


PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members
FROM: Cynthia R. Cannon, AICP, Assistant Planning Services Administrator 
DATE: September 27, 2019
SUBJECT: Request for Zoning Map and Future Land Use Map Amendment
 14 W. Jordan Street

Millwood Terrace, Inc. is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 14 W. Jordan Street and identified by parcel number 00-05-00-9010-001-124. The property currently has split zoning with C-2 on the southeastern portion and R-2 on the western portion; the Future Land Use Map (FLUM) is consistent with Commercial and Office designations. The applicants are proposing to amend the zoning district to C-1 Commercial zoning district and the FLUM to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-2 & C-2	C-1	Office & Commercial	Commercial	1.69 acres

- R-2 (existing) provides a mixture housing types and office uses, in some cases the R-2 district is also intended as a transition area between commercial and residential uses.
- C-1 (*PROPOSED*) is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning.
- C-2 (existing) is intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or market.

Although the C-1 zoning district currently does not lie within the immediate area, the proposed district will appropriately serve as a transition area between the more-intensive C-2 zoning abutting the subject property to the east and the more-restrictive R-1AAA zoning district directly across N. Baylen Street to the west. Additionally, it will serve as a transition to the properties located directly to the south across W. Jordan and north across W. Maxwell Streets which are located within the R-2 zoning district.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

Review Routing
Project: 14 W Jordon

Meeting: October 8, 2019
Comments Due: September 24, 2019

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/18/2019
PW/E	No objections.	9/23/2019
Insp Svcs	None received.	
ESP	No comments.	9/11/2019
ECUA	No comments.	9/11/2019
GPW	None received.	
ATT	No comments.	9/6/2019



REZONING

Please check application type:

<input type="checkbox"/> Conventional Rezoning	Comprehensive Plan / FLUM Amendment	
<i>Application Fee: \$2,500.00</i>	<input checked="" type="checkbox"/> (< 10 acres)	<input type="checkbox"/> (≥ 10 acres)
<i>Rehearing/Rescheduling (Planning Board): \$250.00</i>	<i>\$3,500.00</i>	<i>\$3,500.00</i>
<i>Rehearing/Rescheduling (City Council): \$750.00</i>	<i>\$250.00</i>	<i>\$250.00</i>
	<i>\$750.00</i>	<i>\$1,000.00</i>

Applicant Information:

Name: Millwood Terrace, Inc. Date: Sept. 12, 2017
 Address: 1111 Tamara Drive Pensacola, Florida 32504
 Phone: 850-232-9853 Fax: _____ Email: budpage1@att.net

Property Information:

Owner Name: Millwood Terrace, Inc. Phone: _____
 Location/Address: ~~1111 Tamara Drive~~ Pensacola, Florida 32504 **14 W. Jordan St., Pensacola, FL, 32501**
 Parcel ID: 0 0 - 0 S - 0 0 - 9 0 1 0 - 0 0 1 - 1 2 4 Acres/Square Feet: 01.02ac
 Zoning Classification: Existing C-2 & R-2 Proposed C-2-C-1
 Future Land Use Classification: Existing Office Proposed Commercial

Reason Rezoning Requested: _____
Several office leases within the buildings are expiring; if rezoning is approved, owner plans to offer some units for retail 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 15 day of September, 2017.

Applicant Signature _____ Clint Foster
 Owner Signature

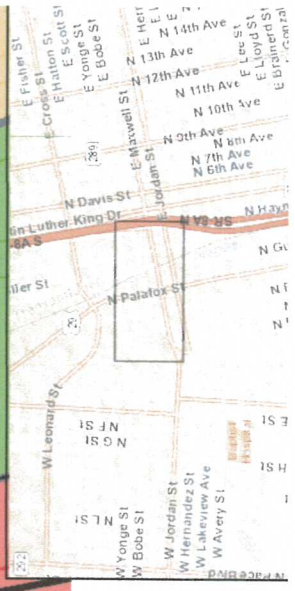
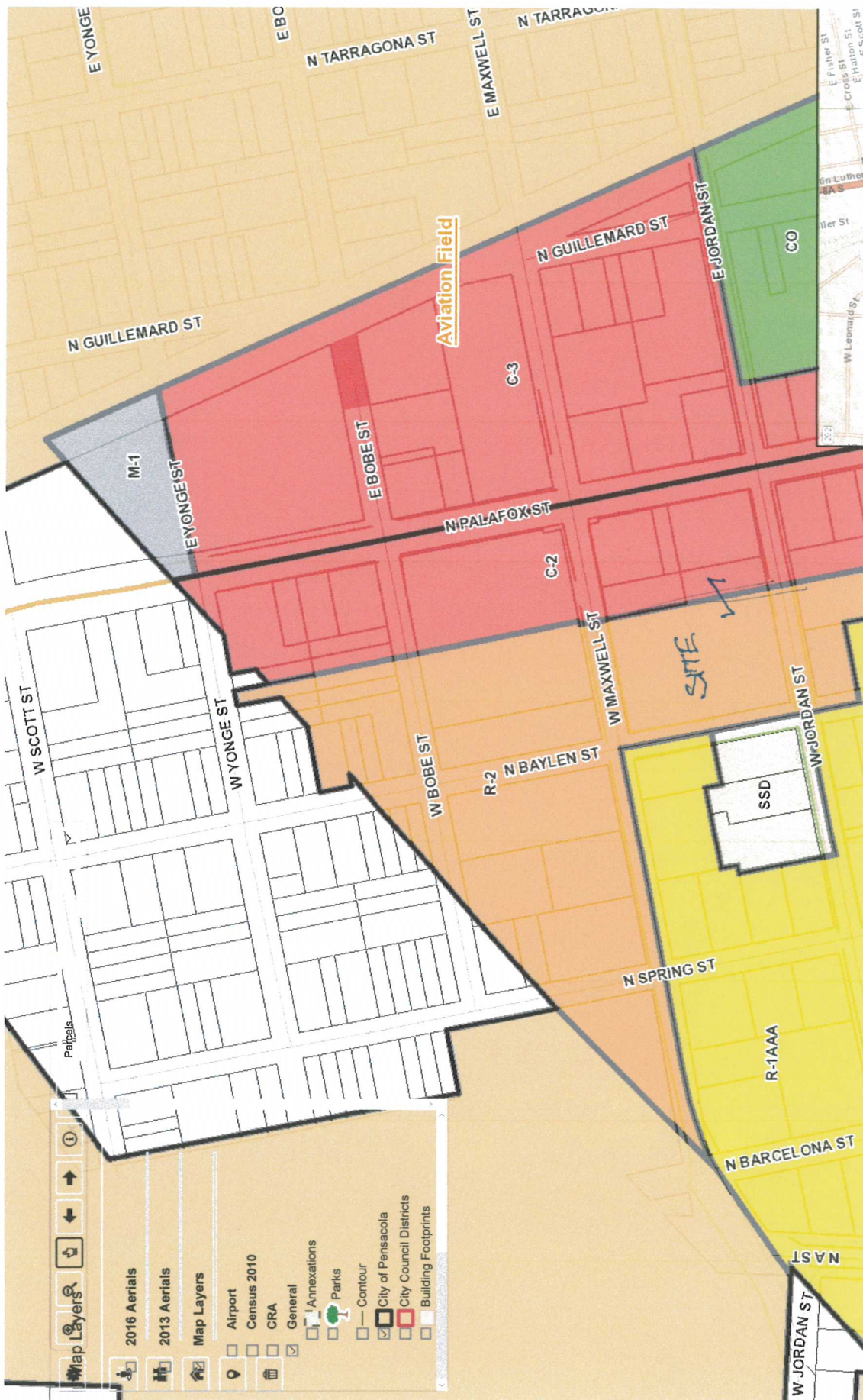
Applicant Name (Print) _____
 Owner Name (Print) Millwood Terrace, Inc.



Sworn to and subscribed to before me this 15 day of September, 2017
 Name: [Signature] Commission Expires: 07/12/20

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: _____



Sec 12-2-8
Commercial

60m
200ft
30.437, -87.216

Legend

 Parcel with split zoning

R-1AA

R-2

N BAYLEN ST

E MAXWELL ST

R-2 portion of parcel

W MAXWELL ST

C-3

SSD

C-2

C-2 portion of parcel

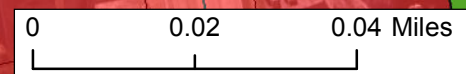
N PALFOX S

N SPRING ST

W JORDAN ST

R-1AAA

Existing Zoning: C-2 & R-2
Proposed Zoning: C-1
Existing FLU: Office
Proposed FLU: Commercial



Date: 9/26/2019




This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS Projects\AmyGISmaps\Mailouts_Maps_Boards\2019\14 W Jordan_Rezone-PB\14 W Jordan_Aerial.mxd



W HERI

Legend

 Parcel with split zoning

R-1AA

R-2

N BAYLEN ST

E MAXWELL ST

R-2 portion of parcel

W MAXWELL ST

C-3

C-2

C-2 portion of parcel

SSD

N PALAFOX S

N SPRING ST

W JORDAN ST

Existing Zoning: C-2 & R-2 R-1AAA

Proposed Zoning: C-1

Existing FLU: Office

Proposed FLU: Commercial

0 0.02 0.04 Miles

Date: 9/26/2019



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L:\GIS Projects\AmyGISmaps\Mailouts_Maps_Boards\2019\14 W Jordan_Rezone-PB\14 W Jordan_Rezone.mxd



W HERI

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 8th day of November, 2006, by NATIONAL LAUNDRY & CLEANING COMPANY, INC., a Florida corporation, hereinafter called the Grantor (whether singular or plural), to MILLWOOD TERRACE, INC., a Florida corporation, whose post office address is Post Office Box 62519, Colorado Spring, Colorado 80962 hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 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, to-wit:

PARCEL 1:

Lots 1 to 12, inclusive and the West 29 feet of Lot 13, and all of Lots 26 to 30, inclusive, Block 124, EAST KING TRACT, BELMONT NUMBERING, in the City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

PARCEL 2:

Lots 26 and 27 and the East 25 feet of Lot 28; the West 5 feet of Lot 25; the South 30 feet of Lots 12, 13 and 14 and the East 10 feet of the South 30 feet of Lot 11, Block 123, EAST KING TRACT, BELMONT NUMBERING, Escambia County, Florida, according to a Map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906.

PARCEL 3:

The West 50 feet of Lots 19 through 24 inclusive, and the East 25 feet of Lot 25, Block 123, EAST KING TRACT, BELMONT NUMBERING, according to a Map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

PARCEL 4:

The East 75 feet of Lots 20, 21, 22, 23 and 24, Block 123, EAST KING TRACT, BELMONT NUMBERING in the City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

PARCEL 5:

Lots 11, 12, 13, 14 and 15, in Block 119, all in EAST KING TRACT, BELMONT NUMBERING, in the City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel Identification Numbers: 000S00-9010-200-123; 000S00-9010-010-119; 000S00-9010-111-123; 000S00-9010-140-123 and 000S00-9010-001-124

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2006 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

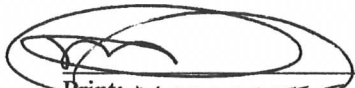
TO HAVE AND TO HOLD the same in fee simple forever.

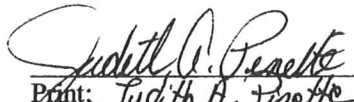
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

NATIONAL LAUNDRY & CLEANING
COMPANY, INC.


Print: MARGARET T. STOPP


Print: Judith A. Finette

By: 
R. BRUCE MORRISON, Its President
107 West Gregory Street
Pensacola, Florida 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of November, 2006, by R. Bruce Morrison, III as President of National Laundry & Cleaning Company, Inc., who is personally known to me or who has produced FL. Drivers Lic. as identification and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC



2017 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P07000021290

Entity Name: MILLWOOD TERRACE, INC.

Current Principal Place of Business:

14 W. JORDAN
PENSACOLA, FL 32501

Current Mailing Address:

1111 TAMARA DR.
PENSACOLA, FL 32504

FEI Number: 55-0818124

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FOSHA, CHARLES E
1111 TAMARA DR
PENSACOLA, FL 32504 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CHARLES E FOSHA

01/16/2017

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRES
Name FOSHA, CHARLES E
Address 1111 TAMARA DR
City-State-Zip: PENSACOLA FL 32504

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES FOSHA

PRESIDENT

01/16/2017

Electronic Signature of Signing Officer/Director Detail

Date

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, September 18, 2019 7:30 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Good Morning,

I have no issues. Thank you.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Friday, September 06, 2019 12:58 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris

Cynthia Cannon

From: Derrik Owens
Sent: Friday, September 6, 2019 1:53 PM
To: Cynthia Cannon
Cc: Ryan J. Novota; Brad Hinote
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

PW&F has no objection to the request.....

From: Cynthia Cannon
Sent: Friday, September 06, 2019 12:58 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!

Please review and comment on the attached Rezoning request for the property located at 14 W Jordan St. and identified with parcel number 00-0S-00-9010-001-124. All comments must be received by close of business on **Tuesday, September 24, 2019.**

Please note this request *does* include an amendment to the Future Land Use Map.

If you have any questions please let us know.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Services Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



Cynthia Cannon

From: Diane Moore
Sent: Wednesday, September 11, 2019 7:36 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Cynthia,
Pensacola Energy has no comments on this zoning request.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

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For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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Sent: Friday, September 6, 2019 12:58 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOWens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, September 11, 2019 3:51 PM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon Cynthia,

ECUA has no comment on the rezoning of that parcel 00-0S-00-9010-001-124 from C-2 & R-2 to C-1.

Thanks,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Friday, September 06, 2019 12:58 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinate <bradhinate@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
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Thank you,

Cynthia Cannon, AICP
Assistant Planning Services Administrator
Visit us at <http://cityofpensacola.com>

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Friday, September 6, 2019 3:02 PM
To: Cynthia Cannon
Subject: FW: Please Review & Comment - 14 W Jordon St. Rezoning
Attachments: 14 W. Jordan _ Complete Application.pdf

AT&T has no comments or objections at this time.

Brad Sauers
Manager – OSP Plng and Eng
Technology Operations

AT&T
605 W Garden St, Pensacola, FL 32502
o 850.436.1495 | bs5403@att.com

MOBILIZING YOUR WORLD

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From: KENNINGTON, STEPHEN
Sent: Friday, September 06, 2019 1:11 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Please Review & Comment - 14 W Jordon St. Rezoning

Please review and comment as necessary.

SRK

From: Cynthia Cannon [<mailto:CCannon@cityofpensacola.com>]
Sent: Friday, September 06, 2019 12:58 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; FENNER, KARL L <kf5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; KENNINGTON, STEPHEN <sk1674@att.com>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!