

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
April 3, 2018–8:30 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 March 6, 2018, Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
  - A. Case #: Z-2018-03  
Applicant: Derek and Alicia Stone, Owners  
Address: 6 E. Hood Drive  
Property Size: 0.73 (+/-) acres  
From: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre) and MDR, Medium Density Residential district (10 du/acre)  
To: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre)
8. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Planning Board-Rezoning**  
**Meeting Date: 04/03/2018**

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**4. A.**

**Agenda Item:**

**RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 6, 2018, Planning Board Rezoning Meeting.

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**Attachments**

Draft March 6, 2018 Planning Board Regular Meeting Minutes

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# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING March 6, 2018

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 8:40 A.M.)  
(9:25 A.M. - 9:38 A.M.)

Present: Reid Rushing  
Jay Ingwell  
Timothy Pyle  
Patty Hightower  
Alan Gray  
William Clay  
Stephen Opalenik

Absent: Wayne Briske, Chairman  
Eric Fears

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning  
Andrew Holmer, Division Manager, Planning & Zoning  
Horace Jones, Director, Development Services  
John Fisher, Senior Urban Planner, Planning & Zoning  
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.
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:** 4 - 0 Approved

Other: Wayne Briske (ABSENT)  
Alan Gray (ABSENT)  
Eric Fears (ABSENT)

4. Approval of Minutes.

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 6, 2018, Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to recommend approval of the February 6, 2018 Rezoning Meeting minutes.

**Vote:** 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Alan Gray (ABSENT)  
Eric Fears (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the March 6, 2018 Rezoning Meeting packet.

**Vote:** 4 - 0 Approved

Other: Wayne Briske (ABSENT)  
Alan Gray (ABSENT)  
Eric Fears (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2018-01  
Applicant: Escambia County, Owner  
Address: 12248 Gulf Beach Highway  
Property Size: 1.33 (+/-) acres  
From: Com, Commercial district (25 du/acre)  
To: Pub, Public (du density limited to vested residential development)

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 Reid Rushing, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)  
Eric Fears (ABSENT)

- B. Case #: Z-2018-02  
Applicant: Escambia County, Owner  
Address: 4100 Block S Blue Angel Parkway  
Property Size: 8.955 (+/-) acres  
From: Com, Commercial district (25 du/acre)  
To: Con, Conservation district (du density limited to vested development)

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 Alan Gray, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

8. Adjournment.

**Planning Board-Rezoning**

**7. A.**

**Meeting Date:** 04/03/2018  
**CASE :** Z-2018-03  
**APPLICANT:** Derek and Alicia Stone, Owners  
**ADDRESS:** 6 E. Hood Drive  
**PROPERTY REF. NO.:** 11-1S-30-1101-001-140  
**FUTURE LAND USE:** MU-U, Mixed-Use Urban  
**DISTRICT:** 3  
**OVERLAY DISTRICT:** Ensley  
**BCC MEETING DATE:** 05/10/2018

**SUBMISSION DATA:**

**REQUESTED REZONING:**

**FROM:** HC/LI, Heavy Commercial and Light Industrial district (25 du/acre) and MDR, Medium Density Residential district (10 du/acre)

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

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

**CPP 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.

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

## **FINDINGS**

The proposed amendment to HC/LI is **consistent** with the intent and purpose of Future Land Use category MU-U, as stated in CPP FLU 1.3.1. Based on the applicant's request, the parcel will be used for business operations and materials storage for the company. At this point, it appears that the proposed operations are compatible with the listed range of allowable uses under the MU-U FLU. The FLU category is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The range of allowable uses include residential, retail and services, professional office, light industrial, recreational facilities, public and civic, limited agriculture.

The proposed amendment is **consistent** with the intent of FLU 1.5.1, as it is located adjacent to North Palafox St, a collector road and an existing North-South transportation corridor. Based on the intensity of the surrounding operations, it appears that utilities and other service infrastructure is ready available.

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

#### **Consistent with The Land Development Code**

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

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

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

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

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

adequate area for commercial and industrial activities, other uses within the district are limited.

**(b) Permitted uses.** If a parcel is one acre or greater and is zoned HC/LI within the MU-S FLU category and was not previously zoned General Commerce District (C-2), Gateway Business District (GBD), Gateway Industrial District (GID), Industrial District (ID-1), or Industrial District Commerce Park (ID-CP) as of April 15, 2015, its permitted uses are limited to the permitted uses of the Commercial (COM) zoning district as prescribed in the preceding section of this article. Therefore, for any parcel zoned HC/LI which is greater than one acre and was zoned C-2, GBD, GID, ID-1, or ID-CP as of April 15, 2015 and for any parcel otherwise zoned HC/LI, the permitted uses 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.

(Ord. No. 2015-24, § 1, 7-7-15)

**(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.** Within MU-S, outside storage is permitted only when adequately screened per LDC regulations.

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, not allowed within MU-S.

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, not allowed within MU-S.

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.** Within MU-S, outside storage is permitted only when adequately screened per LDC regulations.

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, not allowed within MU-S.

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, not allowed within MU-S.

i. Sales and outdoor display of prefabricated storage sheds.

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

**(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; except properties that were previously zoned GBD and were exempt from locational criteria:

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

**(2) Site design.** Along an arterial street, no more than one-half mile from its intersection with an arterial street, and all of the following site design conditions:

a. Not abutting a RR, LDR or MDR zoning district

b. Any intrusion into a recorded residential subdivision is limited to a corner lot c. A system of service roads or shared access is provided to the maximum extent feasible given the lot area, lot shape, ownership patterns, and site and street characteristics.

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

e. Location in an area where already established non-residential uses are otherwise consistent with the HC/LI, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

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

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

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

## FINDINGS

The proposed amendment to HC/LI is **consistent** with the intent and purpose of the Land Development Code. The parcel is currently a split zoned with HC/LI zoning towards Palafox and MDR zoning towards the back portion of the parcel along E. Hood Drive; granting of the amendment would solve the split zone issue. The entire Palafox corridor is commercial in nature. The proposed amendment **does not** meet the location criteria requirements, as stated in Sec. 3-2.11(e). The applicant has submitted a compatibility analysis. The Planning Board or the BCC have the right to waive the locational criteria upon reviewing the compatibility analysis submitted by the applicant.

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

#### **Compatible with surrounding uses**

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

### **FINDINGS**

The proposed amendment **is compatible** with surrounding existing uses in the area. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. Within the 500' radius area, staff identified properties within zoning districts HC/LI and MDR. There are a total of thirty parcels with multiple uses: utilities, professional buildings, used car dealerships, auto repair, large department store, office-store buildings; nine single-family residences and two vacant, two individual mobile homes and a mobile home park. To ensure additional compatibility with existing adjacent uses, if the amendment is approved, further review, evaluation thru the Site Plan Review process will be necessary.

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

#### **Appropriate if spot zoning**

Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.

**As per LDC Chapter 6, Spot Zoning is:** *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

### **FINDINGS**

The amendment request, if granted, **would not** be considered spot zoning. On-site staff analysis and evaluation shows that within the area between Johnson Road to the South and Nine Mile Road to the North, an approximate one mile section of the road, every parcel adjacent to Palafox, on both sides, is zoned HC/LI.

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

**Appropriate with changed or changing conditions**

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

**FINDINGS**

The applicant request is aimed to make the entire parcel HC/LI. The land uses or development conditions within the area surrounding the property of rezoning **have not** changed. Palafox Road is one of the oldest and most locally traveled North-South transportation corridors in the County. Based on the existing uses and intensities and the zoning district allowances, the proposed amendment would not create urban sprawl and would be compatible with existing development.

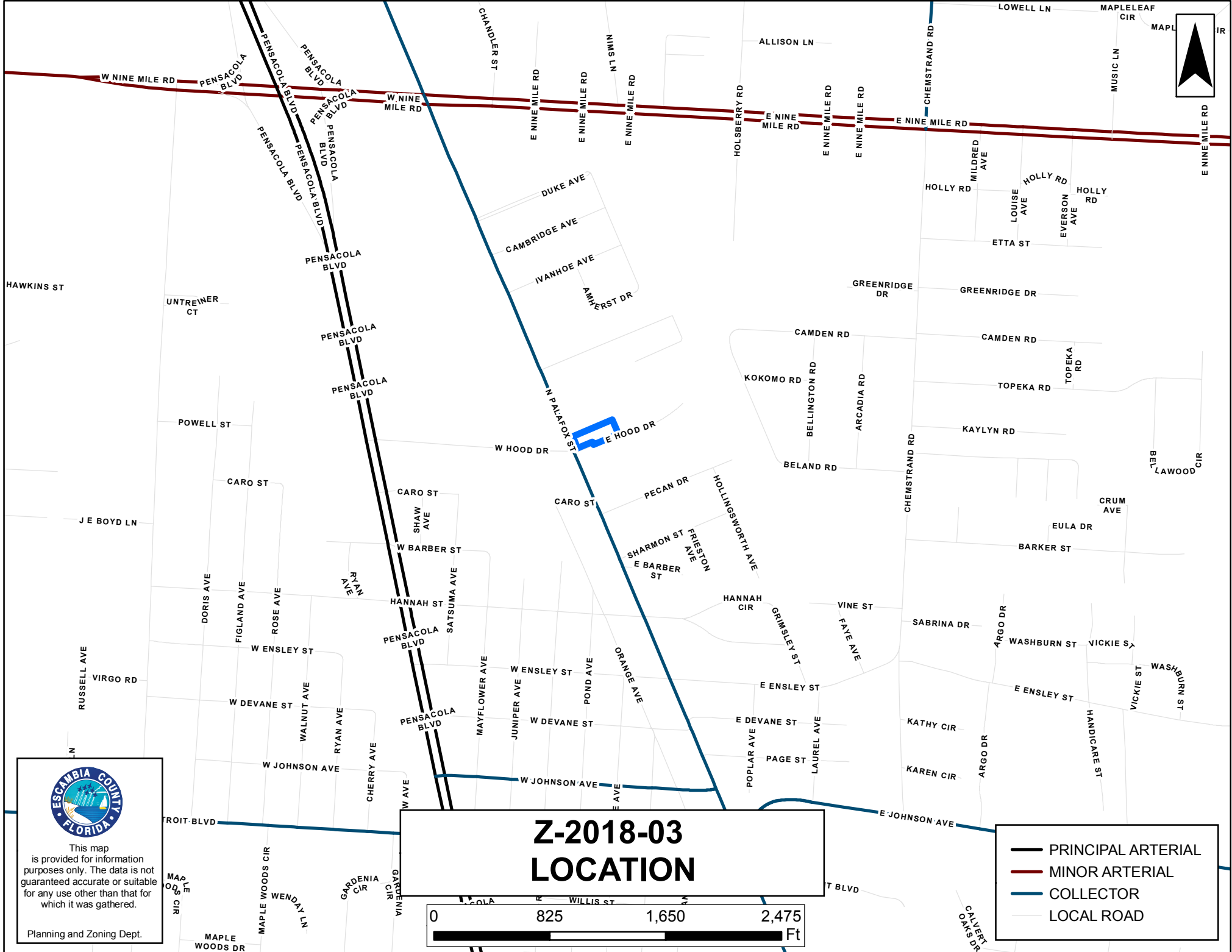
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**Attachments**

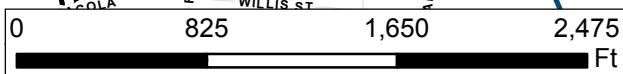
Working Case File

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**Z-2018-03**



# Z-2018-03 LOCATION



- 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.

Planning and Zoning Dept.



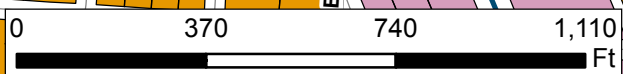
**HC/LI**





**MDR**

**HDMU**

**Com**

**Z-2018-03  
500' ZONING**

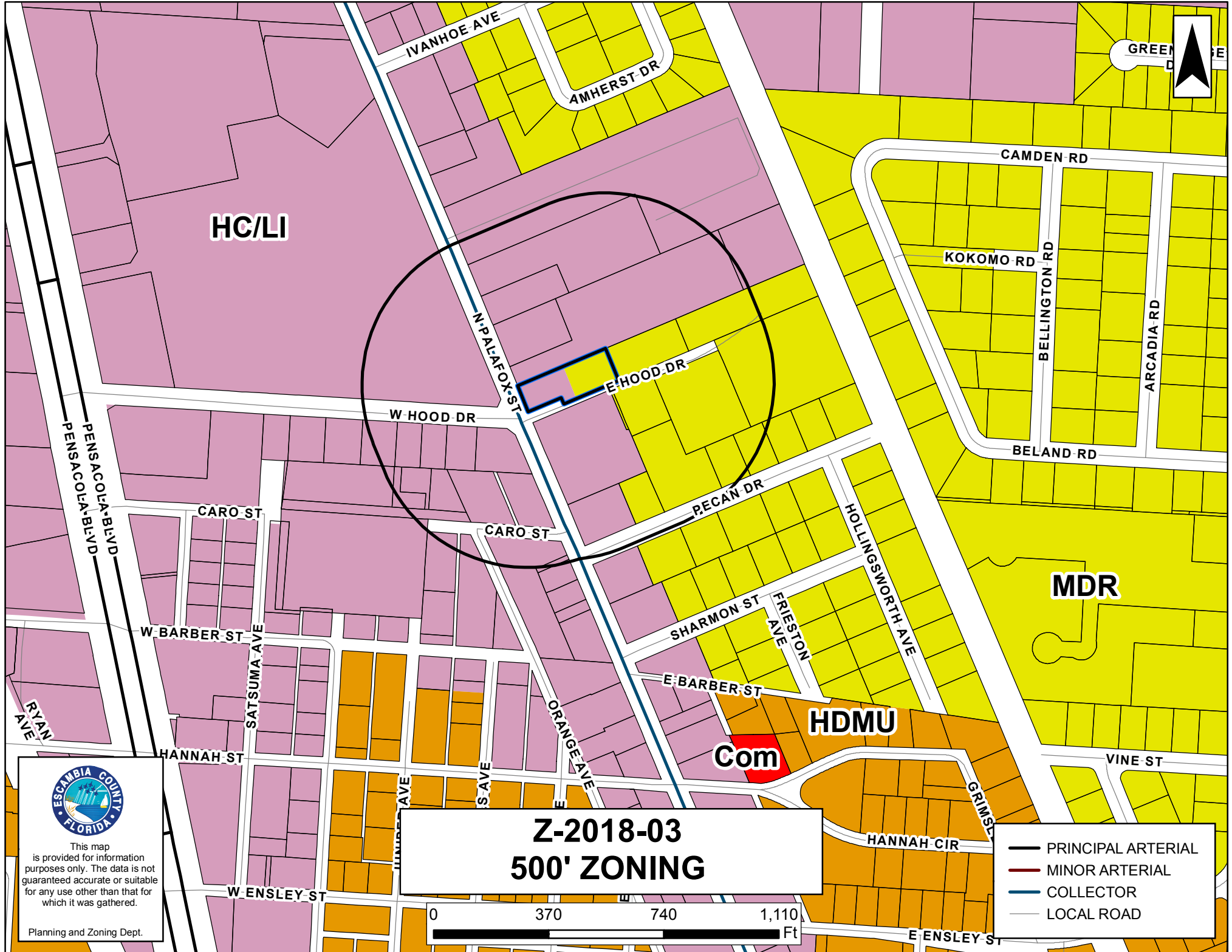


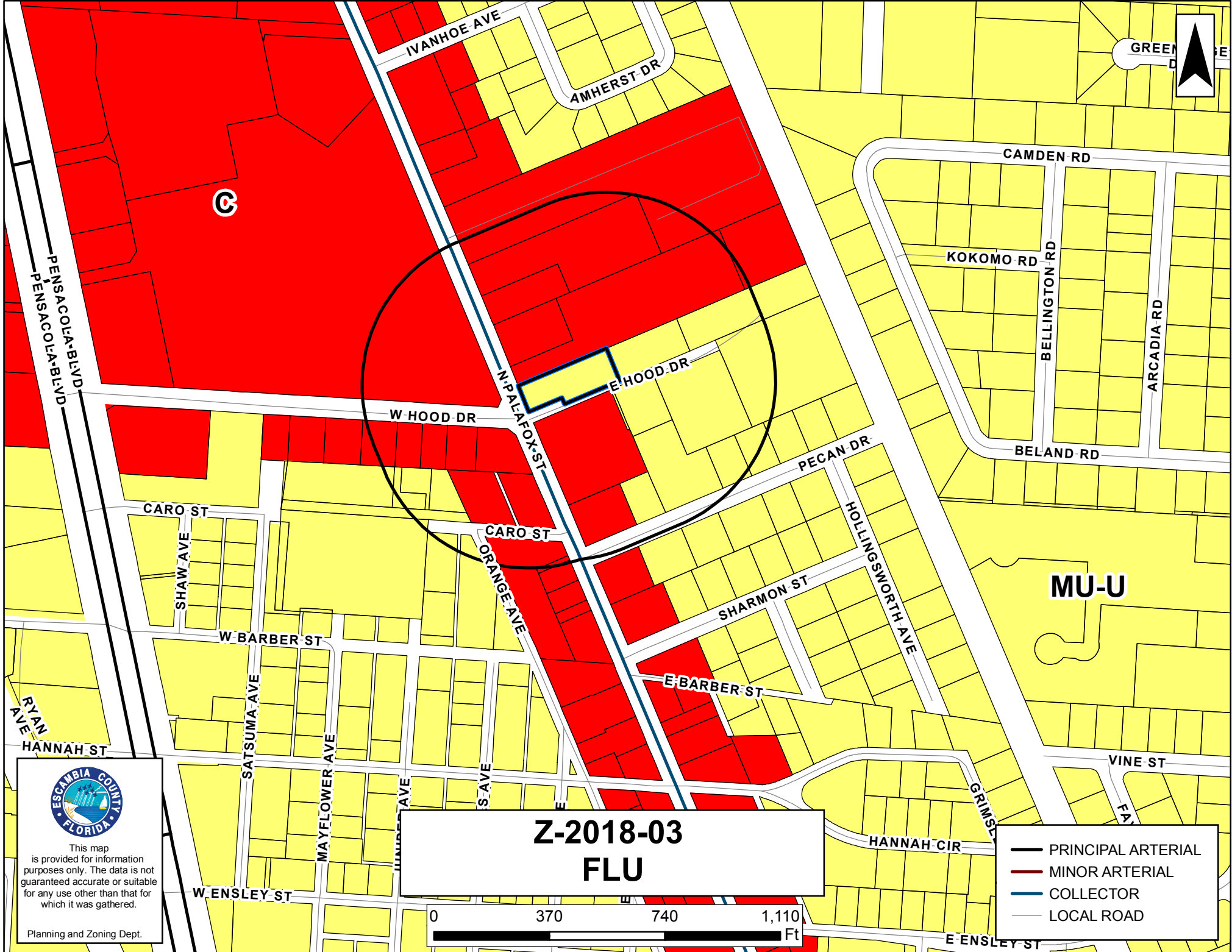
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



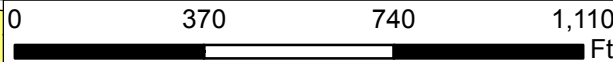
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Planning and Zoning Dept.






**Z-2018-03  
FLU**



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



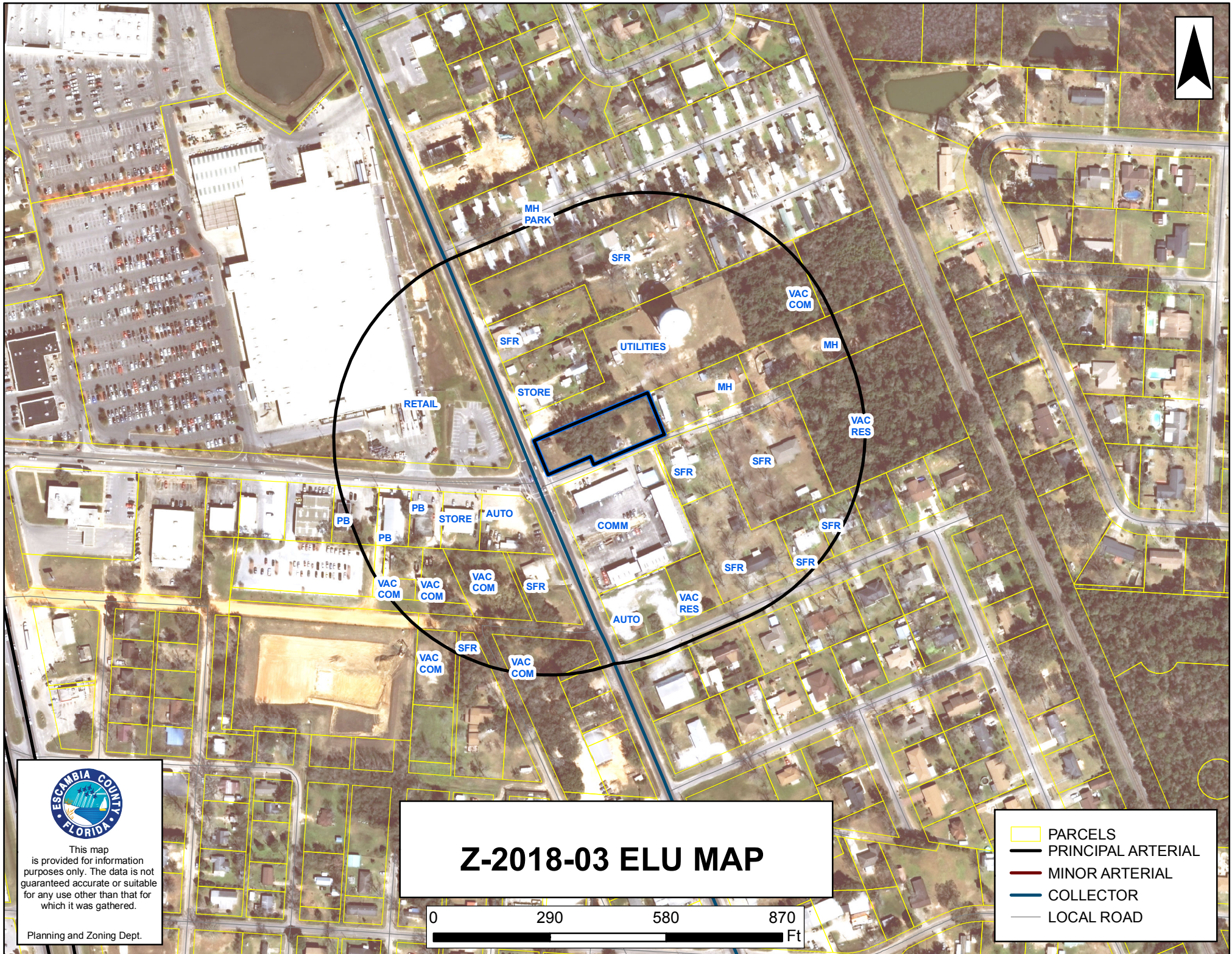
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Planning and Zoning Dept.

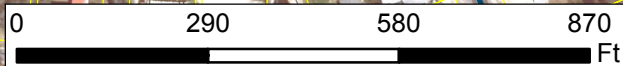
**MU-U**












# Z-2018-03 ELU MAP

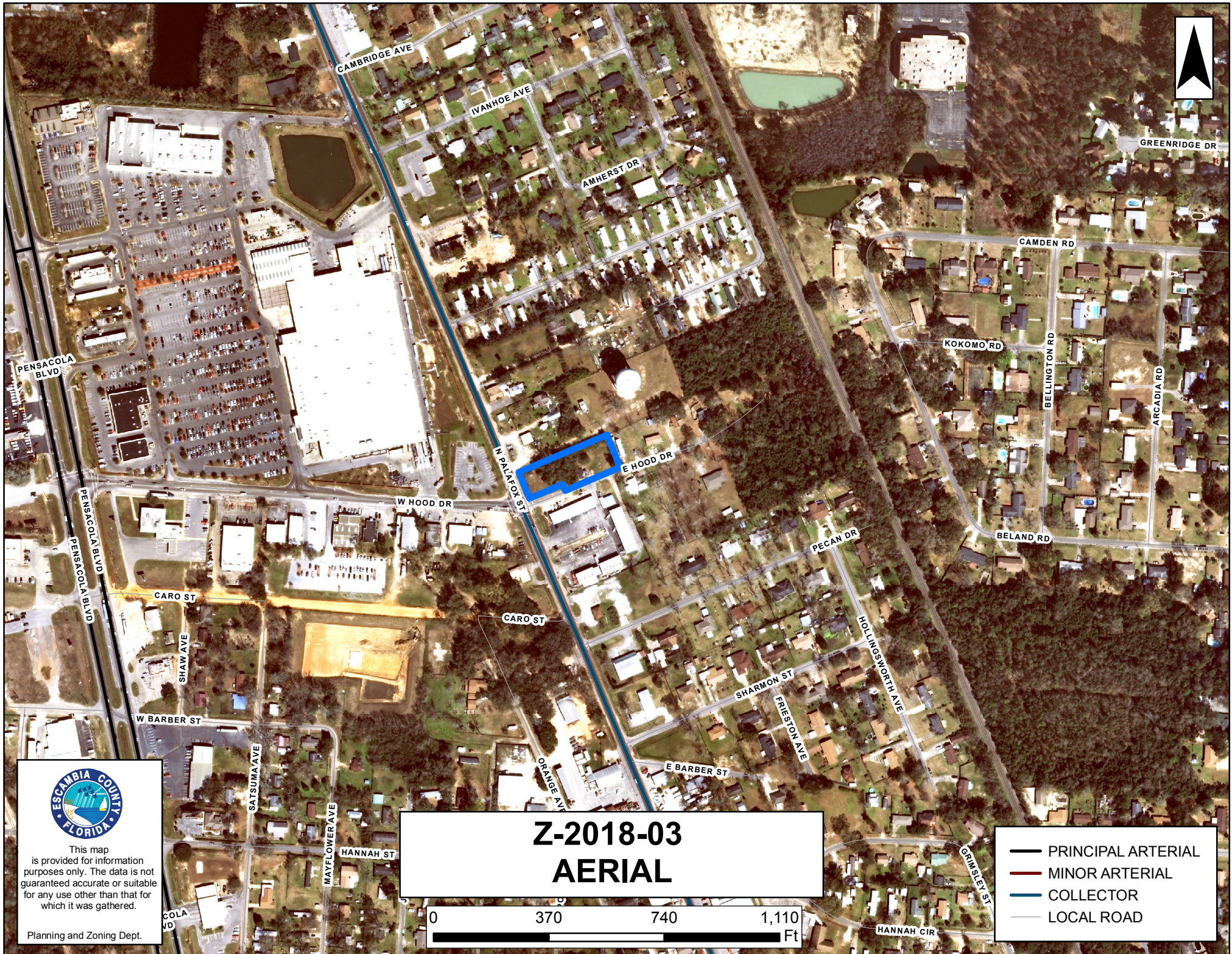


-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

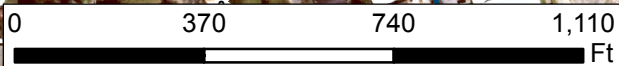


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Planning and Zoning Dept.



# Z-2018-03 AERIAL



- 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.  
 Planning and Zoning Dept.



# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: 7-2018-03

CURRENT ZONING: HC/LI MDR PROPOSED ZONING: HC/LI

## PLANNING BOARD

DATE: 04/03/18 TIME: 8:30 AM

### LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
3368 WEST PARK PLACE  
BOARD MEETING ROOM

## BOARD OF COUNTY COMMISSIONERS

DATE: 05/03/18 TIME: 5:45 PM

### LOCATION OF HEARING

ERNE LEE MADAMA GOVERNMENT BLDG  
221 PALAFOX PLACE  
1ST FLOOR BOARD MEETING ROOM

INFORMATION CALL:

NUMBERS AT 906-2475 OR VISIT

[WWW.ESCAMBIA.COM](http://WWW.ESCAMBIA.COM)

Public hearing sign



Looking onto subject parcel



Looking onto subject parcel



Looking onto subject parcel



Looking onto subject parcel



Looking east from subject property on Hood Dr.





Looking south from subject property across Hood Dr.



Looking south from subject property across Hood Dr.



Looking west along Hood Dr



Looking east from subject parcel along Hood Dr



Looking at the intersection of Old Palafox and Hood Dr

1802418PPB



**Escambia County Planning and Zoning**

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

**Rezoning Application**

FOR OFFICE USE ONLY - Case Number: 2-2018-02 Accepted by: CM/KM PB Meeting: 4/3/18

**1. Contact Information:**

A. Property Owner/Applicant: Derek Stone

Mailing Address: 1846 Mate Circle, 32533

Business Phone: 850-455-7246 Cell: 850-393-4937

Email: customraingutter@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: 6 E Hood Dr, 32534

Parcel ID (s): 1115301101001140

B. Total acreage of the subject property: .7377

C. Existing Zoning: HC/LI, MDR

Proposed Zoning: HC/LI<sup>only</sup>; explain why necessary and/or appropriate

The company will build 3 steel buildings on the property.

The buildings will be used mostly

FLU Category: MU-U as storage and work in the buildings.

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

E. Sanitary Sewer:  Septic:

**3. Amendment Request**

**Approval conditions.** The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

**Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)**

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

Yes.  
The current zoning is HC/LI with  
a FLU of MU-U which is consistent  
with the comprehensive plan.

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

Yes. Uses for the property  
will consist of light industrial  
and other retail services.

- c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

Yes Land to the North, South, and West are active commercial properties comparable to those being presented.

- d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

*As per LDC Chapter 6, Spot Zoning is: Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

Spot zoning does not apply.

- e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

The proposed zoning will not be sprawl because the land location is frontage along Palafox where the majority of property buildings are commercial in use.



**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): 115 301101001140

Property Address: 6 E. Hood Drive, 32534

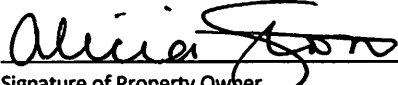
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed 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 13<sup>th</sup> DAY OF February, YEAR OF 2018

  
Signature of Property Owner

Alicia Stone  
Printed Name of Property Owner

2/13/18  
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 \_\_\_\_\_  
\_\_\_\_\_, Florida, property reference number(s) \_\_\_\_\_  
\_\_\_\_\_ I hereby designate \_\_\_\_\_  
\_\_\_\_\_ for the sole purpose of completing this application and making  
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on  
the above referenced property. This Limited Power of Attorney is granted on this \_\_\_\_ day of \_\_\_\_\_  
the year of, \_\_\_\_\_, and is effective until the Board of County Commissioners or the Board of  
Adjustment has rendered a decision on this request and any appeal period has expired. The owner  
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice  
to the Development Services Bureau.

Agent Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

_____ Signature of Property Owner	_____ Printed Name of Property Owner	_____ Date
_____ Signature of Property Owner	_____ Printed Name of Property Owner	_____ Date

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_,  
by \_\_\_\_\_.

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

(Notary Seal)

5. Submittal Requirements

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

B. ✓ Application 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. N/A 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. N/A 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]  
Signature of Owner/Agent

Derek Stone  
Printed Name Owner/Agent

2/2/18  
Date

[Signature]  
Signature of Owner

Alicia Stone  
Printed Name of Owner

2/2/18  
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_.

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

[Signature]  
Signature of Notary

JANET E SCHILLING  
Printed Name of Notary (notary seal)



**ESCAMBIA COUNTY LOCATION CRITERIA FOR  
6 E Hood Drive, Pensacola, FL 32534**

**Prepared by: Alicia and Derek Stone**

**GENERAL DESCRIPTION OF THE PARCEL AND THE AREA**

The subject parcel is approximately 0.7377 acres in size. It is currently zoned HC/LI and MDR. The property is partially developed with a concrete block building approximately 600 square feet that was used in the past as a residence. The building was built in 1930 and is now uninhabitable because the floors and roof have caved in. The land currently has approximately 4 oak trees and overgrown shrubs on the premises. There is currently a chain length fence around most of the perimeter of the parcel. The subject parcel is located northeast of the intersection of Palafox Street and Hood Drive. The parcel is approximately .25 miles from Pensacola Boulevard and Hood Drive intersection and approximately .45 miles from Palafox Street and 9 Mile intersection. The parcel has 90 linear feet of frontage on Palafox Street and 307 linear feet of frontage on Hood Drive.

The parcel is currently zoned HC/LI and MDR with a future land use of MU-U. The areas surrounding the subject parcel to the north, west and south are HC/LI. North of the parcel is land that is owned by ECUA for utility, gas, and electric (See exhibit 3). West of the parcel is land owned by and used as Walmart – Pensacola Boulevard zoned as HC/LI (See exhibit 4). South of the parcel is land used as a shopping mall zoned HC/LI (See exhibit 5). The land to the east of the parcel is zoned MDR with several mobile homes on the lot (See exhibit 6).

**LOCATION CRITERIA**

The subject parcel lays along Palafox Street which is a major collector road, although it is addressed at East Hood Drive, a local street. This project does meet the conditions cited in Section 3-2.11 (e)(3)(a):

- (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 not be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:
  - (a) This parcel has not been rezoned, by the landowner, from the mixed-use, commercial, or industrial zoning assigned by the county.

In satisfying the requirement of this compliance category, the subject parcel under consideration is approximately 0.7377 acres. It lies northeast of the intersection of Palafox Street and Hood Drive.

All land area surrounding the subject parcel to the North, West, and South are HC/LI and currently being used as zoned. There are 25 commercial/retail businesses surrounding the location of the subject parcel. The land to the East of the subject parcel is MDR. When developing the property a minimum of a 20-foot buffer of a wooden privacy fence and landscaping will be utilized, per the requirements of the DRC.

The subject parcel is split zoned and meets the requirements of Sec. 3-1.3(d):

#### Sec. 3-1.3 Zoning and future land use.

(d) Split parcels. The adopted zoning districts and FLU categories are parcel-based, but their boundaries are not prohibited from dividing a parcel. For parcels split by these boundaries, including overlay district boundaries, only that portion of a parcel within a district or category is subject to its requirements. Where a zoning district boundary divides a parcel that is ten acres or less in size and not part of a platted residential subdivision, the zoning district of the larger portion may be applied to the entire parcel if requested by the parcel owner, consistent with the applicable FLU category, and in compliance with the location criteria of the requested zoning. Zoning map amendment is otherwise required to apply a single district to a split-zoned parcel.

The subject parcel is ten acres or less in size and not a part of a platted residential subdivision. The FLU of the subject parcel is MU-U. The subject parcel meets all criteria to have it rezoned all HC/LI.

The developmental plan (Exhibit 7) for the subject parcel is to build a 2,400 square foot single use steel building and 4,800 square foot multi-use steel building to be used as light manufacturing (storage for gutter and screen room parts and equipment) and retail. The proposed usage is equivalent to the usage of the surrounding businesses. To accommodate the new buildings and the parking that is required, the land will be cleared according to Escambia County code. The present stormwater drainage area along Palafox Street will be expanded to provide treatment sufficient to handle the new development of the subject parcel.

## SUMMARY

The subject parcel is split zoned parcel that is surrounded by Heavy-Commercial/Light Industrial uses and intensities. The proposed new use will take advantage of existing infrastructure and develop a vacant parcel of land that is underutilized. The proposed development will be compatible with the existing surrounding uses and intensities and will comply with all of the current County requirements in order to mitigate any perceived impacts on the exiting residential uses.

Based upon the evidence presented herein the BOCC should agree that this parcel and project be zoned full HC/LI. The majority of the parcels surrounding the subject parcel (Exhibit 1 and 2) are zoned and used as commercial.

## EXHIBITS

Exhibit 1 – Properties approximately .5 miles north and south of the subject parcel

Exhibit 2 – Properties approximately .5 miles west and east of the subject parcel

Exhibit 3 – Site Plan

**Exhibit 2 for 6 E. Hood Drive**

**From Pensacola Boulevard east to Hood Drive**

Compass Bank

Shopping plaza

Trader Dan's

Escambia County Sheriff's Office precinct

Wal-mart

Bingo

Discount cigarettes

**Subject Parcel (6 E. Hood Drive, Pensacola, FL 32534) east on Hood Drive**

Several mobile homes

3 houses

**Exhibit 1 for 6 E. Hood Drive**

**From 9 Mile south on Palafox**

CVS pharmacy  
Cash USA pawn shop  
Step above graphics  
Mickey Hornsby insurance  
Melissa's massage  
Pensacola Trophies  
Your Deal Auto  
Barber Shop

**Subject Parcel (6 E. Hood Drive, Pensacola, FL 32534) south on Palafox**

Home Place Square shopping plaza  
Pro Fast mechanics  
Diamond Motors  
Empire Land Surveying  
Meredith & Sons lumber  
Barnes Ace Hardware



PALFOX ST

90.99'

RETENTION POND

ROW

115.47'

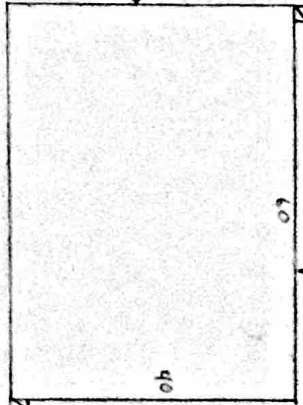
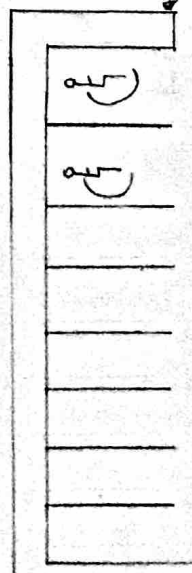
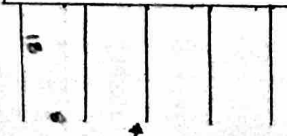
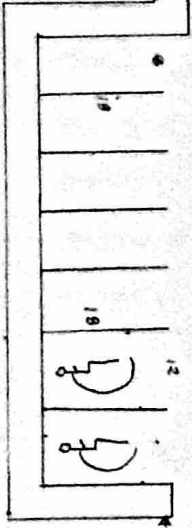
40'

120'

30'

HOOD DR.

307.73'



112.71'

SCALE: 1" = 20'

18'  
*[Handwritten signature]*



# 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:** 111S301101001140  
**Account:** 020323000  
**Owners:** SCHLIFER PAMELA M EST OF  
DUNCAN CUSTOM GUTTER & COPPER  
CRAFT INC  
**Mail:** C/O DUNCAN CUSTOM GUTTER & COPPER  
CRAFT INC  
2629 YOUNGWOOD LN  
CANTONMENT, FL 32533  
**Situs:** 6 E HOOD DR 32534  
**Use Code:** REPAIR SERVICE 🔍  
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** ENSLEY/WOODHAM/PINE FOREST  
**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	\$83,554	\$0	\$83,554	\$83,554
2016	\$83,554	\$0	\$83,554	\$83,554
2015	\$83,554	\$0	\$83,554	\$83,554

[Disclaimer](#)

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**Amendment 1/Portability Calculations**

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

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/22/2017	7827	1692	\$29,000	WD	<a href="#">View Instr</a>
12/22/2017	7827	1691	\$100	OT	<a href="#">View Instr</a>
12/22/2017	7827	1690	\$100	OT	<a href="#">View Instr</a>
03/2007	6106	272	\$100	QC	<a href="#">View Instr</a>
01/2007	6074	41	\$100	QC	<a href="#">View Instr</a>
12/2003	5306	316	\$100	WD	<a href="#">View Instr</a>
07/2001	4773	152	\$100	QC	<a href="#">View Instr</a>

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

**2017 Certified Roll Exemptions**  
None

---

**Legal Description** 🔍  
W 307 73/100 FT OF N 132 5/10 FT OF LT  
14 OR 2804 P 952 OR 4773 P 152 OR 5306  
P 316 OR 6074 P 41 OR 6106 P 272 OR...

---

**Extra Features**  
None

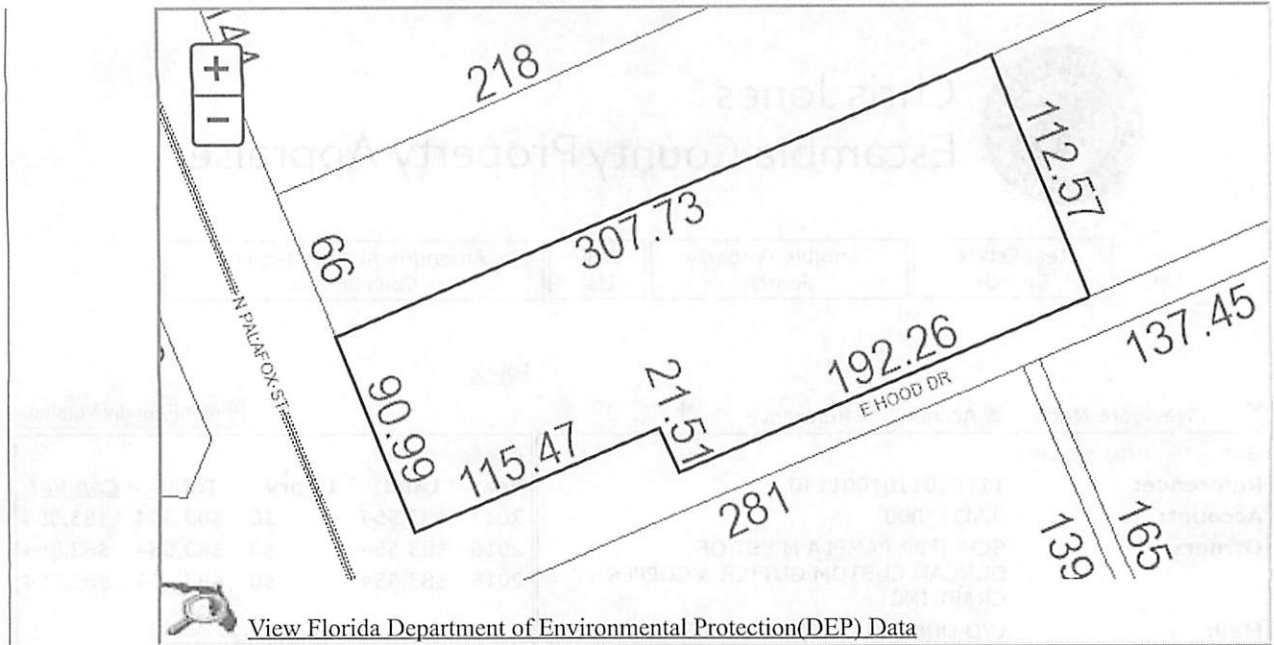
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
11-1S-30-1

**Approx. Acreage:**  
0.7377

**Zoned:** 🔍  
HC/LI  
MDR

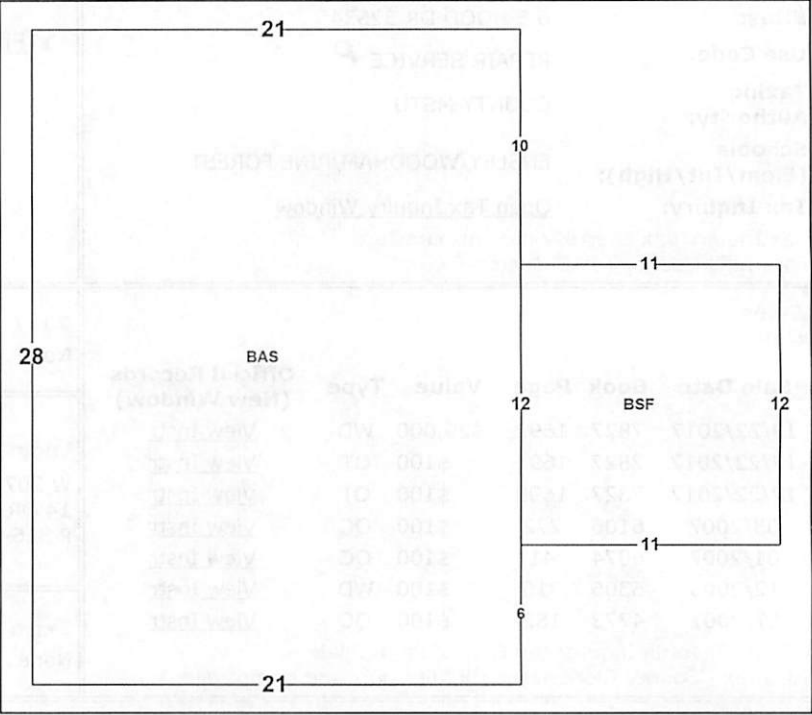
**Evacuation & Flood Information**  
[Open Report](#)



**Buildings**

Address: 6 E HOOD DR, Year Built: 1930, Effective Year: 1930

**Structural Elements**  
**DECOR/MILLWORK-MINIMUM**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-ASPHALT TILE**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-ROLLED ROOFING**  
**ROOF FRAMING-FLAT/SHED**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



**Areas - 720 Total SF**  
**BASE AREA - 588**  
**BASE SEMI FIN - 132**

**Images**



2/1/18

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation

DUNCAN CUSTOM GUTTER & COPPER CRAFT, INC.

### Filing Information

<b>Document Number</b>	P02000108156
<b>FEI/EIN Number</b>	22-3878051
<b>Date Filed</b>	10/07/2002
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	04/24/2017
<b>Event Effective Date</b>	05/03/2017

### Principal Address

2629 YOUNGWOOD LN  
CANTONMENT, FL 32533

Changed: 04/24/2017

### Mailing Address

2629 YOUNGWOOD LN  
CANTONMENT, FL 32533

Changed: 04/24/2017

### Registered Agent Name & Address

STONE, DEREK  
2629 YOUNGWOOD LN  
CANTONMENT, FL 32533

Address Changed: 08/08/2013

### Officer/Director Detail

#### **Name & Address**

Title PT

STONE, DEREK  
2629 YOUNGWOOD LN  
CANTONMENT, FL 32533

STONE, ALICIA A  
2629 YOUNGWOOD LN  
CANTONMENT, FL 32533

**Annual Reports**

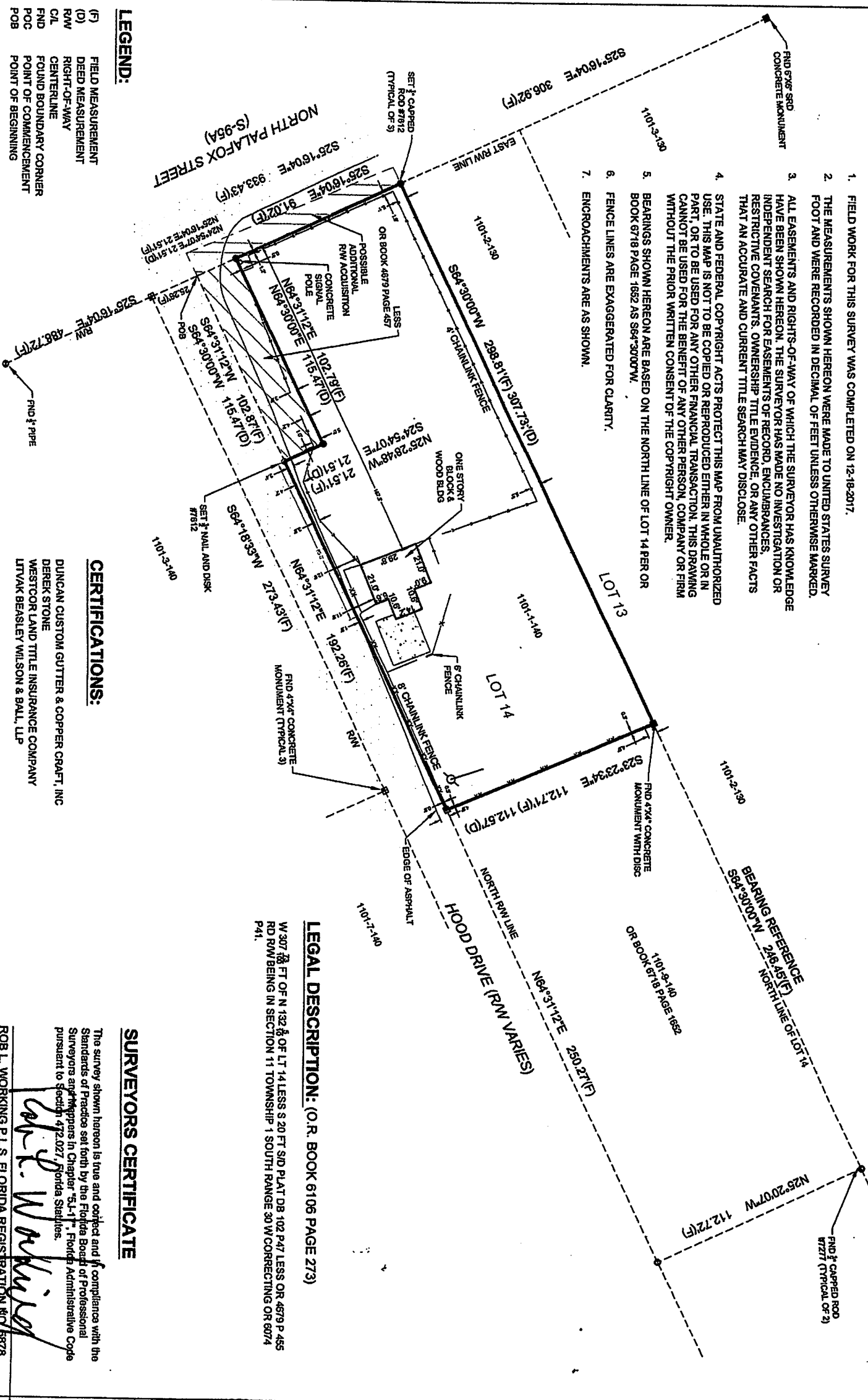
<b>Report Year</b>	<b>Filed Date</b>
2015	02/22/2015
2016	02/09/2016
2017	01/17/2017

**Document Images**

<a href="#"><u>04/24/2017 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/17/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/09/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/22/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/13/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>08/08/2013 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>07/22/2013 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/29/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/06/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
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<a href="#"><u>01/10/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/05/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/25/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/01/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/26/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/14/2004 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/23/2003 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/15/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/07/2002 -- Domestic Profit</u></a>	<a href="#">View image in PDF format</a>

**NOTES:**

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12-18-2017.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 14 PER OR BOOK 6718 PAGE 1692 AS S64°30'00"W.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.



**LEGEND:**

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- FND FOUND BOUNDARY CORNER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

**CERTIFICATIONS:**

DUNCAN CUSTOM GUTTER & COPPER CRAFT, INC  
DEREK STONE  
WESTCOR LAND TITLE INSURANCE COMPANY  
LITVAK BEASLEY WILSON & BALL, LLP

**LEGAL DESCRIPTION: (O.R. BOOK 6106 PAGE 273)**

W 307 1/8 FT OF N 132 1/8 OF LT 14 LESS S 20 FT S/D PLAT DB 102 P47 LESS OR 4879 P 455 RD R/W BEING IN SECTION 11 TOWNSHIP 1 SOUTH RANGE 30 W CORRECTING OR 8074 P41.

**SURVEYORS CERTIFICATE**

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and appears in Chapter "51-1", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rob L. Working P.L.S. Florida Registration No. 5878



360 SURVEYING SERVICES  
1801 CREIGHTON RD.  
PENSACOLA, FL 32504  
850.857.4400

NOT VALID  
WITHOUT A  
RAISED  
SEAL

12/21/17

**BOUNDARY SURVEY  
WITH IMPROVEMENTS**

ADDRESS:  
9 EAST HOOD DRIVE  
PENSACOLA, FLORIDA 32534  
PROJECT NUMBER: 1712008  
DATE: 12-18-2017  
FIELD BOOK: 91 PAGE: 64  
DRAWN BY: PIK  
APPROVED BY: ROB L. WORKING



SCALE: 1"=60'  
SHEET 1 OF 1

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

**INTEROFFICE MEMORANDUM**



**TO: Juan C. Lemos, Senior Planner  
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner  
Transportation & Traffic Operations Division**

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

**DATE: March 6, 2018**

**RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-03**

TTO Staff has reviewed the Rezoning Case (Z)-2018-03, 6 E. Hood Drive, an agenda item for the Planning Board meeting scheduled for April 3, 2018. Please see the below comments.

There are no roadway projects ongoing or planned for Hood Drive and this section of North Palafox Street. Per the Florida-Alabama TPO's Congestion Management Process Plan, N. Palafox Street is classified as an Urban Collector with a Maximum LOS of D and a corresponding daily volume of 17,700 near Nine Mile Road. E. Hood Drive is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes.

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