



CLARK PARTINGTON
ATTORNEYS AT LAW

Meredith D. Bush, AICP
Direct (850) 208-7088
mbush@clarkpartington.com

Board Certified City, County and Local Government Attorney

December 9, 2022

VIA EMAIL & HAND-DELIVERY

Planningapplications@cityofpensacola.com

City of Pensacola - Planning & Zoning
222 W. Main Street
Pensacola, FL 32502

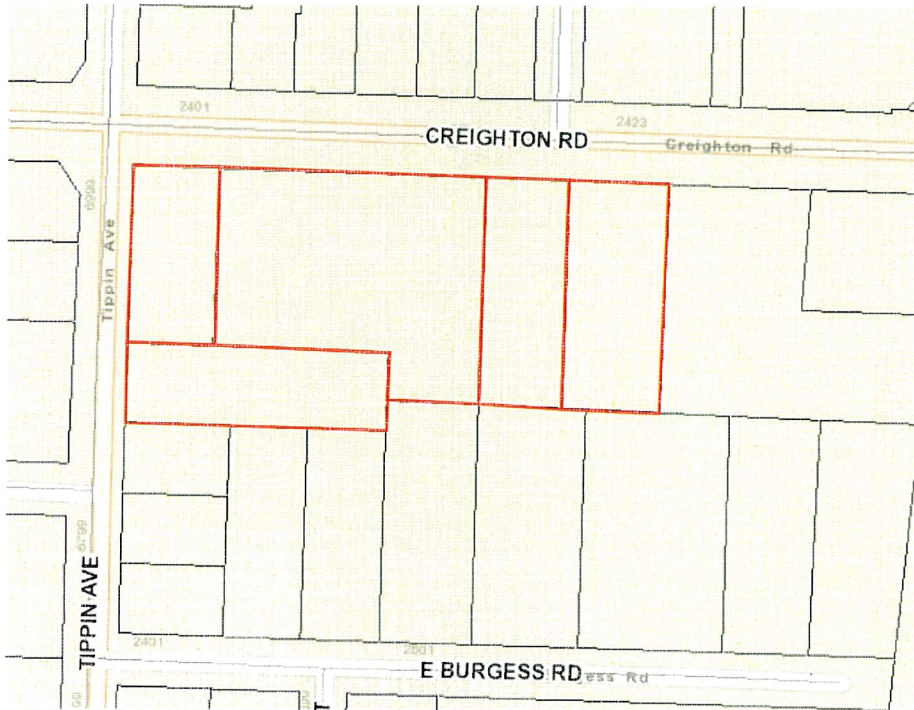
Re: Rezoning Application; CP Matter No. 221208

Dear City of Pensacola,

Please find enclosed our rezoning application and required attachments for the following properties:

Parcel ID	Address	Owner	Current Zoning	Requested Zoning	Current FLU	Requested FLU
10-1S-29-3101-010-004	2401 Creighton Road	Delta Properties Baton Rouge, Inc.	R-2	C-1	Office/Residential	Commercial
10-1S-29-3101-012-004	2409 Creighton Road	Delta Properties Baton Rouge, Inc.	R-2	C-1	Office/Residential	Commercial
10-1S-29-3101-022-004	2421 Creighton Road	Delta Properties Baton Rouge, Inc.	R-2	C-1	Office/Residential	Commercial
10-1S-29-3101-023-004	2431 Creighton Road	Irish Autumn Properties LLC	R-2	C-1	Office/Residential	Commercial
10-1S-29-3101-014-004	6880 Tippin Avenue	Delta Properties Baton Rouge, Inc.	R-1AAA	C-1	LDR	Commercial

The five contiguous parcels are located at the corner of Creighton Road and Tippin Avenue as shown in the map below and in the attachments included with this submission.



The purpose of the rezoning request is for future development as a grocery store.

The enclosed application and attachments along with the required application fee are being hand-delivered in hard-copy. This correspondence, the application and attachments are also being provided in electronic form by email. Should you have any questions, please feel free to call or write. My direct number is (850) 208-7088.

Thank you in advance for your consideration of this request.

Sincerely,


Meredith D. Bush

MDB/bfs

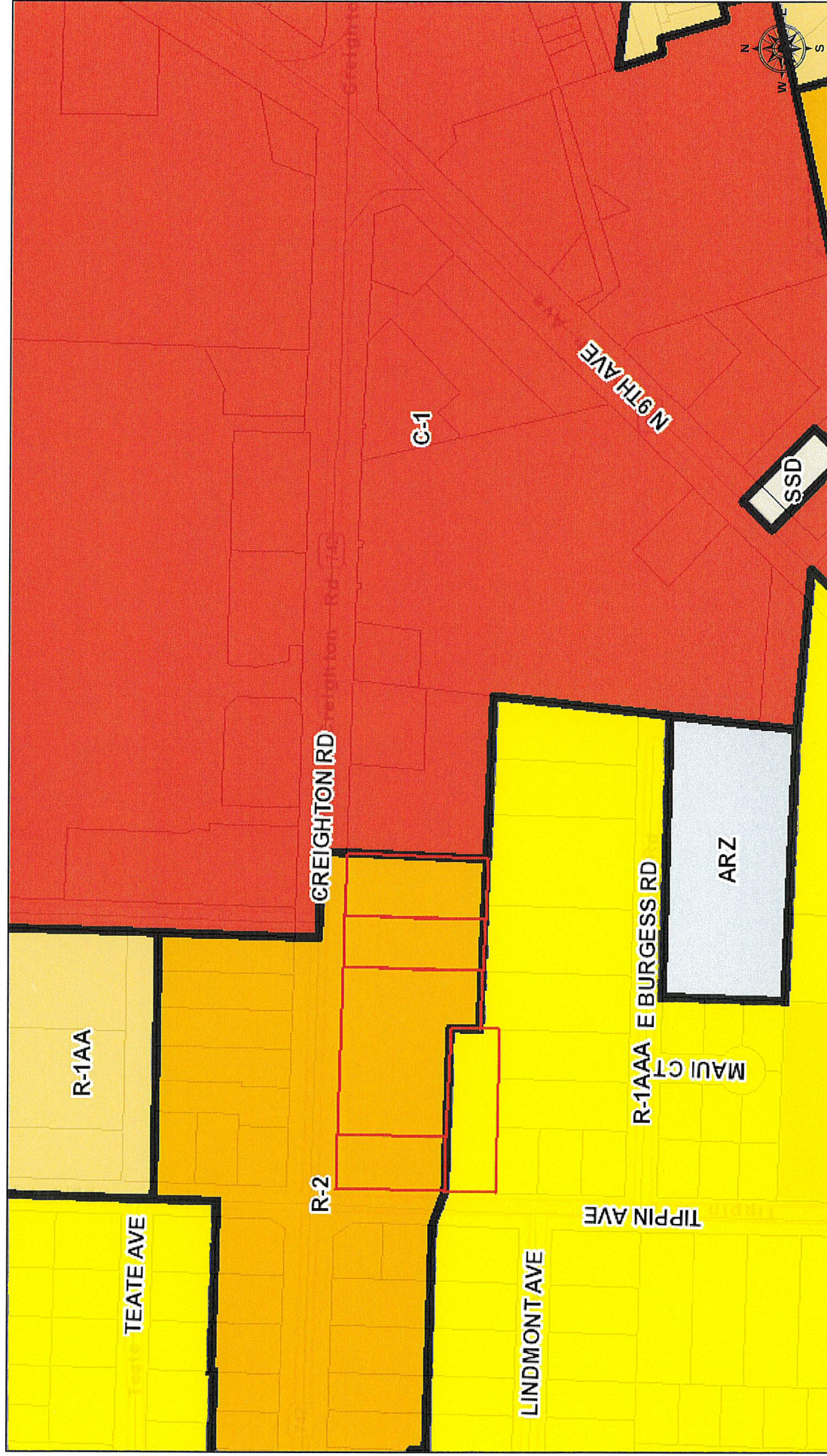
Enclosures

cc: Cynthia Cannon, AICP (CCannon@cityofpensacola.com)

Will Akin (will@cgpre.com)

A4821725.DOCX

Location Map



December 9, 2022

1:3,754

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

REZONING



Please check application type:

☒ **Conventional Rezoning**

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☐ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Meredith Bush, AICP, Attorney - Clark Partington Date: 12/6/2022

Address: 125 E. Intendencia Street, 4th Floor, Pensacola, Florida 32502

Phone: (850) 208-7088 Fax: (850) 432-7340 Email: mbush@clarkpartington.com

Property Information:

Owner Name: Delta Properties Baton Rouge, Inc. Phone: _____

Location/Address: 2401 Creighton Road

Parcel ID: 10 - 1 S - 29 - 3101 - 010 - 004 Acres/Square Feet: 5596

Zoning Classification: Existing R-2 Proposed C-1

Future Land Use Classification: Existing Office Proposed Commercial

Reason Rezoning Requested: Development as a grocery store compatible with surrounding uses

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 7th day of December, 2022

Meredith Bush
Applicant Signature

Meredith Bush
Applicant Name (Print)

Billy L. Clark
Owner Signature

Billy L. Clark
Owner Name (Print)

Sworn to and subscribed to before me this 7th day of December, 2022 Billy L. Clark only

Name: Dan Sam Sam

Commission Expires: at death

FOR OFFICE USE ONLY

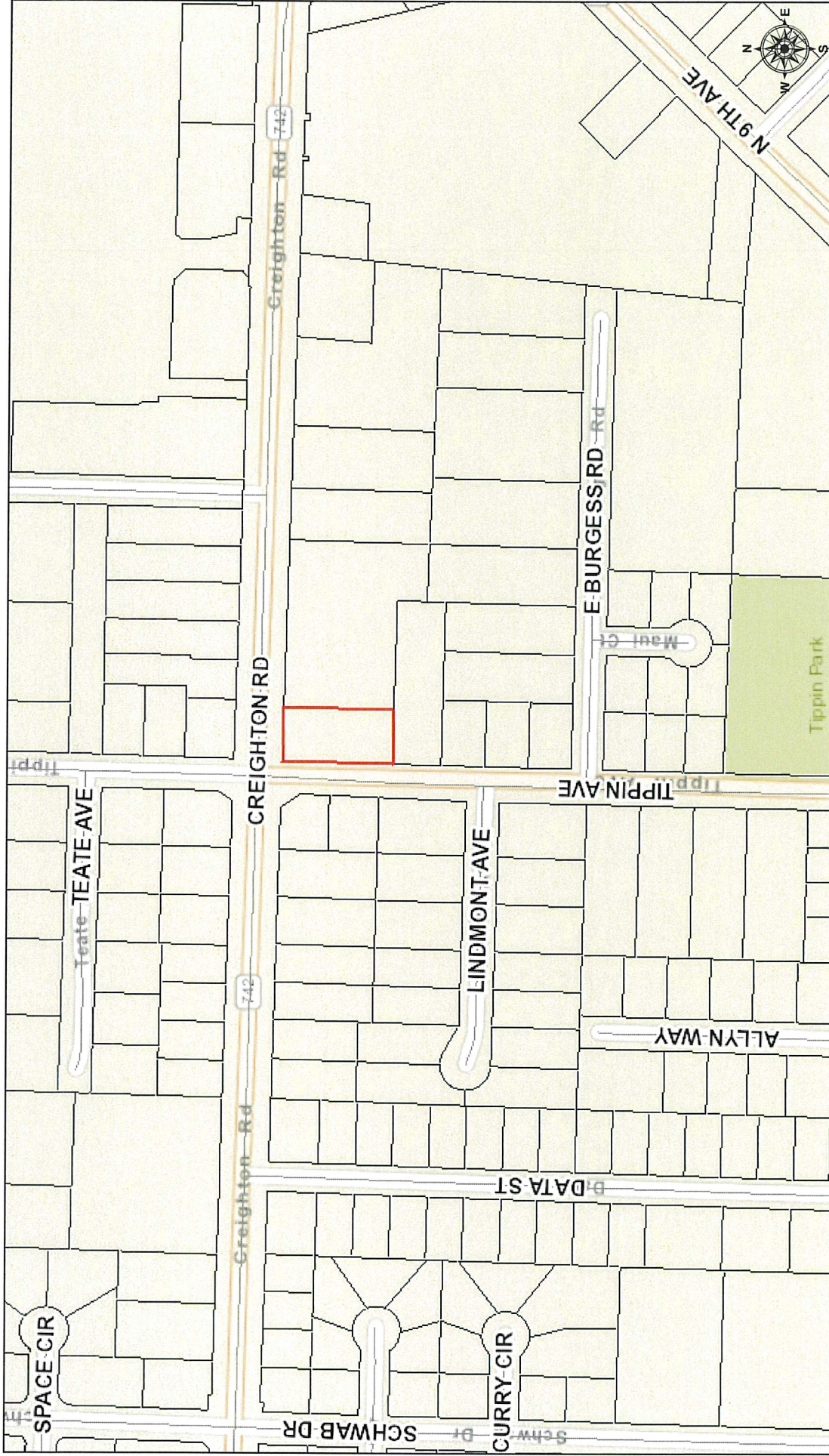
Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

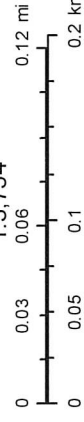
Second Reading: _____ Ordinance Number: _____

Location Map - 2401 Creighton Road



December 8, 2022

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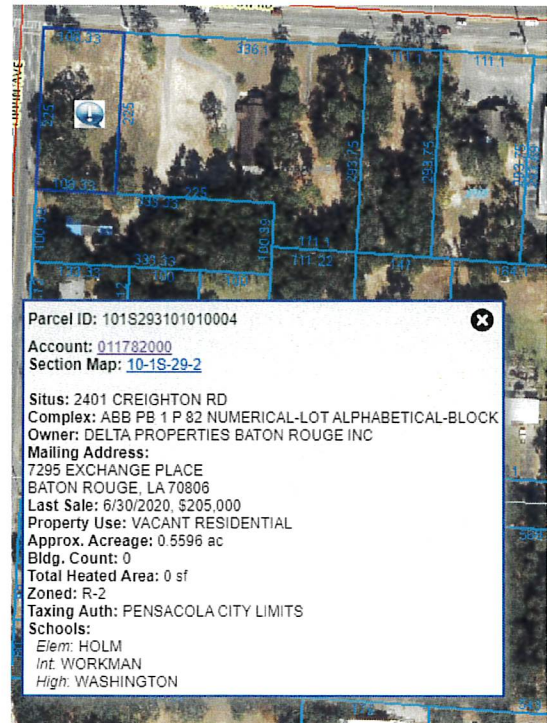


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Parcel ID: 101S293101010004
Account: 011782000
Owners: DELTA PROPERTIES BATON ROUGE INC
Mail: 7295 EXCHANGE PLACE
BATON ROUGE, LA 70806
Situs: 2401 CREIGHTON RD 32504
Use Code: VACANT RESIDENTIAL
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description:

The North 225 feet of the West 108.33 feet of Lot 1, Block D, Abb Subdivision, Section 10, Township 1 South, Range 29 West, as per plat recorded in Plat 1, at Page 82 of the Public Records of Escambia County, Florida.



REZONING



Please check application type:

☒ **Conventional Rezoning**

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☐ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Meredith Bush, AICP, Attorney - Clark Partington Date: 12/6/2022

Address: 125 E. Intendencia Street, 4th Floor, Pensacola, Florida 32502

Phone: (850) 208-7088 Fax: (850) 432-7340 Email: mbush@clarkpartington.com

Property Information:

Owner Name: Delta Properties Baton Rouge, Inc. Phone: _____

Location/Address: 2409 Creighton Road

Parcel ID: 10 - 1 S - 29 - 3101 - 012 - 004 Acres/Square Feet: 1.90

Zoning Classification: Existing R-2 Proposed C-1

Future Land Use Classification: Existing Office Proposed Commercial

Reason Rezoning Requested: Development as a grocery store compatible with surrounding uses

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 7th day of December, 2022

Applicant Signature

Meredith Bush

Applicant Name (Print)

Owner Signature

Billy L. Clark

Owner Name (Print)

Sworn to and subscribed to before me this 7th day of December, 2022 Billy L. Clark only

Name: Dorian Hunt

Commission Expires: at death

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Location Map - 2409 Creighton Road



December 8, 2022

1:3,754

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

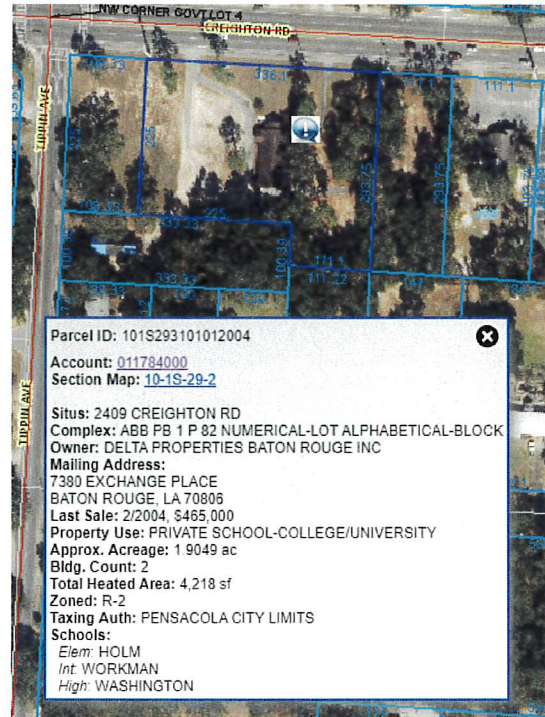
Parcel ID: 101S293101012004
Account: 011784000
Owners: DELTA PROPERTIES BATON ROUGE INC
Mail: 7380 EXCHANGE PLACE
BATON ROUGE, LA 70806
Situs: 2409 CREIGHTON RD 32504
Use Code:PRIVATE SCHOOL-COLLEGE/UNIVERSITY
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description:

The East 112.5 feet of the North 225 feet, of Lot 1, Block "D", ABB Subdivision, in Section 10, Township 1 South, Range 29 West, Escambia County, Florida according to Plat recorded in Plat Book 1 at Page 82 of the public records of said County.

The West 112.5 feet of the East 225 feet of the North 225 feet of Lot 1,Block "D", ABB Subdivision, in Section 10, Township 1 South, Range 29 West, in the City of Pensacola, Escambia County, Florida.

The West 111 feet 1 3/8 inches of North 293 feet 9 inches of Lot 2, Block "D", ABB Subdivision, Section 10, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 1 at Page 82 of the public records of said County.



REZONING

Please check application type:

☒ Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☐ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00



Applicant Information:

Name: Meredith Bush, AICP, Attorney - Clark Partington Date: 12/6/2022

Address: 125 E. Intendencia Street, 4th Floor, Pensacola, Florida 32502

Phone: (850) 208-7088 Fax: (850) 432-7340 Email: mbush@clarkpartington.com

Property Information:

Owner Name: Delta Properties Baton Rouge, Inc. Phone: _____

Location/Address: 2421 Creighton Road

Parcel ID: 10 - 1 S - 29 - 3101 - 022 - 004 Acres/Square Feet: 6875

Zoning Classification: Existing R-2 Proposed C-1

Future Land Use Classification: Existing Office Proposed Commercial

Reason Rezoning Requested: Development as a grocery store compatible with surrounding uses

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 7th day of December, 2022

Applicant Signature

Meredith Bush

Applicant Name (Print)

Owner Signature

Billy L. Clark

Owner Name (Print)

Sworn to and subscribed to before me this 7th day of December, 2022 Billy L. Clark only

Name: Benjamin Faust

Commission Expires: at death

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Location Map - 2421 Creighton Road



December 8, 2022

1:3,754

0 0.03 0.06 0.12 mi

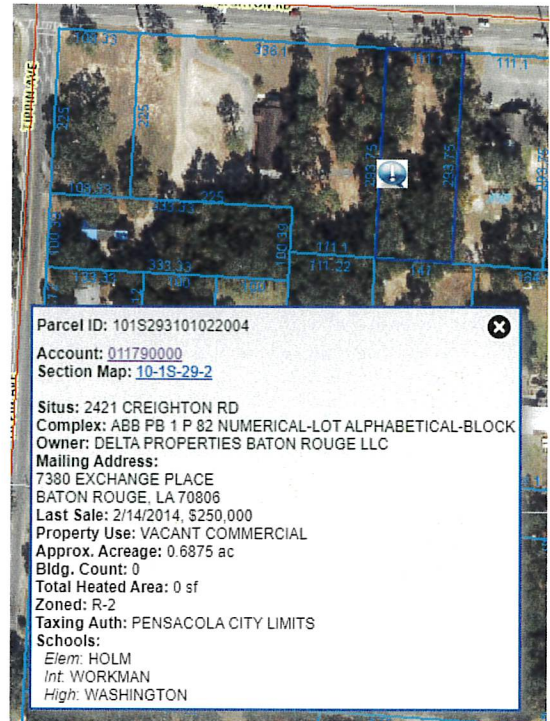
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Parcel ID: 101S293101022004
Account: 011790000
Owners: DELTA PROPERTIES BATON ROUGE LLC
Mail: 7380 EXCHANGE PLACE
BATON ROUGE, LA 70806
Situs: 2421 CREIGHTON RD 32504
Use Code: VACANT COMMERCIAL CodeList
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description:

The East 111 feet 1 & 3/8 inches of the West 222 feet 2 & 6/8 inches of the North 293 feet 9 inches of Lot 2, Block D, in Section 10, Township 1 South, Range 29 West, ABB Subdivision, according to the plat thereof, recorded in Plat Book 1, Page(s) 82, of the Public Records of Escambia County, Florida



REZONING



Please check application type:

☒ **Conventional Rezoning**

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☐ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Meredith Bush, AICP, Attorney - Clark Partington

Date: 12/6/2022

Address: 125 E. Intendencia Street, 4th Floor, Pensacola, Florida 32502

Phone: (850) 208-7088

Fax: (850) 432-7340

Email: mbush@clarkpartington.com

Property Information:

Owner Name: Irish Autumn Properties, LLC

Phone: _____

Location/Address: 2431 Creighton Road

Parcel ID: 10 - 1 S - 29 - 31 01 - 02 3 - 00 4 Acres/Square Feet: 8240

Zoning Classification: Existing R-2

Proposed C-1

Future Land Use Classification: Existing Office

Proposed Commercial

Reason Rezoning Requested: Development as commercial compatible with surrounding uses

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 8th day of December, 2022

Applicant Signature

Meredith Bush

Applicant Name (Print)

Owner Signature

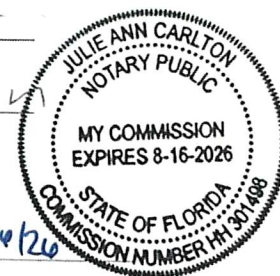
Laura L. O'Brien

Owner Name (Print)

Sworn to and subscribed to before me this 8th day of December, 2022

Name: Julie Ann Carlton

Commission Expires: 8/16/2026



FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Location Map - 2431 Creighton Road



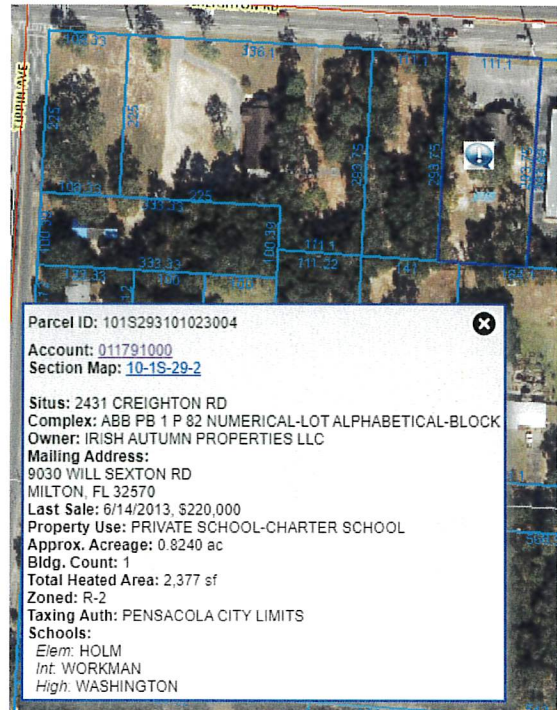
December 8, 2022

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Parcel ID: 101S293101023004
Account: 011791000
Owners: IRISH AUTUMN PROPERTIES LLC
Mail: 9030 WILL SEXTON RD
MILTON, FL 32570
Situs: 2431 CREIGHTON RD 32504
Use Code: PRIVATE SCHOOL-CHARTER SCHOOL
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description:

A portion of Lot 2, Block "D", ABB Subdivision as recorded in Plat Book 1, Page 82, of the Public Records of Escambia County, Florida, more particularly described as follows: The East 111 feet 1 and 3/8 inches of the North 293 feet 9 inches of Lot 2, in Block "D", in Section 10, Township 1 South, Range 29 West per ABB Subdivision, a plat of which is recorded in Plat Book 1, and Page 82, of the Public Records of Escambia County, Florida.



REZONING

Please check application type:

☒ Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☐ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00



Applicant Information:

Name: Meredith Bush, AICP, Attorney - Clark Partington Date: 12/6/2022

Address: 125 E. Intendencia Street, 4th Floor, Pensacola, Florida 32502

Phone: (850) 208-7088 Fax: (850) 432-7340 Email: mbush@clarkpartington.com

Property Information:

Owner Name: Delta Properties Baton Rouge, Inc. Phone: _____

Location/Address: 6880 Tippin Avenue

Parcel ID: 1 0 - 1 S - 2 9 - 3 1 0 1 - 0 1 4 - 0 0 4 Acres/Square Feet: 7557

Zoning Classification: Existing R-1AAA Proposed C-1

Future Land Use Classification: Existing LDR Proposed Commercial

Reason Rezoning Requested: Development as a grocery store compatible with surrounding uses

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 7th day of December, 20 22

Meredith Bush
Applicant Signature

Meredith Bush
Applicant Name (Print)

Billy L. Clark
Owner Signature

Billy L. Clark
Owner Name (Print)

Sworn to and subscribed to before me this 7th day of December, 20 22 Billy L. Clark only

Name: Daniam Land

Commission Expires: At death

FOR OFFICE USE ONLY

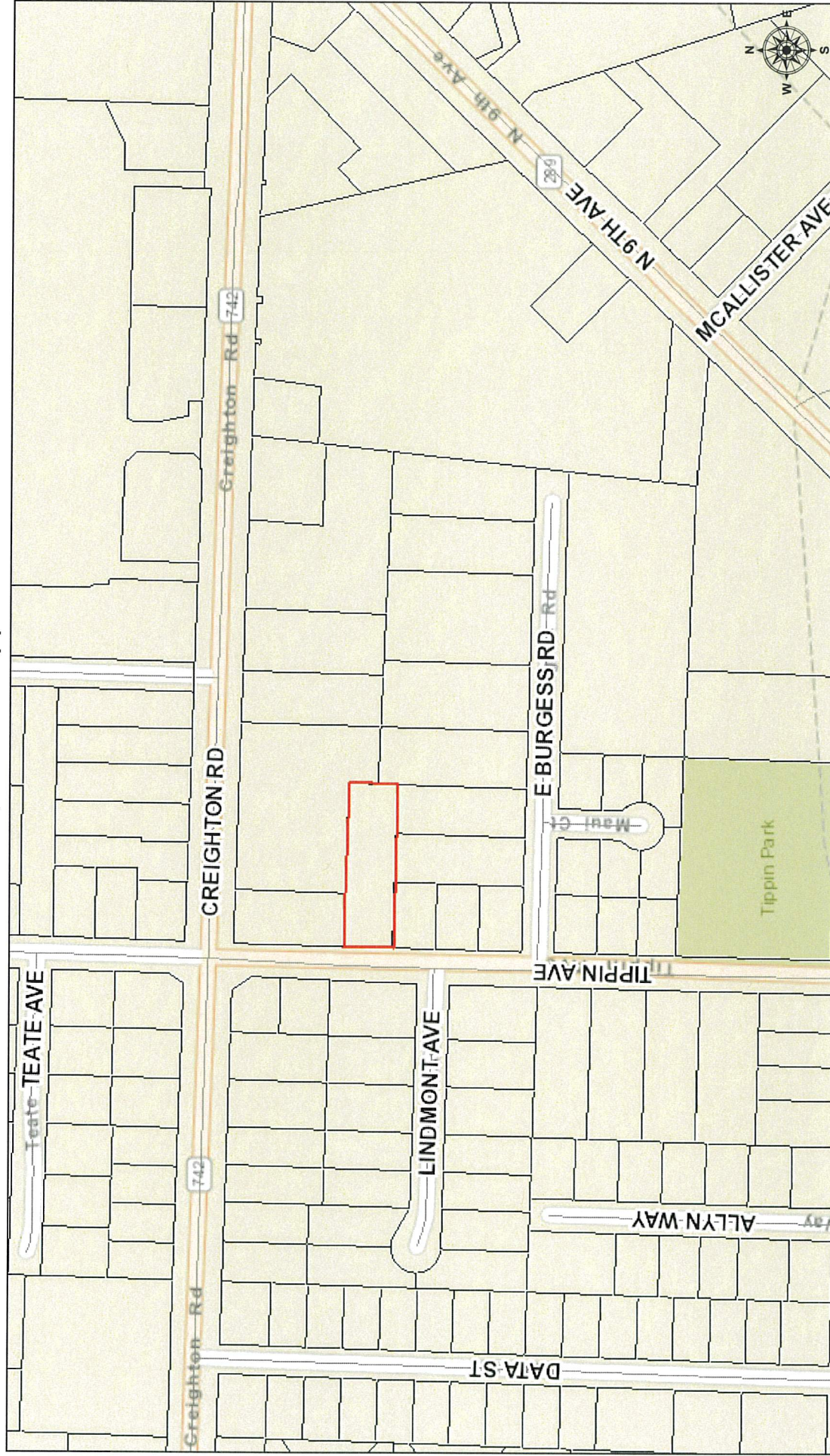
Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Location Map - 6880 Tippin Avenue



December 8, 2022

1:3,754

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Parcel ID: 101S293101014004
Account: 011786000
Owners: DELTA PROPERTIES BATON ROUGE INC
Mail: 7380 EXCHANGE PLACE
BATON ROUGE, LA 70806
Situs: 6880 TIPPIN AVE 32504
Use Code:CHURCH
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description:

The South 100.39 feet of the North 325.39 feet of Lot 1, Block "D", ABB SUBDIVISION, a subdivision of a portion of Section 10, Township 1 South, Range 29 West, according to plat filed in Plat Book 1, at Page 82 of the Public Records of Escambia County, Florida.

