

VACATION OF ALLEY OR STREET RIGHT OF WAY



Fee: \$2,000.00

Rehearing/Rescheduling Planning \$250.00

Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name: Kendall Glen Wilder

Address: 305 N 17th Avenue; Pensacola, FL 32501

Phone: 850-748-4211

Fax:

Email: 2kswilder@att.net

Property Information:

Owner Name: Kendall Glen Wilder

Location/Address: 1517 E. Belmont Street; Pensacola, FL 32501

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of vacation of city right of way/comments:

See Attached

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Kendall G. Wilder

3/5/2020

Signature of Applicant

Date

(Owner of Property or Official Representative or Owner)

FOR OFFICE USE ONLY

District: _____

Date Received; _____

Case Number: _____

Date Postcards mailed: _____

Planning Board Date: _____

Recommendation: _____

Council Date: _____

Council Action: _____

Purpose of Vacation of City Right of Way

Kendall G. Wilder is requesting the approval of the vacation of a 10 ft portion of 16th Avenue between Belmont and Wright streets correctly zoned R-1AA. The request is to attain the highest and best use of the property and to preserve and increase the property values in this area of East Hill. If granted, the additional 10 feet would allow the applicant to construct two single family detached structures instead of one single family detached structure. Approval would not affect traffic flow on 16th Avenue as it already terminates at Wright Street resulting in virtually no thru traffic. Applicant could find no future plans to widen 16th Avenue or Wright Street. The right of way on this segment of 16th Avenue is 70 feet wide with the 24 ft road width centered in the right of way. Homes would face Belmont Street. I would like to see two homes be built that would blend in to this beautiful property of oaks and Spanish moss.

Please find attached:

Escambia County Property Appraisers Parcel Sheet
Warranty Deed
Current Legal Description
Regulations for Medium Density Residential Districts
Approval of Abutting Property Owners



REBOL-BATTLE & ASSOCIATES

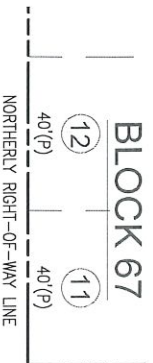
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32501
 Telephone 850.438.0400 Fax 850.438.0448
 EB 00009697 LB 7/916

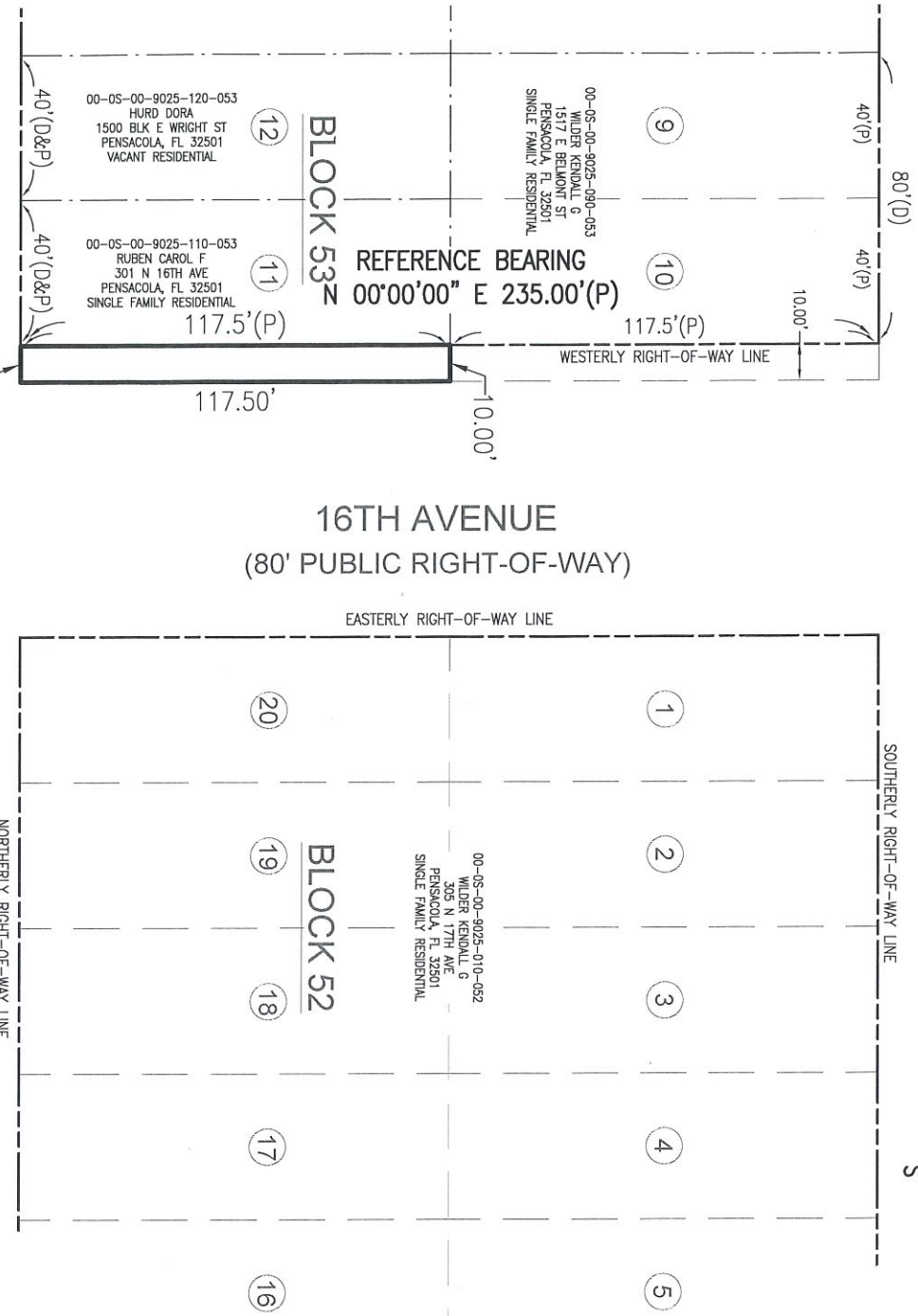
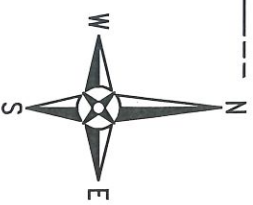
DESCRIPTION & SKETCH

PREPARED FOR: MS. CAROL RUBEN
 REQUESTED BY: MR. KENDALL WILDER
RUBEN PARCEL

PROJECT:	2020.051
FIELD SURVEY DATE:	N/A
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	30 WEST
COUNTY:	ESCAMBIA



BELMONT STREET
 (70' PUBLIC RIGHT-OF-WAY)



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF THE WESTERLY RIGHT-OF-WAY OF 16TH AVENUE BETWEEN BELMONT AND WRIGHT STREET DESCRIBED AS FOLLOWS:
 THE WESTERLY 10.0 FEET 16TH AVENUE (80' R/W) ABUTTING LOT 11, BLOCK 53, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY(R/W) LINE OF 16TH AVENUE(80' PUBLIC R/W); COPY OF MAP OF PENSACOLA FLORIDA, PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND DEEDS OF RECORD.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE FLORIDA COMMUNITY PANEL NUMBER 12033C0390, NO PANEL WAS PRINTED.
- THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY, AN ACCURATE FIELD SURVEY OF THE PARCEL(S) DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND/OR DISTANCES.
- THE SKETCH SHOWN HEREON IS SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SKETCH SHOWN HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- THIS DESCRIPTION AND SKETCH DOES NOT REFLECT, DETERMINE NOR GUARANTEE OWNERSHIP.

LEGEND:

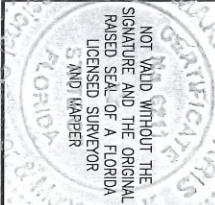
- ① DENOTES PLATTED LOT NUMBER
- (D) DENOTES DEED INFORMATION
- (P) DENOTES PLAT INFORMATION
- N/A DENOTES NOT APPLICABLE

ADDRESS: 301 NORTH 16TH AVENUE, PENSACOLA, FLORIDA 32501

NO.	BY	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 MARK A. NORRIS
 FLORIDA REGISTRATION NO. 62113



CHECKED BY:	MAN
SCALE:	1" = 50'
F.B. N/A	Pg N/A
DRAWN BY:	AC
SHEET:	1 OF 1



REBOL-BATTLE & ASSOCIATES

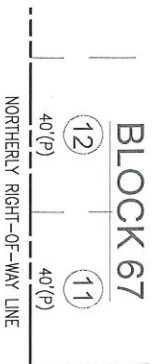
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850 438 0400 Fax 850 438 0448
EB 00009657 LB 7916

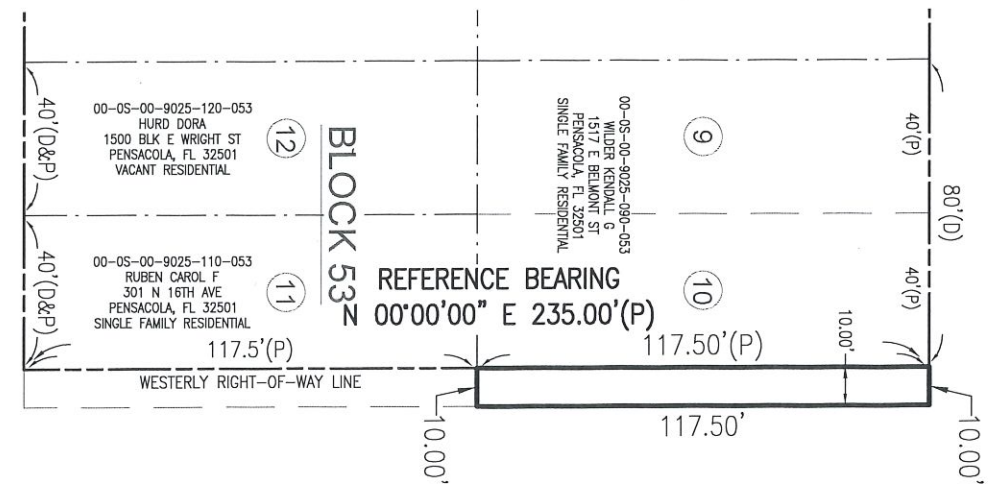
DESCRIPTION & SKETCH

PREPARED FOR: MR. KENDALL WILDER
REQUESTED BY: MR. KENDALL WILDER
WILDER PARCEL

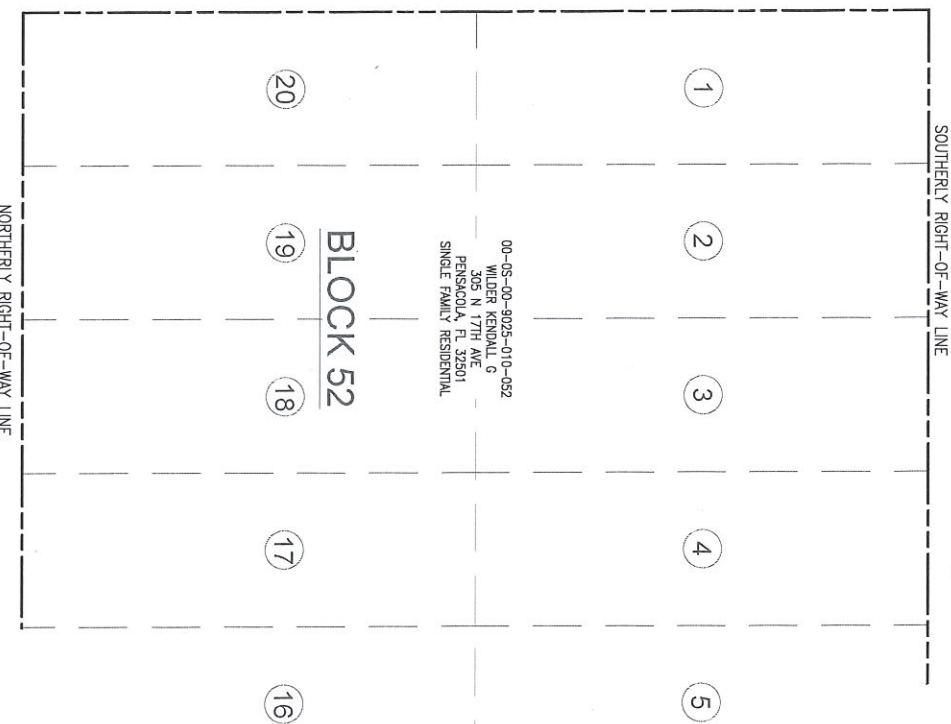
PROJECT: 2020.051
FIELD SURVEY DATE: N/A
SECTION: 8
TOWNSHIP: 2 SOUTH
RANGE: 30 WEST
COUNTY: ESCAMBIA



BELMONT STREET
(70' PUBLIC RIGHT-OF-WAY)



16TH AVENUE
(80' PUBLIC RIGHT-OF-WAY)



WRIGHT STREET (100' PUBLIC RIGHT-OF-WAY)
(EXISTING RAILROAD)



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF THE WESTERLY RIGHT-OF-WAY OF 16TH AVENUE BETWEEN BELMONT AND WRIGHT STREET DESCRIBED AS FOLLOWS:

THE WESTERLY 10.0 FEET OF 16TH AVENUE (80' R/W) ABUTTING LOT 10, BLOCK 53, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

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- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390, NO PANEL WAS PRINTED.
- THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY, AN ACCURATE FIELD SURVEY OF THE PARCEL(S) DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND/OR DISTANCES.
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LEGEND:

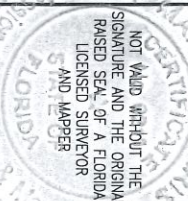
- ① DENOTES PLATTED LOT NUMBER
- (D) DENOTES DEED INFORMATION
- (P) DENOTES PLAT INFORMATION
- N/A DENOTES NOT APPLICABLE

ADDRESS: 1517 E BELMONT STREET, PENSACOLA, FLORIDA 32501

NO.	BY	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53--17.030, 53--17.031 AND 53--17.032 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
MARK A. NORRIS
FLORIDA REGISTRATION NO. 6211 3/23/2020



CHECKED BY:	MAN
SCALE:	1" = 50'
FB:	N/A Pg N/A
DRAWN BY:	AC
SHEET:	1 OF 1

Legal Description

Lots 9 and 10 Block 53, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906.

<p>General Information</p> <p>Reference: 000S009025090053 Account: 140296500 Owners: WILDER KENDALL G Mail: 305 N 17TH AVE PENSACOLA, FL 32501 Situs: 1517 E BELMONT ST 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$135,783</td> <td>\$43,576</td> <td>\$179,359</td> <td>\$153,587</td> </tr> <tr> <td>2018</td> <td>\$135,783</td> <td>\$40,483</td> <td>\$176,266</td> <td>\$139,625</td> </tr> <tr> <td>2017</td> <td>\$134,664</td> <td>\$37,512</td> <td>\$172,176</td> <td>\$126,932</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2019	\$135,783	\$43,576	\$179,359	\$153,587	2018	\$135,783	\$40,483	\$176,266	\$139,625	2017	\$134,664	\$37,512	\$172,176	\$126,932
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/1992</td> <td>3145</td> <td>218</td> <td>\$41,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/1991</td> <td>3062</td> <td>101</td> <td>\$21,000</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>11/1987</td> <td>2481</td> <td>753</td> <td>\$43,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/1979</td> <td>1391</td> <td>475</td> <td>\$24,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/1992	3145	218	\$41,900	WD	View Instr	09/1991	3062	101	\$21,000	QC	View Instr	11/1987	2481	753	\$43,000	WD	View Instr	11/1979	1391	475	\$24,000	WD	View Instr	<p>2019 Certified Roll Exemptions None</p> <hr/> <p>Legal Description LTS 9 & 10 BLK 53 NEW CITY TRACT OR 3145 P 218 CA 42</p> <hr/> <p>Extra Features UTILITY BLDG</p>
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03/1992	3145	218	\$41,900	WD	View Instr																										
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11/1979	1391	475	\$24,000	WD	View Instr																										

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA042

Approx. Acreage:
0.2179

Zoned:
R-1AA

Evacuation & Flood Information
[Open Report](#)

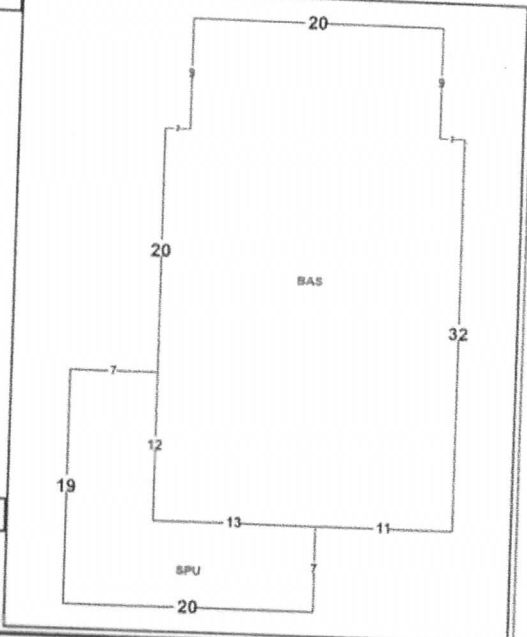
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 1517 E BELMONT ST, Year Built: 1953, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

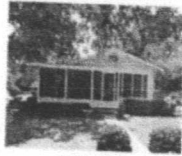


Areas - 1172 Total SF

BASE AREA - 948

SCRN PORCH UNF - 224

Images



8/31/16

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.

Reference: 000S009025090053

Account: 140296500

Situs: 1517 E BELMONT ST
Complex: NEW CITY TRACT
Owner: WILDER KENDALL G
Last Sale: 3/1992, \$41,900
Property Use: SINGLE FAMILY RESID
Approx. Acreage: 0.2179 ac

Zoned: R-1AA
Bldg. Count: 1
Act Yr Blt: 1953
Eff Yr Blt: 1975
Bld Cat: 3

Total Htd Area: 948 sf

Working Values:

Lnd - \$135,783

Imp - \$42,975

Tot - \$178,758

Certified Exemptions:

NONE

UseCd	Uts	UTp	UPrc	Cond	SzFctr	AdjVal	Note
1	9,400,000.0	S	13.5000	1.0000	1.0700	135,783	



571
251.40
257.40

This Warranty Deed

DA 5023 3145 PG 218

Made this 12th day of March A.D. 19 92
by Angela Frances Thigpen, f/k/a/ Angela Thigpen Harding,
an unmarried woman

hereinafter called the grantor, to
KENDALL G. WILDER

whose post office address is: **305 North 17th Avenue
Pensacola, FL 32501**

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **251.40** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

Lots 9 and 10, Block 53, NEW CITY TRACT, City of Pensacola, Escambia County, Florida, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

This Deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance or security of any kind. The consideration therefore is full release of all debts, obligations, costs and charges heretofore subsisting on account of and by the terms of that certain Mortgage recorded in O. R. Book 2481, Page 754 between the aforementioned parties: This Conveyance completely satisfying said obligation and terminating said Mortgage and all effect thereof in every respect.

Parcel Identification Number: . . . 00-05-00-9025-090-053

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 91

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

Signed, sealed and delivered in our presence:

Sara Matthews
Name: Sara Matthews

Angela Frances Thigpen
Name & Address: Angela Frances Thigpen LS

Marianne Mason
Name: Marianne Mason

Name & Address: LS

D.S. PD \$ *251.40*
DATE *3/25/92*

Name & Address: LS

W. A. FLOWERS, COMPTROLLER
Name: W. A. FLOWERS, COMPTROLLER D.C.

Name & Address: LS

BY: *[Signature]*
CERT. REG. *[Signature]*

The foregoing instrument was acknowledged before me this 16th day of March, 1992, by Angela Frances Thigpen f/k/a Angela Thigpen Harding

who is personally known to me or who has produced Drivers Licenses as identification and who did not take an oath.

Marianne Mason
Print Name: Marianne Mason
Notary Public
My Commission Expires: *4-9-93*

PREPARED BY: Rhonda H. Sewell
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
55 South Baylen Street
Pensacola, Florida 32501
File No: SA-39875

March 5, 2020

Petition form signed by all property owners ABUTTING the portion of right of way to be vacated.

Neighbors in agreement with Vacation of Right of Way at 1500 Block E. Belmont Street

Kendall G. Wilder is seeking possession of 10' of the Right of Way on the South West corner of 16th avenue and E. Belmont Street.

Name	Address	Signature	Phone
Carol Lyben	1462 Central Plany Gulf Breeze Fl 32563	Carol Lyben	850-698-0766
	301 N. 16 th Avenue Pensacola, Fl 32501		

- (a) Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in 62.
- (b) Bed and breakfast subject to regulations in section 12-2-55.
- (c) Childcare facilities subject to regulations in section 12-2-58.
- (d) Accessory office units subject to regulations in section 12-2-51.
- (D) *Development permitted.*
 - (a) Conventional subdivision subject to regulations in section 12-2-76.
 - (b) Special planned development subject to regulations in section 12-2-77.
- (E) *Regulations for development within the medium density residential land use district.* Table 12-2.2 and 12-2.3 describes requirements for the one-and two-family residential zoning districts.

**TABLE 12-2.2
REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS**

Standards	R-1AA			R-1A		
	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	11.6 units per acre	12.4 units per acre	17.4 units per acre	17.4 units per acre
Minimum Lot Area	5,000 s.f.	7,500 s.f.	3,750 s.f.	3,500 s.f.	5,000 s.f.	2,500 s.f.
Lot Width at Minimum Building Setback Line	40 feet	60 feet	30 feet	30 feet	50 feet	25 feet
Minimum Lot Width at Street R-O-W Line	40 feet	50 feet	25 feet	30 feet	50 feet	25 feet
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 30 feet 6 feet 30 feet			(Minimum Building Setbacks) 20 feet 5 feet 25 feet		
Off-Street Parking	1 space/unit		2 sp./unit	1 space/unit		2 sp./unit

Maximum Building Height	35 feet (Except as provided in <u>Sec. 12-2-39</u>)	35 feet (Except as provided in <u>Sec. 12-2-39</u>)
<p>* The front yard depths in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.</p>		
<p>** Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.</p>		
<p>*** All future residential development on parcels changed to a Medium Density Residential (MDR) zoning district via the passage of Ord. No. 23-16, effective on August 18, 2016, shall be considered legal non-conforming and may utilize the R-1A zoning district standards applicable to lot width, lot area and setbacks.</p>		

TABLE 12-2.3

Standards	R-1B		
	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	17.4 units per acre
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks)		
	10 feet		
	5 feet		
	10 feet		
Off-Street Parking	1 space/unit		
Maximum Building Height	45 feet (Except as provided in <u>Sec. 12-2-39</u>)		

VACATION OF ALLEY OR STREET RIGHT OF WAY



Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name:

Carol J. Ruben

Address:

1462 Central Parkway, Gulf Breeze, FL 32563

Phone:

850-698-0266

Fax:

Email:

Carol@innisfreehotels.com

Property Information:

Owner Name:

Carol J. Ruben

Location/Address:

301 N. 16th Avenue, Pensacola, FL 32501

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of vacation of city right of way/comments:

to increase the property line

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Signature of Applicant

Carol J. Ruben

Date

3/6/2020

(Owner of Property or Official Representative of Owner)

FOR OFFICE USE ONLY

District: _____

Date Received: _____

Case Number: _____

Date Postcards mailed: _____

Planning Board Date: _____

Recommendation: _____

Council Date: _____

Council Action: _____

CAROL RUBEN
1462 Central Parkway
Gulf Breeze, FL 32563

March 6, 2020

Re: 301 North 16th Avenue
Pensacola, Florida 32501
Account #140297000
Ref: #000S009025110053
Legal Description:
LT 11 BLK 53 NEW CITY TRACT OR 6322 P
1353 OR 8143 P 1492 CA 42

TO WHOM IT MAY CONCERN:

I, Carol Ruben, am the owner of the above referenced property. I would like to join Mr. Ken Wilder in his application in asking the City of Pensacola to vacating 10 ft of the easement along 16th Avenue and my property line.

Thank you in advance for your consideration and approval of the above.

Respectfully,



Carol Ruben

Recorded in Public Records 05/02/2008 at 04:37 PM OR Book 6322 Page 1353, Instrument #2008033986, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$350.00

Prepared by and return to:
Stephens Law Firm, P.A.
4507 Furling Lane, Suite 210
Destin, FL 32541
850-837-7135
File Number: 2008-11

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of April, 2008 between Lisa R. Dempsey, a single woman, whose post office address is 301 N 16th Avenue, Pensacola, Florida 32501, grantor, and Carol F. Ruben and Robert M. Ruben, wife and husband whose post office address is 1462 Central Pkwy, Gulf Breeze, FL 32563, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

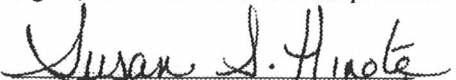
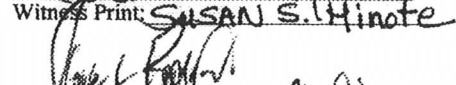
Lot 11, Block 53, of the New City Tract, according to Watson's Map in 1906 according to the Map of City of Pensacola, County of Escambia, Florida.

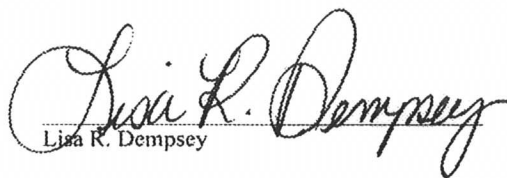
Parcel Identification Number: 000S009025110053

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

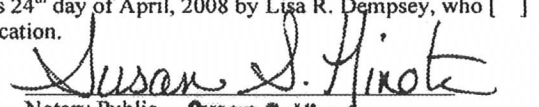
Signed, sealed and delivered in our presence:


Witness Print: SUSAN S. Hinote

Witness Print: Steve L. Bradford


Lisa R. Dempsey

State of Florida
County of Escambia

The foregoing instrument was sworn to and subscribed before me this 24th day of April, 2008 by Lisa R. Dempsey, who [] is personally known or [] has produced a driver's license as identification.


Notary Public Susan S. Hinote
Notary Public
State of Florida
Commission No. DD320723 DoubleTime®
Expires June 21, 2008

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2019111164

DATE ISSUED: JULY 16, 2019

DECEDENT INFORMATION

DATE FILED: JULY 16, 2019

NAME: ROBERT M RUBEN

DATE OF DEATH: JULY 6, 2019

SEX: MALE

AGE: 075 YEARS

DATE OF BIRTH: OCTOBER 3, 1943

SSN: ***-**-6322

BIRTHPLACE: PENSACOLA, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 1462 CENTRAL PARKWAY

LOCATION OF DEATH: GULF BREEZE, SANTA ROSA COUNTY, 32563

RESIDENCE: 1462 CENTRAL PARKWAY, GULF BREEZE, FLORIDA 32563, UNITED STATES

COUNTY: SANTA ROSA

OCCUPATION, INDUSTRY: SALESMAN, REAL ESTATE

EDUCATION: ASSOCIATE DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING S

(NAME PRIOR TO

MARITAL ST

SURVIVING S

FATHER'S/P

MOTHER'S/P

INFORMANT

INFORMANT'S

RELATIONSH

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METHOD OF D

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CERTIFIER IN

TYPE OF CERT

TIME OF DEAT

CERTIFIER'S N

CERTIFIER'S L

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

ON INFORMATION

2563, UNITED STATES

ASE NUMBER: NOT APPLICABLE

Y 15, 2019

This death certificate has been recorded with Escambia County.

Carol Ruben

The first five digits of the decedent's Social Security Number has been redacted pursuant to §119.071(5), Florida Statutes.

[Signature]

, STATE REGISTRAR

REQ: 2020652877

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 3 9 1 8 8 8 3 7 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

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COUNTY: SANTA ROSA

OCCUPATION, INDUSTRY: SALESMAN, REAL ESTATE

EDUCATION: ASSOCIATE DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: CAROL DEMPSEY

FATHER'S/PARENT'S NAME: ROBERT DANOR RUBEN

MOTHER'S/PARENT'S NAME: DOROTHY UDELL

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: CAROL RUBEN

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 1462 CENTRAL PARKWAY, GULF BREEZE, FLORIDA 32563, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: BRIAN MORRIS, F077911

FUNERAL FACILITY: HARPER-MORRIS MEMORIAL CHAPEL F040431

2276 AIRPORT BLVD, PENSACOLA, FLORIDA 32504

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: BAYVIEW MEMORIAL PARK
PENSACOLA, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 0558

DATE CERTIFIED: JULY 15, 2019

CERTIFIER'S NAME: NICHOLAS DRAKE

CERTIFIER'S LICENSE NUMBER: ME135482

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number has been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

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DH FORM 1946 (03-13)



* 3 9 1 8 8 8 3 7 *

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

<p>General Information</p> <p>Reference: 000S009025110053</p> <p>Account: 140297000</p> <p>Owners: RUBEN CAROL F</p> <p>Mail: 1462 CENTRAL PKWY GULF BREEZE, FL 32563</p> <p>Situs: 301 N 16TH AVE 32501</p> <p>Use Code: SINGLE FAMILY RESID</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$15,510</td> <td>\$60,937</td> <td>\$76,447</td> <td>\$76,447</td> </tr> <tr> <td>2018</td> <td>\$15,510</td> <td>\$57,274</td> <td>\$72,784</td> <td>\$72,784</td> </tr> <tr> <td>2017</td> <td>\$15,510</td> <td>\$52,949</td> <td>\$68,459</td> <td>\$68,459</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2019	\$15,510	\$60,937	\$76,447	\$76,447	2018	\$15,510	\$57,274	\$72,784	\$72,784	2017	\$15,510	\$52,949	\$68,459	\$68,459
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/09/2019</td> <td>8143</td> <td>1492</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>04/24/2008</td> <td>6322</td> <td>1353</td> <td>\$50,000</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>02/2005</td> <td>5580</td> <td>1363</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>05/1993</td> <td>3792</td> <td>448</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>05/1993</td> <td>3374</td> <td>309</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1986</td> <td>2203</td> <td>587</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/09/2019	8143	1492	\$100	OT	View Instr	04/24/2008	6322	1353	\$50,000	QC	View Instr	02/2005	5580	1363	\$100	QC	View Instr	05/1993	3792	448	\$100	QC	View Instr	05/1993	3374	309	\$100	WD	View Instr	04/1986	2203	587	\$100	QC	View Instr	<p>2019 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 11 BLK 53 NEW CITY TRACT OR 6322 P 1353 OR 8143 P 1492 CA 42</p> <p>Extra Features</p> <p>METAL BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
08/09/2019	8143	1492	\$100	OT	View Instr																																						
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
[CA042](#)

Approx. Acreage:
0.1089

Zoned:
R-1AA

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Address: 301 N 16TH AVE, Year Built: 1995, Effective Year: 1995

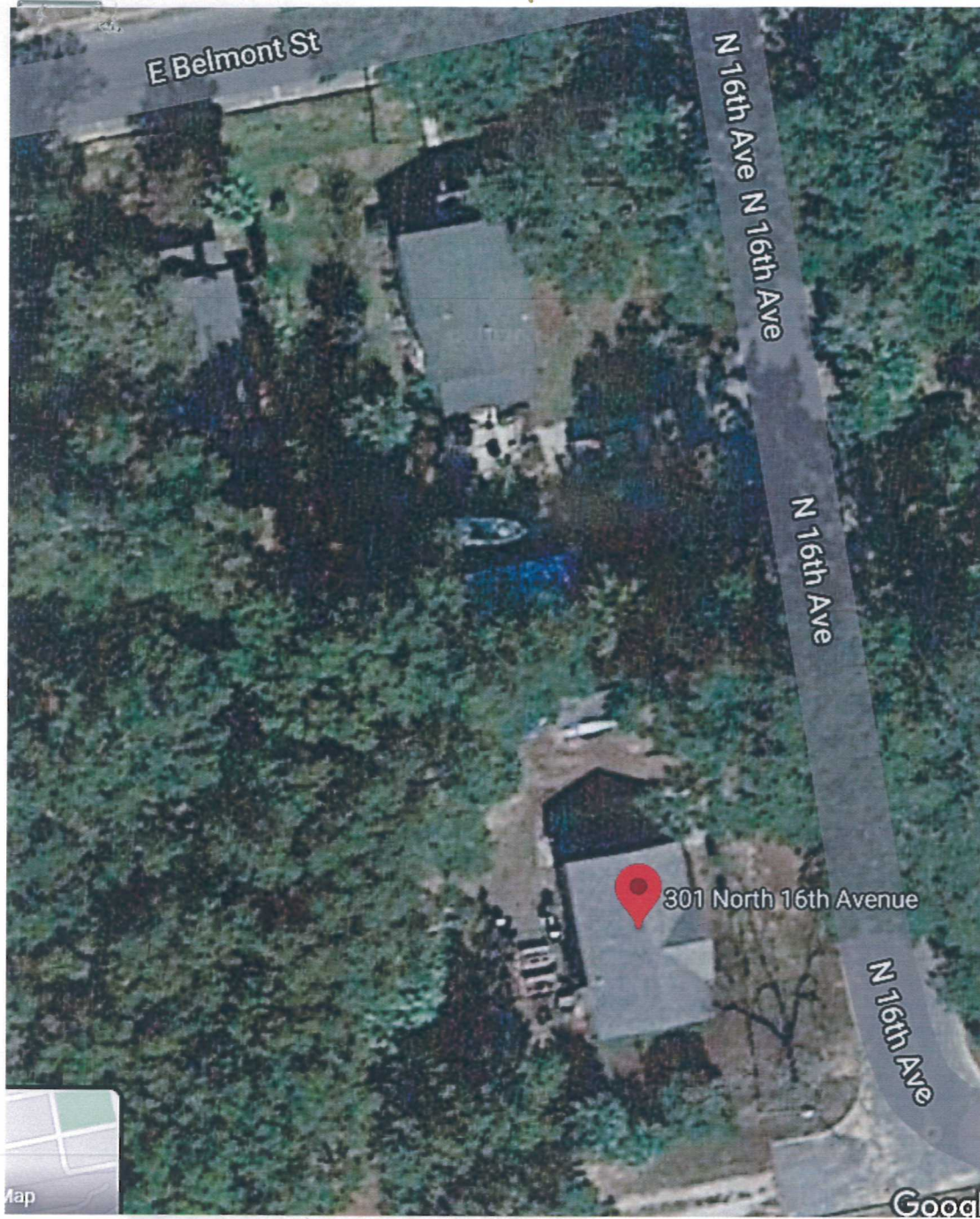
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-6 NO. STORIES-1 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME</p>	
<p>Areas - 1072 Total SF</p> <p>BASE AREA - 1051 OPEN PORCH FIN - 12 OPEN PORCH UNF - 9</p>	

Images



8/15/16

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.



Map

Good



ESCAMBIA COUNTY TAX COLLECTOR

General Notice - Litigation accounts are not considered delinquent and payments are not due. To see the range of accounts in litigation, click [here](#).

2019 Roll Details — Real Estate Account At 301 N 16TH AVE

Real Estate Account #14-0297-000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

2019	2018	2017	2016	...	2008
PAID	PAID	PAID	PAID		PAID

[Apply for the 2020 Installment Payment Plan](#)

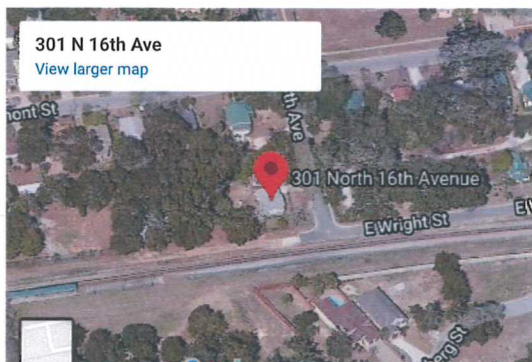
[Get Bills by Email](#)

PAID 2019-11-25
\$1,303.13
Receipt #EEX-19-00364879
[Print Paid Bill](#)

Owner: RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563
Situs: 301 N 16TH AVE

Account number: 14-0297-000
Alternate Key: 7227
Millage code: 16
Millage rate: 17.3407
Escrow company: SUNTRUST BANK (CL-0011883)
95 METHODIST HILL DR.
ROCHESTER, NY 14623

Assessed value: 76,447
School assessed value: 76,447
Unimproved land value: 15,510



Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

[View](#)

Ad valorem: \$1,325.64
Non-ad valorem: \$31.79
Total Discountable: 1357.43
No Discount NAVA: 0.00
Total tax: \$1,357.43

Legal description

LT 11 BLK 53 NEW CITY TRACT OR 6322 P 1353 OR 8143 P 1492 CA 42

Location

Geo number: 000S009025110053
Range: 00
Township: 0S
Section: 00
Block: 053
Lot: 110
Use code: 0100
Total acres: 0.110





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2019

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0297-000	16	CL-0011883	0005009025110053

RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563

PROPERTY ADDRESS:
301 N 16TH AVE

EXEMPTIONS:

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	76,447	0	76,447	505.81
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	76,447	0	76,447	160.46
BY STATE LAW	3.9440	76,447	0	76,447	301.51
PENSACOLA	4.2895	76,447	0	76,447	327.92
WATER MANAGEMENT	0.0327	76,447	0	76,447	2.50
M.S.T.U. LIBRARY	0.3590	76,447	0	76,447	27.44
TOTAL MILLAGE				17.3407	
				AD VALOREM TAXES	\$1,325.64

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 11 BLK 53 NEW CITY TRACT OR 6322 P 1353 OR 8143 P 1492 CA 42	SW	STORMWATER(CITY OF PENSACOLA)	31.79
	NON-AD VALOREM ASSESSMENTS		\$31.79

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,357.43

If Paid By	Nov 30, 2019				
Please Pay	\$0.00				

RETAIN FOR YOUR RECORDS

2019 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	0.00

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
14-0297-000
PROPERTY ADDRESS
301 N 16TH AVE

RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563

Paid 11/25/2019 Receipt # EEX-19-00364879 \$1,303.13

Paid By SUNTRUST BANK