

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
June 5, 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 May 1, 2018 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2018-06
Applicant: Wiley C. "Buddy" Page, Agent for Raymond & Sylvia Ward, Owners
Address: 15 Herman Street
Property Size: 1.04 (+/-) acres
From: HDMU, High Density Mixed-use district (25 du/acre)
To: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses (25 du/acre)
8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning
Meeting Date: 06/05/2018

4. A.

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the May 1, 2018 Planning Board Rezoning Meeting.

Attachments

Draft May 1, 2018 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING May 1, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:32 A.M. – 9:42 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Patty Hightower
Alan Gray
Eric Fears
William Clay
Stephen Opalenik

Absent: Timothy Pyle

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Meredith Crawford, Assistant County Attorney

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

Motion by Alan Gray, Seconded by Reid Rushing

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

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

4. Approval of Minutes.

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 3, 2018 Planning Board Rezoning Meeting.

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to approve the Rezoning Planning Board meeting minutes from April 3, 2018.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Jay Ingwell

Motion was made to accept the Rezoning Planning Board meeting packet for May 1, 2018.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A.
- | | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Case #: | Z-2018-04 |
| Applicant: | Tom Hammond, Agent for
Dog Track Area Developers,
LLC, Owners |
| Address: | 1529 Ora Drive Behind and
1529 Ora Drive |
| Property
Size: | 11.51 (+/-) acres |
| From: | LDR, Low Density
Residential district (four
du/acre) and HDMU, High
Density Mixed-use district
(25 du/acre) |
| To: | MDR, Medium Density
Residential district (10
du/acre) |

No planning board member acknowledged visiting the site.

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

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

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept application based on Staff's Findings of Fact and to recommend approval.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

- B.
- | | |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Case #: | Z-2018-05 |
| Applicant: | Cynthia Mathis, Agent for
Airplane Services, Inc.,
Owner |
| Address: | 5900 W Nine Mile Rd |
| Property
Size: | 10.19 (+/-) acres |
| From: | HDMU, High Density
Mixed-use district (25
du/acre) and Com,
Commercial district (25
du/acre) |
| To: | Com, Commercial district (25
du/acre) |

No planning board member acknowledged visiting the site.

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

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

Motion by Eric Fears, Seconded by Jay Ingwell

Motion was made to recommend approval based on Staff's Findings of Fact.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

- C.
- | | |
|------------------|------------------------------------------------------------------------------|
| Case #: | SPZ-2018-01 (formerly Z-2017-17) |
| Applicant: | Wanda French-Hawkins,
Agent for Jason Hawkins,
Owner |
| Address: | 6355 Mockingbird Lane |
| Property Size: | 4.86 (+/-) acres |
| Current Zoning : | MDR, Medium Density
Residential district (10 du/acre) |
| To Allow: | A mobile home in MDR,
Medium Density Residential
district (10 du/acre) |

No planning board member acknowledged visiting the site.

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

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

Motion by Alan Gray, Seconded by Reid Rushing

Motion was made to recommend approval based on conditions being met.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 06/05/2018

CASE : Z-2018-06

APPLICANT: Wiley C. "Buddy" Page, Agent for Raymond & Sylvia Ward,
Owners

ADDRESS: 15 Herman Street

PROPERTY REF. NO.: 05-2S-30-1002-000-033

FUTURE LAND USE: Com, Commercial

DISTRICT: 3

OVERLAY DISTRICT: Palafox Redevelopment

BCC MEETING DATE: 07/05/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDMU, High Density Mixed-use district (25 du/acre)

TO: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses (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. The Commercial (C) Future Land Use (FLU) category is intended for professional office, retail, wholesale, service and general

business trade. Residential development may be permitted only if secondary to a primary commercial development. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

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

FINDINGS

The proposed amendment to HC/LI-NA **is consistent** with the intent and purpose of Future Land Use category Commercial as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for professional offices, light industrial, recreational facilities, public and civic. The parcel will utilize the existing public road, utilities, and infrastructure.

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

Consistent with The Land Development Code

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.

LDC 3-1.6 Compatibility

(a) Generally, Zoning districts provide the primary means to establish and maintain the necessary balance between the needs and interests of different land uses, allowing neighboring uses to coexist successfully in a stable fashion over time, protecting the investments in each. Although zoning separates generally incompatible development, inclusion as a permitted use within a district does not alone ensure compatibility with other district uses.

Sec. 3-2.9 HDMU, High density mixed use

(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.

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

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

See also conditional uses in this district.

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

(3) Retail services.

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

i. Taxi and limousine service

(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

(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.

(6) Industrial and related.

a. Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all completely within the confines of buildings and without adverse off-site impacts.

b. Marinas, industrial.

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

(7) Agricultural and related.

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

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

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

(8) Other uses.

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

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

c. Bus leasing and rental facilities.

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

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

f. Outdoor sales.

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

h. Parking garages and lots, commercial.

i. Sales and outdoor display of prefabricated storage sheds.

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

(2) HC/LI-NA designation. Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of Chapter 2, the HC/LI-NA zoning

designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.

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

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

Sec. 3-3.6 Palafox Overlay (Pfox-OL).

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

FINDINGS

The proposed amendment **could be consistent** with the intent and purpose of the Land Development Code. Staff realizes the parcel is located on a local road and does not meet the locational criteria as stated in LDC 3-2.11(e), however, this is an existing commercial operation and observing the area there are other commercial operations in the immediate vicinity (see map provided by applicant) as well as some vacant parcels. The applicant has not provided a compatibility analysis addressing the locational criteria. Although there is not a plan at this time, the County is in discussions for a future Master Plan in this area. The parcel is located in the Palafox Overlay that have building and setback requirements that will need to be addressed at the time of any future developments. See comments provided by the CRA department. The Transportation and Traffic Operations has provided a letter stating there is no ongoing projects in the area, (see letter provided).

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. Within the 500' radius impact area, staff observed properties with zoning districts HDMU and HC/LI. Within the parcel area, there is a church, commercial business, and the majority of parcels within the 500' impact area are owned by Escambia County and currently listed by the Property Appraiser as vacant residential. The change to HC/LI would be compatible with the existing and proposed uses in this commercial area. Any new development will go through the Site Plan Review Process and must meet all LDC requirements for buffering, setbacks, access and stormwater as well as other code requirements that may apply.

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 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 request to rezone to HC/LI district would bring the existing use into conformance with the LDC and the majority of the area, which would shift from the transitional residential to commercial in character with a future proposal of a master plan.

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.

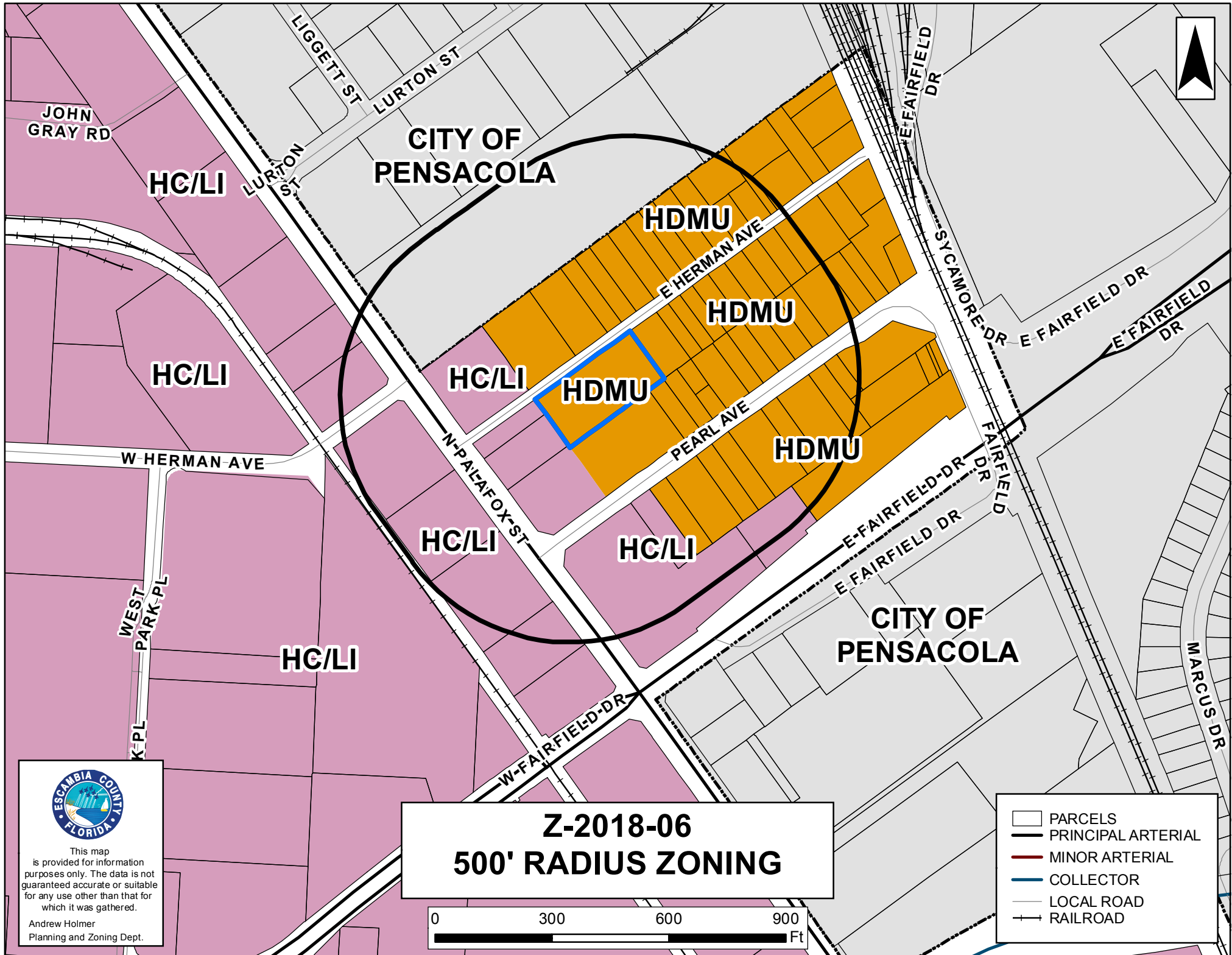
FINDINGS

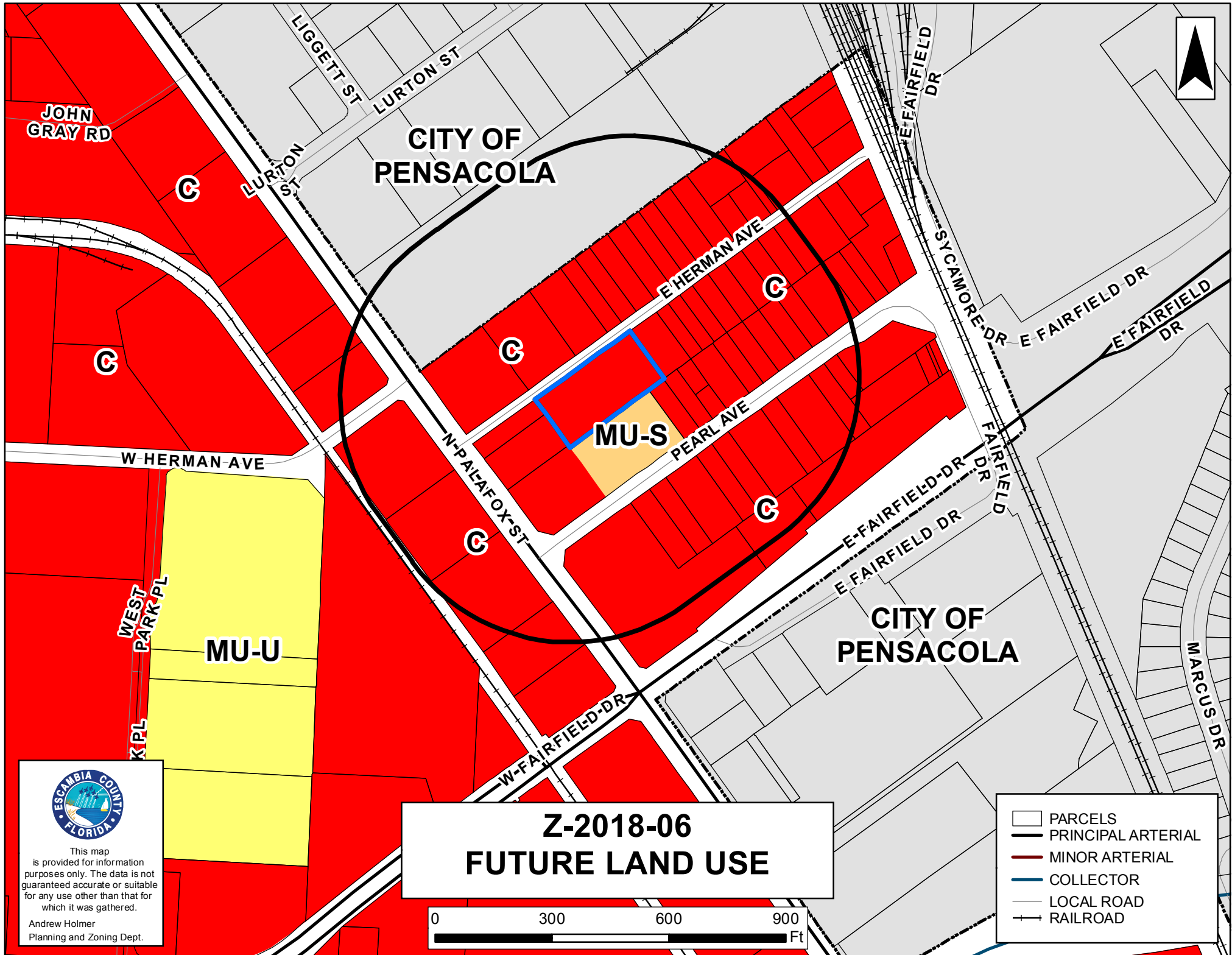
The land uses or development conditions within the area surrounding the property **have** or are changing. The parcel was originally a platted residential subdivision. The County is now in possession of the vacant parcels and is pursuing a commercial master plan for the area.

Attachments

Working Case File

Z-2018-06







E HERMAN AVE

N PALAFOX ST

PEARL AVE



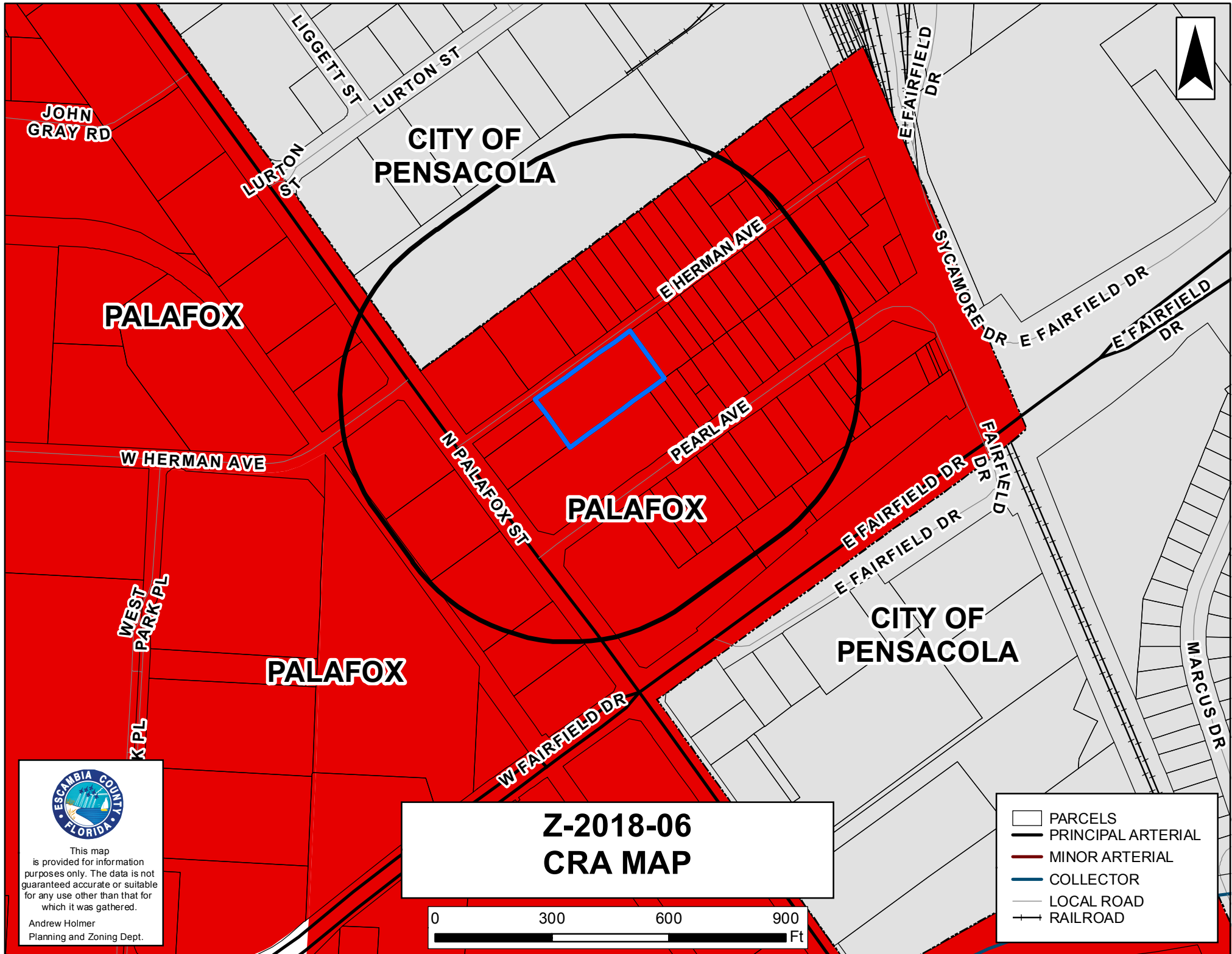
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2018-06 AERIAL MAP

0 100 200 300
Ft

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



CITY OF
PENSACOLA

PALAFOX

PALAFOX

CITY OF
PENSACOLA

Z-2018-06
CRA MAP

0 300 600 900
Ft

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



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

Andrew Holmer
Planning and Zoning Dept.



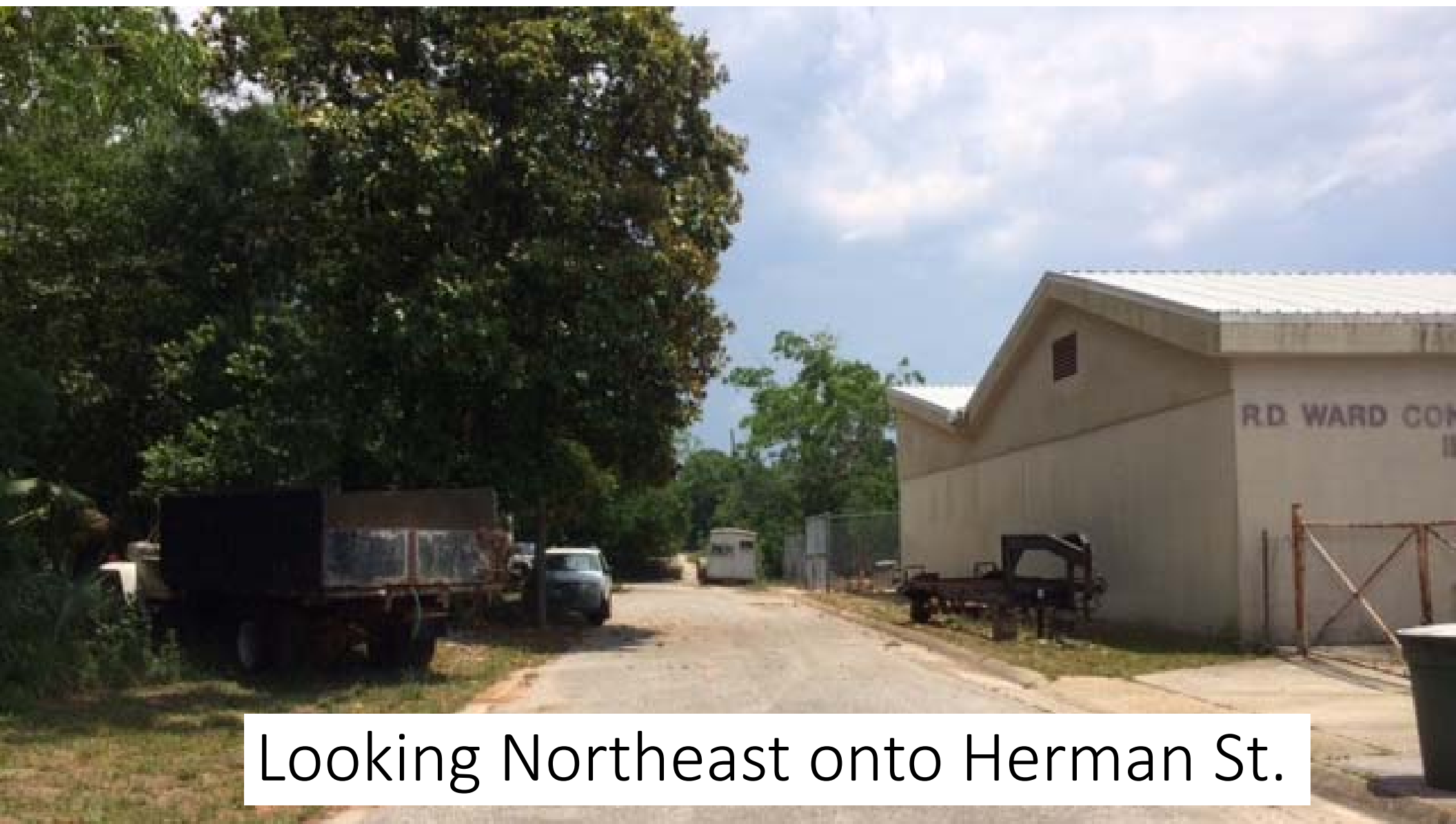
Public
Hearing
Sign



Looking North
across Herman
St. from
property



Looking Northeast from Herman St.



Looking Northeast onto Herman St.



Looking Northwest across from Herman St.



Looking Southeast
from Herman St.
onto property



Looking Southeast from Herman St.



Looking Southeast towards main building entrance off Herman St.



Looking Southwest from Herman St. towards Palafox intersection



Looking Southwest onto Herman St.

Wiley C."Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpagel@att.net

April 16, 2018
VIA HAND DELIVERY

Mr. Horace Jones, Director
Dept. of Development Services
3363 West Park Avenue
Pensacola, Florida 32505

**RE: Rezoning Request HD/MU to HC/LI-NA
Parcel 05-2S-30-1002-000-033 15 Herman
Street Pensacola, FL**

Dear Mr. Jones:

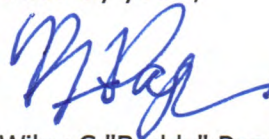
The attached application is herewith submitted requesting consideration to change the zoning on the referenced parcel from HD/MU to HC/LI-NA. The FLU designation of Commercial will remain.

Attachments include:

- 1- Completed and signed Application
- 2- \$1,275.50 application fee check payable to Escambia County
- 3- Property survey
- 4- Proof of ownership
- 5- Copy of Deed
- 6- Area land ownership sketch

Please advise if you require anything further to assist in your review. Thank you.

Sincerely yours,



Wiley C."Buddy" Page



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

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

1. Contact Information:

A. **Property Owner/Applicant:** Raymond D. & Sylvia H. Ward

Mailing Address: 15 Herman Street Pensacola, Florida 32505

Business Phone: _____ Cell: 8502329853

Email: _____

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

Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

Business Phone: 850-232-9853

Cell: _____

Email: budpage1@att.net

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

2. Property Information:

A. **Existing Street Address:** 15 Herman Street Pensacola, Florida 32505

Parcel ID (s): _____

05-2S-30-1002-000-033

B. **Total acreage of the subject property:** 1.04+-

C. **Existing Zoning:** HDMU

Proposed Zoning: HC/LI-NA ; explain why necessary and/or appropriate

Exisying commercial warehouse constructed on site in 1961. Was not picked up as HCLI use even though owner R. D. Ward has built and used this warehouse for his construction business for over 50 years. Sales contract pending for new contractor use pending correction to zoning category.

FLU Category: COM

D. Is the subject property developed (if yes, explain): _____
Yes: two existing warehouses totaling some 22,320sf

E. Sanitary Sewer: X 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.

The requested change is consistent with the Comprehensive Plan. Allowed zoning categories under the FLU heading include HC/LI as an allowed and compatible use. See Attachment A.

- 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

This request is consistent with the stated Purpose for HC/LI listed at LDC Sec. 3-2.11(a). The site is located adjacent to other properties that are currently zoned HC/LI. Should this request be approved, the request will meet that portion of the stated Purpose meeting the "complimentary mix" standard referenced at Sec.3-2.11(a).

- 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.

Property north, east and a portion to the south of the subject property are all owned by the US Army Corps of Engineers and are part of an earlier EPA Reclamation Project. Also south and adjoining the subject site is the New Hope Missionary Baptist Church. West of the site is an existing HC/LI zoned property. This request will be compatible with those adjacent uses.

- 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

This request does not rise to the level of being considered spot zoning. See "c" above.

- 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 uses allowed under this request will be consistent with existing conditions. It has been operating under a mis-identified category for many years.

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): 05-2S-30-1002-000-033

Property Address: 15 Herman St. Pensacola, FL 32506

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 2nd DAY OF April, YEAR OF 2018



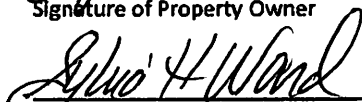
Signature of Property Owner

Raymond D. Ward

Printed Name of Property Owner

4/2/2018

Date



Signature of Property Owner

Sylvia H. Ward

Printed Name of Property Owner

4/2/2018

Date

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

As owner of the property located at 15 Herman Street
Penscola, Florida, property reference number(s) 105-2S-30-1002-000-033
I hereby designate Wiley C. "Buddy" Page
for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 2nd day of April
the year of, 2018, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

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

Raymond D. Ward
Signature of Property Owner
Sylvia H. Ward
Signature of Property Owner

Raymond D. Ward
Printed Name of Property Owner
Sylvia H. Ward
Printed Name of Property Owner

4/2/2018
Date
4/2/2018
Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 2nd day of April 2018.
by Raymond D. Ward & Sylvia H. Ward.
Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: _____

Pamela B. Silcox
Signature of Notary

Pamela B. Silcox
Printed Name of Notary

(Notary Seal) **PAMELA B. SILCOX**
Notary Public - State of Florida
Commission # GG 17132
My Commission Expires Oct 25, 2020



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2018-06

AFFIDAVIT OF ACKNOWLEDGEMENT

As applicant for rezoning of the property located at 15 HERMAN ST.
PENSACOLA, Florida, property reference number(s) 5-2S-30-1002-000-033

I affirm this to be a voluntary request and hereby acknowledge if
this parcel is designated HC/LI-NA, then notwithstanding any other provision of LDC Chapter 3
Sec. 3-2.11, bars, nightclubs, and adult entertainment uses shall be prohibited uses for this
parcel.

Applicant Name: W.C. PAGE Email: budpage1@aatt.net
Address: 5337 HAMILTON LN PACE Phone: 850-237-9853

Wiley C. Page
Signature of Applicant

Wiley C. Page
Printed Name of Applicant

5-14-18
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 14 day of May 20 18,
by Wiley C. Page.

Personally Known ☒ Or Produced Identification ☐. Type of Identification Produced: _____

Margaret A. Cain
(Notary Seal)
Signature of Notary

Margaret A. Cain
Printed Name of Notary



5. Submittal Requirements

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

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

Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted (a 3% fee will be added for credit card payments).

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

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

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

By my signature, I hereby certify that:

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


Signature of Owner/Agent

Signature of Owner


Raymond D. Ward
Printed Name Owner/Agent
Sylvia H. Ward
Printed Name of Owner

4/2/2018
Date
4/2/2018
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 2nd day of April, 20 18, by Raymond D Ward & Sylvia H Ward

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

Signature of Notary


Printed Name of Notary
PAMELA B. SILCOX
Notary Public - State of Florida
Commission # GG 17132

My Commission Expires Oct 25, 2020

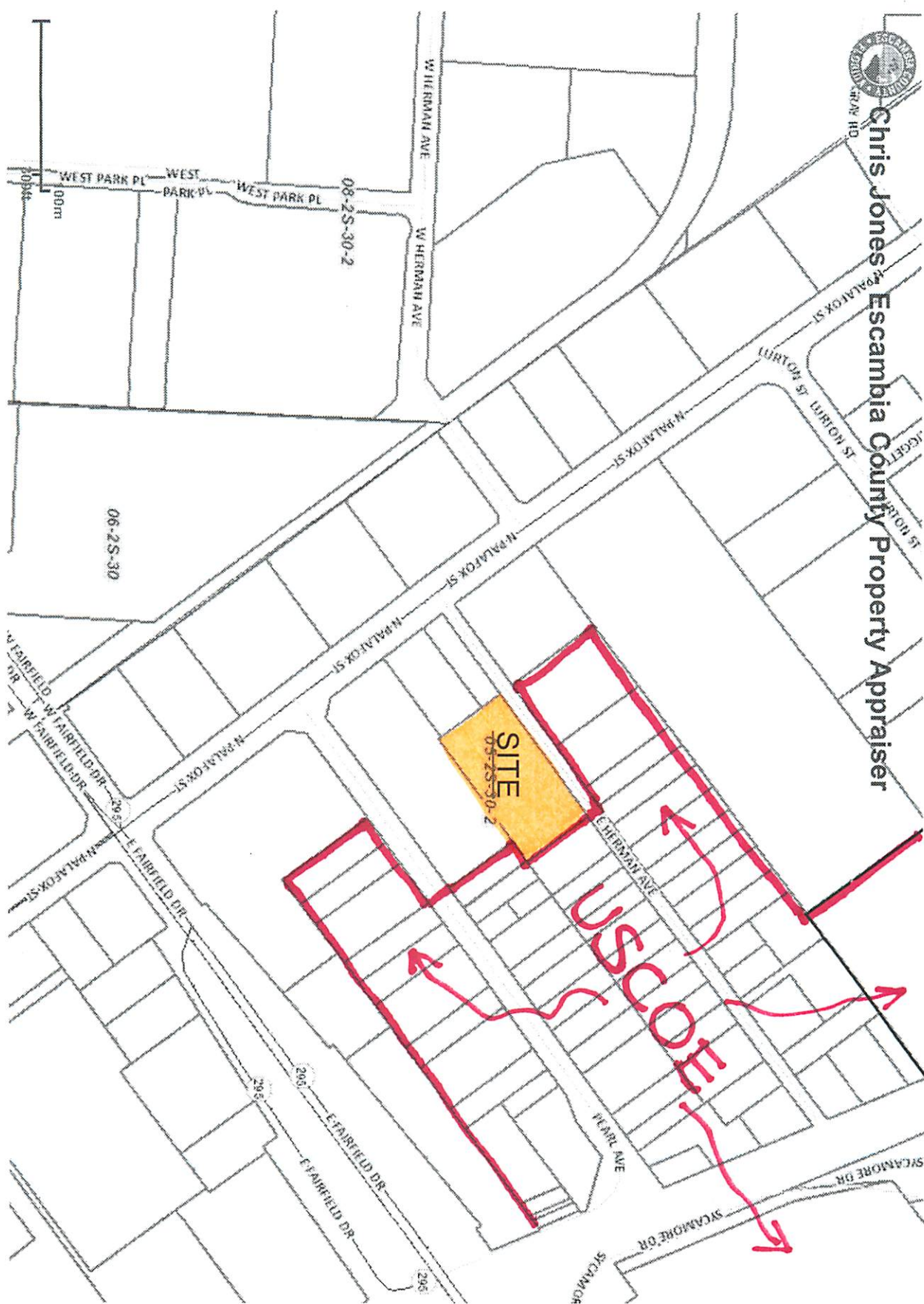
ATTACHMENT "A"

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

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

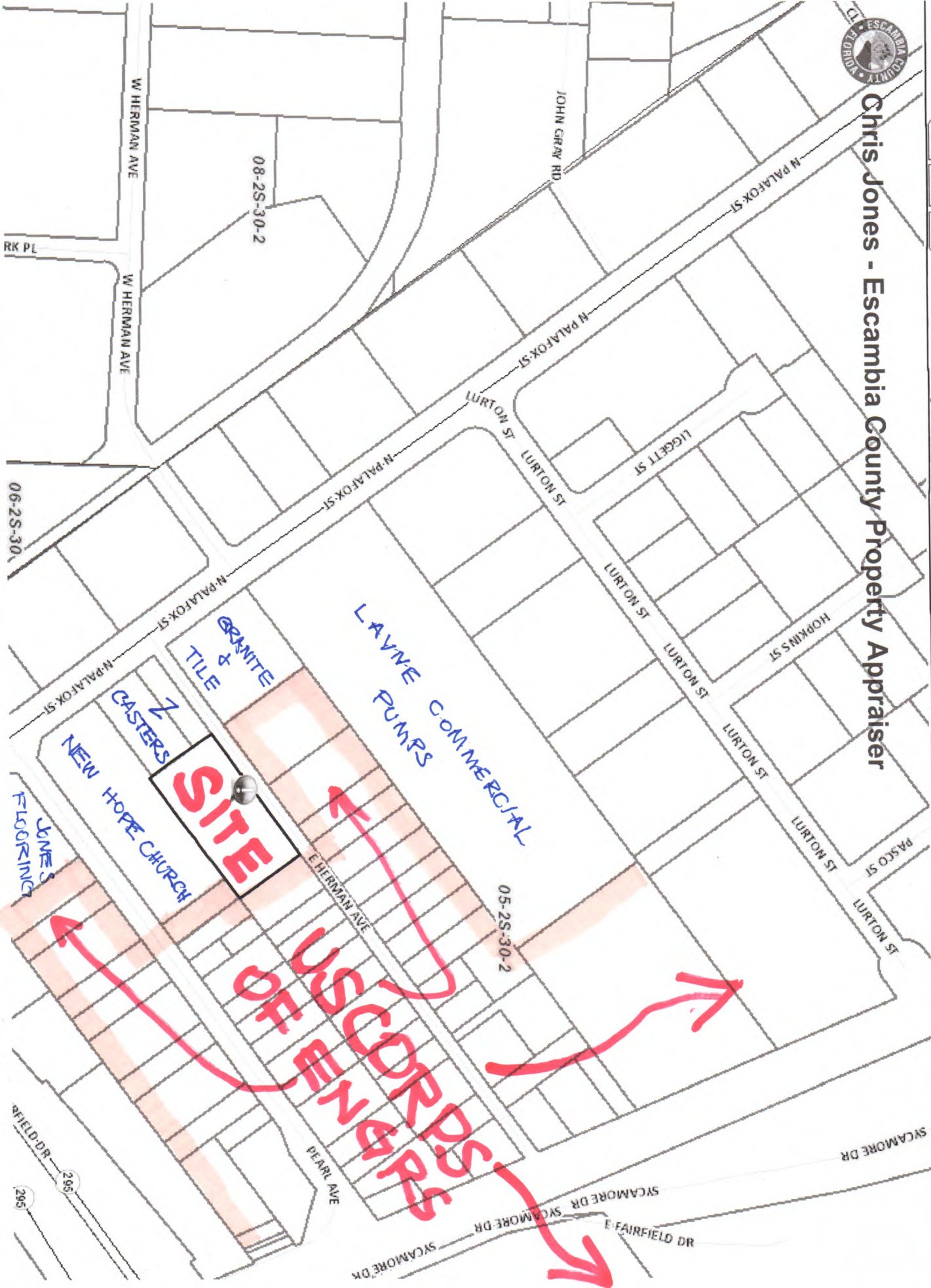
(Ord. No. 2015-56, § 1, 12-10-2015)

Chris Jones - Escambia County Property Appraiser





Chris Jones - Escambia County Property Appraiser





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: 052S301002000033
Account: 051705000
Owners: WARD RAYMOND D
 WARD SYLVIA H
Mail: 1225 LAPAZ ST
 PENSACOLA, FL 32506
Situs: 15 HERMAN ST 32505
Use Code: REPAIR SERVICE
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): OJ
 SEMMES/WOODHAM/PENSACOLA
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	\$15,675	\$207,360	\$223,035	\$223,035
2016	\$15,675	\$195,664	\$211,339	\$208,525
2015	\$15,675	\$173,894	\$189,569	\$189,569

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1994	3601	375	\$15,000	WD	View Instr
01/1967	323	381	\$100	WD	View Instr
01/1966	285	136	\$50,000	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

LTS 33 34 35 36 37 38 HERMANN'S S/D PLAT DB 18
 P 449 OR 3601 P 375

Extra Features

CHAINLINK FENCE

Parcel

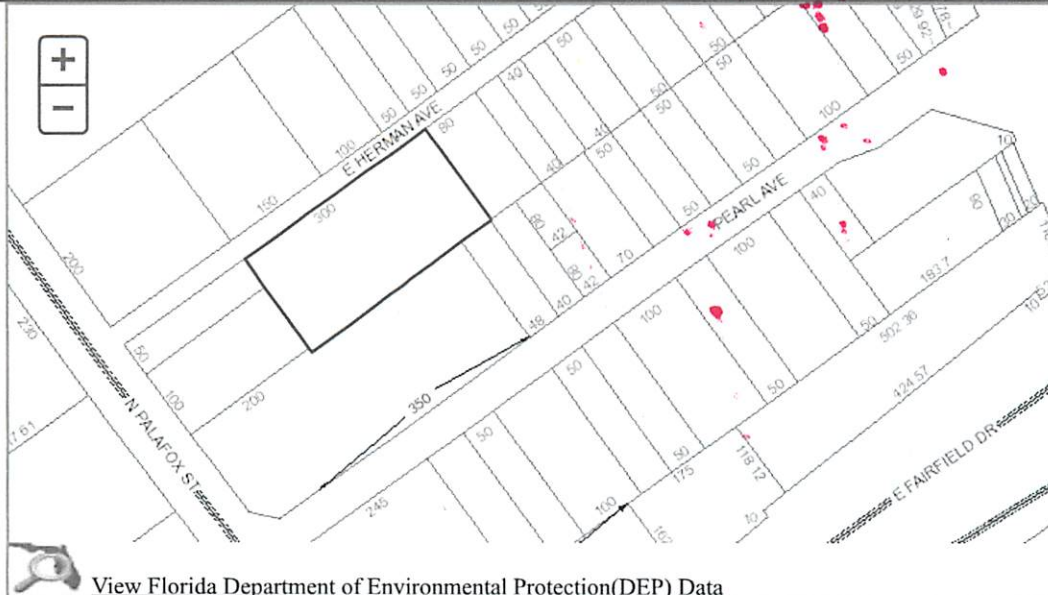
Information

Section Map Id:
 05-2S-30-2

Approx. Acreage:
 1.0447

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 15 HERMAN ST, Year Built: 1961, Effective Year: 1961

Structural Elements

DECOR/MILLWORK-NONE
 DWELLING UNITS-0
 EXTERIOR WALL-SIDING-LAP.AAVG



ESCAMBIA COUNTY TAX COLLECTOR

Real Estate Account At 15 HERMAN ST

Real Estate Account #05-1705-000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017

2016

2015

2014

...

2008

PAID

PAID

PAID

PAID

PAID

[Apply for the 2018 Installment Payment Plan](#)

Scott Lunsford

Real Estate 2017 Annual Bill

[Print this bill \(PDF\)](#)

Escambia County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number Alternate key Escrow code Millage code

05-1705-000 26457 — 06

PAID 2017-11-29 \$4,178.47

Effective 2017-11-28

Receipt #188-17-00333444

[Get Bills by Email](#)

Owner

WARD RAYMOND D
WARD SYLVIA H
1225 LAPAZ ST
PENSACOLA, FL 32506

Situs address

15 HERMAN ST

Legal description

LTS 33 34 35 36 37 38 HERMANN'S S/D PLAT DB 18 P 449 OR 3601 P 375

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
COUNTY	6.6165	223,035	0	223,035	\$1,475.71
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	223,035	0	223,035	\$501.38
BY STATE LAW	4.3830	223,035	0	223,035	\$977.56
WATER MANAGEMENT	0.0353	223,035	0	223,035	\$7.87
SHERIFF	0.6850	223,035	0	223,035	\$152.78
M.S.T.U. LIBRARY	0.3590	223,035	0	223,035	\$80.07
Total	14.3268				\$3,195.37

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
FIRE PROTECTION		\$1,157.20
Total		\$1,157.20

Combined taxes and assessments: \$4,352.57

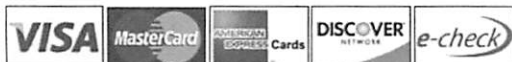
If paid by: Nov 30, 2017
Please pay: \$0.00

PAID 2017-11-29 \$4,178.47

Effective 2017-11-28

Receipt #188-17-00333444

[Get Bills by Email](#)



OR BK3601 Pg0375
INSTRUMENT 00138507

DEED OF REAL ESTATE

THIS DEED is made this 10th day of June, A.D. 1994, by the District Director, Jacksonville District, Internal Revenue Service, hereinafter called the grantor, by virtue of a levy issued against property of, and a sale conducted to collect unpaid taxes due the United States payable by:

PARKER SASH AND DOOR INC.
15 East Herman Street
Pensacola, Florida 32505.

WHEREAS the grantor, through his duly authorized Internal Revenue Officer, seized the property hereinafter described and, after giving public notice of the time and place of sale in the manner and form required by statute, offered said property for sale at public auction on November 22, 1993, and in accordance with Title 26, United States Code, Sections 6331 through 6342, said grantor sold said property for the sum of Fifteen Thousand Dollars and No Cents (\$15,000.00), that being the highest bid for same, to:

RAYMOND D. AND SYLVIA H. WARD
4706 Pebble Creek Drive
Pensacola, Florida 32526,

D.S. PD. \$ 105.⁰⁰
DATE 6-23-94
JOE A. FLOWERS, COMPTROLLER
BY M. J. Y. D.C.
CERT. REG. # 53-2043320-27-01

hereinafter called the grantees;

AND WHEREAS, the period for redeeming said property having elapsed and the original Certificate of Sale as executed pursuant to Title 26, United States Code, Section 6338(a) having been delivered to the grantor as required by statute;

NOW WITNESSETH, that the grantor, in consideration of the sum of money so paid as aforesaid, receipt of which is hereby acknowledged:

1. Does quitclaim unto the said grantees all the estate, right, title, and interest which the said PARKER SASH AND DOOR INC. had on and after the tax assessment dates of December 22, 1986 and December 29, 1986, when the federal tax liens of the United States for unpaid taxes did attach to such estate, right, title, and interest, as recorded by notices of federal tax liens filed March 24, 1987, May 5, 1987, November 3, 1992 and November 18, 1993, in and to all that certain parcel of land in Escambia County, Florida, more particularly described as follows:

Lots 33, 34, 35, 36, 37 and 38, Herrmann's Subdivision, being a subdivision of Lots 2, 3, 4, 5 and 6, of Section 5, Township 2 South, Range 30 West, Escambia County, Florida, according to plat filed in Deed Book 18, Page 449, of the public records of said County.

2. Does discharge by virtue of this sale and deed the above-

OR Bk3601 Pg0376
INSTRUMENT 00138507

described parcel of land from the aforesaid federal tax liens, and any other federal tax liens recorded thereafter and prior to the recording of this deed, saving and reserving, however, the full force and effect of said tax liens against and upon all other property and rights to property, whether real or personal, to which said tax liens attach.

TO HAVE AND TO HOLD said described property unto said grantees and their heirs and assigns forever, as fully and absolutely as the said grantor can or should quitclaim by virtue of said levy and the laws of the United States relating thereto.

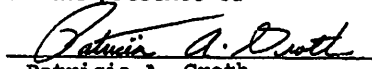
IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, the day and year first above written.

DISTRICT DIRECTOR
Jacksonville District

BY: 

ROSLYN A. RUSSELL
Assistant Chief, Collection Division
Internal Revenue Service
400 West Bay Street
Jacksonville, Florida 32202

Signed, sealed and delivered
in the presence of:


Patricia A. Groth


Jacqueline Fitzpatrick

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

Before me, an officer duly authorized in the State and County above named to take acknowledgements, this day personally appeared ROSLYN A. RUSSELL, to me well known and well known by me to be the person who executed the foregoing instrument as Assistant Chief of the Collection Division, Jacksonville District, Internal Revenue Service; and she acknowledged before me that she executed the same on behalf of the DISTRICT DIRECTOR, Jacksonville District, Internal Revenue Service, pursuant to a lawful delegation of authority, and for the purpose therein expressed.

WITNESS my hand and official seal at Jacksonville, County and State aforesaid, this 10th day of JUNE A.D., 1994.

OR Bk3601 Pg0377
INSTRUMENT 00138507

Jacqueline Fitzpatrick
Jacqueline Fitzpatrick

Notary Public

My Commission Number :

CC142537

My Commission Expires:

Notary Public, State of Florida

My Commission Expires Oct. 15, 1995

Bonded Thru TROY FAIR - Insurance Inc.



This Instrument was prepared by:
Jackie Gibbs
Internal Revenue Service
400 West Bay Street; Stop 5710
Jacksonville, Florida 32202

Instrument 00138507
Filed and recorded in the
public records
JUNE 23, 1994
at 01:48 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

ATTACHMENT "A"

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

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

(Ord. No. 2015-56, § 1, 12-10-2015)



Development Services Department
Escambia County, Florida

18041237PPB
2-2018-06

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

05-25-30-1002-000-033
Property Reference Number

Buddy Page
Name

15 Herman St.
Address

☐ Owner

☒ Agent

Referral Form
Included? Y/N

MAPS PREPARED

☐ Zoning

☐ FLU

☐ Aerial

☐ Other: _____

Redevelopment Area*: Palafot

PROPERTY INFORMATION

Current Zoning: HDMU Size of Property: 1.04 +/-

Future Land Use: C Commissioner District: 3

Overlay/AIPD: NA Subdivision: Hermann's

Sanitary Sewer _____ Septic Tank _____

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

COMMENTS

Desired Zoning: HC/LI

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

Parcel is currently HDMU. Surrounded by HDMU + HC/LI.

Parcel located on a local road; will not meet locational
Criteria - Compatibility documentation will be required.

Palafot Redevelopment area has certain building
requirements that must be followed.

☐ Applicant will contact staff for next appointment

☐ Applicant decided against rezoning property

☐ Applicant was referred to another process

☐ BOA

☐ DRC

☐ Other: _____

Process Name

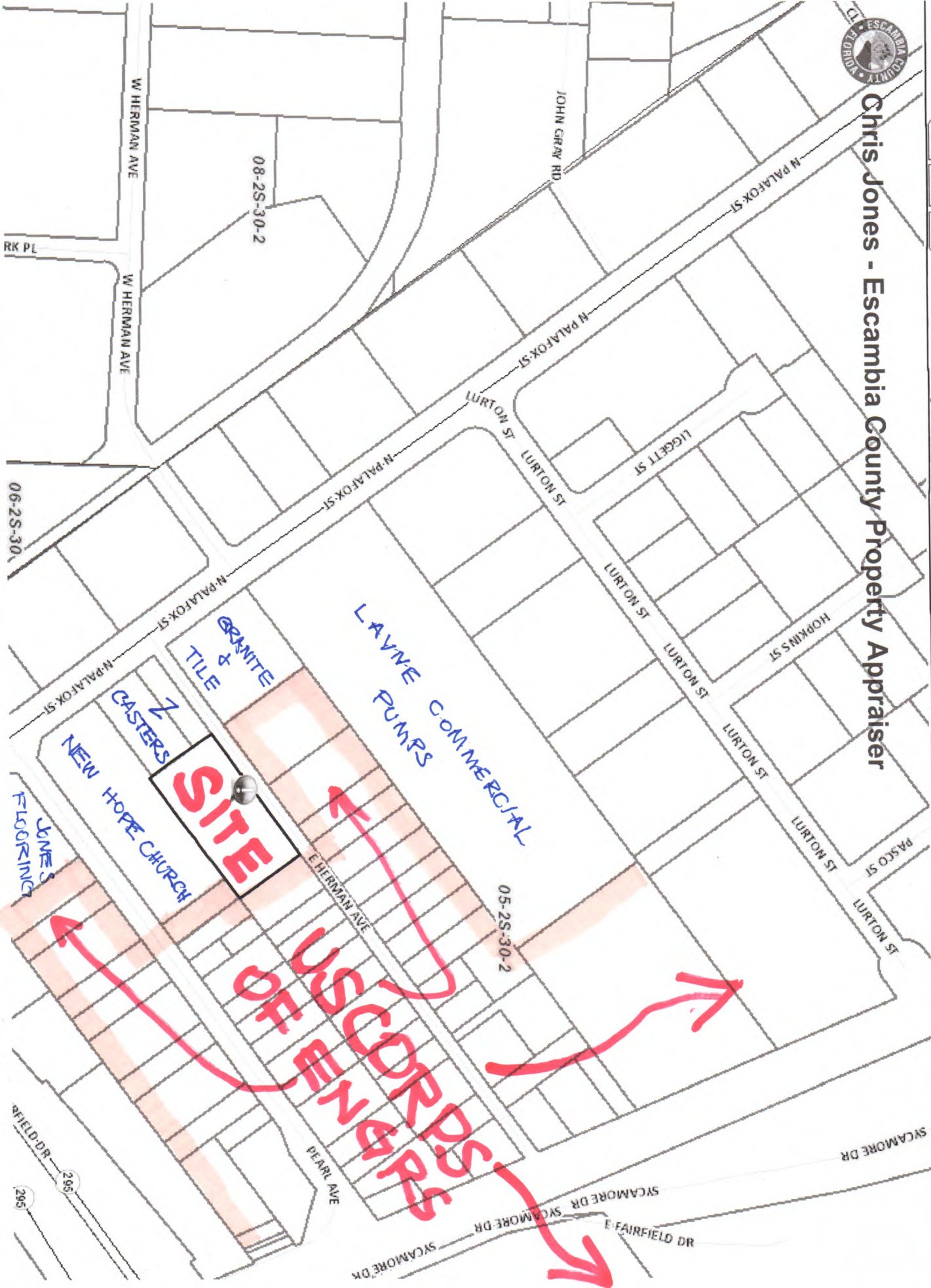
Staff present: A. Cam Date: 4/19/18

Applicant/Agent Name & Signature: _____

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



Chris Jones - Escambia County Property Appraiser



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

INTEROFFICE MEMORANDUM



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

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

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

DATE: May 29, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-06

TTO Staff has reviewed the Rezoning Case (Z)-2018-06, 15 Herman Street, agenda item for the Planning Board meeting scheduled for June 5, 2018. Please see the below comments.

Currently, there are no ongoing or programmed projects on Herman Street on the County's Capital Improvements Program. Likewise, there are no ongoing or programmed projects on the adjacent segments of Palafox Street or Fairfield Drive on FDOT's Work Program.

Herman Drive is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes. Per the Florida-Alabama TPO's Congestion Management Process Plan, both Fairfield Drive and Palafox Street are classified as Principal Arterials. The maximum level-of-service (LOS) for this roadway segment is LOS D (32,400 trips/day), and as of year 2017, these roadway segments had 30,000 and 13,000 daily vehicles, respectively.

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 Jones, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director**



Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

May 29, 2018

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

SUBJECT: REZONING REQUEST FOR THE FOLLOWINGS:
PARCEL#05-2S-30-1002-000-033 FROM HDMU to HC/LI-NA
ADDRESS: 15 Herman Street

Horace,

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

Sec. 3-3.6 (Palafox Overlay)

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

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

Both the Palafox Overlay and the Palafox Area Community Redevelopment Plan does not address rezoning, however the property located at 15 Herman Street would be compatible with the surrounding similar uses. In the Palafox Area Community Redevelopment Plan p. 35 it does propose the zoning for this parcel to be ID-CP Commerce Park Zoning District.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Jordan", is written over a horizontal line.

Nick Jordan, CRA Development Program Manager