



PLANNING SERVICES

MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Leslie Statler, Planner *LSW*  
**DATE:** June 28, 2019  
**SUBJECT:** Request for Zoning Map Amendment  
3200 BLK Seville Drive

Justin and Kristen Beck are requesting a Zoning Map Amendment for the property located in the 3200 BLK of Seville Drive and identified by parcel number 33-1S-30-0603-000-001. The property currently has a Future Land Use designation of Low Density Residential (LDR) and lies within the R1-AAAAA Single Family Residential zoning district. The applicants are proposing to amend the zoning designation to R-1AAAA Single Family Residential zoning district.

The proposed change will make the zoning consistent with the adjacent platted lot to the east which is under common ownership by the applicants. At approximately 12,196 sf, the parcel is currently undersized for the district; the district regulations require a minimum of 20,000 sf. The parcel would be challenging to develop while applying the more stringent R1-AAAAA standards given the lot depth is less than the sum of the required front and rear setbacks. The adjacent properties to the west along Bayou Texar which are located within the R1-AAAAA zoning district are larger lots and can accommodate the more substantial, estate-like setbacks.

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

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / [www.cityofpensacola.com](http://www.cityofpensacola.com)

Review Routing  
Project: 3200 BLK Seville Drive

Meeting: July 9, 2019  
Comments Due: June 25, 2019

| Department: | Comments:  | Date Rec'd |
|-------------|--|------------|
| FIRE        | No Objections  | 6/10/2019  |
| PW/E        | No Objections  | 6/10/2019  |
| InspSvcs    |  |            |
| ESP         | Pensacola Energy has no comment on the rezoning request for 3200 BLK Seville Dr. | 6/26/2019  |
| ECUA        | No Objections  | 6/13/2019  |
| GPW         |  |            |
| ATT         | AT&T has no objection to the rezoning request for the 3200 BLK of Seville Dr.    | 6/25/2019  |

## Leslie Statler

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**From:** Annie Bloxson  
**Sent:** Monday, June 10, 2019 10:09 AM  
**To:** Leslie Statler  
**Subject:** RE: CORRECTION: 3200 BLK Seville Drive / Rezoning Request

Good Morning,

I have no issues with the rezoning request.

Respectfully,

### Annie Bloxson

Fire Marshal

Visit us at [PensacolaFire.com](http://PensacolaFire.com)

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

[abloxson@cityofpensacola.com](mailto: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.*

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**From:** Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>

**Sent:** Monday, June 10, 2019 10:01 AM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Derrik Owens <[DOWens@cityofpensacola.com](mailto:DOWens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[KLGRESSE@SOUTHERNCO.COM](mailto:KLGRESSE@SOUTHERNCO.COM)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly (GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>

## Leslie Statler

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**From:** Derrik Owens  
**Sent:** Monday, June 10, 2019 8:39 AM  
**To:** Leslie Statler  
**Subject:** RE: 3200 BLK Seville Drive / Rezoning Request

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

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**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Friday, June 7, 2019 4:05 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>; 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) <KLGRESSE@SOUTHERNCO.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:** 3200 BLK Seville Drive / Rezoning Request  
**Importance:** High

Good afternoon all!

Please review and comment on the attached Rezoning request for the property located in the 3200 BLK of Seville Drive and identified with parcel number 33-15-30-0603-000-001. All comments must be received by close of business on **Tuesday, June 25, 2019**. ~~This is a revision to the current (operational) Conditional Use.~~

Please note this request does NOT include an amendment to the Future Land Use Map; it is a straight rezoning request.

If you have any questions please let us know.

*Leslie*

## Leslie Statler

*Planner*

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1673

Plannign Services: 850.435.1670

[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)





## Leslie Statler

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**From:** Diane Moore  
**Sent:** Wednesday, June 26, 2019 8:20 AM  
**To:** Leslie Statler  
**Subject:** RE: CORRECTION: 3200 BLK Seville Drive / Rezoning Request

Leslie,

Pensacola Energy has no comment on the rezoning request for 3200 BLK Seville Dr.

Regards,  
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](mailto:dmoore@cityofpensacola.com)

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For Non-Emergency Citizen Requests, Dial 311 or visit [Pensacola311.com](http://Pensacola311.com)

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**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Tuesday, June 25, 2019 3:02 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>; 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:** FW: CORRECTION: 3200 BLK Seville Drive / Rezoning Request  
**Importance:** High

Happy Tuesday all!

## Leslie Statler

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**From:** Andre Calaminus <andre.calaminus@ecua.fl.gov>  
**Sent:** Thursday, June 13, 2019 9:43 AM  
**To:** Leslie Statler  
**Subject:** RE: 3200 BLK Seville Drive / Rezoning Request

Hi Leslie,

ECUA Engineering has no comment or objection on this rezoning request.

Thank you,

**Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |**

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |

Phone: (850) 969-5822 | Fax: (850) 969-6511 |

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**From:** Leslie Statler [mailto:LStatler@cityofpensacola.com]

**Sent:** Friday, June 07, 2019 4:05 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 Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@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) <KLGRESSE@SOUTHERNCO.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:** 3200 BLK Seville Drive / Rezoning Request

**Importance:** High

**\*\*WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders \*\***

Good afternoon all!

Please review and comment on the attached Rezoning request for the property located in the 3200 BLK of Seville Drive and identified with parcel number 33-1S-30-0603-000-001. All comments must be received by close of business on **Tuesday, June 25, 2019**. ~~This is a revision to the current (operational) Conditional Use.~~

Please note this request does NOT include an amendment to the Future Land Use Map; it is a straight rezoning request.

If you have any questions please let us know.

*Leslie*

**Leslie Statler**

*Planner*

## Leslie Statler

---

**From:** WRIGHT, STAN <sw1778@att.com>  
**Sent:** Tuesday, June 25, 2019 4:22 PM  
**To:** Leslie Statler  
**Subject:** FW: 3200 BLK Seville Drive / Rezoning Request  
**Attachments:** 3200 BLK Seville Drive REZONING Application, Supporting Docs.pdf

**Importance:** High

Leslie,  
AT&T has no objection to the rezoning request for the 3200 BLK of Seville Dr.  
Thanks

### Stan Wright

MGR OSP PLNG & ENGRG DESIGN  
Technology Operations

### AT&T

605 W Garden St, Pensacola, FL 32502  
o 850.436-1488 [sw1778@att.com](mailto:sw1778@att.com)  
C 850.554.4413  
MOBILIZING YOUR WORLD

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**From:** FENNER, KARL L  
**Sent:** Tuesday, June 11, 2019 8:25 AM  
**To:** WRIGHT, STAN <sw1778@att.com>  
**Subject:** FW: 3200 BLK Seville Drive / Rezoning Request  
**Importance:** High

### Karl Fenner

Area Manager – OSP Plng and Eng  
Technology Operations

### AT&T

605 W Garden St, Pensacola, FL 32502  
o 850.436.1485 | [kf5345@att.com](mailto:kf5345@att.com)

MOBILIZING YOUR WORLD



**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: Justin A. Beck and Kristin E. Beck Date: 5/13/2019Address: 1900 Villafane DrivePhone: 850-529-7499 Fax: \_\_\_\_\_ Email: jbeck@teambeck.com**Property Information:**Owner Name: Justin A. Beck and Kristin E. Beck Phone: 850-529-7499Location/Address: 3200 BLK Seville Drive, Pensacola, FL 32503Parcel ID: 331 - S - 300 - 603 - 000 - 001 Acres/Square Feet: 0.2804Zoning Classification: Existing R-1AAAAA Proposed R-1AAAAA

Future Land Use Classification: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Reason Rezoning Requested: To make zoning contiguous with adjoining property.Required Attachments: (A) Full legal description of property (from deed or survey)  
(B) General location map with property to be rezoned indicated thereonThe 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 13 day of May 2019.Justin A. Beck

Applicant Signature

Justin A. Beck and Kristin E. Beck

Applicant Name (Print)

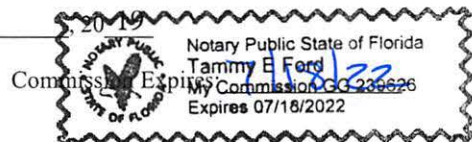
DocuSigned by:

Justin A. Beck

Owner Signature

Justin A. Beck and Kristin E. Beck

Owner Name (Print)

Sworn to and subscribed to before me this 13 day of MayName: Tammy E. Ford**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: \_\_\_\_\_



Escambia County Property Appraiser  
**331S300603000001 - Full Legal Description**

BEG AT MOST WLY COR OF LT 1 BLK 3 OF SEVILLE S/D PB 6 P 53 S 30 DEG 15 MIN 00 SEC E ALG WLY LI LT 1 BLK 3 SEVILLE S/D 119 78/100 FT TO MOST SLY COR OF LT 1 BLK 3 SEVILLE S/D S 52 DEG 45 MIN 00 SEC W 109 50/100 FT N 22 DEG 43 MIN 54 SEC W 122 85/100 FT TO CURVE CONCAVE TO N HAVING RADIUS OF 75 FT (DELTA 01 DEG 54 MIN 36 SEC CHD 2 50/100 FT CHD BRG N 53 DEG 42 MIN 18 SEC E) ELY ALG ARC OF SD CURVE (ALSO BEING SLY R/W LI OF IRONWOOD RD 60 FT R/W) ARC DIST 2 50/100 FT TO PT OF TANG CONT ALG SLY R/W LI N 52 DEG 45 MIN 0 SEC E 90 80/100 FT TO POB OR 7893 P 1301 SHEET D

6/3/2019

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6/3/2019

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6/3/2019

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Recorded in Public Records 5/2/2018 8:17 AM OR Book 7893 Page 1301,  
Instrument #2018033675, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$1,050.00

Prepared by and return to:

Stephen B. Shell  
Shell, Fleming, Davis & Menge, P.A.  
226 Palafox Place  
Pensacola, FL 32502  
File Number: B4080.00000

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of May, 2018 between **Charles J. Scarborough, a single person**, whose post office address is **370 Wahackme Road, New Canaan, CT 06840**, and **Susan E. Scarborough, a single person**, whose post office address is **25 S. Beach Drive, Rowayton, CT 06853**, collectively referred to herein as grantor, and **Justin A. Beck and Kristin E. Beck, husband and wife**, whose post office address is **1900 Villa Fane Drive, Pensacola, FL 32503**, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**A parcel of land in Section 2, Township 2 South, Range 29 West, Escambia County, Florida, described as follows:**

**Begin at the most Westerly corner of Lot 1, Block 3, of Seville, a subdivision according to plat recorded in Plat Book 6, at Page 53, of the public records of said county; thence go South 30 degrees 15 minutes 00 seconds East along the Westerly line of said Lot 1, Block 3, of Seville, a distance of 119.78 feet to the most Southerly corner of said Lot 1, Block 3, of Seville; thence go South 52 degrees 45 minutes 00 seconds West a distance of 109.50 feet; thence North 22 degrees 43 minutes 54 seconds West a distance of 122.85 feet to a curve concave to the North having a radius of 75.00 feet (delta = 01 degrees 54 minutes 36 seconds, chord = 2.50', chord bearing = North 53 degrees 42 minutes 18 seconds East); thence go Easterly along the arc of said curve (also being the Southerly right-of-way line of Ironwood Road, 60' R/W) an arc distance of 2.50 feet to a point of tangency; thence continue along said Southerly right-of-way -line, North 52 degrees 45 minutes 00 seconds East a distance of 90.80 feet to the Point of Beginning.**

**The above parcel of land is situated in Section 2, Township 2 South, Range 29 West, Escambia County, Florida, and contains 12,055.82 square feet, more or less.**

**Parcel Identification Number: 331S300603000001**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 1 Talladega Trail, Pensacola, Florida 32506.

**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.

DoubleTime®

BK: 7893 PG: 1302

**And** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

**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:

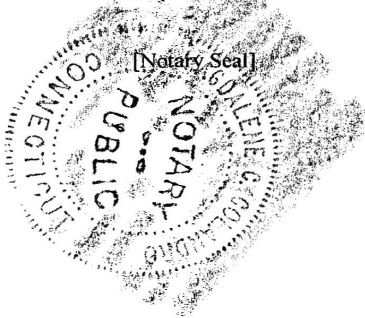
Witness Name: 1000 Camper  
Arthur Zinn  
 Witness Name: Arthur Zinn

Charles J. Scarborough (Seal)

State of Connecticut

County of FAIRFIELD

The foregoing instrument was acknowledged before me this 30th day of April, 2018 by Charles J. Scarborough, who ☐ is personally known or ☒ has produced a driver's license as identification.



[Notary Seal]

Magdalene C. Colandro  
 Notary Public

Printed Name: MAGDALENE C. COLANDRO

My Commission Expires: Oct. 31, 2021



BK: 7893 PG: 1303 Last Page

**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:

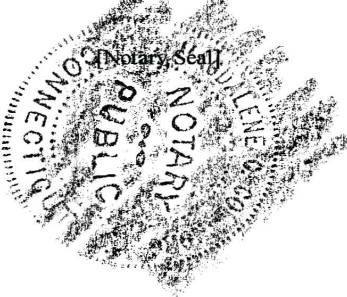
Witness Name: T. Coolen

Witness Name: Arthur Zinn

Susan E. Scarborough (Seal)  
Susan E. Scarborough

State of CONNECTICUT  
County of FAIRFIELD

The foregoing instrument was acknowledged before me this 30th day of April, 2018 by Susan E. Scarborough, who  
☐ is personally known or ☒ has produced a driver's license as identification.



Magdalene C. Colandro  
Notary Public

Printed Name: MAGDALENE C. COLANDRO

My Commission Expires: Oct. 31, 2021