

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 12, 2011–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication.
4. A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the November 7, 2011 Planning Board Meeting.
B. Planning Board Monthly Action Follow-up Report for November 2011.
C. Planning Board 6-Month Outlook for December 2011.
5. Public Hearings.
 - A. A Public Hearing - Small Scale Amendment 2011-01
That the Planning Board review and recommend adoption to the Board of County Commissioners (BCC) a Small Scale Amendent - SSA 2011-01; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the future land use map designation.
 - B. A Public Hearing-LDC Ordinance Article 8 "Signage"
That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance amending Article 8, Section 8.02.00 to define "Wayfinding Signs"; Amending Article 8, Section 8.04.02.B, to include wayfinding signs among the signs that may be located in the right-of-way.
6. Action/Discussion/Info Items.
 - A. **Discussion Item** - S/D Rezoning Process, presented by John Fisher, Urban Planner II, Planning & Zoning.
 - B. **Discussion Item** - Alcohol Special Zoning, presented by Ryan Ross, Assistant County Attorney.
7. Public Forum.

8. Director's Review.
9. County Attorney's Report.
10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, January 9, 2012 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 4.

Meeting Date: 12/12/2011

Information

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the November 7, 2011 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for November 2011.
- C. Planning Board 6-Month Outlook for December 2011.

Attachments

Summary Minutes

Monthly Action Follow-up

6 Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD HELD November 7, 2011

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 11:05 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Steven Barry
Robert V. Goodloe
Karen Sindel
Alvin Wingate

Absent: Dorothy Davis

Staff Present: Stephen West, Assistant County Attorney
Horace Jones, Division Mgr Planning & Zoning
Andrew Holmer, Sr. Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Juan Lemos, Urban Planner, Planning & Zoning
Karen Spitsbergen, Sr. Office Assistant

Attendees: Shawn Dennis, Asst. Superintendent, School Board

1. Meeting was called to order at 8:30 a.m.
2. Invocation and Pledge were given by Wingate.
3. Proof of Publication was given by the Board Clerk.
4. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the October 10, 2011 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for October, 2011.

C. Planning Board 6-Month Outlook for November, 2011.

Motion by Steven Barry, Seconded by Karen Sindel
Motion to approve summary minutes.

Vote: 6 - 0 Approved - Unanimously

5. Public Hearings.

A. LDC Ordinance Article 7 “Certificate Of Zoning Compliance For The Sale Of Alcoholic Beverages”

That the Planning Board review and recommend approval to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending Article 7, “Certificate Of Zoning Compliance For The Sale Of Alcoholic Beverages,” To Change The Method Of Measurement To The Same Method As For Bottle Clubs.

Motion by Steven Barry, Seconded by Karen Sindel

Motion to recommend approval to the BCC for adoption of an ordinance to change the method of measurement to the same method used for bottle clubs as stated in the Code of Ordinances Chapter 6, Section 6-34(c).

Vote: 5 - 1 Approved

Voted No: Tim Tate

B. LDC Ordinance-Board of County Commissioners Review and Action of Rezonings

That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an ordinance amending Part III of the Escambia County Code of Ordinances (1999), the Escambia County Land Development Code (LDC), as amended, amending Article 2, Section 2.08.02.E "Board of County Commissioners; review and action on rezonings".

Motion by Karen Sindel, Seconded by Tim Tate

Motion to decline recommending the LDC ordinance Section 2.08.02.E for approval to the BCC.

Vote: 5 - 1 Approved

Voted No: Alvin Wingate

C. LDC Ordinance - Article 8 "Signage"

That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an ordinance amending Article 8, Section 8.02.00 to define “Community Redevelopment Area Gateway Sign”; amending Article 8, Section 8.04.01, to include Community Redevelopment Area Gateway Signs exempt from permitting; amending Article 8, Section 8.04.02.b to allow Gateway Signs to be located within the County Right-Of-Way.

Motion by Tim Tate, Seconded by Karen Sindel

Motion to recommend approval of an ordinance to define "Community Redevelopment Area Gateway Sign" and exempt from permitting and allow signs in the county right-of-way.

Vote: 6 - 0 Approved - Unanimously

D. CIP Annual Update

That the Board review and recommend to the Board of County Commissioners (BCC) the proposed Comprehensive Plan Amendment, Capital Improvements Plan herein, amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan 2030. Authorize the transmittal of the proposed changes to the Florida Department of Economic Development (DEO) for review and comment prior to considering the changes (amendments) for adoption.

Motion by Tim Tate, Seconded by Steven Barry

Motion to recommend approval of the CIP proposed Plan and transmit to the Board of County Commissioners for adoption.

Vote: 6 - 0 Approved - Unanimously

6. Action/Discussion/Info Items.

A. Discussion Item - RVs as Permanent Living Quarters, presented by T. Lloyd Kerr, Director, Development Services.

Discussion was held regarding the allowance of recreational vehicles as permanent living quarters within the county. Andrew Holmer gave a brief presentation on what issues staff had regarding the allowance of RVs to be considered permanent living quarters within the county. Stephen Metzler from the Escambia County Health Department gave an explanation on what the Health Department considers a licensed mobile home park and a licensed RV park.

No Action Taken.

B. Information Item - Letter from Gov. Scott regarding AICUZ.

No Action Taken.

C. Discussion Item - PSFE ILA Working Group Discussion, presented by Shawn Dennis, Escambia County School Board.

Shawn Dennis, Assistant Superintendent, Escambia County School Board gave a presentation on the need to maintain school concurrency within the county.

No Action Taken.

7. Public Forum.

8. Director's Review.

Horace Jones gave a preview of items that will be coming before the Planning Board within the next few months. Rezoning case, Z-2011-17, 9991 Guidy Lane, has been remanded back to the Planning Board which will be heard at the January 9th Planning Board Meeting. The JLUS map update will be held at the January 9th Planning Board meeting.

9. County Attorney's Report.

Stephen West gave a brief synopsis of the Bert Harris Act and some of the recent updates to this legislation.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, December 12, 2011 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. The meeting was adjourned at 11:05 a.m.



T. Lloyd Kerr, AICP, Director
Development Services

MEMORANDUM

TO: Planning Board

FROM: Karen Spitsbergen
Planning & Zoning Division

DATE: November 29, 2011

RE: Monthly Action Follow-Up Report for November 2011

Following is a status report of Planning Board (PB) Agenda Items for the Month of **November**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

PROJECTS, PLANS, & PROGRAMS

1. *Optional Sector Plan (OSP) Detailed Specific Area Plan (DSAP)*

- 03/17/11 The BCC approved an amended Mid-West Escambia County Optional Sector Plan Detailed Specific Area Plan Boundary
- 05/11/11 Staff held a Conceptual Plan Workshop at Ransom Middle School to discuss the preliminary Detailed Specific Area Plan (DSAP)
- 08/08/11 PB held a public workshop to discuss the Preliminary DSAP
- 09/12/11 PB to hold transmittal hearing of the Detailed Specific Area Plan
- 09/15/11 BCC to hold transmittal hearing of the Detailed Specific Area Plan
- 10/06/11 BCC transmitted Detailed Specific Area Plan to Dept of Economic Opportunity
- 11/14/11 DEO approved the Detailed Specific Area Plan

COMMITTEES & WORKING GROUP MEETINGS

None

COMPREHENSIVE PLAN AMENDMENTS

- 1. *Comprehensive Plan Amendment 2011-01 – Chapter 7, “Future Land Use Element”—adding Policy 5.4.6, establishing a process for protection and management of regionally significant natural resources with the Optional***

Sector Plan; amending Policy 5.6.1 to delete certain requirements regarding conservation areas from the detailed specific area plans boundary determination analysis.

- 07/07/11 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment for approval
- 08/04/11 BCC held a transmittal hearing for the Proposed Text Amendment and forwarded it on the DCA for review
- 11/03/11 BCC to hold adoption hearing of the text amendment

LAND DEVELOPMENT CODE ORDINANCES

BCC Review and Action Ordinance

- 11/7/11 PB declined recommending the LDC ordinance Section 2.08.02.E to the BCC that would allow the BCC the ability to modify the recommendation of the PB to a more intensive zoning designation

Certificate of Zoning Compliance for the sale of alcoholic beverages

- 11/7/11 PB recommended approval of the ordinance to change the method of measurement to the same method as for bottle clubs

Gateway Signs

- 11/7/11 PB recommended approval of the ordinance allowing Community Redevelopment Area Gateway signs to be exempt from permitting and located within the county right-of-way

REZONING CASES

1. *Rezoning Case Z-2011-16*

- 10/10/11 PB recommended Approval of the R-6 request
- 11/03/11 BCC approved the R-6 request

2. *Rezoning Case Z-2011-17*

- 10/10/11 PB recommended Denial of the R-6 request
- 11/03/11 BCC remanded the case back to the PB for review

PLANNING BOARD MONTHLY SCHEDULE 6 MONTH OUTLOOK FOR DECEMBER 2011

(Revised 11/28/11)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Planning Board Meeting Date	LDC Changes	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Monday, December 12, 2011	<ul style="list-style-type: none"> • Way Finding Signs 	SSA-2011-01	Z-2011-18 Z-2011-19	<ul style="list-style-type: none"> • S/D Rezoning Process • Alcohol Special Zoning
Monday, January 9, 2012	<ul style="list-style-type: none"> • New AIPD/JLUS Maps 		Z-2011-17- (Remanded by BCC)	<ul style="list-style-type: none"> • Comp Plan Revisions
Monday, February 13, 2012				<ul style="list-style-type: none"> • Comp Plan – Sector Plan DSAP Changes
Monday, March 12, 2012				
Monday, April 16, 2012				
Monday, May 14, 2012				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

Planning Board-Regular

Item #: 5. A.

Meeting

Date: 12/12/2011

Issue: A Public Hearing - Small Scale Amendment 2011-01

From: T. Lloyd Kerr, AICP

Organization: Development Services

Information

RECOMMENDATION:

That the Planning Board review and recommend adoption to the Board of County Commissioners (BCC) a Small Scale Amendment - SSA 2011-01; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the future land use map designation.

BACKGROUND:

Thomas Hammond, Agent for Cody Rawson of Black Gold of NW Florida, LLC. requested an amendment to change the Future Land Use category for a parcel totaling 9.39 (+/-) acres from Mixed Use Suburban to Industrial. The attached implementing ordinance proposes amending Chapter 7 of the Comprehensive Plan, "Future Land Use Element", to amend the Year 2030 Future Land Use Map.

The proposed amendment consists of 9.39 (+/-) acres which is under the 10 acres or less requirement for a small scale amendment as stated in 163.3187(a). This amendment is the first small scale amendment for this calendar year, therefore it will not exceed the maximum of 120 acres in a calendar year as stated in F.S 163.3187(b)

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Comprehensive Plan Section 4.07 requires a public hearing review by the local planning agency (Planning Board) of any proposed amendment to the plan prior to adoption by the Board of County Commissioners in a subsequent public hearing.

IMPLEMENTATION/COORDINATION:

Upon recommendation by the Planning Board, the Board of County Commissioners will hold a public hearing to review and adopt the amendment package. Upon adoption the Future Land Use Map will be modified to reflect the amendment.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Staff Analysis

Ordinance Draft w legal sign off

Application Packet

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: SSA 2011-01
Location: 15 Becks Lake Rd
Parcel #s: 14-1N-31-1001-000-002
Acreage: 9.39 (+/-) acres
Request: From Mixed Use Suburban (MU-S) to I- Industrial
Agent: Thomas Hammond, Agent for Cody Rawson OF Black Gold of NW Florida, LLC

Meeting Dates: Planning Board December 12, 2011
BCC January 5, 2012

Summary of Proposed Amendment:

The proposed amendment is for a 9.39 (+/-) acre parcel that is located at the corner of Highway 29 and Becks Lake Road, extending east to Stone Lake Blvd. The subject property is abutting and adjacent to an existing ID-2 zoned parcel.

The proposed small scale amendment meets the following conditions in order to be classified as a small scale comprehensive plan amendment:

- a) The parcel is 9.39 (+/-) acres which is under the 10 acres or fewer as stated in 163.3187(a)
- b) This amendment is the first small scale amendment for this calendar year, therefore it will not exceed the maximum of 120 acres in a calendar year as stated in F.S 163.3187(b).
- c) The proposed amendment is not located within a designated area of critical state concern.

The agent has requested a future land use (FLU) map amendment to change the future land use category of a 9.39(+/-) acre parcel from Mixed Use Suburban Future Land Use to Industrial Future Land Use. The zoning designation for the referenced parcel is GBD (Gateway Business) and ID-CP (Industrial Commerce Park). The intent of the proposed FLU change is to allow for the development of an industrial asphalt plant with uses consistent with existing properties on the south. The applicant has submitted the subject parcel for a rezoning.

Land Use Impacts:

Residential Impact

Under Comprehensive Plan Policy 1.3.1, the current Mixed Use Suburban (MU-S) Future Land Use category has a maximum intensity of 1.0 Floor Area Ratio (FAR) and no Minimum Intensity for non-residential uses. It allows for a mix of residential and non-residential uses such as residential, retail and services, professional office, recreational facilities and public and civic.

The proposed amendment to Industrial Future Land Use category allows for a Maximum Intensity of 1.0 FAR. It allows for light to intensive industrial, ancillary retail and office and no new residential development is allowed.

Infrastructure Availability:

FLU 1.5.3 New Development and Redevelopment in Built Areas

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

FLU 2.1.1 Infrastructure Capacities

Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

GOAL CMS 1 Concurrency Management System

Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

OBJ CMS 1.1 Level of Service Standards

Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.

CMS 1.2.1 Concurrency Determination.

The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that

contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued.

Potable Water

Emerald Coast Utility Authority (ECUA) would be the potable water provider for the parcel. The adopted level of service (LOS) standards for, potable water, are established in Comprehensive Plan Policy INF 4.1.7. ECUA standard is 250 gallons per capita per day per residential connection per day. For non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application.

Unlike residential development for which population can be estimated from proposed dwelling units (households), non-residential development has no associated population that can be used to evaluate the potential impacts on the provider's adopted per capita LOS.

As indicated by the agent's analysis and confirmed by a letter from the Emerald Coast Utility Authority, potable water service exists in the area of the subject parcel with a 12 inch water line on the north side of Becks Lake Road and the west side of Stone Blvd.

Sanitary Sewer

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 are an average of 210 gallons per residential connection per day and a peak of 350 gallons per residential connection per day. The policy also states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider and on the size of the non-residential water meter. However, neither the Emerald Coast Utilities Authority (ECUA) nor any other provider presently has sewer collection lines that can serve the parcel. The nearest connection is on the west side of Highway 29 on Muscogee Road. The agent's analysis states there is an existing private force main on Becks Lake Road and Stone Blvd that currently serves existing development on Stone Blvd. The owner is currently on sewer.

Solid Waste Disposal

As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. Solid waste from the parcel will be disposed at the Perdido Landfill. The current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated

annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years.¹

The agent identified Emerald Coast Utilities as the possible solid waste provider for the parcel and that the waste would go to the Perdido Landfill.

Based on the level of service standards and estimated life of the landfill, there will not be an additional impact on capacity.

Stormwater Management

Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:

- a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.*
- b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.*
- c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.*
- d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.*

Any new development on the parcel must meet these LOS requirements and may necessitate the construction of stormwater management facilities. Drainage LOS compliance would be addressed as part of the site development review process.

Traffic Concurrency

*Under Comp Plan CMS 1.1.2 **Primary Tasks**. The County Administrator, or designee, shall be responsible for the five primary tasks described below:*

- a. Maintaining an inventory of existing public facilities and capacities or deficiencies;*
- b. Determining concurrency of proposed development that does not require BCC approval;*
- c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;*

¹ Solid Waste, Escambia Co. Comp. Plan Implementation Annual Report, FY 09/10

- d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and*
- e. Administering the Proportionate Fair Share Program as outlined in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual, if the County CMS-1 and an applicant choose to utilize this program to mitigate transportation impacts on transportation facilities found to have deficient capacity during the process of testing for concurrency.*

The agent's description for the intended uses included industrial operations and focused on the current plant operations on the south side of Becks Lake Road to estimate future hourly trips on Becks Lake Road.

The county's Transportation & Traffic Operations Division analyzed the impacts on area roads from trips generated by potential use of the parcel. The analysis estimated the impacted road segments of U.S. Highway 29 and Muscogee Rd (CR-184) would all maintain their adopted levels of service established in Comprehensive Plan Policy Mobility Element (MOB)1.1.2 and would meet the test for concurrency prescribed by Land Development Code (LDC) Section 5.12.00. Potential trip generation was based on "industrial park" land use as defined by the Institute of Transportation Engineers. That use is a more trip-intensive use than possible heavy industrial use and is a best-fit characterization of the potential impacts of the industrial FLU.

SUMMARY: Test for concurrency and allocation for capacity on roadways, potable water, wastewater, solid waste, stormwater shall be determined at the time of site plan review.

Impact on Wellheads, Historically Significant Sites and the Natural Environment:

Wellheads:

*CON 1.4.1 **Wellhead Protection.** Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.*

The nearest potable wellhead, ECUA Cantonment well, is approximately 507 feet Northeast of the parcel site. The site is within the 20 year travel time contour of that well. All impacts to the wellhead protection area must be reviewed and mitigated as part of the site plan review process.

Historically Significant Sites:

*FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize*

guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

The agent's analysis indicated no historical significance for the amendment site, and a letter from the University of West Florida concludes there are no recorded archaeological sites, historic structures, cemeteries, or National Register of Historic Places found on the subject parcel.

Wetlands:

*CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval. The Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.*

As reported in the agent's analysis, there are no environmentally sensitive lands on the subject parcel. The proposed development shall be reviewed for compliance with the all the federal, state and local regulations prior to the issuance of any site plan approval.

Comprehensive Plan Consistency and Relevant Policies:

FLU 1.3 Future Land Use Map Designations:

"Designate land uses on FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas."

Industrial Future Land Use Category:

FLU 1.3.1 states that the Industrial FLU "is intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents.

New industrial uses in the I-Industrial category may be permitted provided such use conforms to the permitted uses listed in the ID-2 zoning category. The adjacent or nearby properties are currently being utilized for industrial type uses. If this amendment

is granted, the agent must submit an application for the quasi-judicial rezoning process prior to receiving a development order.

*FLU 1.5.3 **New Development and Redevelopment in Built Areas.** To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).*

The agent has provided documentation that the level of service standards for the site have been evaluated and would continue to be maintained with the proposed industrial development of the parcel.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA 2011-01 Ordinance

Date: 11/09/11

Date requested back by: 11/18/2011

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by Schles L

Date Received: Nov 16, 2011

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Please note that I made substantial revisions to the original draft.

ORDINANCE NO. 2011-____

1
2
3
4 AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING
5 PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE
6 ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED;
7 AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT,"
8 PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE
9 MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A
10 PARCEL WITHIN SECTION 14, TOWNSHIP 1N, RANGE 31W, PARCEL
11 NUMBER 1001-000-002, TOTALING 9.39 (+/-) ACRES, LOCATED ON
12 BECKS LAKE ROAD, FROM MIXED USE SUBURBAN (MU-S) TO
13 INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR
14 SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND
15 PROVIDING FOR AN EFFECTIVE DATE.
16
17
18

19 **WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County
20 adopted its Comprehensive Plan on January 20, 2011; and
21
22

23 **WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County
24 Commissioners of Escambia County, Florida to prepare, amend and enforce
25 comprehensive plans for the development of the County; and
26
27

28 **WHEREAS**, the Escambia County Planning Board conducted a public hearing and
29 forwarded a recommendation to the Board of County Commissioners to approve
30 changes (amendments) to the Comprehensive Plan; and
31
32

33 **WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that
34 the adoption of this amendment is in the best interest of the County and its citizens;
35
36

37 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
38 Escambia County, Florida, as follows:
39

1 **Section 1. Purpose and Intent**

2
3 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
4 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
5 Florida Statutes.
6

7
8 **Section 2. Title of Comprehensive Plan Amendment**

9
10 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
11 2011-01."
12

13
14 **Section 3. Changes to the 2030 Future Land Use Map**

15
16 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
17 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
18 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
19 notations, references and information shown thereon, is further amended to include the
20 following future land use change depicted on the map attached as Exhibit "A":
21

22
23 One parcel within Section 14, Township 1N, Range 31W, Parcel Number
24 1001-000-002 totaling 9.39 (+/-) acres, located on Becks Lake Road, from
25 Mixed Use Suburban (MU-S) to Industrial (I).
26

27
28 **Section 4. Severability**

29
30 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
31 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
32 the validity of the remaining portions of this Ordinance.
33

34
35 **Section 5. Inclusion in the Code**

36
37 It is the intention of the Board of County Commissioners that the provisions of this
38 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
39 the sections, subsections and other provisions of this Ordinance may be renumbered or
40 relettered and the word "ordinance" may be changed to "section," "article," or such other
41 appropriate word or phrase in order to accomplish such intentions.
42

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become
4 effective until 31 days after adoption. If challenged within 30 days after adoption, this
5 Ordinance shall not become effective until the Department of Economic Opportunity or
6 the Administration Commission enters a final order determining the Ordinance to be in
7 compliance.
8

9
10 **DONE AND ENACTED** this _____ day of _____, 2011.

11
12 BOARD OF COUNTY COMMISSIONERS
13 OF ESCAMBIA COUNTY, FLORIDA

14
15
16 By: _____
17 Wilson B. Robertson, Chairman

18
19 ATTEST: ERNIE LEE MAGAHA
20 CLERK OF THE CIRCUIT COURT

21
22
23 By: _____
24 Deputy Clerk

25
26
27 (SEAL)

28
29
30 ENACTED:

31
32 FILED WITH THE DEPARTMENT OF STATE:

33
34 EFFECTIVE DATE:



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 0009130
ALABAMA CERTIFICATE OF AUTHORIZATION No. 3277

November 2, 2011

Allyson Cain
Planning Board Coordinator
Escambia County Development Services
3363 West Park Place
Pensacola, Florida 32505

**Reference: Small Scale Future Land Use Amendment
14-1N-31-1001-000-002
15 Becks Lake Road, Cantonment, FL 32533**

Allyson:

The owner of the above referenced parcel wishes to construct a new shop for his road contracting business. The site is currently has a future land use of MU-S which does not allow for this type of development. We are requesting a future land use designation of I to allow for the development of the subject parcel.

We have attached the following items for your review:

1. One (1) copy of the complete application including the owners information, description of the property, affidavit of ownership and authorization, affidavit of ownership and limited power of attorney, and concurrency determination acknowledgment form.
2. One (1) copy of the warranty deed as Proof of Ownership.
3. One (1) street map depicting the general location of the subject parcel.
4. One (1) copy of the Boundary Survey.
5. One (1) check in the amount of \$1,750.00.
6. One (1) copy of the Data and Analysis.

Please forward these documents to the appropriate staff and planning board members. Should you have questions or comments, please give us a call. We appreciate your assistance in this matter.

Sincerely,

HAMMOND ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Thomas G. Hammond, Jr.', written over a circular scribble.

Thomas G. Hammond, Jr., P.E.
President

Cc: Russell Weaver, PSM

FUTURE LAND USE MAP AMENDMENT APPLICATION
(Revised 10/14/11)

INSTRUCTIONS

Please contact our office at (595-3475) to make an appointment with a Planner to personally discuss your site and prospective plans for it, and to review the application form with you to answer any questions you may have.

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). The Planning Board holds public hearings once a month. Application closing dates for these hearings are provided in the attached schedule (Attachment A). In order for your application to move through the process in a timely manner, it is important for all items on the application to be completed. Incorrect or missing information could delay the hearing of your request. **NOTE: The applicant, or his/her agent, must be present at the Planning Board meeting. It is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.**

An application is not considered complete until all of the items listed on the Future Land Use Map Amendment Application Checklist (attached herein) are received.

Please note the completion and notarized certification(s) required herein. The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. Signatures must be properly notarized. If an agent is handling the request, the owner must sign the application and submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf.

FEES: An application fee of \$2,450.00 for a large-scale amendment and \$1,750.00 for a small-scale amendment. **For a large-scale amendment only**, a \$1000.00 advertising deposit is required upon application submittal. Applications should be accompanied by a check made payable to Escambia County and submitted prior to 3:00 p.m. no later than the closing date for acceptance of applications. In addition, the applicant and agent are responsible for payment of advertisement fees for required public hearings and any remedial reports or analyses which may be required (in accordance with the Escambia County Land Development Code, Chapter 2, Section 2.09.05). An estimated minimum cost of advertisement fees for two public hearings is \$1200.00; however, additional hearings may be required. The exact amount will be billed to the applicant and agent after the newspaper has agreed to run the ad(s). Should applicant fail to submit final payment within 90 days of invoice date (refer to Affidavit of Ownership and FLU Change Request) for advertising costs, agent and applicant may be temporarily suspended from submitting projects until advertising fee balance has been paid in full.

Please remember, the Planning Board meets only once a month. Applications received after the deadline for a particular meeting will not be heard until the following meeting.

NOTE: Whenever an applicant would like any County Staff member to appear and testify at a hearing other than the normal public hearings required to process your request, a minimum notification of 5-10 days to the individual staff member and the Development Services Department is required in advance of the hearing.

FUTURE LAND USE MAP AMENDMENT
APPLICATION

CHECKLIST

1. Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).
- TH 2. Letter of request, including reason(s) for map amendment and desired future land use category
3. Notarized Affidavit of Ownership and Authorization (form herein)
4. Notarized Affidavit of Ownership and Limited Power of Attorney (form herein) if agent will act in owner's behalf
5. Concurrency Determination Acknowledgement (form herein)
6. Proof of Ownership (Copy of Warranty Deed or Tax Notice)
- Also need copy of Contract for Sale if the change of ownership has not yet been recorded.
- TH 7. Street Map depicting general property location
- Russell → 8. Legal Description of exact property area proposed for a future land use map amendment, including:
 - Street Address
 - Property Reference Number(s)
 - Boundary Survey
 - Total acreage requested for amendment
- Russell → 9. Land Use Map Amendment Application fee
- TH 10. Complete Data and Analysis (See applicable page herein)

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT ✓
LARGE SCALE FLU AMENDMENT _____

Current FLU: MU-5 Desired FLU: I Zoning: GBD/FOUR Taken by: Ac

Planning Board Public Hearing, date(s): NA

BCC Public Hearing, proposed date(s): 1/5/2012

Fees Paid 1750⁰⁰ Receipt # 543708 Date: 1/2/11

OWNER'S NAME AND HOME ADDRESS AS SHOWN ON PUBLIC RECORDS OF ESCAMBIA COUNTY, FL

Name: CODY RAWSON ! BLACK GOD OF NWIF

Address: 106 STONE BLVD.

City: CANTONMENT State: FL Zip Code: 32533

Telephone: (850) 968-0991

Email: rweaver@roadsinc.com

DESCRIPTION OF PROPERTY:

15 BECKS LAKE RD.

Street address: _____

CANTONMENT, FL 32533

Subdivision: _____

Property reference number: Section 14 Township 1N Range 31

Parcel 1001 Lot 000 Block 002

Size of Property (acres) 9.39

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR
FUTURE LAND USE CHANGE REQUEST**

By my signature, I hereby certify that:

- 1) I am duly qualified as owner or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand there are no guarantees as to the outcome of this request, the application fee is non-refundable; and
- 4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and
- 5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and
- 6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

[Signature] Cody Rawson 10/26/11
Signature (Property Owner) Printed Name Date

[Signature] Thomas G. Danmors Jr 10/26/11
Signature (Agent's Name (or owner if representing oneself) Printed Name Date

Address: 3802 N.'S' ST.

City: Pensacola State: FL Zip: 32505

Telephone (850) 434 - 2603 Fax # (850) 434 - 2650

Email: tom @ selamddesign.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 26 day of October, year of 2011 by, Cody Rawson who () did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] 10/26/11 Ryan Sieg
Signature of Notary Public Date Printed Name of Notary

My Commission Expires 12/1/11 Commission No. DD724042
(Notary seal must be affixed)

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 15 BECKS LAKE RD.,
Pensacola, Florida, Property Reference Number(s) 14-IN-31-1001-000-002,
I hereby designate THOMAS HAMMOND
HEI, for the sole purpose of completing this application
and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the
Board of County Commissioners, to request a change in the Future Land Use on the above
referenced property.

This Limited Power of Attorney is granted on this 26 day of OCTOBER, the year of
2011, and is effective until the Board of County Commissioners has rendered a decision on
this request and any appeal period has expired. The owner reserves the right to rescind this
Limited Power of Attorney at any time with a written, notarized notice to the Planning and
Engineering Department.

<u>[Signature]</u>	<u>10/26/11</u>	<u>Cody Rawson</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>[Signature]</u>	<u>10/26/11</u>	<u>THOMAS S. HAMMOND JR</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of October, year of
2011, by Cody Rawson who () did () did not take an
oath.

He/she is () personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as
identification.

<u>[Signature]</u>	<u>10/26/11</u>	<u>Ryan Sieg</u>
Signature of Notary Public	Date	Printed Name of Notary Public
Commission Number <u>DD724042</u>	My Commission Expires <u>12/1/11</u>	

(Notary seal must be affixed)

NOTARY PUBLIC-STATE OF FLORIDA
R. Sieg
Commission #DD724042
Expires: DEC. 01, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

**FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Project name:

Black Gourd of NWF

Property reference #: Section 1A Township 1N Range 31

Parcel # 1001 000 002

Project Address:

15 BECKS LAKE RD.

I/We acknowledge and agree that no future development permit (other than a rezoning/reclassification) shall be approved for the subject parcel(s) prior to the issuance of a certificate of concurrency for such proposed development based on the densities and intensities contained within such future development permit application.

I/We also acknowledge and agree that no development permit or order (other than a rezoning/reclassification) will be issued at that time unless at least one of the concurrency management system standards is met as contained in the Escambia County Code of Ordinances, Part II, Section 6.04, namely:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. NOTE: This provision only relates to parks and recreation facilities and roads. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the Development Order or Permit; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.320, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.
- (6) The necessary facilities needed to serve new development are in place or under actual construction no more than three (3) years after issuance, by the County, of a certificate of occupancy or its functional equivalent. NOTE: This provision only relates to roads.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 26 DAY OF OCTOBER, 20 11

Owner's signature

Owner's name (print)

Agent's signature

Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.
 - A. Sanitary Sewer
 - B. Solid Waste Disposal
 - C. Potable Water
 - D. Stormwater Management
 - E. Traffic
 - F. Recreation and Open Space
 - G. Schools

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from University of West Florida)
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)
3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein

Prepared By & Return to:
Stephen R. Moorhead
McDonald Flooring Moorhead
4636 Summerdale Blvd., Pace, FL 32571
File Number: SRM-11-4405
Parcel ID #: a portion of 111N311000001001
& 111N311001000002

SPECIAL WARRANTY DEED

This WARRANTY DEED, dated this 4th day of April, 2011, by Figure 8 (Florida), LLC, a Florida limited liability company whose post office address is 501 Riverside Avenue, Suite 902, Jacksonville, FL 32202, hereinafter called the Grantor, to Black Gold of Northwest Florida, LLC, a Florida limited liability company, whose post office address is 106 Stone Blvd., Cantonment, FL 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

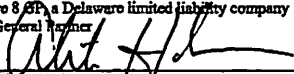
WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz: SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

IN WITNESS WHEREOF, Grantor Hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes and assessments for the year 2009 and subsequent years. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Figure 8 (Florida) LLC, A Florida limited liability company
By: Figure 8 Partners, LP, a Delaware limited partnership
By: Figure 8 GP, a Delaware limited liability company
It's General Partner

By: M. Ashton Hudson, president

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature:  Signature: 
Printed name: Katherine McDaniel Printed name: Stacy McKinney

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of April 2011, by M. Ashton Hudson, president of Figure 8 GP, LLC, a Delaware limited liability company, as General Partner of Figure 8 Partners, LP, a Delaware partnership as manager of Figure 8 (Florida), LLC, a Florida limited liability company.

Signature: 
Notary Public

Personally Known
OR
 Produced Identification
Type of Identification Produced _____

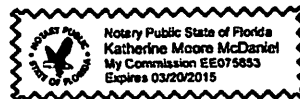


EXHIBIT "A"

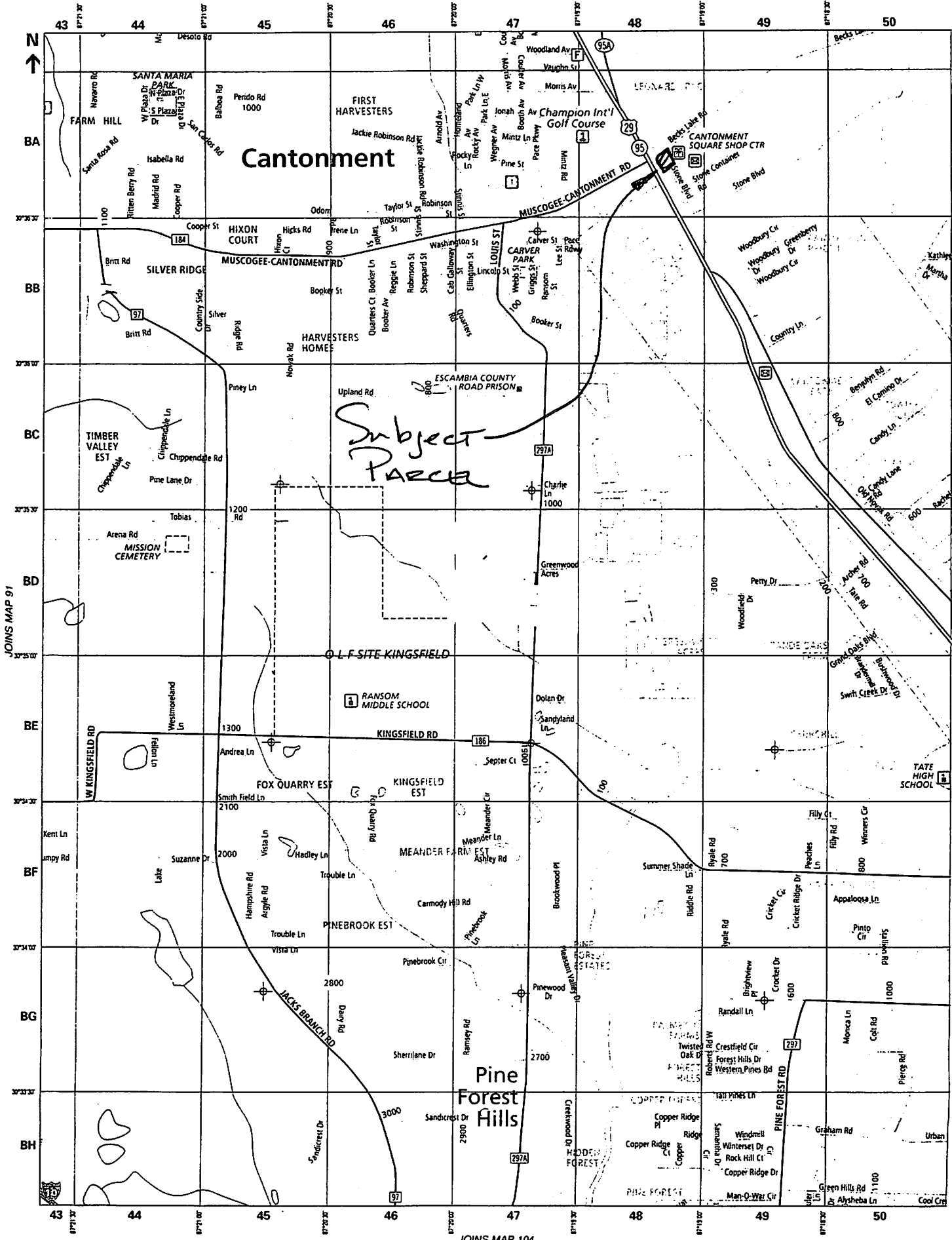
COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 33 DEGREES 15'05" EAST (S 33 DEGREES 14'51" E EXIST) ALONG THE EAST LINE OF THE SAID SECTION 14 FOR A DISTANCE OF 1894.36 FEET (1894.37' EXIST); THENCE SOUTH 61 DEGREES 01'23" WEST FOR A DISTANCE OF 2872.34 FEET (2872.19' EXIST) TO THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEM RAILROAD (R/W VARIES); THENCE NORTH 27 DEGREES 38'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1570.12 FEET (1570.10' EXIST) TO THE NORTH LINE OF PARCEL V DESCRIBED IN OR BOOK 5708, PAGE 434, OF THE PUBLIC RECORDS OF SAID COUNTY, POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 455.00 FEET, ALSO BEING THE POINT OF BEGINNING. THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL V AND CURVE FOR AN ARC DISTANCE OF 613.51 FEET (613.47' EXIST) [CHORD DISTANCE OF 568.05 FEET, DELTA ANGLE OF 77 DEGREES 15'20" (77 DEGREES 15'05" EXIST), CHORD BEARING OF SOUTH 85 DEGREES 20'40" EAST (S 85 DEGREES 20'47" E EXIST)] TO THE POINT OF TANGENCY; THENCE NORTH 56 DEGREES 01'40" EAST ALONG THE NORTH LINE OF SAID PARCEL V FOR A DISTANCE OF 283.14 FEET TO THE WEST RIGHT OF WAY LINE OF STONE BOULEVARD (66' R/W) AS RECORDED IN OR BOOK 2198, PAGE 68, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 30 DEGREES 29'58" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID STONE BOULEVARD FOR A DISTANCE OF 608.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BECKS LAKE ROAD (66' R/W) AS RECORDED IN OR BOOK 1150, PAGE 957, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56 DEGREES 01'51" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BECKS LAKE ROAD FOR A DISTANCE OF 735.70 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD; THENCE SOUTH 27 DEGREES 38'07" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254.39 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTIONS 11 AND 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

MAP 92 StreetFinder Map

0 0.25 0.5 mile
One inch equals 0.5 mile

JOINS MAP 80



JOINS MAP 104



P. O. Box 15311 • 9255 Sturdevant Street
Pensacola, Florida 32514-0311
ph: 850 476-5110 • fax: 850 494-7346

October 27, 2011

Mr. Cody Rawson
Roads, Inc.
106 Stone Boulevard
Cantonment, FL 32533

15 Bears Lake rd

Re: Black Gold of NWF, LLC (110 Stone Boulevard)

Dear Mr. Rawson:

In response to your inquiry concerning availability of water and sewer service for the above referenced project, ECUA anticipates no problems in water supply or sewage treatment plant capacity. Our review indicates this project will not degrade ECUA's water and sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service as defined in the Escambia County Comprehensive Plan.

For the purpose of concurrency review, ECUA will guarantee the availability of water and sewer system capacity up to the requested demand and flow for a period not to exceed one year from the date of this letter. The administration of the Concurrency Review Process is the sole responsibility of Escambia County. This letter is provided to assist in that process.

Connection of the proposed project to ECUA's systems is the responsibility of the developer. Extensions to the ECUA potable water distribution and sewage collection systems to serve this project must be designed and constructed in accordance with ECUA's policies and procedures and all applicable permitting requirements. Wastewater capacity impact fees are due and payable prior to issuance of building permits. Water capacity impact fees are due prior to actual connection to the ECUA system.

ECUA also has the capacity to provide commercial solid waste disposal service to this location.

Sincerely,

William E. Johnson, Jr., PE/LS
Director of Engineering

cc: Thomas G. Hammond, P.E.
File

WEJ/vif

49A-1375

9/95

FORM E 1.1

REQUEST FOR SERVICE REQUIREMENTS

Sound Waste

DATE: 10/25/11

SERVICE REQUESTED: WATER SEWER

NAME OF PROJECT: Black Gold of NWF, LLC

AREA (Acres) 9.39

LOCATION: (Attach Location Map) 110 Stone Blvd
Cantonment, FL 32533

TYPE DEVELOPMENT: RESIDENTIAL COMMERCIAL INDUSTRIAL OTHER

(Explain) New Shop for Road Contractor

NUMBER AND/OR SIZE OF UNITS: 17,800 SF

ESTIMATED FLOW: (Avg. Day) WATER 1250 SEWER 750 FIRE

HOW WILL WATER AND/OR SEWER BE PROVIDED IF NOT FROM ECUA? ?

SPECIAL REQUIREMENTS:

OWNER OF PROPERTY: Cory Dawson
(Please type or print)

ADDRESS: 106 Stone Blvd. PHONE 968 0991
(Please type or print)

DEVELOPER: Russell Weaver
(Please type or print)

ADDRESS: 106 Stone Blvd. PHONE 968 0991
(Please type or print)

ENGINEER: Tom Hammond
(Please type or print)

ADDRESS: 3802 W. 15th St. PHONE 434 2603
(Please type or print)

SUBMITTED BY Tom Hammond TITLE EDR
(Please type or print)

SIGNATURE OF SUBMITTOR

FOR ECUA USE: Map Page R-37

Nearest Water Line of Adequate Size: Stone Blvd

Size 12" Pressure 3719 STABO # RES 62' Flow 1210 gpm

Nearest Sewer Line of Adequate Size: Stone Blvd

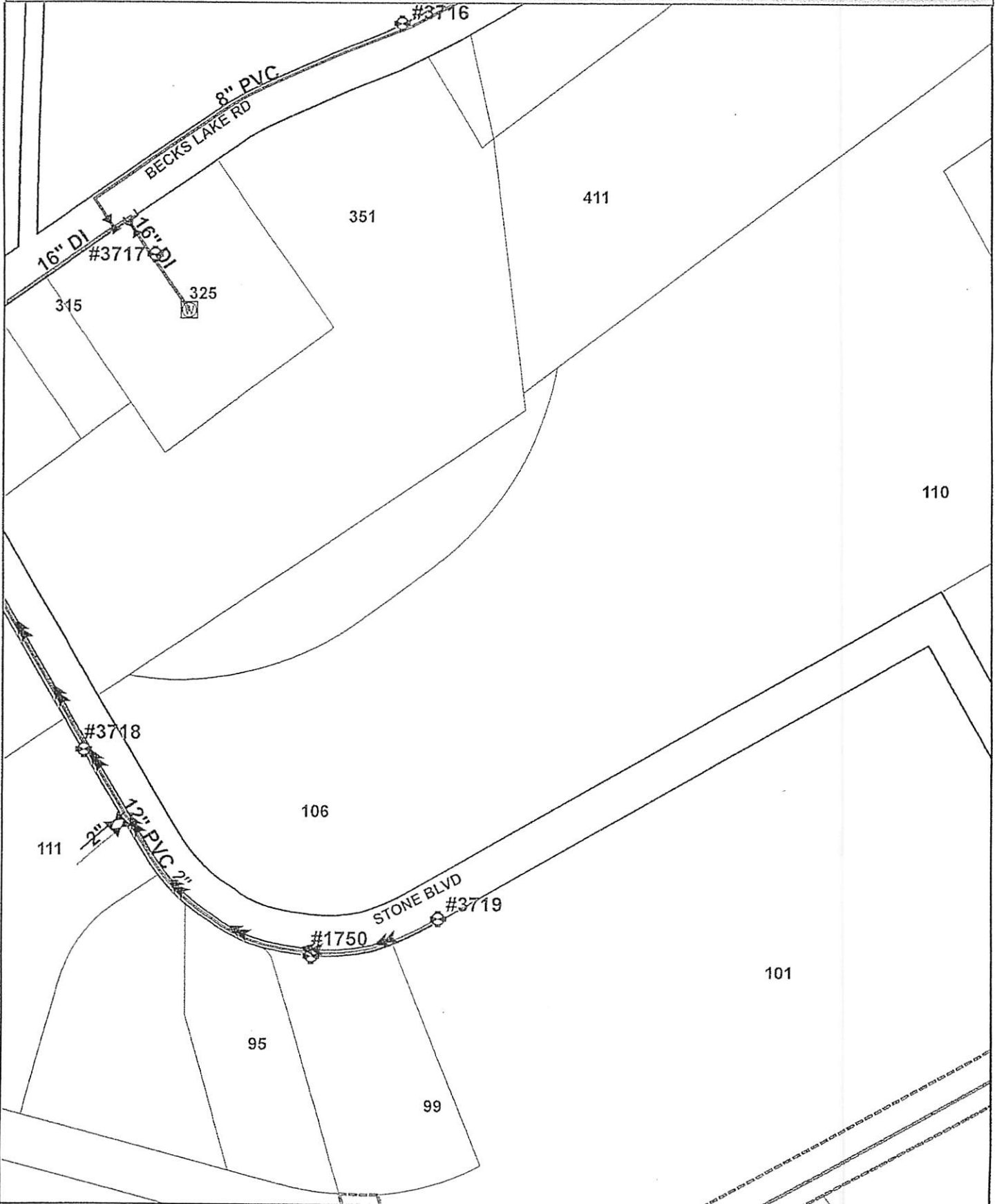
Size 2" FM 1st L/S 2nd L/S Plant Baydo Marcos

ECUA Sanitation?

Prepared By [Signature]

Date 10-27-2011 Reviewed By

Emerald Coast Utilities Authority



DISCLAIMER: This Emerald Coast Utilities Authority map/data is informational records of the approximate location of ECUA water and/or sewer facilities only. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown. It is provided for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. This map/data is not guaranteed accurate or suitable for any use other than that for which it was gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.



Date: 10/27/201

1 in = 200 feet



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 27, 2011



Mr. Keith Johnson
Wetland Sciences, Inc
1829 Bainbridge Ave
Pensacola, Florida 32507
Phone: 850.453.4700
Fax: 850.453.1010
Email: keith@wetlandsciences.com

In response to your inquiry of October 27, 2011, the Florida Master Site File lists three previously recorded archaeological sites, one resource group, and four standing structures found in the following section of Escambia County:

T01N R31W Section 14

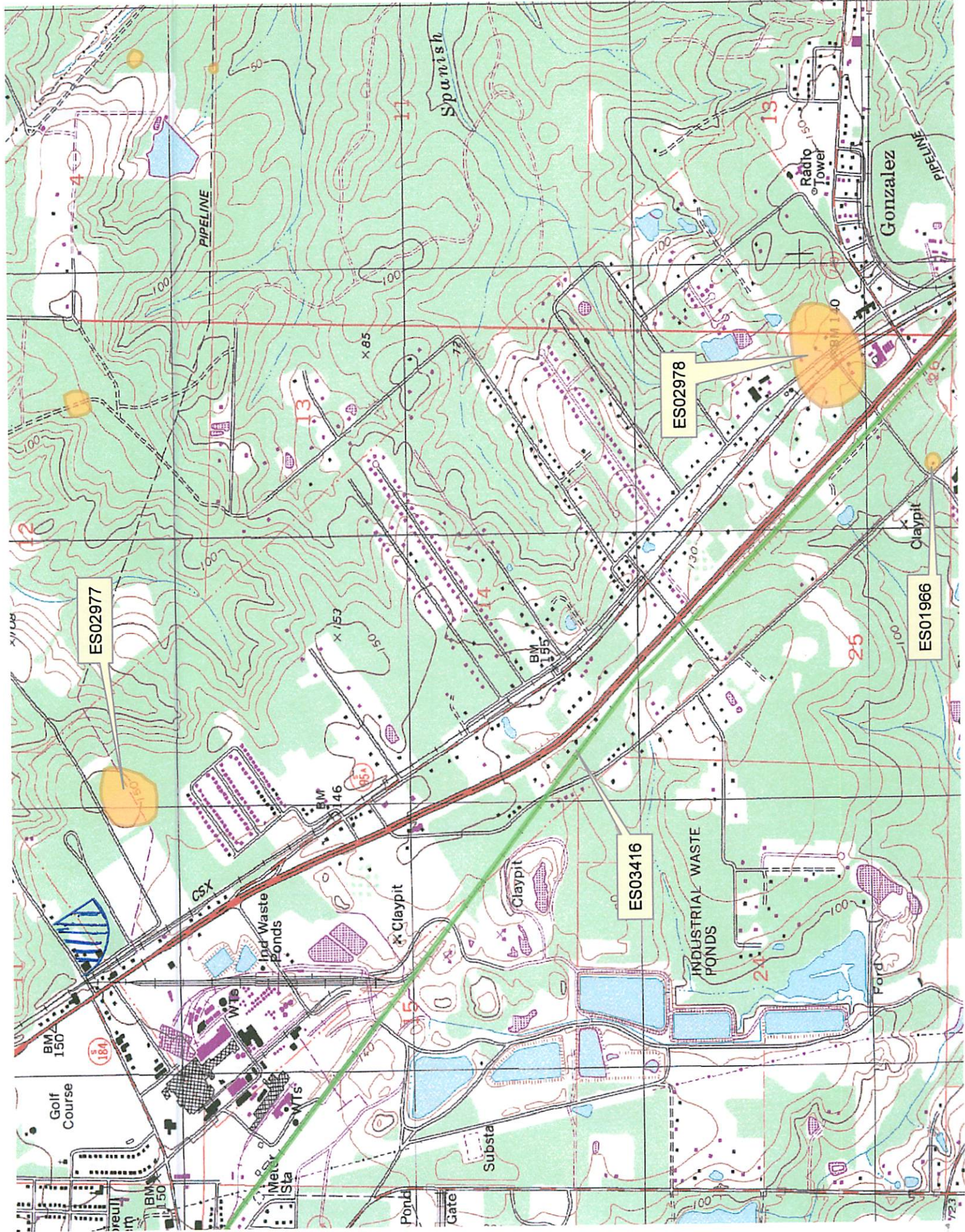
When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Lindsey Morrison
Archaeological Data Analyst
Florida Master Site File
Lindsey.Morrison@dos.myflorida.com



CULTURAL RESOURCES REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
ES01966	199210	01N/31W/14	AR	JORDAN MILL		3533	Map: CANT	Culture: 20TH Sitetype: MLLU Uses: RESI, RESI Built: C1905
ES02197	199201	01N/31W/14	SS	JENNINGS HOUSE		3250	1474 CR95A, CENTURY	Uses: RESI, RESI Built: C1905
ES02198	199201	01N/31W/14	SS	1212 CR 95A		3250	1212 CR95A, GONZALEZ	Uses: RESI, RESI Built: C1910
ES02199	199201	01N/31W/14	SS	801 CR 95A		3250	801 CR95AA, GONZALEZ	Uses: RESI, RESI Built: C1925
ES02200	199201	01N/31W/14	SS	104 COUNTRI LN		3250	104 COUNTRI LN, GONZALEZ	Uses: RESI, RESI Built: C1935
ES02977	200006	01N/31W/14	AR	MANUEL GONZALEZ COMPLEX 1		6112	Map: CANT	Culture: SPN2 Sitetype: FARM
ES02978	200006	01N/30W/12	AR	MANUEL GONZALEZ COMPLEX 2		6112	Map: CANT	Culture: SPN2 Sitetype: FARM
ES03416	201008	01S/30W/11	RG	ST. LOUIS-SAN FRANCISCO RAILWAY	Eligib	18222	City: PENSACOLA	RG Type: LINE, # Cntrib Resources:

8 site(s) evaluated; 8 form(s) evaluated. (3 AR, 1 RG, 4 SS)
Print date: 10/27/2011 2:32:11 PM



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00009130
ALABAMA CERTIFICATE OF AUTHORIZATION No. 3277

Black Gold of Northwest Florida

Comparative Analysis and General Information for a Small Scale Future Land Use Amendment in Escambia County, Florida.

Current Owner: Cody Rawson
106 Stone Blvd.
Cantonment, Florida 32533
850 968 0991

Authorized Agent: Thomas G. Hammond, Jr., P.E.
Hammond Engineering, Inc.
3802 North "S" Street
Pensacola, Florida 32505
850 434 2603

Legal Description: 15 Becks Lake Road
14-1N-31-1001-000-002
Current Future Land Use: MU-S
Proposed Future Land Use: I

Existing Land Use Map: See attached

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The requested FLU Small Scale amendment is for the parcel located at the south corner of Becks Lake Road and Stone Blvd. The total site area is 9.39 acres and is to be developed into an asphalt plant. The site is currently undeveloped. The site is bordered on three (3) sides by public right of ways and/or rail road right of ways. The adjoining parcel to the southeast is also owned by Black Gold of NWF, LLC and is used for mineral processing. The adjoining parcel has FLU designation of I. The site has rail access.

COMPARATIVE ANALYSIS

Potable Water

The ECUA owns and maintains a 12" PVC water main located along the north right of way of Becks Lake Road as well as along the west right of way of Stone Blvd. which would provide potable water service for the proposed project.

Solid Waste Disposal

The project will have a dumpster provided by the ECUA or some other waste disposal entity. The solid waste entity discharges waste to the Perdido Landfill which has the capacity to provide such service. .

Sanitary Sewer

There is an existing ECUA owned and maintained sanitary sewer manhole located on Muskogee Road just west of the Hwy 29 intersection. The manhole marks the end of an existing ECUA owned and maintained gravity sewer system. Also, there is an existing private force main located along the right of way of Becks Lake Road and Stone Blvd. that serves existing development on Stone Blvd. The owner's existing shop located across Stone Blvd. is currently on sewer. Sanitary Sewer service is available to the site and has the capacity to provide the required service.

Stormwater Management

Stormwater Quantity - A stormwater detention pond will be designed to attenuate the runoff from a 25 year, critical duration event. The system will keep post development runoff rates below pre-development runoff rates. The system will be designed to provide positive discharge into the existing jurisdictional wetlands located on-site.

Stormwater Quality – At a minimum, the first half inch of rainfall over the site area will be collected and treated through ground percolation or a filtration system. The treatment system will be designed to meet NFWMD requirements.

Stormwater Pollution Prevention – A stormwater pollution prevention plan will be included in the development plans in accordance to the National Pollutant Discharge Elimination System. The system requires contractors to monitor runoff from the site during rainfall events of greater than ½ inch and to maintain reports on-site for verification.

Traffic

The below traffic analysis was conducted in order to compare the traffic impact of the proposed development under the proposed future land use of Industrial (I) versus that of the possible development of the site under the current future land use of Mixed Use Suburban (MU-S).

Proposed Industrial Development

The proposed development (concept plan) is to be a shop and asphalt plant for a road contractor.

17,800 sf General Heavy Industrial
ITE Code 120 (page 124)

Max Trips:

Weekday – 1.5 trips generated per 1000 sf
 $1.5 \times 17.8 = 27$ trips per weekday

Total weekday entering trips generated = 14 trips

Total weekday exiting trips generated = 14 trips

Total entering peak hour trips generated = 9 trips

Total exiting peak hour trips generated = 12 trips

The proposed project (concept plan) will generate 27 weekday enter/exit trips.

Development under current future land use

The site is currently zoned ID-CP and GBD with a future land use of MU-S. The maximum residential density allowed in MU-S is ten (10) dwellings per acre, but residential uses are not allowed in the ID-CP zoning and are not intended as a use in the GBD zoning district.

The parcel could be developed as an office complex under the current zoning district and future land use designation.

General Office Building
ITE Code 710, page 1158

Max Trips:

Weekday – 11.01 trips generated per 1000 sf
 $11.01 \times 17.8 = 196$ trips per weekday

Total weekday entering trips generated = 98 trips

Total weekday exiting trips generated = 98 trips

Total entering peak hour trips generated = 25 trips

Total exiting peak hour trips generated = 22 trips

Under the current future land use designation and zoning, if the site was developed as an office complex with the same sized building as the proposed building, the site would generate 196 weekday exit/enter trips.

Conclusion

The above analysis illustrates that the trips generated from the proposed use with the proposed future land use of I would have less of a traffic impact than the allowable development of the site under the current future land use and current zoning. Also, the site has rail access which may further reduce the impacts of the development to the surrounding roadway system.

Recreation and Open Space

Recreation and Open Space requirements are outlined in the Land Development Code. Should the parcel Future Land Use designation be changed as requested, the proposed development will be required to meet the standards set forth in the LDC. The vehicle for which these standards will be enforced by the county will be through a project plan submittal to the Escambia County Development Review Committee.

Schools

The proposed amendment would allow for Industrial development of the property and would prohibit residential development. Therefore, this proposed amendment will not adversely impact school related levels of service.

PROXIMITY AND IMPACT ON THE FOLLOWING

Wellheads

The parcel appears to be within a Wellhead Protection Area (WHPA), 20 year travel time contour. In fact, the entire surrounding area along Becks Lake Road and Stone Blvd are within the same WHPA. The wellhead is located on the south side of Becks Lake Road approximately 300 feet from the northern most corner of the subject parcel.

The proposed development and its possible impacts to the WHPA will be addressed in the DRC process. The EOR will be required to submit a WHPA Impact Report which will outline the materials to be stored/used on-site and the proposed methods/actions used to contain the materials and protect the aquifer.

Historically Significant Sites

According to the archeological review conducted by the University of West Florida, there are no recorded archeological site or National Register of Historic Places properties located within or adjacent to the project parcel.

Natural Resources

According to the Escambia County GIS site, there are no environmentally sensitive lands on the subject parcel other than the fact it lies within a WHPA 20 year contour.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

1. CMS 1.3.1 Consistency with the Comprehensive Plan

No development activity may be approved unless it is found that the development is consistent with the Escambia County Comprehensive Plan and that the provision of the facilities enumerated in CMS 1.2.2 will be available at prescribed LOS concurrent with the impact of the development on those facilities.

Response:

Should the amendment be approved, the owner will submit development plans to the DRC in order to receive a development order. We understand that allocation of capacity shall be subject to the provisions set forth in CMS 1.2.2 Allocation of Capacity.

2. CMS 1.3.2 Minimum Requirements.

At a minimum, the Concurrency Management System shall ensure that at least one of the following standards will be met prior to issuance of a development permit or order:

- a. The necessary facilities and services are in place at the time a development permit is issued; or*
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy; or*
- c. The necessary facilities are under construction at the time a permit is issued. This provision only relates to parks and recreation facilities and roads; or*
- d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. This provision only relates to parks and recreation facilities. The LDC will include a requirement that the provision or construction of the facility or service must commence within one year of the issuance of the development order or permit; or*
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of the LDC. For potable water, wastewater, solid waste, stormwater and public school facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy; or*
- f. The necessary facilities needed to serve new developments are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or in place or under actual construction no more than three years after the issuance, by the County, of a development order or permit. This provision only relates to roads. The Five-Year FDOT Work Program is attached herein to this ordinance as Exhibit A.*
- g. The necessary concurrency standards for public school facilities shall be consistent with Chapter 16, Public School Facilities Element.*

Response:

The development as outlined in preliminary form above is well within the available services of the county's infrastructure and will not degrade any level of service below those prescribed. Furthermore, prior to issuance of any development order, county staff will thoroughly review, through the DRC process, the development's concurrence with CMS 1.3.2 Minimum Requirements.

3. FLU 1.5.3 New Development and Redevelopment in Built Areas.

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

Response:

The subject parcel is designated MU-S and our proposed amendment would change its designation to I. The proposed development of the subject parcel would “*promote the efficient use of existing public roads, utilities and service infrastructure*” which should be encouraged by county staff.

4. FLU 2.1.1 Infrastructure Capacities.

Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

Response:

The subject parcel is designated MU-S and our proposed amendment would change its designation to I. As referenced above, the parcel is located in “*areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand*”.

5. **Chapter 10 Infrastructure Element.**

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems and rural and agricultural areas, and preserve the public health, safety, and general welfare of Escambia County's citizens.

Response:

The proposed FLU amendment of the subject parcel meets the goals, objectives and policies of the Infrastructure Element for potable water service, waste water treatment, solid waste disposal, stormwater management and aquifer protection.

6. **OBJ CON 1.4 Groundwater Resources**

Protect and conserve the quality and quantity of groundwater resources to ensure public health and safety, adequate potable water supplies.

Response:

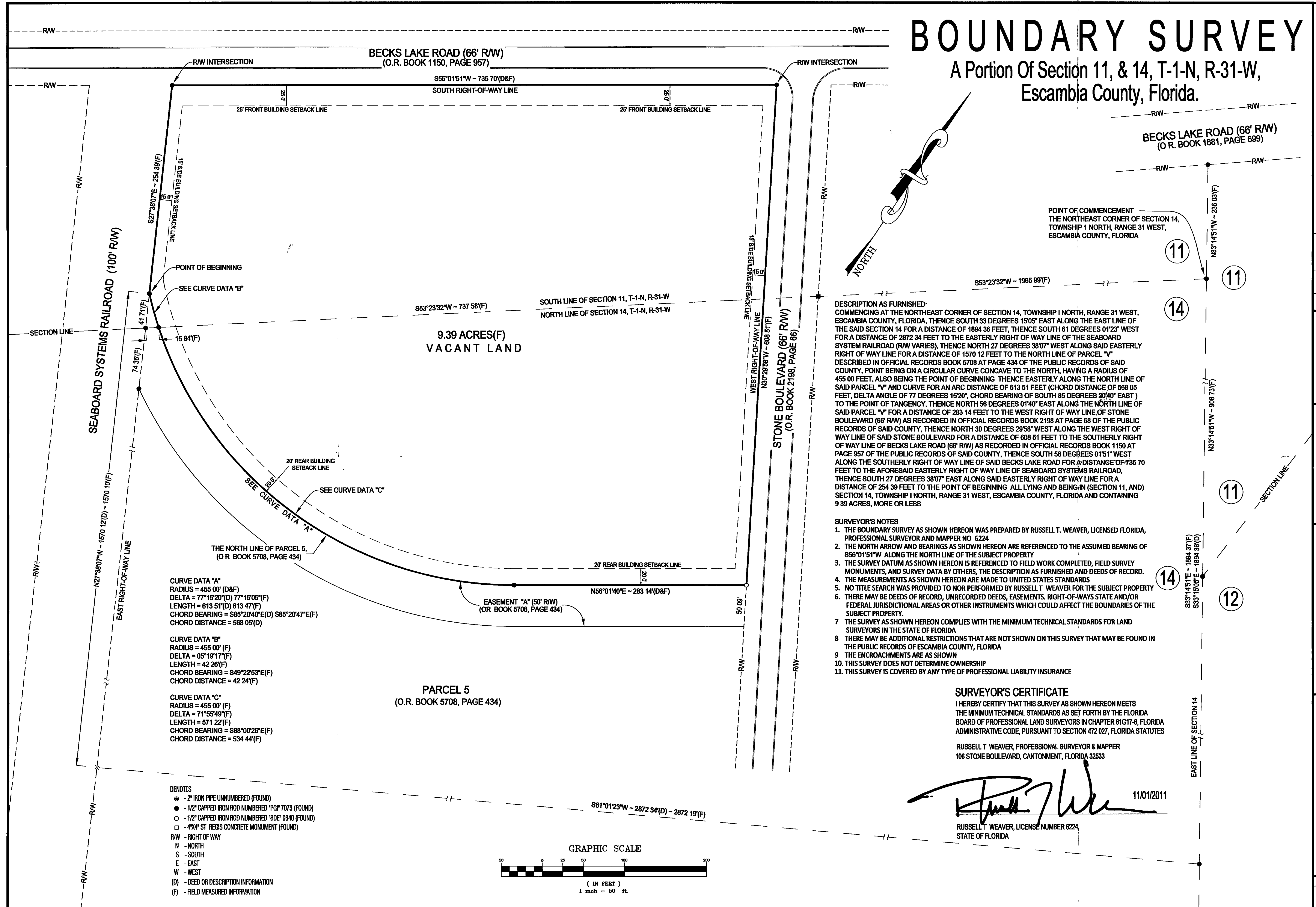
The proposed FLU amendment of the subject parcel is located in and around existing industrial developed and industrial used parcels. All of these areas are located in the WHPA 20 year contour. The proposed development of the subject parcel will be restricted as to the type of materials to be used and/or stored on site. The details of such restrictions will be addressed during the DRC process.

Conclusion

It is our contention that this proposed small scale amendment would not only be consistent with the Comprehensive Plan of Escambia County but would also compliment and further the goals of this plan. The character of the area is conducive to industrial uses as industrial uses are already prevalent in the area.

BOUNDARY SURVEY

A Portion Of Section 11, & 14, T-1-N, R-31-W,
Escambia County, Florida.



DESCRIPTION AS FURNISHED:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE SOUTH 33 DEGREES 15'05" EAST ALONG THE EAST LINE OF THE SAID SECTION 14 FOR A DISTANCE OF 1894 38 FEET, THENCE SOUTH 61 DEGREES 01'23" WEST FOR A DISTANCE OF 2872 34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEM RAILROAD (RW VARIES), THENCE NORTH 27 DEGREES 38'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1570 12 FEET TO THE NORTH LINE OF PARCEL "V" DESCRIBED IN OFFICIAL RECORDS BOOK 5708 AT PAGE 434 OF THE PUBLIC RECORDS OF SAID COUNTY, POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 455 00 FEET, ALSO BEING THE POINT OF BEGINNING, THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "V" AND CURVE FOR AN ARC DISTANCE OF 613 51 FEET (CHORD DISTANCE OF 568 05 FEET, DELTA ANGLE OF 77 DEGREES 15'20", CHORD BEARING OF SOUTH 85 DEGREES 20'40" EAST) TO THE POINT OF TANGENCY, THENCE NORTH 56 DEGREES 01'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "V" FOR A DISTANCE OF 283 14 FEET TO THE WEST RIGHT OF WAY LINE OF STONE BOULEVARD (66' RW) AS RECORDED IN OFFICIAL RECORDS BOOK 2198 AT PAGE 68 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 30 DEGREES 29'58" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID STONE BOULEVARD FOR A DISTANCE OF 608 51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BECK'S LAKE ROAD (66' RW) AS RECORDED IN OFFICIAL RECORDS BOOK 1150 AT PAGE 957 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 56 DEGREES 01'51" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BECK'S LAKE ROAD FOR A DISTANCE OF 735 70 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD, THENCE SOUTH 27 DEGREES 38'07" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 254 39 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN (SECTION 11, AND) SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 9 39 ACRES, MORE OR LESS

- SURVEYOR'S NOTES**
- THE BOUNDARY SURVEY AS SHOWN HEREON WAS PREPARED BY RUSSELL T. WEAVER, LICENSED FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER NO 6224
 - THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF S56°01'51"W ALONG THE NORTH LINE OF THE SUBJECT PROPERTY
 - THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO FIELD WORK COMPLETED, FIELD SURVEY MONUMENTS, AND SURVEY DATA BY OTHERS, THE DESCRIPTION AS FURNISHED AND DEEDS OF RECORD.
 - THE MEASUREMENTS AS SHOWN HEREON ARE MADE TO UNITED STATES STANDARDS
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY RUSSELL T. WEAVER FOR THE SUBJECT PROPERTY
 - THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
 - THE SURVEY AS SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA
 - THE ENCROACHMENTS ARE AS SHOWN
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP
 - THIS SURVEY IS COVERED BY ANY TYPE OF PROFESSIONAL LIABILITY INSURANCE

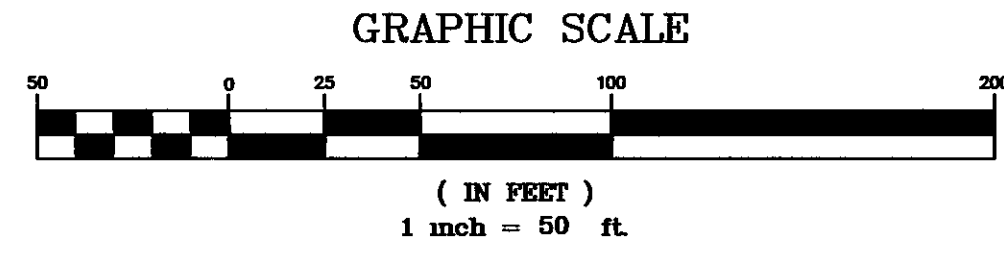
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY AS SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

RUSSELL T. WEAVER, PROFESSIONAL SURVEYOR & MAPPER
106 STONE BOULEVARD, CANTONMENT, FLORIDA 32533

Russell T. Weaver
11/01/2011
RUSSELL T. WEAVER, LICENSE NUMBER 6224,
STATE OF FLORIDA

- CURVE DATA "A"**
RADIUS = 455 00' (D&F)
DELTA = 77°15'20"(D) 77°15'05"(F)
LENGTH = 613 51'(D) 613 47'(F)
CHORD BEARING = S85°20'40"E(D) S85°20'47"E(F)
CHORD DISTANCE = 568 05'(D)
- CURVE DATA "B"**
RADIUS = 455 00' (F)
DELTA = 05°19'17"(F)
LENGTH = 42 26'(F)
CHORD BEARING = S49°22'53"E(F)
CHORD DISTANCE = 42 24'(F)
- CURVE DATA "C"**
RADIUS = 455 00' (F)
DELTA = 71°55'49"(F)
LENGTH = 571 22'(F)
CHORD BEARING = S88°00'26"E(F)
CHORD DISTANCE = 534 44'(F)

- DENOTES**
- - 2" IRON PIPE UNNUMBERED (FOUND)
 - - 1/2" CAPPED IRON ROD NUMBERED *PG# 7073 (FOUND)
 - - 1/2" CAPPED IRON ROD NUMBERED *BDE# 0340 (FOUND)
 - - 4"x4" ST REGIS CONCRETE MONUMENT (FOUND)
- RW - RIGHT OF WAY**
N - NORTH
S - SOUTH
E - EAST
W - WEST
(D) - DEED OR DESCRIPTION INFORMATION
(F) - FIELD MEASURED INFORMATION



NO.	DATE	REVISION BY	REVISION MADE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE	1" = 50'
DRAWN BY	TED WALKER
CHECKED BY	RUSSELL WEAVER
DATE	NOVEMBER 01, 2011
CREW	TED WALKER, ERIC PEDICORD
FIELD DATE	OCTOBER 30, 2011
FIELD BOOK	RW122
PAGES	27-28

RUSSELL T. WEAVER
PROFESSIONAL SURVEYOR & MAPPER
LAND DEVELOPMENT, PLANNING, SURVEYING AND GIS
106 STONE BOULEVARD, CANTONMENT, FLORIDA 32533
PHONE (904) 889-8981 FAX (904) 889-9104

Boundary Survey
A Portion Of Section 11, & 14,
T-1-N, R-31-W,
Escambia County, Florida.
Requested By & Prepared For:
CODY RAWSON

PROJECT NUMBER	NO. 1
11-0018	OF NO. 1



MU-U

MU-S

MU-S

EXISTING
MU-S

9.39 ACRES

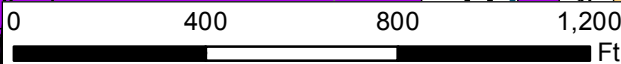
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MU-S

SSA-2011-01 EXISTING FLU



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



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

Andrew Holmer
Planning and Zoning Dept.



MU-U

MU-S

MU-S

**PROPOSED
FLU-I**
9.39 ACRES

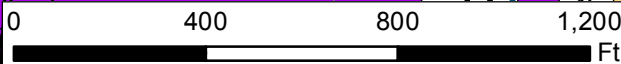
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MU-S

**SSA-2011-01
PROPOSED FLU**

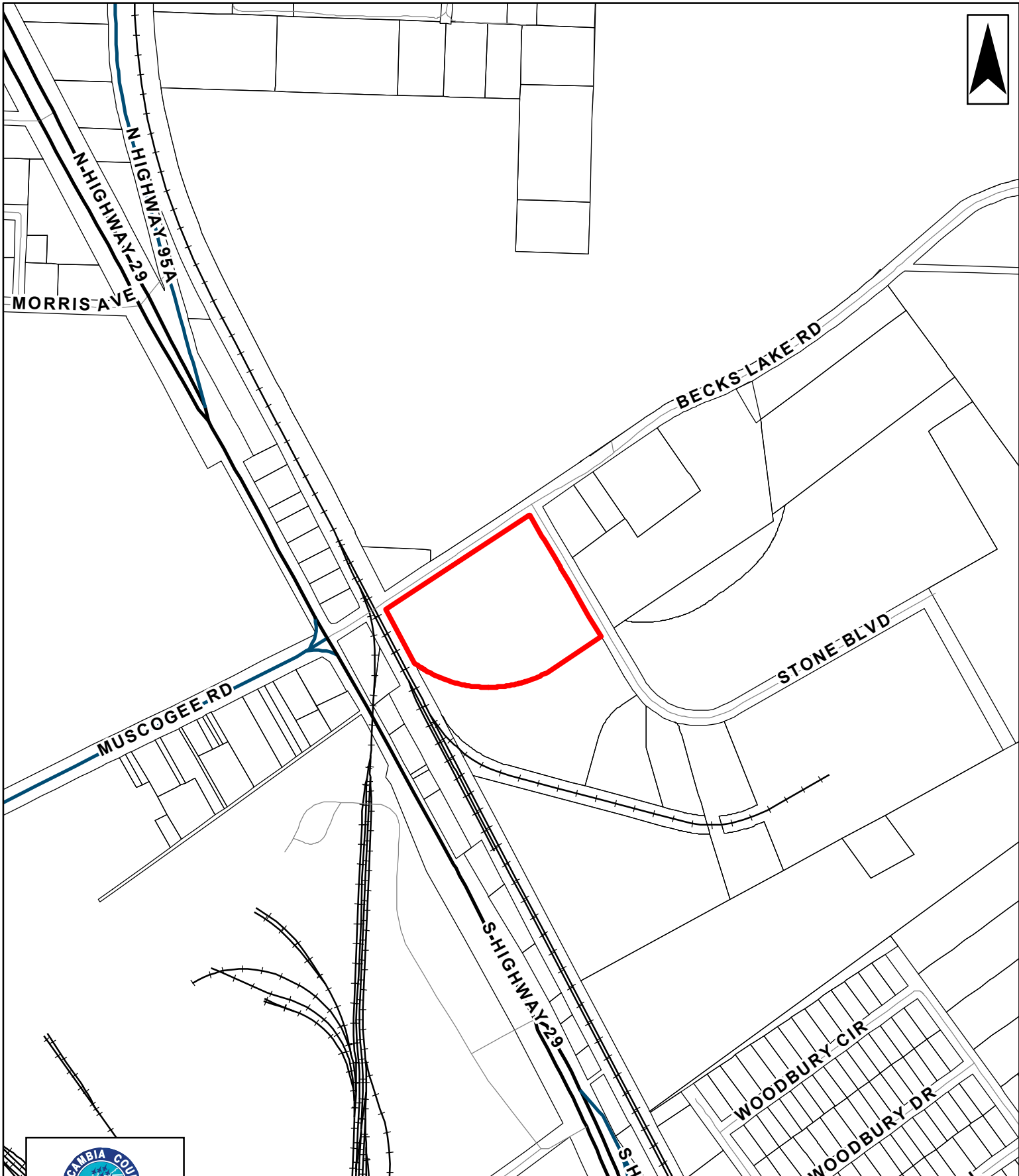


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- PARCELS

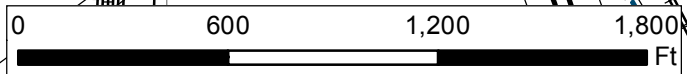


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



SSA-2011-01 SURROUNDING ROADS



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



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Andrew Holmer
Planning and Zoning Dept.



BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

Planning Board-Regular

Item #: 5. B.

Meeting

Date: 12/12/2011

Issue: A Public Hearing-LDC Ordinance Article 8 "Signage"

From: T. Lloyd Kerr, AICP

Organization: Development Services

Information

RECOMMENDATION:

That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance amending Article 8, Section 8.02.00 to define "Wayfinding Signs"; Amending Article 8, Section 8.04.02.B, to include wayfinding signs among the signs that may be located in the right-of-way.

BACKGROUND:

The Escambia County Board of County Commissioners seeks to preserve Escambia County as a desirable community in which to live, vacation, and do business by maintaining a pleasing, visually attractive urban, suburban, rural and resort environment. In order to this goal, the Board of County Commissioners has determined that certain government-authorized wayfinding signs would promote this goal. Therefore, the Planning & Zoning has been directed to draft an Ordinance for consideration to allow for wayfinding signs.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The proposed Ordinance has been reviewed and approved for legal sufficiency by Ryan Ross, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Ordinance Draft and Legal Sign off

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Wayfinding Ordinance

Date: 11/18/11

Date requested back by: 11/21/11 for 12/12/PB

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by 

Date Received: 11/18/11

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2011-_____

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE, AS AMENDED; AMENDING ARTICLE 8, SECTION 8.02.00 TO DEFINE "WAYFINDING SIGNS"; AMENDING ARTICLE 8, SECTION 8.04.02.B, TO INCLUDE WAYFINDING SIGNS AMONG THE SIGNS THAT MAY BE LOCATED IN THE RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Escambia County Board of County Commissioners seeks to preserve Escambia County as a desirable community in which to live, vacation, and do business by maintaining a pleasing, visually attractive urban, suburban, rural and resort environment; and

WHEREAS, the Board of County Commissioners has determined that certain government-authorized wayfinding signs would promote this goal; and

WHEREAS, the Board of County Commissioners accordingly finds that amending its sign regulations to permit certain government-authorized signs would promote the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 8, Section 8.02.00, is hereby amended as follows:

8.02.00 Definitions

Wayfinding Signs: A sign located within the right-of-way providing the name, location, and direction to a public or private place.

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 8, Section 8.04.02, is hereby amended as follows

8.04.02. *Prohibited signs.* It shall be unlawful to erect or maintain any sign described as follows (words underlined are additions and words ~~stricken~~ are deletions):

~~B. Privately placed signs in public rights-of-way not specifically permitted by this article.~~ Signs in the right of way except federal, state or county-authorized signs, including CRA gateway signs and wayfinding signs authorized by a governmental

1 entity. This exception shall not be construed to authorize any signage without
2 necessary local, state, or federal licenses or permits.

- 3
- 4 C. Abandoned signs.
- 5
- 6 D. Portable signs except when authorized as a temporary sign.
- 7
- 8 E. Signs made of combustible materials that are attached to or in close proximity
- 9 to fire escapes or firefighting equipment.
- 10
- 11 F. Handbills, posters and commercial or non-commercial notices that are attached
- 12 in any way upon telephone poles, utility poles, fences (except as allowed in section
- 13 8.06.02), bridges, sidewalks, trees or other natural objects.
- 14
- 15 G. Projecting signs that project into the public right-of-way or the site triangle of
- 16 motorists or do not maintain a minimum clear height of 9 1/2 feet above ground.
- 17
- 18 H. Signs that are in violation of the building code or electrical code.
- 19
- 20 I. Blank temporary signs.
- 21
- 22 J. Any other signs that are not specifically permitted or exempted by this article.
- 23

24
25 **Section 3. Severability.**

26
27 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
28 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
29 affect the validity of the remaining portions of this Ordinance.
30

31 **Section 4. Inclusion in Code.**

32
33 It is the intention of the Board of County Commissioners that the provisions of this
34 Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections,
35 subsections and other provisions of this Ordinance may be renumbered or relettered
36 and the word "ordinance" may be changed to "section," "article," or such other
37 appropriate word or phrase in order to accomplish such intentions.
38
39
40

41 **INTENTIONALLY LEFT BLANK**

1
2 **Section 5. Effective Date.**
3

4 This Ordinance shall become effective upon filing with the Department of State.
5

6 **DONE AND ENACTED** this _____ day of _____, 2011.
7

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

10
11 **By:** _____
12 **Wilson B. Robertson, Chairman**
13

14
15 **ATTEST: ERNIE LEE MAGAHA**
16 **Clerk of the Circuit Court**
17

18 **By:** _____
19 **Deputy Clerk**
20

21 **(SEAL)**
22

23 **ENACTED:**
24

25 **FILED WITH THE DEPARTMENT OF STATE:**
26

27 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 6. A.

Meeting

12/12/2011

Date:

Information

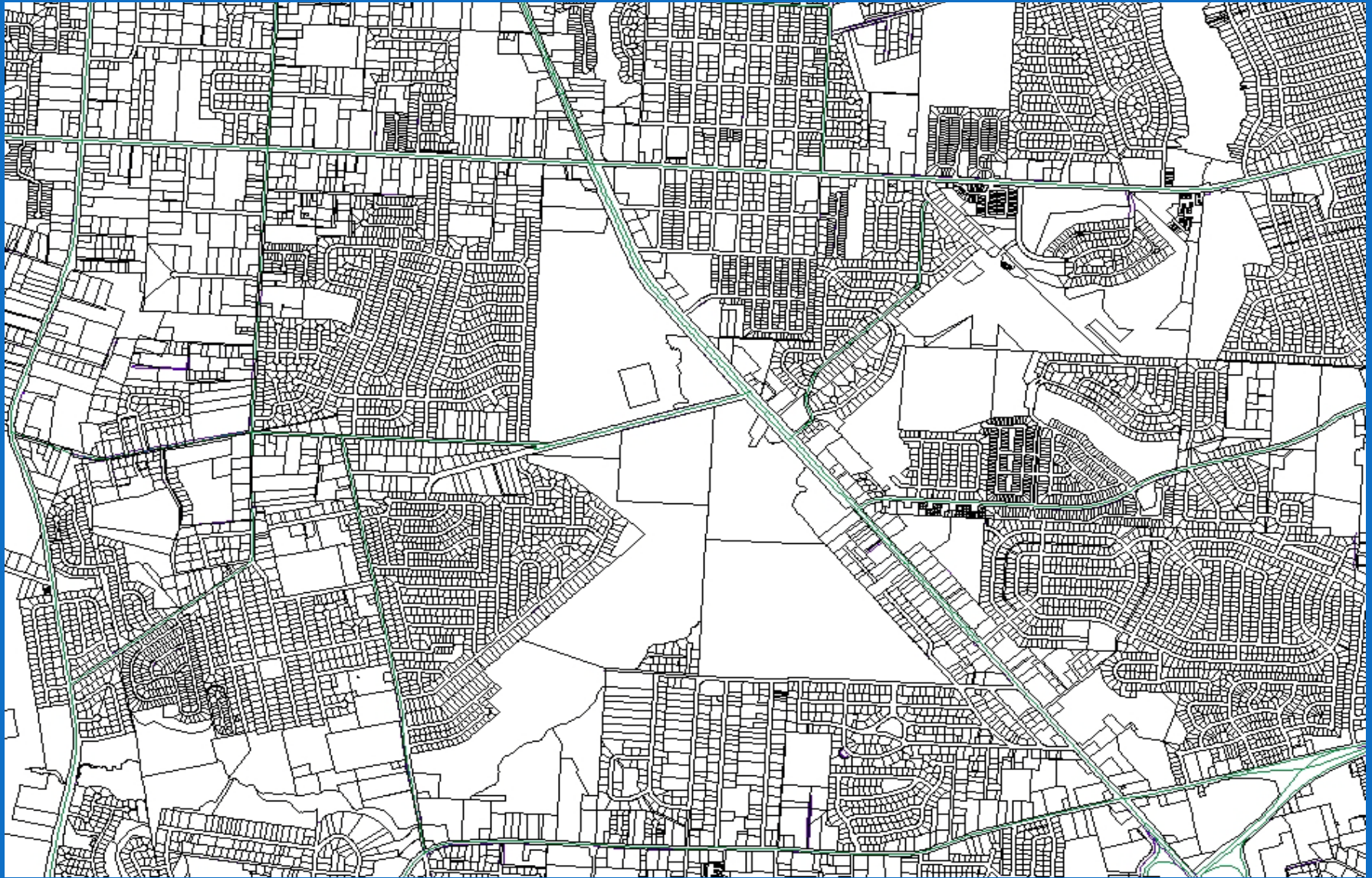
Agenda Item:

Discussion Item - S/D Rezoning Process, presented by John Fisher, Urban Planner II, Planning & Zoning.

Attachments

S/D Rezoning Presentation

Subdivision Rezoning



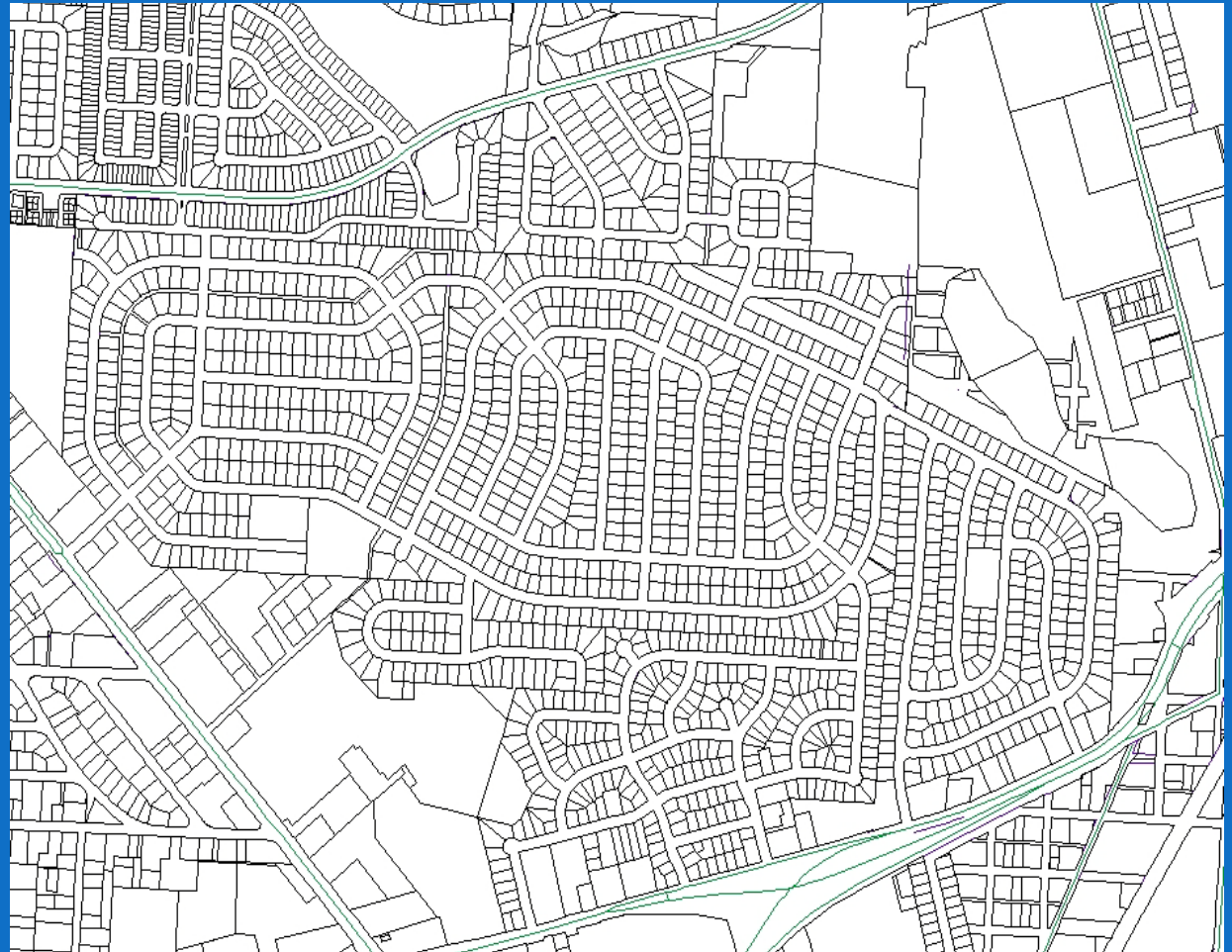
November 7, 2011

Zoning Requirements.

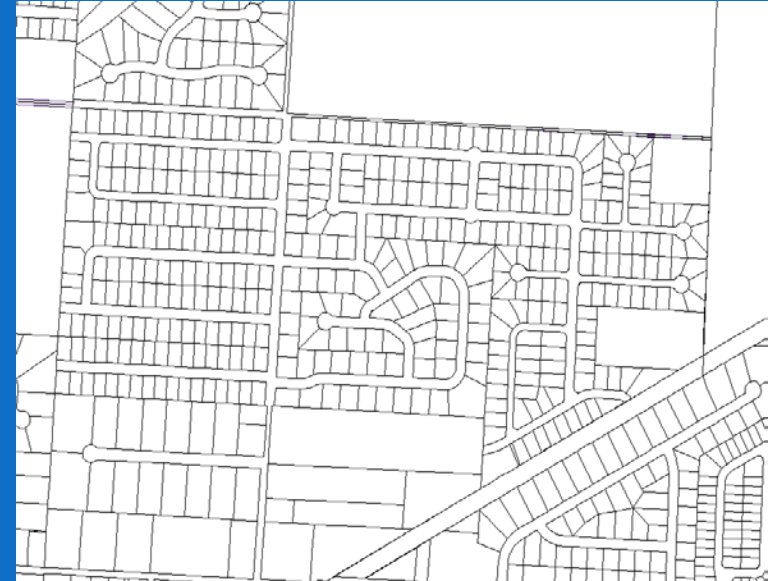
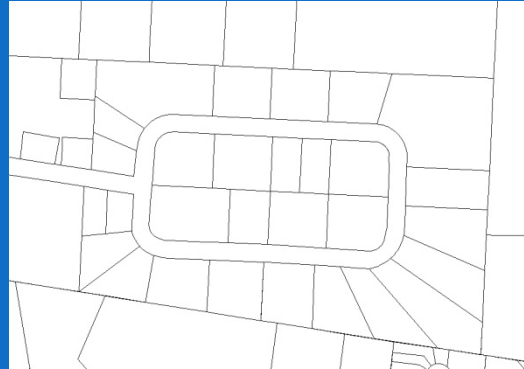
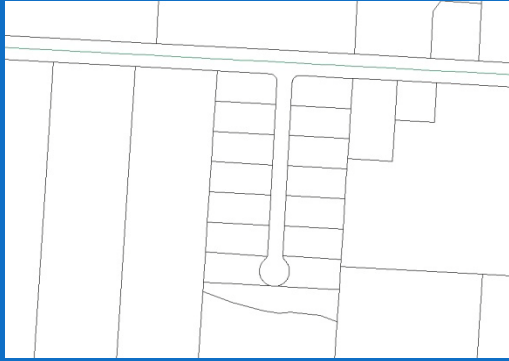
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<u>R-1 6.05.05</u>	4 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	80'@FBL 50'@ROW 20'@CUL	30% PERV 70% IMPERV	45 FT.	NO
<u>R-2 6.05.07</u>	7 DU/A	20 FT.	20 FT.	10% LOT WIDTH @FBL, 15' MAX	70'@FBL 50'@ROW 20'@CUL	30% PERV 70% IMPERV	45 FT.	NO
<u>R-3 6.05.09</u>	10 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	NO
<u>R-4 6.05.11</u>	18 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	95 FT.	NO
<u>R-5 6.05.12</u>	20 DU/A, 18 DU/A IN LDR	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	12 STORIES OR 120 FT.	YES
<u>R-6 6.05.13</u>	25 DU/A, 18 DU/A IN LDR	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	12 STORIES OR 120 FT. Conditional Use >120 FT.	YES

#1. Current Pricing

- \$1,050 for a rezoning request of one parcel
- \$1,750 for a rezoning request of two contiguous parcels
- \$1,750 plus \$70 for each additional parcel for more than two contiguous parcels



#2. Tier Flat Rate Pricing



Tier 1. 10 or less = \$3000 + Advertisement

Tier 2. 11 - 25 Parcels = \$4,500 + Advertisement

Tier 3. 26 - 50 Parcels = \$6,000 + Advertisement

Tier 4. 51 - 100 Parcels = \$8,000 + Advertisement

Tier 5. 101 or Greater Parcels = \$10,000 + Advertisement

#3. Tier Variable Rate Pricing

Initial first two parcels is \$2,500

Variable -1 10 Parcels or less at \$100 per Parcel. Example for 10 Parcels
 $\$2,500 + (10-2)100 = \$3,300$

Variable -2 11-25 Parcels at \$90 per Parcel. Example for 11 Parcels
 $\$2,500 + (11-2)90 = \$3,310$, Example for 25 Parcels $\$2,500 + (25-2)90 = \$4,570$

Variable-3 26-50 Parcels at \$75 per Parcel. Example for 26 Parcels
 $\$2,500 + (26-2)75 = \$4,300$ + the difference of Parcel value 25 & 26 $\$4,570 - \$4,300 = 270$.
 $270 + 4,300 = \$4,570$.
Example for 50 Parcels $\$2,500 + (50-2)75 = \$6,100$ + the difference of 270 = $\$6,370$

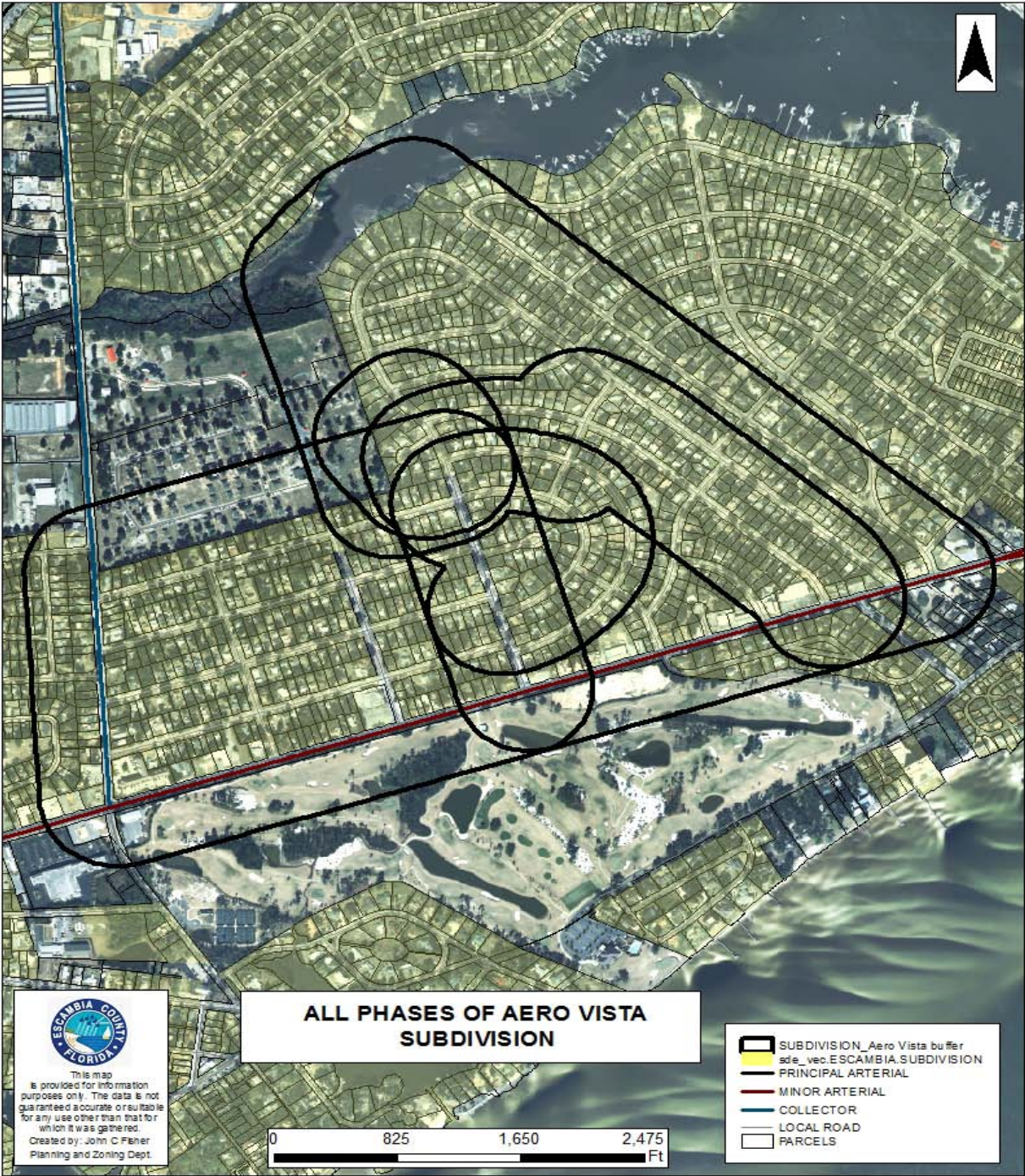
Variable-4 51-100 Parcels at \$60 per Parcel. Example for 51 Parcels
 $\$2,500 + (51-2)60 = \$5,440$ + the difference of Parcel value 50 & 51 $\$6,370 - \$5,440 = 930$.
 $930 + 5,440 = \$6,370$.
Example for 100 Parcels $\$2,500 + (100-2)60 = \$8,380$ + the difference of 930 = $\$9,310$.

Variable-5 101 or greater at \$50 per Parcel. Example for 101 Parcels
 $\$2,500 + (101-2)50 = \$7,450$ + the difference of Parcel value 100 & 101
 $\$9,310 - \$7,450 = 1,860$. $1,860 + 7,450 = \$9,310$.

#4. Base Rate

\$1,000 Plus \$70 for a each additional parcel.

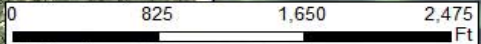











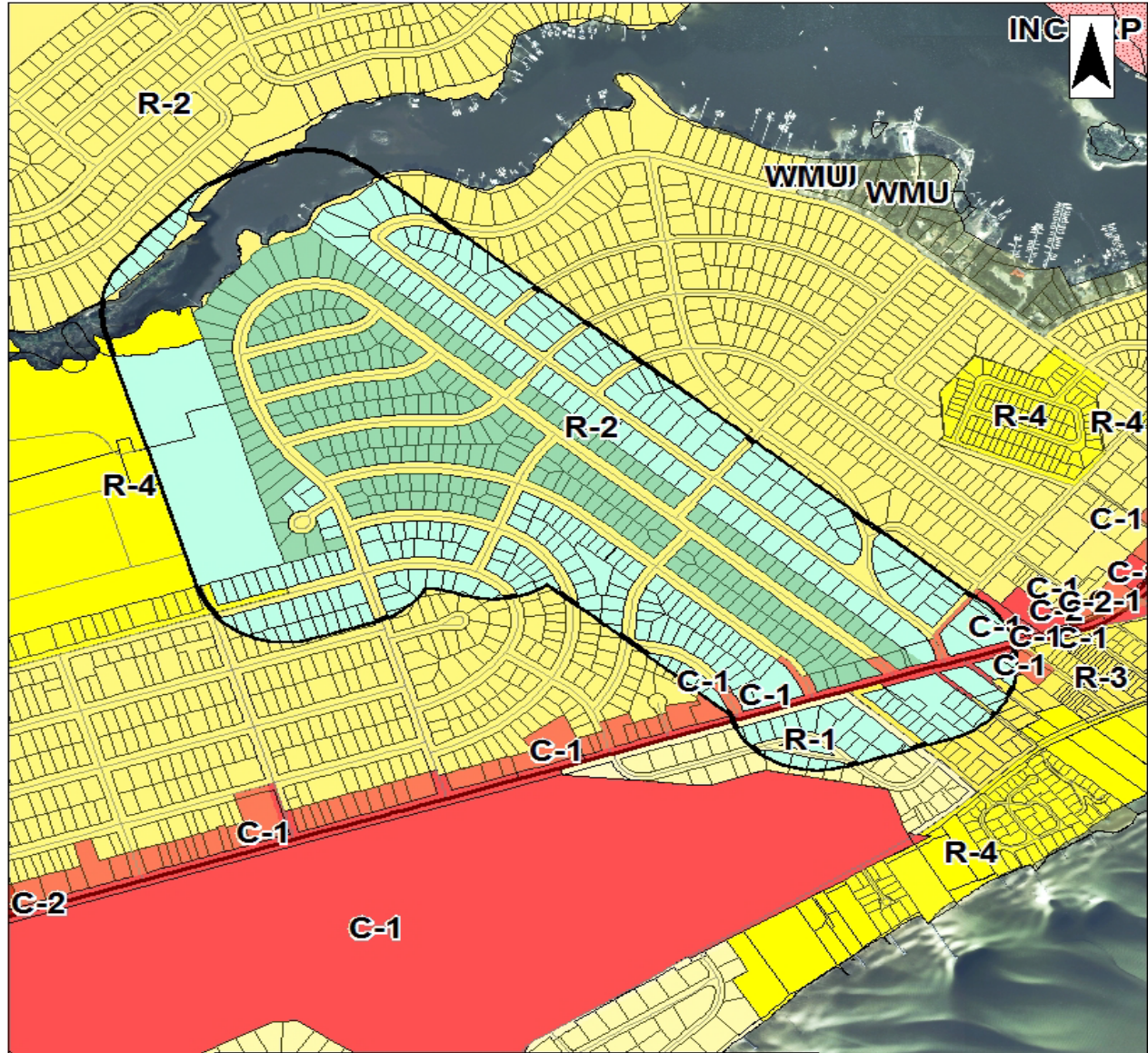

**ALL PHASES OF AERO VISTA
SUBDIVISION**



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








-  SUBDIVISION_Aero Vista buffer
-  sde_vec.ESCAMBIA.SUBDIVISION
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  PARCELS

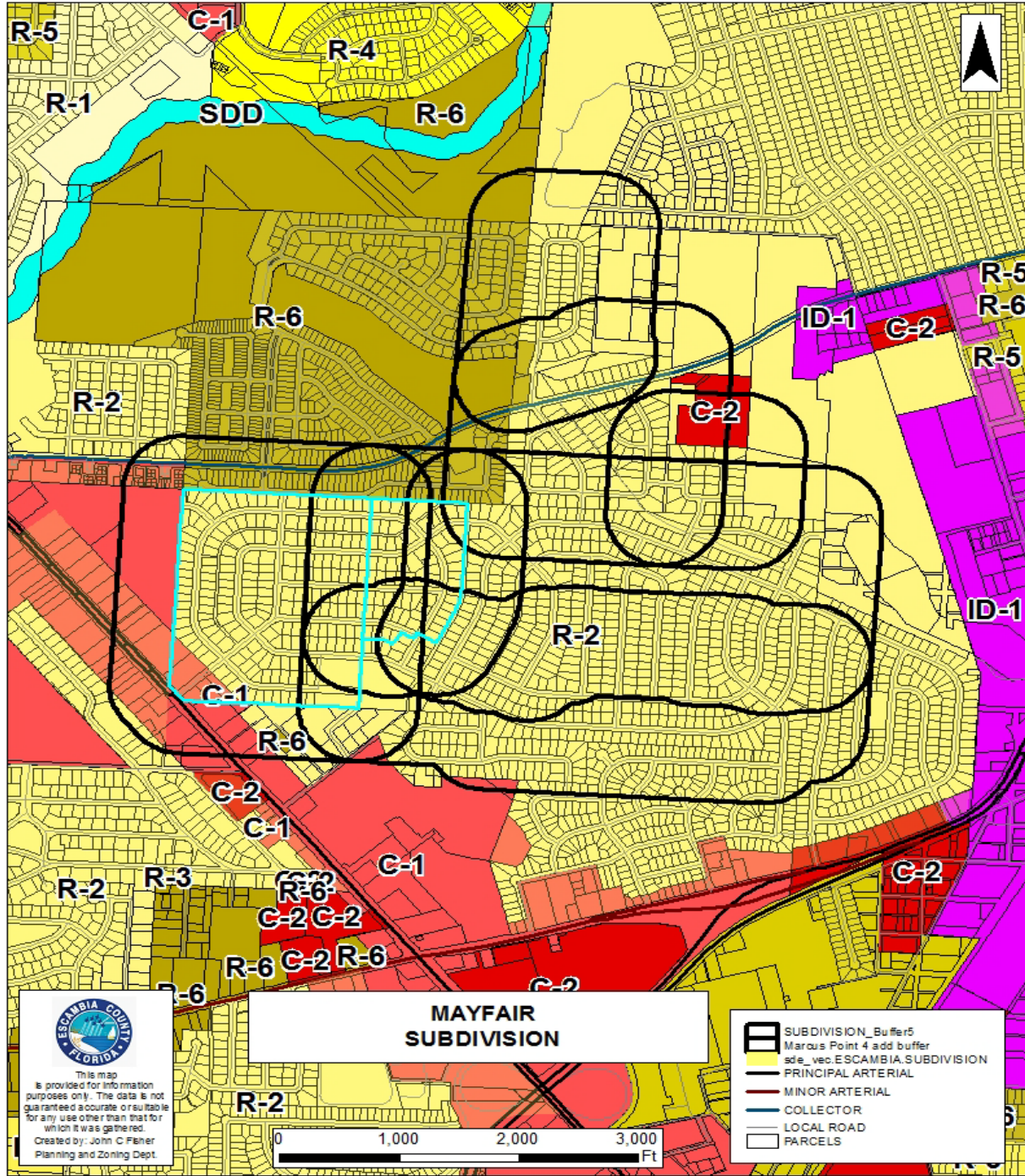



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AERO VISTA 2ND ADDITION SUBDIVISION
 SUBDIVISION 280 * .29 = \$81.2
 BUFFER 345 * .29 = \$100.05
 TOTAL STAMPS = \$181.25 NOT INCLUDING SUPPLY
 SUBDIVISION TOTAL COST \$20,530.00 NOT INCLUDING STAMPS



-  parcel_cam_a_Clip Aero Vista
-  parcel_cam_a_Clip Aero Vista
-  SUBDIVISION_Aero Vista
-  sde_vec. ESCAMBIA.SUBDIVISION
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  PARCELS



R-5

C-1

R-4

R-1

SDD

R-6



R-6

ID-1

C-2

R-5

R-6

R-5

R-2

C-2

R-2

ID-1

C-1

R-6

C-2

C-1

C-1

R-2

R-3

R-6

C-2

C-2

C-2

C-2

R-6

R-6

C-2

R-6

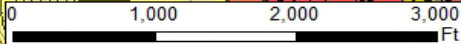
C-2

R-2



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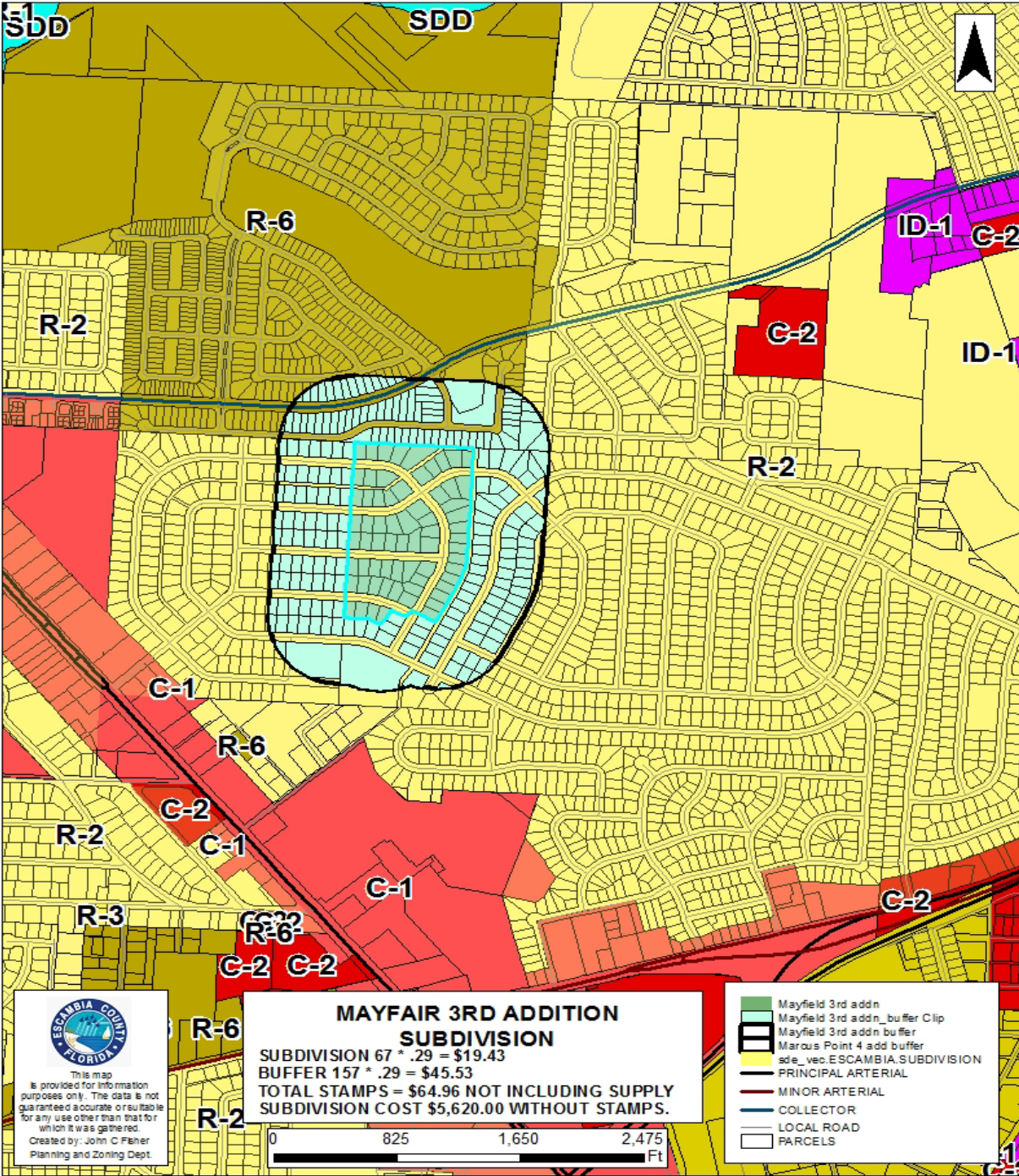
MAYFAIR SUBDIVISION



- SUBDIVISION_Buffer5
- Marcus Point 4 add buffer
- sde_vec.ESCAMBIA.SUBDIVISION
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS

SBD

SDD



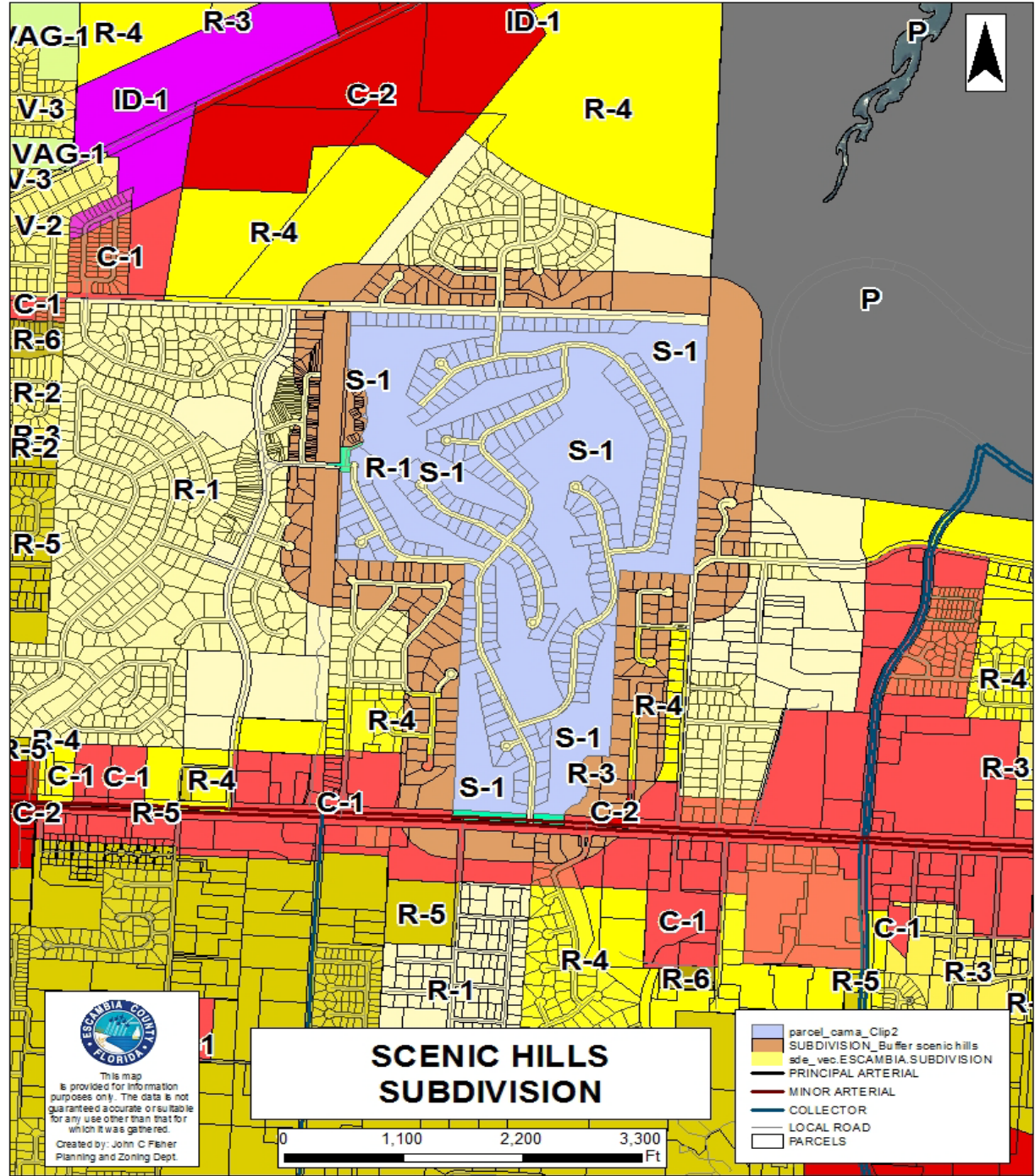
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MAYFAIR 3RD ADDITION SUBDIVISION

SUBDIVISION 67 * .29 = \$19.43
BUFFER 157 * .29 = \$45.53
TOTAL STAMPS = \$64.96 NOT INCLUDING SUPPLY
SUBDIVISION COST \$5,620.00 WITHOUT STAMPS.

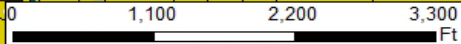


- Mayfield 3rd addn
- Mayfield 3rd addn_buffer Clip
- Mayfield 3rd addn_buffer
- Marcus Point 4 addn_buffer
- sde_vec.ESCAMBIA.SUBDIVISION
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS

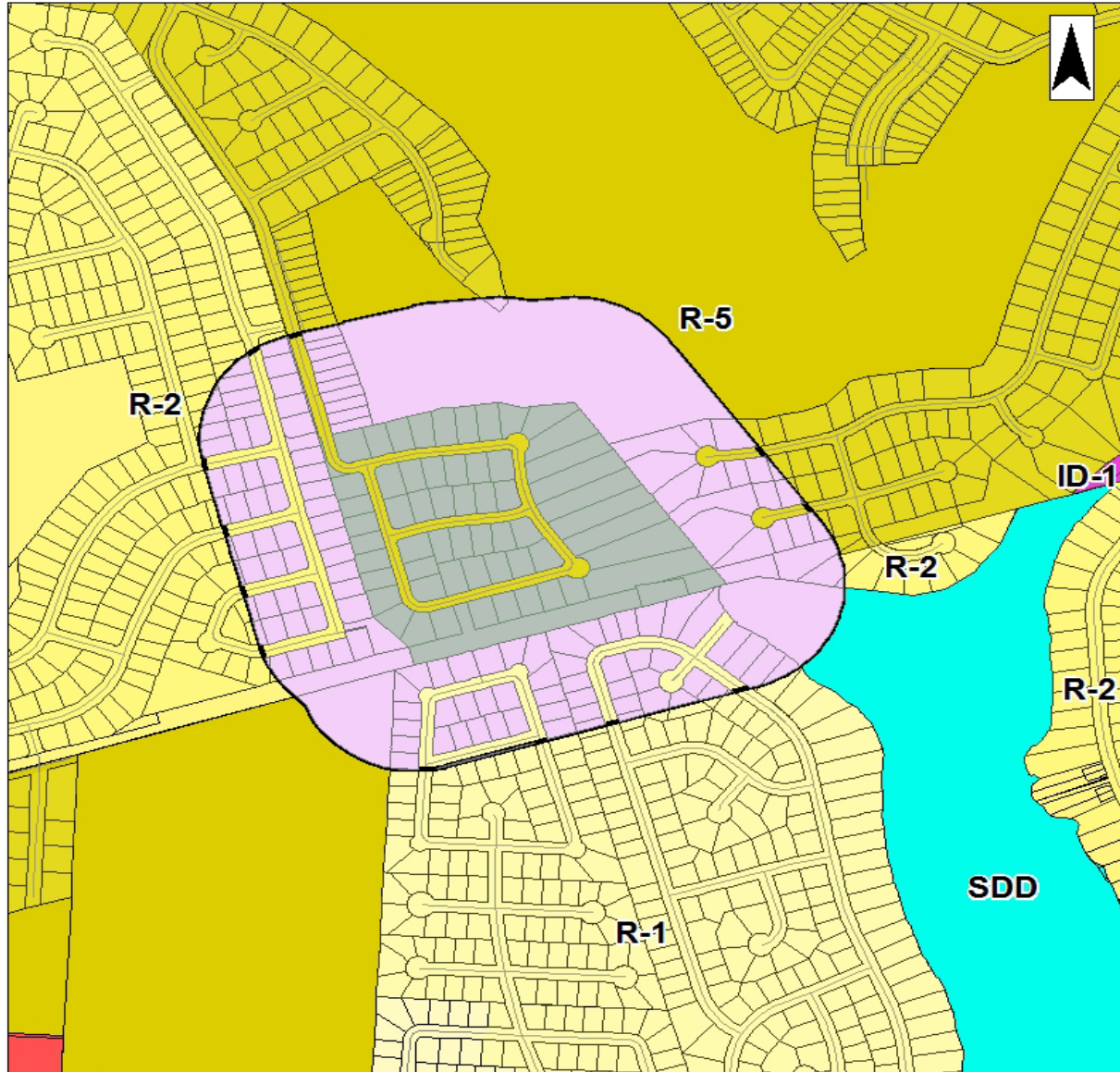


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SCENIC HILLS SUBDIVISION



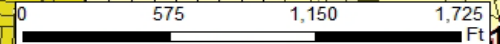
- parcel_cama_clip2
- SUBDIVISION_Buffer scenic hills
- ade_vec.ESCAMBIA.SUBDIVISION
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



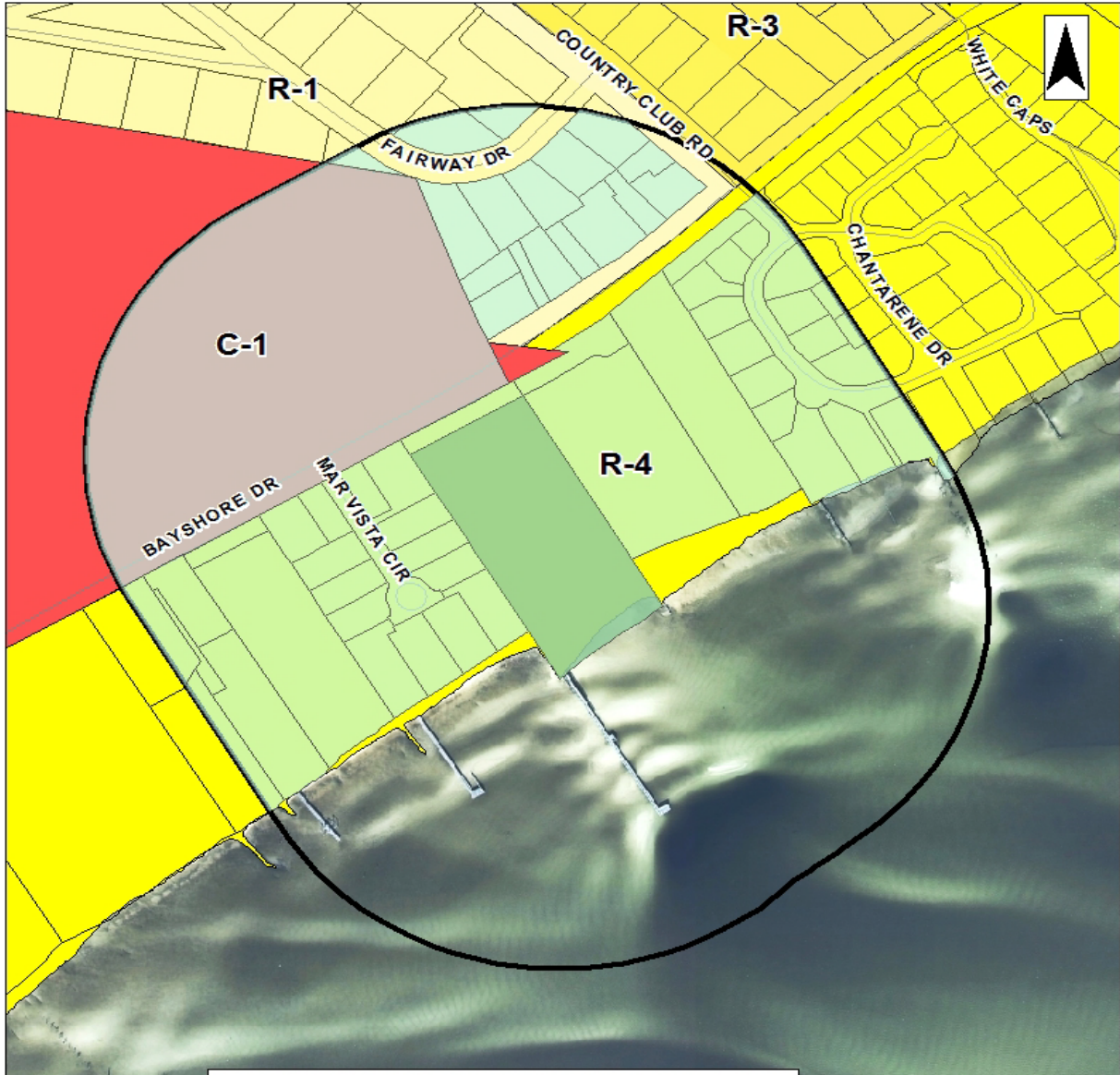
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**MARCUS POINT 4TH ADDITION
 SUBDIVISION**

SUBDIVISION 60 * .29 = \$17.4
 BUFFER 211 * .29 = \$61.19
 TOTAL STAMPS = \$78.59 NOT INCLUDING SUPPLY
 SUBDIVISION TOTAL COST \$5,130.00 WITHOUT STAMPS



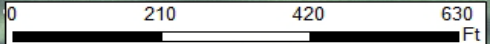
- Marcus Point 4add_Clip
- Marcus Point 4th add buffer dip
- Marcus Point 4 add buffer
- sde_vec.ESCAMBIA.SUBDIVISION
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS



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BAYSHORE CONDOMINIUM

CONDOMINIUM 97 * .29 = \$28.13
 BUFFER 64 * .29 = \$18.56
 TOTAL STAMPS = \$46.69 NOT INCLUDING SUPPLY
 SUBDIVISION TOTAL COST \$1,000.00 NOT INCLUDING STAMPS



- parcel_cama_clip7
- Bayshore buffer clip
- Bayshore_Buffer
- sd_e_vec.ESCAMBIA.SUBDIVISION
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS

Other Questions

- 1. Percentage of neighborhood participation?**
 - a. 100%**
 - b. Less than 100%**
 - c. Subdivision Phases**

- 2. Advertising and mailing costs**
 - a. Paid by applicants or County**

- 3. Plat review and recording fees**
 - a. Paid by applicants or County**

- 4. Non – conformities and uses?**
 - a. Setbacks, building heights, lot sizes, mobile homes, group homes, etc**

- 5. What is the minimum sign postings requirements per subdivision rezoning?**

Rezoning Subdivisions

1. **Percentage of neighborhood participation?**
 - a. 100%
 - b. Less than 100%
 - c. Subdivision Phases
 - d. Bert J. Harris Act
2. **Advertising and mailing costs**
 - a. Mailing paid by applicants or county
 - b. Newspaper ads (all parcels) paid by applicants or county
3. **Plat review and recording?**
 - a. Fees?
 - b. Only doing one phase compared to all phases or 2 of 5 phases?
 - c. Does the plat need to be recorded?
4. **What are the minimum sign postings requirements per subdivision?**
 - a. Just at entrance or are more needed?
5. **Non – conformities and uses? Future Land Use consistence??**
 - a. Setbacks
 - b. Building heights
 - c. Lot sizes
 - d. Mobile homes R-1 - R-4 are nonconforming
 - e. Group homes
6. **Up zoning to a commercial use?**
 - a. Or to allow mobile homes?
 - b. Single family ordinance?
7. **Can a homeowners association pay for the fees?**
 - a. Vacant lot
 - b. Neighbors lot not having the money
8. **Condominiums? Rezoning only single family detached houses.**
9. **PUD's**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 6. B.

Meeting
Date: 12/12/2011

Information

Agenda Item:

Discussion Item - Alcohol Special Zoning, presented by Ryan Ross, Assistant County Attorney.
