

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
January 3, 2017–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. A. **RECOMMENDATION:** That the Planning Board review and approve the Regular Meeting Resume' Minutes of the December 6, 2016 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for December 2016.

C. Planning Board 6-Month Outlook for January 2017.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-04.

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the 2030 Future Land Use (FLU) Map.

B. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 5 and 6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC), Chapters 5 and 6, to clarify enforcement, mitigation, and other tree protection and landscaping provisions.

7. Action/Discussion/Info Items.

A. Spot Zoning Ordinance

B. 2017 Planning Board Meeting Calendar

C. 50 foot lot width in LDR.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, February 7, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 01/03/2017

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Regular Meeting Resume' Minutes of the December 6, 2016 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for December 2016.

C. Planning Board 6-Month Outlook for January 2017.

Attachments

December 6, 2016 Draft Regular Planning Board Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD December 6, 2016

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:42 A.M. – 9:10 A.M.)
(11:36 A.M. – 12:29 P.M.)

Present: Reid Rushing
Jay Ingwell
Tim Tate, Vice Chairman
Wayne Briske, Chairman
Timothy Pyle
Edwin Howard
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)

Absent: Alvin Wingate

Staff Present: Caleb MacCartee, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Tim Tate

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Edwin Howard (ABSENT)

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 1, 2016 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for November 2016.

C. Planning Board 6-Month Outlook for December 2016.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to approve the minutes from the November 1, 2016 Regular Planning Board meeting.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Edwin Howard (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-03

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the 2030 Future Land Use Map.

Motion by Tim Tate, Seconded by Edwin Howard

Motion was made to take no action and return to applicant for the applicant to re-submit with lower portion of property.

Vote: 6 - 0 Approved

Other: Alvin Wingate (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Section 6-0.3 "Definitions", Subsection "I" and Subsection "S"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 6, Section 6-0.3 "Terms defined," subsection "I" by adding "Incompatible Development" and Subsection "S" by adding in "Spot

Zoning" into the LDC.

Motion by Tim Tate, Seconded by Timothy Pyle

Motion was made to drop item from the agenda and to bring back in January as a discussion item.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)

Edwin Howard (ABSENT)

7. Action/Discussion/Info Items.

Tim Tate discussed with Staff what information the mailouts had for the public hearings, and discussed different ideas about what to add on the mailout.

A. Scenic Highway Overlay Design Change.

Staff and Board Members discussed different issues.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 3, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA



DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: December 20, 2016
RE: Monthly Action Follow-Up Report for December 2016.

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

PROJECTS, PLANS, & PROGRAMS

Ensley Redevelopment

08-02-16 PB recommended approval

Atwood Redevelopment

9-6-16 PB recommended approval

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- **CPA-2016-02**

- OLF Saufley Airport

- 08-02-16 PB Recommended Approval

- 09-01-16 BCC approved transmittal to DEO

- 01-05-17 BCC meeting

- **CPA-2016-03**

- Definition added for "Limited Ag Uses"

- 10-06-16 PB recommended approval

- 11-03-16 BCC approved transmittal to DEO

- **Map Amendments:**

LSA-2016-02

Saufley Field Road

09-06-16 PB recommended approval

10-06-16 BCC approved transmittal to DEO

01-05-17 BCC meeting

LSA-2016-03

Beulah Road

12-06-16 PB dropped case

LAND DEVELOPMENT CODE ORDINANCES

Residential Uses in Zoning Districts

09-6-16 PB recommended more review by staff

On hold – waiting for input from County Attorney’s Office

OSP-2016-01

09-06-16 PB recommended approval

12-08-16 BCC wanted to reschedule for DEO to be in attendance to meeting

AICUZ Maps

09-06-16 PB recommended approval

12-08-16 BCC approved

Medical Marijuana

11-01-16 PB recommended approval

12-08-16 BCC reviewed

01-05-17 BCC meeting

Corner Lots

11-01-16 PB recommended approval

12-08-16 BCC approved

Spot Zoning

12-06-16 PB dropped item and wanted more discussion

REZONING CASES

1. Rezoning Case Z-2016-07

10-06-16 PB recommended denial

11-03-16 BCC denied

2. Rezoning Case Z-2016-08

10-06-16 PB recommended approval contingent upon LSA-2016-02

01-05-17 BCC meeting

3. **Rezoning Case Z-2016-09**
10-06-16 PB recommended approval
11-03-16 BCC approved
4. **Rezoning Case Z-2016-10**
12-06-16 PB recommended denial
01-05-17 BCC meeting
5. **Rezoning Case Z-2016-11**
12-06-16 PB dropped case
6. **Rezoning Case Z-2016-12**
12-06-16 PB recommended approval
01-05-17 BCC meeting
7. **Rezoning Case Z-2016-13**
12-06-16 PB recommended approval
01-05-17 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JANUARY 2017

(Revised 12/20/16)

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

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

| Meeting Date | LDC Changes and/or Public Hearings | Comprehensive Plan Amendments | Rezoning | Reports, Discussion and/or Action Items |
|---------------------------|---|---|---|---|
| Tuesday, January 3, 2017 | <ul style="list-style-type: none"> Landscaping and Tree Protection | <ul style="list-style-type: none"> McDonald's Property (Jail site) LSA-2016-04 | <ul style="list-style-type: none"> McDonald's Property (Jail site) Z-2016-15 | |
| Tuesday, February 7, 2017 | <ul style="list-style-type: none"> 2500 Foot Radius | | <ul style="list-style-type: none"> Z-2016-14 Z-2016-16 | |
| Tuesday, March 7, 2017 | | | | |
| Tuesday, April 4, 2017 | | | | |
| Tuesday, May 2, 2017 | | | | |
| Tuesday, June 6, 2017 | | | | |

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

** Residential Uses Ordinance – waiting on input from the County Attorney's Office

** Signs Ordinance – waiting on input from the BCC

** CPA-2016-01 Extraction and Reclamation – on hold



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 01/03/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-04

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-04.

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the 2030 Future Land Use (FLU) Map.

BACKGROUND:

The applicant requests a FLU map amendment to change the FLU category of a 29.30 (+/-) acre contiguous four-parcel site from Mixed-Use Urban (MU-U) and Commercial (C) to Public (P). The current zoning designation of the referenced parcels is Heavy Commercial and Light Industrial (HC/LI) and High Density Residential (HDR). The county proposes to rezone to Public (P) (case number Z-2016-15) pending the approval of this FLU amendment. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan. Escambia County is proposing a new county jail site on this location.

The contiguous four parcels are located along the north of St. Mary Street, south of Fairfield Drive, west of N "L" Street and east of Pace Boulevard. The properties are built out consisting of the Escambia Jail complex and Juvenile Justice Center.

The area to the south are residential and commercial uses and zoned HDR, HC/LI and Commercial (Com). To the west and north the zoning consists of HC/LI with all commercial type uses. To the east is zoned P where Escambia County Jail Administration and Escambia County Area Transit (ECAT) is located.

The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations, references and information shown thereon, is further amended to include the following future land use changes:

- A. A parcel within Section 17, Township 2S, Range 30W, parcel number 5015-000-002 and totaling 14.78 (+/-) acres, located at 1800 St. Mary Street, as more particularly described in the two split Boundary Survey descriptions one produced by Pittman Glaze and Associates, Inc., Professional Engineering & Surveying Services as Exhibit A, and the second Boundary Survey description produced by Hatch Mott MacDonald, LLC., Professional Engineering & Surveying Services as Exhibit B, from Mixed Use Urban (MU-U) to Public (P);
- B. A parcel within Section 17, Township 2S, Range 30W, parcel number 5015-000-009 and totaling 1.72 (+/-) acres, located at 2816 N Pace Boulevard, as more particularly described in the Boundary Survey description produced by Pittman Glaze and Associates, Inc., Professional Engineering & Surveying Services as Exhibit C, from Mixed Use Urban (MU-U) to Public (P);
- C. A parcel within Section 17, Township 2S, Range 30W, parcel number 5015-002-001 and totaling 12.38 (+/-) acres, located at 3080 N Pace Boulevard, as more particularly described in the Boundary Survey description produced by Pittman Glaze and Associates, Inc., Professional Engineering & Surveying Services as Exhibit C, from Commercial (C) to Public (P);
- D. And a parcel within Section 17, Township 2S, Range 30W, parcel number 5015-003-001 and totaling 0.22 acres located at 1807 W Fairfield Drive, as more particularly described in the Boundary Survey description produced by Pittman Glaze and Associates, Inc., Professional Engineering & Surveying Services as Exhibit C from Commercial (C) to Public (P); all parcels totaling 29.3 (+/-) acres.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Comprehensive Plan be filed with the Department of State following adoption by the board.

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

The proposed Ordinance was prepared by the Development Services Department, in

cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

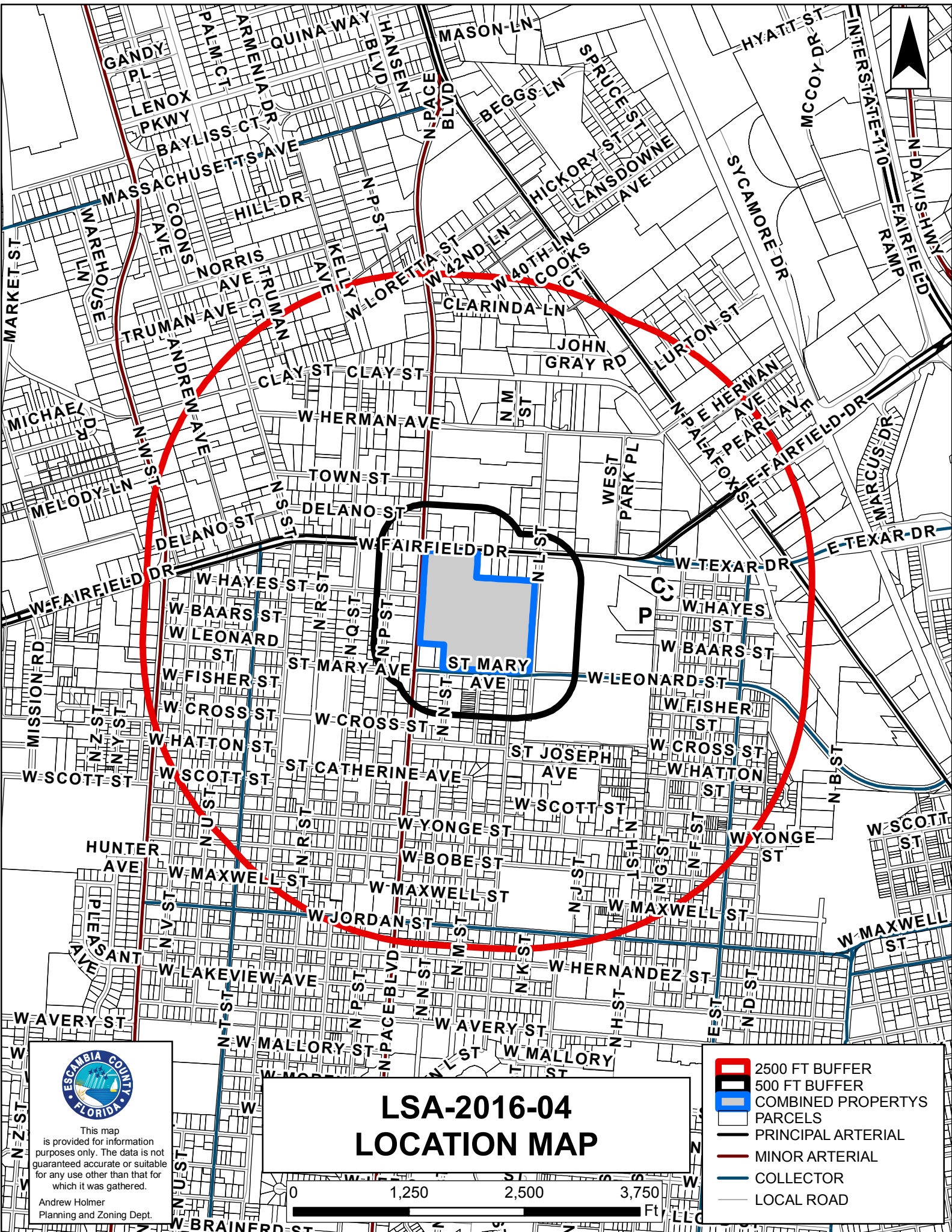
Attachments

LSA-2016-04 Working Case File

Staff Analysis

Draft Ordinance

LSA-2016-04



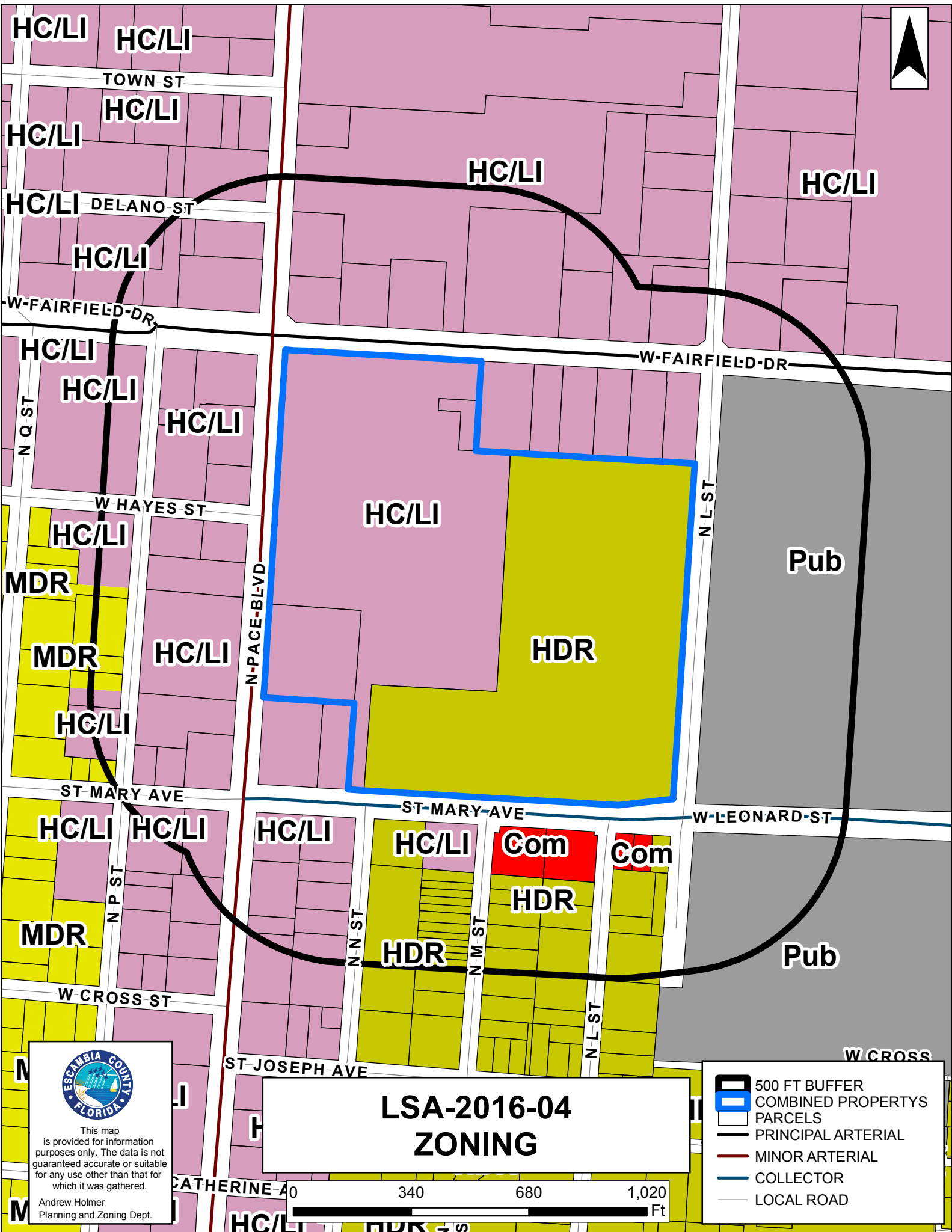
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

LSA-2016-04 LOCATION MAP



- 2500 FT BUFFER
- 500 FT BUFFER
- COMBINED PROPERTIES
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



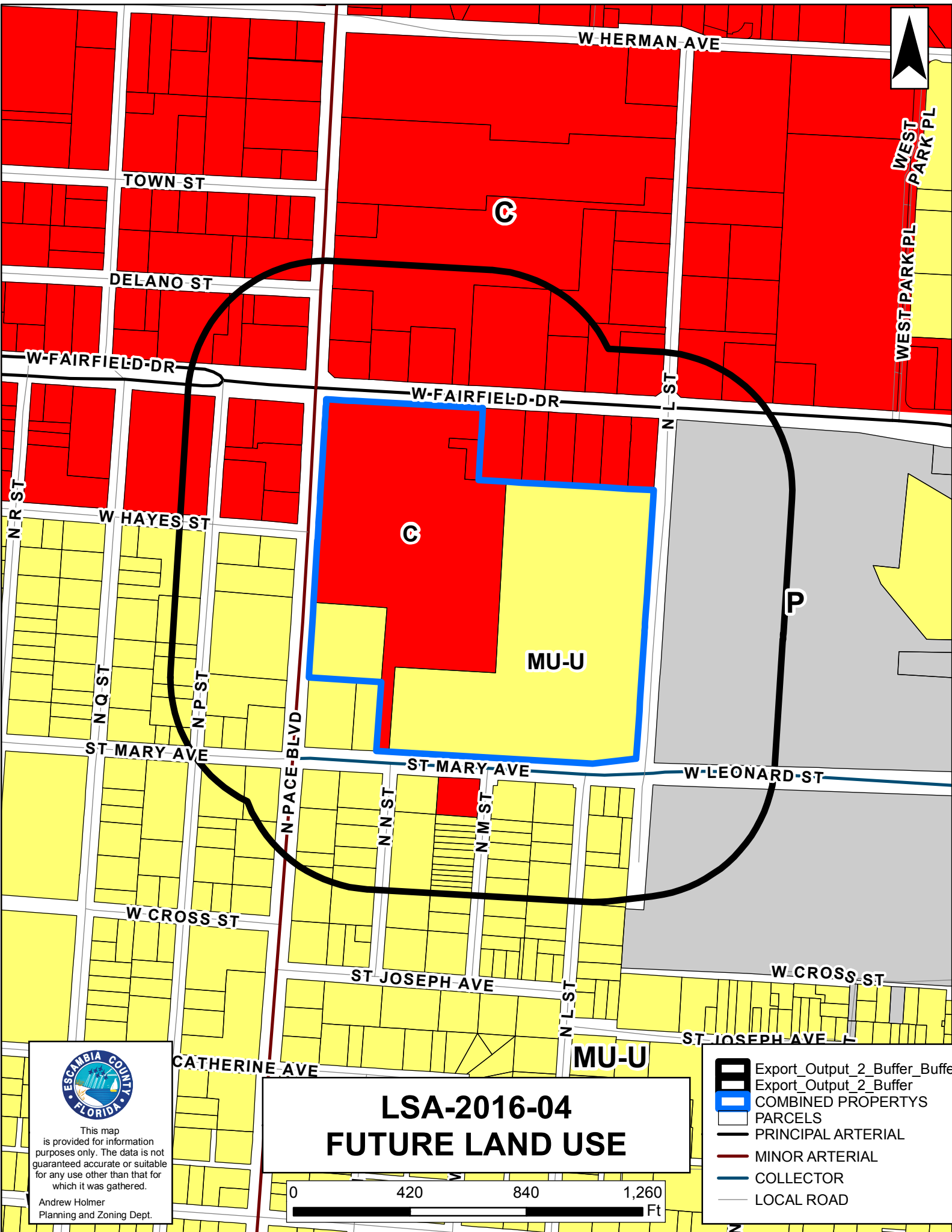
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

LSA-2016-04 ZONING

0 340 680 1,020
Ft

- 500 FT BUFFER
- COMBINED PROPERTYS
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



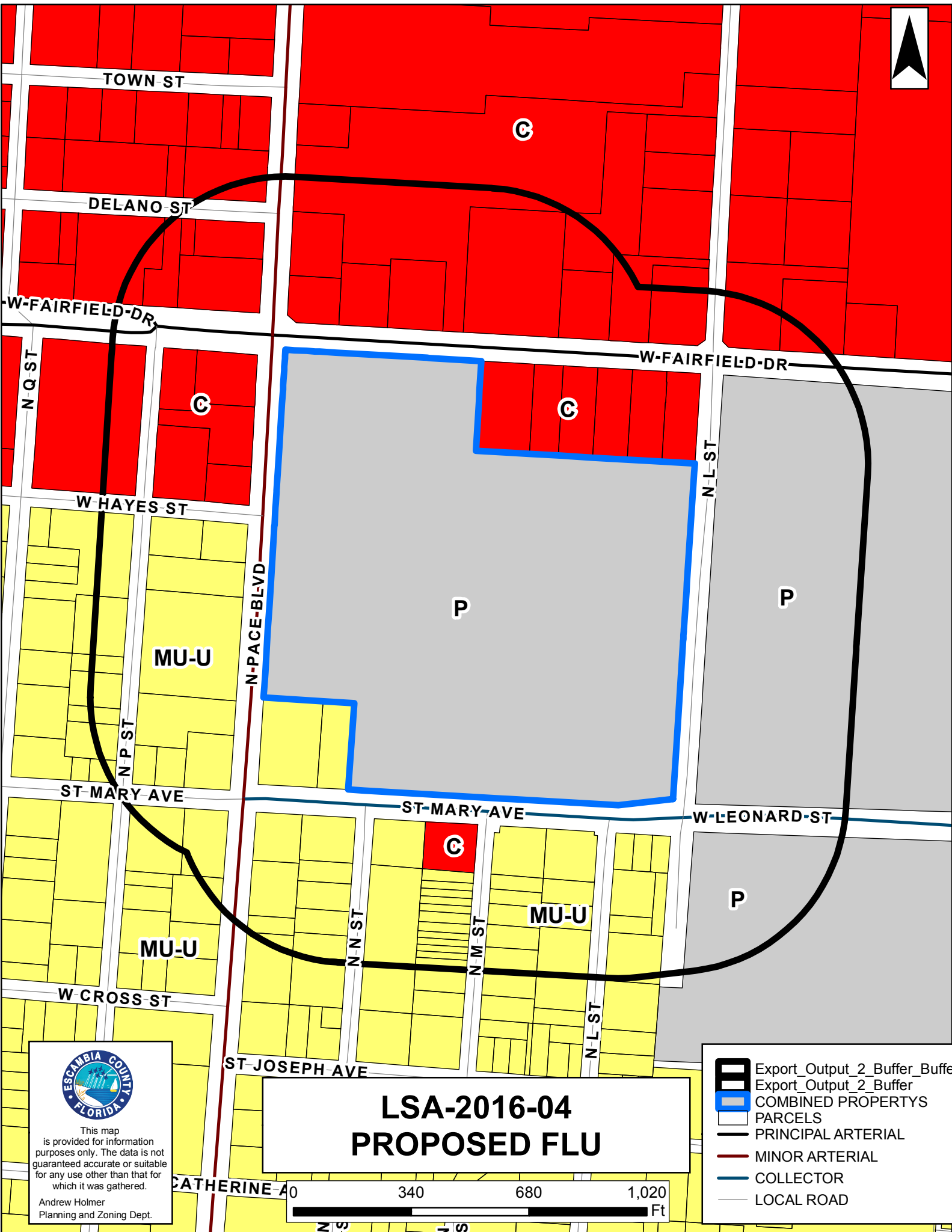
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Andrew Holmer
Planning and Zoning Dept.

LSA-2016-04 FUTURE LAND USE



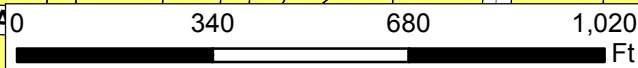
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- COLLECTOR
- LOCAL ROAD



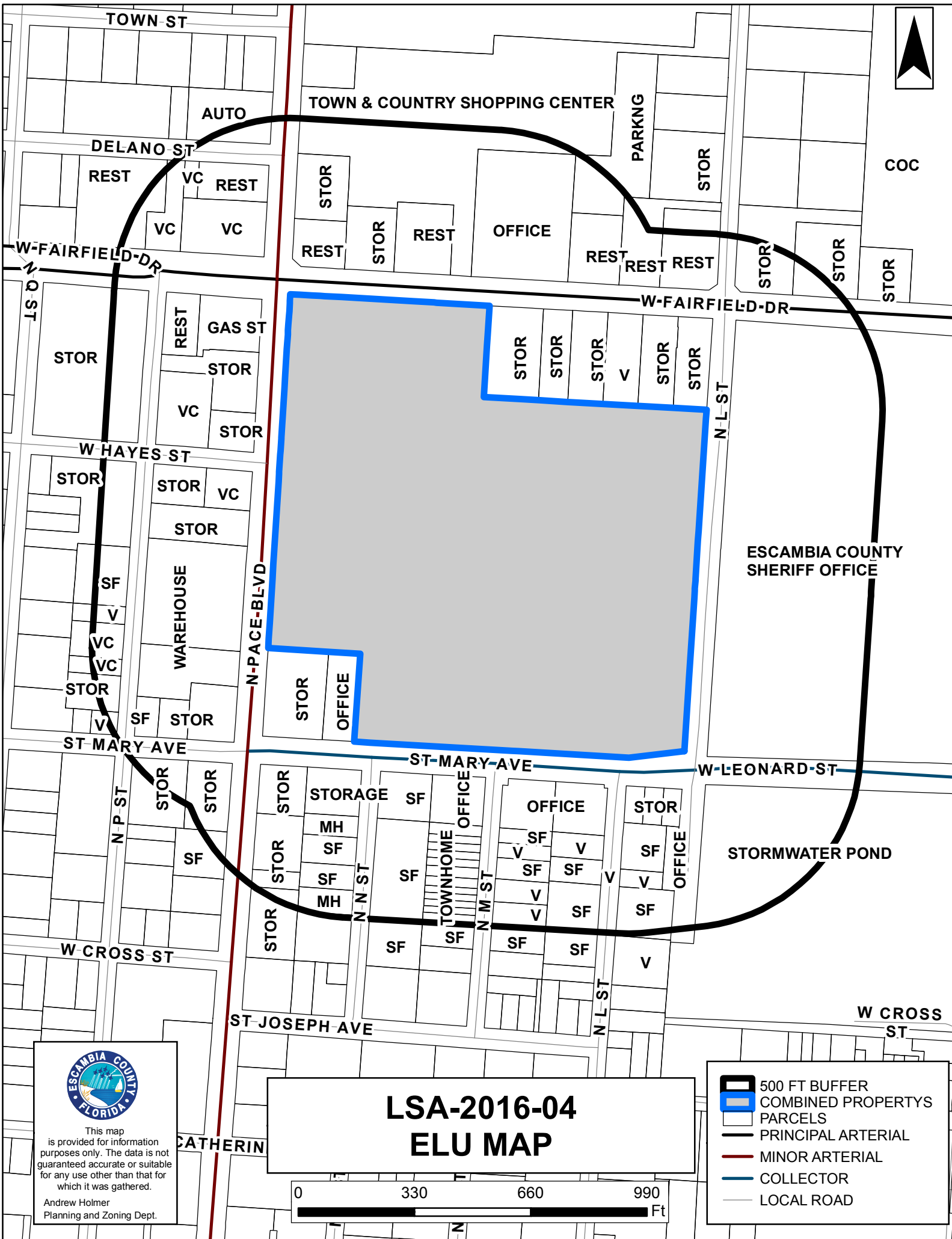
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Andrew Holmer
Planning and Zoning Dept.

LSA-2016-04 PROPOSED FLU



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



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Andrew Holmer
Planning and Zoning Dept.

LSA-2016-04 ELU MAP

- 500 FT BUFFER
- COMBINED PROPERTIES
- PARCELS
- PRINCIPAL ARTERIAL
- COLLECTOR
- LOCAL ROAD

TOWN ST

DELANO ST

PALAFOX

PALAFOX

W-FAIRFIELD-DR

W-FAIRFIELD-DR

ENGLEWOOD

W HAYES ST

ENGLEWOOD

N PACE BLVD

N L ST

ST MARY AVE

ST MARY AVE

W LEONARD ST

N P ST

N N ST

N M ST

N L ST

W CROSS ST

ST JOSEPH AVE

W CROSS ST

CATHERIN



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.

LSA-2016-04 CRA MAP

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



Public Notice Sign on L Street





Subject parcel on L street



Looking north from subject parcel
along L Street



Looking west along L Street from
subject parcel

**NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE **MU-U C**

PROPOSED FUTURE LAND USE **P**

CPS NUMBER **LSA-2016-04**

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE **01/03/17** TIME **8:35 AM**

SPRINGBROOK COUNTY CENTRAL OFFICE COMPLEX
1000 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE **01/19/17** TIME **5:45 PM**

SPRINGBROOK COUNTY COMMISSIONERS
1000 WEST PARK PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL
SPRINGBROOK COUNTY DEVELOPMENT SERVICES
(910) 455-1234

**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO. **Z-2016-15**

CURRENT ZONING **HC/LI HDR** PROPOSED ZONING **Pub**

PLANNING BOARD

DATE **10/04/16** TIME **8:30 AM**

LOCATION OF HEARING

SPRINGBROOK COUNTY CENTRAL OFFICE COMPLEX
1000 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE **11/03/16** TIME **5:45 PM**

LOCATION OF HEARING

SPRINGBROOK COUNTY GOVERNMENT CENTER
1000 WEST PARK PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT (910) 455-1234
WWW.SPRINGBROOK.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF SPRINGBROOK COUNTY

Public Notice Sign on St Mary Ave



Looking south on St Mary Street
across from subject parcel



Subject parcel on St Mary
Avenue



Looking east along St Mary Avenue
from subject parcel



Looking west on St Mary Avenue
toward Pace Blvd

 **NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE: MU-U C

PROPOSED FUTURE LAND USE: P

CPL NUMBER: LSA-2016-04

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/03/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
1500 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 01/19/17 TIME: 5:45 PM

ESCAMBIA COUNTY COURTHOUSE
201 PALATKA BLVD
1ST FLOOR 2ND CHAMBER

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
904-545-5

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2016-15

CURRENT ZONING: HC/LI HDR PROPOSED ZONING: Pub

PLANNING BOARD

DATE: 01/03/17 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
1500 WEST PARK PLACE
BOARD MEETING ROOM



FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 904-545-5 OR VISIT
WWW.ESCAMBIAFLA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign on N
Pace Blvd



Looking west across Pace
Blvd from subject parcel



Looking south along Pace Blvd from subject parcel



Looking north along Pace Blvd



Looking into subject
parcel on Pace Blvd



Looking south into subject parcel
on W. Fairfield Dr.



Public Notice Sign on W.
Fairfield Dr.



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE MU-U C

PROPOSED FUTURE LAND USE P

CPA NUMBER LSA-2016-04

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 01/03/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
2353 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 01/19/17 TIME: 5:45 PM

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1st FLOOR BOO CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
565-3475

Public Notice Sign on W.
Fairfield Dr.



Looking onto subject
parcel on W. Fairfield Dr.



Looking west on W.
Fairfield parcel



Looking east along W. Fairfield
from subject parcel





FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT LSA 2016-04

Current FLU: MU-U and C Desired FLU: (P) Public Zoning: HDR & HC/LI

Taken by: John C Fisher

Planning Board Public Hearing, date(s): January 3, 2017

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: 12/1/2016

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

Name: Escambia County Board of County Commissioners

Address: 221 Palafox PL STE 420,

City: Pensacola State: Florida Zip Code: 32502

Telephone: (850) 595-3475

Email: _____

DESCRIPTION OF PROPERTY:

Street address: (See attachment), 2816 N Pace Blvd, 1807 W Fairfield Dr; and 3080 N Pace Blvd = (14.52 ±), 1800 St Mary Street (Juvenile Justice Center 8.79 ± and Jail Site 5.99 ±).

Subdivision:

N/A

Property reference number: Section 17 Township 2S Range 30W

Parcel 5015 Lot _____ Block _____

Size of Property (acres) 29.3 ± Sewer X Septic Tank _____

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

Project name: _____ LSA 2016-04

Property reference #: Section 17 Township 2S Range 30W

Parcel # 5015-000-002, 5015-000-009, 5015-002-001, 5015-003-001

Project Address: 2816 N Pace Blvd, 1807 W Fairfield Dr; and 3080 N Pace Blvd, 1800 St Mary Street (Juvenile Justice Center and Jail Site).

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

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

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

**I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE
ABOVE STATEMENT ON THIS _____ DAY OF _____, 20_____**

| | |
|----------------------------|-------------------------------|
| ESCAMBIA COUNTY | |
| _____ Owner's signature | _____ Owner's name (print) |

From: [Meredith D. Crawford](#)
To: [John C. Fisher](#); [Horace L Jones](#)
Cc: [Stephen G. West](#); [Alain Espinosa](#)
Subject: FW: McDonalds Property
Date: Monday, December 19, 2016 9:03:05 AM
Attachments: [LSA 2016-04 FLU Application.docx](#)
[Z-2016-15 rezoning-application.pdf](#)

Good morning, John and Horace,

These forms need to be completed by Planning and Zoning and/or administration.

I have discussed this with Steve and the email from Mr. Bookman along with the Purchase Contract are sufficient in place of an Agency Form.

Please let me know if you have any questions.

Meredith

Meredith D. Crawford
Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, FL 32502
Telephone: (850) 595-4970
Fax: (850) 595-4979

From: John C. Fisher
Sent: Friday, December 16, 2016 11:02 AM
To: Meredith D. Crawford; Horace L Jones; Allyson Cain; Stephen G. West
Cc: Alain Espinosa
Subject: RE: McDonalds Property

Steve,

Can you please complete the forms for the Jail Rezoning and the Large Scale Map Amendment.

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

From: Meredith D. Crawford
Sent: Friday, December 16, 2016 8:51 AM
To: John C. Fisher; Horace L Jones; Allyson Cain
Cc: Alain Espinosa
Subject: RE: McDonalds Property

These should be completed showing the County as both the Owner (of the parcels that are ours) and showing the County as the agent (for the parcels that we do not own).

The current owner of the other properties has authorized the County to act as its agent – see prior emails to Horace from Alison – however, as discussed previously they would need to complete an agency form- which should be accomplished through Steve West. You may complete the form, forward it to Steve, and he will have their attorney sign. Or send him a blank form and have their attorney complete it- whatever works best for you.

Horace and/or Jack or someone from planning would be the person to sign the FLUM and rezoning request forms for presentation to the PB.

Meredith

Meredith D. Crawford
Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, FL 32502
Telephone: (850) 595-4970
Fax: (850) 595-4979

From: John C. Fisher
Sent: Thursday, December 15, 2016 11:20 AM
To: Horace L Jones; Allyson Cain; Meredith D. Crawford
Subject: RE: McDonalds Property

Meredith,

These are the forms that have been completed for the Jail Rezoning and Large Scale. I attached the two applications and a full rezoning application because some of the pages have been taken out of the Z-2016-15 rezoning application which I didn't think we needed. Please review the applications and let me know who the Agent and if anyone needs to sign the applications.

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

From: Horace L Jones
Sent: Wednesday, December 14, 2016 11:27 AM
To: John C. Fisher; Allyson Cain
Subject: FW: McDonalds Property

Please get the proper form and forward it on. Thanks!!

From: Meredith D. Crawford
Sent: Wednesday, December 14, 2016 11:18 AM
To: Horace L Jones
Cc: Alain Espinosa
Subject: McDonalds Property

Do we have an agency form on file authorizing us to act as the agent from the seller? This would have been accomplished through Steve. If not, can you send it to me and I will forward to Steve to ask Mr. Bookman, the attorney for the property owner to execute it, this would authorize us to proceed at least through the preliminary actions.

Please let me know.

Meredith

Meredith D. Crawford
Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, FL 32502
Telephone: (850) 595-4970
Fax: (850) 595-4979

From: [Meredith D. Crawford](#)
To: [John C. Fisher](#)
Cc: [Alain Espinosa](#)
Subject: FW: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments
Date: Friday, December 16, 2016 8:55:02 AM
Attachments: [image001.png](#)

FYI.

Meredith D. Crawford
Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, FL 32502
Telephone: (850) 595-4970
Fax: (850) 595-4979

From: Horace L Jones
Sent: Wednesday, December 14, 2016 1:12 PM
To: Alison A. Rogers
Cc: Meredith D. Crawford; Dianne C. Simpson
Subject: RE: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Thanks!!!!!!!!!!!!!!!!!!!!!!!!!!!!

From: Alison A. Rogers
Sent: Wednesday, December 14, 2016 12:59 PM
To: Horace L Jones
Cc: Meredith D. Crawford; Dianne C. Simpson
Subject: Fwd: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Horace,

You may continue.

A

Sent from my iPhone

Begin forwarded message:

From: Alan Bookman <ABB@esclaw.com>
Date: December 14, 2016 at 12:52:06 PM CST
To: "Alison A. Rogers" <aaperdue@co.escambia.fl.us>
Cc: "Stephen G. West" <sgwest@co.escambia.fl.us>, "Dianne C. Simpson" <dcsimpso@co.escambia.fl.us>
Subject: RE: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Correct—please proceed.

From: Alison A. Rogers [<mailto:aaperdue@co.escambia.fl.us>]

Sent: Wednesday, December 14, 2016 11:05 AM

To: Alan Bookman

Cc: Stephen G. West; Dianne C. Simpson

Subject: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Alan,

I need to confirm with you the schedule for the large scale future land use change and the rezoning for the McDonald property. The Planning staff intends to take the future land use amendment to the Planning Board on January 3, to the BCC on January 19th and then it goes to the state DEO for comments before it returns to the BCC for final adoption. The rezoning may go to the Planning Board at the same time, but wouldn't go to the BCC for final action until the future land use amendment is ready for final vote, so well after January. Can I assume these preliminary votes by the Planning Board are okay with your client prior to the closing?

Alison P. Rogers
County Attorney
Escambia County Board of County Commissioners
221 Palafox Place, Suite 430
Pensacola, Florida 32502
Phone: (850) 595-4970
Fax: (850) 595-4979



CITY, COUNTY &
LOCAL
GOVERNMENT LAW

- LEGEND:
- R/W Right of way
 - P.O.B. Point of beginning
 - P.O.C. Point of commencement
 - ✕ Concrete monument found no #
 - ✕ Cast iron monument found no #
 - ✕ 1/2" capped iron rod set #TQT3
 - ✕ 1" iron pipe found
 - ✕ 1/2" iron rod found
 - ✕ Sanitary sewer manhole
 - ✕ Storm manhole
 - ✕ Light pole with base
 - ✕ Electric conduit
 - ✕ Electric equipment
 - ✕ Backstop preventor
 - ✕ Power pole
 - ✕ Guy wire
 - ✕ Telephone marker
 - ✕ Chain link fence
 - ✕ Wood fence
 - ✕ Sanitary sewer line
 - ✕ Storm sewer line
 - ✕ Electric/telephone/cable line

- SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
 2. 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.
 3. This survey does not reflect or determine ownership.
 4. This drawing only reflects setback lines, which appear on the recorded plat.
 5. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
 6. Fences and foundations below natural grade not located.

LEGAL DESCRIPTION:

Commence at the intersection of the north right of way line of Leonard Street (per Florida Department of Transportation map Section #48500-2607, also known as St. Mary Avenue, 80' R/W) and the east right of way line of Pace Boulevard (per Florida Department of Transportation map Section 4805-104-201, State Road #292, 80' R/W); thence South 86 degrees 38'56" East along said north right of way line for a distance of 306.73 feet to the southwest corner of the parcel described in Official Record Book 1182 at Page 55 of the public records of said County; thence North 04 degrees 14'02" East (North 04 degrees 20'04" East exist); (this course and the next two courses along said parcel are the same as the north line of the parcel described in Official Record Book 1182 at Page 55 of the public records of said County); thence North 03 degrees 48'32" East (North 03 degrees 44'58" East exist); thence South 86 degrees 38'56" East (South 86 degrees 44'58" East exist); thence North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 218.87 feet for the point of beginning.

Thence continue North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 482.90 feet; thence South 86 degrees 38'56" East (South 86 degrees 55'14" East exist) for a distance of 537.77 feet (537.77 feet exist) to the west right of way line of "L" Street; thence South 03 degrees 48'58" West (South 03 degrees 53'11" West exist) along said west right of way line for a distance of 488.64 feet; thence North 86 degrees 18'34" West for a distance of 536.90 feet to the point of beginning.

All lying and begin in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. Containing 5.94 acres, more or less.

NORTH SCALE 1" = 30'

TAX #17-25-30-5015-002-001
MCDONALD SHOPPING CENTER LLC
Mail: 3030 N. PACE BLVD
PENSACOLA, FL 32505

IMPROVEMENTS NOT LOCATED AS PER CLIENT'S REQUEST

TAX #17-25-30-5015-000-004

BEHN, RICHARD
Mail: 5976 BORN DR
PENSACOLA, FL 32504

TAX #17-25-30-5015-001-004

SUNSHINE 444 INC
Mail: PO BOX 509
PENSACOLA, FL 32591

TAX #17-25-30-5015-002-004

PENSACOLA DANCE CLUB LLC
Mail: 1701 W. PARKFIELD DR
PENSACOLA, FL 32501

TAX #17-25-30-5015-000-006

WILBANKS, FRANCES Y
Mail: 6152 GREEN ISLAND DR
PENSACOLA, FL 32504

TAX #17-25-30-5015-000-003

BROWN EUNICE TRUSTEE OF BROWN EUNICE TRUST 1/2 INT
Mail: C/O CAROL J SPINKS
BOWLING GREEN, KY 42104

DEED S 03°48'58" N
EXIST S 03°53'11" N 488.64'

"L" STREET

FACE BOULEVARD STATE ROAD #292 80'R/W
(F.D.O.T. MAP SECTION 4805-104#201) (PUBLIC)

EAST R/W
P.O.C. - INTERSECTION OF NORTH
R/W LEONARD STREET AND EAST
R/W PACE BOULEVARD

N 04°20'04" E 298.66' EXIST
N 04°14'02" E 298.08' DEED
WEST LINE O.R. 1182, PAGE 55

S 86°38'56" E 348.96' EXIST
S 86°44'58" E 349.97' DEED
NORTH LINE O.R. 1182, PAGE 55

LEONARD STREET 80' R/W
SOUTHWEST CORNER
O.R. 1182, PAGE 55

N 03°48'32" E DEED 218.87'
N 03°47'19" E EXIST
WEST LINE O.R. 1182, PAGE 55

ESCAMBIA COUNTY JUVENILE JUSTICE CENTER
Mail: 221 PALFOX PL. SITE 420
PENSACOLA, FL 32502

ONE STORY BRICK BUILDING
THEODORE BRUNO JUVENILE JUSTICE CENTER

TAX #17-25-30-5015-000-002

ESCAMBIA COUNTY JUVENILE JUSTICE CENTER
Mail: 221 PALFOX PL. SITE 420
PENSACOLA, FL 32502

N 86°18'34" N 536.90'

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

| | | | | | | |
|---|---------------|-------------|------------------------------|------------------------|----------------|------------------|
| File No. _____ | Job No. _____ | Scale _____ | Date of Survey _____ | Date of Revision _____ | Drawn by _____ | Checked by _____ |
| NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR | | | | | | |
| LB No. 7073 | | | | | | |
| SHEET 1 OF 1 | | | | | | |
| I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes. | | | | | | |
| David D. Glaze PSM #5605 | | | Walter J. Glaze PSM #6190 | | | |

PITTMAN, GLAZE AND ASSOCIATES, INC. LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pglasure@bellsouth.net

Measurements made in accordance with United States Standards.

Bearing Reference: NORTH BASED ON THE NORTH R/W LEONARD STREET AS S 86°38'56" E (GRID NORTH)

Ordered By: MR. DANNY SWAIN Elevation Reference:

Encroachments: FENCES, ASPHALT, CONCRETE

Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292, SECTION 4805-104, S.R. #289A, SECTION 48550-2602 & SECTION 48550-2604, SURVEYS BY: COLOCADO, HINSON & THIS FIRM

A BOUNDARY SURVEY AND LEGAL DESCRIPTION
OF A PORTION OF SECTION 17, T-2-S, R-30-W

LEGAL DESCRIPTION:

PARCEL 1

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 289-A, 80 foot right-of-way) to the point of beginning; Thence continue South 1 degree 11 minutes West for a distance of 114.72 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; thence South 1 degree 11 minutes West for a distance of 144.00 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence South 1 degree 11 minutes West for a distance of 50.00 feet to the Tringas property as described in the deed recorded in Deed Book 359 at page 142 of the public records of Escambia County, Florida; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said Tringas property for a distance of 277.47 feet; thence South 72 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; thence South 48 degrees 20 minutes 16 seconds West for a distance of 100.00 feet; thence South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas property that abuts Pace Boulevard; thence North 89 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas property that abuts Pace Boulevard for a distance of 198.51 feet to the Easterly right-of-way line of Pace Boulevard ("O" Street, S. R. No. 292, 80 foot right-of-way); thence North 0 degrees 26 minutes East along the said Easterly right-of-way line for a distance of 348.77 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence North 0 degrees 26 minutes East for a distance of 84.69 feet to the said Southerly right-of-way line of Fairfield Drive; thence South 89 degrees 26 minutes 50 seconds East along the said Southerly right-of-way line for a distance of 315.03 feet to the point of beginning; lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

PARCEL 2

Commence at the Northeast corner of Lot 15 of the Brainerd and McIntyre Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; thence run Westerly a distance of 300 feet; thence run Southerly a distance of 325 feet; thence run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 89 degrees 37-1/2 minutes West 277.47 feet; thence run South 72 degrees 42 minutes 14 seconds West a distance of 100 feet; thence run South 48 degrees 20 minutes 16 seconds West a distance of 100 feet; thence run South 30 degrees 40 minutes West 146.17 feet; thence run North 89 degrees 37-1/2 minutes West 135 feet; thence run South 1 degree 41-1/2 minutes West 200 feet; thence run South 89 degrees 37-1/2 minutes East 135 feet; thence run South 27 degrees 36 minutes East 255.70 feet; thence run South 89 degrees 17 minutes East 395.67 feet, thence run North 1 degree 13-1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by

property of Escambia County on the East and South, to the Kathryn C. McDonald property on the South and to the right of way of Pace Boulevard on the West.

LESS AND EXCEPT the following described portion thereof:

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 158 of the public records of Escambia County, Florida; thence continue Easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 158; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 158 approximately 255.70 feet to the point of beginning.

PARCEL 3

A parcel of land 45.7 feet wide located to the East of the East boundary of the property conveyed by G. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 459, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by G. R. McDonald to Perry E. Hopkins and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by G. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by deed recorded in Official Record Book 1182, Page 55 of the public records of said County.

PARCEL 4

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 180 of the public records of Escambia County, Florida; thence continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 180; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 180 approximately 255.70 feet to the point of beginning.

It is the intent of the Grantor to convey to the Grantees a triangular parcel of property which, when added to the property described in that certain deed recorded in Deed Book 459 at Page 180 will produce a rectangularly-shaped parcel of property whose North and South boundaries

will measure approximately 260.93 feet and whose East and West boundaries will measure approximately 273.6 feet.

PARCEL 5:

A parcel of land fronting 273.6 feet on the east side of Pace Boulevard (formerly "O" Street) having for its south boundary the north line of the property conveyed to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county, having for its east boundary an extension northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas, his wife by deed dated June 11, 1952, recorded in Deed Book 359 at page 142 of the public records of said county.

And also the right in the grantees, their successors and assigns, for ingress and egress, of a strip of land 45.7 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

PARCEL 6:

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. #289-A, 80 foot R/W); thence continue South 1 degree 11 minutes West for a distance of 114.72 feet, thence South 89 degrees 37 minutes 30 seconds East for a distance of 35 feet to the point of beginning; thence continue along the same line South 89 degrees 37 minutes 30 seconds East a distance of 115 feet; thence South 1 degree 11 minutes West for a distance of 145 feet; thence North 89 degrees 37 minutes 30 seconds West a distance of 50 feet; thence North 1 degree 11 minutes East 110 feet; thence North 89 degrees 37 minutes 30 seconds West 65 feet; thence North 1 degree 11 minutes East 35 feet to the point of beginning.

PARCEL 7

Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet west of the northeast corner of said Lot 15; thence run South 1 degrees 11' West a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; thence continue on same course a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degrees 11' East a distance of 100 feet to the south line of said Pottery Plant Road; thence East along said south line 150 feet to point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 8

Beginning at a point on the north line of said Lot 15 that is 637.5 feet west of the northeast corner of said lot; thence run South 1 degrees 11' West a distance of 125 feet to the point of beginning of the property hereby conveyed; thence run North 89 degrees 37.5' West parallel to the south line of Pottery plant Road a distance of 150 feet; thence run South 1 degrees 11' West a distance of 31 feet; thence run East parallel to

said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11' East a distance of 31 feet to point of beginning.

PARCEL 9

Begin at a point on the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; thence run South 89 degrees 37.5' East along the south line of said Pottery Plant Road a distance of 100 feet; thence run South 0 degrees 26' West parallel to the east line of Pace Boulevard a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; thence North 0 degrees 26' East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 10

Beginning at a point of the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said Lot; thence run South 0 degrees 26' West a distance of 574 feet 3 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 359 at page 142, intersects said east line of Pace Boulevard, this being the point of beginning of the property hereby conveyed; thence run North 0 degrees 26' East along said east line of Pace Boulevard a distance of 100 feet; thence run South 89 degrees 37.5' East to the point of intersection with the northwesterly line of the property conveyed to John K. Tringas and others as aforesaid; thence South 30 degrees 40' West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; thence North 89 degrees 37.5' West a distance of 139.9 feet along said north line of the Tringas Property to the point of beginning.



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[Navigate Mode](#) [Account](#) [Reference](#)
[Printer Friendly Version](#)

General Information

Reference: 172S305015000002
Account: 062431000
Owners: ESCAMBIA COUNTY
 & JUVENILE JUSTICE CENTER
 ESCAMBIA COUNTY JAIL
Mail: 221 PALAFOX PL STE 420
 PENSACOLA, FL 32502
Situs: 1800 ST MARY ST 32501
Use Code: COUNTY OWNED [P](#)
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|-----------|--------------|--------------|--------------|
| 2016 | \$834,480 | \$10,664,096 | \$11,498,576 | \$11,498,576 |
| 2015 | \$834,480 | \$10,344,216 | \$11,178,696 | \$11,178,696 |
| 2014 | \$834,480 | \$10,343,747 | \$11,178,227 | \$11,178,227 |

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|-----------|------|------|-----------|------|-------------------------------|
| 01/1978 | 1182 | 55 | \$375,000 | WD | View Instr |
| 01/1975 | 879 | 949 | \$100 | WD | View Instr |
| 01/1971 | 548 | 639 | \$100 | OT | View Instr |

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2016 Certified Roll Exemptions

COUNTY OWNED

Legal Description

6A IN SE COR OF OF N 1/2 OF LT 2 BEING BOUNDED
 AS FOLLOWS BEG AT SE COR OF N 1/2 OF LT 2 W
 501 FT 4 IN N 501 FT 4 IN...

Extra Features

ASPHALT PAVEMENT
 MASONRY WALL/FENCE

Parcel Information

[Launch Interactive Map](#)

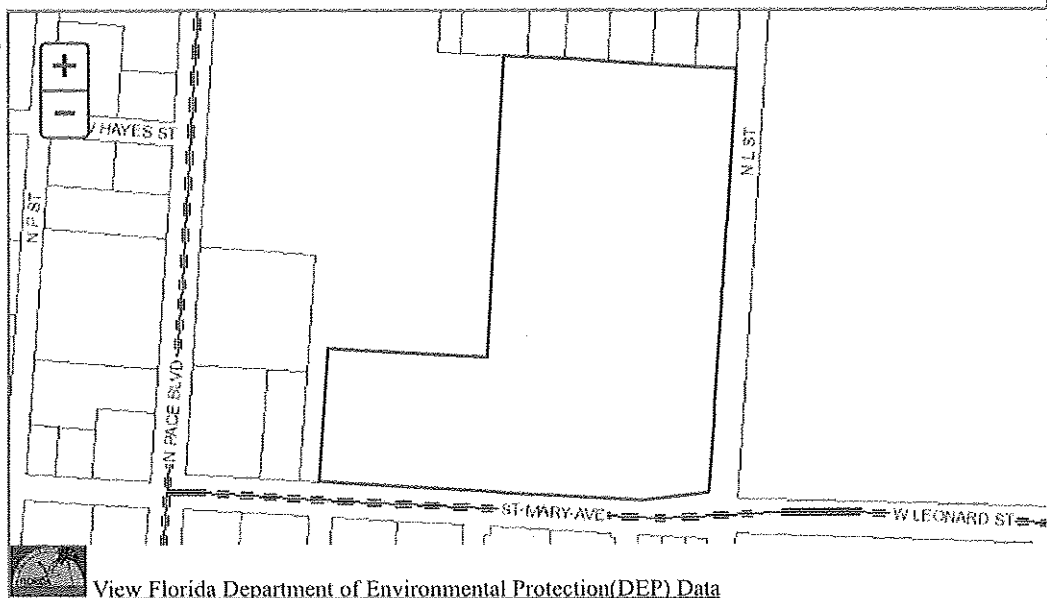
Section Map Id:

17-2S-30-1

Approx. Acreage:
 14.6400

Zoned: HDR

Evacuation & Flood Information
[Open Report](#)


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

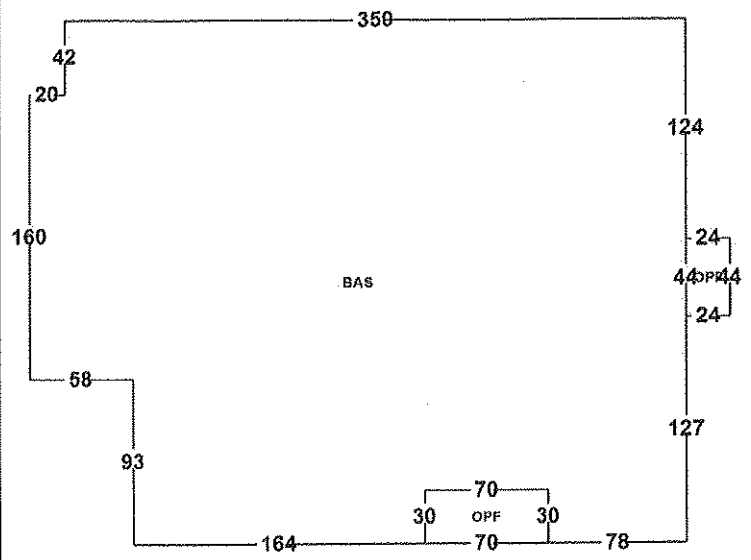
Buildings

Address: 1800 ST MARY ST, Year Built: 1975, Effective Year: 1985

Structural Elements

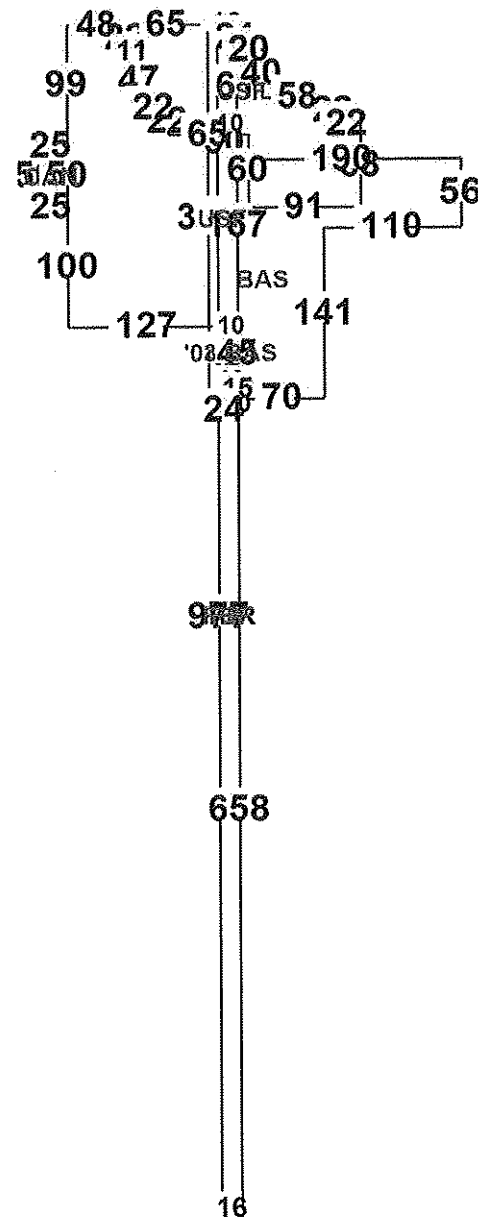
DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-100
 EXTERIOR WALL-STUCCO OV BLOCK

Areas - 103972 Total SF
BASE AREA - 100816
OPEN PORCH FIN - 3156




Structural Elements

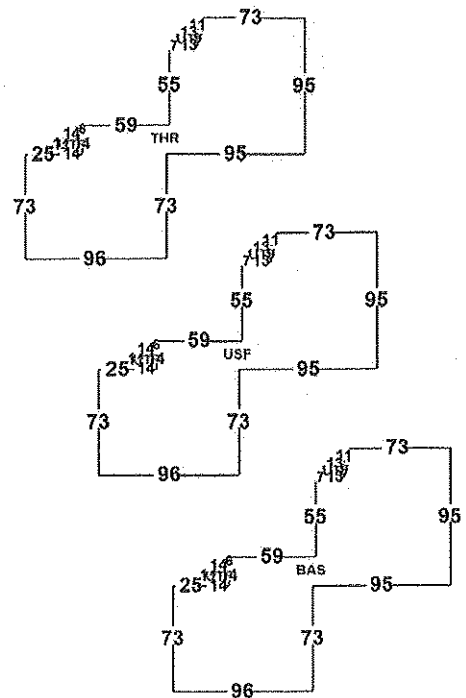
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-250
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-583
NO. STORIES-7
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME



Areas - 133303 Total SF
BASE AREA - 54213
CANOPY - 1250
FIFTH STORY - 15632
FOURTH STORY - 15632
THIRD STORY - 15632
UPPER STORY FIN - 30944

Year Built: 1984, Effective Year: 1984

| |
|--|
| Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-92 EXTERIOR WALL-PRECAST PAN/CON FLOOR COVER-VINYL ASBESTOS FOUNDATION-STRUCTURAL HEAT/AIR-CENTRAL H/AC INTERIOR WALL-EXPOSED BLK/BRK NO. PLUMBING FIXTURES-184 NO. STORIES-3 ROOF COVER-BLT UP MTL/GYP ROOF FRAMING-CONCRETE STORY HEIGHT-0 STRUCTURAL FRAME-CONCRTE REINFRD |
| <p> Areas - 50808 Total SF</p> BASE AREA - 16623 THIRD STORY - 16623 UPPER STORY FIN - 16623 UTILITY FIN - 939 |



Images



10/21/05

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.

Last Updated:12/09/2016 (tc.26949)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[Printer Friendly Version](#)
[← Navigate Mode](#)
[Account](#)
[Reference](#)


General Information

Reference: 172S305015000009
Account: 062437000
Owners: MCDONALD SHOPPING CENTER LLC
Mail: 3030 N PACE BLVD
 PENSACOLA, FL 32505
Situs: 2816 N PACE BLVD 32501
Use Code: STORE, 1 STORY
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|-----------|-----------|-----------|-----------|
| 2016 | \$214,434 | \$113,916 | \$328,350 | \$328,350 |
| 2015 | \$214,434 | \$90,873 | \$305,307 | \$305,307 |
| 2014 | \$214,434 | \$90,496 | \$304,930 | \$304,930 |

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|-----------|------|------|-----------|------|-------------------------------|
| 09/2006 | 5995 | 1758 | \$100 | WD | View Instr |
| 07/1998 | 4284 | 691 | \$198,000 | WD | View Instr |
| 07/1998 | 4284 | 689 | \$100 | SM | View Instr |
| 08/1997 | 4163 | 1459 | \$100 | WD | View Instr |

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2016 Certified Roll Exemptions

Legal Description

BEG 110 45/100 FT E AND 34 5/10 FT N OF SW COR
 OF LT 15 N 265 5/10 FT FOR POB N 273 6/10 FT S 89
 DEG 37 1/2 MIN E...

Extra Features

ASPHALT PAVEMENT
 CANOPY
 CHAINLINK FENCE

[Launch Interactive Map](#)

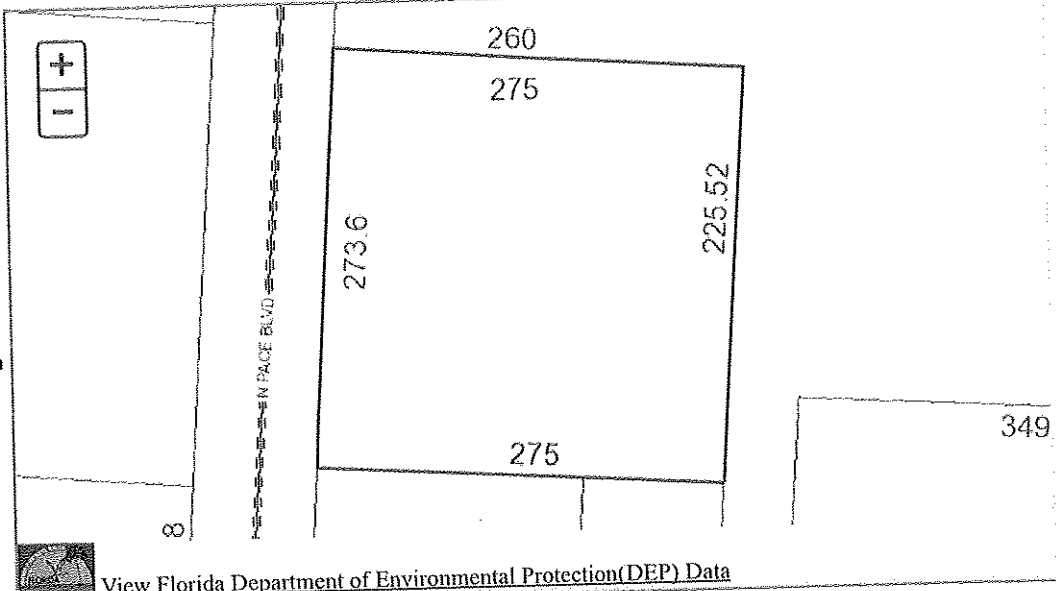
Parcel Information

Section Map Id:
 17-2S-30-1

Approx. Acreage:
 1.7273

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 2816 N PACE BLVD, Year Built: 1955, Effective Year: 1955

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-10
NO. STORIES-2
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-10
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 12126 Total SF

BASE AREA - 5730

CANOPY - 520

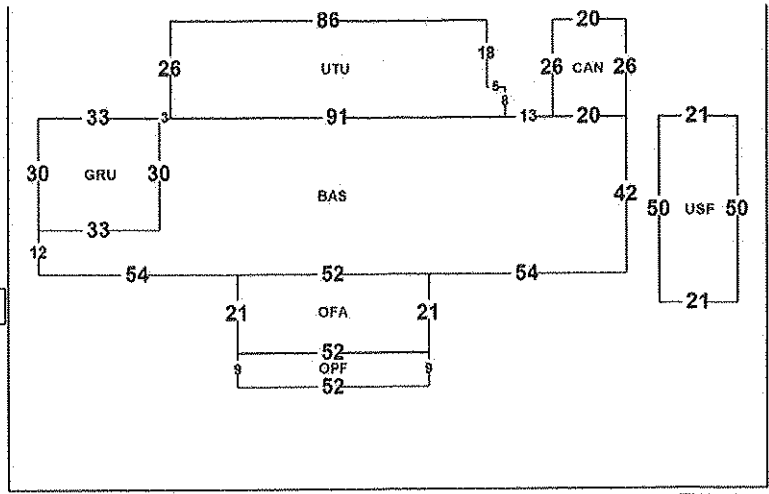
GARAGE UNFIN - 990

OFFICE AVG - 1092

OPEN PORCH FIN - 468

UPPER STORY FIN - 1050

UTILITY UNF - 2276



Images:



7/5/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 12/09/2016 (tc.27015)

2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 25, 2016
Secretary of State
CC9861907434

DOCUMENT# 770674

Entity Name: SAND POINT HOMEOWNERS' ASSOCIATION, INC.

Current Principal Place of Business:

4525 FOREST BREEZE CT.
PACE, FL 32571

Current Mailing Address:

4525 FOREST BREEZE CT.
PACE, FL 32571 UN

FEI Number: 59-2105233

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CHASE, JAMES L.
201 E. GOVERNMENT ST.
PENSACOLA, FL 32501 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title STD
Name MAUCH, JAMES M
Address 4525 FOREST BREEZE CT
City-State-Zip: PACE FL 32571

Title PD
Name FRECHETTE, ANNE
Address 9440 SCENIC HWY
City-State-Zip: PENSACOLA FL 32507

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 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES MAUCH

SEC/TREAS

03/25/2016

Electronic Signature of Signing Officer/Director Detail

Date




Chris Jones Escambia County Property Appraiser

| | | | |
|--------------------|--------------------------|-----------|--------------------------------------|
| Real Estate Search | Tangible Property Search | Sale List | Amendment 1/Portability Calculations |
|--------------------|--------------------------|-----------|--------------------------------------|

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[Account](#)
[Reference](#)
[→](#)

[Printer Friendly Version](#)

| | | | | | | |
|--|---|--|-------------|-----------|-------------|-------------|
| General Information | | Assessments | | | | |
| Reference: | 172S305015002001 | Year | Land | Imprv | Total | Cap Val |
| Account: | 062425100 | 2016 | \$1,411,321 | \$816,461 | \$2,227,782 | \$1,625,642 |
| Owners: | MCDONALD SHOPPING CENTER LLC | 2015 | \$681,355 | \$796,502 | \$1,477,857 | \$1,477,857 |
| Mail: | 3030 N PACE BLVD PENSACOLA, FL 32505 | 2014 | \$681,355 | \$780,432 | \$1,461,787 | \$1,461,787 |
| Situs: | 3080 N PACE BLVD 32501 | Disclaimer | | | | |
| Use Code: | COMMUNITY SHOP CTR.  | Amendment 1/Portability Calculations | | | | |
| Taxing Authority: | COUNTY MSTU | | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | |
| Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2016 Certified Roll Exemptions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------|------|-----------|------|-------------------------------|--|------|------|-------|------|-------------------------------|---------|------|------|-------|----|----------------------------|---------|------|-----|-----------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---|--|
| <table><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr><tr><td>09/2006</td><td>5995</td><td>1758</td><td>\$100</td><td>WD</td><td>View Instr</td></tr><tr><td>07/1998</td><td>4284</td><td>691</td><td>\$198,000</td><td>WD</td><td>View Instr</td></tr><tr><td>01/1989</td><td>2657</td><td>955</td><td>\$100</td><td>WD</td><td>View Instr</td></tr><tr><td>01/1989</td><td>2657</td><td>952</td><td>\$100</td><td>WD</td><td>View Instr</td></tr></table> | | | | | | Sale Date | Book | Page | Value | Type | Official Records (New Window) | 09/2006 | 5995 | 1758 | \$100 | WD | View Instr | 07/1998 | 4284 | 691 | \$198,000 | WD | View Instr | 01/1989 | 2657 | 955 | \$100 | WD | View Instr | 01/1989 | 2657 | 952 | \$100 | WD | View Instr | <div>Legal Description</div> <div>BEG AT NE COR OF LT 15 N 89 DEG 37 MIN 30 SEC W ALG N LI OF LT 787 50/100 FT S 1 DEG 11 MIN W 41 28/100 FT RO PR...</div> | |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 09/2006 | 5995 | 1758 | \$100 | WD | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/1998 | 4284 | 691 | \$198,000 | WD | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1989 | 2657 | 955 | \$100 | WD | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1989 | 2657 | 952 | \$100 | WD | View Instr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | <div>Extra Features</div> <div>ASPHALT PAVEMENT CONCRETE PAVING FRAME BUILDING</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Parcel Information

Section Map Id: 17-2S-30-1

Approx. Acreage: 12.3800

Zoned: HC/LI

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

| | |
|---|--|
| Buildings | |
| Address: 3080 N PACE BLVD, Year Built: 1959, Effective Year: 1959 | |
| Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-CONCRETE BLOCK | |

FLOOR COVER-VINYL ASBESTOS
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-60
 NO. STORIES-1
 ROOF COVER-MEMBRANE
 ROOF FRAMING-RIGID FRAME/BAR
 STORY HEIGHT-14
 STRUCTURAL FRAME-MASONRY
 PIL/STL

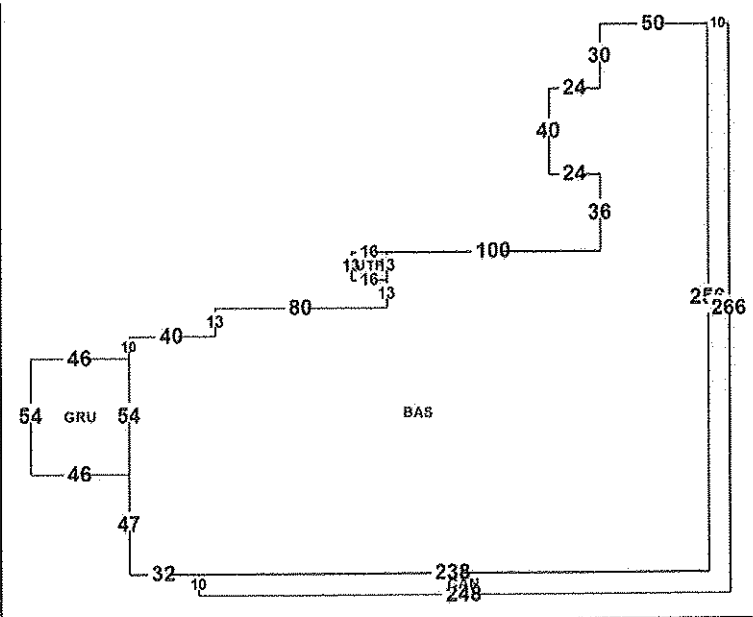
Areas - 50852 Total SF

BASE AREA - 43120

CANOPY - 5040

GARAGE UNFIN - 2484

UTILITY FIN - 208



Address:1803 W FAIRFIELD DR, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-2

NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-12

STRUCTURAL FRAME-MASONRY

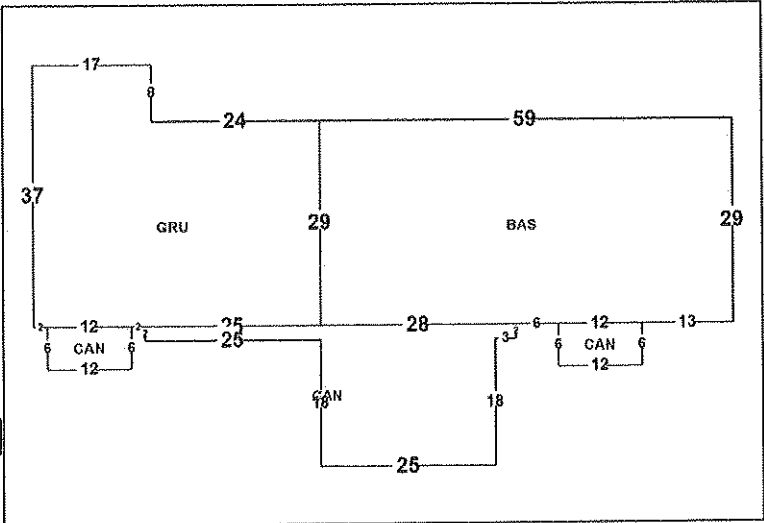
PIL/STL

Areas - 3736 Total SF

BASE AREA - 1711

CANOPY - 700

GARAGE UNFIN - 1325



Address:3160 N PACE BLVD, Year Built: 1960, Effective Year: 1960

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-TILE/STAIN CONC/BRICK

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-4

NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-10

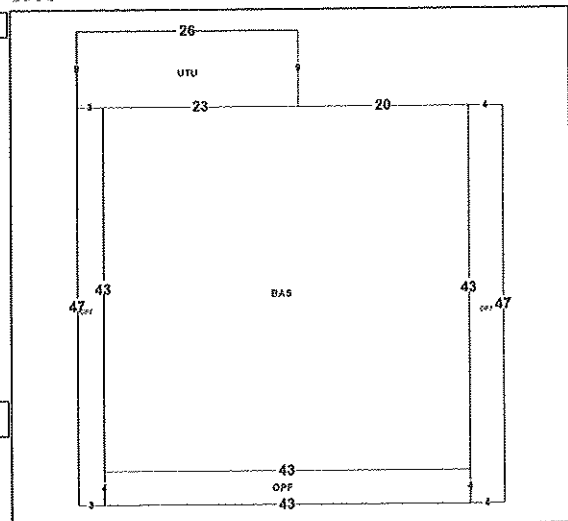
STRUCTURAL FRAME-WOOD FRAME

Areas - 2584 Total SF

BASE AREA - 1849

OPEN PORCH FIN - 501

UTILITY UNF - 234



Address:3000 N PACE BLVD, Year Built: 1960, Effective Year: 1960

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-VINYL/CORK

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

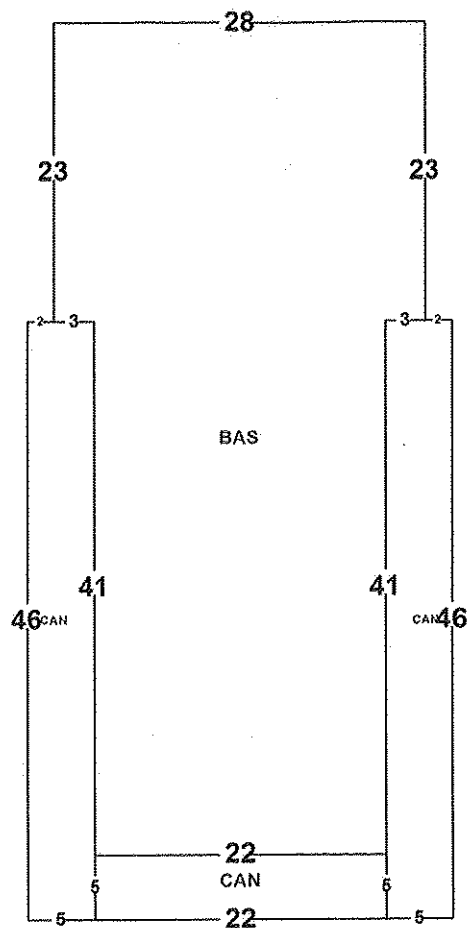
INTERIOR WALL-DRYWALL-PLASTER
 INTERIOR WALL-PLASTER DIRECT
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-BLT UP ON WOOD
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-10
 STRUCTURAL FRAME-WOOD FRAME


Areas - 2116 Total SF
 BASE AREA - 1546
 CANOPY - 570

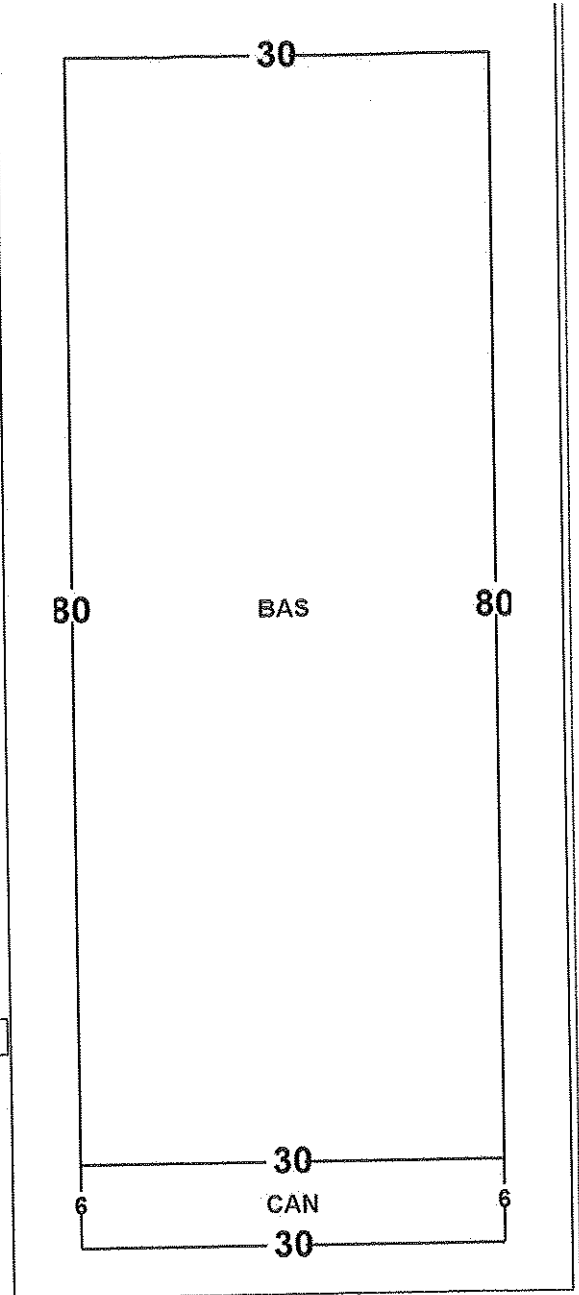
Address:1805 W FAIRFIELD DR, Year Built: 1961, Effective Year: 1961

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-PANEL-PLYWOOD
 NO. STORIES-1
 ROOF COVER-BLT UP MTL/GYP
 ROOF FRAMING-CONCRETE
 STORY HEIGHT-12
 STRUCTURAL FRAME-MASONRY PIL/STL



| |
|--|
| <p> Areas - 2580 Total SF</p> <p>BASE AREA - 2400</p> <p>CANOPY - 180</p> |
|--|



Images



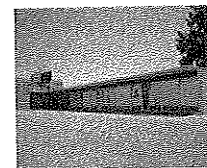
6/22/12



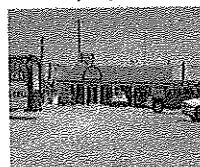
6/22/12



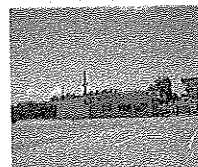
6/22/12



6/22/12



6/22/12



6/22/12

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.

Last Updated:12/09/2016 (tc.27025)

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Not For Profit Corporation

SAND POINT HOMEOWNERS' ASSOCIATION, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | 770674 |
| FEI/EIN Number | 59-2105233 |
| Date Filed | 10/11/1983 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 07/10/1986 |

Principal Address4525 FOREST BREEZE CT.
PACE, FL 32571 UN

Changed: 04/05/2012

Mailing Address4525 FOREST BREEZE CT.
PACE, FL 32571 UN

Changed: 04/05/2012

Registered Agent Name & AddressCHASE, JAMES L.
201 E. GOVERNMENT ST.
PENSACOLA, FL 32501

Name Changed: 05/15/1987

Address Changed: 03/06/1989

Officer/Director Detail**Name & Address**

Title STD

MAUCH, JAMES M
4525 FOREST BREEZE CT
PACE, FL 32571 UN

Title PD

FRECHETTE, ANNE
9440 SCENIC HWY
PENSACOLA, FL 32507 UN

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2014 | 01/28/2014 |
| 2015 | 03/24/2015 |
| 2016 | 03/25/2016 |

Document Images

| | |
|---|--|
| 03/25/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2012 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/23/2010 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2008 -- ANNUAL REPORT | View image in PDF format |
| 02/12/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/03/2006 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2003 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2002 -- ANNUAL REPORT | View image in PDF format |
| 03/12/2001 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2000 -- ANNUAL REPORT | View image in PDF format |
| 02/11/1999 -- ANNUAL REPORT | View image in PDF format |
| 03/13/1998 -- ANNUAL REPORT | View image in PDF format |
| 02/04/1997 -- ANNUAL REPORT | View image in PDF format |
| 02/09/1996 -- ANNUAL REPORT | View image in PDF format |
| 02/22/1995 -- ANNUAL REPORT | View image in PDF format |



Chris Jones Escambia County Property Appraiser

| | | | |
|--------------------|--------------------------|-----------|--------------------------------------|
| Real Estate Search | Tangible Property Search | Sale List | Amendment 1/Portability Calculations |
|--------------------|--------------------------|-----------|--------------------------------------|

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

| | | | | | | |
|--|---|--|----------|----------|----------|----------|
| General Information | | Assessments | | | | |
| Reference: | 172S305015003001 | Year | Land | Imprv | Total | Cap Val |
| Account: | 062425125 | 2016 | \$25,080 | \$39,690 | \$64,770 | \$64,770 |
| Owners: | MCDONALD SHOPPING CENTER LLC | 2015 | \$25,080 | \$37,905 | \$62,985 | \$62,985 |
| Mail: | 3030 N PACE BLVD PENSACOLA, FL 32505 | 2014 | \$25,080 | \$37,605 | \$62,685 | \$62,685 |
| Situs: | 1807 W FAIRFIELD DR 32501 | Disclaimer | | | | |
| Use Code: | STORE, 1 STORY | Amendment 1/Portability Calculations | | | | |
| Taxing Authority: | COUNTY MSTU | | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | |
| Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector | | | | | | |

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| Sales Data | | | | | | 2016 Certified Roll Exemptions | |
| Sale Date Book Page Value Type Official Records (New Window) | | | | | | Legal Description | |
| 09/2006 5995 1758 \$100 WD View Instr | | | | | | BEG AT NE COR OF LT 15 N 89 DEG 37 MIN 30 SEC | |
| 08/2006 5982 1545 \$100 CJ View Instr | | | | | | W ALG N LI OF SD LT 787 50/100 FT S 1 DEG 11 MIN | |
| 08/2006 5982 1167 \$100 QC View Instr | | | | | | W 41 28/100 FT TO... | |
| 08/2006 5982 1165 \$100 QC View Instr | | | | | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features None | |

Parcel Information [Launch Interactive Map](#)

Section Map
Id: 17-2S-30-1

Approx. Acreage: 0.2200

Zoned: HC/LI

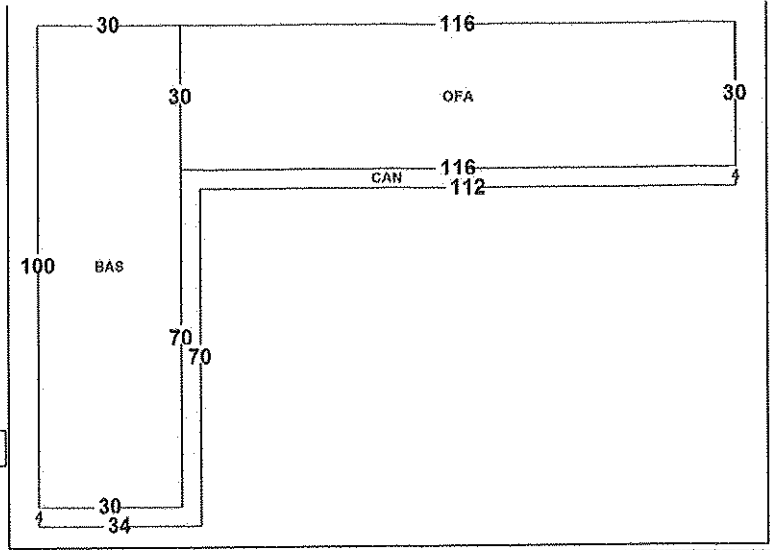
Evacuation & Flood Information
[Open Report](#)

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

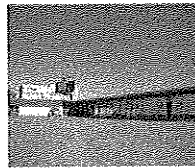
| | |
|--|--|
| Buildings | |
| Address: 1807 W FAIRFIELD DR, Year Built: 1959, Effective Year: 1959 | |
| Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-VINYL ASBESTOS | |

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-16
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-12
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 7344 Total SF
BASE AREA - 3000
CANOPY - 864
OFFICE AVG - 3480



Images



1/24/14

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.

Last Updated:12/09/2016 (tc.27951)



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

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: December 21, 2016

RE: Transportation & Traffic Operations (TTO) Comments – LSA-2016-04

TTO Staff has reviewed the Large Scale Amendment (LSA)-2016-04, Escambia County Jail Site, Juvenile Justice Center and Surrounding Escambia County Owned Property, agenda item for the upcoming Planning Board meeting scheduled for January 3, 2017. Please see the below comment.

- LSA-2016-04 – Upon review of regional and local transportation plans, there are currently no programmed improvements to the roadway network in the vicinity of this application. Seeing none, TTO Staff has no concerns with the Large Scale Amendment request.

Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

**Comprehensive Plan
Large-Scale Future Land Use Map Amendment
Staff Analysis**

General Data

Project Name: LSA 2016-04 – Escambia County Jail Site, Juvenile Justice Center and Surrounding Escambia County Owned Property.

Location: 2816 N Pace Boulevard, 3080 N Pace Boulevard, 1800 St Mary Street, 1807 W Fairfield Drive.

Parcel #s: 17-2S-30-5015-000-002 (Juvenile Justice Center and Escambia County Jail)
17-2S-30-5015-000-009
17-2S-30-5015-002-001
17-2S-30-5015-003-001

Acreage: 29.30 (+/-) acres

Request: From Mixed-Use Urban (MU-U) and Commercial (C) to Public (P).

Agent: Escambia County

Meeting Dates: Planning Board, January 5, 2017
BCC January 19, 2017

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 29.30 (+/-) acre contiguous four-parcel site from Mixed-Use Urban (MU-U) and Commercial (C) to Public (P). The current zoning designation of the referenced parcels is HC/LI and HDR. The county proposes to rezone to Public (P) (case number Z-2016-15) pending the approval of this FLU amendment. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan. Escambia County is proposing a new county jail site on this location.

The contiguous four parcels are located along the north of St Mary Street, South of Fairfield Drive, West of N “L” Street and East of Pace Boulevard. The properties are built out consisting of the Escambia Jail complex and Juvenile Justice Center.

The area to the south are residential and commercial uses and zoned High Density Residential (HDR), Heavy Commercial/Light Industrial (HC/LI) and Commercial (Com). To the west and north the zoning consists of Heavy Commercial and Light Industrial (HC/LI) with all commercial type uses. To the east is zoned Public (P) where Escambia County Jail Administration and Escambia County Area Transit (ECAT) is located.

Analysis of Availability of Facilities and Services:

The availability of public facilities and services for the site of a Future Land Use map amendment requires analysis of the general demands of its proposed use. All specific level of service (LOS) standards established by Escambia County are evaluated for compliance during the review processes prescribed by the LDC for approval of proposed development.

Sanitary Sewer Service.

CP Policy INF 1.1.7 Level of Service (LOS) Standards. Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

CP Policy INF 1.1.11 Required New Service Connection. All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer and is already development. Any new proposed development will have a complete review during the Development Review Process.

Solid Waste Disposal.

CP Policy INF 2.1.2 Perdido Landfill Operation. Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

CP Policy INF 2.1.4 Level of Service (LOS) Standards. The LOS standard for solid waste disposal will be 6 pounds per capita per day.

Analysis: The subject area is within the service area of ECUA and meets the adopted level of services standards in the Comprehensive Plan. Based on population growth projections and estimated annual Class 1 municipal solid waste received, the Perdido Landfill can accommodate the development.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no

later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.

CP Policy INF 4.1.6 Developer Responsibility. *The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.*

CP Policy INF 4.1.7 Level of Service (LOS) Standards. *The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.*

Analysis: The subject area is within the service area of ECUA for potable water and meets the adopted level of services standards in the Comprehensive Plan. Any new proposed development will have a complete review during the Development Review Process.

Stormwater Management.

CP Policy INF 3.1.5 Concurrency Management. *Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.*

CP Policy INF 3.1.6 Developer Responsibilities. *Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.*

CP Policy INF 3.1.7 Level of Service (LOS) Standards. *Stormwater management LOS will be monitored through the provisions in the LDC design standards.*

Analysis: The current site is mostly built out and a stormwater management system is already in place. Escambia County Public Works is in the process of improving the overall stormwater in the area as a major concern of flooding has occurred in major rain events.

Streets and Access.

CP Policy MOB 1.1.1 Level of Service (LOS) Standards. *Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.*

Analysis: The FLU amendment is for a developed area. Any new development will have to submit for Development Review Process.

Transportation & Traffic Operations (TTO) Staff has reviewed the Large Scale Amendment (LSA)-2016-04, Escambia County Jail Site, Juvenile Justice Center and

Surrounding Escambia County Owned Property, agenda item for the upcoming Planning Board meeting scheduled for January 3, 2017. Please see the below comment.

- LSA-2016-04 – Upon review of regional and local transportation plans, there are currently no programmed improvements to the roadway network in the vicinity of this application. Seeing none, TTO Staff has no concerns with the Large Scale Amendment request.

Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

Public School Facilities.

CP Policy ICE 1.3.1 Interlocal Agreement for Public School Facility Planning. *In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.*

Analysis: The FLU amendment does not include any impact on public schools.

Analysis of Suitability of Amendment for Proposed Use:

The suitability of a Future Land Use map amendment for its proposed use requires an analysis of the characteristics of the site and its resources relative to Comprehensive Plan (CP) goals, objectives, and policies. For these purposes, suitability is the degree to which the existing characteristics and limitations of land and water are compatible with the proposed use or development. Compliance with specific regulations and standards established by Escambia County, including those for public facilities and services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

CP Policy 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 are outlined in Table 1 [of the Escambia County Comprehensive Plan].*

Analysis: The referenced Comprehensive Plan table describes the current MU-U FLU as intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Residential density is limited to 25 dwelling units per acre. The Comprehensive Plan table describes the current C FLU as intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.

The proposed amendment FLU, as described by the same policy, is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or

other public institutions or agencies. Residential density within the Public category has no limits on dwelling units per acre.

Approval of the amendment would allow for zoning to be consistent with the existing land use that is owned by Escambia County and create a consisted zoning for the existing use that is currently already developed.

Impact on Wellheads.

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

Analysis: The southeast section of the property is located in the 20 year wellhead protection area. This section of the property is already fully developed. The FLU Amendment will not impact the area. Any new development will have to submit for Development Review Process.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will 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 and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The FLU amendment does not have any significant impacts. During times of development review if any historic or archeological resources or structures are discovered the county will take the appropriate guidance, direction and technical assistance.

Impact on the Natural Environment.

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

CP Policy CON 1.1.6 Habitat Protection. *Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.*

CP Policy CON 1.3.1 Stormwater Management. *Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.*

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case,*

development in wetlands will be restricted to allow residential density uses as indicated by the LDC:

CP Policy CON 1.6.3 Tree Protection. *Escambia County will protect trees through LDC provisions.*

Analysis: The proposed FLU amendment will not have an impact beyond existing development.

Urban Sprawl

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the 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."*

Analysis: The proposed FLU amendment would discourage urban sprawl through the characteristics of the existing development pattern and already developed area.

CP Policy FLU 2.2.1 Location. Public facilities and services will be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency will be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

CP Policy FLU 2.2.4 Existing Facilities. Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

Analysis: The proposed FLU amendment site has already been developed to encompass several blocks of already public facilities in a central location to maximize the efficiency to the public. The FLU amendment proposed is to make existing county government or other public institutions or agencies on already Escambia County owned property compliant with the 2030 Comprehensive Plan.

Under section **1-1.7.3 Nonconformance.** Lawfully established and maintained uses, structures, site conditions, and lots made nonconforming by later adoption or amendment of any land development regulations may continue, subject to the nonconformance provisions of Article 2. The provisions protect the interests of owners in continuing to use their property while providing the community a gradual remedy for existing undesirable conditions resulting from nonconformance. Actions that would expand nonconformance are prohibited and actions that would make nonconformance

more permanent are restricted. Nothing in the LDC shall be interpreted as authorizing or approving the continuation or expansion of any uses, structures, conditions, or lots not lawfully established according to regulations in effect at the time of establishment.

Article 2 Nonconformance

Sec. 1-2.1 Purpose of article.

The purpose of this article is to establish land use regulations that define the legal status of nonconformance with LDC regulations, prohibit the expansion of any nonconformance, restrict activities that would make any nonconformance more permanent, and correct nonconformance to the extent practical. This article establishes specific provisions through which nonconforming uses, structures, lots and site conditions may be maintained, altered or reconstructed, and conditions under which the nonconformance is terminated.

Sec. 1-2.2 General conditions.

(a) Continuation. Lawfully established and maintained uses, structures, lots and site conditions that no longer comply with one or more land development regulations may continue in productive use as legal exceptions to those regulations only as prescribed by the nonconformance provisions of this article and related sections of the LDC. In allowing the continuation of such nonconformance it remains the intent of the LDC to prohibit the expansion and limit the alteration or reconstruction of nonconformities, and to discourage the continuation of those that are inconsistent with the purposes of applicable regulations. Where multiple nonconformities exist, each must comply with the provisions regarding their lawful continuation.

(b) Nonconformance status. Any nonconformance status of a use, structure, lot or site condition runs with the land and is not lost by changes of ownership, or management. However, once nonconforming status is lost, the use, structure, lot or condition shall comply with current LDC regulations. For the purposes of determining whether the right to continue a nonconformance is lost, all of the activities and structures on a lot are generally to be considered as a whole. For example, a unit vacancy in a nonconforming multi-tenant building does not result in the loss of the right to rent the unit if the use of the building as a whole is maintained.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Large Scale LSA 2016-04

Date: 12/8/2016

Date requested back by: January PB

Requested by: John C Fisher

Phone Number: 595-4651

.....
(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 12/9/2016

X Approved as to form and legal sufficiency.

 Not approved.

 Make subject to legal signoff.

Additional comments:

See draft MDC1 & comments -
Approved PB2

ORDINANCE NUMBER 2017-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF FOUR CONTIGUOUS PARCELS; CHANGING A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5015-000-002 TOTALING 14.78 (+/-) ACRES, LOCATED AT 1800 ST MARY STREET, FROM MIXED USE URBAN (MU-U) TO PUBLIC (P); CHANGING A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5015-000-009 TOTALING 1.72 (+/-) ACRES, LOCATED AT 2816 N PACE BOULEVARD, FROM MIXED USE URBAN (MU-U) TO PUBLIC (P); CHANGING A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5015-002-001 TOTALING 12.38 (+/-) ACRES, LOCATED AT 3080 N PACE BOULEVARD, FROM COMMERCIAL (C) TO PUBLIC (P); AND CHANGING A PARCEL WITHIN SECTION 17, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 5015-003-001 TOTALING 0.22 (+/-) ACRES, LOCATED AT 1807 W FAIRFIELD DRIVE, FROM COMMERCIAL (C) TO PUBLIC (P); ALL PARCELS TOTALING 29.3 (+/-) ACRES; PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on April 29, 2014; and

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

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

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

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

1 **Section 1. Purpose and Intent**

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

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

8
9 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment
10 2016-04."
11

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

13
14 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
15 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
16 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
17 notations, references and information shown thereon, is further amended to include the
18 following future land use changes:
19

- 20 (A) A parcel within Section 17, Township 2S, Range 30W, parcel number
21 5015-000-002 and totaling 14.78 (+/-) acres, located at 1800 St. Mary
22 Street, as more particularly described in the two split Boundary Survey
23 descriptions one produced by Pittman Glaze and Associates, Inc.,
24 Professional Engineering & Surveying Services as Exhibit A, and the
25 second Boundary Survey description produced by Hatch Mott MacDonald,
26 LLC., Professional Engineering & Surveying Services as Exhibit B, from
27 Mixed Use Urban (MU-U) to Public (P);
- 28 (B) A parcel within Section 17, Township 2S, Range 30W, parcel number
29 5015-000-009 and totaling 1.72 (+/-) acres, located at 2816 N Pace
30 Boulevard, as more particularly described in the Boundary Survey
31 description produced by Pittman Glaze and Associates, Inc., Professional
32 Engineering & Surveying Services as Exhibit C, from Mixed Use Urban
33 (MU-U) to Public (P);
- 34 (C) A parcel within Section 17, Township 2S, Range 30W, parcel number
35 parcel number 5015-002-001 and totaling 12.38 (+/-) acres, located at
36 3080 N Pace Boulevard, as more particularly described in the Boundary
37 Survey description produced by Pittman Glaze and Associates, Inc.,
38 Professional Engineering & Surveying Services as Exhibit C, from
39 Commercial (C) to Public (P);
- 40 (D) And a parcel within Section 17, Township 2S, Range 30W, parcel number
41 5015-003-001 and totaling 0.22 acres located at 1807 W Fairfield Drive,
42 as more particularly described in the Boundary Survey description
43 produced by Pittman Glaze and Associates, Inc., Professional Engineering

& Surveying Services as Exhibit C from Commercial (C) to Public (P); all parcels totaling 29.3 (+/-) acres.

Section 4. Severability

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

Section 5. Inclusion in the Code

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

Section 6. Effective Date

Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not become effective until 31 days after the Department of Economic Opportunity notifies Escambia County that the plan amendment package is complete. If timely challenged, this Ordinance shall not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the Ordinance to be in compliance.

DONE AND ENACTED this _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBAIA COUNTY, FLORIDA

By: _____
D.B. Underhill, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

(SEAL)

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

Exhibit A

LEGEND:

- R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement
4"x4" Concrete monument found no #
"X" cut in concrete
1/2" Capped iron rod set #1073
1/2" Capped iron rod found #noted
1" Iron pipe found
1/2" Iron rod found
Sanitary sewer manhole
Storm manhole
Storm inlet
Light pole with base
Sewer cleanout
Electric equipment
Backflow preventor
Power pole
Guy wire
Telephone marker
Chain link fence
Wood fence
Sanitary sewer line
Storm sewer line
Electric/telephone/cable line

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. 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.
3. This survey does not reflect or determine ownership.
4. This 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.
5. Footers and foundations below natural grade not located.

LEGAL DESCRIPTION:

Commence at the intersection of the north right of way line of Leonard Street (per Florida Department of Transportation map Section #48500-2607, also known as St. Mary Avenue, 80' R/W) and the east right of way line of Pace Boulevard (per Florida Department of Transportation map Section 4805-104#201, State Road #292, 80' R/W); thence South 86 degrees 38'56" East along said north right of way line for a distance of 306.73 feet to the southwest corner of the parcel described in Official Record Book 1182 at page 55 of the public records of said County; thence North 04 degrees 14'02" East (North 04 degrees 20'04" East exist) (this course and the next four courses along said west line and north line of said parcel described in Official Record Book 1182 at page 55) for a distance of 298.05 feet (298.66 feet exist); thence South 86 degrees 44'58" East (South 86 degrees 38'56" East exist) for a distance of 349.97 feet (349.96 feet exist); thence North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 218.87 feet for the point of beginning.

Thence continue North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 482.90 feet; thence South 86 degrees 58'58" east (South 86 degrees 55'14" East exist) for a distance of 537.50 feet (537.71 feet exist) to the west right of way line of "L" Street; thence South 03 degrees 48'58" West (South 03 degrees 53'11" West exist) along said west right of way line for a distance of 488.64 feet; thence North 86 degrees 18'34" West for a distance of 536.90 feet to the point of beginning.

All lying and begin in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. Containing 5.99 acres, more or less.

PACE BOULEVARD STATE ROAD #292 80'R/W
(F.D.O.T. MAP SECTION 4805-104#201) (PUBLIC)

EAST R/W
P.O.C. - INTERSECTION OF NORTH
R/W LEONARD STREET AND EAST
R/W PACE BOULEVARD

SOUTHWEST CORNER
O.R. 1182, PAGE 55

LEONARD STREET 80' R/W

A.K.A. ST. MARY AVENUE (F.D.O.T. MAP SECTION 48500-2607) (PUBLIC)

TAX #17-25-30-5015-002-001
MCDONALD SHOPPING CENTER LLC
1400 N. LEONARD STREET
PENSACOLA, FL 32505

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N 03°48'32" E DEED N 03°47'19" E 701.80' DEED
N 03°47'19" E 701.77' EXIST

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N 03°47'19" E 701.77' EXIST

N 03°48'32" E DEED N 03°47'19" E 701.80' DEED
N 03°47'19" E 701.77' EXIST

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE NORTH R/W LEONARD STREET AS

Order By MR. DANNY SWAIN Elevation Reference

Encroachments: FENCES, ASPHALT, CONCRETE

Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292,

SECTION 4805-104, SR #292A, SECTION 48500-2602 & SECTION 48500-2604,

SURVEYS BY: COLOCCADO HINSON & THIS FIRM

A BOUNDARY SURVEY AND LEGAL DESCRIPTION

OF A PORTION OF SECTION 17, T-2-S, R-30-W



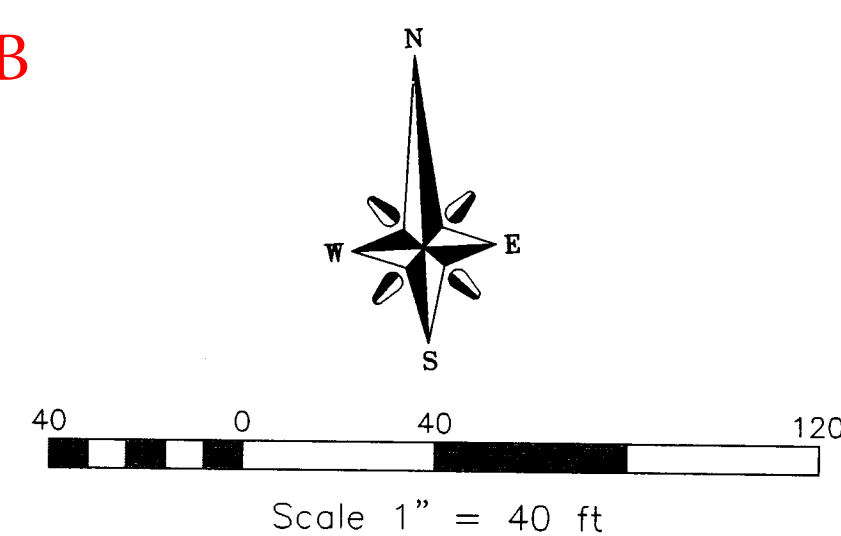
I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze
PSM #6190

David D. Glaze
PSM #5605

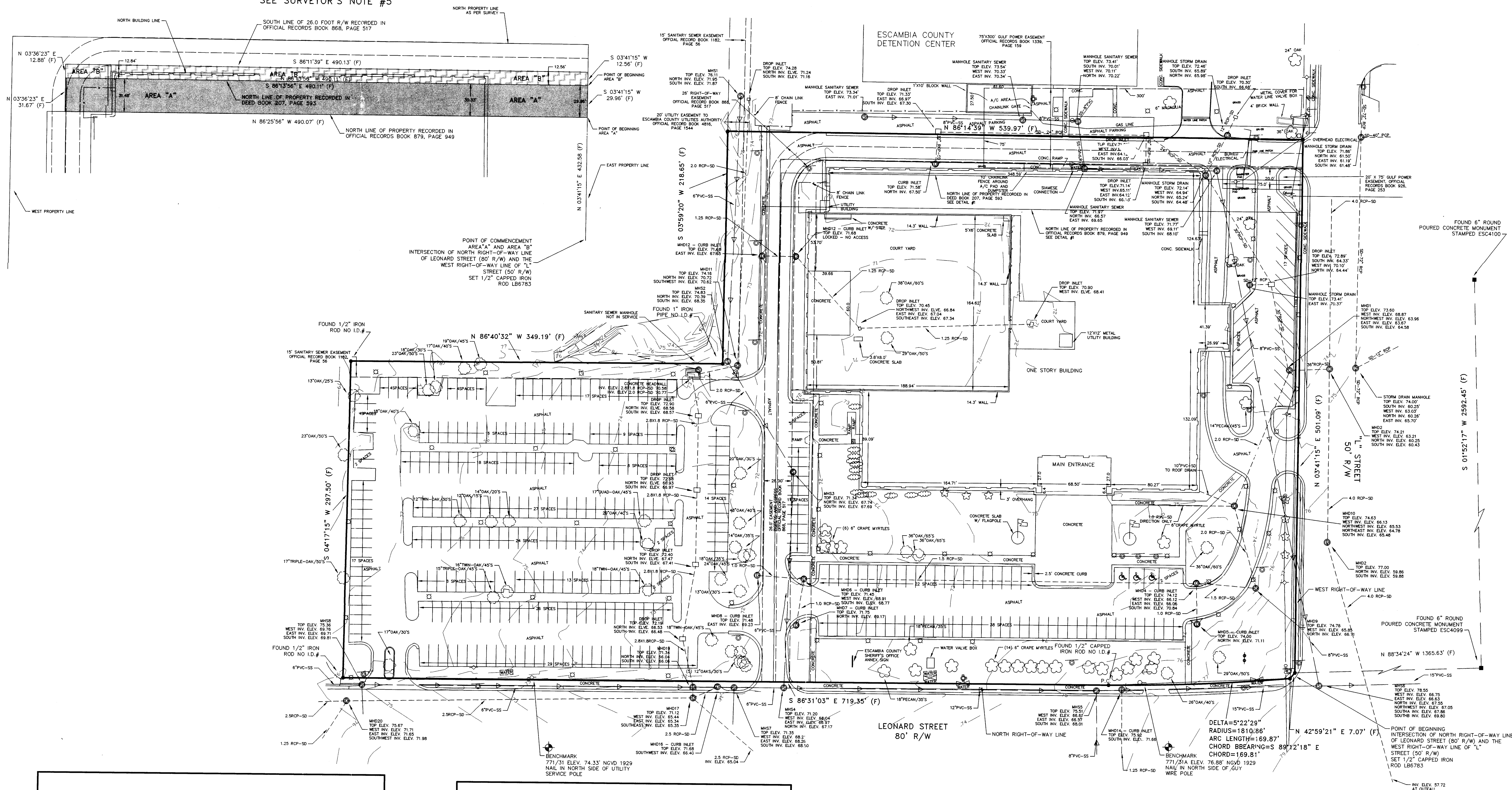
SHEET 1 OF 1
LB No. 7073
NOT VALID UNLESS IMPRESSED WITH EMOSS SEAL AND SIGN BY SURVEYOR

File No. C-7597
Job No. 310712-16
Scale 1" = 30'
Date of Survey 11-29-2016
Date of Plat 11-30-2016
Date of Revision
FB 1517 PG 41-79
FB 1607 PG 1-31
Drawn by PMJ
Checked By KLS



ESCAMBIA COUNTY JUVENILE JUSTICE CENTER

DETAIL #1
SEE SURVEYOR'S NOTE #5



DESCRIPTION OF PROPERTY SURVEYED
PREPARED AT CLIENT'S REQUEST
JUVENILE JUSTICE CENTER
MM PROJECT NO. 201254
April 21, 2004

A portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, being more particularly described as follows:

Begin at the intersection of the North right-of-way line of Leonard Street (80' R/W) and the West right-of-way line of "L" Street as shown on Florida Department of Transportation Right-of-way Map, Section 48500-2607, Sheet 1 of 2, dated February 16, 1976, thence North 03°41'15" East along said West right-of-way line for 501.09 feet; thence departing said West right-of-way line North 86°14'39" West for 539.97 feet; thence South 03°59'20" West for 218.65 feet; thence North 86°40'32" West for 349.19 feet; thence South 04°17'15" West for 297.50 feet to the aforementioned North right-of-way line of Leonard Street (80' R/W); thence (this call out the succeeding two calls are along said North right-of-way line) South 86°31'03" East for 719.35 feet to the Point of Curvature of a circular curve concave to the North having a radius of 1810.86 feet and a central angle of 03°22'29"; thence in an Easterly direction along the arc of said curve for an arc distance of 169.87 feet (Chord Bearing South 89°12'18" East - Chord Distance 169.81 feet) to the Point of Tangency of said curve; thence North 42°59'21" East for 7.07 feet to the Point of Beginning. Containing 8.79 acres, more or less.

Subject to the following easements found in the public records of Escambia County, Florida:

15.0 foot Sanitary Sewer Easement as recorded in Official Record Book 1182 at page 56.

26.0 foot Easement for Right-of-Way as recorded in Official Record Book 868 at page 517.

Underground Easements in favor of Gulf Power recorded in Official Records Book 926 at page 253 and Official Records Book 1338 at page 159.

20.0 foot Easement to Escambia County Utilities Authority recorded in Official Records Book 4816 at page 1044.

LEGEND

- FLAG POLE
- SIGNAL SPAN POLE
- TRAFFIC SIGN
- FIRE HYDRANT
- GUY WIRE ANCHOR
- LIGHT POLE W/ 1.5 SQ. CONCRETE BASE
- STORM DRAIN MANHOLE (MHD)
- SANITARY SEWER MANHOLE (MHS)
- WATER METER
- WOOD POWER POLE
- WATER VALVE
- ORNAMENTAL PLANT
- SHRUB
- BACKFLOW PREVENTOR
- GAS METER

- (F) = FIELD MEASUREMENT
- RCP-SD = REINFORCED CONCRETE PIPE STORM DRAIN
- RCP-SS = REINFORCED CONCRETE PIPE SANITARY SEWER
- INV. ELEV. = INVERT ELEVATION
- = SET 1/2" CAPPED IRON ROD 180°/360° UNLESS NOTED OTHERWISE
- P.C. = POINT OF CURVATURE
- 20"OAK/50'S = SIZE & TYPE OF TREE/DRIPLINE DIAMETER

SURVEYOR'S NOTES:

1. NORTH AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983. THE REFERENCE MONUMENTS USED: ESC 4099, NORTHINGS: 534381.3359; EASTINGS: 1107720.091; ESC 4100, NORTHINGS: 827172.6001; EASTINGS: 1107804.753.

2. ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE REFERENCED TO BENCHMARKS 706-27A, ELEVATION 75.56' (NGVD 1929) AND BENCHMARK 706-27B, ELEVATION 80.32' (NGVD 1929) AS SHOWN ON A SURVEY BY PITMAN AND ASSOC., JOB NUMBER 23531-96, DATED 02-15-1994.

3. A TITLE SEARCH BY ESCAROSA LAND RESEARCH CO., FILE NO. 10330, WAS FURNISHED TO HATCH MOTT MACDONALD FLORIDA LLC BY MIKE MARSHALL OF SAM MARSHALL ARCHITECTS.

4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.

5. THERE IS A 31.0'± GAP BETWEEN DEED RECORDED IN DEED BOOK 207, PAGE 593 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 949, ALONG THE NORTH LINE OF AS SHOWN IN DETAIL #1. THERE IS ALSO A 12.5'± GAP BETWEEN DEED RECORDED (DEED BOOK 207, PAGE 593 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 517, ALONG THE NORTH LINE OF AS SHOWN IN DETAIL #1.

INCREASED MONUMENTS AND OR IMPROVEMENTS ARE AS SHOWN ON THIS DRAWING. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. NO UNDERGROUND UTILITIES OR ELEVATIONS WERE LOCATED EXCEPT AS SHOWN. ALL MEASUREMENTS AND/OR ELEVATIONS WERE MADE IN ACCORDANCE TO UNITED STATES STANDARDS AND/OR UNITED STATES COAST AND GEODETIC DATUM. DISTANCES ARE IN FEET, INCHES AND HUNDRETHS OF A FOOT.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RADIOGRAPHIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. R. S. COLOCAO
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER REGISTRATION NO. 6549

CERTIFICATE OF AUTHORIZATION L.B.#6783

ESCAMBIA COUNTY JUVENILE JUSTICE CENTER
PORTION OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY
PENSACOLA, FLORIDA

| DATE ISSUED | DATE | REV. | REVISION DESCRIPTION | FIELD BOOK | FIELD BOOK PAGES |
|-------------|------------|------|----------------------|------------|------------------|
| 10-24-2003 | 10-16-2003 | 1 | ADD EASEMENTS | 771 | 28-54 |
| | | | | 776 | 65-68 |

BOUNDARY AND
TOPOGRAPHICAL SURVEY

SHEET TYPE

SHEET NUMBER:

4-27-04

6549

FACE BOULEVARD STATE ROAD #292 80' R/W
(F.D.O.T. MAP SECTION 4805-104#201) (PUBLIC)

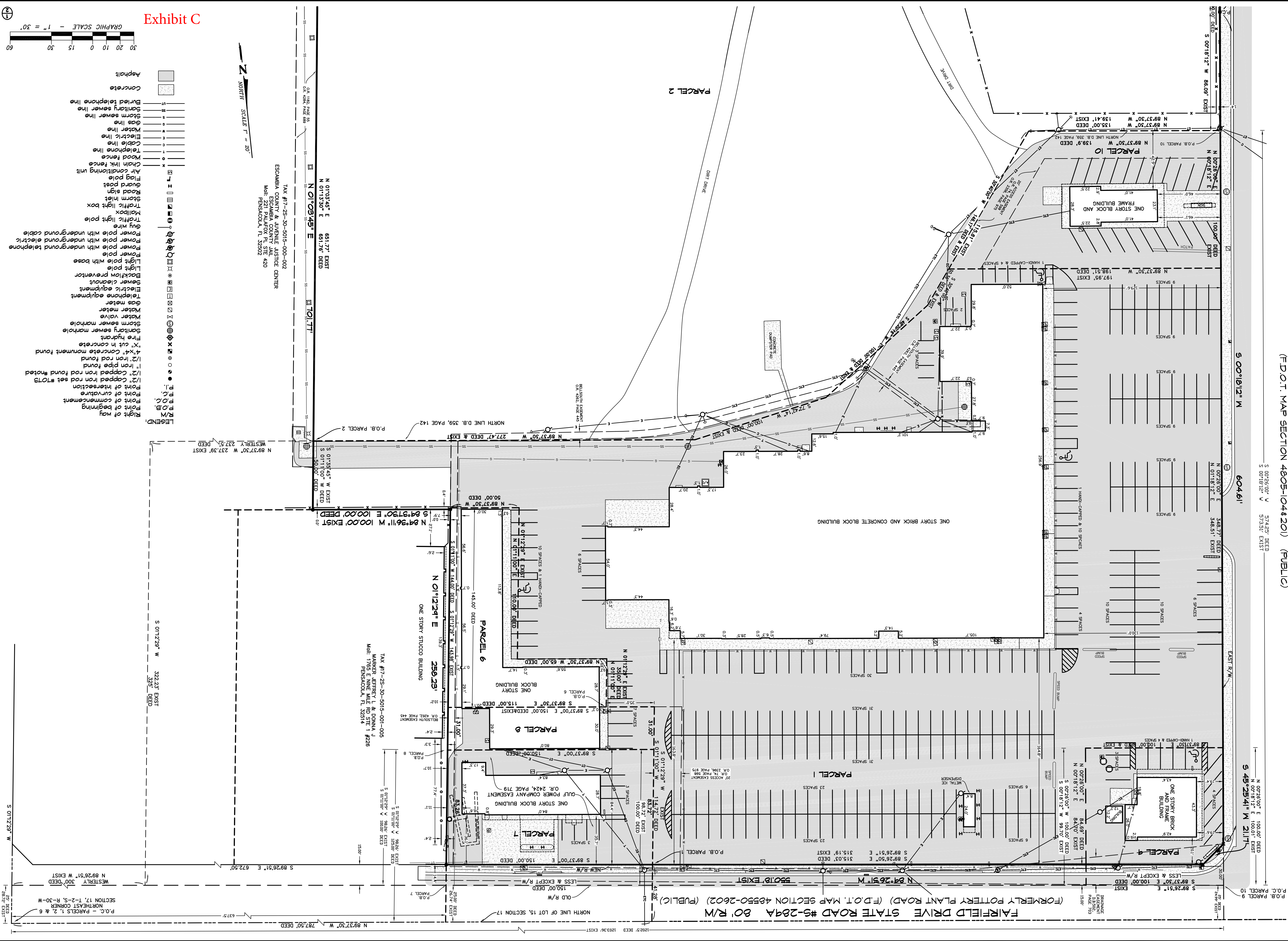


Exhibit C

- LEGEND:
- Asphalt
 - Concrete
 - Buried telephone line
 - Scattered sewer line
 - Scattered water line
 - Gas line
 - Electric line
 - Cable line
 - Telephone line
 - Wood fence
 - Chain link fence
 - Air conditioning unit
 - Flag pole
 - Road sign
 - Storm inlet
 - Traffic light box
 - Mailbox
 - Traffic light pole
 - Buy wire
 - Power pole with underground cable
 - Power pole with underground electric
 - Power pole
 - Light pole with base
 - Backflow preventer
 - Sewer cleanout
 - Electric equipment
 - Gas meter
 - Water meter
 - Water valve
 - Scattered sewer manhole
 - Fire hydrant
 - "X" cut in concrete
 - 4"x4" concrete monument found
 - 1/2" iron rod found
 - 1/2" capped iron rod found
 - Point of intersection
 - Point of commencement
 - Point of beginning
 - Right of way

File No. C-1550
Job No. 96478-16
Scale: 1" = 30'
Date of Survey: 9-22-2016
Date of Plot: 9-22-2016
Date of Revision: 4-1-15
Drawn by: PKJ
Checked By: MJS

2 OF 1 SHEET
LB No. 7073
NOT VALID
UNLESS MARKED
SEAL AND SIGN
BY SURVEYOR

David D. Glaze
PSM #5605

Walter J. Glaze
PSM #6190

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17.050, 54-17.051 and 54-17.052, pursuant to Section 472.027 Florida Statutes.

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
300 N. EAST AVE. SUITE 200
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgsurvey@pitthman.net

Bearing Reference: NORTH BASED ON THE NORTH LINE OF LOT 15, SECTION 17
AS N 84°37'30" E 100.00' DEED EXIST

Ordered By: MS. STACEY WARD
Elevation Reference: ENDOCRINEMENTS/ASPHALT CONCRETE FENCES, POWER POLES, AERIAL UTILITY LINES
Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292
SECTION 4805-104, 5R #289A, SECTION 48550-2602 & SECTION 48550-2604,
SURVEYS BY: COLCADO, HINSON & THIS FIRM

AN ALTANSPS LAND TITLE SURVEY: A BOUNDARY
SURVEY AND LOCATION OF IMPROVEMENTS OF A
PORTION OF SECTION 17, T-2-S, R-30-W

PAGE BOULEVARD STATE ROAD #292 80'R/W
(F.D.O.T. MAP SECTION 4805-104#201) (PUBLIC)

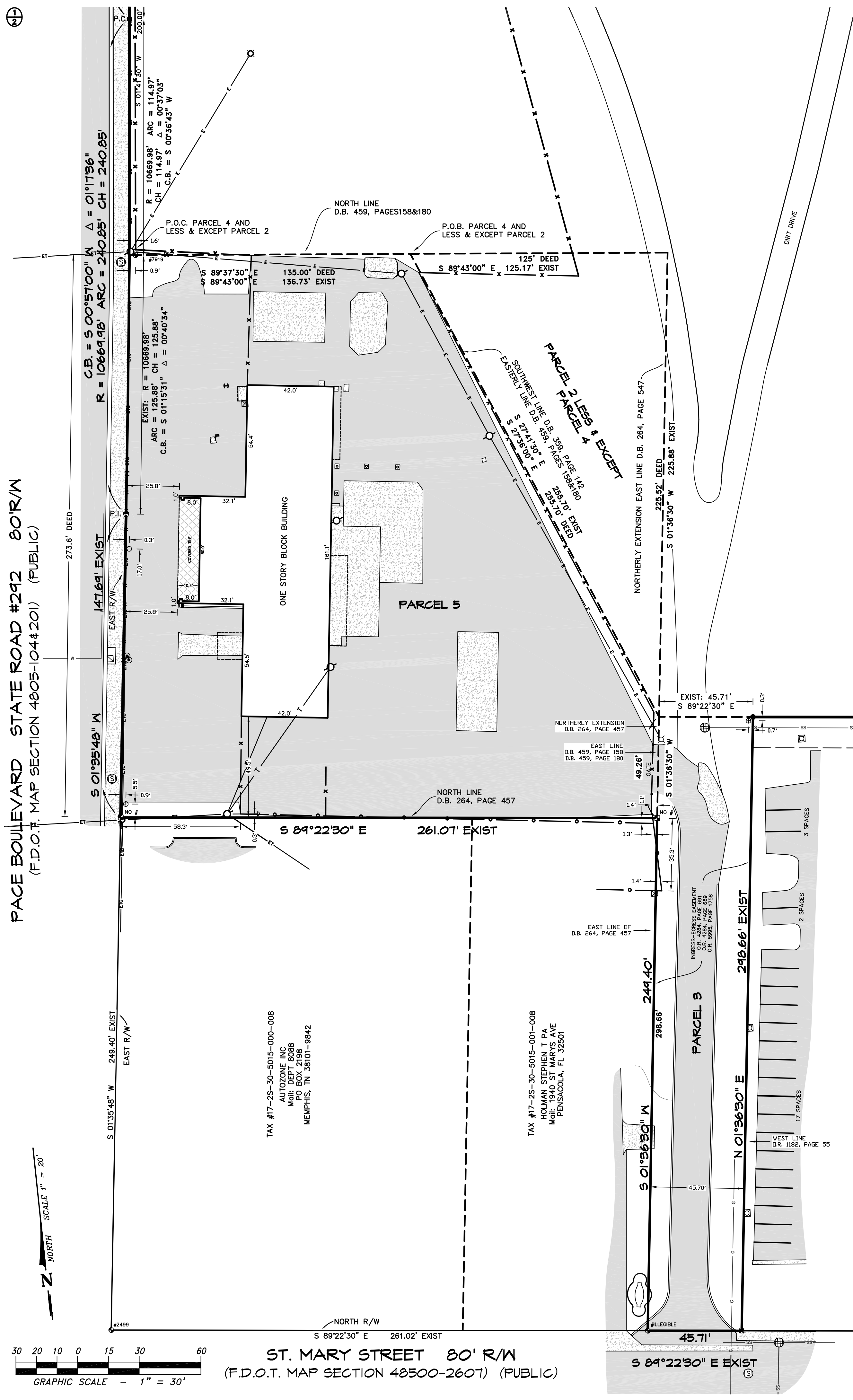
GRAPHIC SCALE - 1" = 30'

ST. MARY STREET 80' R/W
(F.D.O.T. MAP SECTION 48500-2607) (PUBLIC)

TAX #17-25-30-5015-000-008
AUTOZONE INC.
MAIL: DEPT 0088
PO BOX 2188
MEMPHIS, TN 38101-9842

TAX #17-25-30-5015-001-008
HOLMAN STEPHEN T PA
MAIL: DEPT 0088
PO BOX 2188
MEMPHIS, TN 38101-9842

ST. MARY STREET 80' R/W
(F.D.O.T. MAP SECTION 48500-2607) (PUBLIC)



SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on Chicago Title Insurance Company title commitment Order No.5804424, effective date of September 13, 2016.
3. This 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.
4. The subject parcel has 320 parking spaces and 4 handicapped parking spaces.
5. The subject parcel has 14.52 acres, more or less.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
8. There are no locations of wetland areas as delineated by appropriate authorities.
9. There are no visible encroachments over the setbacks, easements and boundary lines.
10. No information has been furnished to this firm regarding any proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.
11. Only visible utilities have been shown. The location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be needed.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12093C03806. Effective September 22, 2016.

SCHEDULE B SECTION II EXCEPTIONS:

- Item 6, Parcels 1 and 9 subject to Drainage Easement recorded in Deed Book 502, Page 703. (Shown on survey)
- Item 7, Subject to terms and conditions of Lease Agreement by and between McDonald Shopping Center Partnership and The Lamar Corporation recorded in Official Records Book 2744, Page 461. (Blanket in nature)
- Item 8, Parcel 1 subject to Distribution Easement(s) in favor of Gulf Power Company set forth in instrument(s) recorded in Official Records Book 2424, Page 719. (Blanket in nature)
- Item 9, Parcels 2 and 3 subject to Easement contained in that certain Warranty Deed recorded in Official Records Book 1182, Page 55, as affected by Final Judgment recorded in Official Records Book 4161, Page 642, together with Quitclaim Deed and Release of Easement in Official Records Book 4816, Page 1525. (Shown on survey)
- Item 10, Parcel 1 subject to Easement(s) recorded in Official Records Book 4262, Page 445. (Shown on survey)
- Item 11, Subject to Easement contained in Deed recorded in Official Records Book 64, Page 575, Official Records Book 74, Page 548, Official Records Book 2346, Page 475, Official Records Book 4264, Page 684, Official Records Book 4264, Page 691 and Official Records Book 5445, Page 1758. (Shown on survey)
- Item 12, Parcel 1 subject to Easement(s) recorded in Official Records Book 2346, Page 475 - 20 Access, shown on survey. Parcel 3 subject to Official Records Book 4264, Page 684 & 691 and Official Records Book 5445, Page 1758 - Ingress/Egress, blanket in nature. Parcel 1 subject to Official Records Book 64, Page 575 - blanket in nature. Parcel 10 subject to Official Records Book 74, Page 548 and Official Records Book 2346, Page 475 - 20 Access, shown on survey.

STREET ADDRESS: 3080 N. Pace Blvd.; 1807 N. Fairfield Drive; 2816 North Pace Boulevard

LEGAL DESCRIPTION:

PARCEL 1
Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West, then North 84 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 127.50 feet; then South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southern right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 284-A, 80 foot right-of-way) to the point of beginning; Thence continue

South 1 degree 11 minutes West for a distance of 114.72 feet; then South 84 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; then South 1 degree 11 minutes West for a distance of 144.20 feet; then South 84 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; then South 1 degree 11 minutes West for a distance of 50.00 feet to the point of beginning; Thence continue as aforesaid; then South 84 degrees 37 minutes 30 seconds West along the North line of the said Tringas Property for a distance of 271.47 feet; then South 12 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; then South 43 degrees 20 minutes 16 seconds West for a distance of 100.00 feet; then South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas Property that abuts Pace Boulevard; then North 84 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas Property that abuts Pace Boulevard for a distance of 149.51 feet to the Eastern right-of-way line of Pace Boulevard (O' Street, S. R. No. 292, 80 foot right-of-way); then North 0 degrees 26 minutes East along the said Eastern right-of-way line for a distance of 348.77 feet; then South 84 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; then North 0 degrees 26 minutes East for a distance of 84.64 feet to the said Southern right-of-way line of Fairfield Drive; then South 84 degrees 26 minutes 50 seconds East along the said Southern right-of-way line for a distance of 315.03 feet to the point of beginning; lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

PARCEL 2
Commence at the Northeast corner of Lot 15 of the Brainerd and McIntire Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; then run Westerly a distance of 100 feet; then run Southerly a distance of 325 feet; then run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 84 degrees 37 1/2 minutes West 271.47 feet; then run South 12 degrees 42 minutes 14 seconds West a distance of 100 feet; then run South 43 degrees 20 minutes 16 seconds West a distance of 100 feet; then run South 30 degrees 40 minutes West 146.17 feet; then run North 84 degrees 37 1/2 minutes West 135 feet; then run South 1 degree 11 minutes West 41 1/2 minutes West 200 feet; then run South 84 degrees 37 1/2 minutes East 135 feet; then run South 27 degrees 36 minutes East 255.70 feet; then run South 84 degrees 37 minutes East 345.67 feet; then run North 1 degree 13 1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by property of Escambia County on the East and South, to the Kathryn C. McDonald Property on the South and to the right of way of Pace Boulevard on the West.

LESS AND EXCEPT the following described portion thereof:
Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 454 at Page 158 of the public records of Escambia County, Florida; then continue Easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; then continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; then run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 158 of the public records of said county; then run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 454 at Page 158 approximately 255.70 feet to the point of beginning.

PARCEL 3
A parcel of land 45.7 feet wide located to the East of the East boundary of the property conveyed by 6. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 454, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by 6. R. McDonald to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by 6. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by



VICINITY MAP

deed recorded in Official Record Book 1182, Page 55 of the public records of said county.

PARCEL 4
Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 454 at Page 180 of the public records of Escambia County, Florida; then continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; then continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; then run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 180 of the public records of said county; then run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 454 at Page 180 approximately 255.70 feet to the point of beginning.

PARCEL 5
A parcel of land fronting 273.6 feet on the east side of Pace Boulevard (formerly "O' Street") having for its south boundary the north line of the property conveyed to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county; having for its east boundary an extension Northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas his wife by deed dated July 1, 1952, recorded in Deed Book 354 at page 142 of the public records of said county.

And also the right in the grantees, their successors and assigns, for ingress and egress, of a strip of land 45.7 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

PARCEL 6
Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; then North 84 degrees 37 minutes 30 seconds East along the North line of the said lot for a distance of 127.50 feet; then South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southern right-of-way line of Fairfield Drive (Pottery Road, S.R. #284-A, 80 foot R/W); then continue South 1 degree 11 minutes West for a distance of 144.20 feet; then South 84 degrees 37 minutes 30 seconds West a distance of 100.00 feet; then South 1 degree 11 minutes West for a distance of 50 feet; then North 1 degree 11 minutes East 110 feet; then North 84 degrees 37 minutes 30 seconds West 65 feet; then North 1 degree 11 minutes East 35 feet to the point of beginning.

PARCEL 7
Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet West of the northeast corner of said Lot 15; then South 1 degree 11 minutes East a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; then continue on same course a distance of 100 feet; then run North 84 degrees 37 minutes West parallel to the south line of Pottery Plant Road a distance of 150 feet; then run North 1 degree 11 minutes East a distance of 100 feet to the south line of said Pottery Plant Road; then East along said south line 150 feet to the point of beginning. Less and except right of way of State Road #5-284A as shown on Florida Department of Transportation map, Section 48550-2602.

PARCEL 8
Beginning at a point on the north line of said Lot 15 that is 637.5 feet West of the northeast corner of said lot; then run South 1 degree 11 minutes East a distance of 125 feet to the point of beginning of the property hereby conveyed; then run North 84 degrees 37.5 West parallel to the south line of Pottery plant Road a distance of 150 feet; then run South 1 degree 11 minutes East a distance of 31 feet; then run East parallel to said south line of Pottery Plant Road a distance of 150 feet; then run North 1 degree 11 minutes East a distance of 31 feet to point of beginning.

PARCEL 9
Begin at a point on the north line of said Lot 15 that is 1202.5 feet West of the northeast corner of said lot; then run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; then run South 84 degrees 37.5 East along the south line of said Pottery Plant Road a distance of 100 feet; then run South 0 degrees 26 West parallel to the east line of Pace Boulevard a distance of 100 feet; then run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; then North 0 degrees 26 East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #5-284A as shown on Florida Department of Transportation map, Section 48550-2602.

PARCEL 10
Beginning at a point on the north line of said Lot 15 that is 1202.5 feet West of the northeast corner of said lot; then run South 0 degrees 26 West a distance of 374 feet 3 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 354 at page 142, intersects said east line of Pace Boulevard; then being the point of beginning of the property hereby conveyed; then run North 0 degrees 26 East along said east line of Pace Boulevard a distance of 100 feet; then run South 84 degrees 37.5 East to the point of intersection with the northwesterly line of the property conveyed to John K. Tringas and others as aforesaid; then South 84 degrees 40 West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; then North 84 degrees 37.5 West a distance of 135 feet along said north line of the Tringas Property to the point of beginning.

CERTIFICATION
To: Emmanuel, Sheppard & Condon, Chicago Title Insurance Company, Escambia county, a political subdivision of the State of Florida; McDonald Shopping Center, LLC, a Florida limited liability company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 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787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Walter J. Glaze, PSM #6190

File No. C-7551
Job No. 36418-16
Scale: 1" = 30'
Date of Survey: 4-22-2016
Date of Plat: 4-22-2016
Date of Revision: 4-22-2016
FB: 1547 PG: 41-75
Drawn by: PMJ
Checked by: MJS

Bearing Reference: NORTH BASED ON THE NORTH LINE OF LOT 15, SECTION 17
AS N 84°37'30" W (DEED CALL)
Ordered By: MS. STACY NARD
Elevation Reference: ENCROACHMENTS: ASPHALT, CONCRETE, FENCES, POWER POLES, AERIAL UTILITY LINES
Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. MAPS, SR #292, SECTION 4805-104, SR #284A, SECTION 48550-2602 & SECTION 48550-2604, SURVEYS BY: COLOMBO HINSON & THIS FIRM
AN ALTA/NSPS LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 17, T-2-S, R-30-W

PITTMAN, PULAZIE AND ASSOCIATES, INC. LAND SURVEYORS
300 N. JAMES HERRIN WAY, SUITE 208
PENSACOLA, FL 32508
Phone (850) 434-4666 Fax (850) 434-4661
Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze, PSM #6190
David D. Glaze, PSM #5605

SHEET 2 OF 2
LB No. 7075
NOT UNLESS IMPROVED WITH EMPLOYED SEAL AND SIGN BY SURVEYOR

File No. C-7551
Job No. 36418-16
Scale: 1" = 30'
Date of Survey: 4-22-2016
Date of Plat: 4-22-2016
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FB: 1547 PG: 41-75
Drawn by: PMJ
Checked by: MJS

LEGAL DESCRIPTION:

PARCEL 1

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 289-A, 80 foot right-of-way) to the point of beginning; Thence continue South 1 degree 11 minutes West for a distance of 114.72 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; thence South 1 degree 11 minutes West for a distance of 144.00 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence South 1 degree 11 minutes West for a distance of 50.00 feet to the Tringas property as described in the deed recorded in Deed Book 359 at page 142 of the public records of Escambia County, Florida; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said Tringas property for a distance of 277.47 feet; thence South 72 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; thence South 48 degrees 20 minutes 16 seconds West for a distance of 100.00 feet; thence South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas property that abuts Pace Boulevard; thence North 89 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas property that abuts Pace Boulevard for a distance of 198.51 feet to the Easterly right-of-way line of Pace Boulevard ("O" Street, S. R. No. 292, 80 foot right-of-way); thence North 0 degrees 26 minutes East along the said Easterly right-of-way line for a distance of 348.77 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence North 0 degrees 26 minutes East for a distance of 84.69 feet to the said Southerly right-of-way line of Fairfield Drive; thence South 89 degrees 26 minutes 50 seconds East along the said Southerly right-of-way line for a distance of 315.03 feet to the point of beginning; lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

PARCEL 2

Commence at the Northeast corner of Lot 15 of the Brainerd and McIntyre Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; thence run Westerly a distance of 300 feet; thence run Southerly a distance of 325 feet; thence run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 89 degrees 37-1/2 minutes West 277.47 feet; thence run South 72 degrees 42 minutes 14 seconds West a distance of 100 feet; thence run South 48 degrees 20 minutes 16 seconds West a distance of 100 feet; thence run South 30 degrees 40 minutes West 146.17 feet; thence run North 89 degrees 37-1/2 minutes West 135 feet; thence run South 1 degree 41-1/2 minutes West 200 feet; thence run South 89 degrees 37-1/2 minutes East 135 feet; thence run South 27 degrees 36 minutes East 255.70 feet; thence run South 89 degrees 17 minutes East 395.67 feet, thence run North 1 degree 13-1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by

property of Escambia County on the East and South, to the Kathryn C. McDonald property on the South and to the right of way of Pace Boulevard on the West.

LESS AND EXCEPT the following described portion thereof:

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 158 of the public records of Escambia County, Florida; thence continue Easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 158; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 158 approximately 255.70 feet to the point of beginning.

PARCEL 3

A parcel of land 45.7 feet wide located to the East of the East boundary of the property conveyed by G. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 459, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by G. R. McDonald to Perry E. Hopkins and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by G. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by deed recorded in Official Record Book 1182, Page 55 of the public records of said County.

PARCEL 4

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 180 of the public records of Escambia County, Florida; thence continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 180; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 180 approximately 255.70 feet to the point of beginning.

It is the intent of the Grantor to convey to the Grantees a triangular parcel of property which, when added to the property described in that certain deed recorded in Deed Book 459 at Page 180 will produce a rectangularly-shaped parcel of property whose North and South boundaries

will measure approximately 260.93 feet and whose East and West boundaries will measure approximately 273.6 feet.

PARCEL 5:

A parcel of land fronting 273.6 feet on the east side of Pace Boulevard (formerly "O" Street) having for its south boundary the north line of the property conveyed to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county, having for its east boundary an extension northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas, his wife by deed dated June 11, 1952, recorded in Deed Book 359 at page 142 of the public records of said county.

And also the right in the grantees, their successors and assigns, for ingress and egress, of a strip of land 45.7 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

PARCEL 6:

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. #289-A, 80 foot R/W); thence continue South 1 degree 11 minutes West for a distance of 114.72 feet, thence South 89 degrees 37 minutes 30 seconds East for a distance of 35 feet to the point of beginning; thence continue along the same line South 89 degrees 37 minutes 30 seconds East a distance of 115 feet; thence South 1 degree 11 minutes West for a distance of 145 feet; thence North 89 degrees 37 minutes 30 seconds West a distance of 50 feet; thence North 1 degree 11 minutes East 110 feet; thence North 89 degrees 37 minutes 30 seconds West 65 feet; thence North 1 degree 11 minutes East 35 feet to the point of beginning.

PARCEL 7

Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet west of the northeast corner of said Lot 15; thence run South 1 degrees 11' West a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; thence continue on same course a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degrees 11' East a distance of 100 feet to the south line of said Pottery Plant Road; thence East along said south line 150 feet to point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 8

Beginning at a point on the north line of said Lot 15 that is 637.5 feet west of the northeast corner of said lot; thence run South 1 degrees 11' West a distance of 125 feet to the point of beginning of the property hereby conveyed; thence run North 89 degrees 37.5' West parallel to the south line of Pottery plant Road a distance of 150 feet; thence run South 1 degrees 11' West a distance of 31 feet; thence run East parallel to

said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11' East a distance of 31 feet to point of beginning.

PARCEL 9

Begin at a point on the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; thence run South 89 degrees 37.5' East along the south line of said Pottery Plant Road a distance of 100 feet; thence run South 0 degrees 26' West parallel to the east line of Pace Boulevard a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; thence North 0 degrees 26' East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 10

Beginning at a point of the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said Lot; thence run South 0 degrees 26' West a distance of 574 feet 3 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 359 at page 142, intersects said east line of Pace Boulevard, this being the point of beginning of the property hereby conveyed; thence run North 0 degrees 26' East along said east line of Pace Boulevard a distance of 100 feet; thence run South 89 degrees 37.5' East to the point of intersection with the northwesterly line of the property conveyed to John K. Tringas and others as aforesaid; thence South 30 degrees 40' West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; thence North 89 degrees 37.5' West a distance of 139.9 feet along said north line of the Tringas Property to the point of beginning.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 01/03/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 5 and 6

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 5 and 6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC), Chapters 5 and 6, to clarify enforcement, mitigation, and other tree protection and landscaping provisions.

BACKGROUND:

The proposed amendments will remedy deficiencies in minimum landscaping and tree protection standards, and will better identify enforcement and mitigation responsibilities in the violations of those standards.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. The proposed Ordinance is consistent with the BCC's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the BCC.

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

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

Attachments

Background

Draft Ordinance

Proposed LDC Text with Explanatory Notes

Article 7 Landscaping and Tree Protection

Sec. 5-7.1 Purpose of article.

This article establishes land development standards for landscaping and tree protection that implement Comprehensive Plan policies requiring the promotion, protection, and preservation of trees and other vegetation ~~development to apply professional practices for landscaping and tree protection.~~ It is the intent of these standards to ~~promote~~ support the environmental and community benefits of a healthy, diverse, and well-managed urban forest. More specifically, this article is intended to accomplish the following: **[Note: Correction for deleted Comp Plan policies.]**

- (1) Improve the appearance, character, and value of developed lands through landscaping that enhances, shades, screens, and buffers the built elements and that appropriately includes and preserves existing trees.
- (2) Require that the type, quality, and installation of trees and other vegetation planted to fulfill county landscaping and mitigation requirements be appropriate for successful establishment and long-term viability. ~~prevent the unnatural decline of trees by requiring effective measures to protect them from damaging acts or practices, especially during site development, and establishing penalties to discourage violations.~~ **[Note: Correction of partial deletion and combination with separate intent.]**
- (3) Prevent the unnatural decline of trees by requiring effective measures to protect them from damaging acts or practices, especially during site development, and requiring mitigation to discourage and remedy violations of those measures.
- ~~(3)~~(4) Allow and encourage the appropriate removal of trees through an objective criterion-based review ~~but, prohibit the inappropriate removal of trees, and require mitigation by replacement trees to compensate for the lost benefits of removed healthy trees by requiring sufficient replacement planting of quality trees.~~
- ~~(4)~~(5) Emphasize the use of native species for reduced irrigation needs and improved plant establishment, survival, and vitality.
- ~~(5)~~(6) Increase the diversity of age and species among trees for long-term urban forest health and stability, and increase the proportion of wind-resistant trees to make future storms less devastating.

Sec. 5-7.2 General provisions.

- (a) **Approval required.** All land uses and development activities ~~require prior county review and approval for~~ compliance with the standards of this article, unless the use or activity is specifically identified in the LDC as exempt from these standards. These standards are in addition to any required vegetative control of erosion and sediment from land disturbance or any landscaping required by ~~any~~ other conditions

of county approval.

(b) Exemptions. ~~The following uses are exempt from the general landscaping provisions of this article, but in no case do the exemptions apply to any required vegetative control of erosion and sediment, required tree replacement, or landscaping required by any special condition of county approval:~~ **[Note: Corrections to reestablish deleted distinction between exemptions from general landscaping and exemptions from tree protection and preservation.]**

(1) General landscaping. The following uses and activities are exempt from the general landscaping provisions of this article:

(4)a. Residential lots. The improvements in a single-family residential subdivision ~~and or on any lot of a single-family or two-family dwelling.~~ Developers, ~~of residential subdivisions, in coordination with homebuilders, and homeowners~~ are nonetheless encouraged to provide shade trees within developed residential lots, along streets, and elsewhere within subdivisions consistent with the plant selection and installation standards of this article for the benefit of residents. ~~Except as described in DSM Chapter 2, Section 2-1(e) Protected Trees.~~

(2)b. Agriculture and silviculture. Bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as “agricultural” for ad valorem tax purposes.

(3)c. State or federal conflicts. Any use for which county landscaping requirements conflict with the requirements of state or federal authorizations, except that the exemption shall only be ~~for those modifications of county requirements to the extent necessary to eliminate the conflict~~ (e.g., substitution of plant forms and species).

(4)d. Temporary uses. Any temporary use as prescribed in Article 7 of Chapter 4.

(5)e. Playing fields. Areas authorized through county approval for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. The sites of parking lots, community centers, clubhouses and other structures or uses accessory to such parks, grounds, fields, or courses remain subject to applicable landscape requirements.

(2) Tree protection and preservation. Specific tree types, tree conditions, and site activities are exempt from the tree protection and preservation provisions of this article as prescribed in DSM Chapter 2.

(c) Disclaimer. Nothing in this article shall be understood to impose any liability for damages or a duty of care or maintenance upon the county or any of its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on his property or under his control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.

(d) Nonconformance. In addition to the nonconformance provisions of Chapter 1, if a

1 standard of this article provides no other guidance for the correction of
2 nonconformance, the correction shall be made in general proportion to any proposed
3 change that is subject to the standard, and to the extent that sufficient land is
4 available, as determined by the approving authority. [Note: Correction to
5 reestablish a minimum method for addressing nonconformance with
6 standards.]

7 **(e) Variances.** Variances to the strict application of the standards of this article may be
8 granted according to the variance criteria and review processes prescribed in Article
9 6 of Chapter 2, provided such modifications maintain the stated purposes of this
10 article and are not excluded by other provisions of the LDC. Any variance of the
11 landscaping standards shall be guided by applicable professional landscaping
12 standards and any variance of the tree protection and preservation standards shall
13 be guided by applicable professional arboricultural standards. [Correction to
14 reestablish the availability of variances to article standards.]

15 **(f) Enforcement.** The standards of this article shall be enforced by county code
16 enforcement officers as authorized pursuant to Chapter 30, *Code Enforcement*, Part
17 I, Escambia County Code of Ordinances. Any party or parties in violation of these
18 standards are subject to notices of violation, citations, and civil penalties as
19 prescribed in Chapter 30, and those other actions and costs prescribed in this
20 article.

21 **(d)(g) Landscape plans.** Prior to any county authorization of land development
22 requiring site landscaping, a landscape plan shall adequately document compliance
23 with all applicable landscaping standards of this article and the *DSM* Chapter 2,
24 ~~Landscape Article~~. The plan shall include all calculations, dimensions, notes, and
25 *details necessary to describe the landscape elements and their relation to the site*
26 *boundary and site improvements. Any landscaping proposed solely at the owner's*
27 *discretion shall be distinguished from that required by the county. Additionally, the*
28 *plan shall include owner notification of the responsibility for the establishment of*
29 *newly planted trees and shrubs and the continuing obligation of maintenance of all*
30 *landscape elements.*

31 **(e)(h) Landscape design.** Site landscape design shall evidence consideration of
32 existing protected trees, site soils, ~~including plants adaptable to site conditions, and~~
33 practical use of turf grass. Established trees and other areas of vegetation shall be
34 incorporated where ~~it is practical to lower the adverse impacts of development,~~
35 including the need for irrigation. If adequate on-site vegetation does not exist or
36 cannot be preserved to meet minimum landscape requirements, plants shall be
37 selected and installed according to the provisions of this article. The assistance of a
38 landscape professional in planning and design is encouraged.

39 **(f)(i) Tree types.** The ~~*DSM* Chapter 2, Tree Removal and Replacement section~~
40 ~~establishes the standards for a tree determination, including the criteria for the~~
41 ~~understory, canopy, evergreen trees, and deciduous plants. Trees are defined in~~
42 ~~Chapter 6 and characterized for the purposes of this article as either canopy trees~~
43 ~~which typically mature at heights greater than 30 feet, or understory trees which~~
44 ~~typically mature at lesser heights. Furthermore, trees (and shrubs) are either~~

classified as deciduous, which shed foliage at the end of each year's growing season, or as evergreen which have persisting green foliage throughout the year. **[Note: Correction to eliminate erroneous reference to DSM and reestablish terms used in landscape standards.]**

Sec. 5-7.3 Landscape areas and quantities. See *DSM Chapter 2, Landscape Areas and Quantities* section for details regarding landscape areas and quantities.

Sec. 5-7.4 Tree protection and preservation.

(a) General. Tree protection and preservation requires reasonable assurance through the application of professional arboriculture standards that a healthy tree will remain so. Adverse changes in natural site conditions are often unavoidable, but the provisions of this section ~~consolidate and simplify standards needed to achieve~~ promote meaningful tree protection and preservation within the development. The *DSM Chapter 2, Tree Protection and Preservation* section, establishes the provisions for the tree approval, prohibited acts, tree preservation, and tree protection areas those protected trees that require county authorization to remove or otherwise adversely impact, and the minimum standards to protect and preserve them. All applicable tree protection and preservation standards shall be documented on county-approved development plans. **[Note: Correction to referenced DSM content.]**

(b) Violations. All applicable tree protection and preservation standards of this article shall be documented on county-approved development plans. Failure to comply with such standards will subject the development to site inspection failures, code enforcement citations and penalties. All penalties resulting from the enforcement of the provisions of this article shall be deposited in the Tree Restoration Fund in the same manner and for the same purposes prescribed for unplanted mitigation.

Regardless of the association with any proposed or approved development, complaints of violation of the standards of this article will be investigated by county Code Enforcement officials who have the authority and responsibility to enforce the provisions of the LDC through the issuance of written citations according to the provisions of Chapter 30, *Code Enforcement*, Part I, Escambia County Code of Ordinances.

For any violations of applicable tree protection and preservation standards, the landowner of record, permittee, contractor, agent, or any other party may be individually or collectively subject to notices of violation, citations, civil penalties, and site inspection failures, and to the mitigation costs prescribed in this article.

Recurring violations on the same property or by the same parties after notice or citation will subject those parties in violation to increased penalties and additional mitigation requirements as authorized. **[Note: Mitigation appropriately separated from code enforcement penalties. Notices and citations applicable to all responsible parties]**

(c) Mitigation. Mitigation is required for violations of tree protection and preservation standards and shall be provided within 30 days from the date of the written notice or

1 citation for any such violations that are uncontested. The provision of mitigation for
2 any contested violations shall be as determined by the hearing authority. Full
3 payment of mitigation costs is required prior to the issuance of any after-the-fact
4 permits to redress violations. Mitigation payments are separate from any code
5 enforcement penalties and shall be deposited in the Tree Restoration Fund in the
6 same manner and for the same purposes prescribed for required replacement trees
7 not provided on the removal site. Mitigation shall be provided as prescribed for the
8 following actions and conditions: [Note: Compliance time corresponds to max
9 Code Enforcement time for corrective action after notice.]

10 **(1) Tree removal.** ~~The penalty for the unauthorized removal of a protected tree,~~
11 ~~including its effective removal by irreparable injury causing an unnatural decline,~~
12 ~~shall be the cost necessary to replace the total tree trunk diameter (DBH) inches~~
13 ~~removed with the same total caliper inches of standard replacement trees~~
14 ~~according to the current adopted fee schedule. Where the actual DBH of the~~
15 ~~removed tree cannot be directly measured, county officials may estimate the size~~
16 ~~from any tree remains, photographs, or other reliable evidence. Additionally, if a~~
17 ~~standard arboricultural assessment of the pre-removal tree conditions warrants,~~
18 ~~county officials may reduce the penalty accordingly but to no less than the fee~~
19 ~~schedule cost of one standard replacement tree.~~

20 **Removal and irreparable injury.** Mitigation for unauthorized removal of a
21 protected tree, including its effective removal by irreparable injury causing an
22 unnatural decline, is determined by the occurrence and extent of impact. For
23 these purposes, irreparable injury causing unnatural decline may include canopy
24 damage from excessive or improper limb removal, or damage within the
25 minimum required root zone from improper grubbing, grade change, excavation,
26 compaction, contamination, or other adverse changes.

27 **a. Frequency of offense.** For the first offense, mitigation shall be the cost to
28 replace 75 percent of the total tree trunk diameter (DBH) inches removed with
29 the same total caliper inches of standard replacement trees according to the
30 current adopted fee schedule. For any subsequent offenses on the same
31 property or by the same party on other property after notice or citation of the
32 first offense, the mitigation shall be the cost to replace the total tree trunk
33 diameter inches removed with the same total caliper inches of standard
34 replacement trees.

35 **b. Determination of mitigation.** Where the actual DBH of a removed tree
36 cannot be directly measured, county officials may estimate the size from any
37 tree remains, photographs, or other reliable evidence. Additionally, if a
38 standard arboricultural (e.g., International Society of Arboriculture, or ISA)
39 assessment of the pre-removal tree conditions warrants, the county arborist
40 may reduce the mitigation of the first offense accordingly, but to no less than
41 the fee schedule cost of one standard replacement tree.

42 [Note: All removal and irreparable damage conditions combined.]

(2) ~~Tree damage.~~ If a protected tree has sustained irreparable damage to its normal growth character by topping, “hat racking,” or other pruning exceeding 30% of total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required. If a standard arboricultural assessment of the pre-damage tree conditions warrants, county officials may reduce the penalty accordingly.

Reparable injury. Mitigation for reparable or reversible injury to a protected tree (i.e., injury not requiring replacement trees) shall be the practical and effective remediation of the injury as directed by an ISA certified arborist, but not required to exceed the cost of mitigation for unauthorized removal of the same tree. The rehabilitation of an injured tree may require such actions as professional limb or root pruning, removal of root zone fill or impervious cover, mulching or other root zone treatment, installation of protective barriers, or a period of regular irrigation. **[Note: Provisions added to mitigate non-removal, non-irreparable injury without replacement. All irreparable damage combined with removal.]**

(3) ~~Protection~~**Deficient barriers.** The penaltyMitigation for failure to install or maintain one or more required tree protection barriers ~~required by county development approval~~ shall be correction of the failure and the cost of one standard replacement tree according to the current adopted fee schedule. Subsequent citations on the same site for failure to install or maintain the required barriers shall be correction of the failure and the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

Sec. 5-7.5 Tree inventory and assessment. The *DSM* Chapter 2, Tree Inventory and assessment section contains provisions for any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on the site, that condition shall be identified in the application documents.

Sec. 5-7.6 Tree removal and replacement.

General. Existing healthy trees shall be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses. Removal of protected trees shall be avoided when possible and shall be minimized and mitigated when unavoidable. The ~~provisions~~ criteria for the removal criteria and requirements for replacement are provided in the *DSM Chapter 2, Tree Removal and Replacement–Removal Criteria* section.

Sec. 5-7.7 Plant selection, installation, and irrigation.

~~(a)~~ Appropriate selection of landscaping plants is essential for long-term survival and allows their buffering, aesthetic, erosion control, mitigation, and other benefits to be realized as early as practical. Planting a variety of trees and shrubs helps maintain a diverse urban forest. The *DSM Chapter 2, Plant Selection, Installation, and Irrigation* section ~~containing provisions in the selection criteria~~ includes requirements for the ~~provisions of quality, and species, of trees, and other landscape vegetation.~~

1 Irrigation systems are encouraged, as they are reliable components of plant
2 maintenance, especially during critical periods of plant establishment after planting.

3
4 **Sec. 6-0.3 Terms defined.**

5 **Tree, canopy.** A tree of a species that typically grows to a mature height greater than
6 30 feet. Trees of such greater height and more substantial cover may also be known as
7 shade trees.

8 **Tree, understory.** A tree of a species that typically grows to a mature height no greater
9 than 30 feet. Trees of such limited size and more decorative use may also be known as
10 ornamental or accent trees.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LDC Landscaping and tree protection ordinance

Date: 12-6-2016

Date requested back by: 12-9-2016

Requested by: Griffin Vickery

Phone Number: 595-3471

.....
(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 12/8/16

X Approved as to form and legal sufficiency.

 Not approved.

 Make subject to legal signoff.

Additional comments:

See draft MDC1 12.8.2016 for my revisions/comments -
MC

ORDINANCE NUMBER 2017-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 5, GENERAL DEVELOPMENT STANDARDS, ARTICLE 7, LANDSCAPING, TO CLARIFY PROVISIONS FOR TREE PROTECTION, IMPROVE COORDINATION WITH REFERENCED MANUALS, ESTABLISH NONCONFORMANCE, VARIANCE, AND ENFORCEMENT PROVISIONS FOR ARTICLE STANDARDS, AND MODIFY RESPONSIBILITIES AND REQUIRED MITIGATION FOR VIOLATIONS OF TREE PROTECTION STANDARDS; AMENDING CHAPTER 6, DEFINITIONS, TO DEFINE "CANOPY TREE" AND "UNDERSTORY TREE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, through its Comprehensive Plan and Land Development Code, the Escambia County Board of County Commissioners has recognized the environmental and community benefits of a healthy, diverse, and well-managed urban forest; and,

WHEREAS, the Board finds that clear and direct descriptions of minimum landscaping and tree protection requirements consistent with the established purposes for those requirements are essential to realize the intended public benefits; and,

WHEREAS, the Board further finds that, since the April 16, 2015, adoption of the Land Development Code, amendments to better implement its landscaping and tree protection provisions are necessary and beneficial;

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

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 5, General Development Standards, Article 7, Landscaping, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Article 7 Landscaping and Tree Protection

Sec. 5-7.1 Purpose of article.

This article establishes land development standards for landscaping and tree protection that implement Comprehensive Plan policies requiring the promotion, protection, and

1 ~~preservation of trees and other vegetation development to apply professional practices~~
2 ~~for landscaping and tree protection.~~ It is the intent of these standards to promote
3 support the environmental and community benefits of a healthy, diverse, and well-
4 managed urban forest. More specifically, this article is intended to accomplish the
5 following:

6 (1) Improve the appearance, character, and value of developed lands through
7 landscaping that enhances, shades, screens, and buffers the built elements and
8 that appropriately includes and preserves existing trees.

9 (2) Require that the type, quality, and installation of trees and other vegetation
10 planted to fulfill county landscaping and mitigation requirements be appropriate
11 for successful establishment and long-term viability. ~~prevent the unnatural~~
12 ~~decline of trees by requiring effective measures to protect them from damaging~~
13 ~~acts or practices, especially during site development, and establishing penalties~~
14 ~~to discourage violations.~~

15 (3) Prevent the unnatural decline of trees by requiring effective measures to protect
16 them from damaging acts or practices, especially during site development, and
17 requiring mitigation to discourage and remedy violations of those measures.

18 (3)(4) Allow and encourage the appropriate removal of trees through an objective
19 criterion-based review ~~but, prohibit the inappropriate removal of trees, and~~
20 require mitigation by replacement trees to compensate for the lost benefits of
21 removed healthy trees ~~by requiring sufficient replacement planting of quality~~
22 ~~trees.~~

23 (4)(5) Emphasize the use of native species for reduced irrigation needs and
24 improved plant establishment, survival, and vitality.

25 (5)(6) Increase the diversity of age and species among trees for long-term urban
26 forest health and stability, and increase the proportion of wind-resistant trees to
27 make future storms less devastating.

28 **Sec. 5-7.2 General provisions.**

29 (a) **Approval required.** All land uses and development activities require ~~prior county~~
30 ~~review and approval for~~ compliance with the standards of this article, unless the use
31 or activity is specifically identified in the LDC as exempt from these standards.
32 These standards are in addition to any required vegetative control of erosion and
33 sediment from land disturbance or any landscaping required by ~~any other~~ conditions
34 of county approval.

35 (b) **Exemptions.** ~~The following uses are exempt from the general landscaping~~
36 ~~provisions of this article, but in no case do the exemptions apply to any required~~
37 ~~vegetative control of erosion and sediment, required tree replacement, or~~
38 ~~landscaping required by any special condition of county approval:~~

39 (1) **General landscaping.** The following uses and activities are exempt from the
40 general landscaping provisions of this article:

41 (4)a. **Residential lots.** The improvements in a single-family residential

subdivision ~~and or on~~ any lot of a single-family or two-family dwelling. Developers ~~of residential subdivisions, in coordination with~~ homebuilders, ~~and homeowners~~ are nonetheless encouraged to provide shade trees within developed residential lots, along streets, and elsewhere within subdivisions consistent with the plant selection and installation standards of this article for the benefit of residents. ~~Except as described in DSM Chapter 2, Section 2-1(e) Protected Trees.~~

(2)b. Agriculture and silviculture. Bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as “agricultural” for ad valorem tax purposes.

(3)c. State or federal conflicts. Any use for which county landscaping requirements conflict with the requirements of state or federal authorizations, except that the exemption shall only be ~~for those modifications of county requirements to the extent~~ necessary to eliminate the conflict (e.g., substitution of plant forms and species).

(4)d. Temporary uses. Any temporary use as prescribed in Article 7 of Chapter 4.

(5)e. Playing fields. Areas authorized through county approval for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. The sites of parking lots, community centers, clubhouses and other structures or uses accessory to such parks, grounds, fields, or courses remain subject to applicable landscape requirements.

(2) Tree protection and preservation. Specific tree types, tree conditions, and site activities are exempt from the tree protection and preservation provisions of this article as prescribed in DSM Chapter 2.

(c) Disclaimer. Nothing in this article shall be understood to impose any liability for damages or a duty of care or maintenance upon the county or any of its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on his property or under his control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.

(d) Nonconformance. In addition to the nonconformance provisions of Chapter 1, if a standard of this article provides no other guidance for the correction of nonconformance, the correction shall be made in general proportion to any proposed change that is subject to the standard, and to the extent that sufficient land is available, as determined by the approving authority.

(e) Variances. Variances to the strict application of the standards of this article may be granted according to the variance criteria and review processes prescribed in Article 6 of Chapter 2, provided such modifications maintain the stated purposes of this article and are not excluded by other provisions of the LDC. Any variance of the landscaping standards shall be guided by applicable professional landscaping standards and any variance of the tree protection and preservation standards shall

1 be guided by applicable professional arboricultural standards.

2 **(f) Enforcement.** The standards of this article shall be enforced by county code
3 enforcement officers as authorized pursuant to Chapter 30, *Code Enforcement*, Part
4 I, Escambia County Code of Ordinances. Any party or parties in violation of these
5 standards are subject to notices of violation, citations, and civil penalties as
6 prescribed in Chapter 30, and those other actions and costs prescribed in this
7 article.

8 **~~(d)~~(g) Landscape plans.** Prior to any county authorization of land development
9 requiring site landscaping, a landscape plan shall adequately document compliance
10 with all applicable landscaping standards of this article and the *DSM* Chapter 2,
11 ~~Landscape Article~~. The plan shall include all calculations, dimensions, notes, and
12 details necessary to describe the landscape elements and their relation to the site
13 boundary and site improvements. Any landscaping proposed solely at the owner's
14 discretion shall be distinguished from that required by the county. Additionally, the
15 plan shall include owner notification of the responsibility for the establishment of
16 newly planted trees and shrubs and the continuing obligation of maintenance of all
17 landscape elements.

18 **~~(e)~~(h) Landscape design.** Site landscape design shall evidence consideration of
19 existing protected trees, site soils, ~~including plants adaptable to site conditions, and~~
20 ~~practical use of turf grass.~~ Established trees and other areas of vegetation shall be
21 incorporated where it is practical to lower the adverse impacts of development,
22 including the need for irrigation. If adequate on-site vegetation does not exist or
23 cannot be preserved to meet minimum landscape requirements, plants shall be
24 selected and installed according to the provisions of this article. The assistance of a
25 landscape professional in planning and design is encouraged.

26 **~~(f)~~(i) Tree types.** ~~The *DSM* Chapter 2, Tree Removal and Replacement section~~
27 ~~establishes the standards for a tree determination, including the criteria for the~~
28 ~~understory, canopy, evergreen trees, and deciduous plants.~~ Trees are defined in
29 Chapter 6 and characterized for the purposes of this article as either canopy trees
30 which typically mature at heights greater than 30 feet, or understory trees which
31 typically mature at lesser heights. Furthermore, trees (and shrubs) are either
32 classified as deciduous, which shed foliage at the end of each year's growing
33 season, or as evergreen which have persisting green foliage throughout the year.

34 **Sec. 5-7.3 Landscape areas and quantities.** See *DSM Chapter 2, Landscape*
35 *Areas and Quantities* section for details regarding landscape areas and quantities.

36 **Sec. 5-7.4 Tree protection and preservation.**

37 **(a) General.** Tree protection and preservation requires reasonable assurance through
38 the application of professional arboriculture standards that a healthy tree will remain
39 so. Adverse changes in natural site conditions are often unavoidable, but the
40 provisions of this section ~~consolidate and simplify standards needed to achieve~~
41 promote meaningful tree protection and preservation within the development. The
42 *DSM* Chapter 2, Tree Protection and Preservation section, ~~establishes the~~

1 provisions for the tree approval, prohibited acts, tree preservation, and tree
2 protection areas those protected trees that require county authorization to remove or
3 otherwise adversely impact, and the minimum standards to protect and preserve
4 them. All applicable tree protection and preservation standards shall be
5 documented on county-approved development plans.

6 **(b) Violations.** All applicable tree protection and preservation standards of this article
7 shall be documented on county-approved development plans. Failure to comply
8 with such standards will subject the development to site inspection failures, code
9 enforcement citations and penalties. All penalties resulting from the enforcement of
10 the provisions of this article shall be deposited in the Tree Restoration Fund in the
11 same manner and for the same purposes prescribed for unplanted mitigation.

12 Regardless of the association with any proposed or approved development,
13 complaints of violation of the standards of this article will be investigated by county
14 Code Enforcement officials who have the authority and responsibility to enforce the
15 provisions of the LDC through the issuance of written citations according to the
16 provisions of Chapter 30, *Code Enforcement*, Part I, Escambia County Code of
17 Ordinances.

18 For any violations of applicable tree protection and preservation standards, the
19 landowner of record, permittee, contractor, agent, or any other party may be
20 individually or collectively subject to notices of violation, citations, civil penalties, and
21 site inspection failures, and to the mitigation costs prescribed in this article.

22 Recurring violations on the same property or by the same parties after notice or
23 citation will subject those parties in violation to increased penalties and additional
24 mitigation requirements as authorized.

25 **(c) Mitigation.** Mitigation is required for violations of tree protection and preservation
26 standards and shall be provided within 30 days from the date of the written notice or
27 citation for any such violations that are uncontested. The provision of mitigation for
28 any contested violations shall be as determined by the hearing authority. Full
29 payment of mitigation costs is required prior to the issuance of any after-the-fact
30 permits to redress violations. Mitigation payments are separate from any code
31 enforcement penalties and shall be deposited in the Tree Restoration Fund in the
32 same manner and for the same purposes prescribed for required replacement trees
33 not provided on the removal site. Mitigation shall be provided as prescribed for the
34 following actions and conditions:

35 **(1) Tree removal.** The penalty for the unauthorized removal of a protected tree,
36 including its effective removal by irreparable injury causing an unnatural decline,
37 shall be the cost necessary to replace the total tree trunk diameter (DBH) inches
38 removed with the same total caliper inches of standard replacement trees
39 according to the current adopted fee schedule. Where the actual DBH of the
40 removed tree cannot be directly measured, county officials may estimate the size
41 from any tree remains, photographs, or other reliable evidence. Additionally, if a
42 standard arboricultural assessment of the pre-removal tree conditions warrants,
43 county officials may reduce the penalty accordingly but to no less than the fee
44 schedule cost of one standard replacement tree.

Removal and irreparable injury. Mitigation for unauthorized removal of a protected tree, including its effective removal by irreparable injury causing an unnatural decline, is determined by the occurrence and extent of impact. For these purposes, irreparable injury causing unnatural decline may include canopy damage from excessive or improper limb removal, or damage within the minimum required root zone from improper grubbing, grade change, excavation, compaction, contamination, or other adverse changes.

a. Frequency of offense. For the first offense, mitigation shall be the cost to replace 75 percent of the total tree trunk diameter (DBH) inches removed with the same total caliper inches of standard replacement trees according to the current adopted fee schedule. For any subsequent offenses on the same property or by the same party on other property after notice or citation of the first offense, the mitigation shall be the cost to replace the total tree trunk diameter inches removed with the same total caliper inches of standard replacement trees.

b. Determination of mitigation. Where the actual DBH of a removed tree cannot be directly measured, county officials may estimate the size from any tree remains, photographs, or other reliable evidence. Additionally, if a standard arboricultural (e.g., International Society of Arboriculture, or ISA) assessment of the pre-removal tree conditions warrants, the county arborist may reduce the mitigation of the first offense accordingly, but to no less than the fee schedule cost of one standard replacement tree.

(2) Tree damage. If a protected tree has sustained irreparable damage to its normal growth character by topping, "hat racking," or other pruning exceeding 30% of total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required. If a standard arboricultural assessment of the pre-damage tree conditions warrants, county officials may reduce the penalty accordingly.

Reparable injury. Mitigation for reparable or reversible injury to a protected tree (i.e., injury not requiring replacement trees) shall be the practical and effective remediation of the injury as directed by an ISA certified arborist, but not required to exceed the cost of mitigation for unauthorized removal of the same tree. The rehabilitation of an injured tree may require such actions as professional limb or root pruning, removal of root zone fill or impervious cover, mulching or other root zone treatment, installation of protective barriers, or a period of regular irrigation.

(3) Protection Deficient barriers. The penalty Mitigation for failure to install or maintain one or more required tree protection barriers required by county development approval shall be correction of the failure and the cost of one standard replacement tree according to the current adopted fee schedule. Subsequent citations on the same site for failure to install or maintain the required barriers shall be correction of the failure and the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

Sec. 5-7.5 Tree inventory and assessment. The *DSM* Chapter 2, Tree Inventory and assessment section contains provisions for any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on the site, that condition shall be identified in the application documents.

Sec. 5-7.6 Tree removal and replacement.

General. Existing healthy trees shall be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses. Removal of protected trees shall be avoided when possible and shall be minimized and mitigated when unavoidable. ~~The provisions criteria for the removal criteria and requirements for replacement are provided in the *DSM Chapter 2, Tree Removal and Replacement-Removal Criteria* section.~~

Sec. 5-7.7 Plant selection, installation, and irrigation.

~~(a)~~ Appropriate selection of landscaping plants is essential for long-term survival and allows their buffering, aesthetic, erosion control, mitigation, and other benefits to be realized as early as practical. Planting a variety of trees and shrubs helps maintain a diverse urban forest. The *DSM Chapter 2, Plant Selection, Installation, and Irrigation* section ~~containing provisions in the selection criteria includes requirements for the provisions of quality, and species, of trees, and other landscape vegetation.~~ Irrigation systems are encouraged, as they are reliable components of plant maintenance, especially during critical periods of plant establishment ~~after planting.~~

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 6, Definitions, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 6-0.3 Terms defined.

Tree, canopy. A tree of a species that typically grows to a mature height greater than 30 feet. Trees of such greater height and more substantial cover may also be known as shade trees.

Tree, understory. A tree of a species that typically grows to a mature height no greater than 30 feet. Trees of such limited size and more decorative use may also be known as ornamental or accent trees.

Section 3. Severability.

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

Section 4. Inclusion in Code. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by

1 F.S. § 125.68 (2016); and that the sections, subsections and other provisions of this
2 Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed
3 to "section," "chapter," or such other appropriate word or phrase in order to accomplish
4 such intentions.
5

6 **Section 5. Effective Date.**

7 This Ordinance shall become effective upon filing with the Department of State.
8

9 **DONE AND ENACTED** this _____ day of _____, 2017.
10

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

14 **By:** _____
15 **D. B. Underhill, Chairman**
16

17 **ATTEST: PAM CHILDERS**
18 **Clerk of the Circuit Court**
19

20 **By:** _____
21 **Deputy Clerk**
22

23 **(SEAL)**
24

25 **ENACTED:**

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

27 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. B.

Meeting Date: 01/03/2017

Agenda Item:

2017 Planning Board Meeting Calendar

Attachments

Draft 2017 PB Meeting Calendar



Development Services Department
Escambia County, Florida

2017 MEETING SCHEDULE

***** All applications MUST be received before 3:00 p.m. *****

PLANNING BOARD/REZONING

| | | | | | | | | | | | | |
|--------------|--------------|--------------|--------|---------|--------|----------|--------|---------|---------|--------|---------|--------|
| Meeting Date | Jan 3 | Feb 7 | Mar 7 | April 4 | May 2 | June 6 | July 5 | Aug 1 | Sept 5 | Oct 2 | Nov 7 | Dec 5 |
| Deadline | Nov 17, 2016 | Dec 22, 2016 | Jan 19 | Feb 16 | Mar 16 | April 20 | May 19 | June 15 | July 20 | Aug 16 | Sept 21 | Oct 19 |

Unless otherwise changed (due to holidays or special needs), the Planning Board (PB) meets the **1st Tuesday** of each month at 8:30 a.m. at the Escambia County Central Office Complex, 3363 West Park Place Pensacola, Florida