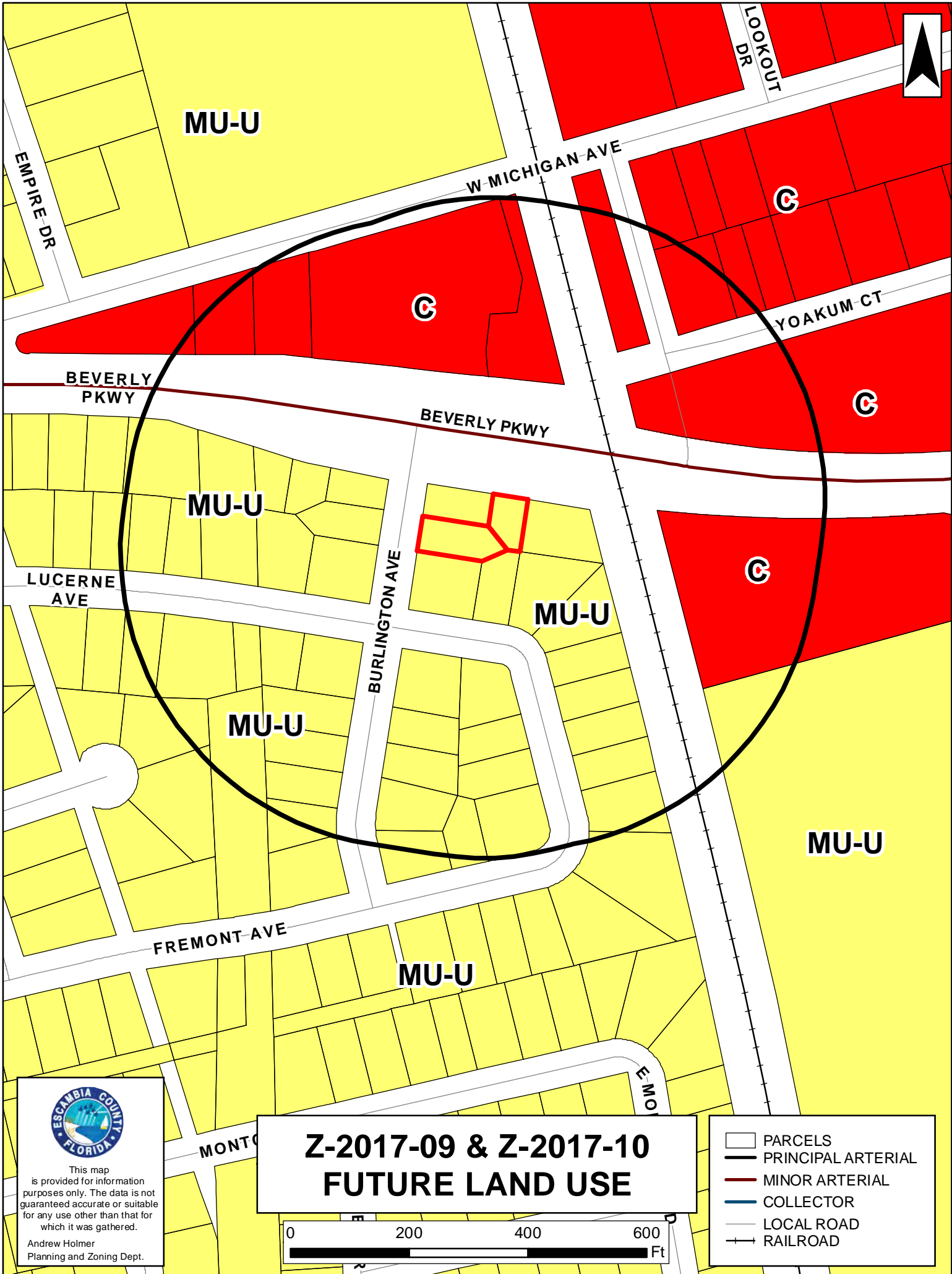
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-09 & Z-2017-10 500' RADIUS ZONING



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



MU-U

C

C

C

C

MU-U

MU-U

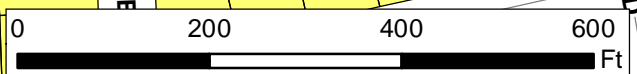
MU-U


MU-U

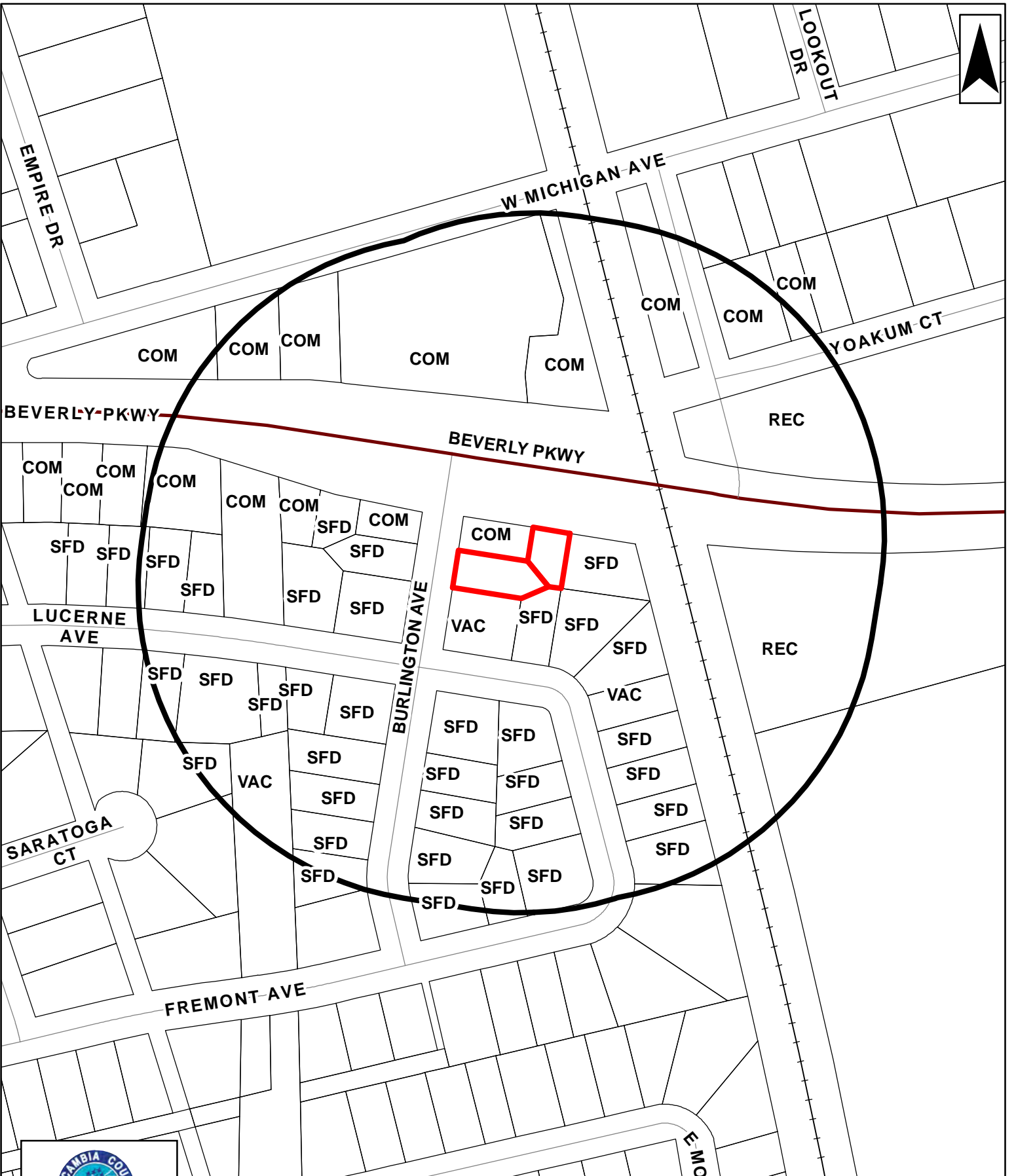
MU-U

**Z-2017-09 & Z-2017-10
FUTURE LAND USE**

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

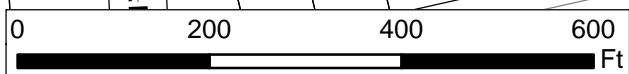




 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.



Z-2017-09 & Z-2017-10 EXISTING LAND USE

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





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Andrew Holmer
Planning and Zoning Dept.



BEVERLY PKWY

BURLINGTON AVE

LUCERNE AVE

WILDEWOOD AVE

Z-2017-09

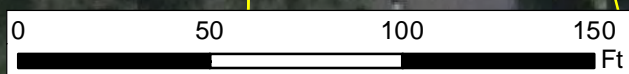
Z-2017-10

Z-2017-09 & Z-2017-10 AERIAL MAP



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.



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



PALAFX

W MICHIGAN AVE

LOOKOUT DR

EMPIRE DR

YOAKUM CT

BEVERLY PKWY

BEVERLY PKWY

LUCERNE AVE

BURLINGTON AVE

PALAFX

PALAFX

FREMONT AVE

PALAFX

MONTGOMERY AVE

FREMONT AVE



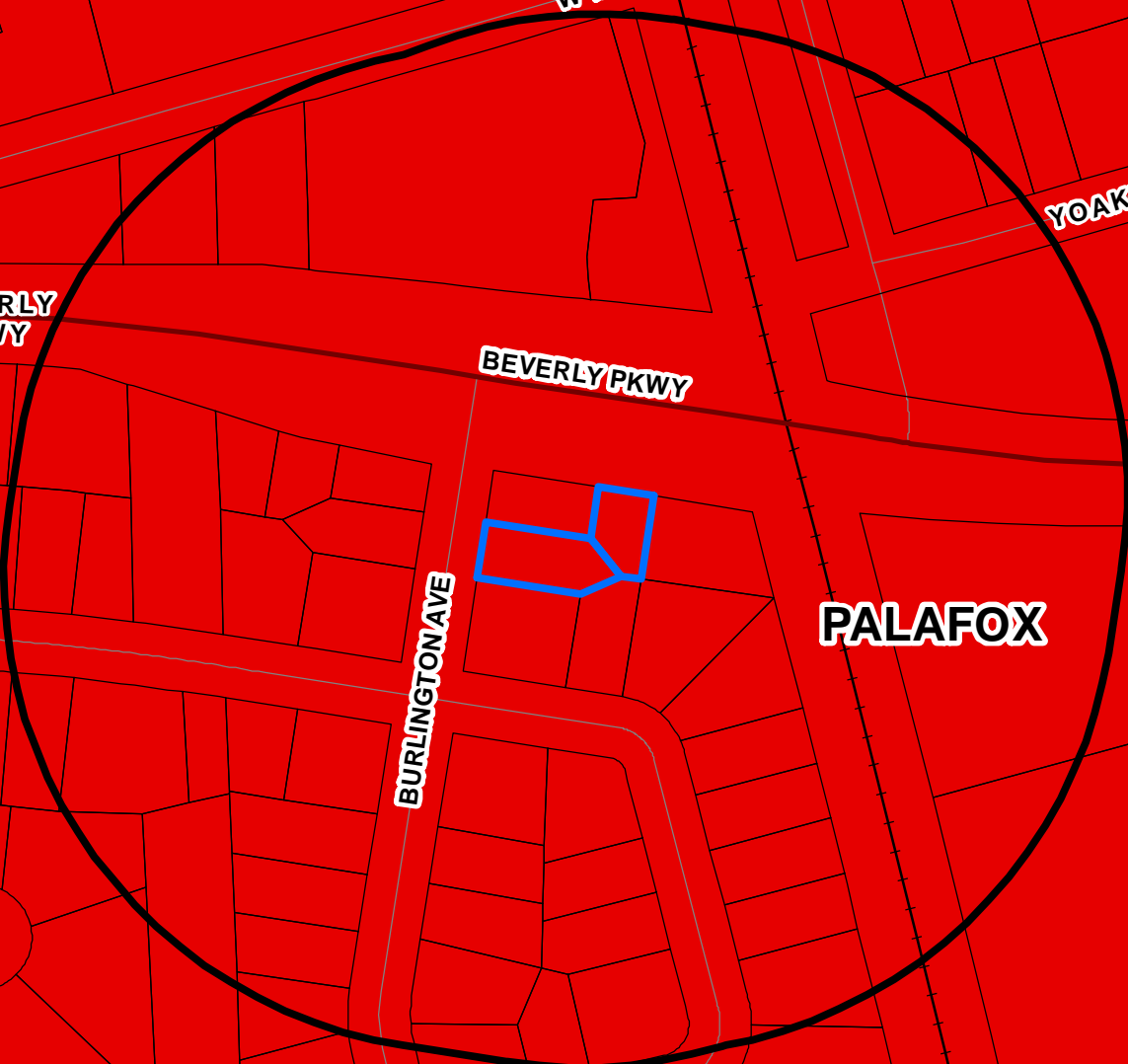
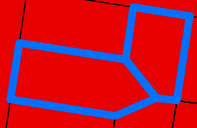
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-09 & Z-2017-10 CRA MAP



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





Notice of
Public Hearing
Sign



Looking East onto site
from Burlington



Looking North towards Beverly
Pkwy



Looking Northwest across Burlington



Looking South onto Burlington



Looking Southeast from Burlington Pkwy



Looking Southwest across from Burlington

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC

5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpage1@att.net

PR2170500018
Z-2017-10

May 15, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

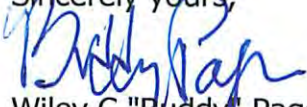
RE: Rezoning Request
From Medium Density Residential to HC/LI
Parcel Number 46-1S-30-1100-016-011
Address: 5200 Burlington
Owner: Zenaida Palacios

Dear Mr. Jones:

This letter together with the attached application and supporting documentation requests Planning Board consideration to change the referenced property zoning from MDR to HC/LI.

If approved, the parcel will then have the same zoning as properties located on the adjacent east and west side of the site. With regard to location criteria at LDC Sec. 3-2.11(e)(1), the attached measurement map indicates the site is located less than the maximum 1,320 feet allowed. With regard to compatibility, the request will result in adjacent zoning categories that reflect those that are currently present in the area suggesting historical compatibility.

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

Sincerely yours,

Wiley C. "Buddy" Page



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: Z-2017-10 Accepted by: [Signature] PB Meeting: 7/11/2017

1. Contact Information:

A. Property Owner/Applicant: Zenaida Palacios

Mailing Address: 4916 Saufley Field Road Pensacola, Florida 32526

Business Phone: _____ Cell: 850-232-9853

Email: _____

B. Authorized Agent (if applicable): Wiley C. "Buddy" Page

Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

Business Phone: _____ Cell: 850-232-9853

Email: budpage1@att.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: 5200 Burlington Pensacola, Florida 32505

Parcel ID (s): _____
46-1S-30-1100016-011

B. Total acreage of the subject property: 0.1801

C. Existing Zoning: MDR

Proposed Zoning: HC/LI

FLU Category: MU-U

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

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.

Owners owns 4 adjacent lots; two are presently zoned HC/LI; this and a second application seeks to change so that all will have the same zoning category.

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 requested HC/LI zoning category is a listed and permitted use under the Mixed Use-Urban FLU thus suggesting it is consistent with the Comprehensive Plan.

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.

The Land Development Code category of HC/LI is currently located on both sides of Beverly Parkway indicating it is established within the area. This pre-existence in the area suggests it is consistent with purposes and intent of the LDC.

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. The existing zoning along Beverly Parkway shows frontage lots classified as HC/LI while most lots backing up to these HC/LI being classified and Medium Density/Residential MDR. The requested zoning change maintains this existing pattern suggesting compatibility.

4. Changed conditions. The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning. No significant changed conditions observed.

5. Development patterns. The proposed rezoning would contribute to or result in a logical and orderly development pattern. This request would follow and be consistent with the existing development pattern along this area of Beverly Parkway.

6. Effect on natural environment. The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment. The property was observed to be high and dry.

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): 46-1S-30-1100-016-011

Property Address: 5200 Burlington Pensacola, Florida 52505

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 _____ DAY OF _____, YEAR OF _____



Signature of Property Owner

Zenaida Palacios

Printed Name of Property Owner

04-10-2017

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 5200 Burlington
Pensacola, Florida, property reference number(s) 46-1S-30-1100-016-011
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. 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 Lane Pace, Florida 32571 Phone: 850-232-9853

 *Zenaida Palacios*

Signature of Property Owner

Zenaida Palacios

Printed Name of Property Owner

04-10-2017

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 10 day of April 2017,
by Zenaida Palacios

Personally Known OR Produced Identification . Type of Identification Produced: FL. DL.

 *Shannon Martin*

Signature of Notary

Shannon Martin

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.

Z Palacios
Signature of Owner/Agent

Zenaida Palacios
Printed Name Owner/Agent

04-10-2017
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 10 day of April 2017, by Zenaida Palacios

Personally Known OR Produced Identification . Type of Identification Produced: FL DL

Shannon Martin
Signature of Notary

Shannon Martin
Printed Name of Notary



10.50
483.00

This Instrument Prepared By:
Tina M. Wiles
Gulf Coast Title Partners, LLC
1403 E. Belmont Street
Pensacola, Florida 32501
Phone # (850) 202-6938
File # P-02-8

Parcel ID: #46-1S-30-1100-016-011

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 4866 PGO 179
Escambia County, Florida
INSTRUMENT 2002-940894

DEED DOC STAMPS PD @ ESC CO \$ 483.00
03/11/02 ERNIE LEE WILSON, CLERK
By: *[Signature]*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ahmad Safakhoo, a single man, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Zenaida Palacios, a single woman, (herein "Grantee"), whose address is 5227 Cerny Road, Pensacola, Florida 32526, her successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

Lots 16 and 17, Block 11, Wildewood Subdivision as recorded in the public records of Escambia County, Florida, a portion of Sections 46 and 10, Township 1 and 2 South, Range 30 West, according to plat recorded in Plat Book 4, Pages 47A and B of the public records of said county.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2002 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of March, 2002.

Signed, sealed and delivered
in the presence of:

[Signature]
Name: MARIA MANGUAL

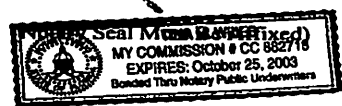
[Signature]
Ahmad Safakhoo
2222 Frank Street
Pensacola, Florida 32514

[Signature]
Name: ERNEST J. WILSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

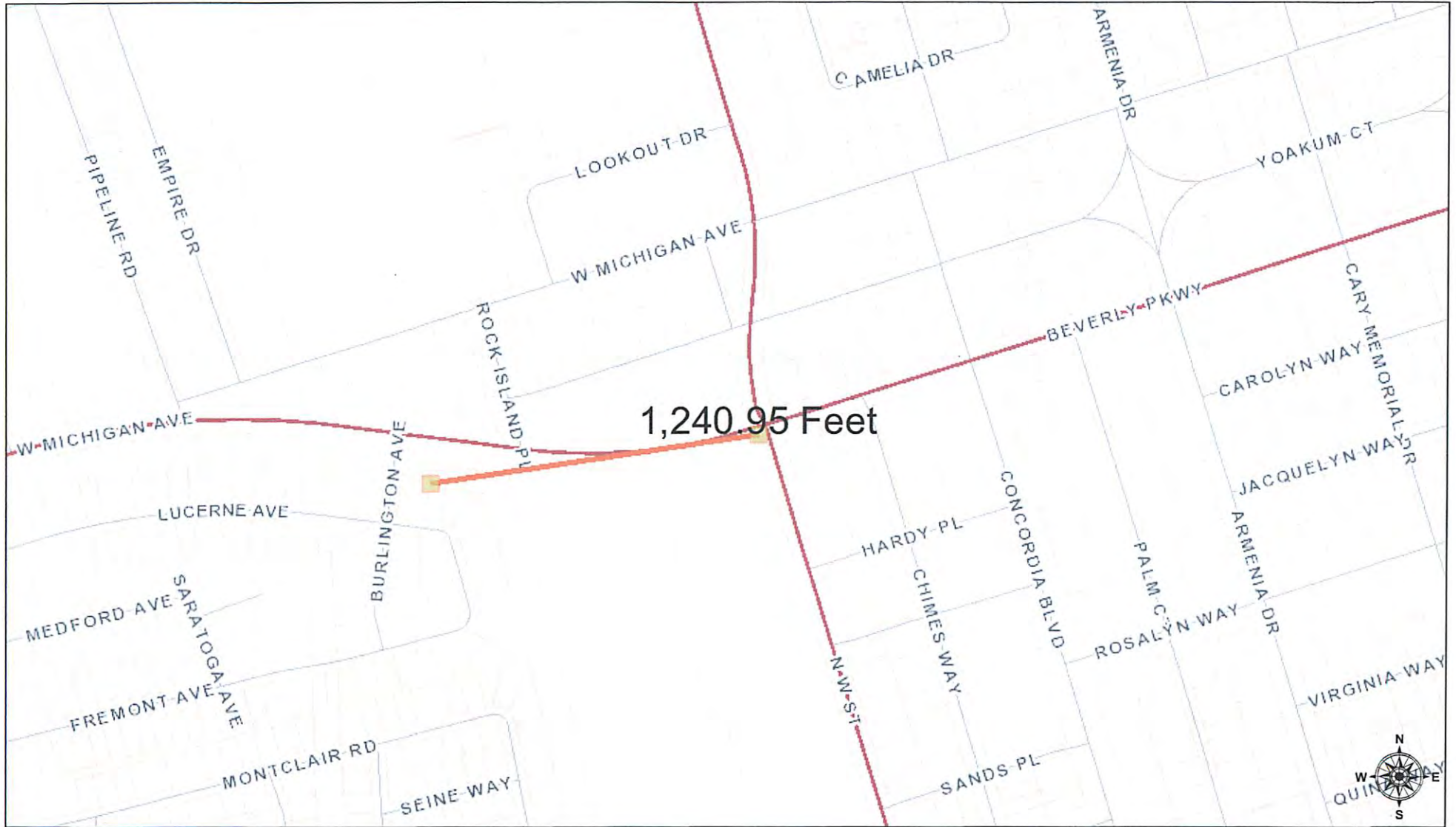
The foregoing instrument was acknowledged before me this 6th day of March, 2002, by Ahmad Safakhoo, a single man, who did not take an oath and who:

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

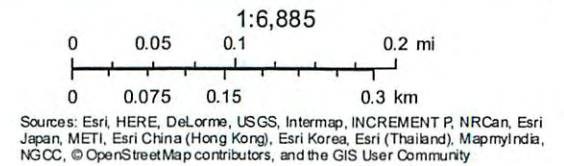
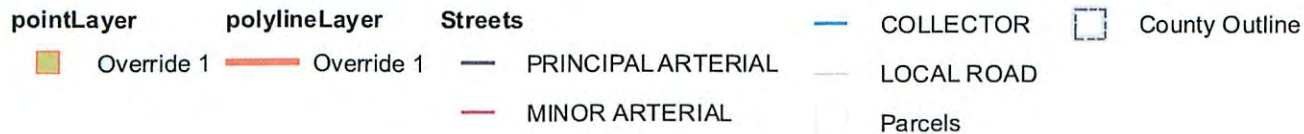


[Signature]
Notary Public
Tina M. Wiles
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

Site to "W" St. Less Than 1,320 Feet

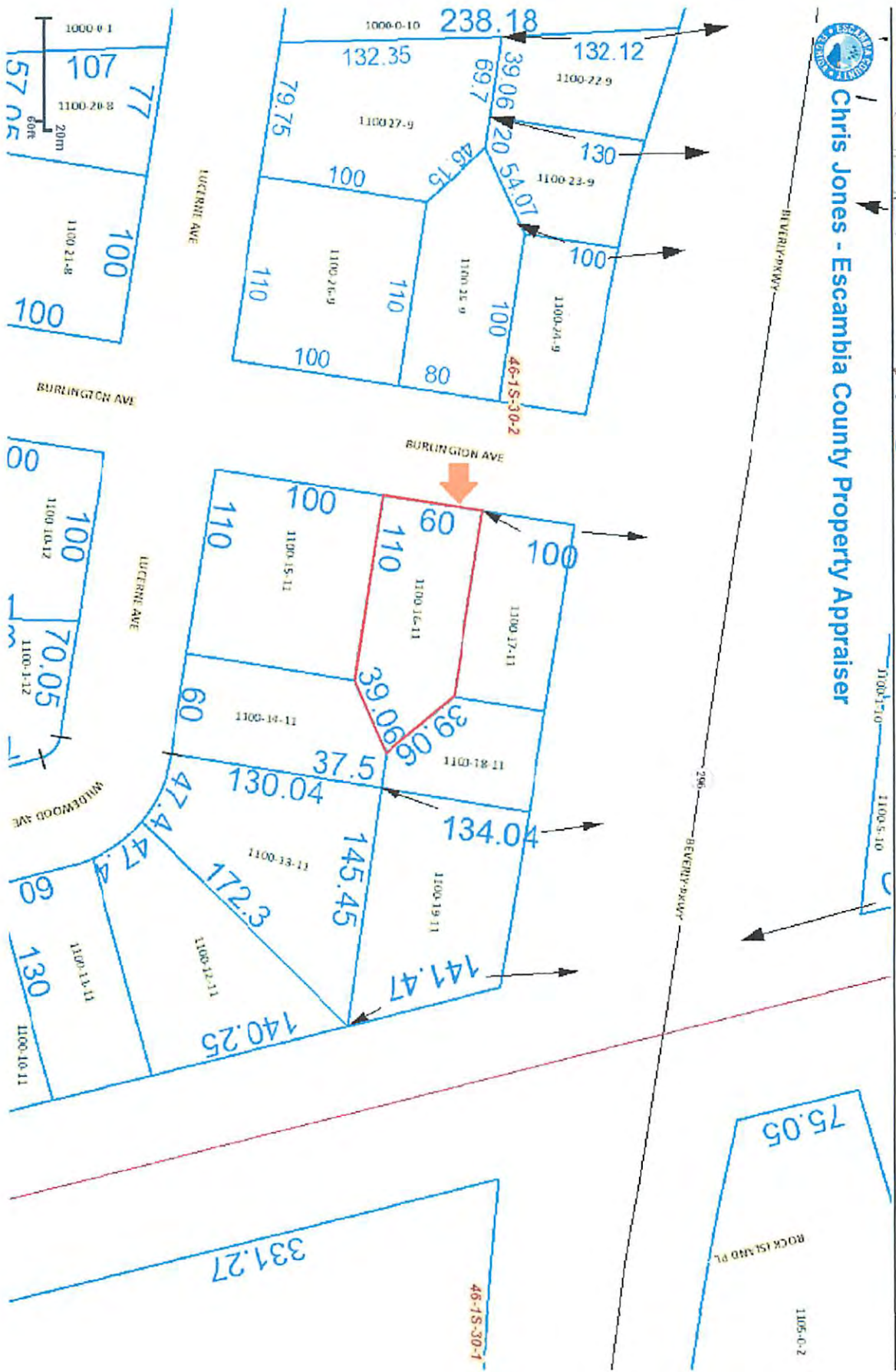
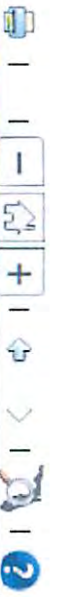


May 24, 2017





Chris Jones - Escambia County Property Appraiser

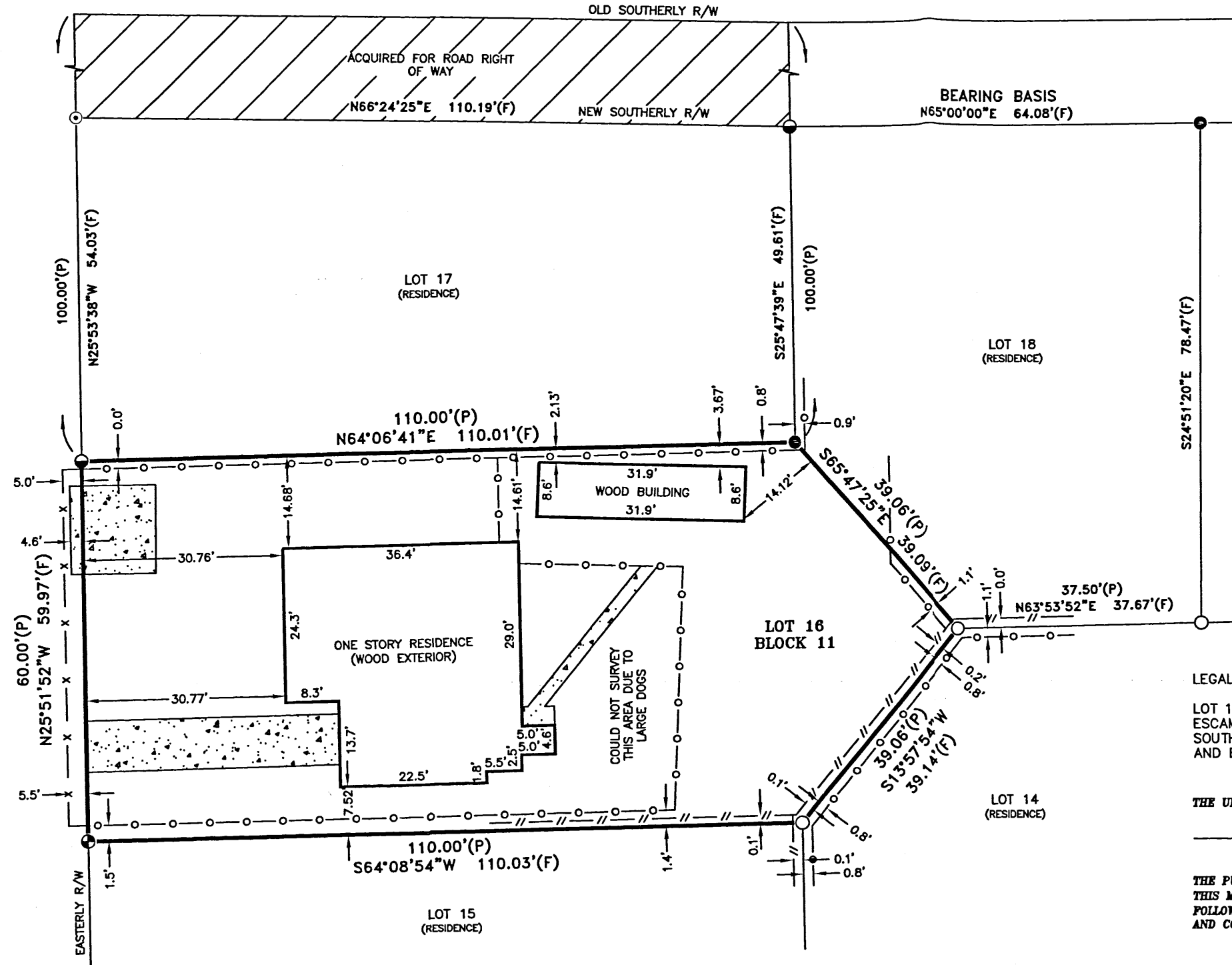


5200 Burlington
Parcel No. 46-1S-30-1100-016-011

BEVERLY PARKWAY (R/W VARIES)

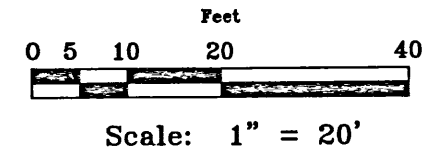
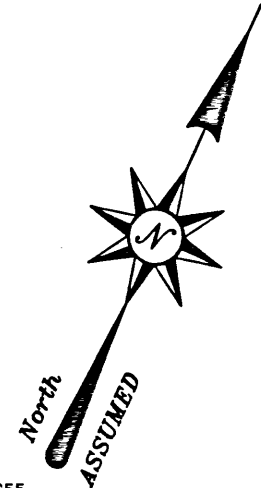
BOUNDARY SURVEY
5200 BURLINGTON AVENUE
A PORTION OF SECTION 46,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA

5200 BURLINGTON AVENUE (66' R/W)



LEGEND

- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- L.B. LICENSED BUSINESS
- // — // — 4' CHAIN LINK FENCE
- x — 4' WOOD PRIVACY FENCE
- o — 6' WOOD FENCE
- [Hatched Box] COVERED (ROOFED) AREA
- [Dotted Box] CONCRETE
- FOUND 1/2" IRON ROD
- FOUND 1/2" CAPPED IRON ROD - #4655
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
- SET 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- FOUND PK NAIL



LEGAL DESCRIPTION: (A PORTION OF O.R. BOOK 4866, PAGE 179)

LOT 16, BLOCK 11, WILDEWOOD SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, A PORTION OF SECTIONS 46 AND 10, TOWNSHIP 1 AND 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGES 47A AND B OF THE PUBLIC RECORDS OF SAID COUNTY.

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

ZENAIDA PALACIOS

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. 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:

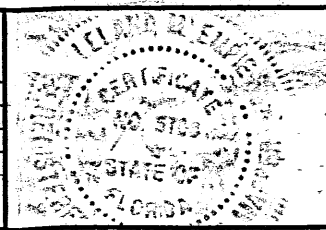
ZENAIDA PALACIOS

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

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS: FENCES, CONCRETE



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
MARCH 23, 2017 LELAND M. EMPIE, P.S.M.
DATE
PROFESSIONAL SURVEYOR AND MAPPER
NUMBER 5786, STATE OF FLORIDA

SCALE: 1" = 20'
FIELD DATE: 3/20/17
ORDER NO: 64-17
FIELD BOOK: 180/41

TYPE SURVEY: BOUNDARY WITH IMPROVEMENTS
BASIS OF BEARING: N65°00'00"E SOUTHERLY R/W BEVERLY PARKWAY (ASSUMED)
CLIENT: PEREZ
SOURCE OF INFORMATION: FIELD EVIDENCE, DEEDS OF RECORD, PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:
1. Fence locations as drawn are not to scale. 1A. This drawing only reflects setback lines, which appear on the recorded plat. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing. 2A. This property may also be subject to setback lines mandated by zoning.
2. Footings, foundations, or any other structures were not located unless otherwise noted.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DB); Actual Field Measurement = (F); Plat = (P)
4. All measurements were made in accordance with United States standards. The accuracy shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: June 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-10

TTO Staff has reviewed the Rezoning Case (Z)-2017-10, 5200 Burlington Avenue, agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel.

At this time, TTO has no immediate comments for the proposed rezoning request.

Note: 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



Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

June 14, 2017

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

**SUBJECT: REZONING REQUEST FOR THE FOLLOWINGS:
PARCEL#46-1S-30-1100-016-011 FROM MDR TO HC/LI
ADDRESS: 5200 Burlington Drive**

Horace,

I have reviewed the Rezoning Request package for the abovementioned location and my comments are below:

Sec. 3-3.6 (Palafox Overlay)

- (a) Purpose. Palafox Overlay district establishes supplemental land use regulations to support the objectives of the adopted Palafox area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Palafox area.

Both the Palafox Overlay and the Palafox Area Community Redevelopment Plan does not address rezoning, however the property located at **5200 Burlington** is currently be used as residential and with a rezoning to HC/LI would **not be** compatible with the surrounding residential uses that faces Burlington and Lucerne Ave.

If you have any questions or comments, please contact me at 850-595-3596.

Sincerely,

Clara Long, CRA Division Manager