

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
November 7, 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. Acceptance of Rezoning Planning Board Meeting Packet.
5. Quasi-judicial Process Explanation.
6. Public Hearings.
 - A. Case #: Z-2017-17
Applicant: Wanda French-Hawkins, Agent for Jason Hawkins, Owner
Address: 6355 Mockingbird Lane
Property Size: 4.86 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDMU, High Density Mixed-use district (25 du/acre)
7. Adjournment.

Planning Board-Rezoning

6. A.

Meeting Date: 11/07/2017

CASE : Z-2017-17

APPLICANT: Wanda French-Hawkins, Agent for Jason Hawkins, Owner

ADDRESS: 6355 Mockingbird Lane

PROPERTY REF. NO.: 35-1S-30-7117-000-000

FUTURE LAND USE: MU-S (Mixed-Use Suburban)

DISTRICT: 3

OVERLAY DISTRICT: Oakfield

BCC MEETING DATE: 11/30/2017

SUBMISSION DATA:

REQUESTED REZONING:

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

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 Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of Allowable Uses: residential, retail sales & services, professional office, recreational facilities, public and civic, limited agriculture. The maximum residential density is 25 dwelling units per acre.

FINDINGS

The proposed amendment to HDMU **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1 The Comprehensive Plan allows for residential, retail sales & services, professional office, recreational facilities, public and civic, limited agriculture.

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

Consistent with The Land Development Code

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

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

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

Sec. 3-2.9 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]

(e) Location criteria. All new non-residential uses proposed within the HDMU district that are not part of a predominantly residential development or a planned unit development, or are 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 or collector street and within 200 feet of an intersection with another arterial or collector.

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

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

(4) Site design. Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:

a. Any intrusion into a recorded residential subdivision is limited to a corner lot

b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the 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).

(f) Rezoning to HDMU. High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

FINDINGS

The proposed amendment is **not consistent** with the intent and purpose of the Land Development Code. From a strict review of the regulations stated above, the site does not meet the following required location criteria as listed: proximity to intersection, proximity to traffic generator, and site design. Additionally, the more intense uses of HDMU, such as apartments to neighborhood retail sales, retail services and professional

offices, are not found in the surrounding area of the parcel in question. Please note that any potential uses, including intense residential (ie apartments) appears to be constraining due to the existing site conditions concerning access, lot size, and other regulatory requirements, etc... that will need to be review during the development review process. (see Exhibit A for photos submitted by applicant)

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. However, within the 500' radius impact area, staff observed properties associated with zoning districts MDR and HDMU as indicated on the Zoning Map. From a visit to the site, staff observed three mobile homes, one church, single-family residences, and vacant residential properties as indicated on the Existing Land Use map. The proposed amendment would result in a more intense use of the subject property than the surrounding adjacent properties. Most parcels in the area are single-family residences or vacant. The allowable commercial uses in the HDMU zoning are incompatible with the current surrounding parcels in the immediate area, but the uses found on the adjacent and contiguous parcels are existing residential uses.

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

Changed conditions

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

FINDINGS

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

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

Development patterns

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

FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. The subject property has HDMU zoning to the southeast, yet only residential uses with the exception of a church are on these parcels. The subject property is surrounded by MDR zoned properties. The current development pattern found in the area is residential.

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.

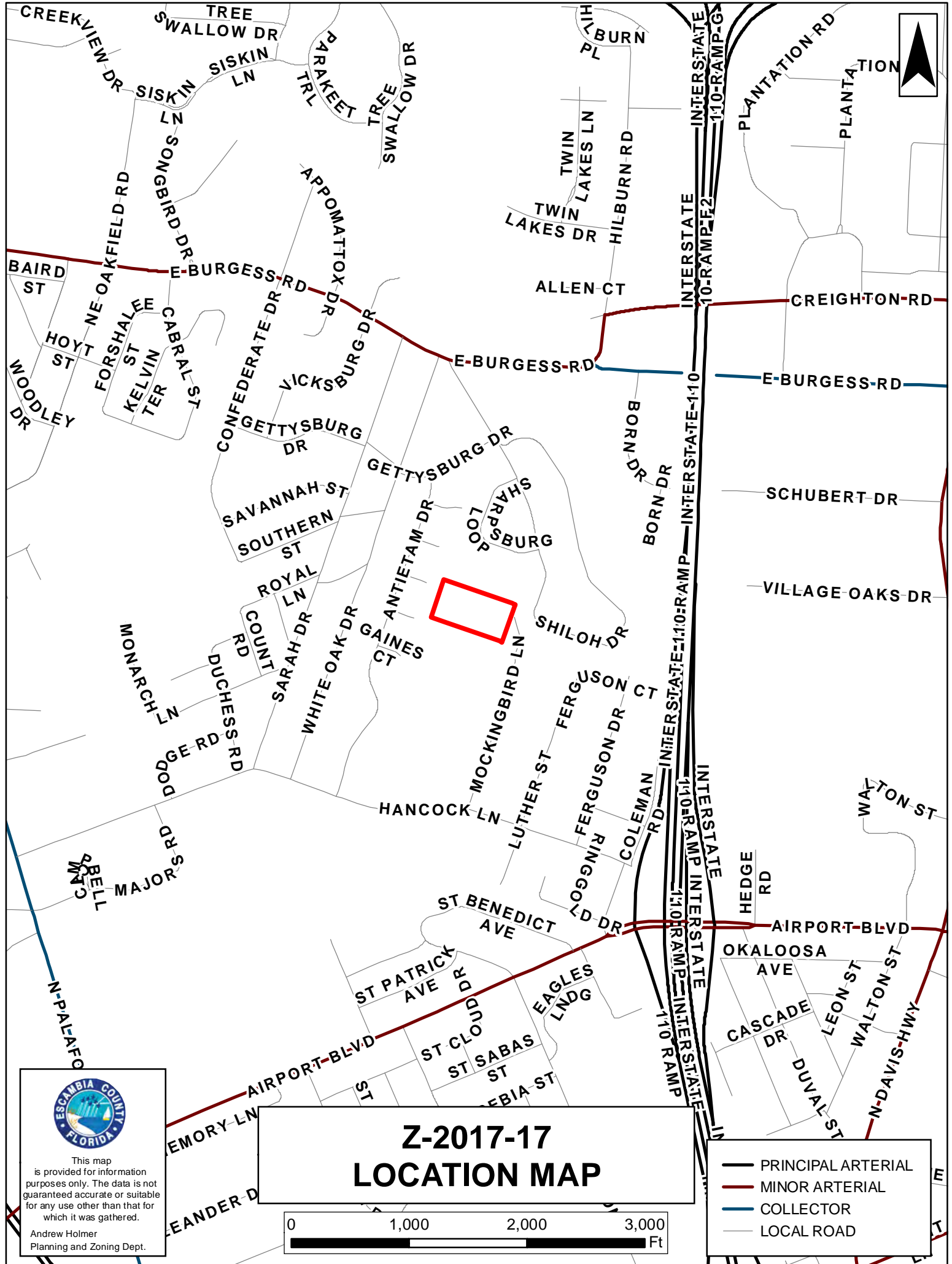
FINDINGS


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

Working Case File

Z-2017-17

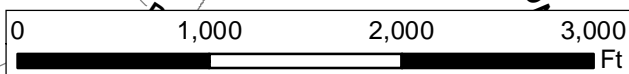




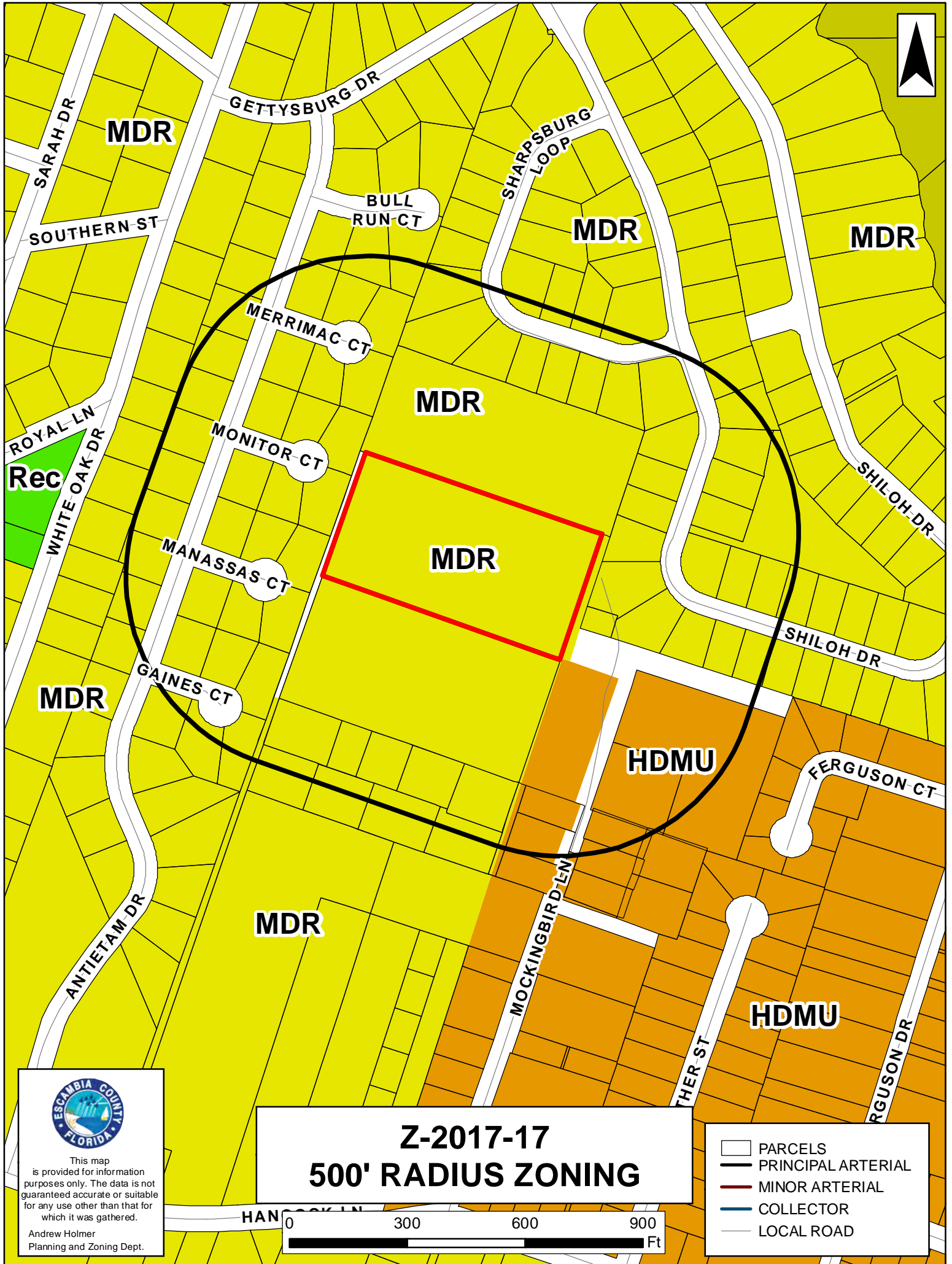
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-17
LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

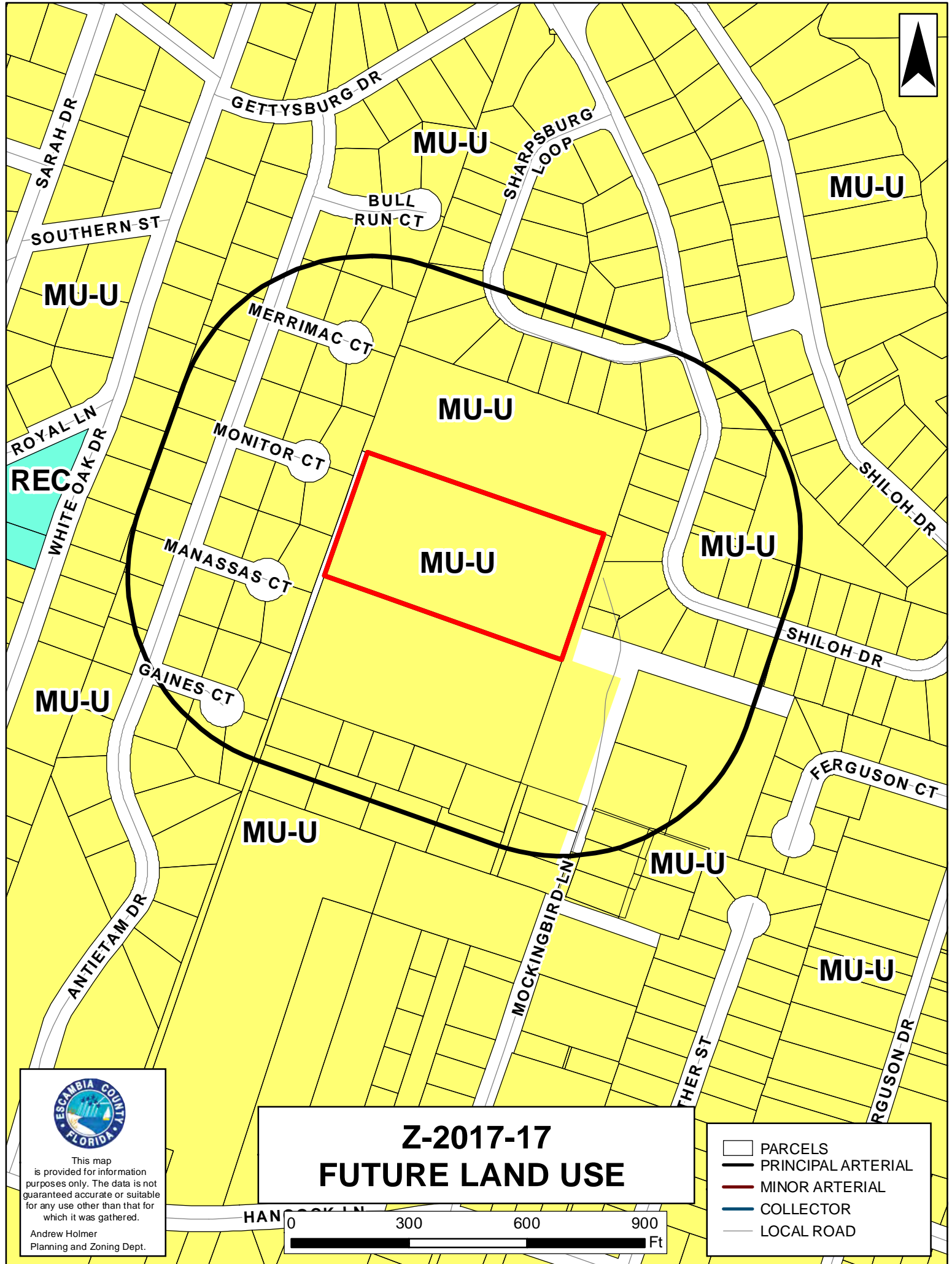


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2017-17 500' RADIUS ZONING

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



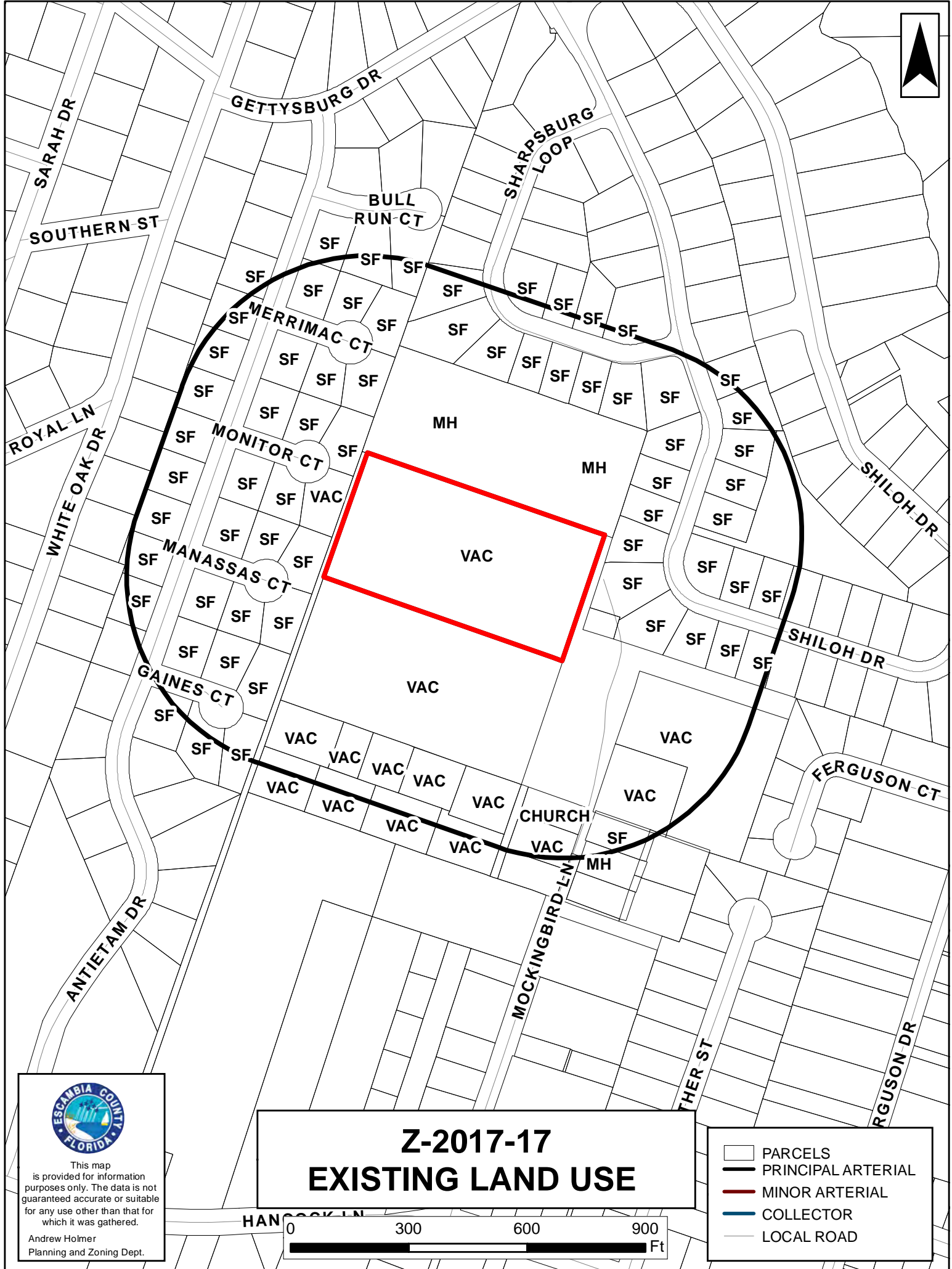
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2017-17 FUTURE LAND USE

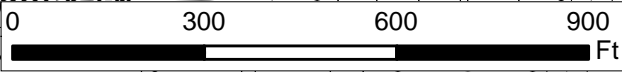


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

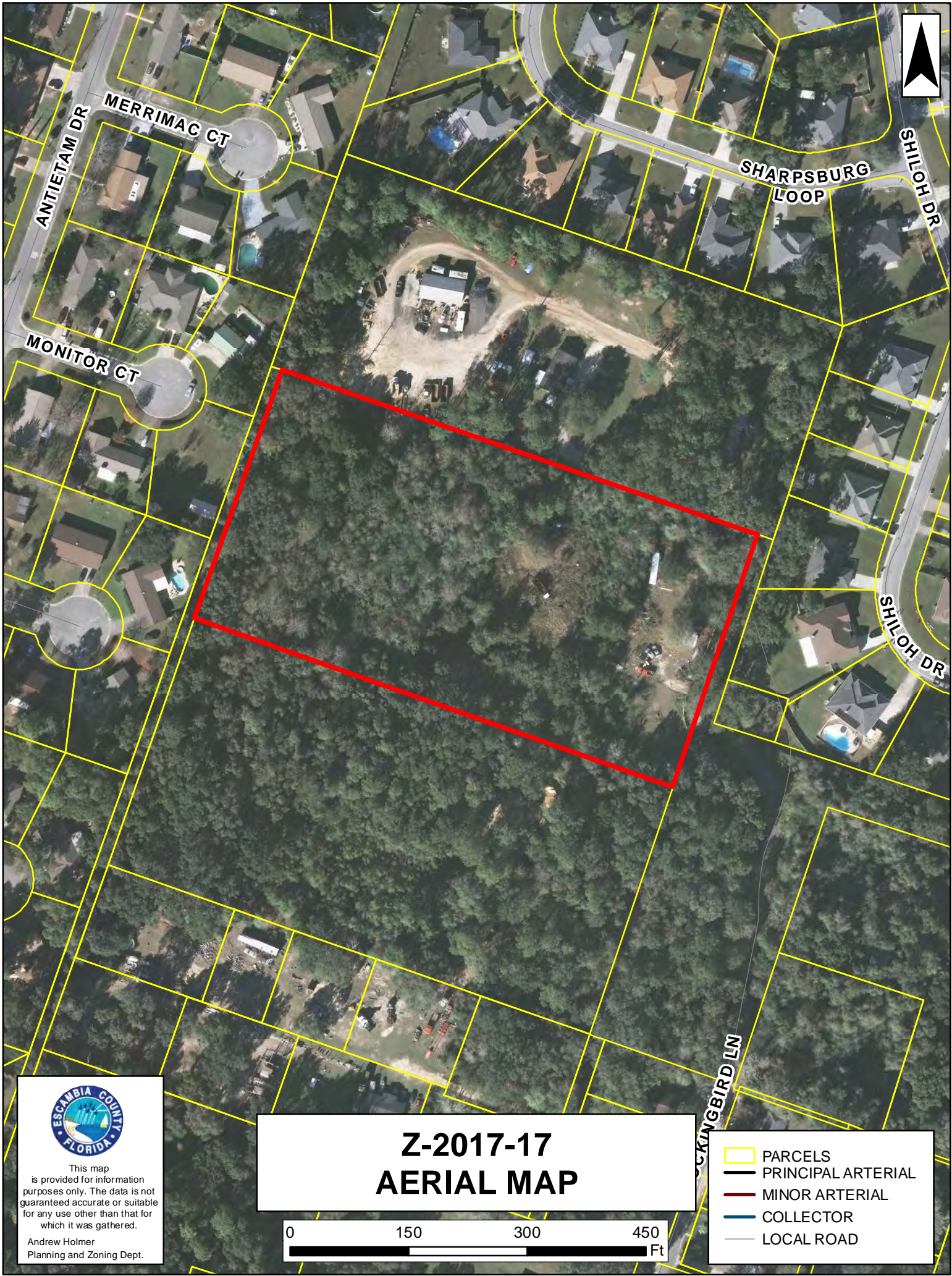



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

Z-2017-17 EXISTING LAND USE



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



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

Andrew Holmer
Planning and Zoning Dept.

Z-2017-17 AERIAL MAP

0 150 300 450
Ft

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



OAKFIELD

OAKFIELD

OAKFIELD

OAKFIELD

OAKFIELD

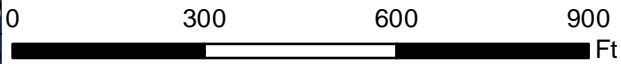
OAKFIELD



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-2017-17 CRA MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2017-17

CURRENT ZONING: MDR PROPOSED ZONING: HDMU

PLANNING BOARD

DATE: 11/07/17 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 12/14/17 TIME: 5:45 PM

LOCATION OF HEARING

ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION 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



**DIRECT ACCESS TO SITE
(HEAVILY WOODED)**

LOOKING NORTH FROM SITE ACROSS MOBILE HWY



LOOKING WEST ONTO SITE



LOOKING WEST ONTO SITE



LOOKING NORTH ALONG ROAD



LOOKING NORTH FROM SITE



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-2017-17 Accepted by: HU/KM PB Meeting: 11/7

1. Contact Information:

A. Property Owner/Applicant: Jason Hawkins

Mailing Address: 6355 Mockingbird Lane

Business Phone: 850 207-3417 Cell: _____

Email: tahliha@gmail.com

B. Authorized Agent (if applicable): Wanda French-Hawkins

Mailing Address: 911 Montclair Rd Pensacola, FL 32505

Business Phone: 850 585-6500 Cell: 850 207-3417

Email: tahliha@gmail.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: 6355 Mockingbird Lane

Parcel ID (s): 35-18-30-7117-000-000

B. Total acreage of the subject property: 5

C. Existing Zoning: MAR

Proposed Zoning: HDUU

FLU Category: MU-U

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

Electricity

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.

We would like to put a manufacturer home on the property, which has been purchased already. There are two trailers down in the whole, not my property, The Arnolds property,

- 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 future land use is which include the two homes for Tonett Arnold. The home would fit the code. The goal is to improve my property as well as others that own land there. There are no conflict with the area or those around Mockingbird lane,

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

Yes, and there are no conflict with any of it's provision. This meets the requirement of being 1/4 of a mile of a arterial Street. MU-U, does comply

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 area ~~is~~ surrounding the lot has nothing but, trees, bushes, and empty land and trash which people dump there. My Home would not negatively influence any current resident. I can only see an improvement of the land. Ms. Arnold have two homes on her property and she is the only person living on her land which

4. **Changed conditions.** The area to which the proposed rezoning would apply has ^{is 3 feet} changed, or is changing, to such a degree that it is in the public interest to encourage ^{from mine} new uses, density, or intensity in the area through rezoning.

New use on the land would be a great improvement to all of the properties that is in that area. Putting Affordable homes on the lands would be a improvement. There is nothing there but trees bushes, and on both sides, living on the land can stop people from dumping trash.

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

The new zoning would allow other land owner in Mockingbird near my land to improve their land by putting a manufacture home on their land. There is 4 lots without anything on it, so most people can't afford to build a 100,000+ Home.

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

My land is developed without wetland or nature to be preserved, there is nothing around the area, but trees, bushes, & This would be a major improvement to the land. Maybe the dumping of the properties would cease.

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): 351S307117000000

Property Address: 6355 Mockingbird Lane

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 October DAY OF 10, YEAR OF 17

x Jason Hawkins
Signature of Property Owner

Jason Hawkins
Printed Name of Property Owner

10/10/17
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 6355 Mockingbird Lane
Pensacola, Florida, property reference number(s) _____

I hereby designate Wanda French-Hawkins
_____ 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: Wanda French-Hawkins Email: tahliha@gmail.com
Address: 911 Montclair Road Pensacola, FL 33205 Phone: 850 207-3417

X Jason Hawkins Jason Hawkins
Signature of Property Owner Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 10 day of October 20 17,
by _____.

Personally Known ☐ OR Produced Identification ☒. Type of Identification Produced: FL D.L.

Kayla Renae Meador
Signature of Notary

Kayla Renae Meador
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: *-waived per director*
<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).

waived per director

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

D. ☐ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. ☐ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrence Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

X Wanda French-Hawkins
Signature of Owner/Agent

X Wanda French-Hawkins
Printed Name Owner/Agent

10-10-17
Date

X Jason Hawkes
Signature of Owner

X Jason Hawkes
Printed Name of Owner

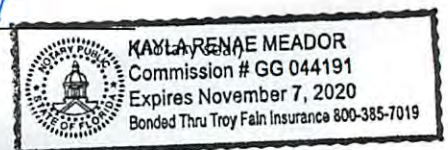
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 10 day of October 20 17, by _____.

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL D.C.

Kayla Renae Meador
Signature of Notary

Kayla Renae Meador
Printed Name of Notary





Board of County Commissioners • Escambia County, Florida

Jack R. Brown
County Administrator

November 1, 2017

Mr. Jason Hawkins
6355 Mockingbird Lane
Pensacola, Florida 32504

RE: Fee Waiver Request – 6355 Mockingbird Lane, Pensacola, Florida 32504

Dear Mr. Hawkins,

On June 17, 2010, the Board of County Commissioners adopted Resolution R2010-107 that provides for the waiver of certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing to low income individuals and families. Under this Resolution, I have the discretion to grant waivers of certain fees if the applicant(s) meet the following qualifications:

- 1) Individuals and families with an annual gross income at or below 30% of the median income for Escambia County; and
- 2) Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

After reviewing your request for relief dated September 28, 2017, along with the supporting documentation that you provided, it appears that you meet the eligibility criteria based on the 2017 Income Guidelines. I hereby wave the Planning Board and Board of Adjustment application fees listed in Resolution R2010-107, Exhibit "A".

If you have any questions, please call me at (850) 595-4947.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack R. Brown", is written over a horizontal line.


Jack R. Brown
County Administrator

c: Horace Jones, Director, Development Services



Board of County Commissioners • Escambia County, Florida

Horace L. Jones, Director
Development Services

TO: Jack R. Brown, County Administrator 
FROM: Horace L. Jones, Director, Development Services
DATE: October 10, 2017
RE: Fee Waiver Request – 6355 Mockingbird Lane, Pensacola, FL 32504

Resolution R2010-107, approved by the Escambia County Board of County Commissioners on June 17, 2010, provides for waiver of certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families. Pursuant to this Resolution, and upon written request with supporting documentation required by this Resolution, "the County Administrator shall only grant waivers to the following qualified applicants":

Section 3. Qualified Applicants. a. Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

On September 28, 2017, Wanda French, agent for Mr. Jason Hawkins, owner, submitted a "Fee Waiver Request Form," to the Development Services Department of Escambia County, for property located at 6355 Mockingbird Lane, Pensacola, FL 32504, for a waiver of the rezoning application fee (\$1, 275.50).

Enclosed for your consideration and sign-off on this request, pursuant to Resolution R2010-107, are the following documents submitted by Wanda French agent for Mr. Jason Hawkins, for the property located at 6355 Mockingbird Lane, Pensacola, Florida 32504:

- Copy of Resolution R2010-107
- Copy of Fee Waiver Request Form (noting a marital status of "married" per the agent)
- Copy of Warranty Deed, dated December 6, 1993, for 6355 Mockingbird Lane
- Copy of State of Florida, Department of Financial Services, Statement of Retirement Benefit Payments, dated 10/30/2015, for net monthly benefits in the amount of \$648.65 (\$7,783.80 annually)
- Copy of Florida Division of Retirement, dated May 19, 2017, for net monthly benefits of \$659.88 (\$7,918.56 annually)

Combined total monthly income submitted of \$15, 702.36

October 10, 2017, Memo RE: Fee Waiver Request – 6355 Mockingbird Lane, Pensacola, FL 32504
Page -2-

- Copy of Escambia/Pensacola Maximum Income Eligibility Limits, 2017 Income Guidelines, with an effective date of April 14, 2017, depicting \$16,240 as 30% of area median Income for # of persons in family of two (2)
- Copy of Planning Zoning Fee Schedule, January 2017

6/17/2010/GMR II-1

RESOLUTION R2010-101

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, ESTABLISHING A PROGRAM TO WAIVE CERTAIN PLANNING BOARD AND BOARD OF ADJUSTMENT APPLICATION FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 6, 2007, the Board of County Commissioners adopted Resolution R2007-159, establishing a schedule of fees for certain County services; and

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the public to waive certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Incorporation.

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Fee Waiver.

Upon request, the County Administrator may grant to qualified applicants a waiver of the fees shown in the attached Exhibit A. Qualified applicants shall submit a written request for a fee waiver to the County Administrator's Office and include with their request the supporting documentations required by this Resolution.

Section 3. Qualified Applicants.

The County Administrator shall only grant waivers to the following qualified applicants:

- a. Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.
- b. Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

Section 4. Supporting Documentation.

- a. All applicants must submit sufficient evidence of ownership or control of the

Date: 6/21/2010 Verified By: [Signature]

property that is the subject of the development project for which the waiver is sought.

- b. All applicants must submit a copy of their federal income tax returns for the previous two years.
- c. All applicants must submit sufficient evidence that at least 30% of the total housing units produced from the development project will be sold or rented to, or occupied by, individuals and families with annual gross incomes at or below 30% of the median income for Escambia County.
- d. For projects that will provide rental housing, applicants shall also submit a schedule of rental rates for each unit by size.

Section 5. Expiration of Approved Fee Waivers.


The fee waiver shall expire after twelve (12) months.

Section 6. Effective Date.

This Resolution shall become effective immediately upon its adoption by the Board of County Commissioners.

ADOPTED this 17th day of June, 2010.

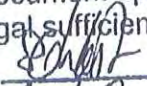
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS,
ESCAMBIA COUNTY, FLORIDA

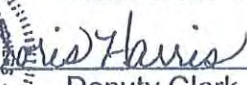
By: 
Grover C. Robinson, IV, Chairman

Date Executed

6-21-2010

This document approved as to form
and legal sufficiency.

By 
Title Asst. County Attorney
Date June 2, 2010

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court

Deputy Clerk
BCC Approved: 6-17-2010
Date





Development Services Bureau
Escambia County, Florida

Fee Schedule

(excerpt from fee schedule Approved September 6, 2007)

Planning Board	Fee
Planning Board: Large Scale Amendment (>10 acres)	\$3,500
Planning Board: Small Scale Amendment (<10 acres)	\$2,500
Planning Board: Request for Interpretation	\$250
Rezoning Request: One parcel	\$1,500
Rezoning Request: Two contiguous parcels	\$2,500
(each additional contiguous parcel)	\$100
Board of Adjustment	Fee
BOA Variance	\$500
BOA Conditional Use	\$1,500
BOA Administrative Appeal	\$800
BOA Vested Rights	\$800
BOA Development Order Extension	\$250



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

FEE WAIVER REQUEST FORM

The Board of County Commissioners have determined that it is in the best interest of the public to waive certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families. Upon request, the County Administrator may grant, to qualified applicants, a waiver of the fees approved by Resolution 2010-107. An approved fee waiver request shall expire after twelve (12) months.

The County Administrator shall only grant waivers to the following qualified applicants. Please check the box next to the appropriate statement that applies to your request.

- ☒ Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.
- ☐ Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

Property Owner/Non-profit Organization Name: Jason Hawkins

Please list the address(es) and Property Reference Number(s) for the property(s):
6355 Mockingbird Lane, Pensacola FL 32504

Please indicate which application fee this request is for and the amount: 2000.00

Please attach the following required supporting documents to this request form:

- All applicants must submit sufficient evidence of ownership or control of the property that is the subject of the development project for which the waiver is sought.
- All applicants must submit a copy of their federal income tax returns for the previous two years.
- All applicants must submit sufficient evidence that at least 30% of the total housing units produced from the development project will be sold or rented to, or occupied by, individuals and families with annual gross incomes at or below 30% of the median income for Escambia County.
- For projects that will provide rental housing, applicants shall also submit a schedule of rental rates for each unit by size.

FOR INTERNAL OFFICE USE ONLY

The applicant is a qualified applicant. ☒ YES ☐ NO

The applicant provided all required supporting documents. ☒ YES ☐ NO

Therefore, this fee waiver request for _____

is hereby _____ on this _____ day of _____, 20____.

Type of application

Ms. French
(850) 207-3417
Please keep

Horace Jones
Development Services Director

The original copy
was given to

Gar Pan

on 9-28-17

In order to bring back

In the supporting
documents as needed
to make the determination.

H. J.
9-28-17

Recorded in Public Records 07/01/2005 at 10:12 AM OR Book 5672 Page 1671,
Instrument #2005390872, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

STATE OF FLORIDA

ESCAMBIA COUNTY

WARRANTY DEED

This Instrument was Prepared by:
Jason Hawkins Sr.
6355 Mockingbird Lane
Pensacola, FL Address 32503
Return Instrument to:
Same Name and Address
as Above

KNOW ALL MEN BY THESE PRESENTS:

That LILLIAN HAWKINS for and Address _____

consideration of Ten and No/100 (\$10.00) DOLLARS and all other Good and
Valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant
unto JASON HAWKINS Sr.

his heirs, executors, administrators and assigns, forever, the
following described real property, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Begin at the Southeast corner of Section 28, Township 1 South, Range 30 West, thence North
along said section line 1702 feet; thence East at right angle 15 feet to the point of begin-
ning; thence North at right angle 330 feet; thence East at right angle 650 feet; thence
South at right angle 330 feet; thence West at right angle 650 feet to the point of beginning,
lying and being in Section 35, Township 1 South, Range 30 West, all lying and being in the
County of Escambia, State of Florida.

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

And I covenant that I am/are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the
same; that it is free of lien or encumbrance, and that My heirs,
executors and administrators, the said grantee, his heirs, executors,
administrators, and assigns, in the quiet and peaceable possession and
enjoyment thereof, against all persons lawfully claiming the same, shall and
will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal:
this 6th day of December, A.D. 19 93.

Signed, sealed and delivered in the presence of

Carla R. Mitchem
CARLA R. MITCHEM

IDA C. MITCHEM
IDA C. MITCHEM

Lillian Hawkins
LILLIAN HAWKINS

Before the subscriber personally appeared LILLIAN HAWKINS

xxx, known to me to be the individuals described by
said names in and who executed the foregoing instrument, and acknowledged that
she executed the same for the uses and purposes therein set forth.

STATE OF FLORIDA

ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 6th day of
December, 19 93 by LILLIAN HAWKINS, who produced
FLDL#H25252173891 as identification and who did
not take an oath.

Given under my hand and official seal this 6th day
of December, 19 93.

OFFICIAL NOTARY SEAL
IDA C. MITCHEM
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC180172
MY COMMISSION EXP. MAR 8, 1996

IDA C. MITCHEM
Notary Public

STATE OF FLORIDA

DEPARTMENT OF FINANCIAL SERVICES

JEFF ATWATER, CHIEF FINANCIAL OFFICER
STATEMENT OF RETIREMENT BENEFIT PAYMENTS

FLAIR ACCOUNT CODE	72-732309001-72750300-00-31103100	OLD	720000	SITE	04	DOCUMENT NUMBER	C6000013182	OBJECT	4212	DATE	10/30/2015	WARRANT NO	1201434
--------------------	-----------------------------------	-----	--------	------	----	-----------------	-------------	--------	------	------	------------	------------	---------

REMITTED BY	PAYEE	WITHHOLDING STATUS
DIVISION OF RETIREMENT P.O. BOX 9000 TALLAHASSEE, FLORIDA 32315-9000	PAYEE : JASON HAWKINS MEMBER : XXX-XX-9703 MEMBER : JASON HAWKINS MEMBER : XXX-XX-9703	MARITAL STATUS : ALLOWANCES : STATED W/H TAX : ADOL W/H TAX : W/H TAX : Y

SUMMARY OF BENEFITS AND DEDUCTIONS				MISCELLANEOUS DEDUCTIONS			
	THIS PAYMENT	CALENDAR YEAR-TO-DATE	CODE	DESCRIPTION	THIS PAYMENT	CALENDAR YEAR-TO-DATE	
RETIREMENT BENEFIT	\$852.49	\$8,375.92	035	ESCAMBIA COUNTY SCHO	\$55.89	\$558.90	
HEALTH INSURANCE SUB	84.05	840.50	403	FPMC BENEFITS MANAGE	232.00	1,856.00	
GROSS BENEFITS	936.54	9,216.42					
WITHHOLDING TAX							
MISC DEDUCTIONS	287.89	2,414.90					
NET BENEFITS	\$648.65	\$6,801.52					
				TOTAL OF MISC DEDUCTIONS	\$287.89	\$2,414.90	

If you have questions about this statement or your retirement: call toll free 1-844-377-1888 (or local Tallahassee callers 850-907-6500); visit our website fls.MyFlorida.com; write (see above) or email Retirement@dms.myflorida.com

AN ADJUSTMENT WAS MADE TO YOUR TAX FILING STATUS WHICH MAY HAVE RESULTED IN A CHANGE IN YOUR NET BENEFIT.
PLEASE NOTIFY RETIRED PAYROLL BY PHONE OR IN WRITING IF YOUR ADDRESS CHANGES.
INCLUDE YOUR NAME, SS#, TELEPHONE NUMBER & SIGNATURE.

TO REQUEST A FORM FOR DIRECT DEPOSIT, CONTACT THE RETIRED PAYROLL SECTION TOLL FREE AT 844-377-1888 OR FOR LOCAL TALLAHASSEE CALLERS 850-907-6500.

THE DIVISION OF RETIREMENT, DEPARTMENT OF MANAGEMENT SERVICES FURNISHED THE ABOVE INFORMATION.

RETAILED PAYMENT AND DEDUCTIONS FOR YOUR RECORD

TRANSACTION REPORT

MAY/19/2017/FRI 02:02 PM

FAX (TX)

#	DATE	START T.	RECEIVER	COM. TIME	PAGE	TYPE/NOTE	FILE
001	MAY/19	02:02 PM	718506824375	0:00:27	1	MEMORY OK	SG3 9996

Incoming Verification
Rev. 07/13
Retired Payroll



FLORIDA DEPARTMENT OF MANAGEMENT SERVICES

retirement

We serve those who serve Florida

Bureau of Benefit Payments
Retired Payroll Section
P.O. Box 9000
Tallahassee, Florida 32315-9000
Tel: 850-907-6500 | Fax: 850-410-2010 | Toll-Free: 844-377-1333

Rick Scott, Governor

Erin Rock, Interim Secretary

May 4, 2017

To Whom It May Concern:

This is to certify that the payee named below is receiving a monthly Florida Retirement System (FRS) pension benefit* from the State of Florida, Division of Retirement in the amount indicated. The payee is eligible for a cost-of-living increase (COLA) added annually to the July FRS pension benefit (excluding the HIS payment) that is paid at the end of July. The payee's COLA percentage is 3%. This is a lifetime pension benefit.

PAYEE NAME:	JASON HAWKINS
PAYEE SSN:	XXX-XX-9703
MEMBER NAME:	JASON HAWKINS
MEMBER SSN:	XXX-XX-9703
RETIREMENT DATE:	12/2001
FRS PENSION BENEFIT:	\$ 878.06 *
HEALTH INSURANCE SUBSIDY (HIS):	+ \$ 84.05
GROSS BENEFIT:	\$ 962.11
DEDUCTIONS (EXCL. TAX):	- \$ 302.23
FEDERAL WITHHOLDING TAX:	- \$ 0.00
TOTAL DEDUCTIONS:	\$ 302.23
NET BENEFIT:	\$ 659.88

This FRS pension verification letter is an accurate accounting of the above payee's monthly income and deductions at the time of their information request. Please contact the Division of Retirement, Retired Payroll Section at the phone number above for additional information.

Rebecca Day
Benefits Administrator
Retired Payroll Section

ESCAMBIA/PENSACOLA MAXIMUM INCOME ELIGIBILITY LIMITS

2017 INCOME GUIDELINES

(SHIP Effective Date: April 14, 2017)

(HUD CDBG Effective Date: April 14, 2017—up to 80% AMI ONLY)

# PERSONS IN FAMILY	30% OF AREA MEDIAN INCOME (AMI)	50% OF MEDIAN	80% OF MEDIAN	120% OF MEDIAN
1	\$13,050	\$21,700	\$34,750	\$52,080
2	16,240	24,800	39,700	59,520
3	20,420	27,900	44,650	66,960
4	24,600	31,000	49,600	74,400
5	28,780	33,500	53,600	80,400
6	32,960	36,000	57,550	86,400
7	37,140	38,450	61,550	92,280
8	40,950*	40,950	65,500	98,280

**For HUD programs, the definition of extremely low income has been changed to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services, provided that this amount is not greater than the Section 8 50% very low income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.*

THE ABOVE LEVELS DENOTE THE MAXIMUM GROSS FAMILY
"HOUSEHOLD" INCOME AS RECEIVED FROM ALL PERSONS
RESIDING IN THE HOUSEHOLD AND FROM ALL SOURCES
PROVIDING INCOME TO THE HOUSEHOLD

1,300.53
12

Planning Zoning Fee Schedule

January 2017

Planning and Zoning: Development Services (Front Counter)	
LU Cert. Comm. Site Renovation	\$90.00
LU Cert. Residential Site Renovation	\$90.00
LU Cert. Comm. Site New Development	\$105.00
LU Cert. Res. Site New Development	\$105.00
LU Cert. - Fences	\$45.00
Site Insp. Alcohol	\$80.00
Off Premise Signs/Billboards	\$90.00
Site Insp. For Non-DRC approved signs	\$80.00
Admin. Variance to Setbacks Comm.	\$80.00
Admin. Variance to Setbacks Resident.	\$80.00
Land Use Letter	\$105.00
Zoning Verification (written)	\$30.00
Lot of Record Research (per hour)	\$30.00
Mult. (3 or more) Requested verifications	\$30.00
Zoning Verification Computer (per hour)	\$15.00
Planning & Zoning: Development Services (DRC Permit Type)	
Site Plan - Major (for ONLY those applications listed below)	\$1,804.00
* Borrow Pit Permit	
* Land Clearing Debris Permit (LCD)	
* Construction & Demolition Debris (C&DD)	
* Recycling Permit for Yard Trash and Asphalt and/or Concrete	
Site Plan - Major	\$2,122.50
Site Plan - Minor	\$852.00
Preliminary Plat	\$852.00
Preliminary Plat/Construction Plan	\$3,352.00
(Inspection Fee \$450 for the first 10 lots and \$50 for each additional lot)	\$450.00 +
Final Plat	\$847.00
Stormwater Management Permit	\$216.75
Land Disturbance Permit	\$216.75
Minor Subdivision (LPU)	\$640.25
PUD	\$3,505.00
Final Re-Inspection	\$200.00
Pipe Video Inspection	150/hr; 3 hr min.
Planning and Zoning: Planning Board (Rezoning South of 9 Mile Rd)	
Rezoning Request	\$1,275.50
Rezoning (Multiple Parcels)	\$2,122.50
(each additional parcel)	\$84.70
Planning and Zoning: Planning Board (Rezoning North of 9 Mile Rd)	
Rezoning Request	\$1,084.00
Rezoning (Multiple Parcels)	\$1,804.00
(each additional parcel)	\$72.00

There will be a 3% surcharge on all credit card payments.

Recorded in Public Records 07/01/2005 at 10:12 AM OR Book 5672 Page 1671,
Instrument #2005390872, Ernie Lee Magaha Clark of the Circuit Court Escambia
County, FL Recording \$10.00

STATE OF FLORIDA

ESCAMBIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That LILLIAN HAWKINS

consideration of Ten and No/100 (\$10.00) DOLLARS and all other Good and Valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JASON HAWKINS Sr.

his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at the Southeast corner of Section 28, Township 1 South, Range 30 West, thence North along said section line 1702 feet; thence East at right angle 15 feet to the point of beginning; thence North at right angle 330 feet; thence East at right angle 650 feet; thence South at right angle 330 feet; thence West at right angle 650 feet to the point of beginning, lying and being in Section 35, Township 1 South, Range 30 West, all lying and being in the County of Escambia, State of Florida.

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

And I covenant that I am/well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that My heirs, executors and administrators, the said grantee, his heirs, executors, administrators, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 6th day of December, A.D. 19 93.

Signed, sealed and delivered in the presence of

Carla R. Mitchem
CARLA R. MITCHEM

IDA C. MITCHEM
IDA C. MITCHEM

Lillian Hawkins
LILLIAN HAWKINS

Before the subscriber personally appeared LILLIAN HAWKINS

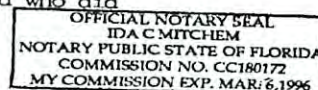
xxx, known to me to be the individuals described by said names in and who executed the foregoing instrument, and acknowledged that she executed the same for the uses and purposes therein set forth.

STATE OF FLORIDA

ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 6th day of December, 19 93 by LILLIAN HAWKINS, who produced FLDL#H25252173891 as identification and who did not take an oath.

Given under my hand and official seal this 6th day of December, 19 93.



IDA C. MITCHEM
Notary Public

[ECPA Home](#)

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: 351S307117000000
Account: 040492000
Owners: PARKER ROBERT C JR 1/6 INT &
 PARKER GERALDINE 1/6 INT &
 PARKER JAMES C EST OF 1/6 INT &
 PARKER WALTER L 1/6 INT&...
Mail: 5650 CAMBRIDGE WAY #7
 CULVER CITY, CA 90230
Situs: 6355 MOCKINGBIRD LN 32503
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HOLM/WOODHAM/WASHINGTON
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$25,650	\$0	\$25,650	\$25,650
2016	\$25,650	\$0	\$25,650	\$25,650
2015	\$25,650	\$0	\$25,650	\$25,650

[Disclaimer](#)[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1993	5672	1671	\$100	WD	View Instr
10/1991	3077	281	\$100	WD	View Instr
01/1974	849	955	\$100	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF SEC 28 N ALG E LI OF SEC 1702 FT E AT RT ANG 15 FT FOR POB N AT RT ANG 330 FT E AT RT ANG 650 FT S...

Extra Features

None

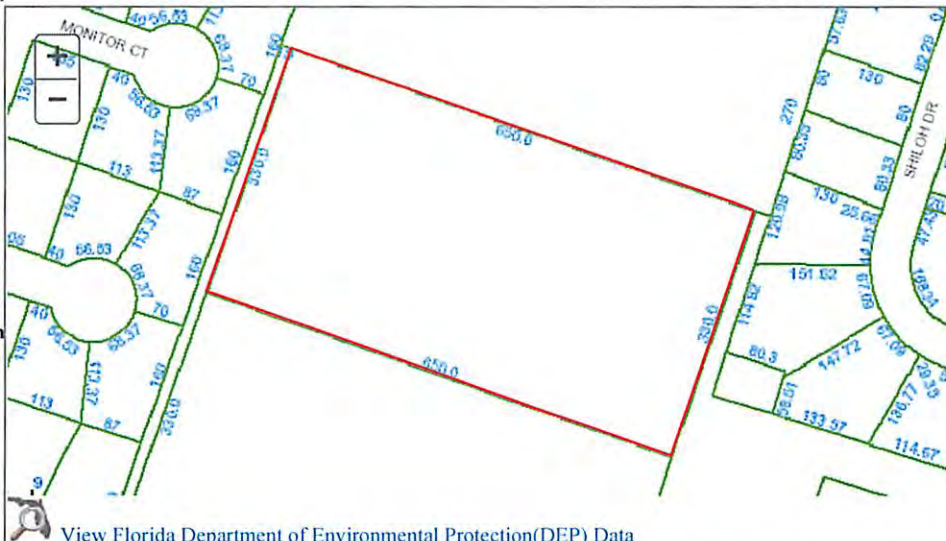
Parcel Information[Launch Interactive Map](#)

Section Map Id:
[35-1S-30-1](#)

Approx. Acreage:
 5.0000

Zoned:
 MDR

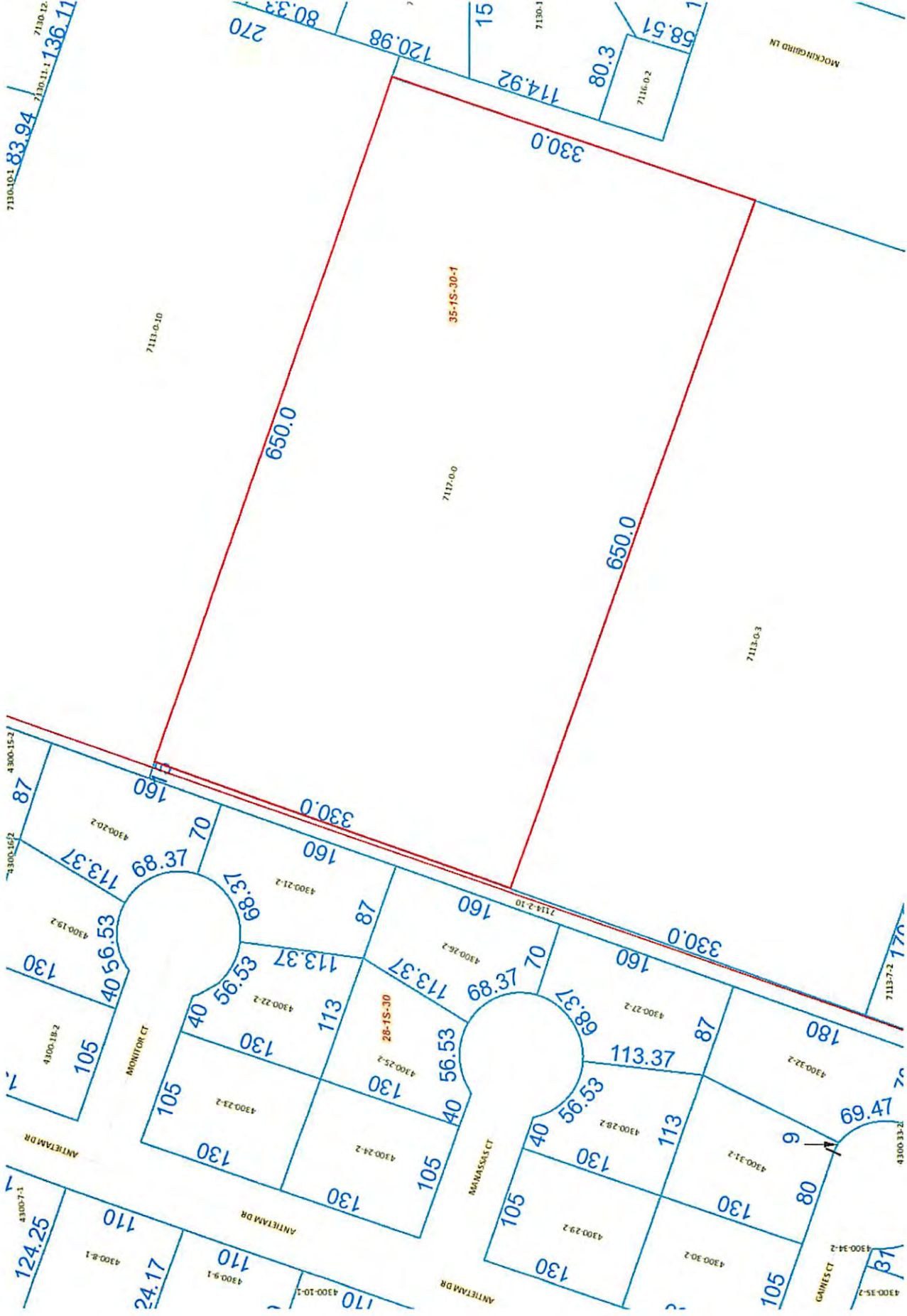
Evacuation & Flood Information
[Open Report](#)

**Buildings**

Images
 None

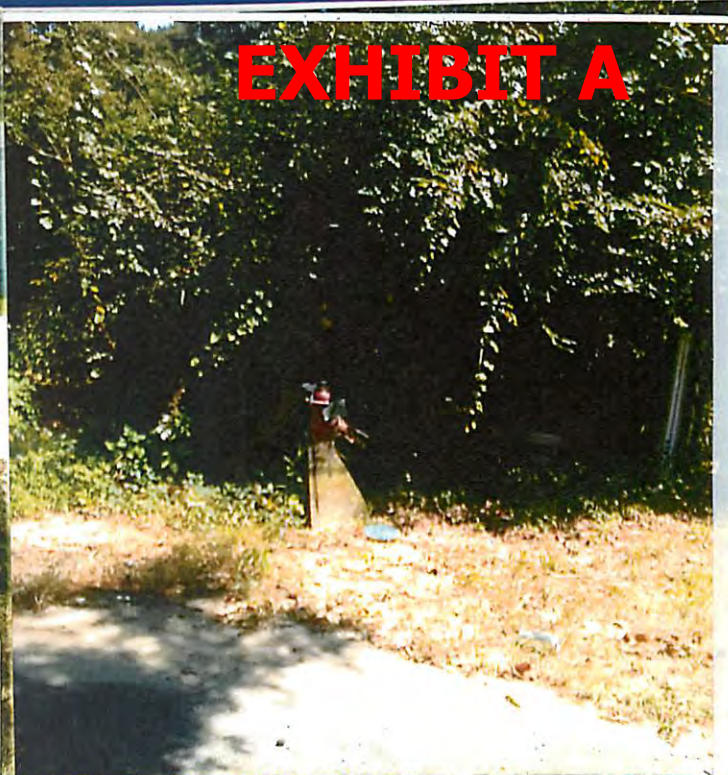
The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 10/10/2017 (tc.25092)



Escambia County Property Appraiser
351S307117000000 - Full Legal Description

BEG AT SE COR OF SEC 28 N ALG E LI OF SEC 1702 FT E AT RT ANG 15 FT FOR POB N AT RT ANG 330 FT E
AT RT ANG 650 FT S AT RT ANG 330 FT W AT RT ANG 650 FT TO POB OR 849 P 955 OR 3077 P 281 OR 5672 P
1671

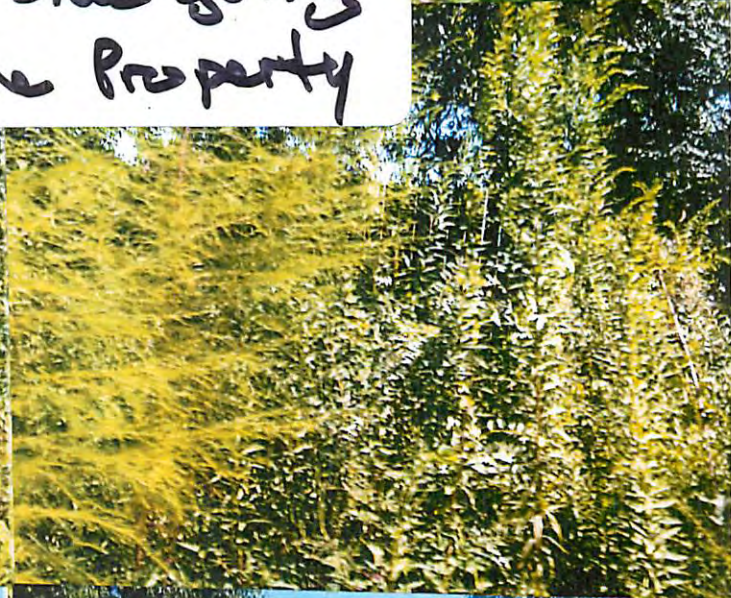
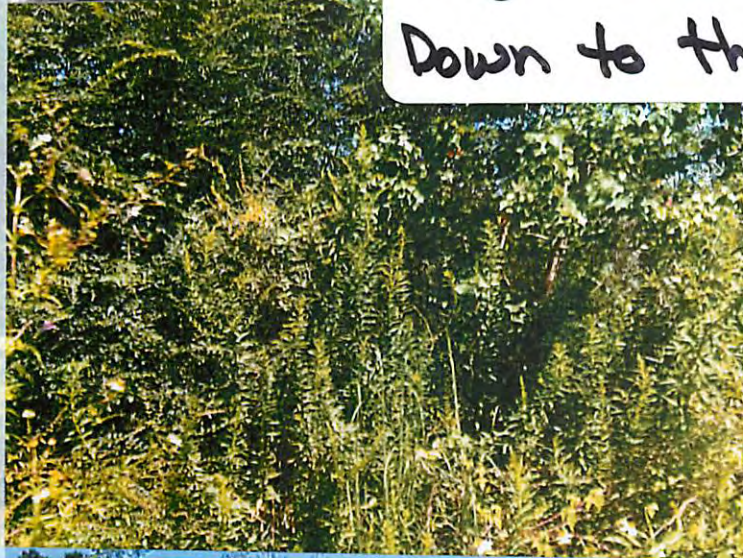


This is the start
towards 6355 Mocking-
Bird lane





Right Hand Side going
Down to the Property





Still the right Hand
Side leading to the
Property





Right Hand Side going
down on to the land





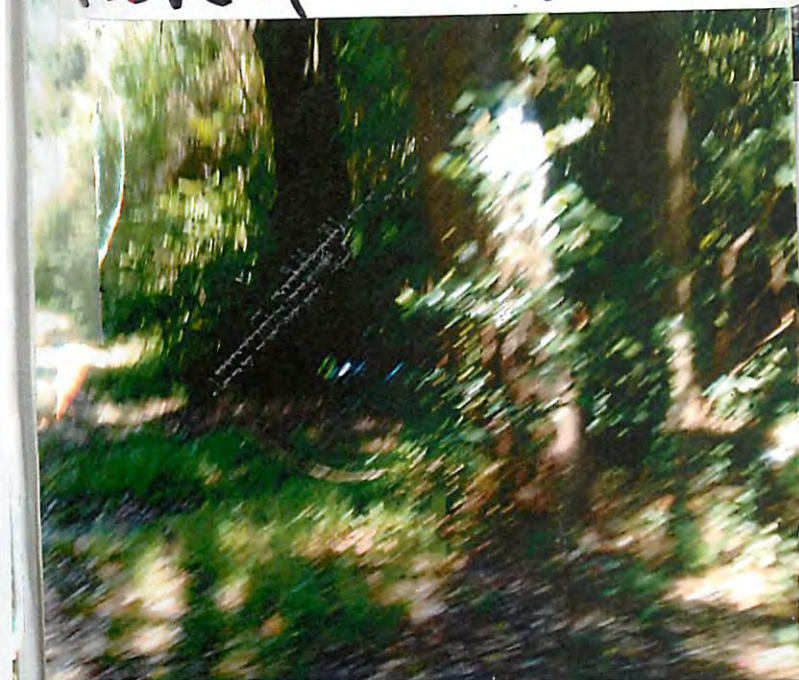
The Start of the
Arnold Property.



Arnold Property



Home on the Arnolds
Property 1 of 2 Homes



Second Property of
Arnolds.



The Start of the
Hawkins Property ~~area~~



Dad. Had Five loads
of Red Clay put down





There is nothing there but tree's
bushes, It will be a great improvement
to put a home on his property.



People are dumping
trash on the

land again. Dad was fined 2000.00

for others dumping trash on his land.
apart from the 2000.00 fine, he also
had to pay for dumpsters several times



This is the end of the land in
the "Hole".

This is the fourth
mobile home on Mockingbird Lane





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

INTEROFFICE MEMORANDUM

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

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

DATE: October 24, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2017-17

TTO Staff has reviewed the Rezoning Case (Z)-2017-17, 6355 Mockingbird Lane, agenda item for the Planning Board meeting scheduled for November 7, 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.

TTO Staff understands that the applicant intends to place a manufactured home on the parcel, which the current zoning of MDR prohibits such use. However, TTO Staff has concerns with the proposed rezoning from MDR to HDMU, as HDMU is a rather intense zoning district for a local roadway (Mockingbird Lane).

The increase in dwelling units (10 dwelling units per acre to 25 dwelling units per acre) has the potential to substantially impact the roadway as it is currently designed and functions. The Institute of Traffic Engineers standard is 10 trips per day per single family residence. For example, if the site were to be "built out" to its current density maximum of 50 dwelling units (10 du/acre @ 5 acres), the roadway could experience an approx. increase of 500 trips per day, whereas a full "build out" at 25 du/acre (HDMU), the roadway could experience an approx. increase of 1,250 trips per day. Such an increase in daily traffic could require roadway improvements to accommodate such traffic.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any 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**