

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
May 14, 2012–8:30 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 and Waive the Reading of the Legal Advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.
 - A. Z-2012-08
Address: 200 Becks Lake Rd
From: VAG-1, Villages Agricultural District
To: ID-2, General Industrial (noncumulative)
 - B. Z-2012-09
Address: 2006 Border St
From: R-5, Urban Residential/Limited Office District, (cumulative) High Density and ID-1, Light Industrial District (cumulative) (no residential uses allowed)
To: ID-2, General Industrial District (noncumulative)
 - C. Z-2012-10
Address: Highway 97A
From: VAG-1, Village Agricultural District
To: ID-2, Industrial, General Industrial District (noncumulative)
 - D. Z-2012-11
Address: 11 Eden Lane
From: V-4, Villages Multifamily Residential District
To: VR-2, Villages Rural Residential District

6. Adjournment.

Planning Board-Rezoning

5. A.

Meeting Date: 05/14/2012

CASE : Z-2012-08

APPLICANT: Wiley C. "Buddy" Page,
Agent for Figure 8
Florida,LLC.

ADDRESS: 200 Becks Lake Rd

PROPERTY REFERENCE NO.: 11-1N-31-1000-002-001

FUTURE LAND USE: MU-U, Mixed-Use Urban

COMMISSIONER DISTRICT: 5

OVERLAY AREA: NA

BCC MEETING DATE: 06/28/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-1, Village Agricultural District (5 du per 100 acres on one-acre parcels)

TO: ID-2, General Industrial (noncumulative)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP)FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP 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).

FINDINGS

As stated above in **CPP FLU 1.3.1**, Mixed Use Urban category, does allow for intense residential uses and non-residential uses (commercial) for compatible infill development. Furthermore, the range of uses extends from residential to light-industrial. Staff concurs that the cumulative nature of the ID-2 zoning category does allow for light industrial which is specifically mentioned in MU-U. However, the allowable uses within the ID-2 zoning category extend beyond light-industrial. As a matter of fact, the allowable uses of ID-2 include heavy industrial land uses, highly intense manufacturing and processing operations, construction/heavy equipment operations, and other equivalent concentrations of potential noxious uses (see Criterion 2 for the list proposed uses in ID-2). In contrast, staff agrees that the parcel in question is served by existing utility connections and roads that can support the proposed allowable uses of ID-2 as required by Comprehensive Policy 1.5.3. Nevertheless, the primary issue is consistency with the MU-U and the proposed uses of ID-2 as previously mentioned. Based upon the Comprehensive Policy 1.3.1 as written, staff concedes that the existing future land use designation of MU-U **is not** consistent with the proposed rezoning request of ID-2.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

LDC 6.05.22. VAG Villages Agriculture Districts

The villages agricultural districts are typically characterized by agriculturally-assessed parcels held for agricultural production and very low density residential development in agricultural communities. Single-family residential and rural community uses that directly support agricultural activities are allowed. The intent and purpose of VAG-2 district is characterized by the following types of agricultural lands:

- (a) Small rural land areas of highly productive agricultural soils that may not be economically viable in a mainstream farming operation due to their size, and changes being undertaken in the surrounding area; or
- (b) Rural land areas with a mix of small farm operations and a typical rural residential density of one unit per four acres. The soils of these areas are least valuable for agricultural production and most suitable for future conversion out of the rural land market; or
- (c) Rural land areas which are not being used to support large farming operations, and that are characterized by a mix of natural resources and soils typically unsuitable for urban residential densities or other urban uses unless sewered.

LDC 6.05.19. ID-2 General Industrial District (noncumulative).

A. Intent and purpose. This district is intended to accommodate industrial uses which cannot satisfy the highest level of performance standards. It is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13){FLU 1.1.10} and in Article 7. Refer to Article 11 for uses allowed in ID-1, light industrial areas located in the Airport/Airfield Environs. For permitted uses in ID-2 zoning category see LDC 6.05.19.B.

LDC 7.20.07. Industrial Locational Criteria (ID-CP, ID-1, ID-2).

1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall, as a first priority, be avoided. When impacts are unavoidable, those impacts shall be minimized.
2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in the Comprehensive Plan.
3. New industrial uses in the MU-1, AA-13, and AA-15 categories may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. Industrial and MU-6 categories allow all types of industrial uses.
4. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas.
5. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Comprehensive Plan Policy 7.A.3.8.
6. These industrial locational criteria apply to those future land use categories where industrial development is permitted and does not provide or permit industrial land uses in those categories that do not provide for such uses.

FINDINGS

As referenced in the LDC regulations cited above, the intent, purpose, and the allowable uses differ greatly from VAG-1 to ID-2. In fact, ID-2 is a non-cumulative zoning district with the intent to foster and maintain separation of heavy industrial type uses from residential uses because of the litany of potential use conflicts. If the proposed rezoning request is approved, there are various regulations within the Land Development Code as well as other State and Federal regulations that must be adhered to in order to maintain separation and reduce or minimize the potential use conflicts.

Additionally, Article 7.20.07 cited above must be reviewed to ensure appropriate location and compatibility with adjacent land uses. In this case, the subject parcel runs East along Beck's Lake Road and North along a railroad to the east of Highway 95A. From what is on the ground and the existing road network in place, this provision is deemed to be in compliance at this level. If any future development is proposed, the locational criteria stated above will be reviewed for site design standards, accessibility to public and private service/facilities, and adverse impacts on surrounding areas at the time of the site plan review process.

In consideration of all the regulations cited above and the facts presented, staff finds **consistency with Criterion 2 could be met.**

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

Within the 500' radius impact area, staff observed the following zoning districts: V-3, V-4, VR-1, VR-2, VAG-1, VAG-2, ID-1 and ID-2. With the exception of a few vacant parcels and the existing industrial site area on the south side of Beck's Lake Road, it appears that a majority of the surrounding parcels have existing residential uses; furthermore, it must be noted that the parcel in question is adjacent to a residential neighborhood (please see ELU and Aerial map). From a literal perspective, the fact that the ID-2 potential uses would be near to the residential areas could make Criterion 3 as not being met.

But, there are several other factors that could be considered as well. First, the size of parcel is approximately 188 acres+/- which could provide adequate screening and enhance buffering standards, given the specific use or use intensity proposed in relationship to the nature and density of adjoining uses. Equally important is the industrial land uses and zoning designations on the south side Beck's Lake Road. This could be advantageous due to the fact that the similar like uses are in close proximity to one another and are contained to one area; henceforth, this could help reduce or negate any invasive impact on the surrounding area.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

On December 16, 2011, the County received approval of a Large Scale Amendment (CPA 2011-02) from the Department of Economic Opportunity (DEO) approving the adoption of a Future Land Use change from Mixed-Use Suburban (MU-S) to Mixed-Use Urban. Based upon DEO approval, the Board of County Commissioner adopted the Future Land Use change Ordinance on Jan. 19, 2012. Additionally, the BCC on November 3, 2011 approved a petition to vacate various Rights-of-Way in the Leonard Tracts Subdivision, which were within the parcel in question. However, it must be noted that FLU amendment approval by DEO and the BCC was based upon a "specific type of light- industrial land use" that was germane to the FLU amendment being approved and adopted.

Also, on Jan. 5, 2012, the BCC adopted a Small Scale Amendment (SSA 2012-01) Future Land Use change from Mixed-Use Suburban to Industrial Future Land Use. This amendment change is located at the corner of Highway 29 and Becks Lake Road, extending east to Stone Lake Blvd which is within the industrial park area. This Industrial Future Land Use change, from MU-S to Industrial, will allow for heavy industrial type uses (ID-2 zoning) as mentioned in Criterion I. In like manner, the intent of the Industrial future land use category is to allow for industrial developments that are deemed to be compatible with adjacent or nearby properties. In granting approval for the Small Scale Amendment, it was deemed to be compatible with the adjacent properties.

Based upon all the facts presented above, and as stated in Criterion 1, the Mixed Use Urban FLU does allow for ID-1—light industrial type uses and it appears that the changing conditions surrounding the subject parcel are allowing for industrial type uses and operations within close

proximity to one another.

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, approximately 47 (+/-) acres of wetlands and hydric soils were indicated on the subject property. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

FINDINGS

In the final analysis, it appears that there is an emerging land use pattern of industrial type uses within the vicinity of the subject parcel. The existing land uses, the existing zoning, the changing conditions that include the Large and Small Scale Amendment, and the close proximity of the light and heavy industrial uses are contributing factors to the developing land use pattern within the general area. From the factors cited above, staff agrees that the proposed amendment could result in a logical and orderly development with careful site planning, adequate buffering standards, and strict adherence to all the applicable regulations.

Attachments

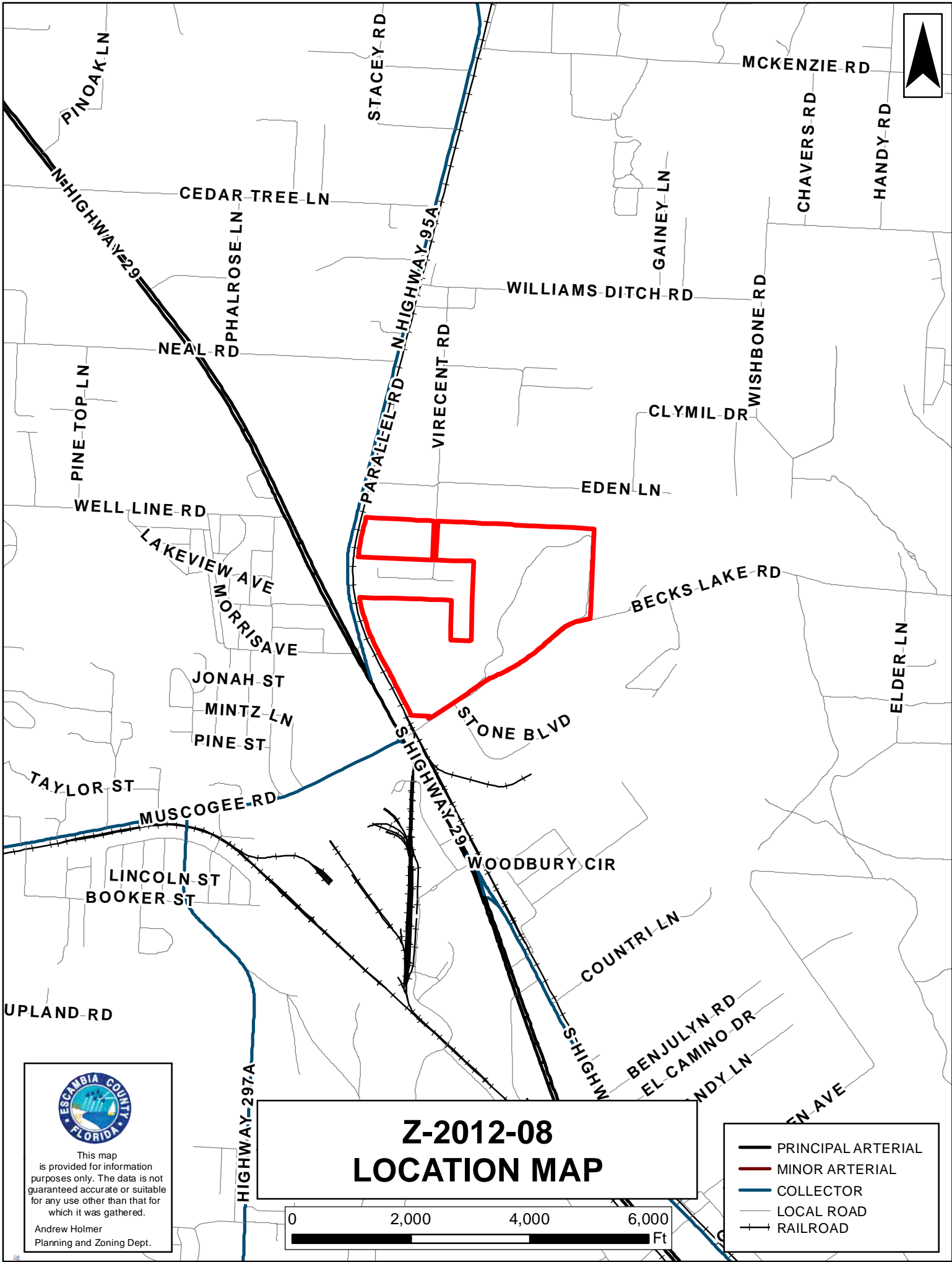
Z-2012-08

Vacation Information






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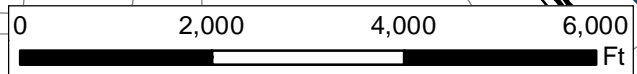

Comp Plan Amendment Staff Analysis

Z-2012-08



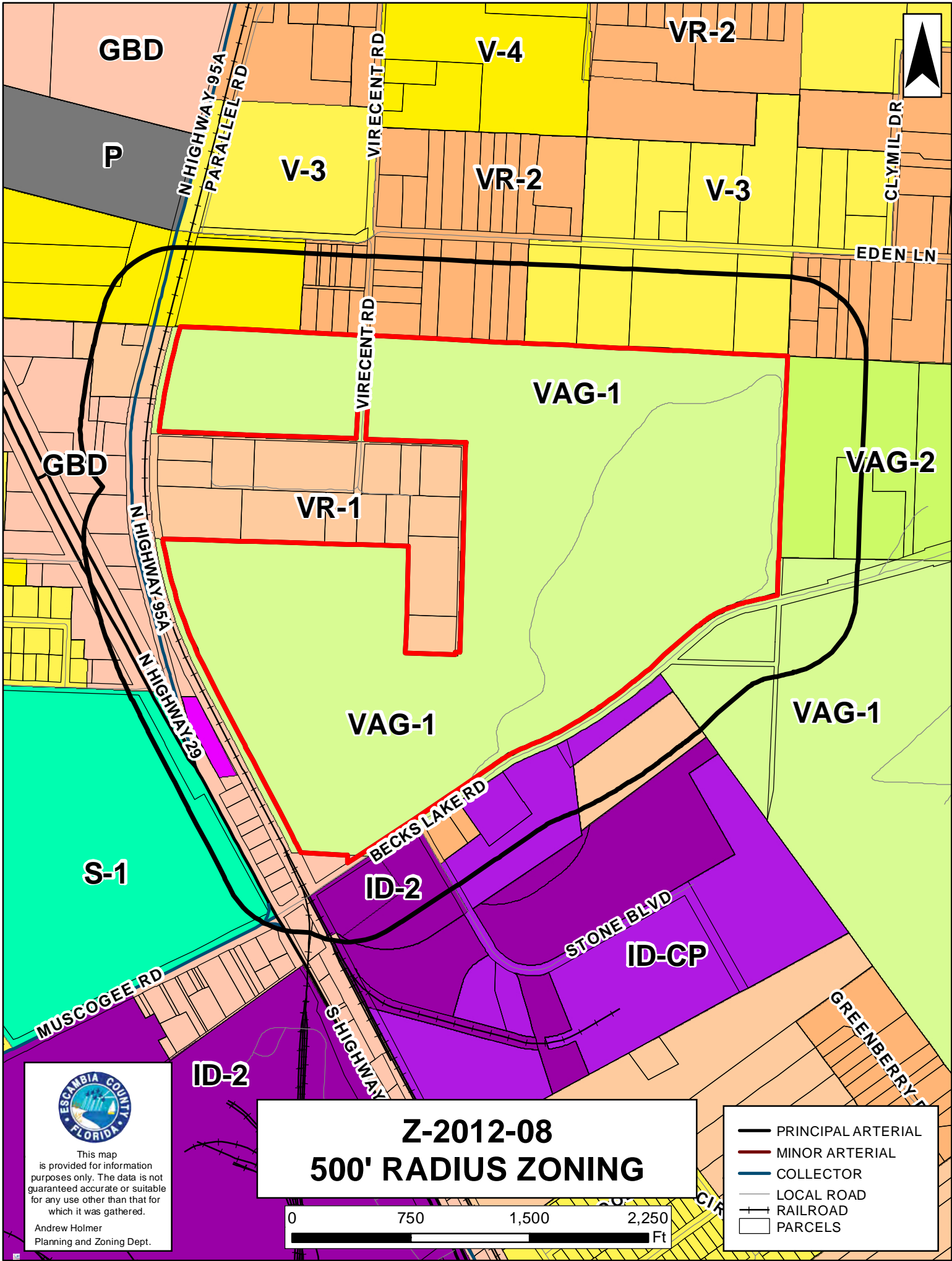
Z-2012-08 LOCATION MAP

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

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.



GBD

P

V-3

V-4

VR-2

VR-2

V-3

EDEN LN

VIRECENT RD

VAG-1

VAG-2

GBD

VR-1

VAG-1

VAG-1

S-1

ID-2

STONE BLVD

ID-CP

MUSCOGEE RD

S-HIGHWAY

GREENBERRY

ID-2

Z-2012-08
500' RADIUS ZONING

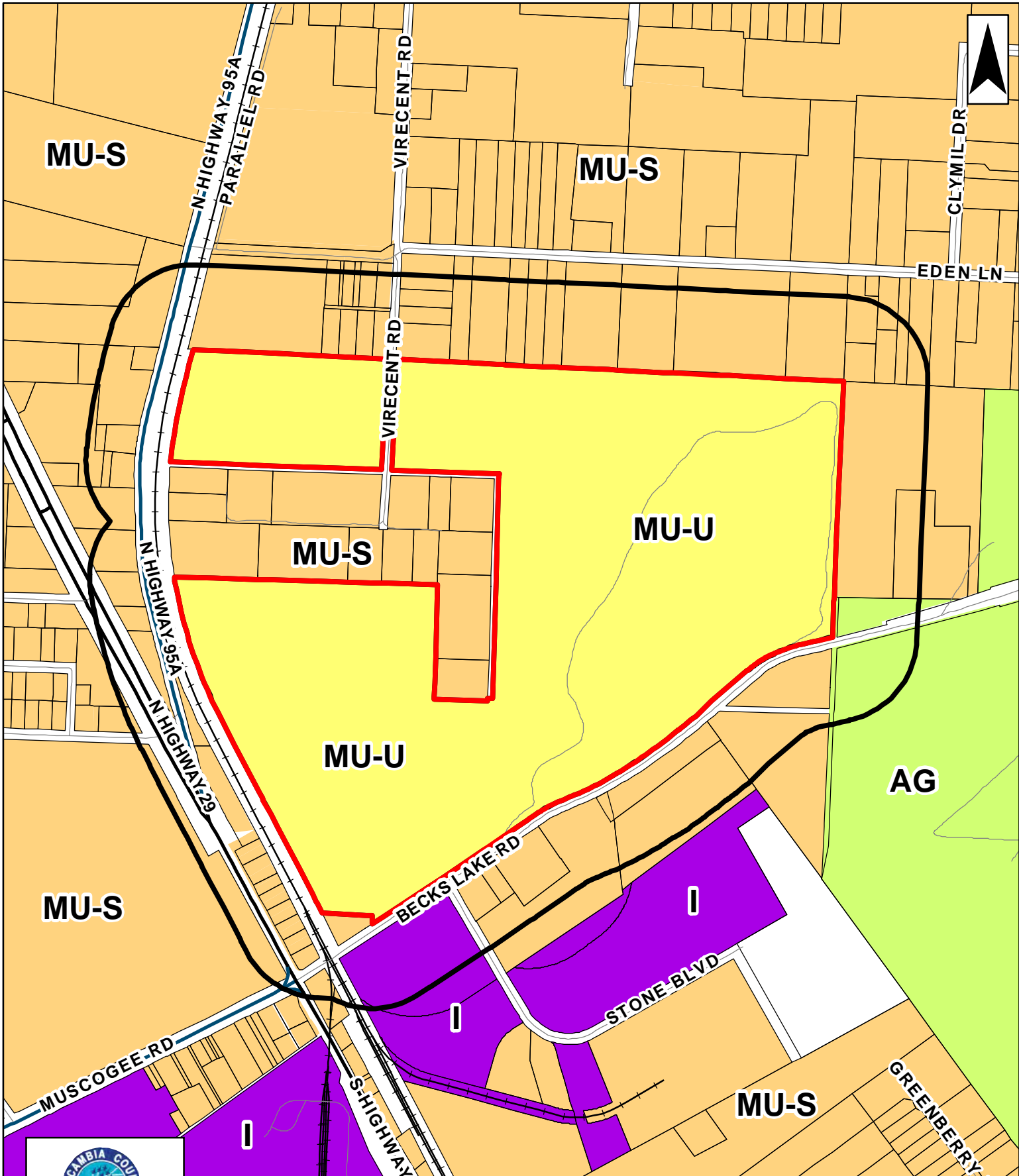


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- + RAILROAD
- PARCELS



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Andrew Holmer
Planning and Zoning Dept.



MU-S

MU-S

EDEN LN

VIRECENT RD

CLYMIL DR

N-HIGHWAY-95A
PARALLEL RD

VIRECENT RD

MU-U

MU-S

N-HIGHWAY-95A
N-HIGHWAY-29

MU-U

AG

BECKS LAKE RD

MU-S

I

I

STONE BLVD

MUSCOGEE RD

MU-S

S-HIGHWAY

GREENBERRY RD



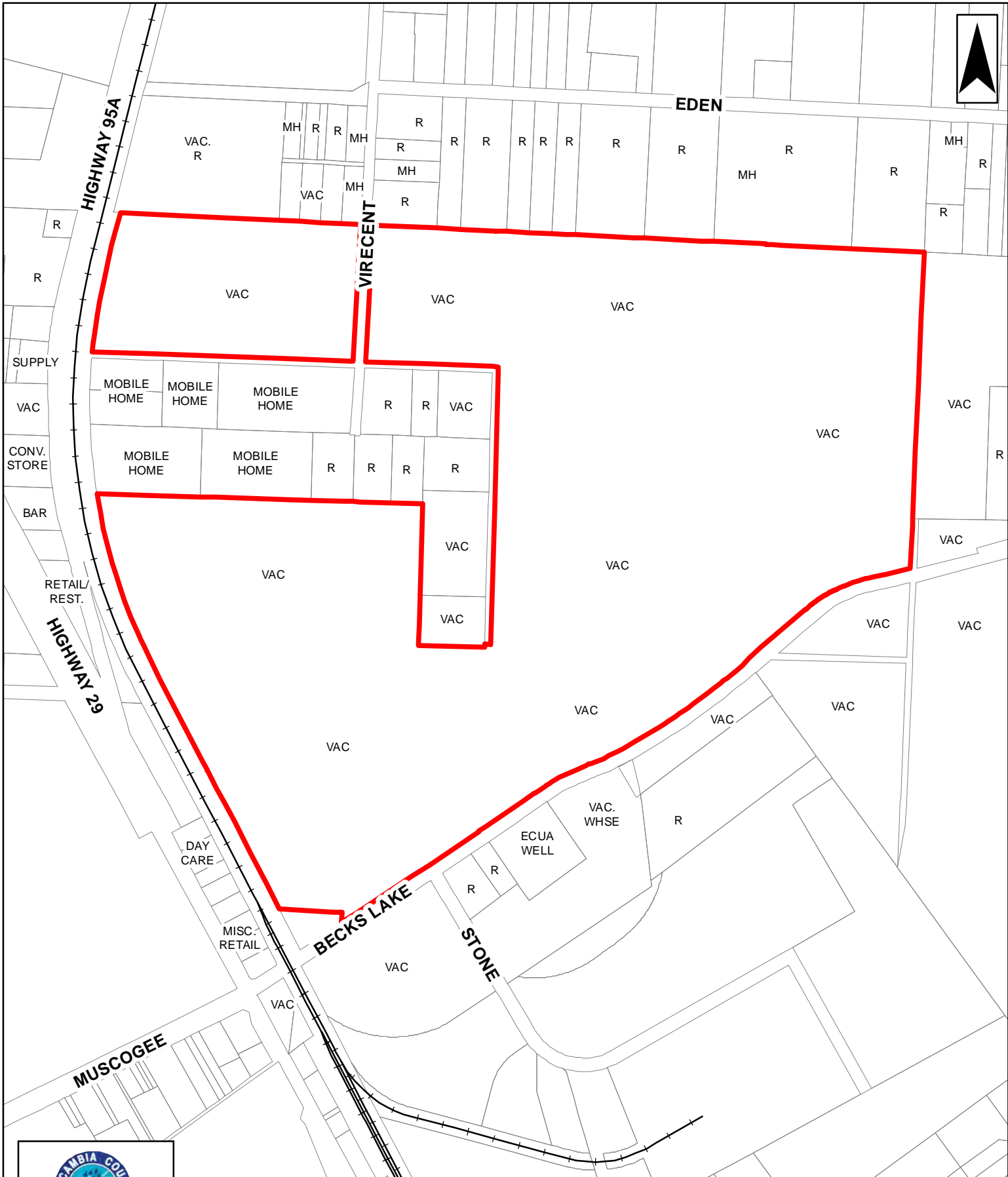

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Andrew Holmer
Planning and Zoning Dept.

Z-2012-08 FUTURE LAND USE



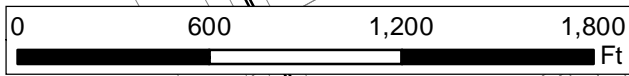
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- PARCELS






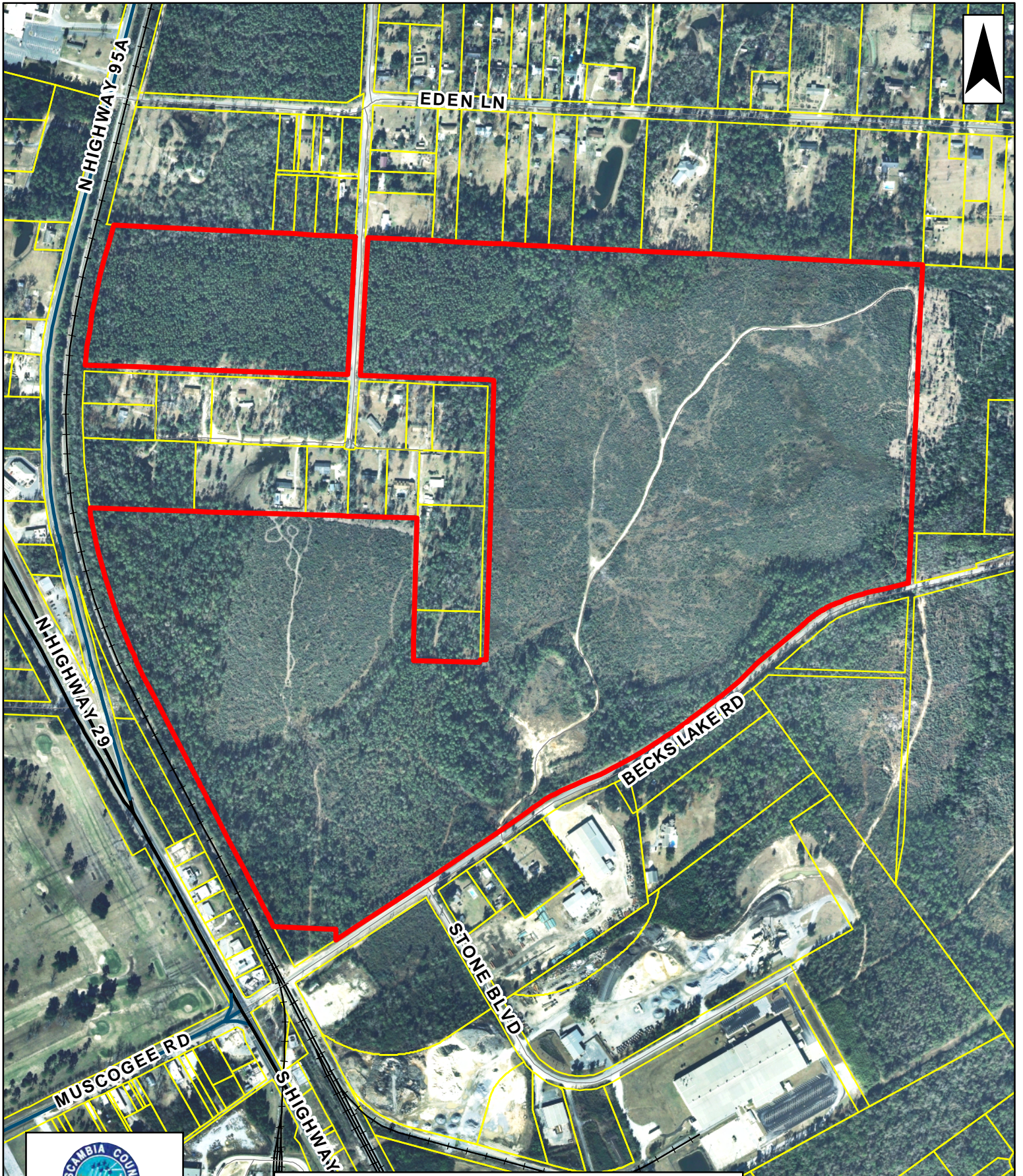
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Andrew Holmer
Planning and Zoning Dept.

Z-2012-08 EXISTING LAND USE



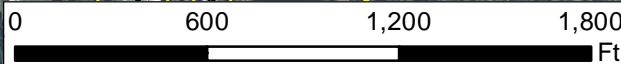
 RAILROADS
 PARCELS



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.

Z-2012-08 AERIAL MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-08
CURRENT ZONING: VAG-1 PROPOSED ZONING: ID-2

PLANNING BOARD

DATE: 5/14/12 TIME: 8:30 a.m.

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 6/28/12 TIME: 5:45 p.m.

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN

PUBLIC MEETING NOTICE



LOOKING NORTH TO THE PARCEL

 **NOTICE OF PUBLIC HEARING REZONING**

CASE NO.: Z-2012-08

CURRENT ZONING: VAG-1 PROPOSED ZONING: ID-2

PLANNING BOARD

DATE: 5/14/12 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE
3963 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

COMMISSIONERS

LOOKING EAST





LOOKING SOUTHWEST



LOOKING WEST



Development Services Bureau

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: GBD/VAG-1 to: ID-2

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Figure 8 (Florida) LLC Phone: _____

Address: 501 Riverside Avenue, Suite 902 Jacksonville, FL 32202 Email: _____

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: US 29 & Becks Lake Road

Property Reference Number(s)/Legal Description: 11-1N-31-1000-002-001 Escambia County Florida

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) 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 that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Ashton Hudson, President Signature of Owner/Agent Figure 8 (Florida), LLC Printed Name Owner/Agent 2-28-12 Date

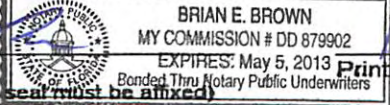
Signature of Owner _____
Printed Name of Owner _____
Date

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28th day of Feb 20 12,
by Ashton Hudson

Personally Known OR Produced Identification Type of Identification Produced: _____

Brian E Brown Signature of Notary Brian E Brown Printed Name of Notary



FOR OFFICE USE ONLY

Meeting Date(s): PB 5/14/12 BCC 6/28/12 Accepted/Verified by: A Cam Date: 4/4/12

Fees Paid: \$ 6050 Receipt #: 552579 Permit #: PR2120400008



Development Services Bureau
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-08

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 11-1N-31-1000-002-001

Property Address: NE cor US 29 & Becks Lake Road

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- 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, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater 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.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 28th DAY OF February, YEAR OF 2012.

[Signature]
Signature of Property Owner

Figure 8 (Florida), LLC
Printed Name of Property Owner

2-28-12
Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Bureau
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-08

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 200 Becks Lake Road
Florida, property reference number(s) 11-1N-31-1000-002-001

I hereby designate Wiley C. "Buddy" Page for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of _____, and is effective until the Board of County Commissioners or the Board of Adjustment 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 Development Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850.232.9853

[Signature]
Signature of Property Owner

Figure 8 (Florida), LLC
Printed Name of Property Owner

2-28-12
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28th day of February 20 12
by Ashton Hudson

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary

Brian E. Brown
Printed Name of Notary

(Notary Seal)





Chris Jones Escambia County Property Appraiser

[Real Estate Search](#) | [Tangible Property Search](#) | [Amendment 1 Calculations](#)

[Back](#)

Reference **Account**

[Printer Friendly Version](#)

| General Information | |
|---|---|
| Reference: | 111N311000002001 |
| Account: | 113240100 |
| Owners: | INTERNATIONAL PAPER COMPANY |
| Mail: | C/O FIGURE 8 FLORIDA LLC 501 RIVERSIDE AVE SUITE 902 JACKSONVILLE, FL 32202 |
| Situs: | US 29 & BECKS LAKE RD 32533 |
| Use Code: | TIMBER 3 |
| Taxing Authority: | COUNTY MSTU |
| Tax Inquiry: | Open Tax Inquiry Window |
| Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector | |

| 2011 Certified Roll Assessment | |
|--|----------|
| Improvements: | \$0 |
| Land: | \$17,245 |
| Total: | \$17,245 |
| Save Our Homes: | \$0 |
| Disclaimer | |
| Amendment 1 Calculations | |

| Sales Data | | | | | |
|--|------|------|-------------|------|-------------------------------|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
| 05/1992 | 3212 | 807 | \$1,557,700 | WD | View Instr |
| 11/1985 | 2223 | 725 | \$100 | WD | View Instr |
| 11/1985 | 2147 | 569 | \$7,066,500 | WD | View Instr |
| Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court | | | | | |

| 2011 Certified Roll Exemptions | |
|---|--|
| None | |
| Legal Description | |
| LTS 1 THRU 12 19 THRU 24 28 THRU 30 32 THRU 42 54 55 AND ALL THAT PART OF LTS 25 THRU 27 43 THRU 45... | |
| Extra Features | |
| None | |

Parcel Information [Restore Map](#) [Get Map Image](#) [Launch Interactive Map](#)

| |
|---|
| Section Map Id: 11-1N-31-1 |
| Approx. Acreage: 185.0600 |
| Zoned: GBD VAG-1 VR-1 |

2011 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED REC'D APR 04 2012
Apr 20, 2011
Secretary of State

DOCUMENT# L10000095599

Entity Name: FIGURE 8 (FLORIDA), LLC

Current Principal Place of Business:

501 RIVERSIDE AVENUE, SUITE 902
JACKSONVILLE, FL 32202

New Principal Place of Business:

Current Mailing Address:

501 RIVERSIDE AVENUE, SUITE 902
JACKSONVILLE, FL 32202

New Mailing Address:

FEI Number: 27-3441982 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

CORPORATE CREATIONS NETWORK, INC.
11380 PROSPERITY FARMS ROAD #221E
PALM BEACH GARDENS, FL 33410 US

Name and Address of New Registered Agent:

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

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

MANAGING MEMBERS/MANAGERS:

Title: MGR
Name: HUDSON, ASHTON
Address: 501 RIVERSIDE AVE., SUITE 902
City-St-Zip: JACKSONVILLE, FL 32202

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: ASHTON HUDSON

MGR

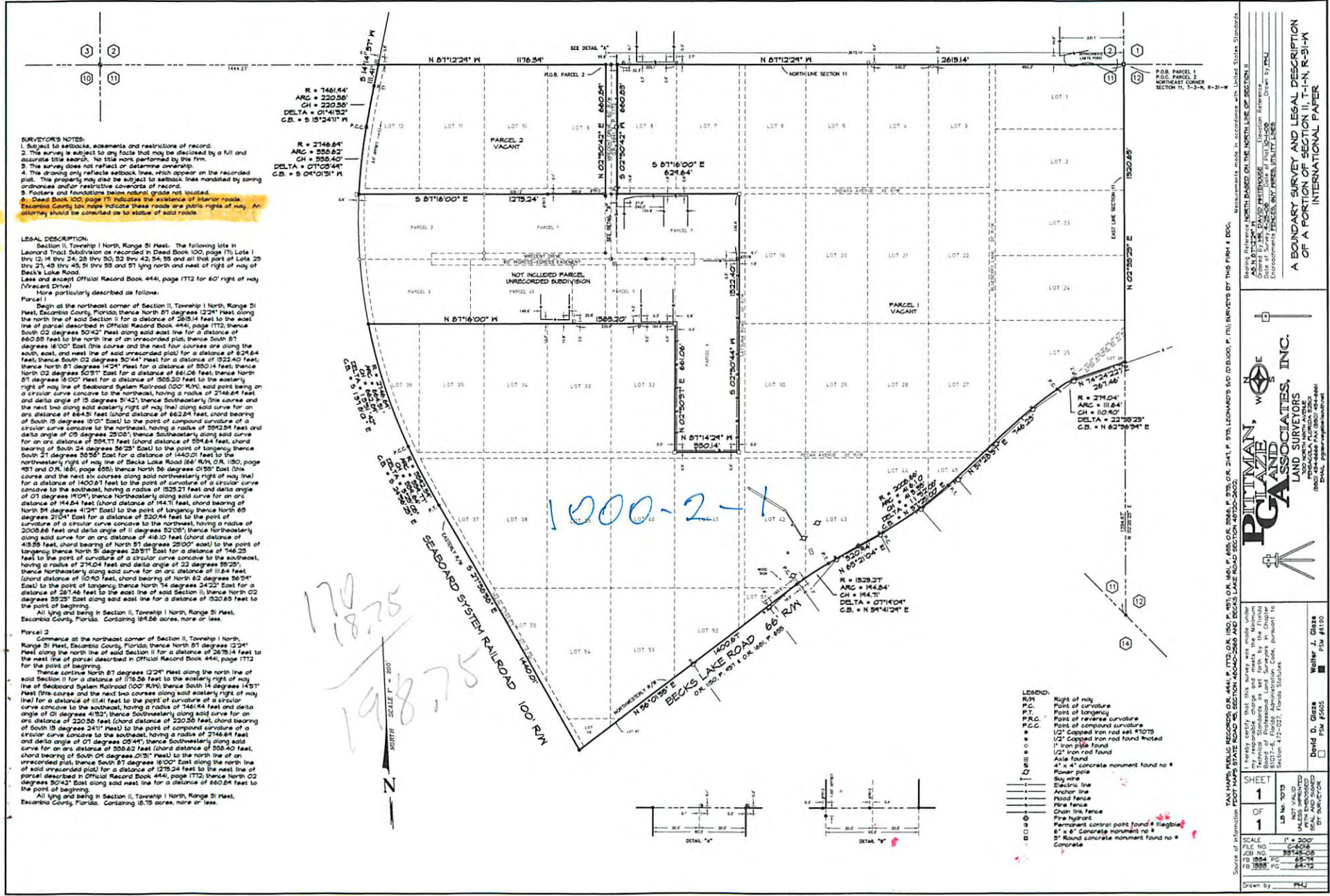
04/20/2011

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

L-15205

185.04 AC

187.56 AC



SURVEYOR'S NOTES:

- Subject to setbacks, easements and restrictions of record.
- This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
- This survey does not reflect or determine ownership.
- The drawing only reflects setback lines which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
- Posters and foundations below natural grade not located.
- Dead Book 100 page 171 indicates the existence of interior roads. Escambia County law maps indicate these roads are public rights of way. An attorney should be consulted as to status of said roads.

LEGAL DESCRIPTION:

Section 11, Township 1 North, Range 31 West. The following lots in Leonard Trust Subdivision as recorded in Dead Book 100, page 171; Lots 1 thru 12, 14 thru 24, 26 thru 30, 32 thru 42, 54, 55 and all that part of Lots 29 thru 27, 43 thru 45, 51 thru 53 and 57 lying north and west of right of way of Backs Lake Road.

Less and except Official Record Book 444, page 1772 for 60' right of way (Freight Drive)

More particularly described as follows:

Parcel 1
 Begin at the northeast corner of Section 11, Township 1 North, Range 31 West, Escambia County, Florida, thence North 01 degree 12' 24" West along the north line of said Section 11 for a distance of 2675.14 feet to the east line of parcel described in Official Record Book 444, page 1772, thence South 02 degree 50' 42" West along said east line for a distance of 640.88 feet to the north line of an unrecorded plat, thence South 07 degree 16' 00" East (this course and the next four courses are along the south east, and next line of said unrecorded plat) for a distance of 624.84 feet, thence South 02 degree 50' 42" West for a distance of 322.42 feet, thence North 07 degree 16' 00" East for a distance of 350.14 feet, thence North 02 degree 50' 42" East for a distance of 640.88 feet, thence North 07 degree 16' 00" West for a distance of 1505.20 feet to the easterly right of way line of Seaboard System Railroad (OO' R/W), said point being on a circular curve concave to the northwest, having a radius of 2748.64 feet and delta angle of 15 degrees 54' 42" thence Southeast (this course and the next two along said easterly right of way line) along said curve for an arc distance of 684.31 feet (chord distance of 662.24 feet, chord bearing of South 15 degrees 18' 01" East) to the point of compound curvature of a circular curve concave to the northwest, having a radius of 5942.84 feet and delta angle of 09 degrees 25' 05", thence Southeast (this course and the next six courses along said northeasterly right of way line) for an arc distance of 594.77 feet (chord distance of 594.84 feet, chord bearing of South 24 degrees 58' 25" West) to the point of tangency, thence South 21 degree 50' 56" East for a distance of 1440.21 feet to the northeasterly right of way line of Backs Lake Road (66' R/W, O.R. 1850, page 487 and O.R. 485, page 655), thence North 56 degrees 01' 53" East (this course and the next six courses along said northeasterly right of way line) for a distance of 1400.87 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 1529.21 feet and delta angle of 07 degrees 11' 01", thence Northeast (this course and the next four courses along said curve) for an arc distance of 114.64 feet (chord distance of 114.71 feet, chord bearing of North 94 degrees 41' 21" East) to the point of tangency, thence North 65 degrees 21' 54" East for a distance of 220.84 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 2009.66 feet and delta angle of 11 degrees 52' 05", thence Northeast (this course and the next six courses along said curve) for an arc distance of 419.58 feet (chord distance of 419.58 feet, chord bearing of North 91 degrees 25' 00" East) to the point of tangency, thence North 51 degrees 28' 37" East for a distance of 1748.23 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 2742.04 feet and delta angle of 23 degrees 59' 29", thence Northeast (this course and the next four courses along said curve) for an arc distance of 1164.4 feet (chord distance of 1164.40 feet, chord bearing of North 62 degrees 56' 54" East) to the point of tangency, thence North 74 degrees 34' 22" East for a distance of 287.46 feet to the east line of said Section 11, thence North 02 degree 59' 29" East along said east line for a distance of 1530.65 feet to the point of beginning.

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida. Containing 184.56 acres, more or less.

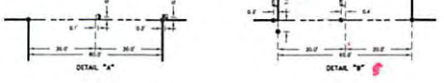
Parcel 2
 Commence at the northeast corner of Section 11, Township 1 North, Range 31 West, Escambia County, Florida, thence North 01 degree 12' 24" West along the north line of said Section 11 for a distance of 2675.14 feet to the east line of parcel described in Official Record Book 444, page 1772 for the point of beginning.

Thence continue North 07 degree 16' 00" West along the north line of said Section 11 for a distance of 176.58 feet to the easterly right of way line of Seaboard System Railroad (OO' R/W), thence South 14 degrees 14' 51" West (this course and the next two courses along said easterly right of way line) for a distance of 1114.1 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 7461.84 feet and delta angle of 01 degree 41' 52" thence Southeast (this course and the next four courses along said curve) for an arc distance of 2202.58 feet (chord distance of 2202.58 feet, chord bearing of South 18 degrees 24' 11" West) to the point of compound curvature of a circular curve concave to the southeast, having a radius of 2716.81 feet and delta angle of 07 degrees 09' 44", thence Southeast (this course and the next four courses along said curve) for an arc distance of 355.62 feet (chord distance of 355.40 feet, chord bearing of South 04 degrees 21' 31" West) to the north line of an unrecorded plat, thence South 07 degree 16' 00" East along the north line of said unrecorded plat for a distance of 1275.24 feet to the east line of parcel described in Official Record Book 444, page 1772, thence North 02 degree 50' 42" East along said east line for a distance of 650.24 feet to the point of beginning.

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida. Containing 18.75 acres, more or less.

170
18.75
198.75

1000-2-1



- LEGEND:**
- R/W Right of way
 - P.C. Point of curvature
 - P.T. Point of tangency
 - P.R.C. Point of reverse curvature
 - P.C.C. Point of compound curvature
 - 1/2" capped iron rod set #1078
 - 1/2" capped iron rod found frosted
 - 1" iron pipe found
 - 1/2" iron rod found
 - ▲ Anvil found
 - 4" x 4" concrete monument found no #
 - Power pole
 - Guy wire
 - Electric line
 - Anchor line
 - Road fence
 - Wire fence
 - Chain link fence
 - Fire hydrant
 - Permanent control point found # negligible
 - 6" x 6" concrete monument no #
 - 8" round concrete monument found no #
 - Concrete

Surveyor's Reference NORTH BASED ON THE NORTH LINE OF SECTION 11.

PULLMAN, WOOD & ASSOCIATES, INC.
 LAND SURVEYORS
 1000 RAILROAD AVENUE, SUITE 200
 TAMPA, FLORIDA 33604
 TEL: 813-974-2100
 FAX: 813-974-2101
 www.pullmanwood.com

REGD. APR 04 2012

Scale: 1" = 300'
 Date of Survey: 05/04/11
 Date of Plotting: 05/04/11
 Drawn by: PJA
 Checked by: PJA

BOUNDARY SURVEY AND LEGAL DESCRIPTION OF A PORTION OF SECTION 11, T-1-N, R-31-W INTERNATIONAL PAPER

Source of Information: P.O.B. PARCEL 1 NORTHEAST CORNER SECTION 11, T-1-N, R-31-W

Surveyed by: Pullman, Wood & Associates, Inc.
 Surveyed on: 05/04/11
 Surveyed for: PJA

Drawn by: PJA



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **552579**

Date Issued. : 04/04/2012

Cashier ID : GELAWREN

Application No. : PRZ120400008

Project Name : Z-2012-08

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 001076 | \$1,050.00 | App ID : PRZ120400008 |
| | | \$1,050.00 | Total Check |

Received From : FIGURE 8 FLORIDA LLC

Total Receipt Amount : **\$1,050.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|--------------------------------|
| PRZ120400008 | 645710 | 1,050.00 | \$0.00 | 200 BECKS LAKE , PENSACOLA, FL |

Total Amount :

1,050.00

\$0.00

Balance Due on this/these
Application(s) as of 4/4/2012

LOWERY THOMAS
1320 E OLIVE RD
PENSACOLA FL 32514

MCCRORY TOMMY R
563 EDEN LN
CANTONMENT FL 32533

MCCRORY JOE JR & CLARA S
5416 GLASS DR
PENSACOLA FL 32505

LEGASPI EDUARDO T & MAXINE H
425 EDEN LN
CANTONMENT FL 32533

HATFIELD MARK D & SUL YO
445 EDEN LANE
CANTONMENT FL 32533

WILD OAK FARM LTD
516 LAKEVIEW RD # 8
CLEARWATER FL 33756-3302

FARM HILL LTD
516 LAKEVIEW RD UNIT 8
CLEARWATER FL 33756-3302

HUELSBECK JOHN W
121 COUNTRI LN
CANTONMENT FL 32533

MARABELLA MARGARET STRANZEL
PO BOX 412
CANTONMENT FL 32533

KROCHTA GRACE M
PO BOX 523
CANTONMENT FL 32533

HUELSBECK RICHARD
12006 LURAY CT
LOUISVILLE KY 40245

KROCHTA PETER J
830 VIRECENT RD
CANTONMENT FL 32533

HABER ELIZABETH A
808 WATSON AVE
CANTONMENT FL 32533

KROCHTA MELINDA SUE
4468 HWY 95A
MOLINO FL 32577

HUELSBECK JOSEPH F JR
15 EDEN LN
CANTONMENT FL 32533

MEREDITH TROY D
275 EDEN LN
CANTONMENT FL 32533

DAY JAMES D
361 EDEN LN
CANTONMENT FL 32533

JORDAN WAYNE A & SHIRLEY T
421 EDEN LN
CANTONMENT FL 32533

HOWELL EUNICE H
PO BOX 130
CANTONMENT FL 32533

MUSGROVE ROBERT G & ROBERTA
938 OAK BOWERY RD
ELLISVILLE MS 39437

HALL CHARLES E & DOROTHY H
53 EDEN LN
CANTONMENT FL 32533

BENSON ELIZABETH W
1294 HWY 95 A NORTH
CANTONMENT FL 32533

ARD RUBY ANNETTE LIFE EST
205 EDEN LN
CANTONMENT FL 32533

PINSON KYLE J & DEBORAH S
880 VIRECENT RD
CANTONMENT FL 32533

LEE DAVID E
850 VIRECENT RD
CANTONMENT FL 32533

PEEBLES VERNON M LIFE EST
99 EDEN LN
CANTONMENT FL 32533

THOMAS LARRY & PAMELA ANN
141 EDEN LN
CANTONMENT FL 32533

STUCKEY SYBIL TRUSTEE
121 EDEN LN
CANTONMENT FL 32533

SPRING JO ANNE JONES
PO BOX 776
CANTONMENT FL 32533

SCHWARTZ DAVID L & MELINDA W
411 BECK'S LAKE RD
CANTONMENT FL 32533

RIESENBERG BRYANT B &
4408 CEDARBROOK DR
PENSACOLA FL 32526

FIGURE 8 FLORIDA LLC
501 RIVERSIDE AVE SUITE 902
JACKSONVILLE FL 32202

POWELL VIVIAN W
251 SAN CARLOS RD
CANTONMENT FL 32533

CUTLER VIRGINIA C
295 BECKS LAKE RD
CANTONMENT FL 32533

NEW HOPE HOLINESS CHURCH OF
GOD
408 N HWY 29
CANTONMENT FL 32533

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS TN 38101

PORTER ROSEMARY
PO BOX 746
CANTONMENT FL 32533

CREIGHTON G R & BERTHA G
315 BECKS LAKE RD
CANTONMENT FL 32533

STEPHENS WALTER H
1300 E OLIVE RD
PENSACOLA FL 32514

CREIGHTON CLYDE T JR
5900 S HWY 99
WALNUT HILL FL 32568

BURLINGTON NORTHERN
RAILROAD CO
C/O RAIL AMERICA 7411
FULLERTON ST STE 300
JACKSONVILLE FL 32256

SEVEN STATES TIMBERLANDS LLC
654 NORTH STATE ST
JACKSON MS 39202

EMERALD COAST UTILITIES
AUTHORITY
PO BOX 15311
PENSACOLA FL 32514

SAI KRUPA INC
4031 STEFANI RD
CANTONMENT FL 32533

PENSACOLA SKID & PALLET INC
PO BOX 81
CANTONMENT FL 32533

BETHEA WESS
3041 S CENTURY BLVD
MCDAVID FL 32568

DAVIS NORA B REVOCABLE
1723 E JACKSON ST
PENSACOLA FL 32501

CREWS LINDA
1055 CANDLEWOOD CIR
PENSACOLA FL 32514

MORREAU SHIRLEY MAY
551 VIRECENT DR
CANTONMENT FL 32533

JOHNSON CECIL W SR
652 VIRECENT DR
CANTONMENT FL 32533

TRAWICK TERRY R
651 VIRECENT DR
CANTONMENT FL 32533

NOBLE JEFFREY T & CATHY
690 VIRECENT DR
CANTONMENT FL 32533

WOODS DOROTHY
670 VIRECENT DR
CANTONMENT FL 32533

DOTEN TROY A & KAY L
682 VIRECENT DR
CANTONMENT FL 32533

CUMMINS SHARON K
PO BOX 639
CANTONMENT FL 32533

MILSTEAD HAROLD L SR
676 VIRECENT RD
CANTONMENT FL 32533

KING EDMON I JR & BRENDA A
819 HWY 95-A N
CANTONMENT FL 32533

THAMES CARRIE W
809 HWY 95-NORTH
CANTONMENT FL 32533

JOHNSON WILLIAM R
319 CROWDALE RD
CANTONMENT FL 32533

JOHNSON HARLAN
PO BOX 10537
PENSACOLA FL 32524

NORTHSIDE PLAZA LLC
C/O BECK PROPERTY COMPANY
4890 BAYOU BLVD
PENSACOLA FL 32504

HOLT PATRICIA D
9130 COVE AVE
PENSACOLA FL 32534

WEBER ROBERT A JR & ANNA V
920 COMMONWEALTH RD
PENSACOLA FL 32504-7022

TRAIL THOMAS R & MEREDITH M
530 BECKS LAKE RD
CANTONMENT FL 32533-8402

SCHWARTZ DAVID L
411 BECKS LAKE RD
CANTONMENT FL 32533

MIDLAM SANDRA A
120 VAUGHN ST
CANTONMENT FL 32533

HARRIS CHARLES T
98 MORRIS AVE
CANTONMENT FL 32533

SCHOENFELD RON MONTE
1080 HWY 98E UNIT 705
DESTIN FL 32541-2947

MCDUFFIE WILLIE W & CAROLYN
554 BECKS LAKE RD
CANTONMENT FL 32533

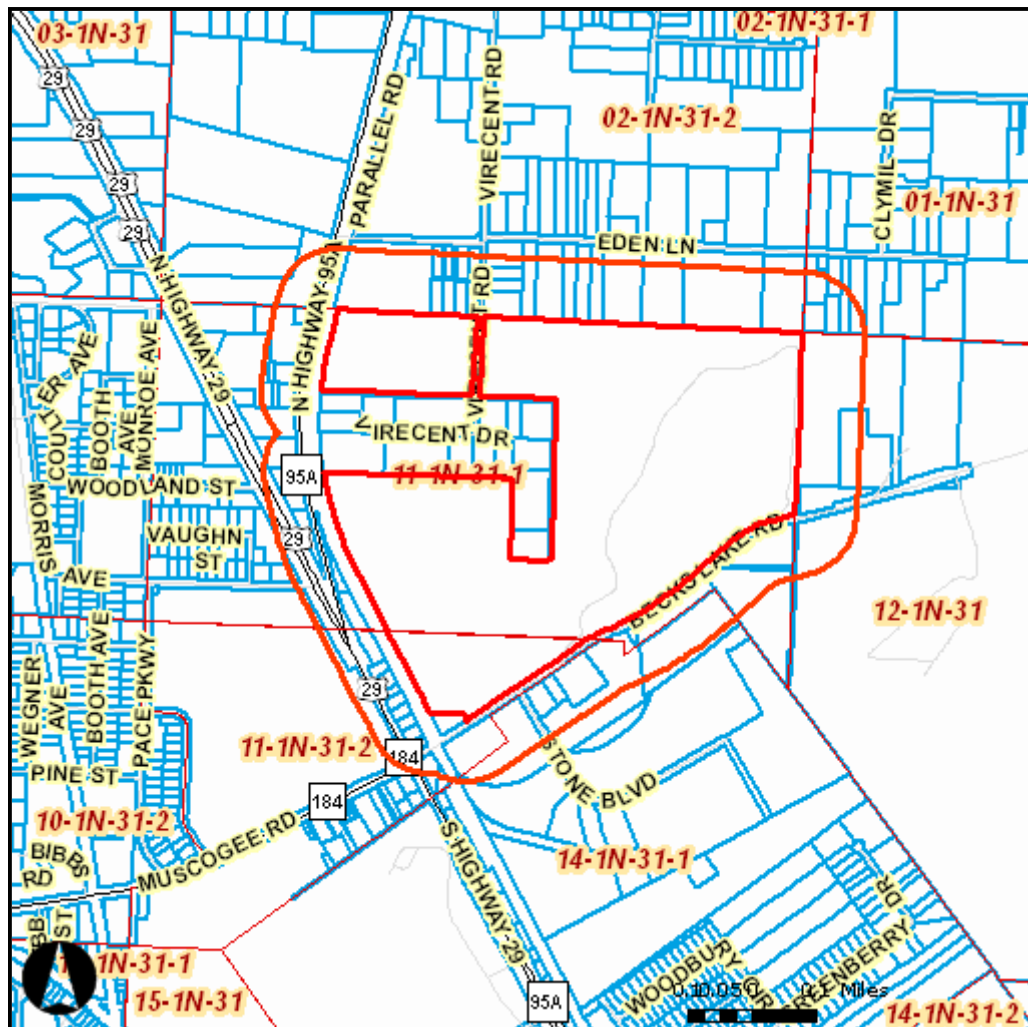
MCCURDY WILLIAM E & BETTY L
6645 ANGUS LN
MOLINO FL 32577

GRAY CALVIN R
9590 PINECONE DR
CANTONMENT FL 32533

JANMARENE CORPORATION
2525 MAPLE WAY
CANTONMENT FL 32533

BLACK GOLD OF NORTHWEST
FLORIDA LLC
106 STONE BLVD
CANTONMENT FL 32533

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

AI-1477

County Administrator's Report Item #: 9. 0.

BCC Regular Meeting

Technical/Public Service Consent

Meeting Date: 10/06/2011

Issue: Schedule a Public Hearing to Consider the Petition to Vacate Various Rights-of-Way in Leonard Tracts Subdivision

From: Joy D. Blackmon, P.E., Department Director

Organization: Public Works

CAO Approval:

RECOMMENDATION:

Recommendation Concerning the Scheduling of a Public Hearing to Consider the Petition to Vacate Various Rights-of-Way in Leonard Tracts Subdivision - Joy D. Blackmon, P. E., Public Works Department Director

That the Board schedule a Public Hearing for November 3, 2011, at 5:32 p.m. to consider the Petition to Vacate various rights-of-way (approximately 237,599 square feet or 5.45 acres) in Leonard Tracts Subdivision as petitioned by Figure 8 Florida LLC.

Figure 8 Florida LLC owns several large parcels of property in the old Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida. Leonard Tracts Subdivision is an undeveloped subdivision located at the northeast corner of the intersection of US 29 and Beck's Lake Road in the Cantonment area. Petitioner has plans to develop their property, which is divided by several of the unimproved rights-of-way (30' wide) as shown on the plat of Leonard Tracts Subdivision. To facilitate their development plans, petitioner is requesting that the Board vacate any interest the County has in various platted rights-of-way, as shown on Exhibit "A" (approximately 237,599 square feet or 5.45 acres) lying within the boundaries of Leonard Tracts Subdivision.

BACKGROUND:

Figure 8 Florida LLC owns several large parcels of property in the old Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida. Leonard Tracts Subdivision is an undeveloped subdivision located at the northeast corner of the intersection of US 29 and Beck's Lake Road in the Cantonment area. Petitioner has plans to develop their property, which is divided by several of the unimproved rights-of-way (30' wide) as shown on the plat of Leonard Tracts Subdivision. To facilitate their development plans, petitioner is requesting that the Board vacate any interest the County has in various platted rights-of-way, as shown on Exhibit "A" (approximately 237,599 square feet or 5.45 acres) lying within the boundaries of Leonard Tracts Subdivision. Staff has made no representations to the Petitioner or the Petitioner's agent that Board approval of this request operates to confirm the vesting or return of title to the land to the Petitioner or to any other interested party.

There are no encroachment issues involved with this vacation request. Staff has reviewed the request and has no objection to the vacation. All utility companies concerned have been

contacted and have no objections to the requested vacation. No one will be denied access to his or her property as a result of this vacation.

BUDGETARY IMPACT:

Indirect staff cost associated with the preparation of recommendation.

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

All work associated with this request is being done in-house and no additional staff is required.

POLICY/REQUIREMENT FOR BOARD ACTION:

Based on the Board's Vacating, Abandoning, and Closing Existing Public Streets, Rights-of-Way, Alleyways, Roads, Highways, Other Places Used for Travel or Other Lands Dedicated for Public Use or Purposes, or Any Portions Thereof to Renounce and Disclaim Any Right of the County and The Public In and To Said Lands policy for closing, vacating and abandoning County owned property – Section III and Florida Statutes, Chapter 336.

IMPLEMENTATION/COORDINATION:

Once the Public Hearing has been scheduled, the Petitioner or the Petitioner's agent will be notified, the date and time will be advertised ,and all owners of property within 500 feet will be notified.

Staff has been in contact with Wiley C. "Buddy" Page, agent for the Petitioner. It is the responsibility of the Petitioner or the Petitioner's agent to advertise the Notice of Public Hearing.

Attachments

Petition

Plat

Map

PETITION TO VACATE, ABANDON, AND CLOSE EXISTING PUBLIC STREETS,
RIGHTS-OF-WAY, ALLEYWAYS, ROADS, HIGHWAYS OTHER PLACES
USED FOR TRAVEL, OR OTHER LANDS DEDICATED FOR
PUBLIC USE OR PURPOSES, OR ANY PORTIONS THEREOF,
TO RENOUNCE AND DISCLAIM ANY RIGHT
OF THE COUNTY AND THE PUBLIC
IN AND TO SAID LANDS.

Petitioner hereby files this petition with the Board of County Commissioners of Escambia County, Florida, to vacate, abandon, close and disclaim any right of the County and the public in and to certain land delineated as rights-of-way in Escambia County, Florida, a copy of map thereto being attached hereto as Exhibit "A", and further states as follows:

1. That the Petitioner, Figure 8 Florida, LLC presently owns an interest in the real property, which adjoins said public road rights-of-way, alleyway, or other land. Said public road rights-of-way, alleyway, or other land being more particularly described as follows:

That portion of the following described roads as shown on the plat of Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Satsuma Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Satsuma Road (30' R/W) bounded on the east by Lots 42 and 51 and bounded on the west by Lots 41 and 52 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

All of Blueberry Lane (30' R/W) bounded on the east by Lots 1, 2, 23, 24 and 25 and bounded on the west by Lots 3, 22 and 27 of said subdivision;

That portion of Pecan Avenue (30' R/W) bounded on the north by Lots 27 through 36 inclusive and bounded on the south by Lots 37 through 45 inclusive, of said subdivision;

The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies);

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

2. That the Petitioner, Figure 8 Florida, LLC desires that the Board of County Commissioners surrender, renounce and disclaim any right of the County and the public in and to that portion of the public road rights-of-way, alleyway, or other land described above and lying and being in Section 11 Township 1 North Range 31 West and recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida.

3. That the portion of public road rights-of-way, alleyway, or other lands sought to be vacated, abandoned, and closed herein, is no longer needed to fulfill a public purpose.

THEREFORE, Petitioner request that the above described public road rights-of-way, alleyway, or other land be vacated, abandoned, and closed and that the Board of County Commissioners of Escambia County, Florida, surrender, renounce and disclaim any right of the County and the public in and to said public road rights-of-way, alleyway, or other land.

Petitioner acknowledges that:

Approval by the Board of County Commissioners of a petition to vacate, abandon, discontinue, close, renounce, or disclaim any right of the County or the public in any land does not operate to confirm the vesting or return of title to the land in the petitioner or any other interested party. Any interested party who wishes to verify the title to land or the effect of the approval of a petition to vacate, abandon, discontinue, close, renounce, or disclaim any right of the County or the public in any land should seek legal counsel.

Figure 8 Florida LLC

Petitioner(s) Name

501 Riverside Ave., Suite 902

Street Address

Jacksonville, FL 32202

City

State

904 421 3265

Phone Number

Wiley C., "Buddy" Page

Agent's Name

850 232 9853

Agent's Phone Number

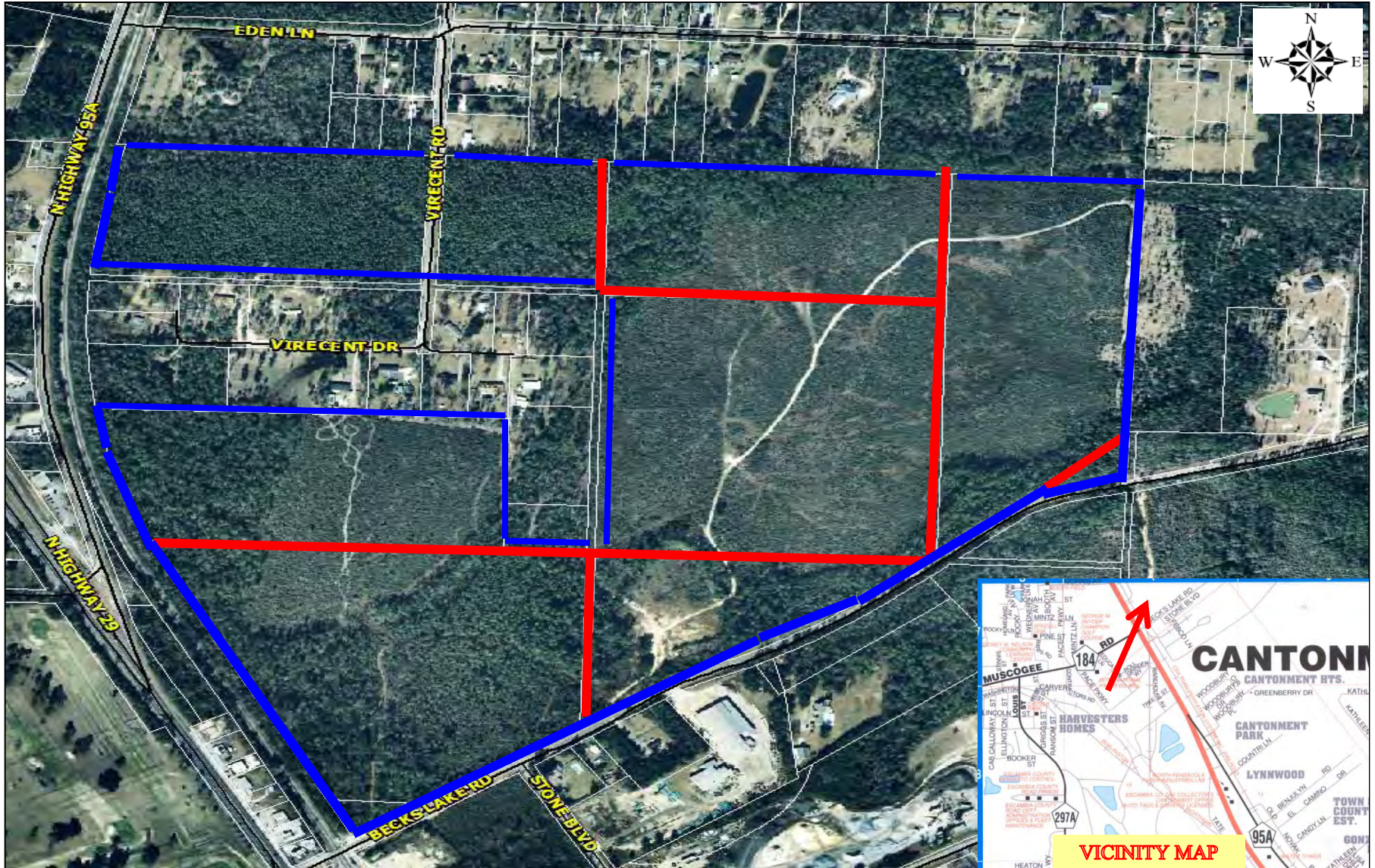
05/17/11

Date

EXHIBIT "A"

VACATE UNOPENED RIGHTS-OF-WAY, LEONARD TRACTS SUBDIVISION

Petitioner: Figure 8 Florida LLC



ESCAMBIA COUNTY
PUBLIC WORKS DEPARTMENT

JCC 07/07/11 DISTRICT 5

 Requested Unopened Rights-of-Way to be Vacated

 Petitioner's Property

NOTICE OF PUBLIC HEARING
ON PETITION TO VACATE,
ABANDON, AND CLOSE EXIST-
ING PUBLIC STREETS, RIGHTS-
OF-WAY, ALLEYS, ROADS,
HIGHWAYS OTHER PLACES
USED FOR TRAVEL, OR OTHER
LANDS DEDICATED FOR PUBLIC
USE OR PURPOSES, OR
ANY PORTIONS THEREOF, TO
RENOUCE AND DISCLAIM
ANY RIGHT OF THE COUNTY
AND THE PUBLIC IN AND TO
SAID LANDS.

THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

11/3/2011; 5:32 pm

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is
Publisher of The Escambia Sun Press, a weekly newspaper
published at (Warrington) Pensacola in Escambia County,
Florida, that the attached copy of advertisement, being a

NOTICE in the matter of VACATE
HEARING: 11/3/2011 @ 5:32 pm - Becks Lake Rd.

in the Court
was published in said newspaper in the issues of
OCTOBER 20, 2011

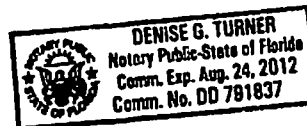
Affiant further says that the said Escambia Sun-Press is a
newspaper published at (Warrington) Pensacola, in said
Escambia County, Florida, and that the said newspaper has
heretofore been continuously published in said Escambia County,
Florida each week and has been entered as second class mail
matter at the post office in Pensacola, in said Escambia County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant
further says that he has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for publication in
the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 20TH
day of OCTOBER A.D., 20 11

Denise G. Turner
DENISE G. TURNER NOTARY PUBLIC



TO WHOM IT MAY CONCERN:

Notice is hereby given that a public hearing will be held on November 3, A.D., 2011, at 5:32 p.m., in the Board of County Commissioners' meeting room, on the 1st floor of the Escambia County Governmental Complex, Pensacola, Florida, to consider the feasibility of vacating, closing, and abandoning the following described public road rights-of-way, alleyway or other land dedicated for public use:

That portion of the following described roads as shown on th plat of Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Saturna Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Saturna Road (30' R/W) bounded on the east by Lots 42 and 31 and bounded on the west by Lots 41 and 32 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

All of Blueberry Lane (30' R/W) on the east by Lots 1, 2, 23, 24 and 25 and bounded on the west by Lots 3, 22 and 27 of said subdivision;

The portion of Pecan Avenue (30' R/W) bounded on the north by Lots 27 through 36 inclusive and bounded on the south by Lots 37 through 45 inclusive, of said subdivision;

The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies);

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

Board of County Commissioners
Escambia County, Florida

A copy of the agenda for these meetings containing specific items to be considered in the order of presentation may be obtained from the County Administrator's Office, Room 420, Escambia County Governmental Complex, 221 Palafox Place at Government Street. Persons who need an accommodation, pursuant to the American Disabilities Act, in order to attend or participate in the above meetings should contact Ms. Shirley Gaffard at 595-4900 at least 72 hours in advance of the meeting.

Any person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings of the meeting. Since the Board of County Commissioners does not make verbatim records of its meeting, such person may need to independently secure a record which should include the testimony or evidence on which the appeal is to be based on.

HOLD/HARMLESS AGREEMENT

WHEREAS, Figure 8 Florida LLC hereafter called "Petitioner(s)" has requested that the Board of County Commissioners of Escambia County, Florida, on behalf of Escambia County, vacate certain public road rights-of-way, alleyway, or other lands pursuant to the provisions of Section 336.09, Florida Statutes, and Vacation Policy - Section III(A) of the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida, hereafter called "County" has no objection to granting such petition, providing that certain covenants and agreements are made on behalf of the citizens and residents of Escambia County, Florida, and on behalf of Escambia County;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and the mutual promises contained herein, Petitioner(s) and County do agree as follows:

1. County, pursuant to the authority of and after compliance with the requirements of Chapter 336, Florida Statutes and Vacation Policy - Section III(A), agrees to vacate, abandon, and close the following described public street, road, alleyway or a portion thereof, or other land dedicated for public use and to surrender, renounce and disclaim any right of the County and public in and hereto:

That portion of the following described roads as shown on the plat of Leonard Tracts Subdivision as recorded Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Satsuma Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Satsuma Road (30' R/W) bounded on the east by Lots 42 and 51 and bounded on the west by Lots 41 and 52 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

All of Blueberry Lane (30' R/W) bounded on the east by Lots 1, 2, 23, 24 and 25 and bounded on the west by Lots 3, 22 and 27 of said subdivision;

That portion of Pecan Avenue (30' R/W) bounded on the north by Lots 27 through 36 inclusive and bounded on the south by Lots 37 through 45 inclusive, of said subdivision;

The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies)

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

2. Petitioner(s), hereby covenant(s) and agree(s) that they have complied with all requirements of Chapter 336, Florida Statutes and Vacation Policy - Section III(A) of the Board of County Commissioners in bringing this request before the County and in obtaining the County's agreement set forth above.

3. Petitioner(s), hereby covenant(s) and warrant(s) that no person will be denied ingress/egress or access to their property or use by the vacation of the public rights-of-way or other land which is described herein.

4. Petitioner(s), further hereby agree(s) to defend, indemnify and hold harmless Escambia County, its agents and employees against any and all liability, claims, suits, actions, debts, damages, losses, costs, charges and expenses, including court costs and attorney's fees which may or might arise because of or related to the vacation of the public rights-of-way, alleyway, or other land dedicated for public use which is described herein.

Executed in the presence of:

Witness
Stacy McKinney
Print or type name
Witness
Amelia C. Fitch
Print or type name

FIGURE 8 (FLORIDA), LLC
Corporation or Company Name

Ant. Hudson, President
Petitioner(s)
ANTHONY HUDSON
Print or type name(s)
Title: PRESIDENT
Date: 10-18-11

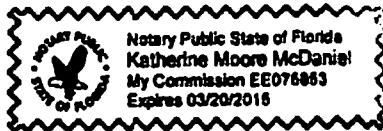
STATE OF FLORIDA
COUNTY OF ESCAMBIA DUVAL

The foregoing instrument was acknowledged before me this 18th day of October, 20 11, by Anthony Hudson as President of Figure 8 Florida, LLC. He/She is () personally known to me, () produced current Florida/Other _____ driver's license as identification, and/or () produced current _____ as identification.

(Notary Seal must be affixed)

KATHERINE MOORE MCDANIEL
Notary Public
KATHERINE MOORE MCDANIEL
Print or type name

Commission Expires: 3/20/15
Commission Number: EE075853



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: Kevin W. White
Kevin W. White, Chairman



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Christina Harris
Deputy Clerk

Date Executed

11-4-2011

Approved by the B.C.C. on: 11-3-2011

RESOLUTION NUMBER R 2011 - 161

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, VACATING, ABANDONING, AND CLOSING CERTAIN PUBLIC PROPERTY ACQUIRED FOR EXISTING PUBLIC STREETS, RIGHTS-OF-WAY, ALLEYWAYS, ROADS, HIGHWAYS, OTHER PLACES USED FOR TRAVEL, OR OTHER LANDS DEDICATED FOR PUBLIC USE OR PURPOSES, OR ANY PORTIONS THEREOF, TO RENOUNCE AND DISCLAIM ANY RIGHT OF THE COUNTY AND THE PUBLIC IN AND TO SAID LANDS.

WHEREAS, Figure 8 Florida LLC has petitioned this Board to vacate, abandon, and close the following public rights-of-way, alleyway, or other lands and to renounce and disclaim the right of Escambia County, Florida and of the public, and;

WHEREAS, the Board of County Commissioners of Escambia County, Florida, has determined it to be in the best interest of Escambia County to adopt a resolution vacating, abandoning, and closing the following described property:

That portion of the following described roads as shown on the plat of Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Satsuma Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Satsuma Road (30' R/W) bounded on the east by Lots 42 and 51 and bounded on the west by Lots 41 and 52 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

All of Blueberry Lane (30' R/W) bounded on the east by Lots 1, 2, 23, 24 and 25 and bounded on the west by Lots 3, 22 and 27 of said subdivision;

That portion of Pecan Avenue (30' R/W) bounded on the north by Lots 27 through 36 inclusive and bounded on the south by Lots 37 through 45 inclusive, of said subdivision;

The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies);

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

and any right of the County and the public in and to the above described road rights-of-way, alleyway or other land dedicated for public use is hereby surrendered, renounced and disclaimed; and

WHEREAS, Petitioner(s), Figure 8 Florida LLC has caused to be published on October 30, A.D., 2011, notice in a newspaper of general circulation in Escambia County, Florida, of the filing of said petition and that a public hearing thereon would be held at 5:32 p.m. on November 3, 2011 in the Board meeting room, Escambia County Governmental Complex, Pensacola, Florida; and

WHEREAS, the vacating, abandoning, and closing of existing public streets, rights-of-way, alleyways, roads, highways, other places used for travel, or other lands dedicated for public use or purposes, or any portions thereof, to renounce and disclaim any right of the County and the Public in and to said lands will not materially interfere with the County road system or the delivery of public services and will not deprive any person of any reasonable means of ingress/egress to such person's property.

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

1. That the motion to vacate is hereby adopted and approved.

2. That the following described property acquired for public road rights-of-way, alleyway, or other public purposes is hereby vacated, abandoned, and closed;

That portion of the following described roads as shown on the plat of Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Satsuma Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Satsuma Road (30' R/W) bounded on the east by Lots 42 and 51 and bounded on the west by Lots 41 and 52 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

All of Blueberry Lane (30' R/W) bounded on the east by Lots 1, 2, 23, 24 and 25 and bounded on the west by Lots 3, 22 and 27 of said subdivision;

That portion of Pecan Avenue (30' R/W) bounded on the north by Lots 27 through 36 inclusive and bounded on the south by Lots 37 through 45 inclusive, of said subdivision;

The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies);

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

and any rights of the County and the public in and to the above described land is hereby surrendered, renounced and disclaimed.

3. That this resolution shall be spread upon the minutes of the Board of County Commissioners of Escambia County, Florida, and said petitioner shall publish a notice of its adoption one time within thirty (30) days hereafter in a newspaper of general circulation in Escambia County, Florida.

ESCAMBIA COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By Kevin W. White
Kevin W. White, Chairman

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



Ernie Lee Magaha
County Clerk

Date Executed

11-4-2011

Adopted: 11-3-2011

THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael P. Driver

who is personally known to me and who on oath says that he is
Publisher of The Escambia Sun Press, a weekly newspaper
published at (Warrington) Pensacola in Escambia County,
Florida; that the attached copy of advertisement, being a
NOTICE in the matter of ADOPTION

TO VACATE: PORTION OF LEONARD TRACTS
SUBDIVISION

_____ in the _____ Court
was published in said newspaper in the issues of _____
NOVEMBER 17, 2011

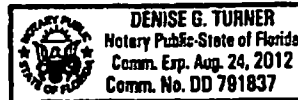
Affiant further says that the said Escambia Sun-Press is a
newspaper published at (Warrington) Pensacola, in said
Escambia County, Florida, and that the said newspaper has
heretofore been continuously published in said Escambia County,
Florida each week and has been entered as second class mail
matter at the post office in Pensacola, in said Escambia County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant
further says that he has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for publication in
the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 17th
day of NOVEMBER A.D., 20 11

DENISE G. TURNER

NOTARY PUBLIC



NOTICE OF ADOPTION OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS VACATING, ABANDONING AND CLOSING EXISTING PUBLIC STREETS, RIGHTS-OF-WAY, ALLEYWAYS, ROADS, HIGHWAYS OTHER PLACES USED FOR TRAVEL, OR OTHER LANDS DEDICATED FOR PUBLIC USE OR PURPOSES, OR ANY PORTIONS THEREOF TO RENOUNCE AND DISCLAIM ANY RIGHT OF THE COUNTY AND THE PUBLIC IN AND TO SAID LANDS.

NOTICE IS HEREBY GIVEN that on November 3, A.D. 2011, in accordance with Sections 335.09 and 335.10, Florida Statutes and Vacation Policy - Section III (A) of the Board of County Commissioners Policy Manual, the Board of County Commissioners of Escambia County, Florida, adopted a resolution vacating, abandoning and closing use of that certain public road rights-of-way, alleyway, or other land in Escambia County, Florida, described as follows:

That portion of the following described roads as shown on the plat of Leonard Tracts Subdivision as recorded in Plat Deed Book 100 at Page 171 of the public records of Escambia County, Florida:

That portion of Setuma Road (30' R/W) bounded on the east by Lot 6 and bounded on the west by Lot 7 of said subdivision;

That portion of Setuma Road (30' R/W) bounded on the east by Lots 42 and 51 and bounded on the west by Lots 41 and 52 of said subdivision;

That portion of Indiana Avenue (30' R/W) bounded on the north by Lots 3, 4, 5 and 6 and bounded on the south by Lots 19, 20, 21 and 22 of said subdivision;

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The most easterly portion of Lake Avenue (30' R/W) bounded on the north by Lot 25 and bounded on the south by Lot 26 of said subdivision, less any portion lying within the boundaries of Becks Lake Road (R/W varies);

All lying and being in Section 11, Township 1 North, Range 31 West, Escambia County, Florida.

and renounced, renounced and disclaimed any right of Escambia County, Florida and the public in and to the aforesaid property.

Dated this 3rd day of November, A.D., 2011.

Board of County Commissioners
Escambia County, Florida

ccw-1w-11-17-2011

Rick Scott
GOVERNOR



Cynthia R. Lorenzo
INTERIM EXECUTIVE DIRECTOR

February 28, 2012



The Honorable Wilson B. Robertson
Chairman, Escambia County
Board of County Commissioners
Post Office Box 1591
Pensacola, Florida 32591-1591

Dear Chairman Robertson:

The Department has completed its review of the comprehensive plan amendment adopted by Escambia County on January 19, 2012 (Ordinance No. 19, 2012; DEO Amendment No. 12-1ESR). We have reviewed the amendment in accordance with the expedited state review process set forth in Sections 163.3184(2), (3) and (5), Florida Statutes (F.S.), and have identified no provision that necessitates a challenge of the Ordinance adopting the amendment.

If this plan amendment is not challenged by an affected person, the amendment will become effective 31 days after January 30, 2012, which was when the Department notified the County the plan amendment package was complete. If this plan amendment is challenged by an affected person, the amendment will not become effective until the Department or the Administration Commission enters a final order determining the amendment to be "In Compliance." No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

We appreciate the opportunity to work with the County staff in the review of the amendment. If you have any questions relating to this review, please contact Dan Evans at (850) 717-8484, or by email at Dan.Evans@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads 'Ana Richmond'.

Ana Richmond
Regional Planning Administrator

AR/de

cc: Mr. Lloyd T. Kerr, AICP, Director, Development Services, Escambia County
Ms. Terry Joseph, Executive Director, West Florida Regional Planning Council

The Caldwell Building 107 E. Madison Street Tallahassee, Florida 32399-4120
850.245.7105 TTY/TDD 1-800-955-8771 Voice 1-800-955-8770 FloridaJobs.org



Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: CPA 2012-01 – Becks Lake Road
Location: 200 block of Becks Lake Rd
Parcel #s: 11-1N-31-1000-002-001
Acreage: 188.61 (+/-) acres
Request: From Mixed Use Suburban (MU-S) to Mixed Use Urban (MU-U)
Agent: Wiley C. “Buddy” Page, Agent for Figure 8, Florida, LLC, Owners

Meeting Dates: Planning Board October 10, 2011
BCC November 3, 2011

Summary of Proposed Amendment:

The agent has requested a future land use (FLU) map amendment to change the future land use category of a 188.61(+/-) acre parcel from Mixed Use Suburban Future Land Use to Mixed Use Urban Future Land Use. The zoning designation for the referenced parcel is Villages Agricultural (VAG-1).

The subject parcel runs East along Beck’s Lake Road and North along a railroad to the East of Highway 95A and is adjacent to a residential neighborhood.

The agent has indicated that the intent of the proposed FLU change is to allow for the development of industrial processing/manufacturing/warehousing with uses consistent with existing properties on the south side of Becks Lake Road. If the amendment is approved a rezoning is required.

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 Mixed Use Urban (MU-U) future land use category allows for a 0.25 Minimum intensity FAR and a Maximum Intensity of 2.0 FAR, with a maximum density is 25 du/acre. Using the calculation above, the total number of

allowable dwelling units is 4,715. If the amendment is granted, there is the possibility for an increase of 2,829 dwelling units for the parcel area. The proposed future land use category allows for the same uses as MU-S with the addition of light industrial development. Since the proposed future land use will allow for light industrial type uses, staff has some concerns that the proposed development could adversely impact the residential community by allowing for more intense development because of the higher floor area ratio.

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. A multi-use Development of Regional Impact (DRI) may

satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.

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 amendment parcel with a 12 inch water line on the north side of Becks Lake road and a two inch line on the south side.

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. No documentation was provided to demonstrate the connection to sanitary sewer will be connected. In order to meet the requirement of the Comprehensive Plan, the developer will need to connect to sanitary sewer. The agent's analysis stated, "the new wastewater treatment facility will have a maximum treatment flow of 50mgd, suggesting it to adequately support new development through the design year of 2030.

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 solid waste provider to service the parcel, but no characterization or quantification of waste generation was made.

The potential impacts of the non-residential development on a per capita adopted LOS standard for solid waste cannot be reasonably estimated, however, if granted the possibility exists for additional residential dwelling units. 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;*

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

- c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;*
- 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. Using calculations based on the maximum density of 25 du/acre on 95 acres, with a mixed-use approach of both apartments and industrial, the traffic generated exceeded the capacity of US 29 and Muscogee Rd.

Recreation and Open Space

REC1.3.2 Open Space Requirements. Escambia County shall require the provision of open space by private development when such development is a planned unit development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.

Although the agent is not proposing a residential development, granting the amendment has the potential to create additional population up to 25 dwelling units/acre. If a residential development is proposed, the level of service standards would apply for the residential impacts for the proposed development.

Schools

OBJ PSF 2.1 Level of Service Standards

The agent indicated the future development would not be of residential nature with no additional demand for school capacity. Calculating the more intense use for residential, if the amendment is granted, there is a possibility for an increase of approximately 850 elementary students, 418 middle school students, and 522 high school students for a total of 1,790 additional students, therefore creating the need to do mitigation to ensure the level of service standards are met in accordance with the comprehensive plan.

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

ANALYSIS OF SUITABILITY

Suitability: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

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 250 feet south 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 development 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 an email from the historical research associate with the University of West Florida (UWF) concluded no recorded archaeological sites, historic structures, cemeteries, or National Register of Historic Places properties were 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 (FWWCC) 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, a site conditions survey submitted by Wetland Sciences, Inc., states that there are approximately 47(+/-) acres of wetland areas on the 190 (+/-) acre site with approximately 136(+/-) acres of uplands. 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.

Summary: As previously stated, there were no archaeological or historic sites on the amendment parcel. The amendment shall avoid any potential impacts to the environmentally sensitive area and should preserve the natural function of wetlands and natural resources on the subject parcel. There are similar uses of density and intensity around the parcel which will strengthen the jobs-to-housing ratio in the area. Staff concludes that this development will satisfy the suitability analysis.

Urban Sprawl:

A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

For determining if the amendment discourages the proliferation of urban sprawl, it must incorporate a development pattern or urban form that achieves four or more of the eight criteria listed. The amendment may meet the following:

1. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

The proposed amendment is part of a strategy directing this type of intense development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

The proposed amendment is in close proximity to the extensive infrastructure that is accessed by other industrial uses within the area.

3. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

In the same manner as the nearby Sector Plan, this amendment would support economic development and improve the job-to-housing balance.

4. *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented development or new towns as defined in s. 163.3164.*

The proposed amendment allows for more intense use, higher density, more mixed use, assists to congregate industrial uses around transportation infrastructure and allows for an increase in industrial uses.

SUMMARY: It appears this proposed amendment has met four of the eight criteria to discourage the proliferation of urban sprawl.

Comprehensive Plan Consistency and Relevant Policies:

Urban Sprawl:

A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner and failing to provide a clear separation between urban and rural uses.

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.”

Mixed Use Urban Future Land Use Category:

FLU 1.3.1 states that the Mixed Use Urban FLU “provides for and allows intensive mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses.”

The agent’s analysis did not reference the area that will require buffering and allow coexistence with surrounding uses; the amount of existing woodland to remain or be supplemented with additional vegetation cannot be evaluated in the absence of site-specific development plans.

As previously elaborated, the site has been evaluated for potable water, sanitary sewer, solid waste disposal, stormwater management, and traffic concurrency. The adopted levels of service would appear to be maintained with the proposed industrial development of the parcels.

New industrial uses in the MU-U category may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. If the amendment is approved, the parcel must go through the quasi-judicial rezoning process.

INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

DEVELOPMENT REVIEW COMMENTS

Future Land Use Ammendment

Rev 01/28/03

Planning ID #:

Pre-App: _____ MP: _____ PP: _____ SP: _____ Mini: _____

Project Name & Address: Figure 8 Florida, LLC - Becks Lake Rd

Roadway Facility: US 29 from Nine Mile Rd to Well Line Rd

Project Description: Industrial Park District: _____ TAZ: _____

Worksheet Prepared By: Thomas Brown, Jr Phone: (850) 595-3404 Date: 09/19/11

TRIP GENERATION

Source: latest edition of *Trip Generation*, ITE or data collected from related development may be accepted if sufficiently documented.

| | | |
|--|----------------------|--------------------|
| ITE Land Use: <u>Industrial Park</u> | ITE Code: <u>130</u> | Page #: <u>153</u> |
| Independent Variable: <u>Acres</u> | | |
| Size of Independent Variable: | 95.00 | [A] |
| Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic: | <u>8.84</u> | [B] |
| Driveway Trips (A*B), result from fitted curve | | |
| equation or trips from locally collected data: | 839.8 | [C] |
| Internal Capture Rate Percentage (if applicable): | | 20% [D] |
| Internal Trips (C*D): | | 168.0 [E] |
| Adjusted Driveway Trips (C-E): | | 671.8 [F] |

| | | |
|--|----------------------|---------|
| ITE Land Use: <u>Apartments</u> | ITE Code: <u>220</u> | Page #: |
| Independent Variable: <u>Dwelling Units</u> | | |
| Size of Independent Variable: 25 du/ac x 95 ac | 2375.00 | [A] |
| Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic: | <u>0.62</u> | [B] |
| Driveway Trips (A*B), result from fitted curve | | |
| equation or trips from locally collected data: | 1472.5 | [C] |
| Internal Capture Rate Percentage (if applicable): | | 10% |
| Internal Trips (C*D): | | 147.3 |
| Adjusted Driveway Trips (C-E): | | 1325.3 |

| | | |
|--|------------|-------------|
| Pass-By Trip Percentage (if applicable): | | 0% |
| Pass-By Trips (F*G): | | 0.0 |
| New Driveway Trips (F-H): | 672 + 1325 | <u>1997</u> |

AREA OF INFLUENCE FOR TRIP DISTRIBUTION / ASSIGNMENT

Is the number of New Driveway Trips **[I]**, greater than 50 for commercial or greater than 5% of the Service Volume (column 22) for residential?

NO

 X If "YES" to **[J]**, applicant is required to submit trip distribution for the proposed development. Applicant is encouraged to discuss methodology prior to preparing trip distribution.

 If "NO" to **[J]**, continue with PART I: *De Minimis* Determination on the following page.

Escambia County Engineering Department, Traffic and Development Division

ROADWAY IMPACT ANALYSIS

Complete an **Attachment** for *each* impacted roadway segment to determine if the traffic impact is *de minimis* (PART I).
If the impact is non *de minimis*, continue with PART II. Reference the latest edition of the *Traffic Volume and Level Of Service Report*.

Attachment 1 of 2

Project Name & Address: Figure 8 Florida, LLC - Becks Lake Rd
Roadway Facility: US 29 from Nine Mile Rd to Well Line Rd

PART I: *De Minimis* Determination

Based on the LDC Section 5.12.03 adopted March 1, 2001. Reference the latest edition of the *Traffic Volume and LOS Report*.

| | | | |
|---|-------|------------|-----|
| New Driveway Trips (F-H): | 1997 | | [I] |
| Trip Distribution (% entering): | 50% | | [K] |
| Allocated Trips (I*K): | 999 | | [L] |
| 2-Way PM PH Service Volume (column 18): | 3,390 | | [M] |
| 1% of Service Volume (column 21 or M*.01): | 34 | | [N] |
| Are Allocated Trips greater than 1% of the Service Volume (is L > N)? | 965 | YES | [O] |
| Existing Total Trips (column 16): | 2,529 | | [P] |
| Proposed Total Trips (L+P): | 3,528 | | [Q] |
| 110% of Service Volume (column 23 or M*1.10): | 3,729 | | [R] |
| Are Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? | -202 | NO | [S] |
| Is the roadway segment on a designated hurricane evacuation route (column 24)? | | YES | [T] |
| _____ If "NO" for [O], [S], and [T], traffic impact is <i>de minimis</i> . No further analysis is required. | | | |
| <u> X </u> If "YES" for [O], [S], or [T], traffic impact is non <i>de minimis</i> . Continue with PART II. | | | |
| _____ <u> X </u> If "YES" to [T], continue with question [U] only, in PART II below; or | | | |
| _____ If "YES" to [O] and/or [S] only and "NO" to [T], continue with question [V] only, in PART II below. | | | |

PART II: Non *De Minimis* Concurrency Determination

| | | | |
|---|------|------------|-----|
| If "YES" to [T], is the number of Proposed Total Trips greater than the Service Volume (is Q > M)? | 138 | YES | [U] |
| If "NO" to [T], is the number of Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? | -202 | N/A | [V] |

_____ If "NO," the roadway segment meets the test for concurrency. No further analysis required.

- X** If "YES," identify which method will be used to maintain the adopted Level of Service:
- _____ applying applicable trip reduction methods for service or commercial developments,
 - _____ conducting a Traffic Impact Analysis Report (TIAR),
 - _____ reducing the scale or scope of the proposed project,
 - _____ withdrawing the application, or
 - _____ identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

ROADWAY IMPACT ANALYSIS

Complete an **Attachment** for *each* impacted roadway segment to determine if the traffic impact is *de minimis* (PART I).
If the impact is non *de minimis*, continue with PART II. Reference the latest edition of the *Traffic Volume and Level Of Service Report*.

Attachment 2 of 2

Project Name and Address: Figure 8 Florida, LLC - Becks Lake Rd
Roadway Facility: Muscogee Rd from US 29 to CR-97

PART I: *De Minimis* Determination

Based on the LDC Section 5.12.03 adopted March 1, 2001. Reference the latest edition of the *Traffic Volume and LOS Report*.

| | | | |
|--|-------|------------|-----|
| New Driveway Trips (F-H): | 1997 | | [I] |
| Trip Distribution (% entering): | 50% | | [K] |
| Allocated Trips (I*K): | 999 | | [L] |
| 2-Way PM PH Service Volume (column 18): | 1,480 | | [M] |
| 1% of Service Volume (column 21 or M*.01): | 15 | | [N] |
| Are Allocated Trips greater than 1% of the Service Volume (is L > N)? | 984 | YES | [O] |
| Existing Total Trips (column 16): | | 710 | [P] |
| Proposed Total Trips (L+P): | | 1,709 | [Q] |
| 110% of Service Volume (column 23 or M*1.10): | | 1,628 | [R] |
| Are Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? | 80 | YES | [S] |
| Is the roadway segment on a designated hurricane evacuation route (column 24)? | | NO | [T] |

_____ If "NO" for [O], [S], and [T], traffic impact is *de minimis*. No further analysis is required.

 X If "YES" for [O], [S], or [T], traffic impact is non *de minimis*. Continue with PART II.

_____ If "YES" to [T], continue with question [U] only, in PART II below; or

 X If "YES" to [O] and/or [S] only and "NO" to [T], continue with question [V] only, in PART II below.

PART II: Non *De Minimis* Concurrency Determination

| | | | |
|---|-----|------------|-----|
| If "YES" to [T], is the number of Proposed Total Trips greater than the Service Volume (is Q > M)? | 229 | N/A | [U] |
| If "NO" to [T], is the number of Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? | 80 | YES | [V] |

_____ If "NO," the roadway segment meets the test for concurrency. No further analysis required.

- X If "YES," identify which method will be used to maintain the adopted Level of Service:
- _____ applying applicable trip reduction methods for service or commercial developments,
 - _____ conducting a Traffic Impact Analysis Report (TIAR),
 - _____ reducing the scale or scope of the proposed project,
 - _____ withdrawing the application, or
 - _____ identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

Planning Board-Rezoning

5. B.

Meeting Date: 05/14/2012

CASE : Z-2012-09

APPLICANT: Wiley C. "Buddy" Page,
Agent for Rick Evans, Owner

ADDRESS: 2006 Border Street

PROPERTY REFERENCE NO.: 16-2S-30-2300-001-023

FUTURE LAND USE: MU-U, Mixed-Use Urban

COMMISSIONER DISTRICT: 3

OVERLAY AREA: Englewood Redevelopment
Area

BCC MEETING DATE: 06/28/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

**FROM: R-5, Urban Residential/Limited Office District, (cumulative) High Density
ID-1, Light Industrial District (cumulative) (no residential uses allowed)**

TO: ID-2, General Industrial District (noncumulative)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.10 Locational Criteria. The LDC shall include locational criteria for broad categories of proposed non-residential land uses. The site criteria for such uses shall address the transportation classification of, and access to adjoining streets, the proximity of street intersections and large daily trip generators (i.e. college or university), the surrounding land uses, the ability of a site to accommodate the proposed use while adequately protecting adjoining uses and resources, and other criteria that may be appropriate to those categories of uses.

CPP FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses and residential densities and non-residential intensities for all future land use categories in Escambia County. The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended

for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic. The minimum residential density is 3.5 dwelling units per acre and the maximum residential density is 25 dwelling units per acre.

CPP 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).

FINDINGS

The proposed amendment is **not consistent** with the intent and purpose of CPP FLU 1.3.1 Future Land Use Categories, as stated above in the intent of the Mixed-Use Urban category, it does allow for intense residential uses and non-residential uses (commercial) for compatible infill development. Furthermore, the range of uses extends from residential to light-industrial. Staff concurs that the cumulative nature of the ID-2 zoning category does allow for light industrial which is specifically mentioned in MU-U. However, the allowable uses within the ID-2 zoning category extend beyond light-industrial. As a matter of fact, the allowable uses of ID-2 include heavy industrial land uses, highly intense manufacturing and processing operations, construction/heavy equipment operations, and other equivalent concentrations of potential noxious uses. With this understanding, staff concludes that the future land use designation of MU-U is not consistent with the proposed rezoning request of ID-2. The proposed amendment is **not consistent** with the intent and purpose of CPP FLU 1.1.10 Locational Criteria further addressed with the Land Development Code consistency, Criterion 2.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

LDC 6.05.12. R-5 Urban Residential/Limited Office District, (cumulative) high density.

This district is intended to provide for high density urban residential uses and compatible professional office development, and designed to encourage the establishment and maintenance of a suitable higher density residential environment and low intensity services. These uses form a transition area between lower density residential and commercial development. Maximum density is 20 dwelling units per acre except in the Low Density Residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to Article 11 for uses, heights and densities allowed in R-5, urban residential/limited office areas located in the Airport/Airfield Environs.

LDC 6.05.18. ID-1 Light Industrial District (cumulative) (no residential uses allowed).

This district is intended primarily for research-oriented activities, light manufacturing and processing not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby industrial establishments of this type. The uses shall be within completely enclosed buildings wherever practical and provide a buffer between commercial districts and other higher intensive industrial uses. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as manufacturing activities meeting performance

standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adapted to more restrictive districts, but which satisfy site plan criteria and performance criteria of this Code, should be accommodated in this district. Residential development is excluded from this district, both to protect residences from undesirable influences and to ensure the preservation of adequate areas for industrial development. Refer to the overlay districts within section LDC 6.07.00 for additional regulations imposed on individual parcels with ID-1 zoning located in the Scenic Highway Overlay District or C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District. All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (FLU 1.1.10) and in Article 7. Refer to Article 11 for uses, heights and densities allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

LDC 6.05.19. ID-2 General Industrial District (noncumulative).

This district is intended to accommodate industrial uses which cannot satisfy the highest level of performance standards. It is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district. All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (FLU 1.1.10) and in Article 7. Refer to Article 11 for uses allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

B. Permitted uses.

1. Manufacturing or industrial uses permitted in the ID-1 light industrial district.
2. Asphalt plants.
3. Concrete plants.
4. Iron works.
5. Landfills.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
7. Paper mills.
8. Refineries.
9. Rendering plants and slaughter houses.
10. Steel mills.
11. Solid waste transfer stations, collection points, and/or processing facilities.
12. Public utility and service structures.
13. Junkyards, salvage yards, and waste tire processing facilities.
14. Other uses similar to those listed herein. Recommendations on other permitted uses shall be made by the planning board (LPA) and based on an application for such other use. Final determination shall be made by the BCC upon receipt of the planning board's (LPA's) recommendation.

LDC 6.05.17.F. Roadway Access. Direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public commercial access road linking the use with the collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued or any proposed use which requires access through a residential neighborhood or subdivision.

LDC 7.20.07. Industrial Locational Criteria (ID-CP, ID-1, ID-2).

New industrial development must meet the following locational criteria:

1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall, as a first priority, be avoided. When impacts are unavoidable, those impacts shall be minimized.
2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in the Comprehensive Plan.
3. New industrial uses in the MU-1, AA-13, and AA-15 categories may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. Industrial and MU-6 categories allow all types of industrial uses.
4. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas.
5. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Comprehensive Plan Policy 7.A.3.8. (FLU 1.1.9)
6. These industrial locational criteria apply to those future land use categories where industrial development is permitted and does not provide or permit industrial land uses in those categories that do not provide for such uses.

FINDINGS

The proposed amendment is **not consistent** with the roadway access requirements as stated in LDC 6.05.17.F of the Land Development Code which states that access to the parcel must be from a collector or arterial roadway. Direct access to the property is provided by Border Street, a local public two lane roadway. Should this amendment be approved, the industrial locational requirements set forth in LDC 7.20.07 will be reviewed during the site plan review process. There are no natural systems or sensitive land that may be affected by this proposed request.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment is **not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts ID-1, C-2 and R-5. Cloverland Subdivision, (PB3, PG52) is within the radius. There are 21 single family residences, one mobile home park, six mobile homes, seven vacant residential properties, one church, four open storage properties and one wholesale parcel.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

The proposed amendment **does have** changed conditions that impact the rezoning request by

the applicant. This parcel is designated as part of the Englewood Community Redevelopment Area, under the Community Redevelopment Plan adopted by the Board of County Commissioners July 6, 2000 and updated March 19, 2009. It appears that the proposed amendment, as stated, would not meet the intent of the adopted plan. This issue will have to be addressed by the Community Redevelopment Agency staff.

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. There are no natural systems or sensitive land that may be affected by this proposed request. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

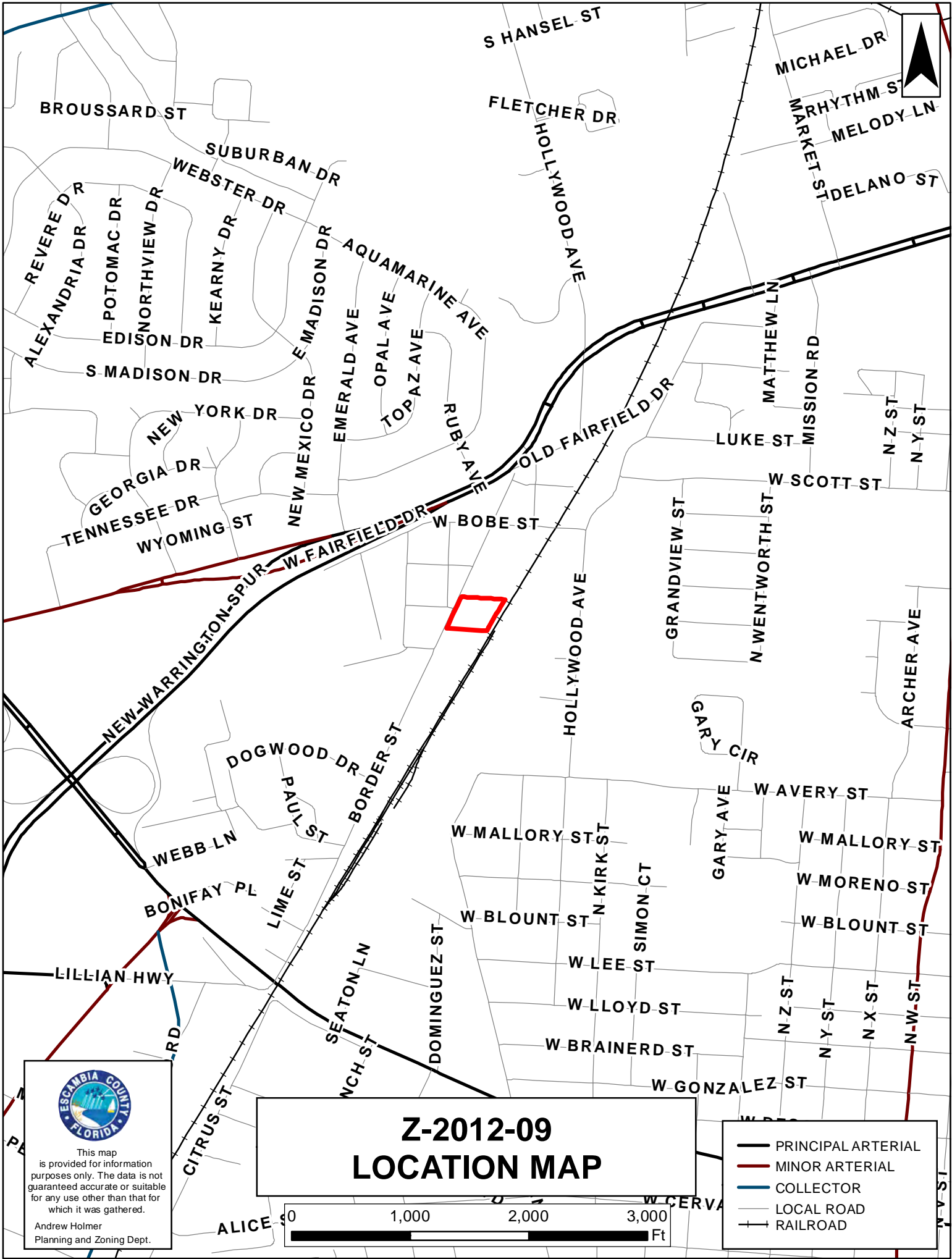
FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern, as the allowed uses and intensities for the ID-2 zoning are incompatible with the intent of the Englewood Redevelopment Plan, which identify the less intense industrial uses and specific standards adopted by the County Commissioners for the redevelopment area.

Attachments

Z-2012-09

Z-2012-09



BROUSSARD ST

S HANSEL ST

MICHAEL DR

SUBURBAN DR

FLETCHER DR

MARKET ST

MELODY LN

DELANO ST

REVERE DR
ALEXANDRIA DR
POTOMAC DR

NORTHVIEW DR
EDISON DR

KEARNY DR

E MADISON DR

AQUAMARINE AVE
EMERALD AVE
OPAL AVE
TOPAZ AVE

HOLLYWOOD AVE

S MADISON DR

NEW YORK DR

GEORGIA DR
TENNESSEE DR

WYOMING ST

NEW MEXICO DR

EMERALD AVE
OPAL AVE
TOPAZ AVE

RUBY AVE

OLD FAIRFIELD DR

LUKE ST

MISSION RD

N Z ST
N Y ST

W SCOTT ST

W FAIRFIELD DR

W BOBE ST

GRANDVIEW ST

N WENTWORTH ST

ARCHER AVE

NEW WARRINGTON SPUR

DOGWOOD DR

PAUL ST
LIME ST

BORDER ST

HOLLYWOOD AVE

GARY CIR

W AVERY ST

WEBB LN

W MALLORY ST

W MALLORY ST

BONIFAY PL

LIME ST

W BLOUNT ST

W MORENO ST

W BLOUNT ST

LILLIAN HWY

SEATON LN

DOMINGUEZ ST

W LEE ST

W LLOYD ST

W BRAINERD ST

W GONZALEZ ST

N Z ST

N Y ST

N X ST

N W ST



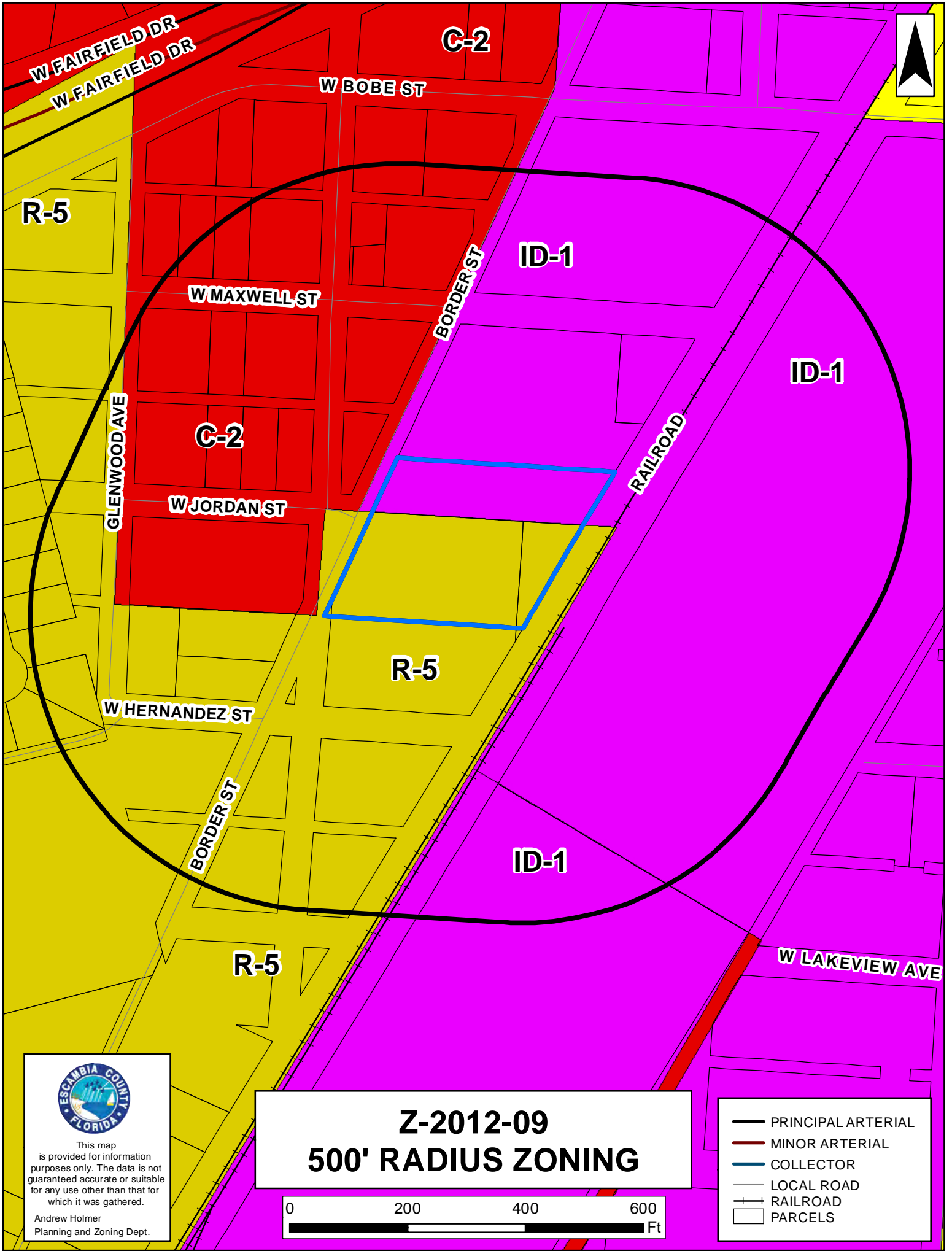

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2012-09 LOCATION MAP



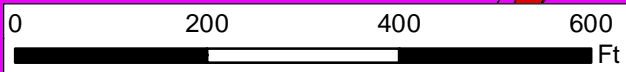
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD










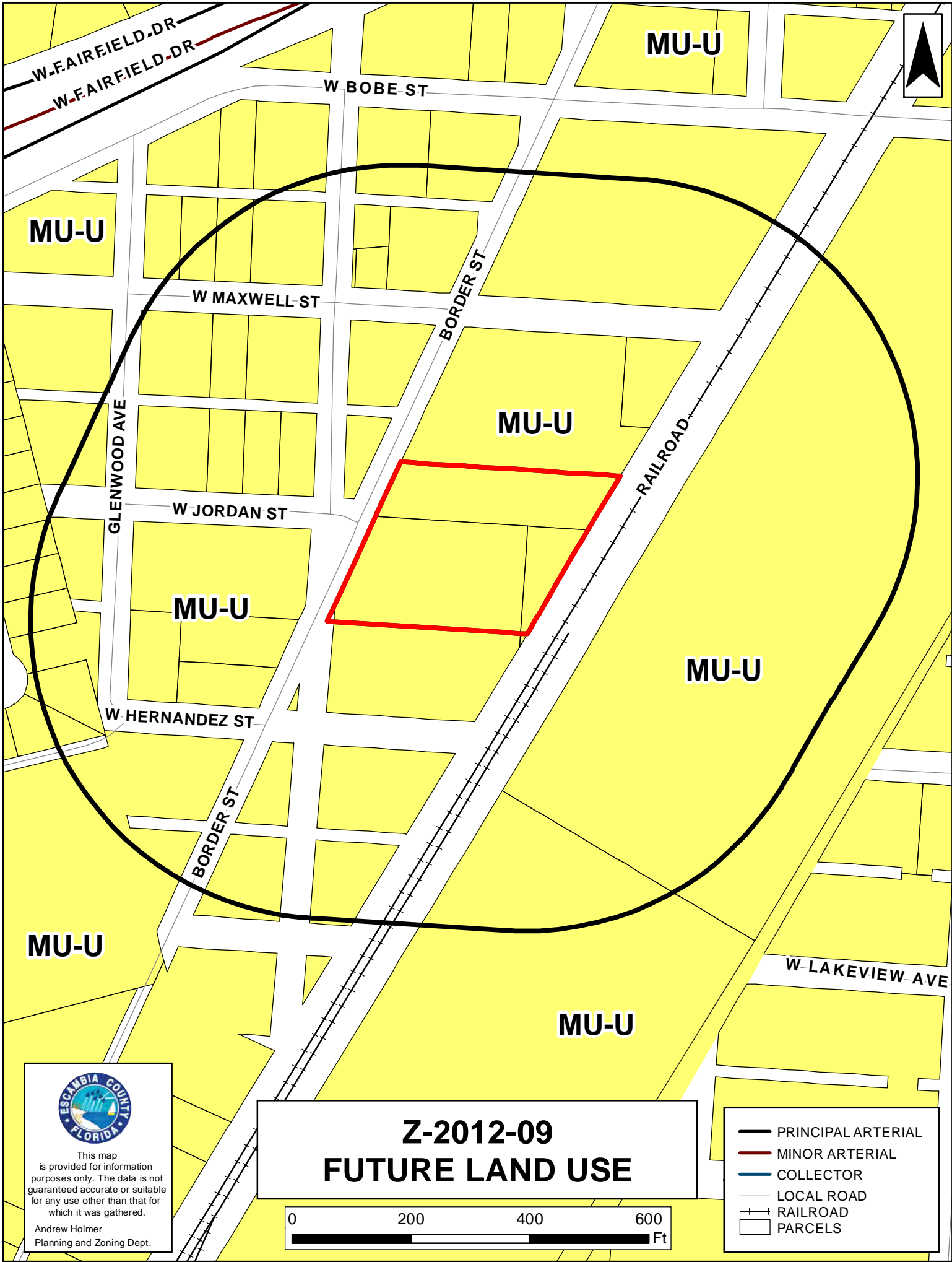
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

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Planning and Zoning Dept.

Z-2012-09
500' RADIUS ZONING



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



MU-U

MU-U

W MAXWELL ST

MU-U

W JORDAN ST

MU-U

MU-U

W HERNANDEZ ST

MU-U

MU-U

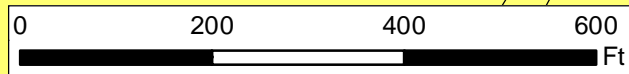
W LAKEVIEW AVE



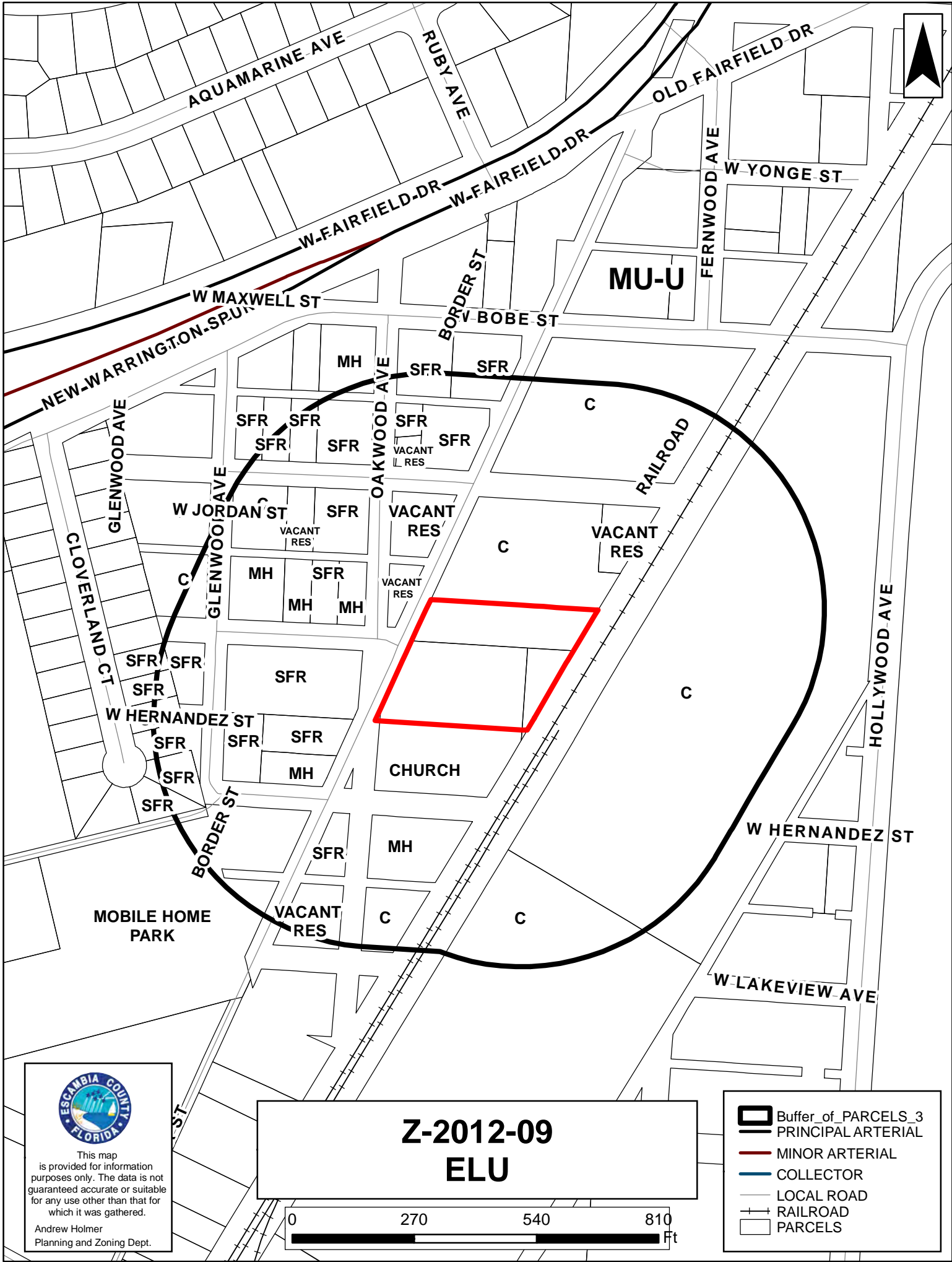
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2012-09 FUTURE LAND USE



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












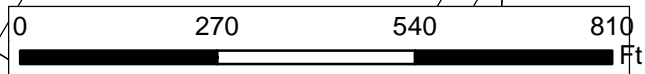
 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

 Andrew Holmer

 Planning and Zoning Dept.

Z-2012-09
ELU

-  Buffer_of_PARCELS_3
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD
-  PARCELS





W MAXWELL ST

OAKWOOD AVE

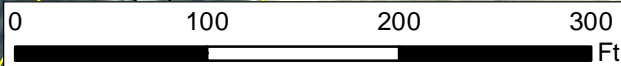
BORDER ST









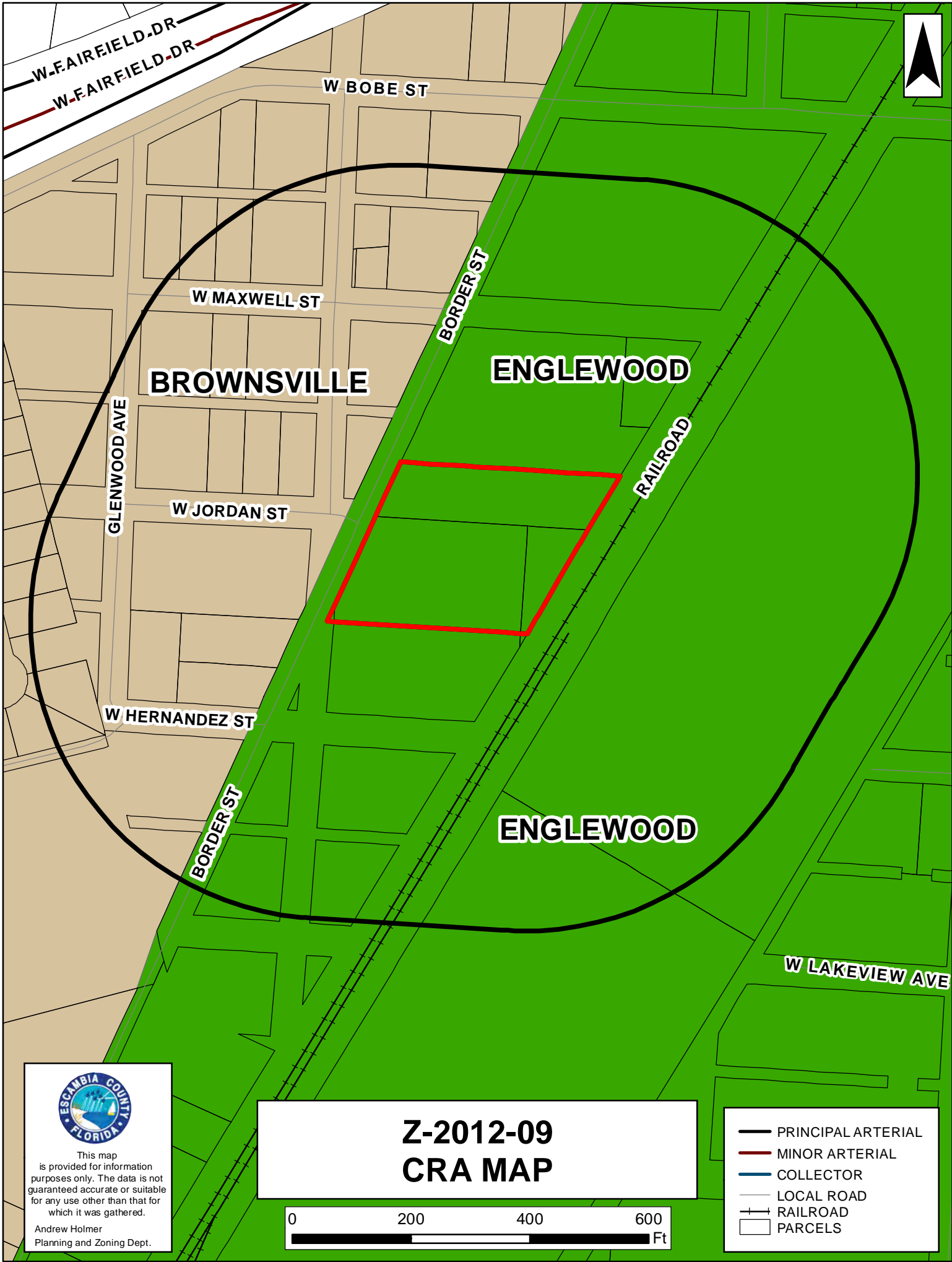
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2012-09 AERIAL MAP



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



W.FAIRFIELD.DR
W.FAIRFIELD.DR

W BOBE ST

W MAXWELL ST

BROWNSVILLE

ENGLEWOOD

GLENWOOD AVE

BORDER ST

RAILROAD

W JORDAN ST

W HERNANDEZ ST

BORDER ST

ENGLEWOOD

W LAKEVIEW AVE



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.

**Z-2012-09
CRA MAP**



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-09
CURRENT ZONING: R-5 ID-1 PROPOSED ZONING: ID-2

PLANNING BOARD

DATE: 5/14/12 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 6/28/12 TIME: 5:45 PM

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PUBLIC MEETING NOTICE



LOOKING SOUTHWEST



LOOKING WEST



LOOKING NORTHEAST



LOOKIN EAST ON TO THE SITE



LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST



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

The mission of the CRA is to enhance the quality of life within the County's Redevelopment Areas and Enterprise Zone by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements.

INTEROFFICE MEMORANDUM

TO: Planning Board

FROM: David Forte, Urban Planner II, Community Redevelopment Agency (CRA)

THRU: Eva A. Peterson, CRA Manager

DATE: Tuesday, May 2, 2012

RE: Rezoning, May 14, 2012 meeting – 2006 Border Street – Z-2012-09 –
Englewood Redevelopment District

The rezoning request for the above mentioned property is located within the Englewood Community Redevelopment Area Plan (ERP). The plan, which was originally adopted by the Board of County Commissioners in July of 2000 and updated in March of 2009, is intended to accomplish several key objectives to help revitalize and improve the Englewood Redevelopment District. These key objectives include appearance, citizen involvement, code compliance, infrastructure improvements, residential and commercial reinvestment, traffic calming and circulation, and zoning and land use administration.

The Zoning and Land Use objective is intended to support and implement zoning policies that protect residential neighborhoods and encourage compatible commercial/industrial reinvestment.

CRA Comments:

- 1) The ERP states on page 8, “The Redevelopment Plan’s major findings were as follows: 1. Code enforcement combined with residential reinvestment assistance is considered a priority to improvement efforts in the Englewood Redevelopment Area. 2. A second priority is reinvestment in the four principal commercial corridors (Pace Boulevard, “W” Street, “E” Street, and Fairfield Drive). 3. The Border Street/Hollywood Avenue railroad corridor affords a unique opportunity for an urban commerce or light industrial park...”**

One of the major findings of the ERP was the potential opportunity for the Border Street/Hollywood Avenue railroad corridor to become an urban commerce or light

industrial park. Both park opportunities would support general commercial to light industrial type uses, in which the ID-1 zoning district states “*Intent and purpose.* This district is intended primarily for research-oriented activities, light manufacturing and processing not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby industrial establishments of this type. The uses shall be within completely enclosed buildings wherever practical and provide a buffer between commercial districts and other higher intensive industrial uses. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as manufacturing activities meeting performance standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adapted to more restrictive districts, but which satisfy site plan criteria and performance criteria of this Code, should be accommodated in this district.”

The concern for a rezoning to the ID-2 zoning district would allow more intense industrial uses such as landfills, rendering plants and slaughter houses, junkyards, salvage yards, etc.

- 2) **The ERP on page 17 touches on the existing land uses for the Englewood Redevelopment District and states, “The Englewood Redevelopment Area is composed of 2,353 parcels across 883.2 acres, excluding roads and rights-of-way. Four primary land uses are represented: Residential (comprising approximately 39% of total land use), Institutional (approximately 28%), Commercial (approximately 16%), Vacant (approximately 13%), and Industrial (approximately 4%). A more detailed description of these land-use types follows below.” The ERP goes on to state on page 19, “Industrial and utilities are by far the smallest land use types in the Englewood Redevelopment Area. Together they account for less than 4% of total acreage and 74 of the area’s 2,353 parcels. The majority of the industrial uses are located along the railroad west of Hollywood Avenue.”**

The CRA understands that industrial uses are a tremendous economic factor when properly planned and managed as it generates jobs, increases property values which in turn increases the ad valorem tax base, and provides goods for consumers. Industrial uses are the vast minority throughout the Englewood Redevelopment District and definitely need proper promotion for the economic viability for the area. The CRA supports the existing uses allowed under the ID-1 zoning for the property; however, the additional intensive uses that, in turn, would be allowed under the ID-2 zoning district would become intrusive to the surrounding residential areas.

- 3) **The ERP on page 22 details the future land use categories located within the Englewood Redevelopment District; however, the Comprehensive Plan, which amended the future land use categories, has been updated through the Evaluation & Appraisal Report Based Amendments (EAR 2010) since the ERP has been updated (2008). The future land use category for the proposed site at the time of adoption of the EAR was Mixed Use-1, but the current future land use category for the site is Mixed Use-Urban (MU-U). FLU Policy 1.3.1 states “Intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.” And further the MU-U category states the range of**

allowable uses are “Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic.”

The current zoning of ID-1 supports the intent of the MU-U future land use category as it would allow for light industrial type uses; however, the proposed rezoning to ID-2 would be in conflict with the MU-U category as ID-2 allows for all types of industrial uses including intensive industrial. The applicant would need to apply for a future land use map amendment from MU-U to Industrial (I) prior to the rezoning request from ID-1 to ID-2. The ranges of allowable uses within the Industrial future land use category are “light to intensive industrial, ancillary retail and office, and no new residential development is allowed.” The rezoning amendment is inconsistent with the Comprehensive Plan as the amendment would be inconsistent with the MU-U future land use category.

- 4) **The ERP of page 26 details the land development regulations for the Englewood Redevelopment District. The plan states, “Three primary zoning categories are represented in the Englewood Redevelopment Area—residential, commercial, and industrial (Fig. 2.5). As with land use, the share of each zoning designation reflects the dominance of the corresponding land use, with residential occupying just over 60% of the total acreage, commercial occupying a little more than 31%, and industrial representing the remaining proportion. More specifically, these three zoning categories are divided among seven particular divisions, R-2, R-4, R-5, R-6.C-1, C-2 and ID-1.”**

The proposed rezoning from ID-1 to ID-2 would create the first and only ID-2 zoning properties within the Englewood Redevelopment District. The CRA feels the zoning amendment would result in spot zoning and, as mentioned above under comment #3, the amendment would be inconsistent with the MU-U future land use category.

As the Border Street/Hollywood Avenue corridor has the potential to become an urban commerce or light industrial park, serviced by the existing railroad, the CRA cannot support the rezoning of the current ID-1 zoning to the proposed ID-2 zoning for the reasons stated above. The CRA respectfully requests that the Board deny the rezoning request.

If you have any questions or concerns, please contact me at the following:

David Forte

Work: 850.595.3595

Cell: 850.554.8187

Email: dvforte@myescambia.com

Wiley C."Buddy" Page, MPA, APA
Professional Growth Management Services, LLC

5337 Hamilton Lane
Pace, Florida 32571
Office 850.994.0023 Cell 850.232.9853
budpage1@mchsi.com

April 4, 2012
VIA HAND DELIVERY

Ms. Allyson Cain
Escambia County Planning Dept.
3363 West Park Avenue
Pensacola, Florida 32505

RE: Parcel Number 16-2S-30-2300-001-023
Location: Border Street and Jordan
Rezoning to ID-2

Dear Ms. Cain:

Please find our rezoning application attached which requests a change to the parcel referenced above that currently has split zoning of residential/industrial one to Industrial Two for the entire parcel. If approved, this will facilitate the continued use of the property as a concrete manufacturing operation.

Please advise if you have any questions or need anything further. Thank you.

Sincerely,

Wiley C."Buddy" Page



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: ID-1 & R-5 to: ID-2

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Evans Contracting, Inc. Phone: 968-1957

Address: 289 Nowak Road Cantonment, FL 32533 Email: evanscontracting@att.net

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 2006 Border Street Pensacola, Florida 32501

Property Reference Number(s)/Legal Description: 16-2S-30-2300-001-023 & 16-2S-30-2300-001-011 + 027

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) 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 that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

[Signature]
Signature of Owner/Agent

Evans Contracting, Inc.
Printed Name Owner/Agent

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 4th day of January 20 12.

by Kathleen E. Castellani Rick Evans

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary
(notary seal must be affixed)

Katherine E Castellani
Printed Name of Notary

FOR OFFICE USE ONLY CASE NUMBER: Z-2012-09

Meeting Date(s): PB 5/14; BCC 6/28 Accepted/Verified by: AC Date: 4/4/12

Fees Paid: \$ 1,750 Receipt #: 552580/552582 Permit #: PRZ 120400009

3363 West Park Place Pensacola, FL 32505
(850) 595-3475 * FAX: (850) 595-3481





Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-09

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 16-2S-30-2300-001-023 & 16-2S-30-2300-001-011 8027

Property Address: 2006 Border Street Pensacola, Florida 32501

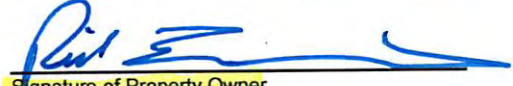
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- 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, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater 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.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 4th DAY OF January, YEAR OF 2012.


Signature of Property Owner

Evans Contracting, Inc.
Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date



Development Services Department FOR OFFICE USE:
Escambia County, Florida

CASE #: Z-2012-09

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2006 Border Street Pensacola, Florida 32501,
Florida, property reference number(s) 16-2S-30-2300-001-023 & 16-2S-30-2300-001-011 + 027

I hereby designate Wiley C. "Buddy" Page for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of County Commissioners or the Board of Adjustment 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 Development Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850.232.9853

[Signature]
Signature of Property Owner

Evans Contracting, Inc.
Printed Name of Property Owner Date

Signature of Property Owner

Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 4th day of January 20 12,
by Rick Evans

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary

Katherine E Castellani (Notary Seal)
Printed Name of Notary



3363 West Park Place Pensacola, FL 32505
(850) 595-3475 * FAX: (850) 595-3481

2011 FOR PROFIT CORPORATION ANNUAL REPORT

FILED REC'D APR 04 2012
Feb 07, 2011
Secretary of State

DOCUMENT# P99000036830

Entity Name: EVANS CONTRACTING, INC.

Current Principal Place of Business:

289 NOWAK RD.
CANTONMENT, FL 32533

New Principal Place of Business:

Current Mailing Address:

289 NOWAK RD.
CANTONMENT, FL 32533

New Mailing Address:

FEI Number: 59-3574220 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

EVANS, RICK
289 NOWAK RD.
CANTONMENT, FL 32533 US

Name and Address of New Registered Agent:

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: P
Name: EVANS, RICK
Address: 289 NOWAK RD
City-St-Zip: CANTONMENT, FL 32533

Title: VP
Name: EVANS, CONNIE
Address: 289 NOWAK RD
City-St-Zip: CANTONMENT, FL 32533

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

SIGNATURE: RICK EVANS

PRES

02/07/2011

Electronic Signature of Signing Officer or Director

Date

REC'D APR 04 2012

Rec
Doc 1120.00

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **January 10, 2007** by **Dennis R Hinote, a married man**, whose post office address is **7400 Hidden Valley Pensacola, FL 32526** hereinafter called the GRANTOR, to **Evans Contracting Inc, a Florida Corporation** whose post office address is **289 Nowak Road 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 situate in **Escambia** County, Florida, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; 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.


AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


Witness
Print Name: Karen McClammy

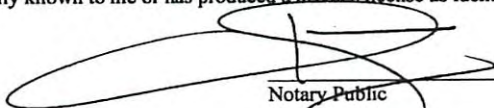
Witness
Print Name: Adrian F. Hammond, Jr.


Dennis R Hinote

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this **January 10, 2007** by **Dennis R Hinote, a married man** who is/are personally known to me or has produced a **driver's license** as identification.

(SEAL)


Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
4300 Bayou Boulevard, Suite 31
Pensacola Florida 32503
Incident to the issuance of a title insurance policy.
File Number: 06-121903
Parcel ID #: 162S30-2300-001-023

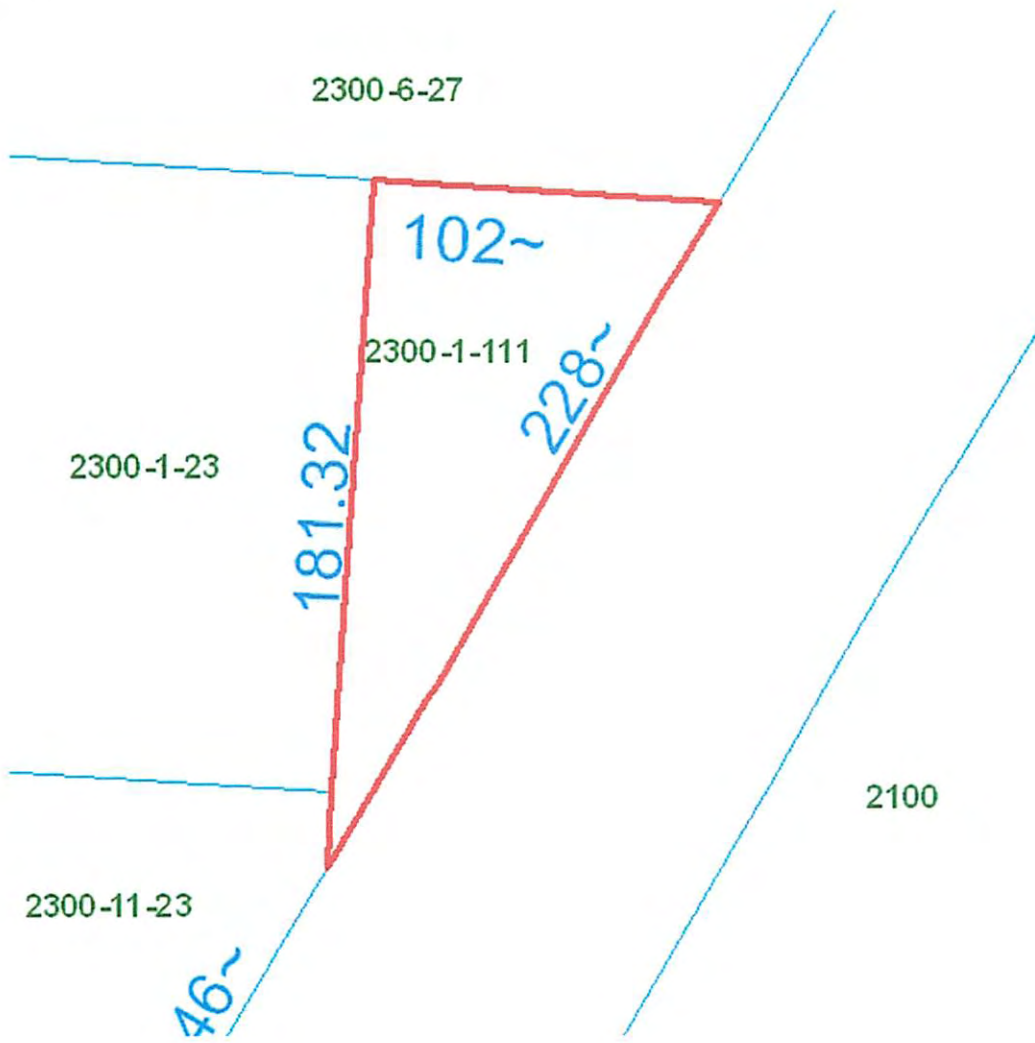


Schedule A

THAT PORTION OF OAKCREST SUBDIVISION, AS RECORDED IN DEED BOOK 67 AT PAGE 28 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET (BORDER STREET) AS DESCRIBED IN OFFICIAL RECORDS BOOK 240 AT PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTHERN RIGHT-OF-WAY LINE OF MAXWELL STREET; THENCE S 22 DEGREES 15 MINUTES 00 SECONDS W ALONG THE EAST RIGHT-OF-WAY LINE OF CITRUS STREET FOR 251.13 FEET FOR THE BEGINNING; THENCE S 89 DEGREES 57 MINUTES 42 SECONDS E FOR 359.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE GULF FLORIDA AND ALABAMA RAILROAD; THENCE S 28 DEGREES 44 MINUTES 40 SECONDS W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 310.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF ALLEY RUNNING THROUGH BLOCK 23 OF SAID OAKCREST SUBDIVISION; THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS WEST ALONG SAID SOUTH LINE FOR 321.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET; THENCE N 22 DEGREES 15 MINUTES 00 SECONDS E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 293.70 FEET TO THE POINT OF BEGINNING.



REC'D APR 04 2012

023

06-0266-000

Rec
Doc 1120.00

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

**WARRANTY DEED
(INDIVIDUAL)**

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WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

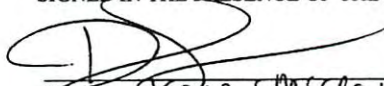
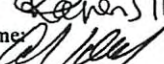
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

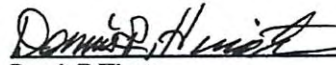
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

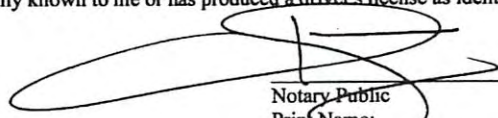

Witness
Print Name: Karen McClammy

Witness
Print Name: Adrian F. Hammond, Jr.


Dennis R Hinote

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this **January 10, 2007** by **Dennis R Hinote, a married man** who is/are personally known to me or has produced a **driver's license** as identification.

(SEAL)


Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
4300 Bayou Boulevard, Suite 31
Pensacola Florida 32503
Incident to the issuance of a title insurance policy.
File Number: 06-121903
Parcel ID #: 162S30-2300-001-023

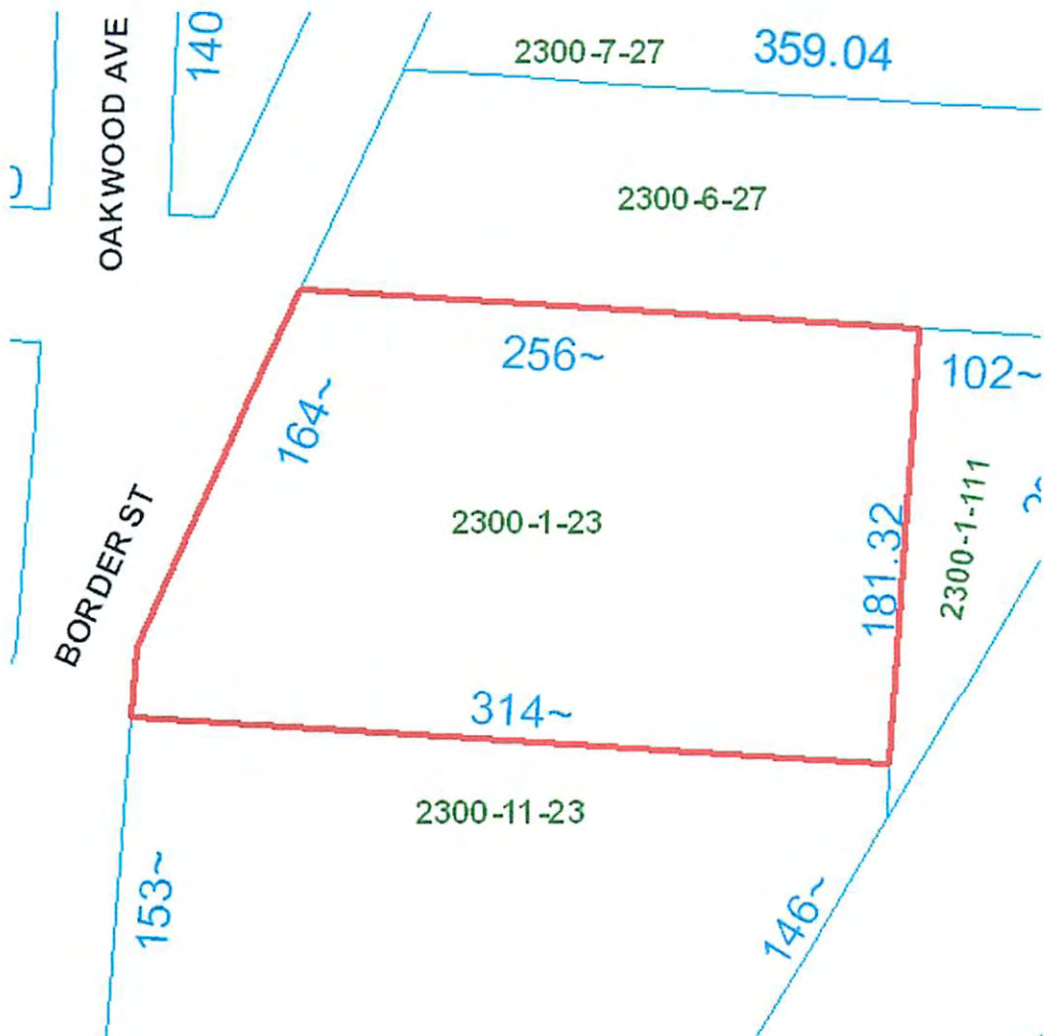


Schedule A

THAT PORTION OF OAKCREST SUBDIVISION, AS RECORDED IN DEED BOOK 67 AT PAGE 28 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET (BORDER STREET) AS DESCRIBED IN OFFICIAL RECORDS BOOK 240 AT PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTHERN RIGHT-OF-WAY LINE OF MAXWELL STREET; THENCE S 22 DEGREES 15 MINUTES 00 SECONDS W ALONG THE EAST RIGHT-OF-WAY LINE OF CITRUS STREET FOR 251.13 FEET FOR THE BEGINNING; THENCE S 89 DEGREES 57 MINUTES 42 SECONDS E FOR 359.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE GULF FLORIDA AND ALABAMA RAILROAD; THENCE S 28 DEGREES 44 MINUTES 40 SECONDS W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 310.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF ALLEY RUNNING THROUGH BLOCK 23 OF SAID OAKCREST SUBDIVISION; THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS WEST ALONG SAID SOUTH LINE FOR 321.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET; THENCE N 22 DEGREES 15 MINUTES 00 SECONDS E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 293.70 FEET TO THE POINT OF BEGINNING.



027

Rec
Doc 1120.00

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated **January 10, 2007** by **Dennis R Hinote, a married man**, whose post office address is **7400 Hidden Valley Pensacola, FL 32526** hereinafter called the GRANTOR, to **Evans Contracting Inc, a Florida Corporation** whose post office address is **289 Nowak Road 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 situate in **Escambia County, Florida**, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

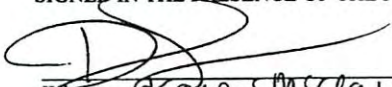
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

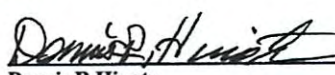
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

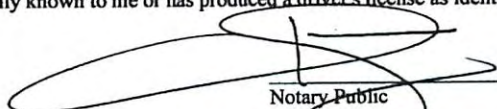

Witness Karen McClammy
Print Name: Karen McClammy
Witness Adrian F. Hammond, Jr.
Print Name: Adrian F. Hammond, Jr.


Dennis R Hinote

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this **January 10, 2007** by **Dennis R Hinote, a married man** who is/are personally known to me or has produced a driver's license as identification.

(SEAL)


Notary Public
Print Name:
My Commission Expires:

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
4300 Bayou Boulevard, Suite 31
Pensacola Florida 32503
Incident to the issuance of a title insurance policy.
File Number: 06-121903
Parcel ID #: 162S30-2300-001-023



LOCATIONAL CRITERIA

1. Does not abut a single-family residential zoning district (R-1, R-2, V-1, V2, V-2A or V-3);

RESPONSE:

As shown on the area zoning map, the subject site is surrounded by ID-1,C-2 and R-5 zoning only.

2. Includes a six-foot privacy fence as part of any required buffer and develops the required landscaping and buffering to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8 and article 7;

RESPONSE:

The site will comply with all required fencing and buffering requirements of the Land Development Code.

3. Negative impacts of these land uses on surrounding residential areas shall be minimized by placing the lower intensity uses on the site (such as stormwater ponds and parking) next to abutting residential dwelling units and placing the higher intensity uses (such as truck loading zones and dumpsters) next to the roadway or adjacent commercial properties;

RESPONSE:

The site plan will be submitted to the County for review to assure compliance with potential impacts on the surrounding neighborhood.

4. Intrusions into recorded subdivisions shall be limited to 300 feet along the collector or arterial roadway and only the corner lots in the subdivision;

RESPONSE:

According to County records, this lot was originally on the southeast corner of Border Street and Jordan Street. Jordan Street has since been vacated

5. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics.

RESPONSE:

The attached proposed site plan shows existing ingress and egress to the site from Border Street.

6. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development.

RESPONSE:

The area is under transition due in large part to the rail facilities to the east and other scattered industrial uses to the north and south east of the site.

SUMMARY:

The site meets all of the required criteria as identified above. As such, the site is consistent with minimum locational requirements contained at **7.20.06 General commercial and light manufacturing locational criteria (2)**.

REC'D APR 04 2012



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

June 9, 2009

David Fitzpatrick, P.E., P.A.
10250 North Palafox St
Pensacola, FL 32534
Fax 476-7708

Re: **Border Street Concrete Plant (2000 Border St.)**

Dear Mr. Fitzpatrick:

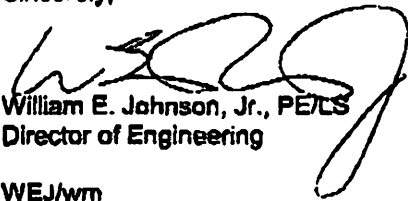
In response to your inquiry concerning availability of water and sewer services for the above referenced project, ECUA anticipates no problems in water supply or sewage treatment plant capacity. Our review indicates this project will not degrade ECUA's water and sewer systems to a degree which would 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 solid waste disposal service to this location.

Sincerely,


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

WEJ/wm

cc: Evans Contracting, Inc. 289 Nowak Rd, Cantonment, FL 32533
File

\\ecuaeng\engdata\tracking\concurrency-availability ltr from request for service form\concurrency availability ltr 2009\border st concrete plant fitzpatrick was.doc

Logan Fink
District One

Lola Benson
District Two

Elvin McCorvey
District Three

Dele Perdona
District Four

Larry Walker
District Five

Data and Analysis

Location

This site is located at 2006 Border Street in west Pensacola in the Brownsville area. It is approximately ½ mile south of Fairfield Drive and adjacent to the CSX Railroad track along its easterly property line. Border Street is a short two-lane County maintained roadway extending from Cervantes Street on the south to Fairfield Drive on the north.

Background

This site was previously owned by the Hinote Septic Tank Company from the mid-1960s until it was sold in 2007. During this period Hinote manufactured concrete septic tanks on site. This process involved the use of concrete batch making equipment, large forms and steel reinforcing rods. Hinote loaded the 500 or 1,000 gallon tanks on flatbed trucks using skid cranes for delivery to residential and commercial customers. In 1989 the County zoned the northern portion of the property ID-1, while the southerly portion was zoned R-5.

According to the Property Appraiser's records, in January 2007, Hinote sold to Evans Contracting, Inc. who leased the site to another concrete operation known as "A Perfect Mix" who operated on site for two years. By March 2009 the lease was assumed by AKON Concrete after the existing tenant closed and removed his equipment and the site. While gathering state air permits from the Florida Department of Environmental Protection, Alabama-based AKON learned that the property requires C-2 zoning and a change in the land use in order to legally operate in Escambia county, even though the property has a history of industrial-type activities prior to the adoption of zoning.

Project Description

AKON consists of one storage tower containing the raw powdered product and a

second tower where it is mixed with aggregate and water for the final product. This is the same type equipment and process used by previous tenant, "A Perfect Mix". The process requires a storage area for sand and gravel which is located in the northeast portion of the site. Office space is contained in a construction-site type trailer and no permanent structure(s) is proposed.

Area Spatial Analysis

Much of the area on and around Border Street was constructed in the late 1940s and early 1950s without benefit of any land use development control mechanisms. While heavy commercial and industrial uses are typically attracted to rail corridors, the presence of the CSX tracks has caused the area to support small lot residential uses with most being mobile homes in the area.

As shown on the attached maps, the site is comprised of three lots. The northern most lot (PN 2300-006-027) is zoned ID-1, while the two southerly lots (PN2300-001-023 and 2300-001-111) are both zoned R-5. All three lots are classified as MU-1 Mixed Use on the Future Land Use

Map. In order to continue the property as a concrete operation, the site will require a change in the land use from MU-1 to ID Industrial and a change in zoning from R-5 and C-1 to ID-2 status.

Property on the north side of site is owned by *Pav'r Construction, Inc.* and used as a waste container rental operation with outside storage along the common property line. This site is zoned ID-1. As stated

earlier, property to the east is owned by *CSX Railroad* which provides rail service south to the industrial area south of Navy Boulevard and west of Pace Boulevard containing Armstrong World and Arizona Chemical among others. Property south of the site is zoned R-5 and appears to be used for intensive outside storage activities. Across from the site, Escambia County owns property on the west side of Border Street and uses it as a storm water retention pond facility.

Economic Redevelopment Areas

Border Street serves as a dividing line with property on the east side of the street being in the Englewood Redevelopment Area and land on the west side of Border Street being in the Brownsville Redevelopment Area.

The site has the distinction of being within one redevelopment area and across the street from yet another area designated for redevelopment. This designation may qualify the owners for certain economic incentives such as matching funds for façade/landscape improvements, sales tax rebates on capital equipment purchases and perhaps matching funds for qualified employee hourly wages. Generally, the designation of an area for economic development incentives indicates that the unit of local government is supportive of compatible change and/or expansion of an activity that leads to neighborhood and overall economic improvements.

Analysis

This site is located in unincorporated Escambia County which adopted land use regulations in 1989. Prior to adopting zoning and development regulations, this area was substantially developed, largely based upon what ever the property owner wanted to do. As a result, the area contains a mixture of uses, from low intensity single family residential to high intensity commercial and industrial activities, many of which share a common property line.

Some thirty-five parcels of property are located within 500 feet of the site. This 500 foot circle is bisected by a rail road and Border Street, which is a well traveled local road way. Border Street appears to divide the land uses within the 500 circle surrounding the site. As observed in the field, there are seven properties located on the east side of Border Street within the circle and seven located on the west side. Of the seven east side properties, six are non-residential including a junk yard, a construction container rental operation, the AKON concrete facility, and a vacant commercial building. On the west side of Border Street, within the 500 foot circle, the seven uses include a mobile home park, vacant lots, a county stormwater pond,

and five single family homes. Clearly, then, existing land uses appear to be divided by Border Street with industrial and heavy commercial uses on the east side and residential uses on the west side of the street.

The existing AKON concrete operation backs up to the CSX Railroad and ID-1 Industrial zoning on the eastern side of the site. Zoning north of the site is ID-1 while a junk yard zoned R-5 was observed adjacent and south of the site. The county holding pond west of the site is zoned C-2 and R-5. This pattern shows that the site is surrounded by either non-residential uses and properties that are non-conforming with the adopted Escambia County Zoning Map. Moreover, C-2 zoning is designated for almost the entire residential areas on the west side of Border Street which allows many uses not generally compatible with residential land uses.

This area, then, contains a strong contrast between actual land uses and those uses allowed and prohibited by the Land Development Code. Again, the existing development pattern shows industrial and heavy commercial uses located on the East side of Border Street in the immediate area surrounding the site.

Potable Water

Calculations for potable water demand are as follows:

$$\begin{aligned} 10 \text{ employees @ } 350\text{gpdpe} &= 3,500 \text{ gpd} \\ \text{Concrete production requirements} &= 10,000 \text{ gpd} \end{aligned}$$

From this we can fix the initial consumption of potable water to be approximately 13,500 gpd. The attached letter from the Emerald Coast Utility Authority (ECUA) affirms that sufficient potable water capacity is available to support the facility.

Sanitary Sewer

According to the ECUA Engineering Department, the nearest service is located over

one mile away. As such, the existing septic tank located on site will continue to be utilized.

Recreation

This Future Land Use Amendment anticipates that this existing operation will continue to have no impact on area recreation facilities because of its non-residential characteristics.

Traffic

Border Street is classified as a local roadway by the Escambia County Engineering Department. The right-of-way varies in width from 66 feet along the northerly one third of its length about 30-40 feet on the majority of the balance to the south.

The attached spreadsheet is a print-out using the Florida Department of Transportation software known as "TIPS" (Traffic Internal capture and Passby Software). Using the Institute of Traffic Engineers land use code 110 (General Light Industrial) and 10 employees as the independent variable, some 61 strips will be generated from the site on a daily basis. The nature of concrete business dictates that the vast majority of trips will be made in the early hours (7:00am to 10:00am), thus avoiding any PM peak hour traffic situation.

As stated earlier, this site has been generating concrete related trips onto Border Street for well over 25 years. The current operator will continue operations with between 3 and 5 trucks meaning traffic impact should not change and the level of service for the roadway should not be affected.

DRAINAGE

Stormwater will be directed to a holding pond located near the southwest corner of the site. Wash from the concrete trucks will be directed to a separate holding pond as shown on the attached site plan. The design of the ponds and other site improvements will be reviewed by county and state officials for regulatory

compliance. Additionally, a neighborhood stormwater retention pond has been constructed by Escambia County. directly across the street from the site.

URBAN SPRAWL

This is an existing land use located in an area that has historically exhibited heavy non-residential uses. This use is not urban sprawl as defined under Florida Administrative Code Rule 9J-5.003 (134).



Development Services Department
Escambia County, Florida

**PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM**

16-2S-30-2300-001-023 & 111
Property Reference Number

Buddy Page (Evans)
Name

Border St & Jordan 32505
Address

Owner Agent

Referral Form Included? **Y / N**

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: R-5 Size of Property: _____ +/-
 Future Land Use: MU-U Commissioner District: _____
 Overlay/AIPD: none Subdivision: Oakerest
 Redevelopment Area*: Englewood CRA
 *For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: ID-1 ID-2
 Is Locational Criteria applicable? yes If so, is a compatibility analysis required? yes

located along local road

4/15/10

met to discuss properties 1/4/10
Phonema: There is an updated Redevelopment Plan for Englewood
no conflict with MU-U FLU for request to ID-1

- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process
- BOA DRC Other: _____
Process Name

Staff present: Lynette Harris, Allyson Cain, Drew Holmer, Horace Jones Date: _____

Applicant/Agent Name & Signature: Buddy Page

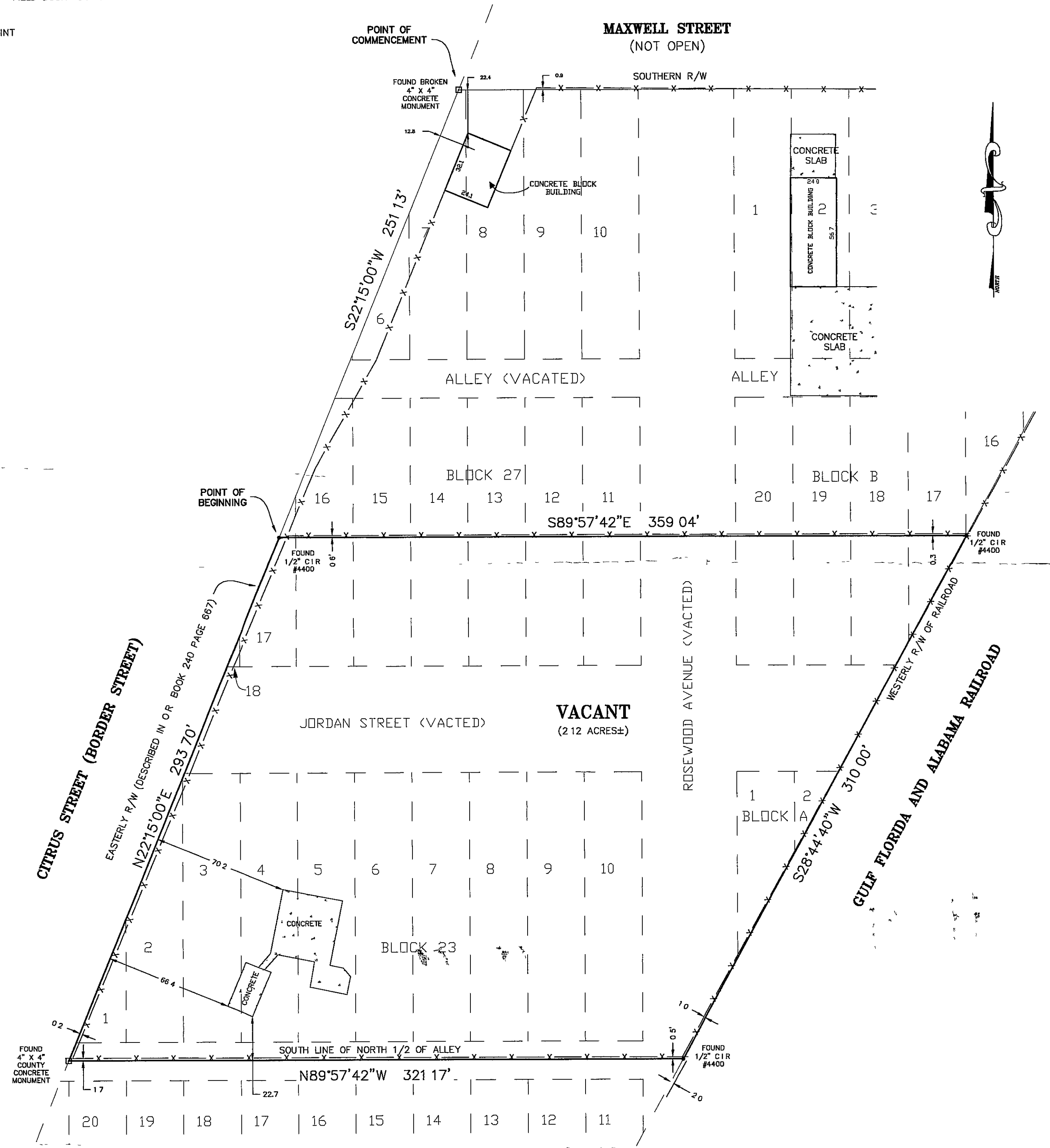
No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.

MEASUREMENTS MADE TO UNITED STATES STANDARDS
LEGEND.
 B S L ~ BUILDING SETBACK LINE
 P C ~ POINT OF CURVATURE
 P T ~ POINT OF TANGENCY
 P C P ~ PERMANENT CONTROL POINT
 R ~ RADIUS
 L ~ LENGTH OF ARC
 C ~ CHORD DISTANCE
 C B ~ CHORD BEARING
 R/W ~ RIGHT-OF-WAY
 C I R ~ CAPPED IRON ROD
 D ~ DEED
 A ~ ACTUAL
 CHAINLINK FENCE ~ —X—
 WOOD FENCE ~ —○—

BOUNDARY SURVEY



GARY F. BYRD, LLC
 Professional Surveying & Mapping
 800 Byrd Lane
 Pensacola, Florida 32526
 Phone (850) 485-1675 Fax (850) 941-4986
 554-6734



LAND DESCRIPTION
 THAT PORTION OF OAKCREST SUBDIVISION AS RECORDED IN DEED BOOK 67 AT PAGE 28 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS COMMENCE AT THE POINT OF INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET (BORDER STREET) AS DESCRIBED IN OFFICIAL RECORD BOOK 240 AT PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTHERN RIGHT-OF-WAY LINE OF MAXWELL STREET, THENCE S 22°15'00" W ALONG THE EAST RIGHT-OF-WAY LINE OF CITRUS STREET FOR 251.13 FEET TO THE BEGINNING, THENCE S 89°57'42" E FOR 359.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE GULF FLORIDA AND ALABAMA RAILROAD THENCE S 28°44'40" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 310.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF ALLEY RUNNING THROUGH BLOCK 23 OF SAID OAKCREST SUBDIVISION, THENCE N 89°57'42" W ALONG SAID SOUTH LINE FOR 321.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, THENCE N 22°15'00" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 293.70 FEET TO THE POINT OF BEGINNING
 SOURCE OF INFORMATION DESCRIPTION AS FURNISHED BY CLIENT ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE PLAT EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHT-OF-WAYS THAT WERE NOT FURNISHED TO THIS FIRM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY FOOTINGS FOUNDATIONS OR ANY OTHER SUBSURFACE STRUCTURES NOT LOCATED
 NO TITLE WORK PERFORMED BY THIS FIRM
 I HEREBY CERTIFY TO CITIZENS TITLE GROUP INC EVANS CONTRACTING INC DENNIS R HINOTE WESTCOR LAND INSURANCE COMPANY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES

DRAWING RELEASE DATE: 01-08-07
 SCALE 1" = 40'
 SHEET 1 OF 1

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

Gary F. Byrd
 GARY F. BYRD
 FLORIDA LAND SURVEYOR #4400

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA SURVEYOR



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **552580**

Date Issued. : 04/04/2012

Cashier ID : GELAWREN

Application No. : PRZ120400009

Project Name : Z-2012-09

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 10309 | \$1,750.00 | App ID : PRZ120400009 |
| | | \$1,750.00 | Total Check |

Received From : EVANS CONTRACTION INC

Total Receipt Amount : **\$1,750.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|-----------------------|-----------|-----------------|---------------|---|
| PRZ120400009 | 645718 | 1,750.00 | \$0.00 | 0 BORDER ST & JORDAN , PENSACOLA, FL, 32505 |
| PRZ120400009 | 645719 | 70.00 | \$0.00 | 0 BORDER ST & JORDAN , PENSACOLA, FL, 32505 |
| Total Amount : | | 1,820.00 | \$0.00 | Balance Due on this/these Application(s) as of 4/5/2012 |



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **552582**

Date Issued. : 04/04/2012

Cashier ID : GELAWREN

Application No. : PRZ120400009

Project Name : Z-2012-09

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|----------------|-----------------------|
| Cash | | \$70.00 | App ID : PRZ120400009 |
| | | \$70.00 | Total Cash |

Received From : BUDDY PAGE

Total Receipt Amount : **\$70.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|-----------------------|-----------|-----------------|---------|---|
| PRZ120400009 | 645718 | 1,750.00 | \$0.00 | 0 BORDER ST & JORDAN , PENSACOLA, FL, 32505 |
| PRZ120400009 | 645719 | 70.00 | \$0.00 | 0 BORDER ST & JORDAN , PENSACOLA, FL, 32505 |
| Total Amount : | | 1,820.00 | \$0.00 | Balance Due on this/these Application(s) as of 4/5/2012 |

OREN INTERNATIONAL INC
1995 HOLLYWOOD AVE
PENSACOLA FL 32505

EVANS CONTRACTING INC
289 NOWAK RD
CANTONMENT FL 32533

D & S OF PENSACOLA INC
4419 CEDARBROOK CIR
PENSACOLA FL 32526

PAV'R CONSTRUCTION INC
501 E GREGORY ST # 3
PENSACOLA FL 32502

BODIE DANIEL P & GERMAINE R
2004 GLENWOOD AVE
PENSACOLA FL 32505

SILCOX ROBERT H
3800 W MAXWELL ST
PENSACOLA FL 32505

ONGMAN GLORIA J
22880 POPLAR RD
ROBERTSDALE AL 36567

TERRY JOHN G
3816 W MAXWELL ST
PENSACOLA FL 32505

GIBBES TIMOTHY & DEBORAH
12 CLOVERLAND CT
PENSACOLA FL 32505

HENDRIX JAMES E
C/O WANDA HENDRIX WHITE
205 HUNTERS HILL LN
MOLINO FL 32577

BANK OF AMERICA
C/O ROBERTSON ANSCHUTZ
3010 N MILITARY STE 300
BOCA RATON FL 33431

WILSON STEVE H
817 NORTH 48TH AVE
PENSACOLA FL 32506

RHODES EARL J & CHARLENE E
1800 1/2 BORDER ST
PENSACOLA FL 32505

MULLINS CHARLIE & GLADYS E
1800 N BORDER ST
PENSACOLA FL 32505

MARTIN LUCINDA
4415 DEAUVILLE WAY
PENSACOLA FL 32503

BODIE STEVE R
1375 LA PAZ
PENSACOLA FL 32506

PENSACOLA HABITAT FOR
HUMANITY INC
PO BOX 13204
PENSACOLA FL 32591

PENSACOLA HABITAT FOR
HUMANITY
1060 GUILLEMARD ST
PENSACOLA FL 32501

JAHNKE JOSHUA J
59 LINCOLN ST
HUDSON MA 01749

DOWNEY JOSEPH M
16 CLOVERLAND CT
PENSACOLA FL 32508

SOUTHERN STAR AUTO GROUP LLC
2201 GLENWOOD AVE
PENSACOLA FL 32505

SCHAFFER REAL ESTATE HOLDINGS
LLC
1632 SUNSET POINTE
DESTIN FL 32541

FOLMAR DARRYL D
2101 OAKWOOD AVE
PENSACOLA FL 32505

ANGELOS AUTO PARTS INC
42 SANDALWOOD ST
PENSACOLA FL 32505

WILLIS SABRINA LYNN
2123 NORTH T ST
PENSACOLA FL 32505

AARON LILLIAN SHAW LIFE EST
3820 W JORDAN ST
PENSACOLA FL 32505

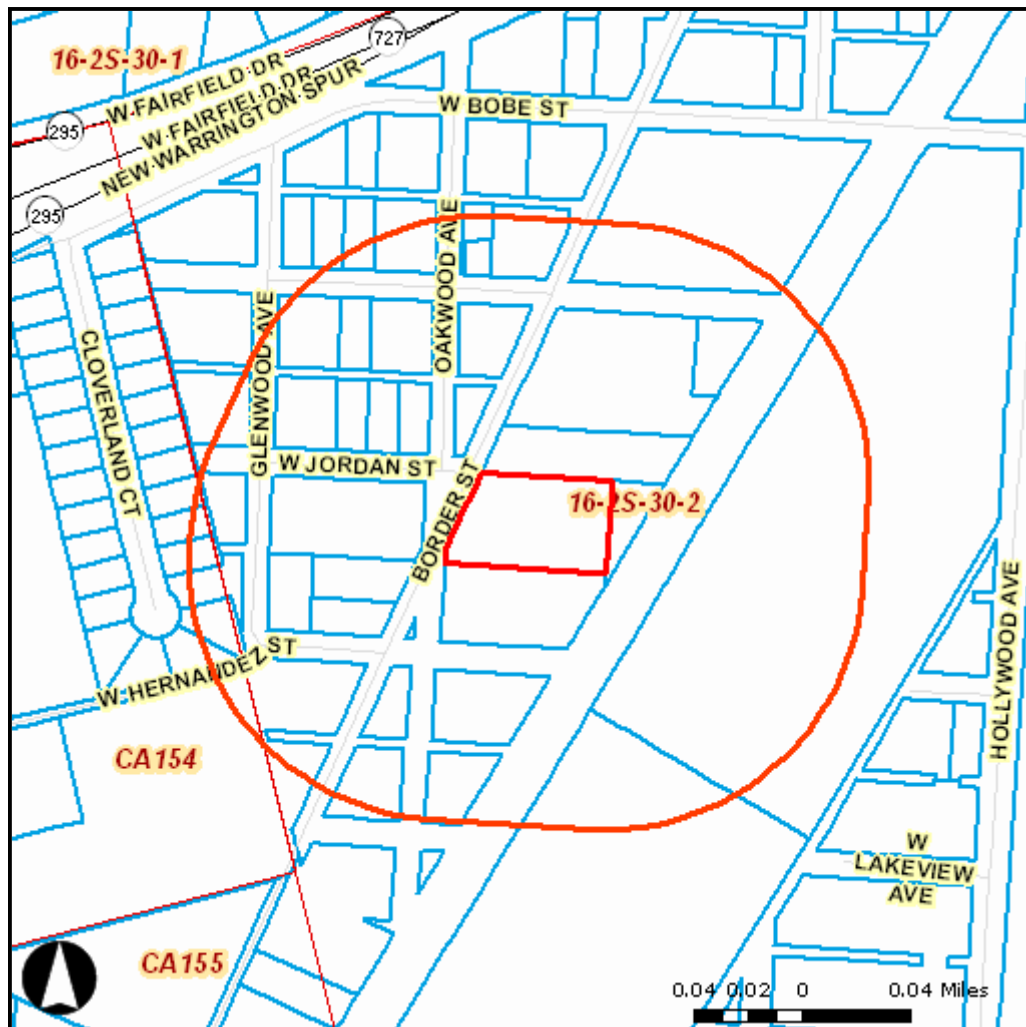
HENDRICKS JAMES GAWEN
8411 KAUSE RD
PENSACOLA FL 32506

BROWN JAMES &
2208 OAKWOOD AVD
PENSACOLA FL 32505

HARBORTH HARVEY & BARBARA A
14 CLOVERLAND CT
PENSACOLA FL 32505

FOLKER TIMOTHY W & ROSEMARY
711 MEADOWVIEW LN
PENSACOLA FL 32504

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Planning Board-Rezoning

5. C.

Meeting Date: 05/14/2012

CASE : Z-2012-10

APPLICANT: Neal Bjorklund, Agent for
Galen and Rosalie Schmidt

ADDRESS: Highway 97A

PROPERTY REFERENCE NO.: 11-4N-33-4100-000-000

FUTURE LAND USE: AG, Agricultural

COMMISSIONER DISTRICT: 5

OVERLAY AREA: NA

BCC MEETING DATE: 05/17/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-1, Village Agricultural District (5 du per 100 acres on one-acre parcels)

TO: ID-2, Industrial, General Industrial District (noncumulative)

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories.

The Agriculture (AG) Future Land Use (FLU) category is intended for routine agricultural and silvicultural related activities and very low density residential uses. Also allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services. Range of allowable uses include: Agriculture, Silviculture, Residential, Recreational, Public and Civic, Limited Ancillary or Supportive Commercial. The maximum residential density is one dwelling unit per twenty acres.

CPP 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).

FINDINGS

The proposed amendment to ID-2 is **not consistent** with the intent and purpose of Future Land Use category AG as stated in **CPP FLU 1.1.1** because the proposed use of the property is not a permitted use under the AG Future Land Use category.

The proposed amendment to ID-2 is **not consistent** with the intent and purpose of Future Land Use category AG as stated in **CPP FLU 1.3.1**. The current land use category of Agriculture (AG) is intended for routine agricultural and silvicultural related activities and very low density residential uses.

The applicant is applying for a future land use change from AG to Industrial (I). If the FLU amendment is to be granted, the rezoning request would then be consistent with the Industrial Future Land Use category although it will **not** be compatible with adjacent or adjoining properties with the future land use designation of Rural Community (RC) and Agricultural (AG).

The proposed amendment is **not consistent** with the intent of **CPP FLU 1.5.3** promoting efficient use of existing public roads, utilities and service infrastructure. In order to gain access to the property the applicant will need to connect to the existing collector roadway, Arthur Brown Rd (Hwy 97A). Should this amendment be granted, utilities and service infrastructure will have to be addressed at the site plan review process.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

LDC 6.05.01. AG Agricultural District, Low Density. A. Intent and purpose. This district is intended to identify those areas used primarily for farming, and/or the raising of livestock, and silviculture. A primary purpose of this district is to provide for the continuation and expansion of viable agricultural activities within the county by providing for compatibility among permitted uses and by preserving open spaces through low district-wide residential densities. The maximum density is 1.5 acres per dwelling unit. Refer to Article 11 for uses, heights and densities allowed in AG - agricultural areas located in the Airport/Airfield Environs.

LDC 6.05.19. ID-2 General Industrial District (noncumulative).

A. Intent and purpose. This district is intended to accommodate industrial uses which cannot satisfy the highest level of performance standards. It is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in Article 7. Refer to Article 11 for uses allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

B Permitted Uses

1. Manufacturing or industrial uses permitted in the ID-1 light industrial district.
2. Asphalt plants.
3. Concrete plants.
4. Iron works.
5. Landfills.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, Article 7).
7. Paper mills.
8. Refineries.
9. Rendering plants and slaughter houses.
10. Steel mills.
11. Solid waste transfer stations, collection points, and/or processing facilities.
12. Public utility and service structures.
13. Junkyards, salvage yards, and waste tire processing facilities.
- 14. Other uses similar to those listed herein. Recommendations on other permitted uses shall be made by the Planning Board (LPA) and based on an application for such other use. Final determination shall be made by the BCC upon receipt of the Planning Board's (LPA's) recommendation.**

LDC 2.07.01. Planning Board (LPA) Interpretations. The Planning Board, sitting as the local planning agency (LPA), shall review and interpret any provisions of this Code for the purposes of clarification or determination of meaning and intent if questions should arise regarding the meaning, intent or interpretation of any provision or section. Such interpretation request shall be presented at the next regular planning board meeting if the request is received by the department of planning and zoning staff at least 20 calendar days in advance of said meeting.

LDC 7.20.07. Industrial Locational Criteria (ID-CP, ID-1, ID-2). New industrial development must meet the following locational criteria:

1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall, as a first priority, be avoided. When impacts are unavoidable, those impacts shall be minimized.
2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in the Comprehensive Plan.
3. New industrial uses in the MU-1, AA-13, and AA-15 categories may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. Industrial and MU-6 categories allow all types of industrial uses.
4. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas.
5. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Comprehensive Plan Policy 7.A.3.8.(FLU1.1.9)
6. These industrial locational criteria apply to those future land use categories where industrial development is permitted and does not provide or permit industrial land uses in those categories that do not provide for such uses.

LDC 3.02.00. Terms defined.

Spot zoning. Rezoning of a lot or parcel of land that will create an isolated zoning district that may be incompatible with the adjacent and nearby zoning districts and uses, or as spot zoning

is otherwise defined by Florida law.

FINDINGS

The proposed amendment would constitute spot zoning as defined in LDC 3.02.00 because it will create an isolated zoning district of ID-2 in which it is incompatible with the adjacent and nearby zoning districts and uses currently zoned VAG-1, VR-1 and VR-2.

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code as stated in LDC Section 6.05.19.A as a permitted use. The applicant is currently requesting an interpretation as to whether the proposed use would be considered as a permitted use within the ID-2 zoning category. If the Planning Board determines the use to be a similar use to those listed, the final determination must be made by the Board of County Commissioners (BCC). The parcel must meet all requirements of LDC Section 7.20.07 for locational criteria so as not to hinder the site plan review process.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment is **not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts VAG-1, VR-1 and VR-2. There were two single family residential and the other 11 properties were vacant farm land. The proposed use is of a more intense nature than the existing surrounding parcels.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

The applicant is currently applying for a small scale amendment to change the Future Land Use designation from Agricultural to Industrial. Staff found no other changed conditions that would impact the amendment or property.

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

The Escambia County GIS maps **did not** indicate any wellhead sites near the subject parcel. According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable further review during the site plan review process will be done to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

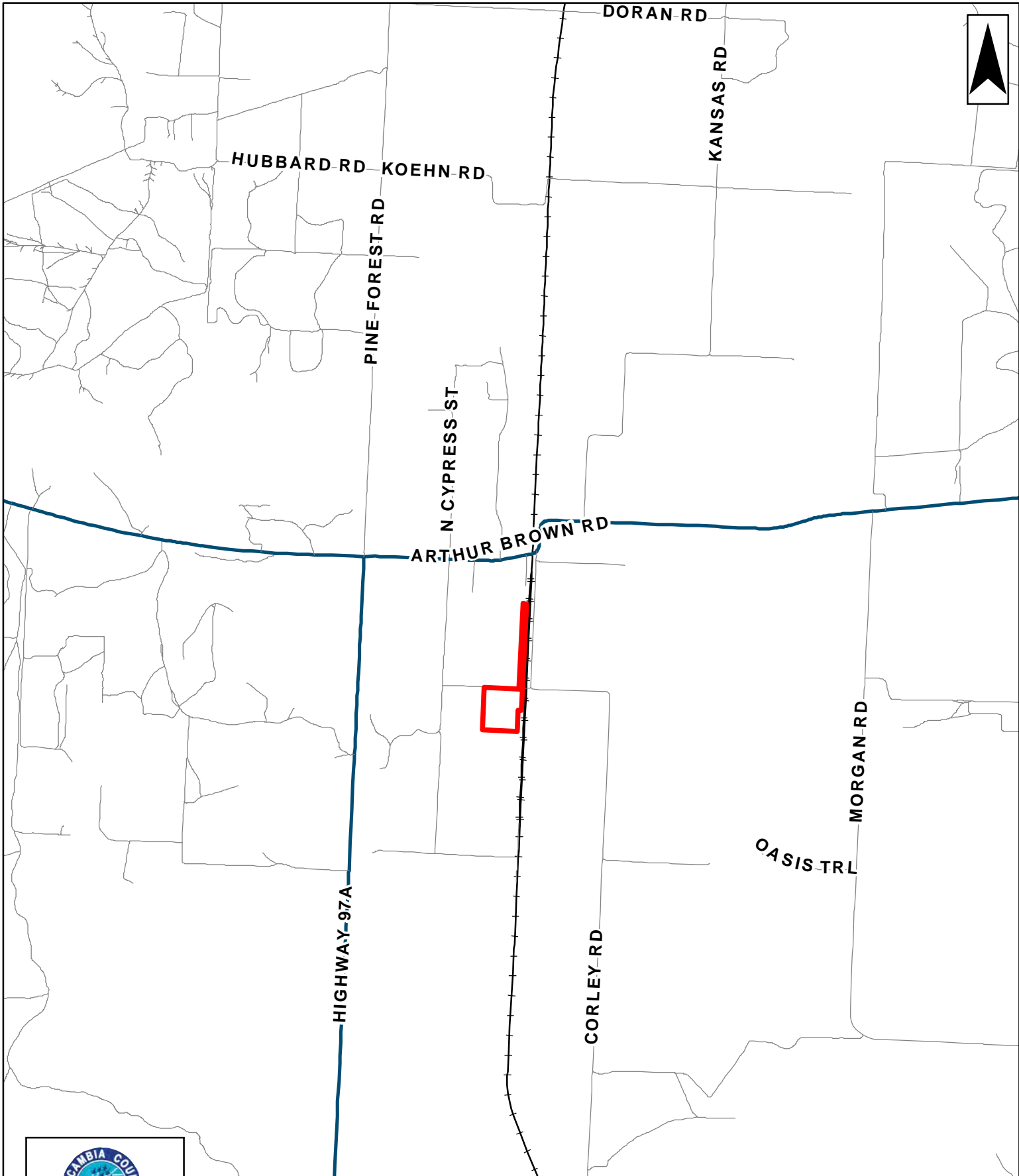
FINDINGS

The proposed amendment **would not** result in a logical and orderly development pattern. The parcel is currently vacant surrounded by agricultural land intended primarily for farming, raising of livestock, and silvicultural activities. Although a change to an Industrial zoning would be a more intensive use than is currently in the area, the proposed amendment will utilize the existing railroad, which is a corridor for economic development within the county. The amendment is a 9.98(+/-) acre portion of a 153 acre parcel, and there are code requirements that could be implemented such as intense buffering and screening to minimize the possibility of any adverse effects upon adjacent properties.

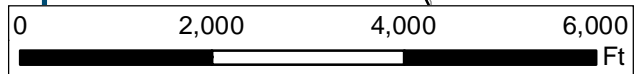
Attachments

Z-2012-10


Z-2012-10



Z-2012-10 LOCATION MAP



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



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.



VM-1

ARTHUR BROWN RD

STEWART RD

VR-1

VR-2

MITCHELL RD

VR-1

S CYPRESS ST

VAG-1

CORLEY RD

VAG-1

CORLEY RD

VAG-1

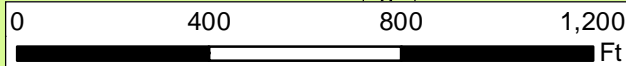
RAILROAD



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.

Z-2012-10 500' RADIUS ZONING



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



ARTHUR BROWN RD

STEWART RD

RC

RC

MITCHELL RD

S CYPRESS ST

RC

CORLEY RD

AG

RC

CORLEY RD

AG

AG

AG

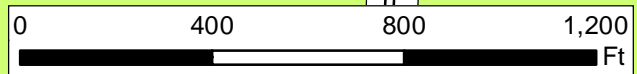
RAILROAD



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-10 FUTURE LAND USE



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

VM-1

ARTHUR BROWN RD

VACANT

STEWART RD



MITCHELL RD

RAILROAD

VACANT

VR-1

SF

VR-2

VACANT

SF

VR-1

S CYPRESS ST

SF

VACANT

SF

CORLEY RD

VAG-1

VACANT

VAG-1

VACANT

VACANT

CORLEY RD

VACANT

VAG-1

VACANT

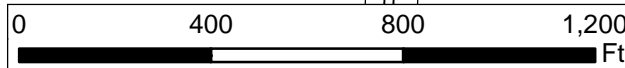
RAILROAD



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.

Z-2012-10 EXISTING LAND USE



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



ARTHUR BROWN RD

STEWART RD

MITCHELL RD

RAILROAD

SCYPRESS ST

CORLEY RD

CORLEY RD

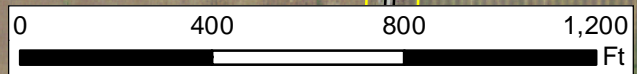
RAILROAD



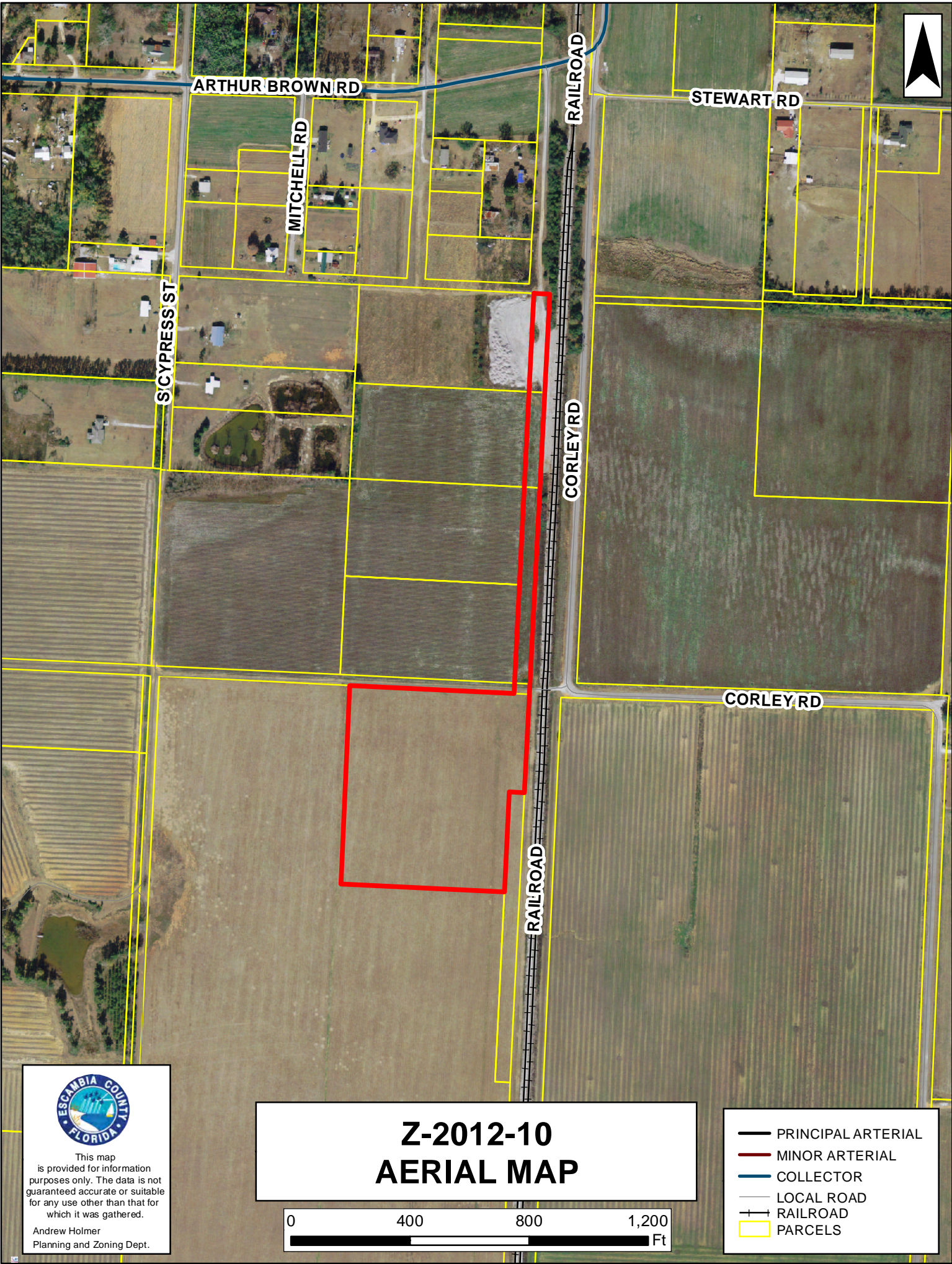
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2012-10 AERIAL MAP



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





NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2012-10
CURRENT ZONING: VAG-1 PROPOSED ZONING: ID-2

PLANNING BOARD

DATE: 5/14/12 TIME: 8:30 am

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 5/17/12 TIME: 5:45 pm

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE

PUBLIC MEETING NOTICE

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES



LOOKING WEST AT THE PARCEL



LOOKING EAST



LOOKING SOUTH



LOOKING NORTH



LOOKING EAST

**HUTCHINSON, MOORE & RAUCH, LLC**Post Office Box 1127
Daphne, Alabama 36526Telephone: (251) 626-2626
Fax: (251) 626-6934

April 5, 2012

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

RE: Rezoning Letter of Request for
Genesis Rail Systems, LLC
Arthur Brown Road, Walnut Hill, Florida

Dear Ms. Cain:

The owner of the referenced parcel wishes to construct a crude oil transfer station to transfer crude oil from tank cards to an existing pipeline. The site currently has a zoning of VAG-1 which does not allow for this type of development. We are requesting a rezoning designation of ID-2 to allow for the development of the subject parcel.

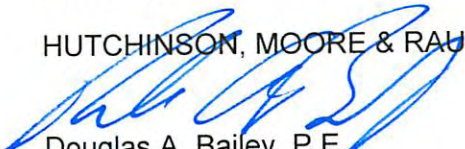
We have attached the following items for your review:

1. One 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 copy of the warranty deed as proof of ownership.
3. One street map depicting the general location of the subject parcel.
4. One copy of the boundary survey.
5. Full size and 11 X 17 copies of the proposed site plan and a color aerial overlay.
6. A check in the amount of \$1,050.00.
7. Site Conditions Survey.

Please forward these documents to the appropriate staff and planning board members. Should you have questions or comments, please call me at 251.626.2626. We appreciate your assistance in this matter.

Sincerely,

HUTCHINSON, MOORE & RAUCH, LLC


Douglas A. Bailey, P.E.

/djh

G1068/3746/12.073

cc: Neal Bjorklund



Development Services Department

Escambia County, Florida

APPLICATION

| | |
|--|---|
| Please check application type: | <input type="checkbox"/> Conditional Use Request for: _____ |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Variance Request for: _____ |
| <input type="checkbox"/> Development Order Extension | <input checked="" type="checkbox"/> Rezoning Request from: <u>VAG-1</u> to: <u>ID-2</u> |

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Galen Schmidt Phone: 251-294-2146

Address: 1120 Highway 97A, Walnut Hill, FL 32568 Email: NA

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 6125 Arthur Brown Road, Walnut Hill, Florida

Property Reference Number(s)/Legal Description: 11-4N-33-4100-000-000

Survey and legal description attached.

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) 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 that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Neal Bjorklund
Signature of Owner/Agent

Neal Bjorklund
Printed Name Owner/Agent

4/5/12
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 5th day of April 20 12,
by Neal Bjorklund

Personally Known OR Produced Identification Type of Identification Produced: DL# B262-624-60-409-0

Judy Denise Halstead
Signature of Notary
(notary seal must be affixed)

Judy Denise Halstead
Printed Name of Notary



| | |
|---|--|
| FOR OFFICE USE ONLY | CASE NUMBER: <u>2-2012-10</u> |
| Meeting Date(s): <u>5/14/12 PB + 5/17/12 BCC</u> | Accepted/Verified by: <u>Denise Halstead</u> Date: <u>4/5/12</u> |
| Fees Paid: \$ <u>1050.00</u> Receipt #: <u>552697</u> | Permit #: <u>PR2120400010</u> |



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2012-10

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6125 Arthur Browne Road,
Florida, property reference number(s) 11-4N-33-4100-000-000

I hereby designate Neal Bjorklund for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 3 day of April the year of, 2012, and is effective until the Board of County Commissioners or the Board of Adjustment 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 Development Services Bureau.

Agent Name: [Signature] Email: nbjorklund@genlp.com
Address: 6209 Pine Blossom Rd Phone: 850-626-9160
Milton FL 32570

[Signature]
Signature of Property Owner

Galen Schmidt
Printed Name of Property Owner

4-3-2012
Date

[Signature]
Signature of Property Owner

Rosalie Schmidt
Printed Name of Property Owner

4-3-2012
Date

STATE OF Florida COUNTY OF Escambia

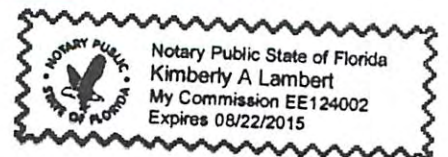
The foregoing instrument was acknowledged before me this 3RD day of April 20 12,
by Neal D. Bjorklund, Galen Schmidt, and Rosalie Schmidt

Personally Known OR Produced Identification . Type of Identification Produced: Driver's License

[Signature]
Signature of Notary

Kimberly A. Lambert
Printed Name of Notary

(Notary Seal)





Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE #: Z-2012-10

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 11-4N-33-4100-000-000

Property Address: 6125 Arthur Brown Road, Walnut Hill, Florida

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- 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, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater 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.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 5th DAY OF April, YEAR OF 2012.

[Signature]
Signature of Property Owner
Agent

Neal Bjorklund
Printed Name of Property Owner

4-5-2012
Date

Signature of Property Owner

Printed Name of Property Owner

Date

Property Reference #11-4N-33-4100-000-000

1. Rezoning Criteria:

- A. Consistency with the Comprehensive Plan:** We have made application for a small scale amendment to the Comprehensive Plan to allow a change of the FLU designation from AG to I. The proposed rezoning is from VAG-1 to ID-2. The ID-2 zoning is allowable on the FLU I, districts and would allow the proposed use as a crude oil transfer station. The proposed rezoning will be consistent with the Comprehensive Plan assuming the related small scale amendment is approved.
- B. Consistency with the Land Development Code:** It is our understanding that the intent of the Land Development Code (LDC) is "to provide orderly growth management rules and regulations". The proposed zoning change of the property is from VAG-1 to ID-2 and would meet the intent of the Industrial District defined in the LDC 6.05.19 section:

A. Intent and purpose.

This district is intended to accommodate industrial uses which cannot satisfy the highest level of performance standards. It is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district. All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7. Refer to Article 11 for uses allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

The presence of mechanized farming and the existing railroad lends a degree of industrial character to the subject property. Of course, the site plan will be subject to rigorous review through the DRC process as well. We propose that the rezoning is not in conflict with the stated purpose and intent of the LDC.

- C. Compatibility with Surrounding Uses:** Response from C/D of the FLU comparative analysis. The parcel is adjoined by agricultural usage and the railroad right-of-way. The connection to make added usage of the existing railroad and existing pipeline is compatible with the surrounding uses.
- D. Changed Conditions:** There are no known changed conditions that impact the property or proposed rezoning.
- E. Effect on Natural Environment:** There are no environmentally sensitive areas on the site and the location is several thousand feet outside of the closest wellhead protection area. The proposed development of the parcel will require DRC review during which additional environmental concerns will be addressed including approval by the Northwest Florida Water Management District.

F. Development Patterns: The proposed development would make use of existing utilities and infrastructure including the railroad and pipeline without causing degradation of the level of service in the area. In addition, the added jobs and revenue would increase some levels of service. The site is adjacent to heavy farming and railroad activity. We contend that the development of the parcel in the proposed manner will not negatively impact the development patterns.

OR BK 5532 P60986
Escambia County, Florida
INSTRUMENT 2004-307001

REC'D BY STAFFS PD & REC CO 6152.40
12/1/04 BRUCE LEE WARR, CLERK

1850
156240

WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS: that **BEN HIEBERT**, Grantor,
for and in consideration of Ten Dollars (\$10.00) and other good and
valuable considerations the receipt of which is hereby acknowledged, have
bargained, sold, conveyed and granted unto **GALEN SCHMIDT AND ROSALIE
SCHMIDT**, Husband and Wife, 1120 Highway 97A, Walnut Hill, FL, 32568 and
BEN HIEBERT, 850 Hwy 97-A, Walnut Hill, Florida, 32568, Grantees, and
grantee's heirs, executors, administrators and assigns, forever, the
following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

BEGIN 100 FEET WEST AND 330 FEET SOUTH OF THE NORTHEAST
CORNER OF THE SOUTHEAST 1/4, THENCE SOUTH 990 FEET, THENCE
WEST 1191 FEET TO THE EAST LINE OF CYPRESS STREET, THENCE
NORTH 1324 FEET, THENCE EAST 596 FEET, THENCE SOUTH 330
FEET, THENCE EAST 595 FEET TO POINT OF BEGINNING, AND
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11,
AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS DEED BOOK 563,
PAGE 554 STATE ROAD R/W, S/97A, OF SECTION 14, SECTION
11/14, TOWNSHIP 4 NORTH, RANGE 33 WEST AND ALSO THE NORTH (5.26^{sq})
330 FEET OF THE EAST 695 FEET OF THE SOUTHEAST 1/4, OR
BOOK 1182, PAGE 145 AND ALSO BEGINNING AT THE SOUTHWEST
CORNER OF THE SOUTHEAST 1/4 OF THE SECTION, SOUTH 89 DEGREES,
09 MINUTES, 44 SECONDS, EAST ALONG THE SOUTH LINE OF SECTION
19, THENCE 83/100 FEET TO EASTERLY R/W LINE STATE ROAD 97A
(100 FEET R/W), THENCE CONTINUE SOUTH 89 DEGREES, 09 MINUTES,
44 SECONDS, EAST ALONG SOUTH LINE OF SECTION, THENCE 1276
17/100 FEET FOR POINT OF BEGINNING, DEPART SOUTH LINE OF
SECTION, NORTH 01 DEGREES, 25 MINUTES, 54 SECONDS, THENCE
EAST 3311 63/100 FEET TO NORTHEAST CORNER OF SOUTH 1/2 OF
SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION, THENCE SOUTH
00 DEGREES, 57 MINUTES, 53 SECONDS, THENCE WEST ALONG THE
EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION,
THENCE 3311 46/100 FEET TO THE SOUTHEAST CORNER OF THE
SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF THE SECTION, THENCE NORTH
89 DEGREES, 09 MINUTES, 44 SECONDS, THENCE WEST ALONG THE
SOUTH LINE OF SECTION, THENCE 26 99/100 FEET TO POINT OF
BEGINNING, OR BOOK 4772, PAGE 403.

OR BK 5532 PG0987
Escambia County, Florida
INSTRUMENT 2004-307001

RCD Dec 01, 2004 03:14 pm
Escambia County, Florida

Account No.: 114N334100000000

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-307001

TO HAVE AND TO HOLD, unto the Grantees, their successors and assigns,
forever.

Together with all and singular the tenements, hereditaments and
appurtenances thereto belonging in anywise appertaining, free from all
exemptions and right of homestead.

And said grantor does fully warrant the title to said land and will
defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set his hand and seal on
this 25th day of July, 2004.

Ben Hiebert
BEN HIEBERT
Grantor

WITNESS Stephanie Solomon
Printed Name: Stephanie Solomon

WITNESS Tina Marsh
Printed Name: Tina Marsh

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared Ben Hiebert, and the witnesses, all
known to me, and known to me to be the individuals described by said name in and who
executed the foregoing instrument and acknowledged that, as grantor, executed the same for
the uses and purposes therein set forth.

Given under my hand and seal on this 25th day of July, 2004.

Mary Lorene Whitmore
NOTARY PUBLIC



MARY LORENE WHITMORE
MY COMMISSION # DD 296000
EXPIRES: April 17, 2008
Bundled Thru Budget Notary Services

Prepared By:
Law Office of Stephanie Solomon
5691 Morgan Road
Walnut Hill, FL 32568
(850) 494-9241

5571 MORGAN RD.
WALNUT HILL, FL 32568

Mid South Land Services Inc Inc.

Mail:
P. O. Box 766
Montrose, AL 36559-0766

Physical:
107 Mockingbird Lane
Fairhope, AL 36532-3390

Letter Agreement

2/27/2012

Galen & Rosalie Schmidt
1120 Highway 97 A
Walnut Hill, FL 32568

RE: 20 acres of Land in N/2 of NE/4 of SE/4
Section 11-T4N-R33W-Escambia, FL

This letter shall set out the basic terms of agreement between Mr. Galen Schmidt and his wife Rosalie as Grantors, and Mike Newsome, as agent for Grantee, Genesis Rail Services, LLC. regarding the sale of the above described lands located in Escambia County, FL.

For and in consideration of the down payment of a [REDACTED] deposit paid to Grantors this date, Grantors hereby agree to sell ~~and or exchange (via 1031 Like Kind Exchange Guidelines)~~ the following described 20 acres of land unto the Grantee as soon as merchantable title is perfected. Grantee agrees to absorb and pay the costs associated with perfecting the title to this property along with the other lands listed on the Deed recorded at OR Book 5532/986 & the Mennonite Church lands at Deed recorded in OR Book 5532/990. MS
R/S

Township 4 North, Range 33 West

Section 11: The N/2 of the NE/4 of the SE/4 containing 20 acres more or less. Less & except all Oil, Gas and Minerals under subject lands.

Upon approval of clear and merchantable title, Grantee hereby agrees to tender as full and final payment and consideration for the execution of a valid Warranty Deed the amount of [REDACTED] ~~or comparable valued LKE property.~~ Grantors further offer and agree to provide any guidance and relevant information he may have to the Grantee and their agents [REDACTED] MS
R/S

Grantee shall use their best efforts to obtain clear and marketable title to the property. However, if Grantee is unable to clear all objections to title within 180 days from the execution of this agreement, then Grantee shall have the option of terminating this agreement and forfeiting their [REDACTED] deposit. Upon this occurrence, the Grantee shall have no further obligations to Grantors with respect to this agreement.

Grantor and Grantee further agree to allow language to be included in the pending conveyance that will allow the grantor the right of future ingress and egress to and from his adjacent lands and to get to other lands located to the north of the subject property on both the east and west side of the S/2 of the NE/4 of the SE/4.

Terms of this Letter Agreement agreed and accepted this 2nd ^{month} day of February 2012.

Galen Schmidt
Galen Schmidt, Grantor

Rosalie Schmidt
Rosalie Schmidt, Grantor

Brian K. Decker
Witness: Brian K. Decker

James W. FUGATE
Witness: James W. FUGATE

Mike Newsome
Mike Newsome, agent for Grantee

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

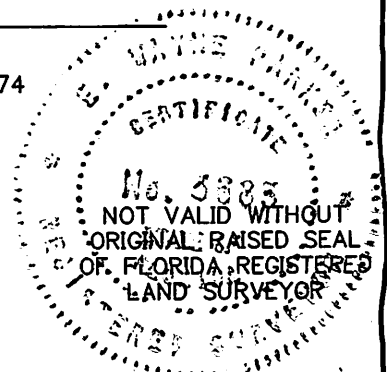
9.98 ACRE TRACT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP-4-NORTH, RANGE-33-WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 87 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 61.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ALABAMA AND GULF COAST RAILWAY, FOR THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 41 MINUTES 06 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF THE ALABAMA AND GULF COAST RAILWAY, FOR A DISTANCE OF 330.00 FEET; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF THE ALABAMA AND GULF COAST RAILWAY GO NORTH 87 DEGREES 18 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 37.08 FEET; THENCE GO SOUTH 02 DEGREES 25 MINUTES 59 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 331.90 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE GO NORTH 87 DEGREES 23 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 554.56 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, GO NORTH 02 DEGREES 25 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 662.74 FEET TO THE AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE GO SOUTH 87 DEGREES 18 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 11, FOR A DISTANCE OF 554.56 FEET; THENCE GO NORTH 02 DEGREES 25 MINUTES 59 SECONDS EAST PARALLEL TO THE EAST LINE OF THE AFORESAID SECTION 11, FOR A DISTANCE OF 1323.54 FEET TO THE SOUTH LINE OF RAILROAD STREET, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE GO SOUTH 87 DEGREES 16 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF RAILROAD STREET, FOR A DISTANCE OF 44.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ALABAMA AND GULF COAST RAILWAY; THENCE GO SOUTH 02 DEGREES 41 MINUTES 06 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF THE ALABAMA AND GULF COAST RAILWAY, FOR A DISTANCE OF 1323.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBE PARCEL IS SITUATED IN SECTION 11, TOWNSHIP-4-NORTH, RANGE-33-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 9.98 ACRES.

E. Wayne Parker 3/30/12

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 3683, CORPORATE NUMBER 7174
 STATE OF FLORIDA



MERRILL PARKER SHAW, INC.
 PROFESSIONAL CIVIL ENGINEERING AND SURVEYING

4928 N. Davis Highway
 Pensacola, Florida 32503

Phone: (850) 478-4923
 Fax: (850) 478-4924

DESCRIPTION/DESCRIPTION DRAWING
 9.98 ACRE TRACT

LOT 7 BLOCK 6
TOWN OF WALNUT HILL

SOUTH LINE OF
RAILROAD STREET

RAILROAD STREET (P)
PINE STREET (P)

OAK STREET (P)

NORTH LINE OF THE S.E. 1/4
OF THE N.E. 1/4 OF SECTION 11...

S87°16'29"E
44.35'

PARCEL ID#
11-4N-33-1100-005-006

SOUTH LINE OF THE NORTH 1/2
OF THE N.E. 1/4 OF THE S.E.
1/4 OF THE N.E. 1/4...

PARCEL ID#
11-4N-33-1401-000-000

PARCEL ID#
11-4N-33-1405-000-000

PARCEL ID#
11-4N-33-1403-000-000

NORTH LINE
OF THE S.E. 1/4...
NORTH LINE OF THE
N.E. 1/4 OF THE S.E. 1/4...

S87°18'02"E 554.56'

N87°18'02"W
61.47'

POINT OF BEGINNING

POINT OF COMMENCEMENT
N.E. CORNER OF S.E. 1/4
OF SECTION 11...

VACANT
9.98 ACRES

N02°25'59"E 662.74'

N87°18'02"W
37.08'

S02°25'59"W
331.90'

N87°23'13"W 554.56'

SOUTH LINE OF THE NORTH HALF OF THE
N.E. 1/4 OF THE S.E. 1/4...

WEST RIGHT-OF-WAY
OF RAILWAY

EAST LINE OF SECTION 11...
EAST RIGHT-OF-WAY OF RAILWAY

ALABAMA AND GULF COAST RAILWAY
FORMERLY BURLINGTON NORTHERN SANTA FE RAILWAY
FORMERLY ST. LOUIS AND SAN FRANCISCO RAILROAD



MERRILL PARKER SHAW, INC.
PROFESSIONAL CIVIL ENGINEERING AND SURVEYING

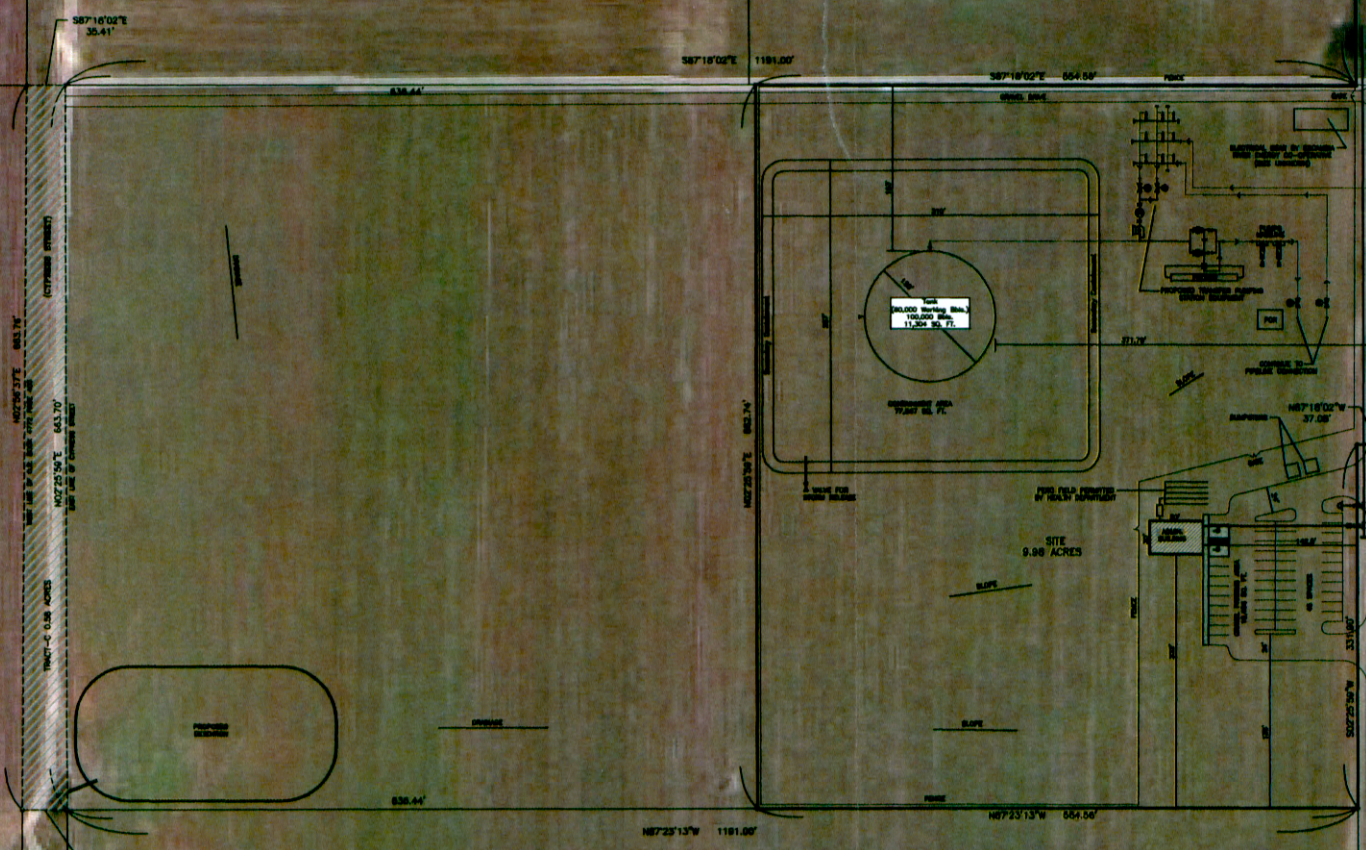
4928 N. Davis Highway
Pensacola, Florida 32503

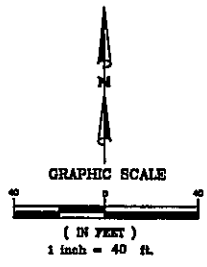
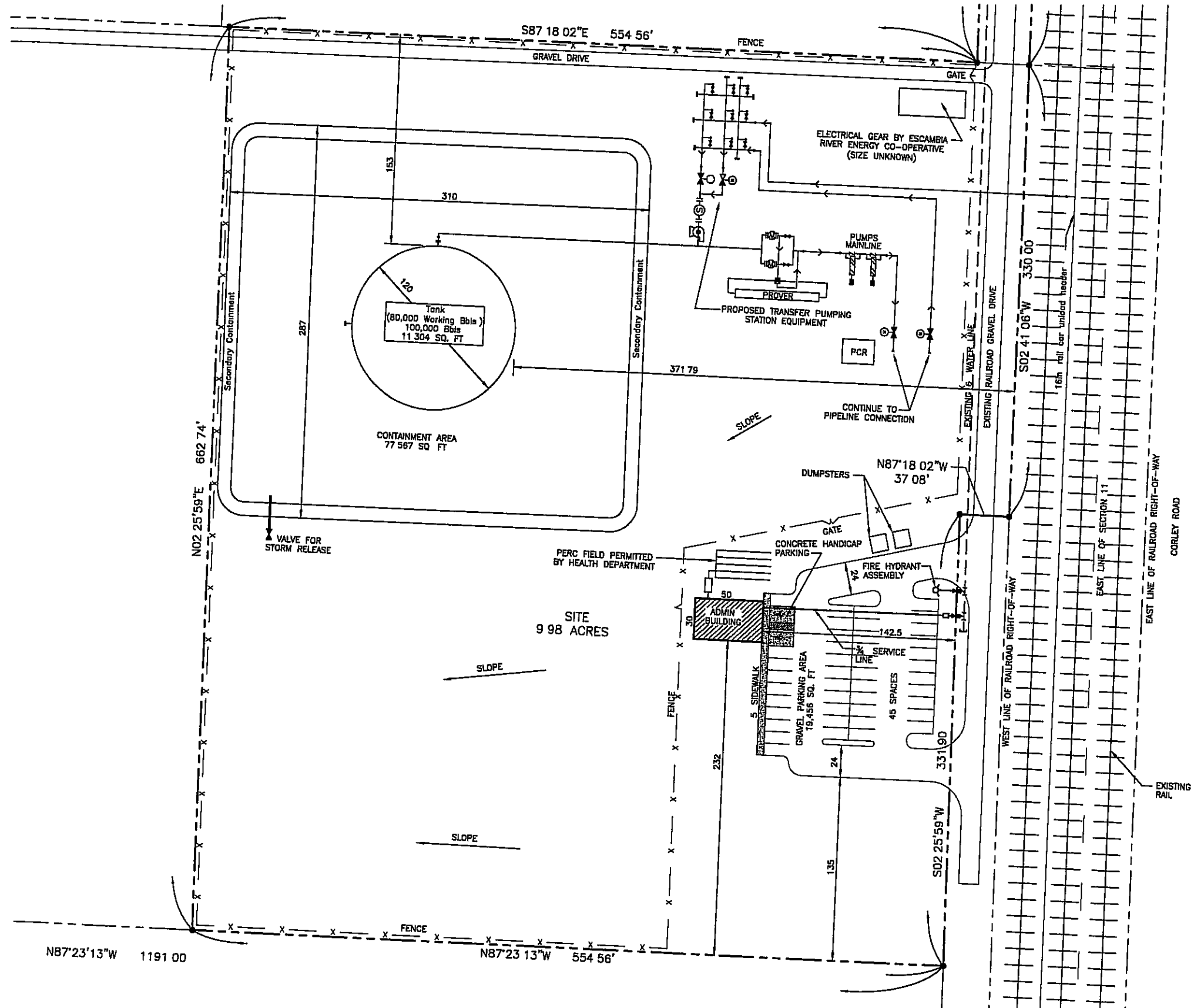
Phone: (850) 478-4923
Fax: (850) 478-4924

DESCRIPTION/DESCRIPTION DRAWING
9.98 ACRE TRACT



Corley Rd





| NO. | REVISION | DATE | ENGR. |
|-----|----------|------|-------|
| | | | |
| | | | |
| | | | |



HUTCHINSON, MOORE & RAUCH, LLC

2039 MAIN STREET
 DAPHNE ALABAMA
 36526

ENGINEERS & SURVEYORS
 LAND PLANNERS

TEL (251) 626-2626
 FAX (251) 626-6934
 daphne@hmrengineers.com

3748-GRADE
 G1068-3748-10 01

SITE GRADING AND DRAINAGE PLAN WALNUT HILL STATION - OIL TRANSFER STATION

GENESIS RAIL SERVICES, LLC

| | | | | |
|----------------|---------------------|-------------------|------------|-----------------|
| SCALE 1"=40 | DATE APRIL, 2012 | DRAWN BY C.S.C | CHECKED BY | SHEET 2 OF 2 |
|----------------|---------------------|-------------------|------------|-----------------|

SITE CONDITIONS SURVEY

Genesis Pipeline Transfer Station

9.5 acres

Parcel Id 11 4N 33 4100 000 000

Escambia County, Florida

Project No. 2012-081

Prepared For:
Hutchinson Moore & Rauch

Prepared By:

Craig D. Martin
Sr. Scientist



Wetland Sciences, Inc.
1829 Bainbridge Ave.
Pensacola, Florida 32507

Date: April 4, 2012



1.0 INTRODUCTION

Wetland Sciences, Inc. (WSI) was retained by Hutchinson Moore and Rauc (HMR) to perform a Site Conditions Survey of a +/- 9.95 acre parcel. The parcel is located at the terminus of Railroad road, near the community of Walnut Hill in Escambia County, Florida, herein referred to as the *property* (Attachment A).

The purpose of the survey was to identify any natural resource of concern (i.e. wetlands, state or federally listed rare, threatened, or endangered species, critical habitat, and cultural or historic resources) and to identify measures necessary to comply with state and federal resource protection measures for any resource identified.

A WSI professional performed a visual inspection of the site and recorded pertinent observations.

The following sections of this report include a description of the site and address observations relating to the ecological condition of the property.

2.0 METHODS

The first part of the study focused on the identification of wetland resources in accordance with delineation methods set forth in 33 *CFR* 320-330 and *Chapter 62-340 F.A.C.* The first step in such studies began with researching available information such as the U.S. Geological Survey 7.5 min Quadrangle, U.S. Department of Agriculture's Natural Resource Conservation Services Soil Survey for Escambia County, U.S. Department of the Interior's National Wetland Inventory Maps, and aerial photographs. The second step includes a pedestrian survey in which a field scientist analyzes the plant community structures, soils, and indirect hydrologic indicators.

The second part of the study focused on the presence of any rare, threatened, or endangered species and/or their critical habitats within the subject parcel. The current study undertook reviews of federal and state laws. Results of these reviews were used to develop a comprehensive list of threatened and endangered species, or species of special concern, that may occur on the project site.

Through evaluation of the classified land uses and vegetation types, as well as those citing habitat preferences for rare, threatened and species of special concern, specific areas were identified that could possibly support listed species. Field verification of land use, associated vegetation types and the comprehensive field evaluation was conducted over a one-day period in April 2011. This study was based on a Land Use, Cover and Forms Classification System (FLUCFCS) and focused on habitats that could potentially support state or federally listed species or species of special concern. The survey was performed within all habitats encountered and had the sole aim of determining habitat status of such flora or fauna by concentrating on signs suggesting their presence and activities. Surveys were based on visual and audible detection methodologies as outlined within the FGFWFC manual entitled, *Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval, 1988*.

The pedestrian surveys were accomplished during morning hours in an effort to observe, hear, and record evidence of faunal activity within the survey boundaries. Specific identification methodologies utilized during the surveys are described within the following paragraphs.

The third component focused on the potential presence of cultural or historical resources. The State of Florida maintains a masterfile data base which will be accesses to see if any cultural or historical occurrences or potential for occurrence within or adjacent to the subject parcel.

3.0 EXISTING SITE CONDITIONS

The parcel under consideration for the transfer station exists as a fallow agricultural field, that was previously entirely under cultivation of cotton. The field is disked but no crops are in rotation during the time of the inspection. Parcels surrounding the property exist in a low density residential setting with active row crop agriculture, with the railway bisecting the area.

The property consists entirely of non-regulated upland habitats.

The uplands are entirely converted into row crop agriculture. A site photograph

Upland soils within the subject parcel as classified by the United States Department of Agriculture Soil Conservation Services' Soil Survey of

Escambia County, Florida consist of the Notcher and Red bay neither of which are Nationally listed Hydric soils (Attachment B).

4.0 BIOLOGICAL ASSESSMENT FOR FEDERALLY OR STATE LISTED SPECIES

4.1 Introduction

This document details a survey that was conducted to determine the status of threatened and endangered flora and fauna associated with the subject parcel. This report also discusses methodologies and findings associated with the survey.

4.2 Classification System

This section defines the classification systems, reviews the Federal, State, and local regulations established for the protection and preservation of threatened and endangered species, discusses the potential presence of any such species, and finally lists other species encountered during the field surveys.

Certain Federal and State regulatory departments have the authority to protect rare, threatened and endangered flora and fauna that occur in Florida. The United States Fish and Wildlife Service (USFWS) maintains a list as authorized by the Endangered Species Act of 1973 (16 USC 1531), and which enumerates the Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Game and Freshwater Commission (FGFWC) maintains a list of the protected animals in the state by authority of the Florida Endangered and Threatened Species Act of 1972 (Section 372.072, Florida Statutes) and the Wildlife code of the State of Florida (Chapter 39, FAC). The FGFWC list of threatened and endangered animals protected by these laws is published in Section 39-27.03-.05, FAC. The preservation of Native Flora of Florida Act (Sections 581.185, 581.186 (partial), and 581.201 Florida Statutes), passed in 1978, establishes a public policy for native flora in the State of Florida. The Florida Department of Agricultural and Consumer Services (FDACS) regulate the protection of threatened and endangered plant species in the state. The plant and animal species identified in the preservation of Native Flora of Florida Act and by FDACS are published in Section 581.185-87, Florida Statutes. A publication periodically released by FGFWC summarizes the list of plant and animal species that are regulated by the USFWS, FGFWC, and FDACS. The FGFWC list also includes species protected under the

Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).

Additionally, The Florida Department of Environmental Protection has contracted with the Nature Conservancy to maintain a list of the endangered and threatened flora and fauna for the state of Florida which includes species generated by all of the lists identified in the above paragraph. The Florida Natural Areas Inventory (FNAI) list summarizes the status and distribution of both plant and animal species and also provides descriptions of their habitats within the state. The FNAI species are not provided federal or state protection, but the compilation is utilized by regulatory agencies for general information.

In 1978, the Florida Committee on Rare and Endangered Plants and Animals published an inventory of the statewide distribution of potentially threatened and endangered species. This multi-volume series detailed descriptions, distributions, and evaluations of the status of species considered in peril. The volumes contain species that are not listed as protected by Federal and State mandates.

Listed species are either classified as endangered (E), threatened (T), of special concern (SSC), or under review (UR) for such listing. Endangered species include those threatened with extinction if deleterious factors continue to impact their populations. These include species whose numbers have already declined to a critically low number or whose habitats have been so critically reduced or degraded that some assistance is necessary to ensure their survival.

Threatened species populations, although not as critically stressed as endangered species, are also jeopardized. Species of special concern are those that warrant special attention due to similarity in appearance to other species, commercial exploitation, environmental changes, and/or trends that indicate long-term population declines. Species listed within this category may also have potential impact on endangered or threatened populations of other species.

The pedestrian survey of the subject site was conducted during the early morning hours and in a random meandering fashion.

5.0 CULTURAL AND HISTORICAL EVALUATION

A review of the Master Site File - TRS Search performed by the Florida Division of Historical Resources revealed one previously recorded

cultural resource site located over one mile north of the subject parcel. Details and location of the recorded site are included in Attachment C. Since the property does not contain or is adjacent to a previously recorded site I would suggest that no further information would be necessary regarding the potential presence of historical resources.

6.0 RESULTS AND SUMMARY

Three man-hours were expended during site reconnaissance and examination proceedings.

No State or Federally listed plant or animal species were confirmed as residing within the survey boundaries.

The subject parcel is comprised entirely of converted upland habitats. The parcel maintains no habitats that would fall under the regulatory jurisdiction of either the U.S. Army Corps of Engineers under *33 CFR 320-330*, Florida Department of Environmental Protection under **Rule 17-340, F.A.C. F.S.** and **Rule 9J-5.003(149), F.A.C.**, or Escambia County under their comprehensive plan and land development code.

No cultural or historical resources are expected to occur on the site as provided by the TRS Search performed by the Florida Division of Historical Resources

A photographic essay of the site and adjacent conditions is provided under Attachment D.

Questions regarding the contents or conclusions of this report can be directed to Craig Martin of Wetland Sciences, Inc at either the address or telephone number listed on the title page.

7.0 REFERENCES

- Allen, M. 1988. Wildlife Survey Methodology Guidelines - for Section 18.D of the Application for Development Approval. FG&FWFC, Tallahassee, FL.
- Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Florida Department of Transportation, Surveying & Mapping Section. 1999. Florida Land Use, Cover And Forms Classification System Handbook, Third Edition.
- United States Department of Agriculture, Soil Conservation Service. 1985a. 26 Ecological Communities of Florida.
- United States Department of Agriculture, Soil Conservation Service. 1993. National soil survey handbook, title 430-VI. (Available in the State Office of the Natural Resources Conservation Service at Gainesville, Florida.)

Attachment A
Site Plan with aerial



WETLAND

SCIENCES
 INCORPORATED

EXHIBIT A

PROJECT #2012-081

DATE: APRIL 4, 2012

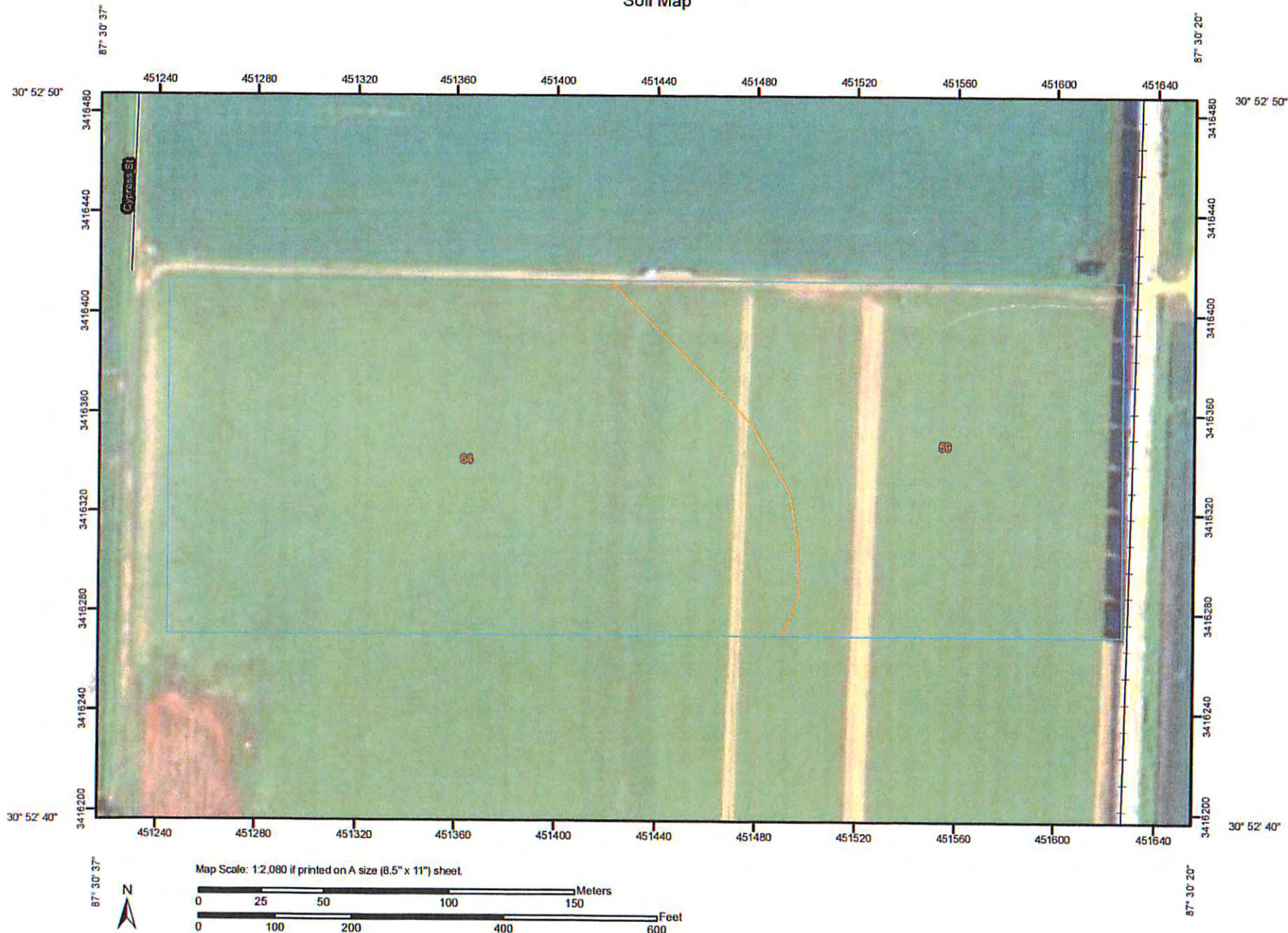
DRAWN BY: JAT

SCALE: 1" = 200'



Attachment B
Soil survey of subject parcel

Custom Soil Resource Report Soil Map



Attachment C
Master file Cultural & Resource Assessment



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.

April 2, 2012

Jason Taylor
Environmental Scientist
Wetland Sciences, Inc
1829 Bainbridge Avenue
Pensacola, FL 32507
Phone: 850.453.4700
Fax: 850.453.1010
Email: jtaylor@wetlandssceinces.com



In response to your inquiry of April 2, 2011, the Florida Master Site File lists one previously recorded archaeological site and two standing structures found in the following sections of Escambia County:

T04N R33W Sections 11 & 12

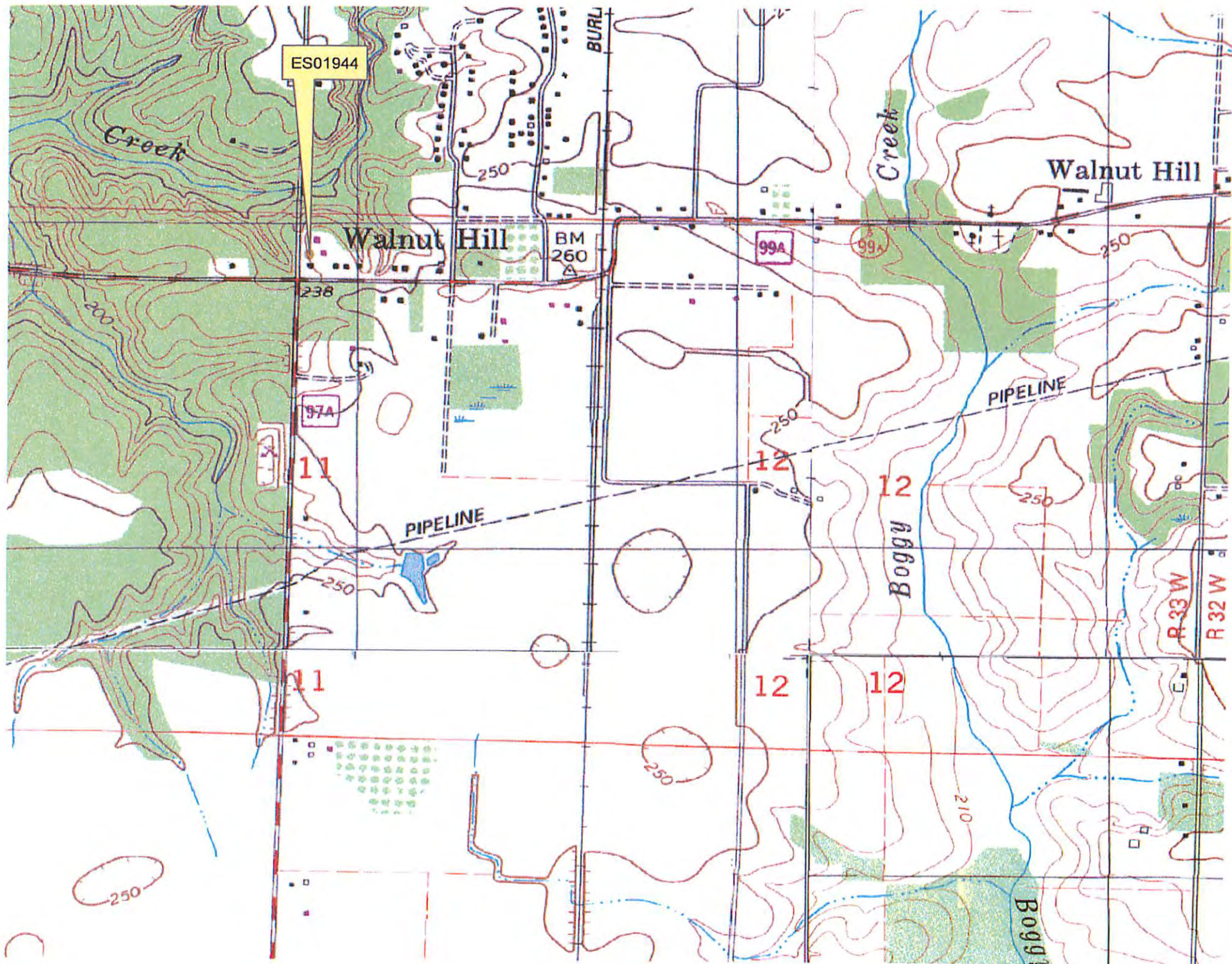
When interpreting the results of our search, please consider the following information:

- **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



Attachment D
Representative Site photographs



View South Project site located behind heavy equipment



View Southeast Rail siding grading located on left



Existing Railway and pipeline orientation



Existing railway, and pipeline monument



Pipeline orientation through subject parcel yellow flagging in background denote location



Subject parcel condition fallow row crops, previously cotton



Project site south orientation close up



Subject parcel southeastern orientation



Development Services Department

Escambia County, Florida

FOR OFFICE USE:

CASE # 2-2012-10

APPLICATION ATTACHMENTS CHECKLIST

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

- 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- 6. Legal Description of Property Street Address / Property Reference Number
- 7.
 - a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
 - b. BOA: Site Plan drawn to scale.
- NA 8. For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.
- NA 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after **3:00pm**.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **552697**

Date Issued. : 04/05/2012

Cashier ID : LPROBINS

Application No. : PRZ120400010

Project Name : Z-2012-10

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 9028096 | \$1,050.00 | App ID : PRZ120400010 |
| | | \$1,050.00 | Total Check |

Received From : GENSIS RAIL

Total Receipt Amount : **\$1,050.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|--|
| PRZ120400010 | 645855 | 1,050.00 | \$0.00 | 6125 ARTHUR BROWN RD, MCDAVID, FL, 32568 |

Total Amount :

1,050.00

\$0.00

Balance Due on this/these
Application(s) as of 4/5/2012

BROWN JACK W
5910 ARTHUR BROWN RD
WALNUT HILL FL 32568

WALNUT HILL FARMS INC
35 N WYNDEN DR
HOUSTON TX 77056

HARMS MARSHALL M
3057 BROWNS GROVE RD
MURRAY KY 42071

SCHMIDT GALEN D & ROSALIE F
1120 HWY 97A
MCDAVID FL 32568

SCHMIDT GALEN D
1120 HWY 97A
WALNUT HILL FL 32568

SOLOMON JOHN P
5571 MORGAN RD
WALNUT HILL FL 32568

BARTLEY ROBERT E & NINA B
420 HWY 97 A
WALNUT HILL FL 32568-9628

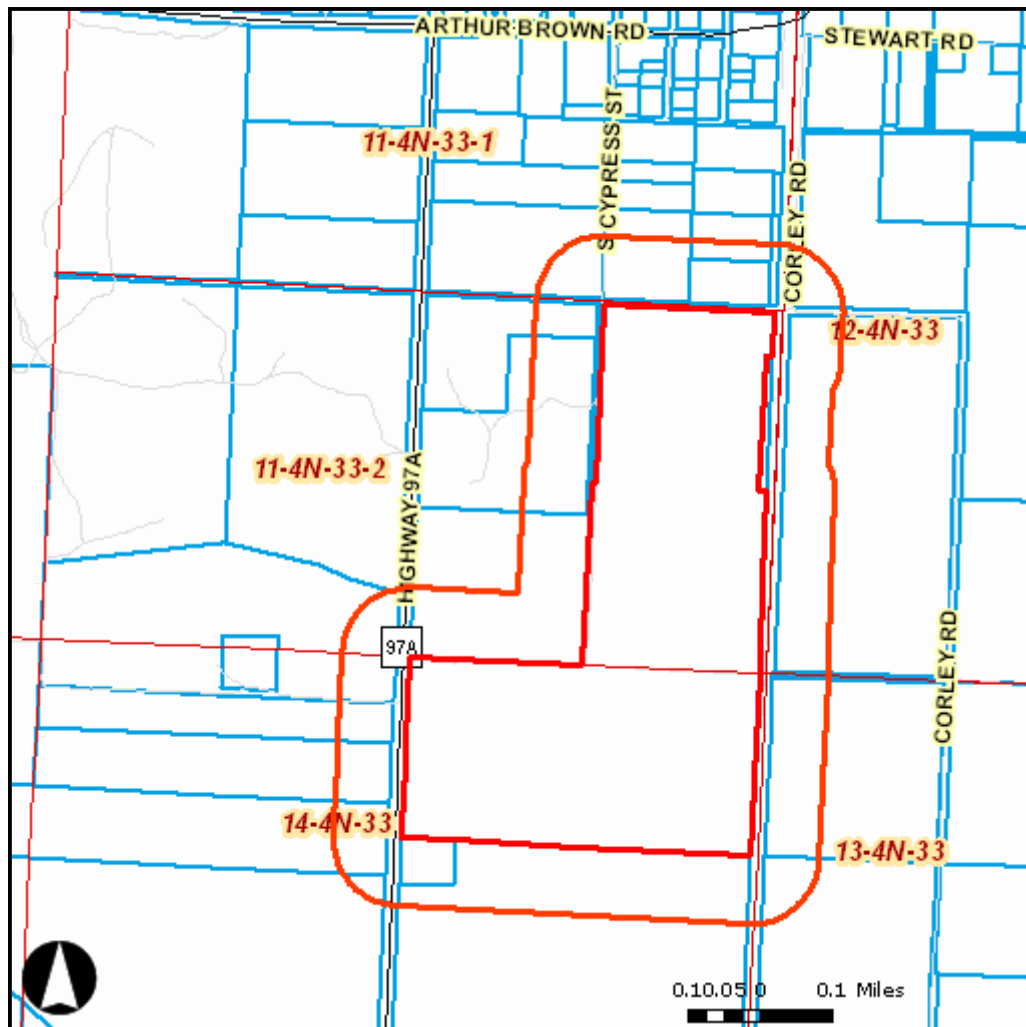
LITWILLER EMERSON O & FRIEDA H
300 S AZTEC ST
MONTEZUMA KS 67867-8811

CORLEY THOMAS G & JACQUELIN S
5861 CARRIAGE DR
SARASOTA FL 34243

NEYMAN JAMES O III
102 HIGHPOINT DR
GULF BREEZE FL 32561

SCHMIDT GALEN D
1120 HWY 97 A
WALNUT HILL FL 32568

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Planning Board-Rezoning

5. D.

Meeting Date: 05/14/2012

CASE : Z-2012-11

APPLICANT: Carol J. Simpson. Agent for
Mary J. Moye, John W.
Huelsbeck, Jr., Linda
Aligood, Owner

ADDRESS: 11 Eden Lane

PROPERTY REFERENCE NO.: 02-1N-31-3402-000-009

FUTURE LAND USE: MU-S, Mixed Use Suburban

COMMISSIONER DISTRICT: 5

OVERLAY AREA: NA

BCC MEETING DATE: 06/28/2012

Information

SUBMISSION DATA:

REQUESTED REZONING:

FROM: V-4, Villages Multifamily Residential District

TO: VR-2, Villages Rural Residential District

RELEVANT AUTHORITY:

- (1) Escambia County Comprehensive Plan
- (2) Escambia County Land Development Code
- (3) Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993)
- (4) Resolution 96-34 (Quasi-judicial Proceedings)
- (5) Resolution 96-13 (Ex-parte Communications)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The minimum residential density is two dwelling units per acre and the maximum residential density is ten dwelling units per acre.

CPP 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 district categories (with the exception of residential development).

FINDINGS

The proposed amendment to VR-2 **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Suburban as stated in CPP FLU 1.1.1 because the proposed use of the property is one permitted under Mixed-Use Suburban.

The proposed amendment **is consistent** with the intent and purpose of Future Land Use category Mixed-Use Suburban as stated in CPP FLU 1.3.1. The surrounding and abutting existing land uses are agricultural and residential.

The proposed amendment **is consistent** with the intent of CPP FLU 1.5.3 promoting the efficient use of existing public roads, utilities and service infrastructure; the proposed amendment also encourages redevelopment of an underutilized property.

CRITERION (2)

Consistent with The Land Development Code.

Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

LDC 6.05.25. V-4 Villages Multifamily Residential District. Gross density (seven units per acre).

A. Intent and purpose of district. Multifamily residential district characterized by a mix of duplexes, apartments, townhouses, patio homes, and mobile home subdivisions. Single-family detached residences are also allowed in this district. There is a maximum height limitation of two stories. No minimum lot size for new subdivisions, but development must meet overall maximum density requirements. Refer to article 11 for uses and densities allowed in V-4, villages multifamily residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in Article 11.

B. Permitted uses.

1. Any use permitted in V-1, V-2 or V-3.
2. Multiple-family dwellings and structures, including single-family attached dwellings, duplexes, quadraplexes, townhouses, building clusters and zero lot line developments.
3. Boarding and lodging houses.
4. Community residential homes.
5. Nursing homes, retirement homes, convalescent homes, adult congregate living facilities, kindergartens, child care centers and foster care centers.
6. Mobile home subdivisions.

C. Conditional uses.

1. Any conditional use allowed in V-1, V-2 or V-3.
2. Hospitals and clinics (except animal hospitals and veterinary clinics).
3. Dormitories, fraternity and sorority houses.

LDC 6.05.23. VR Villages Rural Residential Districts. VR-2-Gross density: One unit per 0.75 acre.

A. Intent and purpose of districts. Single-family residential district characterized by rural land development patterns. Rural community nonresidential uses are allowed. Home occupations are considered permitted uses. Mobile homes are allowed as single-family dwellings. Mobile home subdivisions are allowed. Mobile home parks are allowed as conditional uses. Parcels designated as VR are generally not assessed as agriculturally productive parcels. VR-1 densities reflect large lot rural land development patterns, while VR-2 densities reflect the need for more affordable lot sizes for single family and mobile home development. Refer to Article 11 for uses, heights and densities allowed in VR, villages rural residential areas located in the Airport/Airfield Environs.

B. Permitted uses.

1. Single-family residences.

2. Agricultural, farm animals and agricultural-related activities and customary accessory buildings.

3. Silviculture.

4. Mariculture and aquaculture.

5. Campground and recreational vehicle parks.

6. Public utility.

7. Stables, private and public (minimum lot size two acres).

8. Animal hospitals, clinics and kennels (minimum lot size two acres).

9. Display and sale of fruit, vegetables and similar agricultural products. 10. Mobile homes as single-family dwelling, subject to the other relevant provisions of this Code.

11. Places of worship.

12. Educational facilities.

13. Clubs and lodges.

14. Guest residences.

15. Public utility and service structures not included in subpart C. or D., below.

16. Feed and farm equipment stores.

17. Home-based "cottage businesses" such as crafts, florists, woodworking, sewing, and other similar uses.

18. Other rural area related commercial uses meeting the locational requirements of Comprehensive Plan Policy 8.A.11.

19. Golf courses, tennis centers, swimming clubs, and customary attendant facilities and accessory buildings.

20. Home occupations.

21. Existing auto salvage business.

22. Family day care homes and family foster homes.

23. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, Article VIII, and performance standards in Part III, the Land Development Code, Article 7).

C. Conditional uses.

1. Mobile home parks, duplexes, triplexes, and quadraplexes.

2. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations (see section 6.08.02).

3. Shooting ranges, gun and rifle clubs, etc.

4. Hunting preserve, shooting ranges, gun and rifle clubs, etc.

5. Wastewater treatment facilities, electric power generation facilities or substations, and solid waste transfer stations, collection points and/or processing facilities.

6. Hospitals, clinics, nursing homes and similar uses.

7. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and

performance standards in Part III, the Land Development Code, article 7).

8. Junkyards, salvage yards, and waste tire processing facilities.

9. Any conditional use permitted in the preceding villages districts.

D. Prohibited uses.

1. Landfills or hazardous waste storage facilities (permanent), but not including solid waste transfer stations, collection points and/or processing facilities.

2. Commercial communication towers.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. Permitted uses range from single family residential, characterized by rural land development patterns, to agricultural-related activities.

CRITERION (3)

Compatible with surrounding uses.

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses in the area of the subject property(s).

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff identified properties with zoning districts VR-2, V-4, V-3, VAG-1, VR-1 and P. There are five vacant parcels, seven single family, four mobile homes, three multifamily properties, and one elementary school.

CRITERION (4)

Changed conditions.

Whether and the extent to which there are any changed conditions that impact the amendment or property(s).

FINDINGS

Staff found rezoning case Z-2004-19 at 1172 Hwy 95A N that was rezoned from V-3 to VR-2. A Large Scale Amendment at 200 Becks Lake Rd was approved by the Department of Economic Opportunity (DEO) on December 16, 2011 and adopted by the Board of County Commissioners on January 19, 2012. The parcel is currently requesting a rezoning from VAG-1 to ID-2.

CRITERION (5)

Effect on natural environment.

Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands **were indicated** on the subject property, but no hydric soils were indicated. When applicable, further review during the site plan review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

CRITERION (6)

Development patterns.

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

FINDINGS

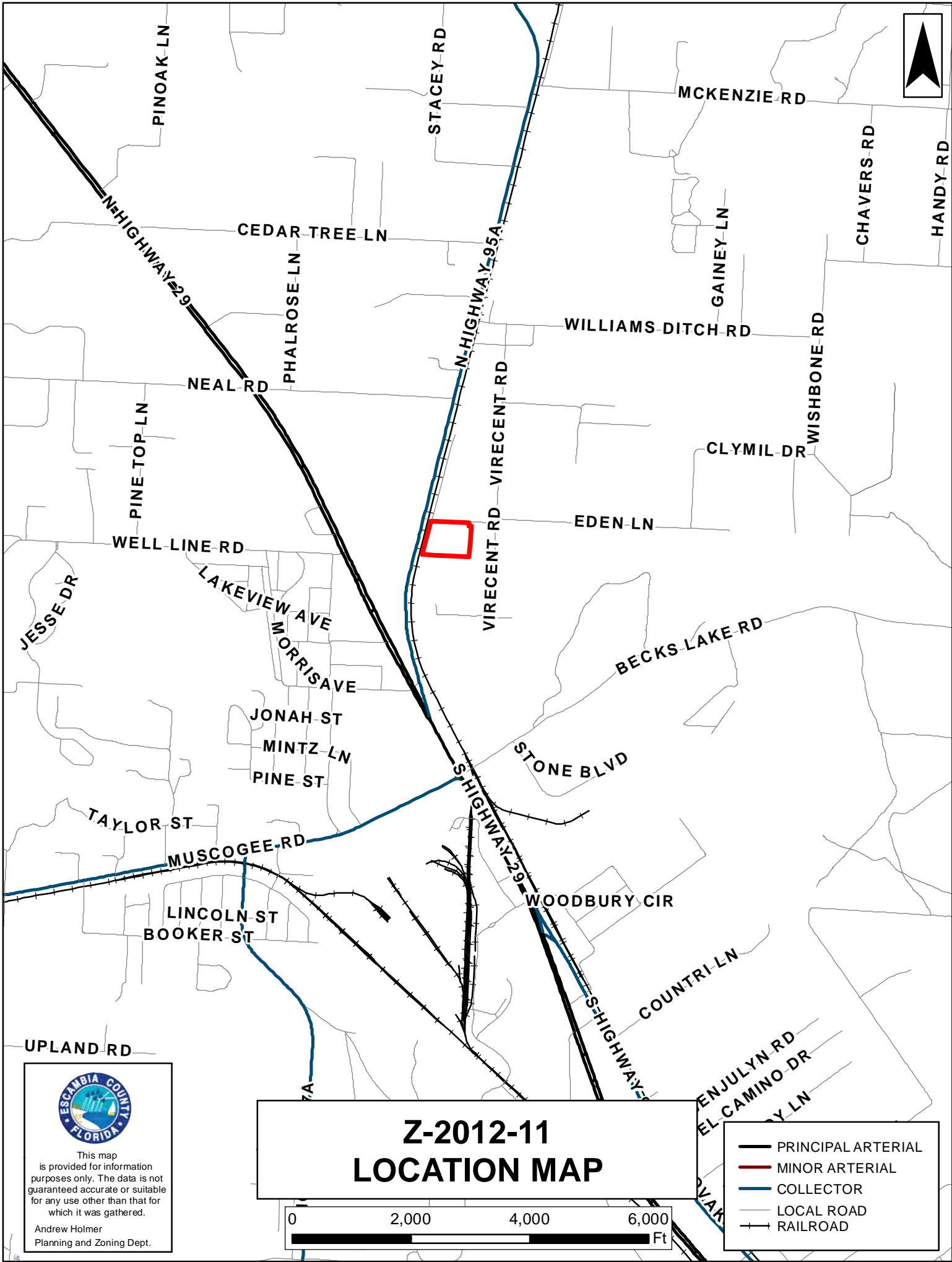
The proposed amendment **would result** in a logical and orderly development pattern.

The proposed request to VR-2, Villages Rural Residential District is consistent and does contribute to the existing residential type and agricultural uses in surrounding development patterns.

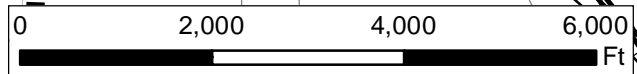
Attachments

Z-2012-11

Z-2012-11



Z-2012-11 LOCATION MAP

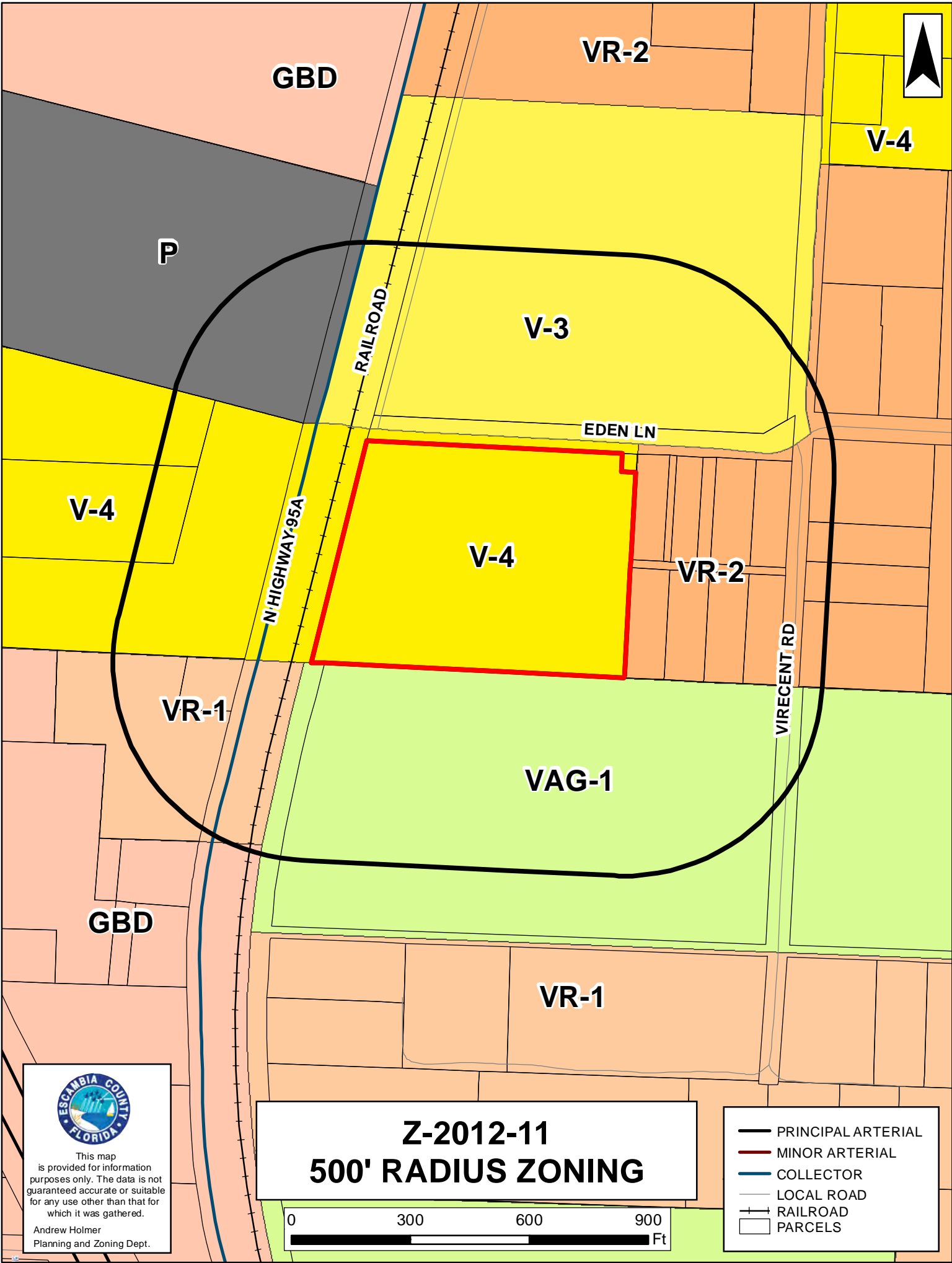


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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.



GBD

VR-2

V-4

P

V-3

RAILROAD

EDEN LN

V-4

V-4

VR-2

N HIGHWAY 95A

VIRECENT RD

VR-1

VAG-1

GBD

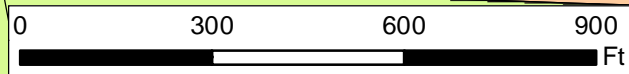
VR-1



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-11 500' RADIUS ZONING



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



MU-S

MU-S

EDEN LN

MU-S

VIRECENT RD

N. HIGHWAY 95A

RAILROAD

MU-U

MU-S

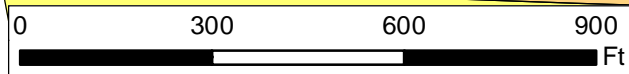
MU-S



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-11 FUTURE LAND USE



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



JIM ALLEN
ELEMENTARY SCHOOL

N. HIGHWAY 95A

PARALLEL RD

VIRECENT RD

IMPROV AGRICUTURAL

SF MH SF SF

MF

EDEN LN

MF

MF

SF

MH SF SF V

MH

SF

MH

SF

SF

V

SF

SF

V V V MH

TIMBER INTERNATIONAL PAPER

TIMBER
INTERNATIONAL
PAPER

SHOPPING
PLAZA

V STORE

V

MH

MH

MH

SF

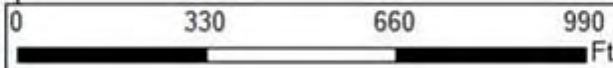
VIRECENT DR



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.

Z-2012-11 ELU MAP



-  parcel_cam a_ Buffer14
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  PARCELS



N-HIGHWAY-95A

PARALLEL RD

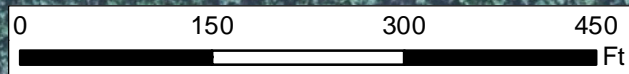
EDEN LN



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Andrew Holmer
Planning and Zoning Dept.

Z-2012-11 AERIAL/WETLANDS MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- PARCELS
- WETLANDS_2006



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2012-11
CURRENT ZONING: V-4 PROPOSED ZONING: VR-2

PLANNING BOARD

DATE: 5/14/12 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 6/28/12 TIME: 5:45 pm

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
FOR INFORMATION SEE ESCAMBIA COUNTY

Public Hearing Sign



Looking West along Eden Lane



Looking Southwest onto subject property



Looking Southeast onto Subject Property



Looking East along Eden Lane



Looking South onto Subject Property



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: V-4 to: VR-2

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: John W. Huelsbeck, Jr. Linda Aligood Phone: 968-9385
121 Country Lane 6690 Wonsbertlake Rd
 Address: Cantonment, FL 32533 Pensacola, FL 32526 Email: huelsbeck1@cox.net
Lindaaligood@hotmail.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 11 Eden Lane Cantonment, FL 32533

Property Reference Number(s)/Legal Description: 02 1N31-3402-000-009

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) 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 that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent

Printed Name Owner/Agent

Date

[Signature]

John W. Huelsbeck, Jr.

03/25/12

Signature of Owner Linda Aligood

Printed Name of Owner Linda Aligood

Date 03/25/12

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of March 20 12, by John W. Huelsbeck, Jr. and Linda Aligood

Personally Known OR Produced Identification . Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary

(notary seal must be affixed)



FOR OFFICE USE ONLY

CASE NUMBER: 2-2012-11

Meeting Date(s): May 14, 2012 Accepted/Verified by: [Signature] Date: 4/9/12

Fees Paid: \$ 1050 Receipt #: 552727 Permit #: PR2120400011



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: V-4 to: VR-2

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: MARY J. MOYE Phone: 972 740 6693

Address: 2718 CARTERTON WAY, FLOWER MOUND, TX Email: jmoyle@mojconsulting.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 11 EDEN LANE, CANTONMENT, FL 32533

Property Reference Number(s)/Legal Description: 02 IN 31 - 3402 - 000 - 009

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) 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 that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Mary J. Moye
Signature of Owner

MARY J. MOYE
Printed Name of Owner

03.21.2012
Date

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 21 day of March 20 12

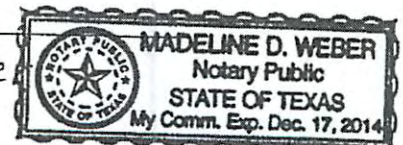
by Mary J. Moye

Personally Known OR Produced Identification . Type of Identification Produced: _____

Madeline D. Weber
Signature of Notary

Madeline D. Weber
Printed Name of Notary

(notary seal must be affixed)



FOR OFFICE USE ONLY

CASE NUMBER: 2-2012-11

Meeting Date(s): May 14, 2012 Accepted/Verified by: [Signature] Date: 4/9/12

Fees Paid: \$ 1050 Receipt #: 552727 Permit #: PR2.120400011



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #:

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 11 EDEN LANE, CANTONMENT,
Florida, property reference number(s) _____

I hereby designate Carol J. Simpson for the sole purpose
of completing this application and making a presentation to the:

Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

Board of Adjustment to request a(n) _____ on the above referenced property.

This Limited Power of Attorney is granted on this 21ST day of MARCH the year of,
2012, and is effective until the Board of County Commissioners or the Board of Adjustment 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 Development
Services Bureau.

Agent Name: Carol J. Simpson Email: carolsimp@gmail
Address: 324 P.O. Box 1032 Gulf Breeze, FL 32561 Phone: 850-982-0782

[Signature]
Signature of Property Owner

MARY J. MOYE
Printed Name of Property Owner

03-21-2012
Date

[Signature]
Signature of Property Owner
Linda Alligood

John W. Huelsbeck, Jr.
Printed Name of Property Owner
Linda Alligood

03-25-2012
Date
03-25-2012

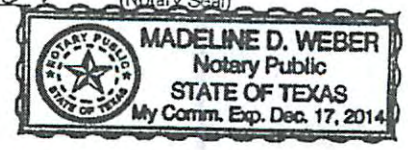
STATE OF Texas COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 21 day of March 2012
by Mary J. Moye.

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary

Madeline D. Weber
Printed Name of Notary (Notary Seal)





Development Services Department
Escambia County, Florida

FOR OFFICE USE:
CASE #:

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s):

Property Address: 11 EDEN LANE, CANTONMENT, FL 32533

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- 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.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- 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, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater 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.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 22ND DAY OF MARCH, YEAR OF 2012.

[Signature]
Signature of Property Owner

Mary J. Moye
Printed Name of Property Owner

3/22/12
Date

[Signature]
Signature of Property Owner
Linda Aligood

John W. Huelsbeck, Jr.
Printed Name of Property Owner
Linda Aligood

03/25/12
Date
03/25/12

[Back](#)

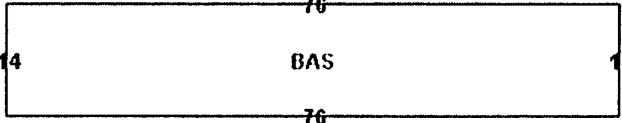
Source: Escambia County Property Appraiser

[Restore Full Page Version](#)

| | |
|--|--|
| <p>General Information</p> <p>Reference: 021N313402000008 Account: 112469235 Owners: HUELSBECK JOSEPH F JR LIFE ESTATE HUELSBECK JOHN W JR 1/3 INT & MOYE MARY JEANETTE 1/3 INT &... Mail: 15 EDEN LN CANTONMENT, FL 32533 Situs: 15 EDEN LN 32533 Use Code: MOBILE HOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</p> | <p>2011 Certified Roll Assessment</p> <p>Improvements: \$17,000 Land: \$9,718 <hr/> Total: \$26,718 <i>Save Our Homes:</i> \$10,842</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1 Calculations</p> |
|--|--|

| <p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/19/2011</td> <td>6756</td> <td>706</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>02/2004</td> <td>5391</td> <td>1631</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>12/2002</td> <td>5045</td> <td>527</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>12/2002</td> <td>5041</td> <td>456</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>12/1991</td> <td>3098</td> <td>680</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court</p> | Sale Date | Book | Page | Value | Type | Official Records (New Window) | 08/19/2011 | 6756 | 706 | \$100 | CJ | View Instr | 02/2004 | 5391 | 1631 | \$100 | QC | View Instr | 12/2002 | 5045 | 527 | \$100 | QC | View Instr | 12/2002 | 5041 | 456 | \$100 | QC | View Instr | 12/1991 | 3098 | 680 | \$100 | QC | View Instr | <p>2011 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <p>Legal Description</p> <p>BEG AT SE COR OF SW1/4 OF SEC N ALG SEC LI 561 FT W 300 FT FOR POB CONT W 100 FT S 270 5/10 FT (& PARL...</p> <p>Extra Features</p> <p>METAL BUILDING MOBILE HOME</p> |
|--|-----------|------|-------|-------|-------------------------------|-------------------------------|------------|------|-----|-------|----|----------------------------|---------|------|------|-------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08/19/2011 | 6756 | 706 | \$100 | CJ | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02/2004 | 5391 | 1631 | \$100 | QC | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/2002 | 5045 | 527 | \$100 | QC | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/2002 | 5041 | 456 | \$100 | QC | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/1991 | 3098 | 680 | \$100 | QC | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| <p>Parcel Information</p> <p>Section Map Id: 02-1N-31-2</p> | <p style="text-align: center;">Restore Map</p> <p style="text-align: center;">Get Map Image Launch Interactive Map</p> |
|--|--|

| Buildings | |
|---|--|
| Building 1 - Address:15 EDEN LN, Year Built: 2005, Effective Year: 2005 | |
| <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Structural Elements</div> MH FLOOR SYSTEM-TYPICAL MH EXTERIOR WALL- <i>VINYL/METAL</i> NO. PLUMBING FIXTURES- <i>6.00</i> DWELLING UNITS-1.00 MH ROOF FRAMING-GABLE <i>HIP</i> MH ROOF COVER-COMP <i>SHINGLE/WOOD</i> MH INTERIOR FINISH- <i>DRYWALL/PLASTER</i> MH FLOOR FINISH-CARPET NO. STORIES-1.00 MH FLOOR FINISH-VINYL MH MILLWORK-TYPICAL MH HEAT/AIR-HEAT & AIR MH STRUCTURAL FRAME- <i>TYPICAL</i> <div style="border: 1px solid black; padding: 2px; margin-top: 10px;">Areas - 1064 Total SF</div> BASE AREA - 1064 |  |
| Images | |
| None | |

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

REZONING CRITERIA

1. **Consistency with the Comprehensive Plan:** Our proposed plan is compliant with the comprehensive plan and the county's Land Development Code.
2. **Consistency with the code:** The land development code for the area is mainly rural land development with affordable single residents as well as agricultural activities which will fit into this code.
3. **Compatibility with the surrounding uses:** The proposed plan is compatible with surrounding area. Properties surrounding the site are zoned rural residential areas including agriculture.
4. **Changed Conditions:** There will be no major structural changes to said property, with the exception of the removal of debris and underbrush, however; the appearance of the house and land will be greatly improved, therefore improving the surrounding properties.
5. **Effect on natural environment:** It is not believed that the repurposing of the property will have any negative effects on the surrounding environment area.
6. **Development Patterns:** The purposed amendment will be consistent with the surrounding properties current zonings.

OR BK 5043 PG0205
Escambia County, Florida
INSTRUMENT 2002-044453

DEED DOC STAMPS PD @ ESC CO 0.70
12/31/02 ERNIE LEE WILSON, CLERK
By: [Signature]

copy
6.00
4.50
10.50
11.20

This instrument was prepared by:
Gerald L. Brown
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, Florida 32501

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Parcel Identification No: 02-1N-31-3402-000-009

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 21st day of December, 2002, by John W. Huelsbeck, whose post office address is 262 Muscogee Road, Cantonment, Florida 32533, Grantor, in favor of Linda S. Aligood, as to an undivided 1/6th interest, John W. Huelsbeck, Jr., as to an undivided 1/6th interest, and Mary J. Moye, as to an undivided 1/6th interest, whose post office address is 6690 Wonderlake Road, Pensacola, Florida 32526, Grantees:

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Linda S. Aligood, as to an undivided 1/6th interest, John W. Huelsbeck, Jr., as to an undivided 1/6th interest, and Mary J. Moye, as to an undivided 1/6th interest forever, all of his right, title, interest, claim, demand in and to the real property described as follows, to-wit:

Beginning at the Southeast Corner of the Southwest Quarter of Section Two (2), Township One (1) North, Range Thirty-One (31) West, thence West 400 feet to a point of beginning, thence North 561 feet (and parallel to section line), thence West 672.5 feet to the East side of the Louisville and Nashville Railroad right away, thence Southwest along said right away to the section line, thence East 821 feet to the point of beginning, all in Escambia County, Florida.

Grantor reserves a life estate in and to the above described property. Grantor's life estate shall terminate upon Grantor vacating the property.

6.00
4.50
10.50
11.20

REC'D APR 09 2012
OR BK 5043 PG 205
Escambia County, Florida
INSTRUMENT 2002-044453

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/31/02 ERNIE LEE WADSWORTH, CLERK
By: *[Signature]*

This instrument was prepared by:
Gerald L. Brown
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, Florida 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Parcel Identification No: 02-1N-31-3402-000-009

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WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Linda S. Aligood, as to an undivided 1/6th interest, John W. Huelsbeck, Jr., as to an undivided 1/6th interest, and Mary J. Moye, as to an undivided 1/6th interest forever, all of his right, title, interest, claim, demand in and to the real property described as follows, to-wit:

Beginning at the Southeast Corner of the Southwest Quarter of Section Two (2), Township One (1) North, Range Thirty-One (31) West, thence West 400 feet to a point of beginning, thence North 561 feet (and parallel to section line), thence West 672.5 feet to the East side of the Louisville and Nashville Railroad right away, thence Southwest along said right away to the section line, thence East 821 feet to the point of beginning, all in Escambia County, Florida.

Grantor reserves a life estate in and to the above described property. Grantor's life estate shall terminate upon Grantor vacating the property.

REC'D APR 09 2012

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

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

Signed, sealed and delivered in presence of:

(1) [Signature]
Printed Name: JOHN W. HUELSBECK

[Signature] L.S.
John W. Huelsbeck

(2) [Signature]
Printed Name: KARIN BONANNO
As to John W. Huelsbeck

RCD Dec 31, 2002 04:30 pm
Escambia County, Florida

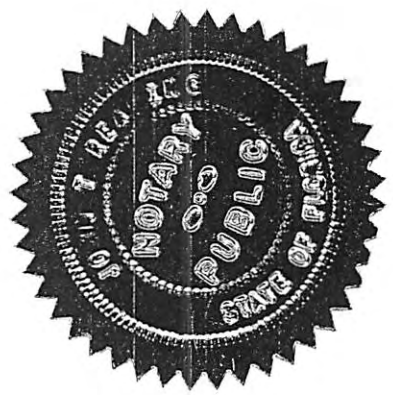
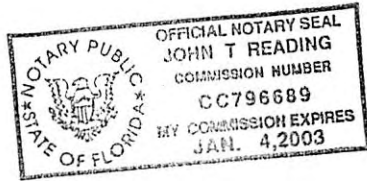
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-044453

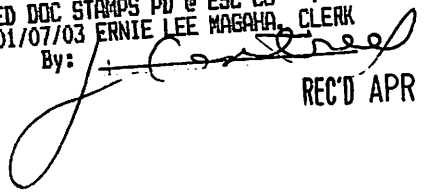
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21 day of December, 2002 by John W. Huelsbeck, who () is personally known to me or who () has produced known to me and who did not take an oath.

[Signature] (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: _____

U:\LAS\REALPROP\aligoodqcd4.wpd



DEED DOC STAMPS PD @ ESC CO \$ 0.70
01/07/03 ERNIE LEE MAGAHA, CLERK
By: 

REC'D APR 09 2012

6.80
3.50
70.50
11.20

This instrument was prepared by:
Gerald L. Brown
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, Florida 32501

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Parcel Identification No: 02-1N-31-3402-000-009

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2nd day of January, 2003, by John W. Huelsbeck, whose post office address is 262 Muscogee Road, Cantonment, Florida 32533, Grantor, in favor of Linda S. Aligood, as to an undivided 1/6th interest, John W. Huelsbeck, Jr., as to an undivided 1/6th interest, and Mary J. Moye, as to an undivided 1/6th interest, whose post office address is 6690 Wonderlake Road, Pensacola, Florida 32526, Grantees:

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Linda S. Aligood, as to an undivided 1/6th interest, John W. Huelsbeck, Jr., as to an undivided 1/6th interest, and Mary J. Moye, as to an undivided 1/6th interest forever, all of his right, title, interest, claim, demand in and to the real property described as follows, to-wit:

Beginning at the Southeast Corner of the Southwest Quarter of Section Two (2), Township One (1) North, Range Thirty-One (31) West, thence West 400 feet to a point of beginning, thence North 561 feet (and parallel to section line), thence West 672.5 feet to the East side of the Louisville and Nashville Railroad right away, thence Southwest along said right away to the section line, thence East 821 feet to the point of beginning, all in Escambia County, Florida.

Grantor reserves a life estate in and to the above described property. Grantor's life estate shall terminate upon Grantor vacating the property.

REC'D APR 09 2012

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

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

Signed, sealed and delivered
in presence of:

(1) [Signature]
Printed Name: JOHN READING, JR.

[Signature] L.S.
John W. Huelsbeck

(2) [Signature]
Printed Name: KARIN BONANNO
As to John W. Huelsbeck

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of January, 2003 by John W. Huelsbeck, who (X) is personally known to me or who () has produced _____ and who did not take an oath.

[Signature] (SEAL)
Notary Public
State of Florida
My Commission Expires: 09-14-2003



Kimberly J. Gadenhead
Commission # CG 8593
Expires Sep. 14, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

U:\LAS\REALPROP\aligoodqcd5.wpd



Kimberly J. Gadenhead
Commission # CG 859373
Expires Sep. 14, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

RCD Jan 07, 2003 03:13 PM
Escambia County, Florida

ERNIE LEE MAGN
Clerk of the Circuit
INSTRUMENT 2003-046219

Recorded in Public Records 01/30/2012 at 10:33 AM OR Book 6813 Page 848,
Instrument #2012006747, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared by;
Michael D. Tidwell, Esquire
811 N. Spring Street
Pensacola, Florida 32501

QUITCLAIM DEED

**STATE OF FLORIDA
ESCAMBIA COUNTY**

THIS QUITCLAIM DEED, made on this 14 day of January, 2012, among JOHN W. HUELSBECK, JR., MARY JEANETTE MOYE, LINDA SUSAN ALIGOOD and JOSEPH F. HUELSBECK, JR., Grantors and MARGARET L. MARABELLA f/k/a MARGARET STRANZEL a/k/a MARGARET STRANZEL MARABELLA, Grantee(s) whose address is PO Box 412, Cantonment, Florida 32533.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee(s), the receipt of which is acknowledged, quitclaims to Grantee(s) and Grantee(s)' heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Escambia County, Florida:

* THIS IS NOT THE HOMESTEAD OF ANY GRANITOR EXCEPT JOSEPH F. HUELSBECK, JR., UNMARRIED.

Commence at the southeast corner of the Southwest Quarter of Section 2, Township 1 North, Range 31 West, thence go North along Quarter Line a distance of 561 feet; thence West a distance of 300 feet to the point of beginning; thence continue West a distance of 17.40 feet; thence South and parallel to Quarter Section line a distance of 270.5 feet; thence East a distance of 17.40 feet; thence North parallel to the Quarter Section line a distance of 270.5 feet to the point of beginning. All being in Escambia County, Florida.

Property Appraiser's Parcel I.D. No.: 021N313402000001

In Witness Whereof, I have set my hand and seal this 14 day of January, 2012

Signed in the presence of:

Donna Jenkins
Print Name: Donna Jenkins

John W. Huelsbeck, Jr.
JOHN W. HUELSBECK, JR.

Stephanie Minter
Print Name: Stephanie Minter

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 14 day of January, 2012 personally appeared JOHN W. HUELSBECK, JR., who is

BK: 6813 PG: 849

personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.



Stephanie Sims
NOTARY PUBLIC

(SEAL)

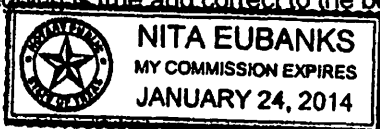
Kevin Cornwell
Print Name: Kevin Cornwell

Mary Jeanette Moye
MARY JEANETTE MOYE

Whitfield King
Print Name: WHITFIELD KING

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~ESCAMBIA~~ DALLAS

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 13 day of January, 2012 personally appeared MARY JEANETTE MOYE., who is personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.



Nita Eubanks
NOTARY PUBLIC

Sonnia Jenkins
Print Name: Sonnia Jenkins

Linda Susan Aligood
LINDA SUSAN ALIGOOD

Stephanie Minta
Print Name: Stephanie Minta

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 14 day of January, 2012 personally appeared LINDA SUSAN ALIGOOD., who is personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.



Stephanie Sims
NOTARY PUBLIC

BK: 6813 PG: 850 Last Page

Joseph F Huelsbeck Jr
Joseph F Huelsbeck Jr
 Print Name: ~~Joseph F Huelsbeck Jr~~ JOSEPH F. HUELSBECK, JR.
Wanna Jenkins

Stephanie Sims
 Print Name: Stephanie Sims

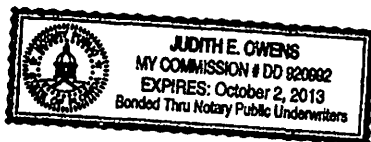
STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 16 day of June, 2012 personally appeared JOSEPH F. HUELSBECK, JR., who is personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.

Judith E Owens

 NOTARY PUBLIC

(SEAL)



THIS INSTRUMENT PREPARED BY:
Denis A. Braslow
Attorney at Law
917 N. 12th Avenue
Pensacola, Fl. 32501

Parcel ID Number:
CORRECTIVE

Quitclaim Deed

This Quitclaim Deed, Made this 30th day of April, 2012 A.D., Between
John W. Huelsbeck, Jr., Linda S. Aligood and Mary J. Moye

of the County of Escambia, State of Florida, grantor, and
Joseph F. Huelsbeck, Jr.

whose address is: 115 Eden Lane, Cantonment, FL 32533

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

A LIFE ESTATE IN THE PARCEL DESCRIBED IN THE ATTACHED EXHIBIT "A".

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

The Deed is executed and recorded to correct the legal description of the Deed dated 4/18/12 in O. R. Book 6847 at page 506, of the public records of Escambia County, Florida.

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

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

Signed, sealed and delivered in our presence:

Shanna Hawkins
Printed Name: Shanna Hawkins

Witness John W. Huelsbeck, Jr. &
Linda S. Aligood

Eric J. Nickelsen
Printed Name: Eric J. Nickelsen

Witness as to John W. Huelsbeck, Jr. &
Linda S. Aligood

Aaron Rose
Printed Name: AARON ROSE
Witness as to Mary J. Moye

Whitfield King
Printed Name: WHITFIELD KING
Witness as to Mary J. Moye

John W. Huelsbeck, Jr. (Seal)
John W. Huelsbeck, Jr.

P.O. Address: 121 Countri Lane,
Cantonment, FL 32533

Linda S. Aligood (Seal)
Linda S. Aligood

P.O. Address: 6690 Wonderlake Road
Pensacola, FL 32526

Mary J. Moye (Seal)
Mary J. Moye

P.O. Address: 2718 Carterton Way
Flower Mound, TX 75022

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of April, 2012 by
John W. Huelsbeck, Jr., and Linda S. Aligood

who are personally known to me or who have produced

Ashleigh McLean



as identification.

Printed Name: Ashleigh McLean
Notary Public

My Commission Expires: September 15, 2015

Quitclaim Deed - Page 2

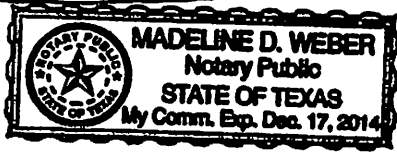
Parcel ID Number:

STATE OF ^{Texas}
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 26th day of April, 2012 by Mary J. Moye

who is personally known to me or who has produced

as identification.



Madeline D. Weber
Printed Name: Madeline D Weber
Notary Public
My Commission Expires: December 17, 2014

EXHIBIT "A"

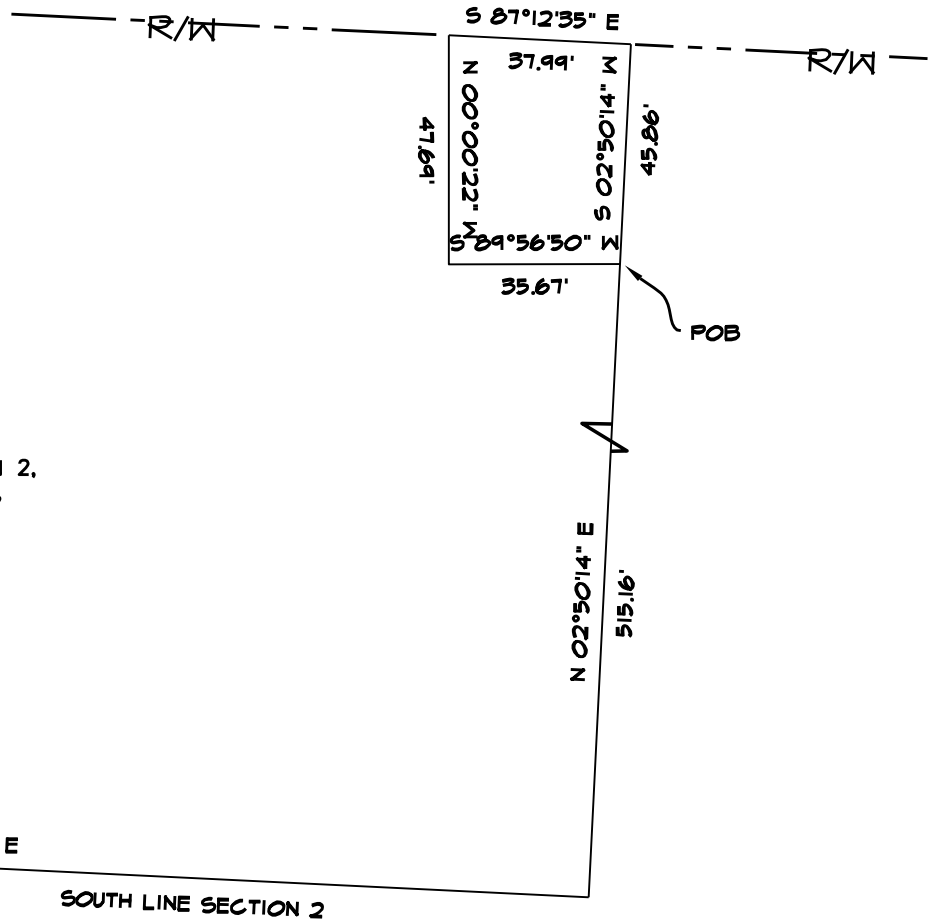
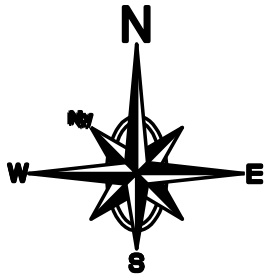
DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

OUT PARCEL CREATED AT THE CLIENT'S REQUEST

DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 12 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2 FOR A DISTANCE OF 2247.64 FEET TO A POINT; THENCE GO NORTH 02 DEGREES 50 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 515.16 FEET; THENCE GO SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 35.67 FEET; THENCE GO NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 47.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EDEN LANE (66' R/W); THENCE GO SOUTH 87 DEGREES 12 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF EDEN LANE FOR A DISTANCE OF 37.99 FEET; THENCE GO SOUTH 02 DEGREES 50 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 45.86 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.04 ACRES MORE OR LESS.

EDEN LANE (66' R/W)



POINT OF COMMENCEMENT
 THE SOUTHWEST CORNER OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 31 WEST,
 ESCAMBIA COUNTY, FLORIDA

SCALE: 1" = 40'

THIS IS NOT A BOUNDARY SURVEY AND IT DOES NOT SHOW IMPROVEMENTS



NORTHWEST FLORIDA LAND SURVEYING, INC.
 A PROFESSIONAL SERVICE ORGANIZATION

7142 BELGIUM CIRCLE
 Pensacola, FL 32526
 (850) 432-1052

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

OFFICE of VITAL STATISTICS

REC'D APR 09 2012

FLORIDA CERTIFICATE OF DEATH

LOCAL FILE NO. 350

| | | | |
|--|---|---|---|
| 1. DECEDENT'S NAME (First, Middle, Last, Suffix) John William Huelsbeck Sr. | | 2. SEX Male | |
| 3. DATE OF BIRTH (Month, Day, Year) March 26, 1924 | | 4a. AGE-Last Birthday (Years) 86 | 4b. UNDER 1 YEAR Months Days Hours Minutes |
| 5. DATE OF DEATH (Month, Day, Year) February 2, 2011 | | 6. SOCIAL SECURITY NUMBER 266-38-6526 | |
| 7. BIRTHPLACE (City and State or Foreign Country) Cantonment, Florida | | 8. COUNTY OF DEATH Escambia | |
| 9. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient ___ Emergency Room/Outpatient ___ Dead on Arrival NON-HOSPITAL: ___ Hospice Facility ___ Nursing Home/Long Term Care Facility ___ Decedent's Home ___ Other (Specify) | | | |
| 10. FACILITY NAME (If not institution, give street address) Sacred Heart Hospital | | 11a. CITY, TOWN, OR LOCATION OF DEATH Pensacola | |
| 12. MARITAL STATUS (Specify) ___ Married ___ Married, but Separated <input checked="" type="checkbox"/> Widowed ___ Divorced ___ Never Married | | 11b. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes ___ No | |
| 13. SURVIVING SPOUSE'S NAME (If wife, give maiden name) | | 14a. RESIDENCE - STATE Florida | |
| 14b. COUNTY Escambia | | 14c. CITY, TOWN, OR LOCATION Cantonment | |
| 14d. STREET ADDRESS 121 Countri Lane | | 14e. APT. NO. | 14f. ZIP CODE 32533 |
| 14g. INSIDE CITY LIMITS? ___ Yes <input checked="" type="checkbox"/> No | | 15a. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life.) Do not use "Retired" Auto Repair | |
| 15b. KIND OF BUSINESS/INDUSTRY Automobile Industry | | 16. DECEDENT'S RACE (Specify the race/races to indicate what decedent considered himself/herself to be. More than one race may be specified.) <input checked="" type="checkbox"/> White ___ Black or African American ___ American Indian or Alaskan Native (Specify tribe) ___ Asian Indian ___ Chinese ___ Filipino ___ Japanese ___ Korean ___ Vietnamese ___ Other Asian (Specify) ___ Native Hawaiian ___ Guamanian or Chamorro ___ Samoan ___ Other Pacific Isl. (Specify) ___ Other (Specify) | |
| 17. DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify if decedent was of Hispanic or Haitian Origin.) ___ Yes (If Yes, specify) <input checked="" type="checkbox"/> No ___ Mexican ___ Puerto Rican ___ Cuban ___ Central/South American ___ Other Hispanic (Specify) | | 19. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> Yes ___ No | |
| 18. DECEDENT'S EDUCATION (Specify the decedent's highest degree or level of school completed at time of death.) ___ 8th or less <input checked="" type="checkbox"/> High school but no diploma ___ High school diploma or GED ___ College but no degree ___ College degree (Specify): ___ Associate ___ Bachelor's ___ Master's ___ Doctorate | | 20. FATHER'S NAME (First, Middle, Last, Suffix) Joseph F. Huelsbeck | |
| 21. MOTHER'S NAME (First, Middle, Maiden Surname) Myrtle . Berg | | 22a. INFORMANT'S NAME John W. Huelsbeck, Jr. | |
| 22b. RELATIONSHIP TO DECEDENT Son | | 23a. INFORMANT'S MAILING - STATE Florida | |
| 23b. CITY OR TOWN Cantonment | | 23c. STREET ADDRESS 121 Countri Lane | 23d. ZIP CODE 32533 |
| 24. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Bayview Memorial Park | | 25a. LOCATION - STATE Florida | 25b. LOCATION - CITY OR TOWN Pensacola |
| 26a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial ___ Entombment ___ Cremation ___ Donation ___ Removal from State ___ Other (Specify) | | | |
| 26b. IF CREMATION, DONATION OR BURIAL AT SEA, WAS MEDICAL EXAMINER APPROVAL GRANTED? ___ Yes ___ No | | 27a. LICENSE NUMBER (of Licensee) F045220 | 27b. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Tommy Brown</i> |
| 28. NAME OF FUNERAL FACILITY Faith Chapel Funeral Home North | | 29a. FACILITY'S MAILING - STATE Florida | |
| 29b. CITY OR TOWN Cantonment | | 29c. STREET ADDRESS 1000 Highway 29 South | 29d. ZIP CODE 32533 |
| 30. CERTIFIER: <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. (Check one) ___ Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, due to the cause(s) and manner stated. | | | |
| 31a. (Signature and Title of Certifier) <i>Lisandra Soto Carballo</i> PHYSICIAN'S SIGNATURE | | 31b. DATE SIGNED (mm/dd/yyyy) 02/04/2011 | 32. TIME OF DEATH (24 hr.) 1305 |
| 31c. MEDICAL EXAMINER'S CASE NUMBER | | 35. NAME OF ATTENDING PHYSICIAN (If other than Certifier) | |
| 34a. LICENSE NUMBER (of Certifier) ME 106922 | 34b. CERTIFIER'S NAME Lisandra Soto Carballo | | 36d. ZIP CODE 32514 |
| 36a. CERTIFIER'S - STATE Florida | 36b. CITY OR TOWN Pensacola | 36c. STREET ADDRESS 5149 N 9th Ave. | |
| 37. SUBREGISTRAR - Signature and Date <i>Melina Abdel-Graber</i> | | 38b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) FEB 14 2011 | |

Melina Abdel-Graber
DEPUTY REGISTRAR

MAR 23 2012

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT.



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED





Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

02-1N-31-3402-000-009
Property Reference Number

Carol Simpson
Name 982-0782

11 Eden Lane
Address

Owner Agent

Referral Form
Included? Y/N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: V-4 Size of Property: 9.55 +/-
 Future Land Use: MU-5 Commissioner District: _____
 Overlay/AIPD: NA Subdivision: _____
 Redevelopment Area*: _____

*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: VR-2

Is Locational Criteria applicable? NA If so, is a compatibility analysis required? _____

In consideration of purchasing the property the applicant wants to rezone to VR-2 to add a stable to

PB May 14- Submit paperwork April 5th
BCC Meeting June 28th

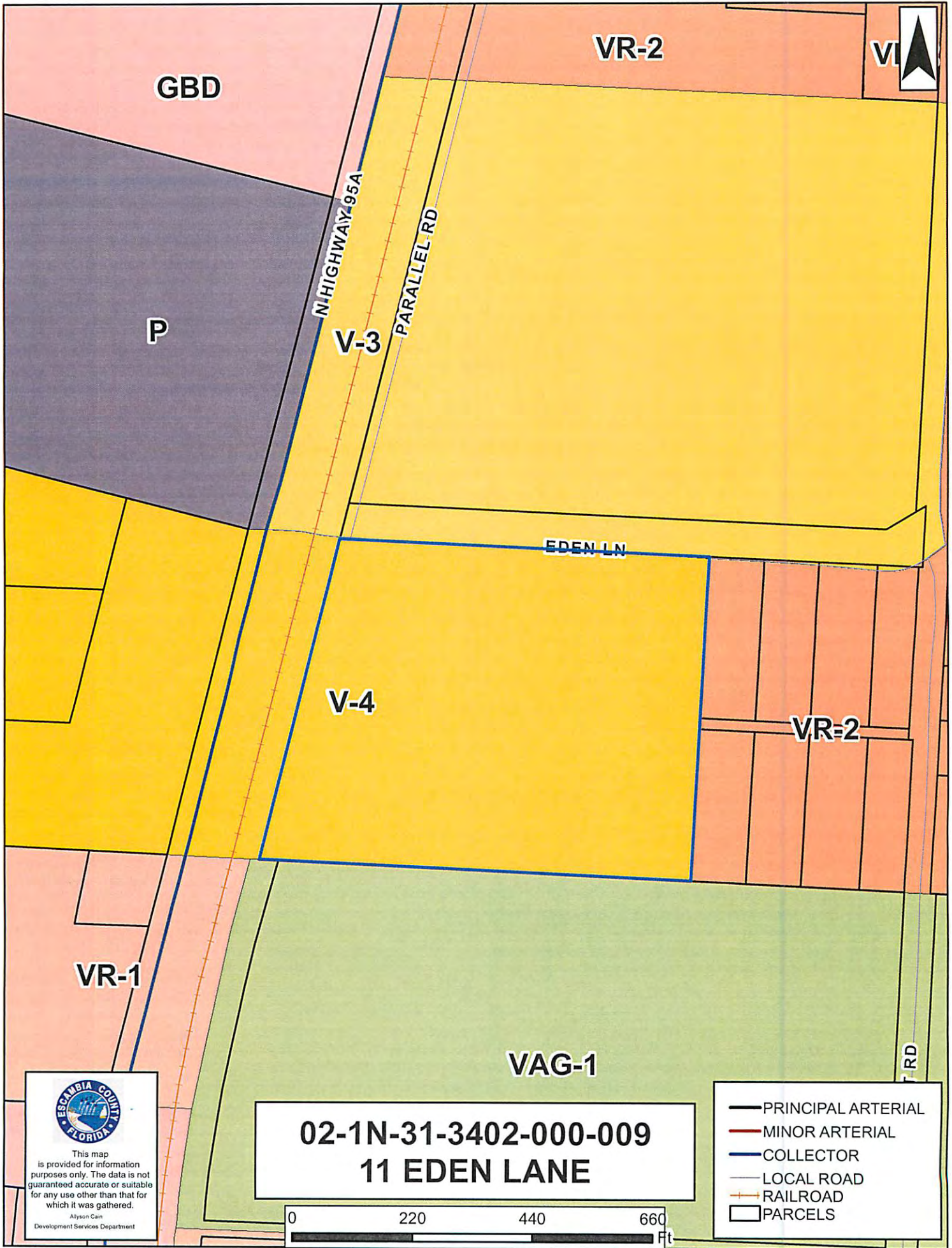
- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process
- BOA DRC Other: _____

Process Name

Staff present: Allyson Cain 595-3547 Date: 3/20/12

Applicant/Agent Name & Signature: Carol J Simpson

No comment made by any persons associated with the County during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development, development plans, and/or outcome of any process.



GBD

VR-2

VI

P

N HIGHWAY 95A

V-3

PARALLEL RD

EDEN LN

V-4

VR-2

VR-1

VAG-1

T RD

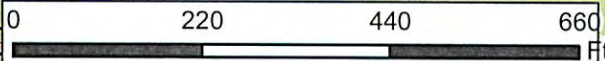


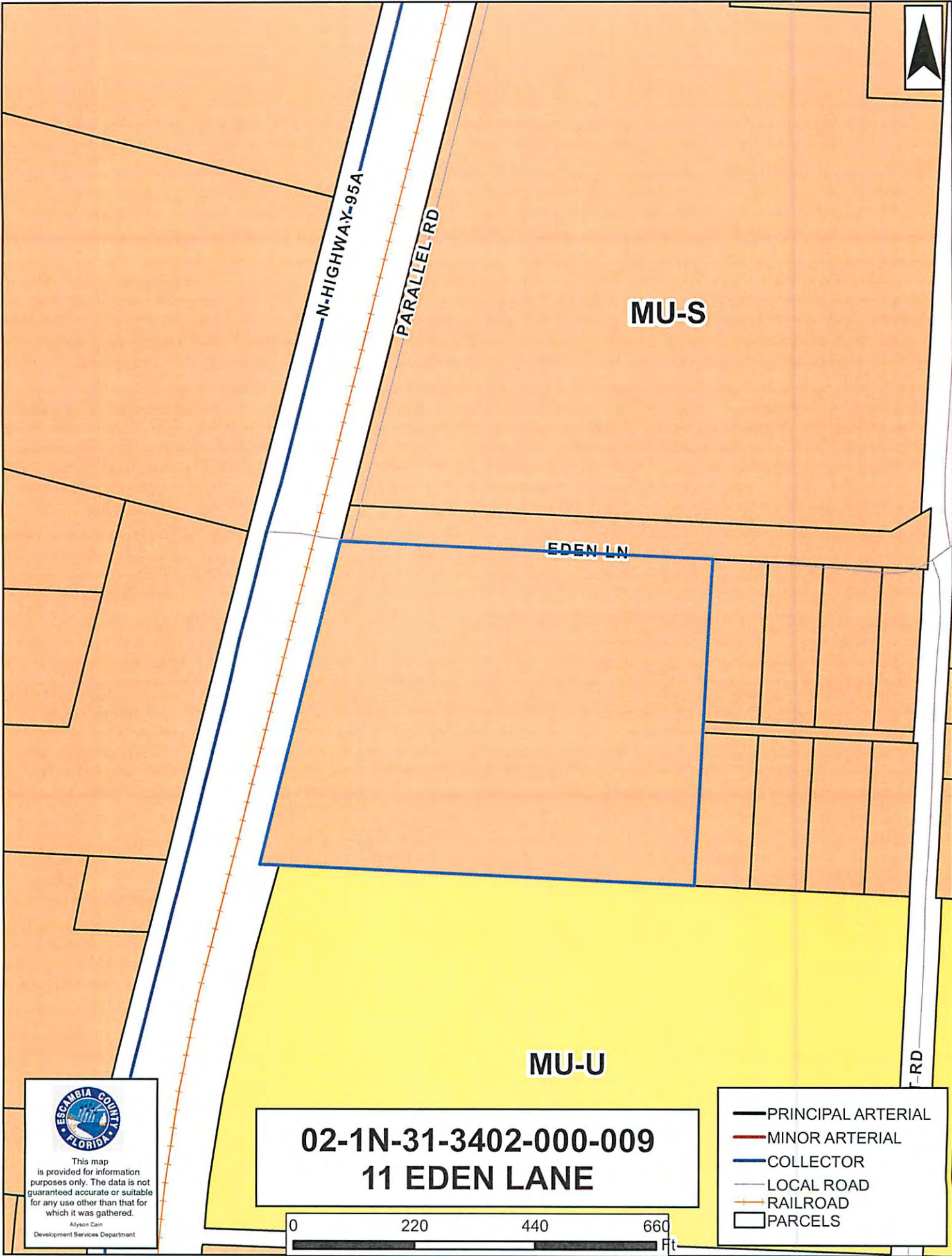
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Alyson Cain
Development Services Department

02-1N-31-3402-000-009
11 EDEN LANE

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












MU-S

MU-U

02-1N-31-3402-000-009
11 EDEN LANE

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

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Alyson Cain
Development Services Department



N-HIGHWAY-95A

PARALLEL RD

EDEN LN

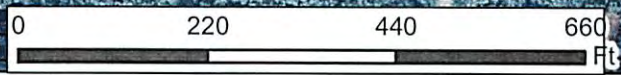
RD



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.

Allyson Cain
Development Services Department

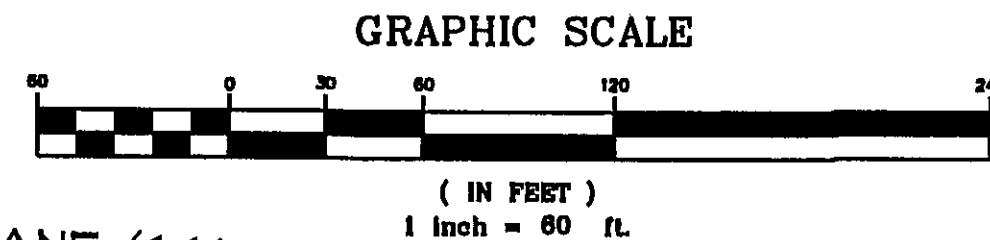
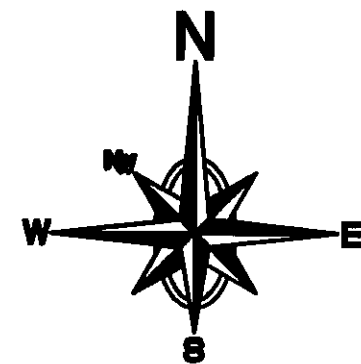
02-1N-31-3402-000-009
11 EDEN LANE



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

**BOUNDARY SURVEY WITH IMPROVEMENTS
OF A PORTION OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA**

REC'D APR 09 2012



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST

DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 12 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2 FOR A DISTANCE OF 1444.57 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SEABOARD RAILROAD (100' R/W) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 12 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE OF SECTION 2 FOR A DISTANCE OF 803.07 FEET; THENCE GO NORTH 02 DEGREES 50 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 315.16 FEET; THENCE GO SOUTH 04 DEGREES 36 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 35.67 FEET; THENCE GO NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 47.64 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EDEN LANE (66' R/W); THENCE GO NORTH 87 DEGREES 12 MINUTES 33 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF EDEN LANE FOR A DISTANCE OF 631.90 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SEABOARD RAILROAD; THENCE GO SOUTH 14 DEGREES 14 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SEABOARD RAILROAD FOR A DISTANCE OF 572.41 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 9.57 ACRES MORE OR LESS

HIGHWAY 29 S.R. 95 (66' R/W)
SEABOARD RAILROAD (100' R/W)

POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA

REFERENCE BEARING
S87°12'33"E, 1444.57' (F&D)

SOUTH LINE OF SECTION 2.

POB

GENERAL NOTES:

- 1 THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 87 DEGREES 12 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA
- 2 THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION
- 3 NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY
- 4 THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C-0280 G, REVISED SEPTEMBER 29, 2006
- 5 THIS SURVEY DOES NOT DETERMINE OWNERSHIP
- 6 THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF
- 7 THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS
- 8 THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
- 9 FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST
- 10 THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT
- 11 THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES
- 12 ENCROACHMENTS ARE AS SHOWN

- DENOTES:
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
 - ~ 6" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊙ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
 - (D) ~ DEED INFORMATION
 - (F) ~ FIELD INFORMATION
 - R/W ~ RIGHT OF WAY
 - P.O.B ~ POINT OF BEGINNING

EDEN LANE (66' R/W)

N87°12'33"W 631.90' (F&D)

DIRT DRIVEWAY

275.14'

287.00'

283.98'

289.81'

261.32'

255.91'

31.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

31.5'

28.5'

9.57 ACRES±

S87°12'33"E 803.07' (F&D)

N00°00'22"W
47.64' (F&D)

15.00'
15.00'

MOBILE HOME

S89°56'50"W
35.67' (F&D)

N02°50'14"E 515.16' (F&D)

S87°12'49"E
400.00' (F&D)

SOUTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 2

NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGUM CIRCLE, PANAMA CITY, FLORIDA 32365
Fred R. Thompson
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP NUMBER 7277
STATE OF FLORIDA

| | |
|---|---------------|
| REVISIONS | |
| APPR. | DATE |
| NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR | |
| NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 742 BELGUM CIRCLE PANAMA CITY, FLORIDA 32365 | DATE 4-4-2012 |
| SCALE 1"=60' | DESIGNED JAS |
| | DRAWN JAS |
| | CHECKED FRT |
| BOUNDARY SURVEY WITH IMPROVEMENTS OF A PORTION OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR JOHN CARR & CO. REQUESTED BY EBBA DAMPIER | |
| PROJECT NO. 18327 | NO. 1 of 1 |
| INDEX 10 | SHEETS |



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **552727**

Date Issued. : 04/09/2012

Cashier ID : CASTILLS

Application No. : PRZ120400011

Project Name : Z-2012-11

PAYMENT INFO

| Method of Payment | Reference Document | Amount Paid | Comment |
|-------------------|--------------------|-------------------|-----------------------|
| Check | 1009 | \$1,050.00 | App ID : PRZ120400011 |
| | | \$1,050.00 | Total Check |

Received From : ALIGOOD LINDA S 2/6 INT

Total Receipt Amount : **\$1,050.00**

Change Due : \$0.00

APPLICATION INFO

| Application # | Invoice # | Invoice Amt | Balance | Job Address |
|---------------|-----------|-------------|---------|-------------------------------------|
| PRZ120400011 | 645882 | 1,050.00 | \$0.00 | 11 W EDEN LN, CANTONMENT, FL, 32533 |

Total Amount : **1,050.00**

\$0.00 Balance Due on this/these
Application(s) as of 4/9/2012

WILD OAK FARM LTD
516 LAKEVIEW RD # 8
CLEARWATER FL 33756-3302

COTTAGE HILL LTD
516 LAKEVIEW RD UNIT 8
CLEARWATER FL 33756-3302

SCHOOL BOARD OF ESCAMBIA CO
75 N PACE BLVD
PENSACOLA FL 32505

ARNETTE LESLIE D
1974 VIRECENT RD
CANTONMENT FL 32533

THAMES CARRIE W
809 HWY 95-NORTH
CANTONMENT FL 32533

HUELSBECK JOHN W
121 COUNTRI LN
CANTONMENT FL 32533

MARABELLA MARGARET STRANZEL
PO BOX 412
CANTONMENT FL 32533

KROCHTA GRACE M
PO BOX 523
CANTONMENT FL 32533

HUELSBECK RICHARD
12006 LURAY CT
LOUISVILLE KY 40245

KROCHTA PETER J
830 VIRECENT RD
CANTONMENT FL 32533

HABER ELIZABETH A
808 WATSON AVE
CANTONMENT FL 32533

KROCHTA MELINDA SUE
4468 HWY 95A
MOLINO FL 32577

HUELSBECK JOSEPH F JR
15 EDEN LN
CANTONMENT FL 32533

HALL CHARLES E & DOROTHY H
53 EDEN LN
CANTONMENT FL 32533

WELCH DONALD G
50 EDEN LN
CANTONMENT FL 32533

BENSON ELIZABETH W
1294 HWY 95 A NORTH
CANTONMENT FL 32533

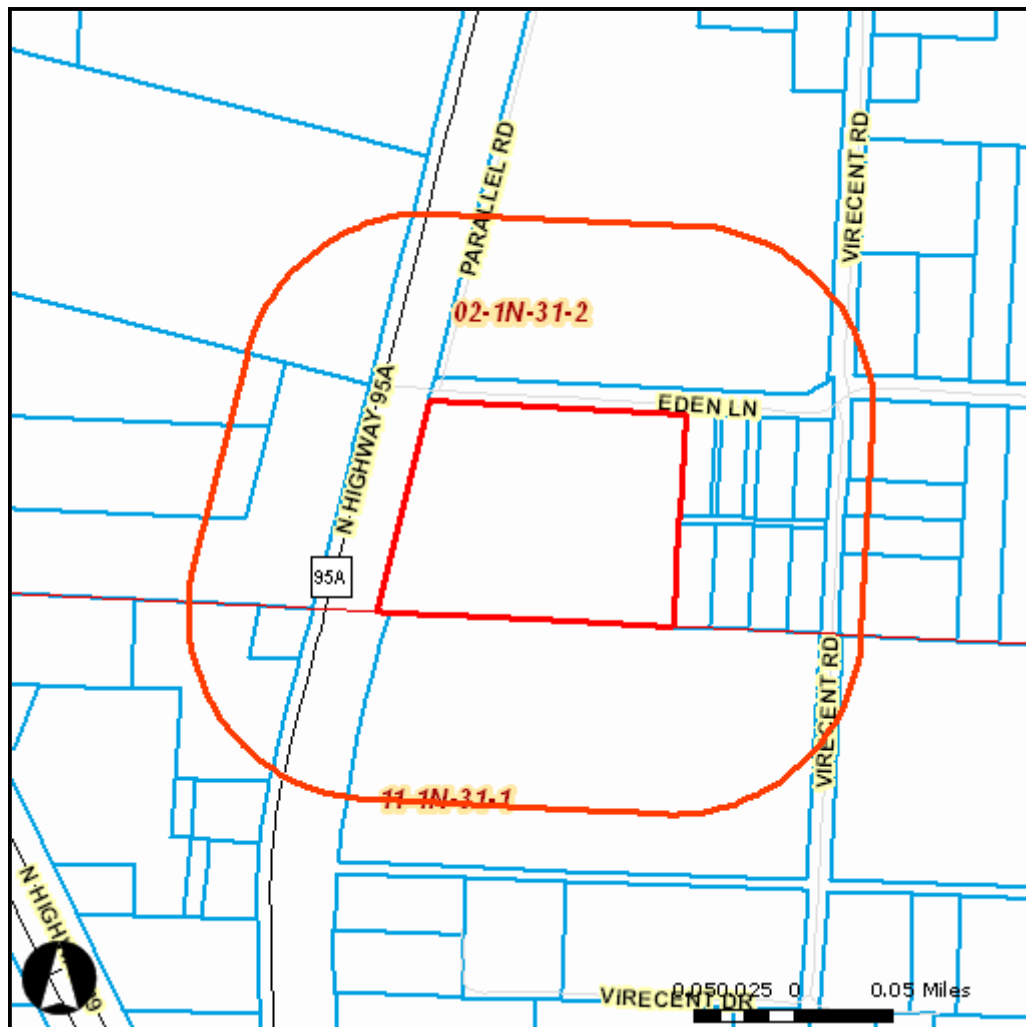
PINSON KYLE J & DEBORAH S
880 VIRECENT RD
CANTONMENT FL 32533

LEE DAVID E
850 VIRECENT RD
CANTONMENT FL 32533

INTERNATIONAL PAPER COMPANY
C/O FIGURE 8 FLORIDA LLC 501
RIVERSIDE AVE SUITE 902
JACKSONVILLE FL 32202

KING EDMON I JR & BRENDA A
819 HWY 95-A N
CANTONMENT FL 32533

ECPA Map



Map Grid



Major Roads

- City Road
- County Road
- Interstate
- State Road
- US Highway

All Roads



Property Line



PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.