

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
February 7, 2017–8:30 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. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the January 3, 2017 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2016-11
Applicant: Joe Rector, Jr., Dewberry/Prebble-Rish and Jesse Rigby, Agent for Briar Ridge LLC, Owner
Address: 11975 Beulah Road
Property Size: 56.80 (+/-) acres
From: Ind, Industrial district (du density limited to vested residential development)
To: LDR, Low Density Residential district (four du/acre)
 - B. Case #: Z-2016-13

Applicant: Wiley C. "Buddy" Page, Agent for Shaun Romero, Owner
Address: 6013 Hilburn Road
Property Size: 1.52 (+/-) acres
From: HDR, High Density Residential district (18 du/acre)
To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

C. Case #: Z-2016-14
Applicant: Glen and Ouida Wiggins, Owners
Address: 6000 Block Hwy 4
Property Size: 15.65 (+/-) acres
From: Agr, Agricultural district (one du/20 acres)
To: RR, Rural Residential district (one du/four acres)

D. Case #: Z-2016-16
Applicant: Michael Miragliotta, Agent for R & C Clark, LLC, Owner
Address: 8594 Highway 98 West
Property Size: 26.11 (+/-) acres
From: HDR, High Density Residential district (18 du/acre)
To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Rezoning

4. A.

Meeting Date: 02/07/2017

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the January 3, 2017 Planning Board Rezoning Meeting.

Attachments

Draft January 3, 2017 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING January 3, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:31 A.M.)
(8:48 A.M. – 9:29 A.M.)

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

Absent: Tim Tate, Vice Chairman

Staff Present: Allyson Cain, 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 was given by Wayne Briske.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Edwin Howard

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)
Tim Tate (ABSENT)

4. Approval of Minutes.

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

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to approve the minutes for the December 6, 2016 Rezoning Planning Board meeting.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Tim Tate (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to accept the Rezoning Planning Board meeting packet for January 3, 2017.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Tim Tate (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2016-15
Applicant: Escambia County
Address: 2816 N Pace Blvd, 3080 N
Pace Blvd, 1800 St Mary
Street and 1807 W
Fairfield Dr.
Property Size: 29.10 (+/-) acres
From: HDR, High Density
Residential district (18
du/acre), HC/LI, Heavy
Commercial and Light
Industrial district (Dwelling
unit density limited to
vested residential
development)
To: Pub, Public (Dwelling unit
density limited to vested
residential development)

Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Timothy Pyle, Seconded by Edwin Howard

Motion was made to recommend approval to the BCC.

Vote: 6 - 0 Approved

Other: Tim Tate (ABSENT)

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 02/07/2017

CASE : Z-2016-11

APPLICANT: Joe Rector, Jr., Dewberry/Preble-Rish and Jesse Rigby, Agent
for Bolley L. Johnson, Briar Ridge LLC, Owner

ADDRESS: 11975 Beulah Road

PROPERTY REF. NO.: 34-1N-31-2101-000-001

FUTURE LAND USE: I, Industrial

DISTRICT: 1

OVERLAY DISTRICT: N/A

BCC MEETING DATE:

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Ind, Industrial district (du density limited to vested residential development)

TO: LDR, Low Density Residential district (four du/acre)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions

Comp Plan Policy (CPP) FLU 1.3.1 Future Land Use Categories.

The Industrial (I) Future Land Use (FLU) category is intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. Range of allowable uses include: Light to Intensive Industrial, Ancillary

Retail and Office, No new residential development is allowed.

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

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

OBJ MOB 1.4 Corridor Preservation

Provide for the protection of existing and future rights-of-way from encroachment by including appropriate regulations for standard right-of-way, setback regulations, density and intensity regulation, right-of-way, and scenic roadway designation within the provisions of the LDC.

MOB 1.4.1 Proposed Transportation Corridors. Escambia County will make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted TPO's Cost Feasible Plan, the proposed or adopted County Capital Improvement Plan, or in any proposed or adopted Development of Regional Impact (DRI) or development plan. Transportation corridor protection regulations will be incorporated in the LDC. The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

FINDINGS

The proposed amendment to LDR **is not consistent** with the current Industrial (I) FLU at this time. The applicant is currently requesting a FLUM amendment from I to MU-S and if the FLUM amendment is approved, the requested zoning of **LDR will be compatible with the MU-S** designation as the proposed Large Scale LSA-2016-03 to Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is stated in CPP FLU 1.3.1. The current FLU I, does not allow for residential uses, but the proposed MU-S development is compatible to surrounding properties, which allows for residential uses.

The subject parcel had a FLU change from MU-S to I case number LSA-2014-02 (14-3ESR) in 2014. Also the parcel was rezoned from Villages Agricultural District (VAG-2), to General Industrial District (ID-2), case number Z-2014-12 on September 4, 2014.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

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

Sec. 3-2.5 Low Density Residential district (LDR).

(a) Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

(b) Permitted uses. Permitted uses within the LDR district are limited to the following:

(1) Residential.

a. Manufactured (mobile) homes only within existing manufactured home parks or subdivisions, or on land zoned SDD prior to adoption of LDR zoning. No new or expanded manufactured home parks or subdivisions.

b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots two acres or larger. Attached single-family dwellings and zero lot line subdivision only on land zoned V-5 or SDD prior to adoption of LDR zoning.

c. Two-family dwellings and multi-family dwellings up to four units per dwelling (triplex and quadruplex) only on land zoned V-5 or SDD prior to adoption of LDR zoning.

See also conditional uses in this district.

(2) Retail sales. No retail sales.

(3) Retail services. No retail services.

(4) Public and civic.

a. Cemeteries, family only.

b. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Marinas, private only.

b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. On land not zoned SDD prior to adoption of LDR zoning, agricultural production and storage is limited to food primarily for personal consumption by the producer. The following additional agricultural uses are allowed on lands zoned SDD prior to LDR zoning:

a. Agriculture, but no farm animals except horses and other domesticated equines kept on site, and stables for such animals, accessory to a private residential use with a minimum lot area of two acres and a maximum of one animal per acre.

b. Aquaculture, marine or freshwater.

- c. Produce display and sales of fruit, vegetables and similar agricultural products.
- d. Silviculture.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the LDC. As per LDC 3-2.5, LDR allows residential uses, no retail sales or services, no industrial uses, which is compatible with the MU-S FLU.

The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff:

TTO Staff has reviewed the Large Scale Amendment (LSA)-2016-03 and Rezoning Case (Z)-2016-11, Beulah Road at I-10, agenda item for the upcoming Planning Board meeting scheduled for February 7, 2017. Please see the below comments.

Upon review of LSA-2016-03 and Z-2016-11, TTO Staff provides the following information regarding an existing programmed regional and local transportation project commonly known as the Escambia County Beulah Beltway / I-10 Interchange Project (Project). This project is expected to impact the subject site, as well as potentially other properties within the vicinity once the project moves into the future Right-Of-Way and Construction Phases. The Project limits as identified in the Florida-Alabama Transportation Planning Organization Long Range Transportation Plan begins at the Nine Mile Road at the southern most termini, extends north along Beulah Road to Interstate 10, then further north to US29 (in the Quintette Road vicinity).

The Project was initiated in 2007 following the inception of the Escambia County Midwest Optional Sector Plan (Sector Plan) that justified the need for a new "limited access roadway with Interstate Interchange." County Staff, through Planning Board and Board of County Commission approval, then instituted a Corridor Preservation Ordinance found in the Escambia County Comprehensive Plan and Land Development Code (LDC Ordinance 2007-81) in efforts to minimize the local financial lift once the Project moved into the Right-Of-Way Acquisition and subsequent Construction Phase. Due to the infancy of the Sector Plan and without any substantial data or results of the necessary Corridor Selection Study, the Ordinance created a 300' Preservation Overlay for the future roadway. However, the County is currently finalizing the Corridor Selection Study, and recently received the proposed typical cross sections / right-of-way widths needed for the future roadway; the consultants are recommending two different cross sections. The width proposed for the North Segment (I-10 north to US29) is 225', and the width proposed for the South Segment (Nine Mile Road to I-10) is 104.5'. It is the South Segment specifically abuts the subject site. Attached is the document detailing the cross sections.

In conclusion, TTO Staff recognizes that, though LDC Ordinance 2007-81 details a 300' Preservation Overlay, in receipt of the proposed cross sections that the need to preserve 300' for the South Segment seems unjustified at this point. TTO Staff recommends that the Planning Board and Board of County Commissioners consider directing Staff to amend the Ordinance upon completion of the Corridor Selection Study (expected for

completion Summer 2017). **TTO Staff does not oppose the map amendment or rezoning, only if the Boards would consider reducing the 300' preservation width to a width of 104.5' for the South Segment.**

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.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts LDR and RMU. The proposed amendment would be consistent with the surrounding uses and coexist without producing negative impacts on the neighboring properties. Rezoning the parcel to LDR would allow residential development which would be compatible to the single family homes that exist in the area instead of industrial type businesses which may cause more noise, dust and overall nuisance to the adjoining neighbors. Density and intensity would be decreased in the area through the rezoning from Ind to LDR.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed conditions** that would impact the amendment or property(s). The subject parcel had a FLU change from MU-S to I, case number LSA-2014-02 (14-3ESR) in 2014. Also the parcel was rezoned from Villages Agricultural District (VAG-2), to General Industrial District (ID-2), case number Z-2014-12 on September 4, 2014.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

Based on the location of the parcel, the current zoning maps and the

surrounding existing land uses, the proposed amendment **would result** in a logical and orderly development pattern. The large 56.08± acre parcel would allow for residential single family homes, which would be considered a less impact than a Industrial zoned property. A development along Isaacs Lane and Interstate-10 gives the site a close proximity to the interstate maximizing the use of existing roads and infrastructure. With the Detail Specific Area Plan (DSAP) area north of the interstate and zoned for industrial type uses already, the rezoning would have a good mix of development that is close to the interstate to maximize economic development.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

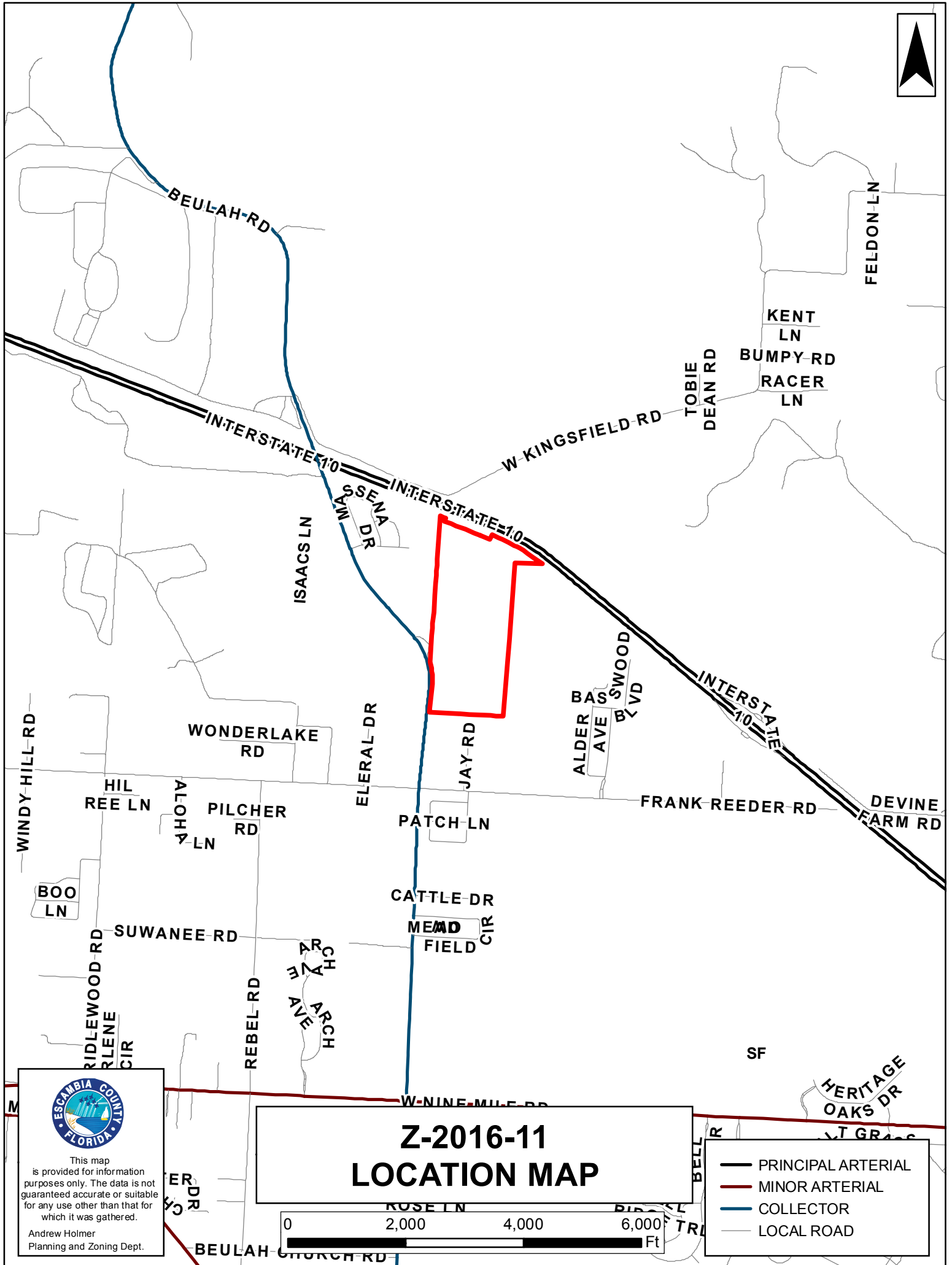
FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject property. The applicant has provided a wetlands survey that identifies and delineates existing wetlands within the site. The applicant is also in the process of obtaining all required permits and implementing all necessary mitigation activities as dictated by the responsible Federal and State agencies. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

Z-2016-11

Z-2016-11



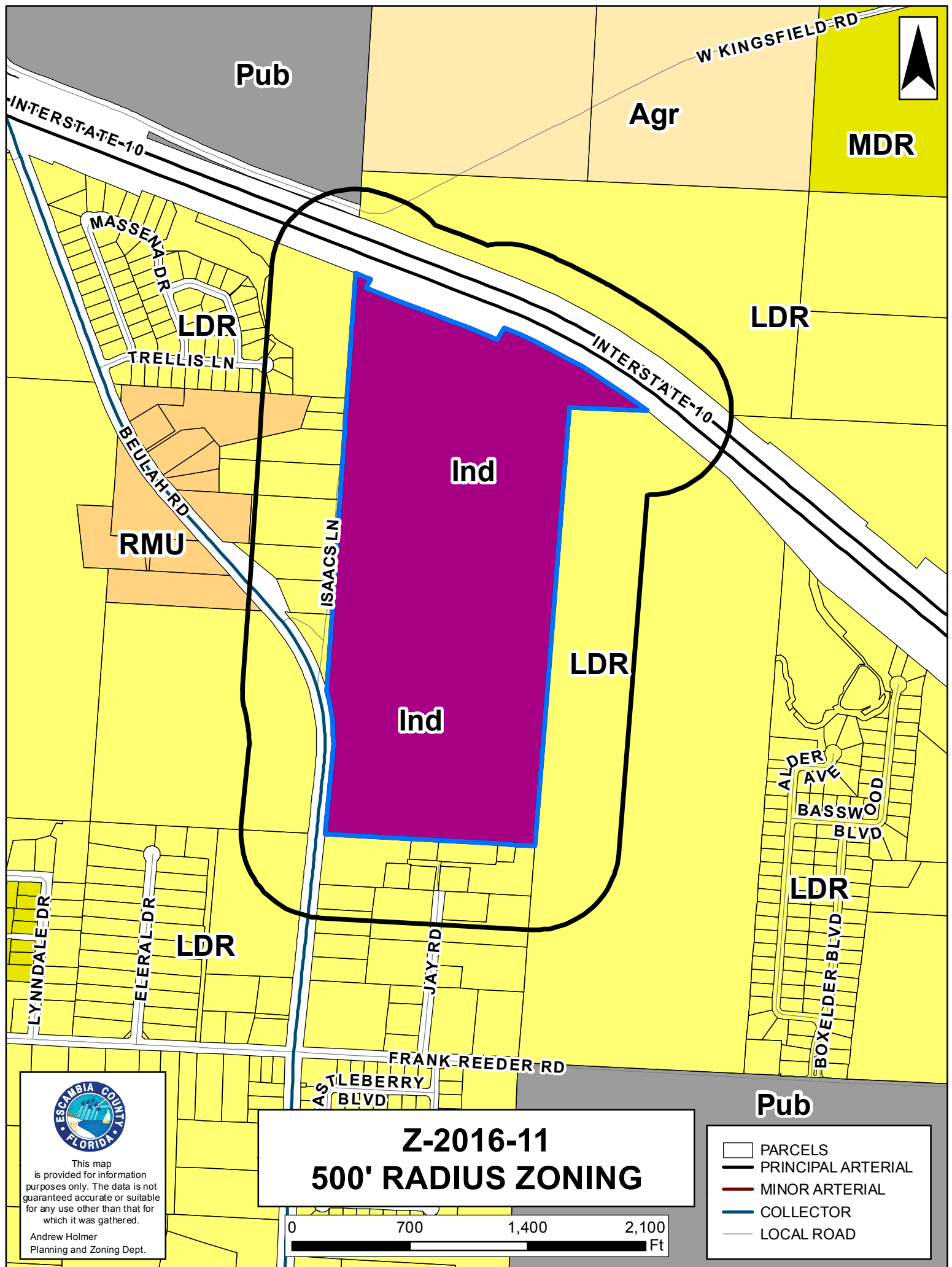
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-11 LOCATION MAP

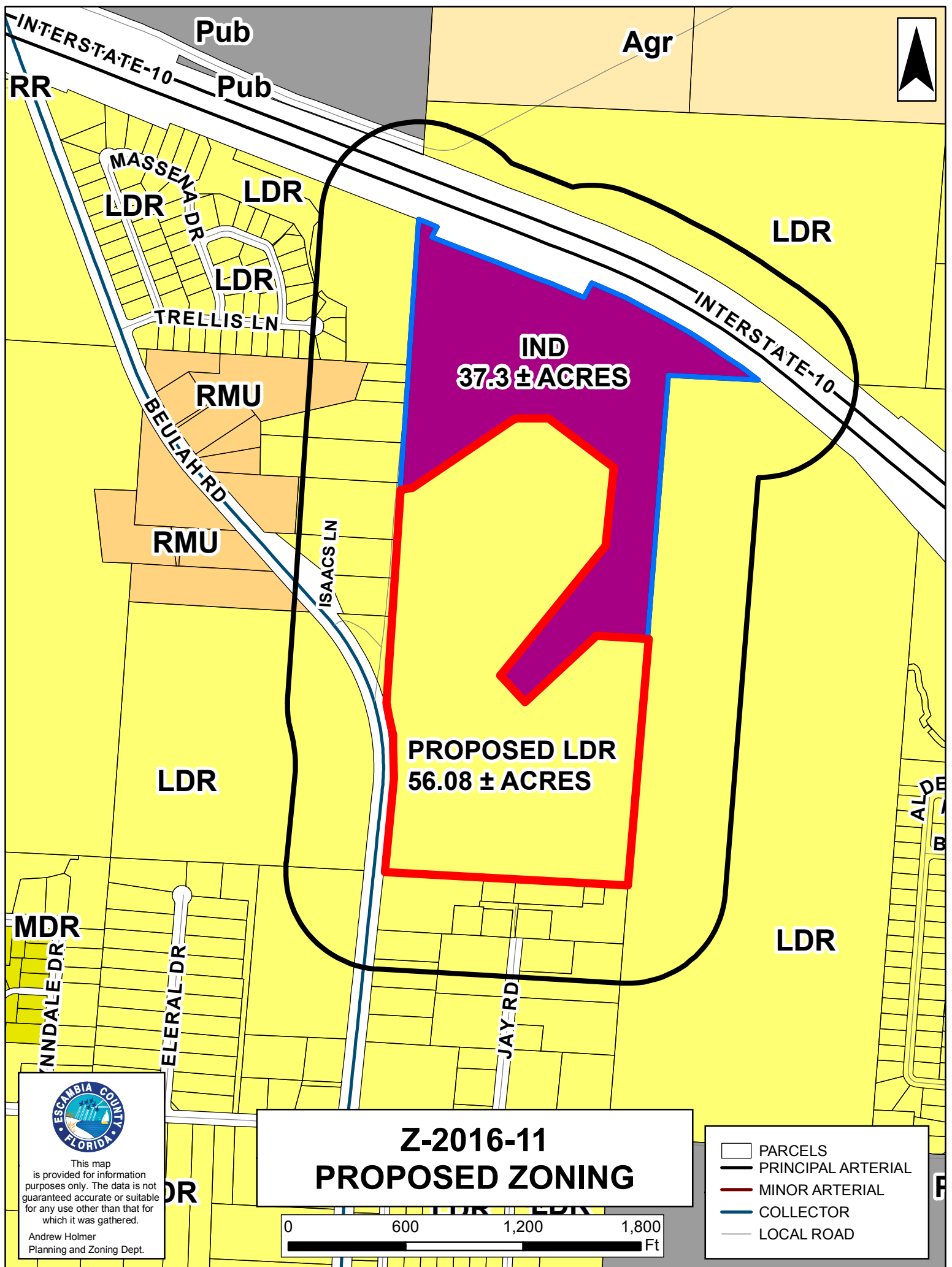
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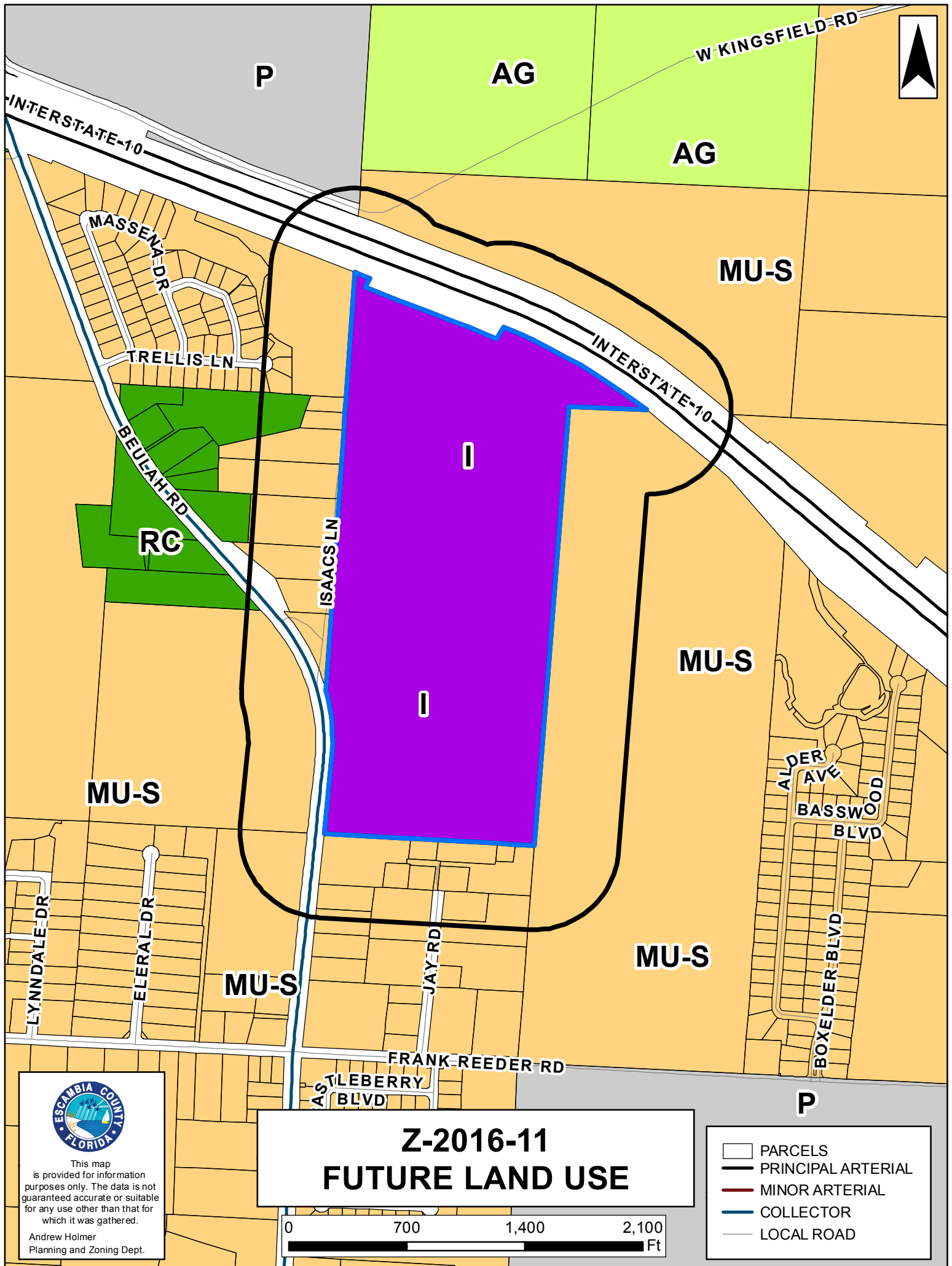
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

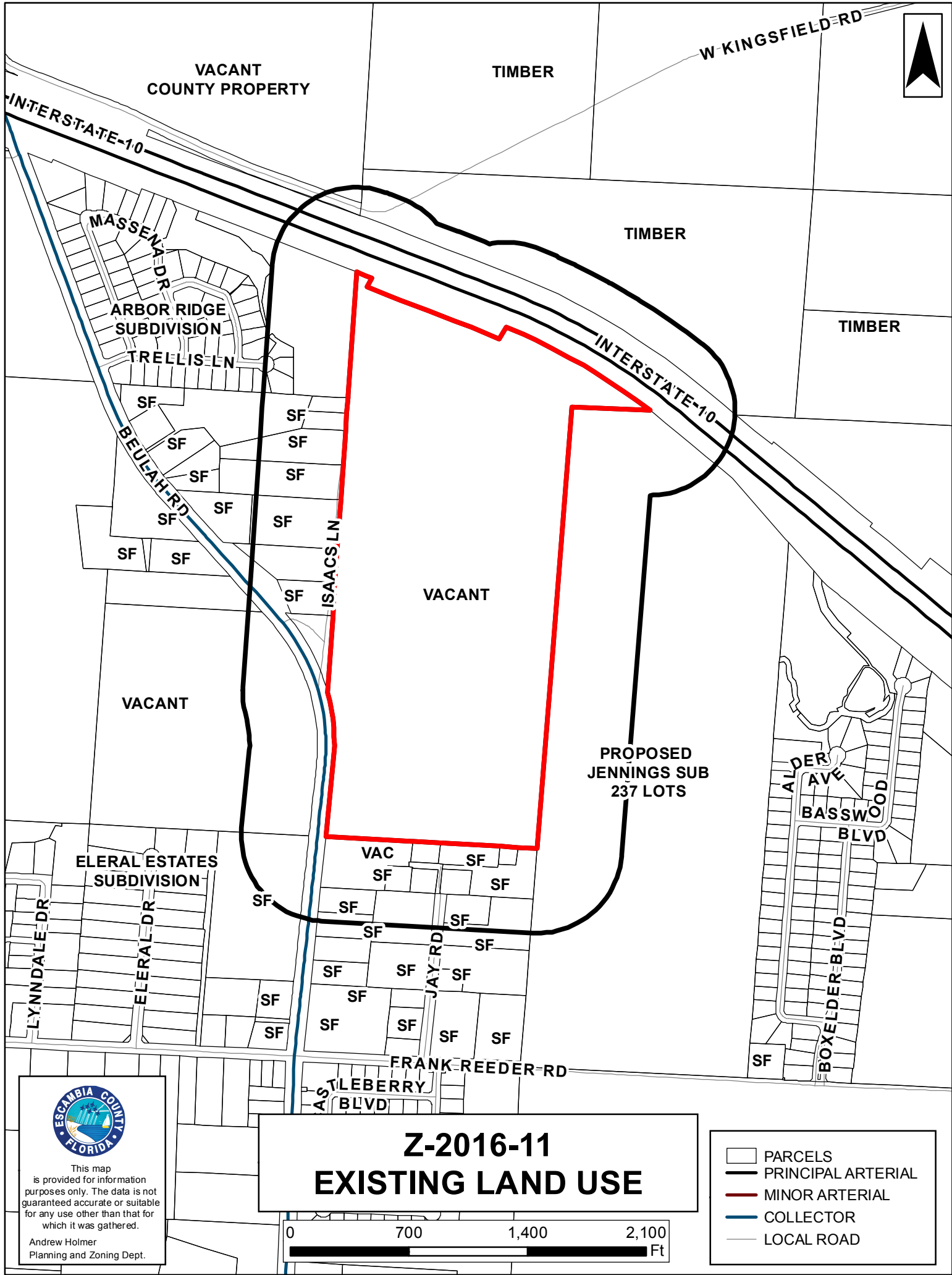


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Andrew Holmer
Planning and Zoning Dept.







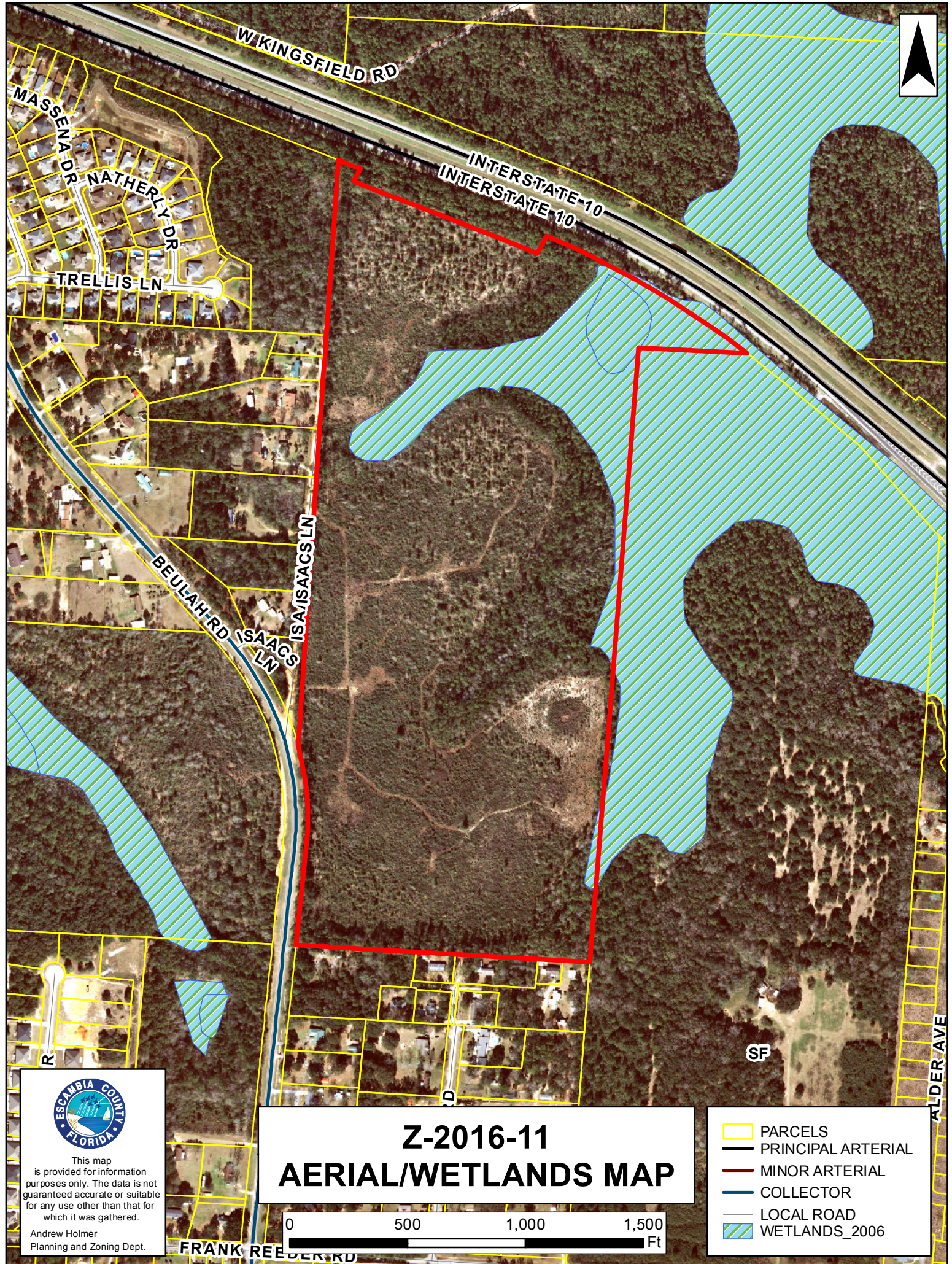
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-11 EXISTING LAND USE

0 700 1,400 2,100
Ft

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



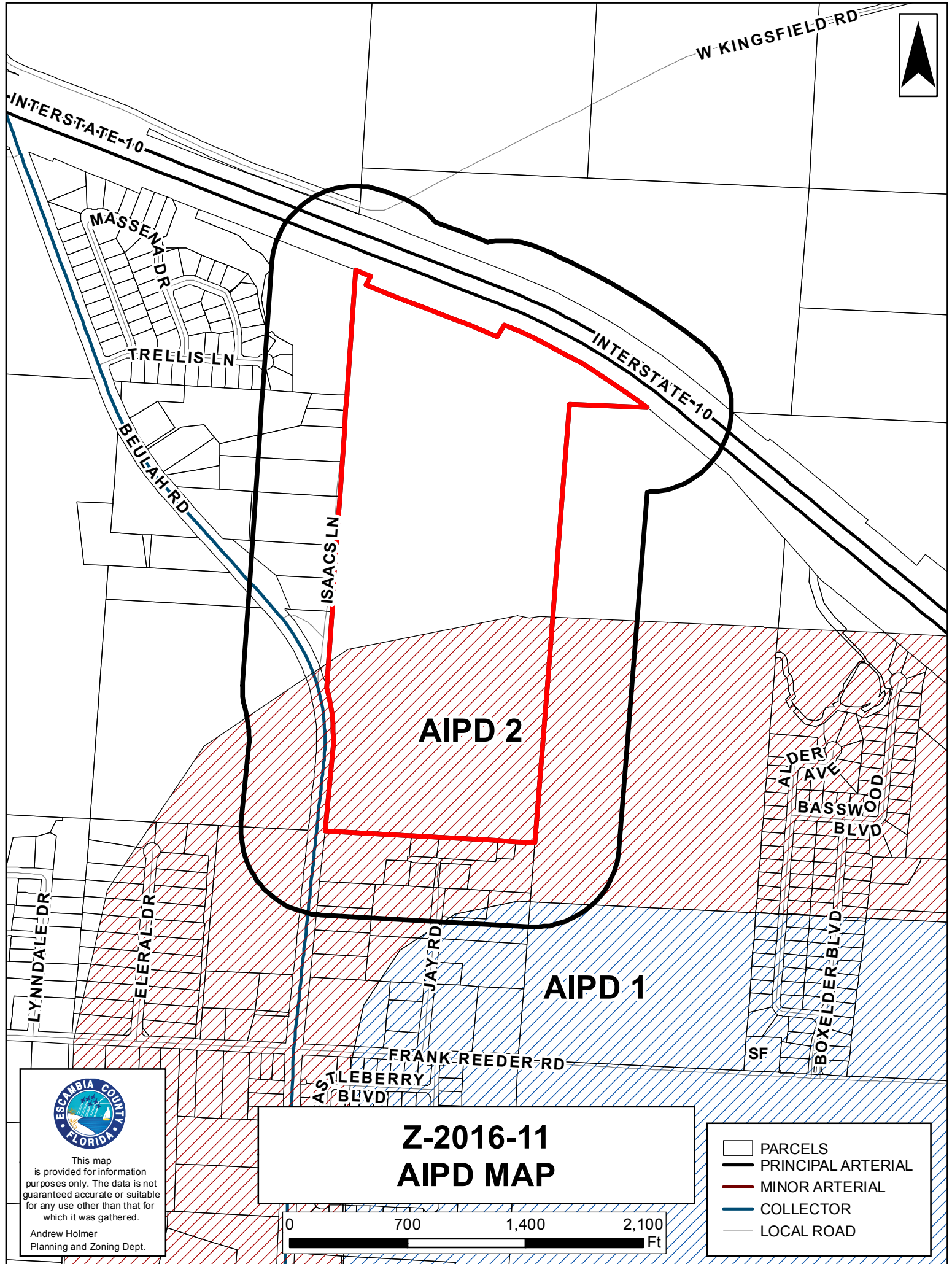
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-11 AERIAL/WETLANDS MAP



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



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

Andrew Holmer
Planning and Zoning Dept.

Z-2016-11 AIPD MAP



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



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2016-11
CURRENT ZONING: ID PROPOSED ZONING: LDR

PLANNING BOARD

DATE: 02/07/17 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: TIME:

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEV 475 OR VISIT

Public Hearing Sign

PLEASE DO NOT REMOVE THIS SIGN



Looking North Along Beulah Road



Looking South Along Beulah Road



Looking Northwest Along Beulah Road



CLARK PARTINGTON

ATTORNEYS AT LAW

Jesse W. Rigby
Direct (850) 434-3282
jrigby@clarkpartington.com

January 13, 2017

Hand Delivery

Escambia County Planning Board
Via: Director, Development Services Department
3363 West Park Place
Pensacola, Florida 32505

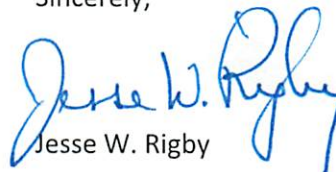
Re: Application of Briar Ridge, LLC for FLUM Amendment and Rezoning

Dear Planning Board Members:

I represent Briar Ridge, LLC, and will be appearing on the company's behalf at the Planning Board meeting that will consider the referenced application. Forwarded with this cover letter is an Addendum to the Application. The Addendum provides factual information and legal analysis that is both relevant and important. I am providing this Addendum well in advance of the Planning Board hearing so that it can be reviewed by the Planning Board and its legal counsel, and by the Development Services Department staff, prior to the Planning Board hearing.

I encourage your legal counsel and the Development Services Department staff to let me know if there are additional question I should address in advance of the hearing.

Sincerely,



Jesse W. Rigby

JWR\cw
Enclosure
cc: Client
A2477534.DOCX

ADDENDUM; SUPPLEMENTAL INFORMATION FOR
PLANNING BOARD HEARING
ON APPLICATIONS OF BRIAR RIDGE, LLC
LSA 2016-03
REZONING Z-2016-11

Procedural History

The above referenced land use applications came before the Planning Board on December 6, 2016. Briar Ridge's applications had been fully briefed by the Development Services Department. At the beginning of the hearing, a question was raised as to whether the applications had been advertised properly. The issue surfaced because the applications referred to the entire parcel (approximately 93 acres), but the intent of the applications was to change the Future Land Use Map (FLUM) and zoning for less than 60 acres. The decision was made to re-advertise the hearing to reference the correct acreage.

Summary of Additional Factual and Legal Issues that Surfaced After the Planning Board Hearing

After additional review of the Staff analysis for Z-2016-11, the Manager of Briar Ridge, LLC ("Manager"), was made aware of the Staff comment under rezoning criterion (b) that development of the property for residential use would require the dedication of additional right-of-way ("ROW") along Issac Lane. The Staff report referred to dedication of 100 feet, but subsequent discussions with County Engineering and Transportation staff members increased the possible dedication of ROW to 300 feet.

The property subject to the applications is under contract to be sold for use as a subdivision consistent with LDR zoning. The sale price of the property is based on a 110 unit single-family lot subdivision. Loss of 300 feet for future ROW for development of Issac Lane would result in termination of the sale contract.

This problem led to my engagement by Briar Ridge, and then led to two meetings with senior county staff members. The first meeting was in December. The second meeting held in early January included the County Administrator. The first meeting allowed each side to set out their concerns and issues. The second meeting resulted in a detailed discussion of potential county needs and the demonstrable financial impact on Briar Ridge. Legal issues addressed below were also discussed, and in my opinion, both sides have a good understanding and appreciation of the legal issues.

The second meeting was productive, and although the County Administrator and his staff did not state any commitment, we believe the County's position on the issues will be defined prior to the Planning Board hearing.

Relevant Historical Facts

Although I am confident these facts will be described in more detail in the Staff Reports for LSA 2016-03 or Z-2016-11, I am providing a brief recitation of facts in this Addendum.

On December 13, 2007, the County adopted Ordinance 2007-81, which is referred to as the Corridor Preservation Ordinance. A copy of the complete records from the minutes of the BCC adoption is attached as Exhibit BR-1. The Ordinance refers to a ROW requirement for a "beltway" of 300 feet, and at Briar Ridge's first meeting with county staff, the demand for dedication of 300 feet remained on the table, although staff members said that the actual requirement might be less than 300 feet. At the second meeting, members of the County Transportation Department advised the attendees that the actual ROW need would be 104 feet, if the connector between Nine Mile Road and a new I-10 interchange is ever approved and built. We were also advised that a final decision on the interchange and a "beltway" is years away.

Briar Ridge bought the 93 acres from Heron's Forest Development Co. in February 2008. The principals in Heron's Forest provided no notice of the adoption of the Corridor Preservation Ordinance. We have confirmed that the principals—Garrett Walton and Dick Baker—had no knowledge of the adoption of the ordinance. A letter from Garrett and Dick is attached as Exhibit BR-2.

The Manager knew that the title insurance policy issued in 2008 did not disclose the County's Corridor Preservation Ordinance. To confirm whether this lack of information was a title insurance issue, in December 2016 Briar Ridge obtained an Ownership and Encumbrances report from Westcor Title. A copy of the cover letter to the O & E report is attached as Exhibit BR-3 (complete report of 142 pages is available). The easements of record found by Westcor are in favor of Gulf Power. Westcor did not find any reference in the Official Records of the County that would have provided notice to Briar Ridge that the Corridor Preservation Ordinance was imposed on its property.

Based on our investigation, our conclusion is that the County failure to record and index the Corridor Preservation Ordinance in the Official Records of the County, and the failure to give actual notice to the property owner, resulted in potential significant financial harm to Briar Ridge, depending on how the County responds to the pending requests for land use changes.

It would have been easy to give the owners of the Briar Ridge property constructive notice of the potential impact on the property. The first legal description in Ordinance 2007-81 of the property subjected to the corridor preservation includes all of the Briar Ridge property, plus some additional property. The land subjected to the "preservation" is not just 300 feet, but all 93 acres.

In an effort to provide the Planning Board with full disclosure, I have determined that the potential impact of Ordinance 2007-81 was raised by county transportation planners at the

Planning Board hearing in 2014 that resulted in the change of the FLU for the property from MU-S to Industrial (LSA 2014-02) and the zoning from VAG-2 (1 unit per 5 acres) to ID-2 (Z-2014-12). Mr. Bolley ("Bo") Johnson, Manager of Briar Ridge, was not made aware of the discussion, and so this potential issue did not come to his attention until December 2016.

The most important information we can glean from the 2014 land use change hearings is that the County did not object to either the change in FLU from MU-S to Industrial, or the zoning change from VAG-2 to ID-2, although this undoubtedly increased the fair market value of the Briar Ridge property.

Another "fact" identified by County staff is that Issac Lane is a county maintained dirt road that is within the scope and coverage of Fla. Stat. 95.361. This statute has the effect of conveying fee simple title to the County of the county maintained portion of Issac Lane, subject to the county complying with procedural requirements. The exact width of the available (existing) ROW is believed by county staff to be between 20 and 29 feet. Therefore, the County has access today to at least 20 of the 104 feet needed, without cost to the county.

Adverse Impact on Briar Ridge if Forced to Donate 104 Feet ROW to the County

The sale contract is based on sale of the 56 acres for use as a residential subdivision of 110 single-family lots. This subdivision layout provides for a setback from the property boundary of 50 feet. Briar Ridge told the County Administrator that it will donate to the County this 50 feet, at no cost, upon final adoption of ordinances changing the FLU and zoning as requested. This donation will apply to the portion of the Briar Ridge property that abuts the 56 acres subject to the land use changes.

Dedication of the County of more than 50 feet would eliminate the western most row of lots from the current layout, resulting in a loss of 36 lots. The buyer has said it would consider developing the property at 74 lots, but only after a price reduction of \$750,000. Therefore, at present the best available information is that the financial impact on Briar Ridge is \$750,000.

Relevant Legal Analysis if the County Required Dedication of ROW as Consideration to Grant the FLUM Change to MU-S or the Rezoning to LDR

This submission is not intended to be a detailed legal analysis of the constitutional law issues. Ms. Meredith Crawford is aware, at least generally, of my position on this topic, and I am confident she will let the Planning Board know if there is a disagreement as to the relevant legal principles. The Florida and U. S. Supreme Court decisions on the subject being addressed are generally consistent.

In constitutional law cases, the requirement/demand by a local government that either a property owner or a developer dedicate, or donate, land in return for obtaining some form of land use approval, is commonly referred to as an "exaction." Up to a certain threshold, an "exaction" is constitutionally permissible, and is present in many subdivision developments. A

requirement that an owner or developer donate land and install vehicle turn lanes and deceleration or acceleration traffic lanes is a common "exaction" that typically does not run afoul of constitutional prohibitions forbidding the taking of private property without the payment of "just compensation."

Although the body of federal and state case law is much broader than described in this Addendum, two of the more important cases are summarized below.

In *Nollan v. California Coastal Commission*, 483 U. S. 825 (1980), the U. S. Supreme Court held that with respect to a discretionary decision by a local government to issue a permit, the government can impose a condition on issuance of the permit (an exaction), without effecting a taking of property requiring the payment of "just compensation," if the condition "serves the same governmental purpose as the development ban." For example, the exaction of land from the property owner to use for a turn lane into a subdivision protects the public by reducing the danger to the public of motorists slowing down to turn into a new subdivision.

In *Dolan v. City of Tigard*, 512 U. S. 374 (1994), the Court held that for the *Nollan* exaction to be constitutional, there must be a "rough proportionality" between the condition (exaction) imposed and the impact of the proposed development. For example, the use of private land for a turn lane is roughly proportional to the impact of the subdivision, in most cases. However, the constitutionality might be in question if the turn lane is required to serve only a 5 lot subdivision.

The purpose behind these constitutional doctrines is to prevent government from forcing an individual property owner to bear financial burdens that should be borne by the public as a whole.

The importance of these cases to the Briar Ridge applications is that a required exaction (required dedication of 104 feet for ROW along Issac Lane would NOT have rational proportionality or relationship to the impact of the proposed development of the property. Instead, the purpose of the exaction by the County would be as stated in the staff report to the BCC for the adoption of Ordinance 2007-81. "This will alleviate negative impacts to future development or future roadway project cost. This Ordinance will also allow Escambia County to be more competitive for future Federal and State grants based on criteria created in 2006." Said more directly, if the County can prevent development and require dedication of the property, the cost of acquiring private property for a public purpose by use of eminent domain will be greatly reduced. This approach has been soundly condemned by the courts in two significant cases.

In *Joint Ventures v. Fla. Dept. of Transportation*, 563 So. 2d 622 (Fla. 1990), the Florida Supreme Court declared invalid a Florida statute that allowed DOT to file a "map of reservation" in public records; thereby prohibiting the issuance of building permits. The land at issue was needed by DOT for a stormwater facility to be built in conjunction with widening a highway. The recorded map of reservation imposed a setback from the centerline of a roadway, and

within this setback permits could not be issued for development of the property. The purpose of the map was to prevent the development of property that might be needed in the future. Development of the property would make the property more expensive when the State was ready to acquire the property by eminent domain. The map of reservation statute was held to be invalid as a violation of the United States and Florida constitutions because it was an impermissible taking of private property without the payment of just compensation.

After *Joint Ventures*, FDOT shifted its pressure to local governments and asked them to act to preserve potential future ROW from development. The result was the adoption of ordinances by some local governments, like the adoption by Escambia County of Ordinance 2007-81, where the intent was to prevent land use changes within designated transportation corridor preservation areas; where the land use changes would potentially increase the future cost of acquiring the land by eminent domain. Probably the most notorious of these county ordinances was adopted in 2006 by Pasco County. A federal district judge described the Pasco scheme in the following manner, before declaring the ordinance unconstitutional.

Preferring to avoid the payment of “just compensation” after acquiring the necessary land by eminent domain, Pasco County has hatched a novel and effective but constitutionally problematic idea, a most uncommon regulatory regime that is crowned by Pasco County's “Right of Way Preservation Ordinance.” The unremarkable part of the regime designates new “transportation corridors,” which expand certain Pasco County highways.

For most landowners, whose land is encroached by the transportation corridor but who have no plans to develop the land adjacent to the encroached land, no immediate consequence (and no constitutional jeopardy) occurs; Pasco County will take the expanded right-of-way -- when needed -- by eminent domain and will pay “just compensation” as determined by a jury in a Pasco County circuit court.

The remarkable part of the regime and the constitutional mischief appear in the instance of a landowner whose land is encroached by the new transportation corridor but who plans to develop the remaining land, which adjoins the encroachment. The Ordinance requires Pasco County to deny the landowner's development permit and to forbid development of the land adjoining the new transportation corridor unless the landowner “dedicates” (conveys in fee simple) to Pasco County -- for free -- the land within the new transportation corridor. In other words, to avoid the nettlesome payment of “just compensation,” the Ordinance empowers Pasco County to purposefully leverage the permitting power to compel a landowner to dedicate land encroached by a transportation corridor. In Pasco County, if there is no free dedication, there is no permit.

As the Pasco County Attorney proudly declares, "The right of way preservation ordinance drafted and defended by this office (which is one of only a few in the state) saves the County millions of dollars each year in right of way acquisition costs, business damages and severance damages." The bully result is effected by threatening to deny every proposed new use of private land, from medical clinic to beauty parlor, from restaurant to bait shop, and by coercing everyone, great and small, rich and poor, popular and unpopular, unless the landowner completes the mandatory "voluntary" dedication of real estate.

Hillcrest Property, LLP v. Pasco County, 939 F.Supp 2d 1240 (M.D. Fla. 2013).

Escambia County's Ordinance 2007-81 is not equivalent to the bold "land grab" of the Pasco ordinance; but it suffers from the same constitutional infirmity if the County actually imposes a requirement that Briar Ridge donate land, at no cost to the county.

The buyer of the Briar Ridge property built a 50 foot setback into its proposed development. Based on this action, Briar Ridge told the County Administrator that it will donate this 50 foot strip in fee simple to the County, and at no cost, if the future land use and rezoning is approved. This runs along the boundary of the 56 acres subject to the application.

We submit there is no lawful objection to the requested future land use and rezoning applications. The County submitted its staff reports for the December Planning Board hearings. The reports are of record and no facts have changed since that submission by the County. A decision by the County to now recommend denial of either application would demonstrate that the County is seeking to go down the forbidden path taken by Pasco County.

Exhibit BR-1

THE DOCUMENT WAS RECEIVED AND SHOWN ON PAGES 15-20.

THE FOLLOWING WAS NOT PROVIDED TO THE CLERK'S OFFICE:

**ORDINANCE ADOPTED AT THE 8:48 AM PUBLIC HEARING WHICH HAS
NOT YET BEEN RETURNED FROM THE FLORIDA DEPARTMENT OF
STATE**

Exh BR-1

BCC Special Session: 12-13-2007



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

DEPARTMENT: Planning and Engineering
FROM: T. Lloyd Kerr, AICP, Director
DATE: December 10, 2007
ISSUE: 8:48 am Thursday, December 13, 2007 Public Hearing
Comprehensive Plan Amendment (CPA 2007-02D)

RECOMMENDATION:

That the Board review and adopt the following:

Comprehensive Plan Amendment, **CPA 2007-02D Transportation Corridor Preservation Ordinance**, composed of a draft ordinance and attachments herein, to amend Part II of The Escambia County Code of Ordinances (1999), The Escambia County Comprehensive Plan, as amended; amending portions thereof as follows:

Comprehensive Plan text amendment, amending Chapter 8, "Transportation Element" providing for references to the protection of transportation corridors.

BACKGROUND:

In establishing the Twenty Year "Cost Feasible" Plan, the Florida Department of Transportation (FDOT) and the FL-AL Transportation Planning Organization (TPO) have requested local governments implement measures to ensure roadway projects remain "cost feasible".

The primary concerns, based on past roadway capacity projects, are that local governments reduce the impact of development adjacent to a future corridor improvement projects and reduce land use intensities which may increase the cost of needed right-of-way. Both concerns have and will continue to add a substantial cost to planned projects prior to construction.

This Ordinance, by intent, is to ensure that future development and future roadway projects do not conflict with each other in order to meet future Transportation Level of Service demands. This will alleviate negative impacts to future development or future roadway project cost. This Ordinance will also allow Escambia County to be more competitive for future Federal and State grants based on criteria created in 2006.

The transmittal hearing was held August 2, 2007 where the amendment and ordinance were approved by the BCC and forwarded to DCA. County staff received the DCA

BCC Special Session December 13, 2007
Re: CPA 2007-02D
December 10, 2007
Page 2 of 3

Objection, Recommendation and Comments Report on October 24, 2007. Staff is recommending adoption of the ordinance with no changes.

This is part of the second of the two Comprehensive Plan Amendment packages allowed by Florida Statute for the Year 2007.

BUDGETARY IMPACT:

No budgetary impacts are expected by the approval of this amendment.

LEGAL CONSIDERATION/SIGN-OFF:

The attached ordinance was reviewed and approved for legal sufficiency by Alison P. Rogers, Deputy County Attorney. Any suggested legal comments are attached herein with the respective ordinance to which they pertain.

PERSONNEL:

No additional personnel are anticipated for the implementation of this amendment.

POLICY/REQUIREMENT FOR BOARD ACTION/DISCUSSION:

The amendment is consistent with State Statutes (F.S. 163.3161 through 163.3215), Florida Administrative Code 9J-5 and with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION REQUIREMENTS:

Following adoption public hearings and upon recommended approval by the Planning Board and Board of County Commissioners the amendment will be returned to DCA for approval. Upon approval, DCA will issue a Notice of Intent to find In Compliance, at which time the ordinance will be forwarded to the Municipal Code Corporation for codification in the Official Comprehensive Plan of Escambia County.

BCC Special Session December 13, 2007
Re: CPA 2007-02D
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Page 3 of 3

COORDINATION WITH OTHER AGENCIES/PERSONS:

The proposed amendments were prepared in cooperation with the County Attorney's Office, the Planning and Engineering Department, Office of Transportation and Traffic Operations, and interested citizens. Planning & Engineering will insure proper advertisement.

TLK:eap

Attachments:

c: Janet Lander, County Attorney

CONCURRED

Robert R. McLaughlin, Interim County Administrator

H:\PZ\PLANNING BD\2007\CPA 2007-02\Transportation Corridor Preservation\BCC 12-13-07\BCC 12-13-07 Recommendation.doc

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA 2007-02 Transportation Corridor Preservation BCC Ordinance

Date: 12/04/07

Date requested back by: 12/06/07

Requested by: Eva Peterson

Phone Number: 595-3118

.....

(LEGAL USE ONLY)

Legal Review by Alison Perdue Rogers, Deputy County Attorney

Date Received: 12/04/07

XX Approved as to form and legal sufficiency.

 Not approved.

 Make subject to legal signoff.

Additional comments:

ORDINANCE 2007-__

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II, OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE ESCAMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; AMENDING CHAPTER 8, THE TRANSPORTATION ELEMENT; AMENDING OBJECTIVE 8.A.4 TO PROVIDE FOR PROTECTION OF PROPOSED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.1 THAT REZONINGS THAT PROPOSE AN INCREASE IN DENSITY OR INTENSITY OF USE SHALL BE DISCOURAGED IN DESIGNATED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.2 FOR PROPOSED TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTIONS AND ACQUISITIONS; CREATING A NEW POLICY 8.A.4.4 TO ESTABLISH PROPOSED TRANSPORTATION CORRIDORS; DESIGNATING THE BEULAH EXPRESSWAY AS A PROPOSED TRANSPORTATION CORRIDOR; 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 October 20, 1993; 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 (LPA) and the Board of County Commissioners have conducted public hearings and reviewed and approved the changes to the Plan and authorized the transmittal of the proposed changes to the Florida Department of Community Affairs (DCA) for review and comment prior to considering the changes (amendments) for adoption; and,

WHEREAS, the Board of County Commissioners, Escambia County, Florida finds that the adoption of these amendments 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:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Plan and Land Development Regulation Act, sections 163.3161 through 163.3215, Fla. Stat. and Chapter 9J-5, Florida Administrative Code.

Section 2. Title of Comprehensive Plan Amendment.

This Comprehensive Plan Amendment for Escambia County, Florida shall be entitled "Comprehensive Plan Amendment 2007-02D - Transportation Corridor Preservation."

Section 3. Changes to the Escambia County Comprehensive Plan.

Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as Amended, is further amended as set forth hereto and made part hereof to include changes as follows:

OBJECTIVE 8.A.4: TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTION

Continually, the county shall provide for the protection of proposed transportation corridors as well as existing and future rights-of-way from encroachment by including appropriate regulations within the LDC (reference

Policy 7.A.1.1) and implementing Policies 8.A.4.1 through ~~8.A.4.3~~ 8.A.4.4 among others.

Policy 8.A.4.1: Rezoning and Zoning Setback Enforcement

The county shall continue to enforce its zoning ordinance and include said ordinance within the LDC. Note: The zoning ordinance contains setback provisions, which will aid in the protection of existing and future rights-of-way, including transportation corridors, from building encroachment ~~in the "zoned" areas of the county~~. The County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs. Prior to completion of a Project Development and Environmental Impact (PD&E) study for a capacity improvement project, standard right-of-way will be considered as follows:

<u>Major Collectors</u>	<u>80'</u>
<u>Major Arterials</u>	<u>125'</u>
<u>Beltways</u>	<u>300'</u>

Policy 8.A.4.2: Right-of-Way Protection for Existing and Planned Roadways

The county shall require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

Policy 8.A.4.3: Scenic Roadways

Because of their unique scenic character, and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are

designated "scenic roadways." Parcels adjacent to these rights-of-way shall be the subject of special sign controls in the LDC.

Policy 8.A.4.4: Proposed Transportation Corridors

The County shall make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted Transportation Planning Organization's "Cost Feasible Plan", the proposed or adopted County Capital Improvement Plan or in any proposed or adopted DRI or development plan. Transportation corridor protection regulations shall be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

Section 4. SEVERABILITY.

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions 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 become and be made a part of the Escambia County Code; and that the sections 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.

This effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184 Fla. Stat., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, Fla. Stat.

DONE AND ENACTED this ____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
D.M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)
ENACTED:
FILED WITH DEPARTMENT OF STATE:
EFFECTIVE:

H:\PZ\PLANNING BD\2007\CPA 2007-02\Transportation Corridor Preservation\BCC 12-13-07\Ordinance draft 3A - Clean Copy.doc

EXHIBIT A

The following describes potential protected areas to provide a corridor for the construction of a future roadway:

The west one-half of the west one-half of Section 34, Township 1 North, Range 31 West, less and except the southwest quarter of the southwest quarter of said section 34. The west one-half of the west one-half of Section 31, Township 1 North, Range 31 West, less and except the northeast quarter of the northwest quarter of the northwest quarter of said section 34. The northeast quarter of the northeast quarter of the northeast quarter of Section 32, Township 1 North, Range 31 West. The east 125 feet of the east one-half of Section 20, Township 1 North, Range 31 West and the west 125 feet of the west one-half of Section 21, Township 1 North, Range 31 West.

The west 125 feet of the southwest one quarter of the southwest one quarter of Section 18, Township 1 North, Range 31 West. The east one-half of the east one-half of Section 19, Township 1 North, Range 31 West. The east 300 feet of Section 7, Township 1 North, Range 31 West. The northwest quarter of the northwest quarter of the northwest quarter of Section 8, Township 1 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 6, Township 1 North, Range 31 West. The northeast quarter of the northeast quarter of the northeast quarter of Section 6, Township 1 North, Range 31 West. The west one-half of the west one-half of Section 5, Township 1 North, Range 31 West.

The east 125 feet of Section 31, Township 2 North, Range 31 West and the west 125 feet of Section 32, Township 2 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 30, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 29, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 20, Township 2 North, Range 31 West, less and except the northwest quarter of the northwest quarter of said section 20. The north 1,980 feet of the east 1,460 feet of the northeast quarter of Section 19, Township 2 North, Range 31 West.

The east one half of Section 18, Township 2 North, Range 31 West, less and except the east half of the northeast quarter and less and except the west 660 feet of the southeast quarter of said section 18. The south one half of Section 7, Township 2 North, Range 31 West, and the northwest quarter of said Section 7, less and except the west half of the southwest quarter and less and except the east half of the southeast quarter of said section 7. The west one-half of the west one-half of Section 6, Township 2 North, Range 31 West. The west 1,600+- feet of the west one-half of the south one half of Section 31, Township 3 North, Range 31 West, and the northwest quarter of said section 31, less and except the west one half of the west one half of said northwest quarter of section 31. The southwest quarter and the west 200 feet of the southeast quarter of Section 30, Township 3 North, Range 31 West, less and except the west half of said southwest quarter of section 30. The northeast quarter and the east 200 feet of the northwest quarter of Section 30, Township 3 North, Range 31 West, less and except the east half of said northeast quarter of section 30. The southeast quarter of Section 19, Township 3 North, Range 31 West, less and except the east half of said southeast quarter of section 19.

THE CONDITION OF THE ORIGINAL
DOCUMENT IS REFLECTED IN THE
IMAGE AND IS NOT THE FAULT OF
THE MICROFILMING PROCESS

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Dec. 13, 2007 Page 12

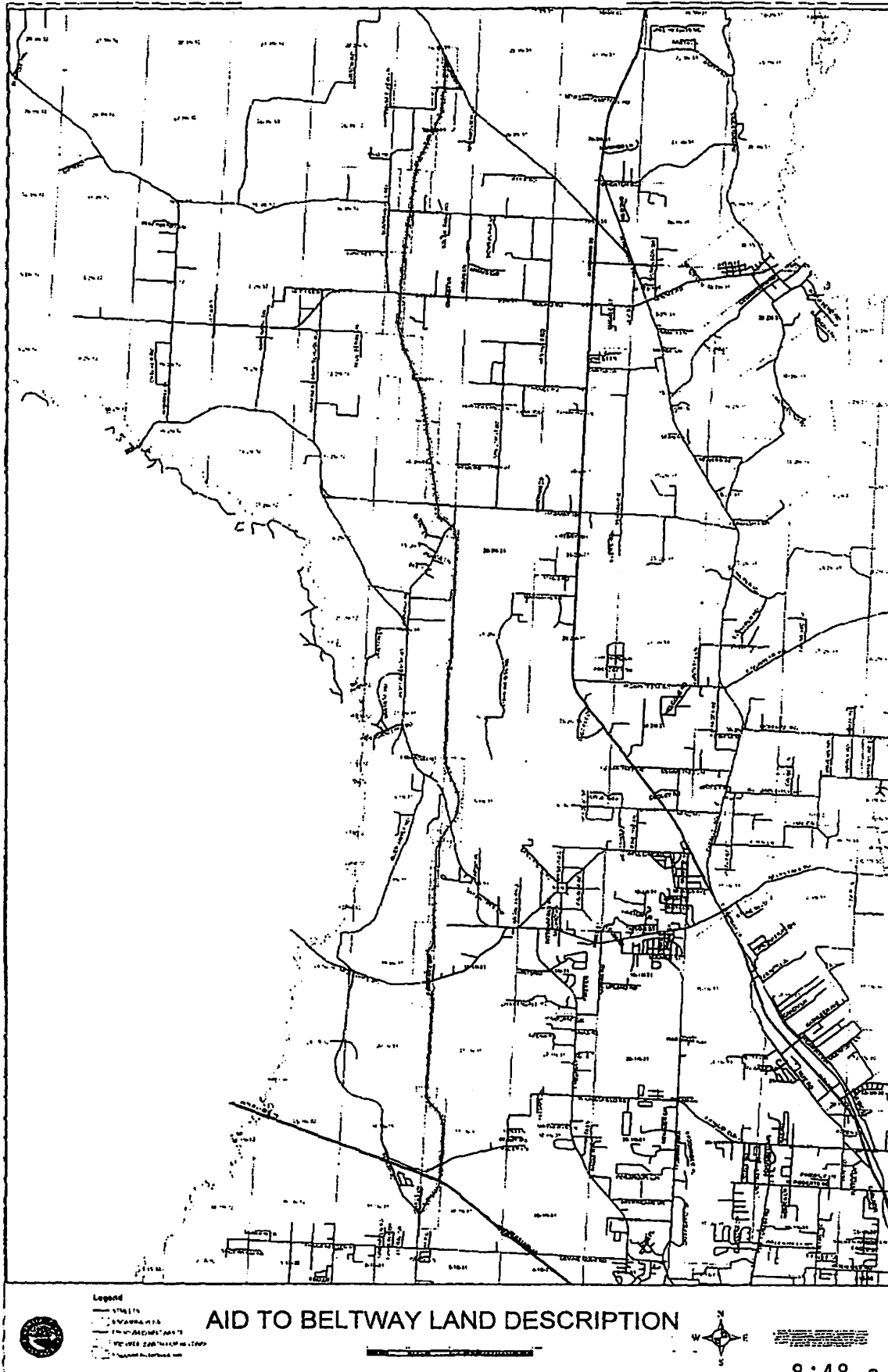


EXHIBIT B

The following describes potential East/West corridors to the proposed beltway protected areas for the construction of access to the proposed beltway:

KINGSFIELD ROAD EXTENSION

The south 50 feet of the west one-half of the west one-half of Section 22, Township 1 North, Range 31 West and the north 50 feet of the west one-half of the west one-half of Section 30, Township 1 North, Range 31 West. The south 50 feet of the south one half of Section 21, Township 1 North, Range 31 West, and the north 50 feet of the north one-half of Section 31, Township 1 North, Range 31 West.

WELL LINE ROAD EXTENSION

The south one-half of the south one-half of sections 4 and 5, Township 1 North, Range 31 West, less and except the south 820 feet of the south one-half of the south one-half of said section 5 and less and except the south 820 feet of the west one-half of the west one-half of said section 4.

QUINETTE ROAD EXTENSION

The south 50 feet of the south one-half of the south one-half of Section 28, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 28. The north 50 feet of the north one-half of the north one-half of Section 33, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 33. The south 50 feet of the southeast quarter of Section 29, Township 2 North, Range 31 West and the south one-half of the southeast quarter of the southwest quarter and the south one-half of the southwest quarter of the southwest quarter of said section 29.

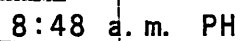
EXISTING MATHISON ROAD

The south 50 feet of the southwest quarter of Section 21, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 21. The north 50 feet of the northwest quarter of Section 28, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 28. The north 50 feet of the north one-half of the northeast quarter of the northeast quarter of Section 29, Township 2 North, Range 31 West and the south 50 feet of the south one-half of the southeast quarter of the southeast quarter of Section 20, Township 2 North, Range 31 West.

EXISTING MOLINO ROAD

Beginning at the westerly right of way of US Highway 29, the south 50 feet of the south one-half of the south one-half of the northwest quarter of Section 4, Township 2 North, Range 31 West and the north 50 feet of the north one-half of the north one-half of the southwest quarter of said section 4. The south 50 feet of the north one-half of Section 5, Township 2 North, Range 31 West and the north 50 feet of the south one-half of said section 5. The south 50 feet of the north one-half of Section 6, Township 2 North, Range 31 West and the north 50 feet of the south one-half of said section 6, less and except the west one-half of the west one-half of Section 6, Township 2 North, Range 31 West.

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12/13/2007 8:48am PH

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ORDINANCE 2007-81

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II, OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE ESCAMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; AMENDING CHAPTER 8, THE TRANSPORTATION ELEMENT; AMENDING OBJECTIVE 8.A.4 TO PROVIDE FOR PROTECTION OF PROPOSED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.1 THAT REZONINGS THAT PROPOSE AN INCREASE IN DENSITY OR INTENSITY OF USE SHALL BE DISCOURAGED IN DESIGNATED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.2 FOR PROPOSED TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTIONS AND ACQUISITIONS; CREATING A NEW POLICY 8.A.4.4 TO ESTABLISH PROPOSED TRANSPORTATION CORRIDORS; DESIGNATING THE BEULAH EXPRESSWAY AS A PROPOSED TRANSPORTATION CORRIDOR; 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 October 20, 1993; 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 (LPA) and the Board of County Commissioners have conducted public hearings and reviewed and approved the changes to the Plan and authorized the transmittal of the proposed changes to the Florida Department of Community Affairs (DCA) for review and comment prior to considering the changes (amendments) for adoption; and,

Date: 12/17/2007
Verified By: *D. Davis*

WHEREAS, the Board of County Commissioners, Escambia County, Florida finds that the adoption of these amendments 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:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Plan and Land Development Regulation Act, sections 163.3161 through 163.3215, Fla. Stat. and Chapter 9J-5, Florida Administrative Code.

Section 2. Title of Comprehensive Plan Amendment.

This Comprehensive Plan Amendment for Escambia County, Florida shall be entitled "Comprehensive Plan Amendment 2007-02D - Transportation Corridor Preservation."

Section 3. Changes to the Escambia County Comprehensive Plan.

Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as Amended, is further amended as set forth hereto and made part hereof to include changes as follows:

OBJECTIVE 8.A.4: TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTION

Continually, the county shall provide for the protection of proposed transportation corridors as well as existing and future rights-of-way from encroachment by including appropriate regulations within the LDC (reference

Policy 7.A.1.1) and implementing Policies 8.A.4.1 through ~~8.A.4.3~~ 8.A.4.4 among others.

Policy 8.A.4.1: Rezoning and Zoning Setback Enforcement

The county shall continue to enforce its zoning ordinance and include said ordinance within the LDC. Note: The zoning ordinance contains setback provisions, which will aid in the protection of existing and future rights-of-way, including transportation corridors, from building encroachment ~~in the "zoned" areas of the county~~. The County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs. Prior to completion of a Project Development and Environmental Impact (PD&E) study for a capacity improvement project, standard right-of-way will be considered as follows:

<u>Major Collectors</u>	<u>80'</u>
<u>Major Arterials</u>	<u>125'</u>
<u>Beltways</u>	<u>300'</u>

Policy 8.A.4.2: Right-of-Way Protection for Existing and Planned Roadways

The county shall require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

Policy 8.A.4.3: Scenic Roadways

Because of their unique scenic character, and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are

designated "scenic roadways." Parcels adjacent to these rights-of-way shall be the subject of special sign controls in the LDC.

Policy 8.A.4.4: Proposed Transportation Corridors

The County shall make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted Transportation Planning Organization's "Cost Feasible Plan", the proposed or adopted County Capital Improvement Plan or in any proposed or adopted DRI or development plan. Transportation corridor protection regulations shall be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

Section 4. SEVERABILITY.

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions 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 become and be made a part of the Escambia County Code; and that the sections 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.

This effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184 Fla. Stat., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, Fla. Stat.

DONE AND ENACTED this 13th day of December, 2007.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

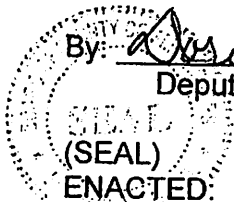
By: _____

D.M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____

Deputy Clerk



ENACTED: December 13, 2007

FILED WITH DEPARTMENT OF STATE: December 19, 2007

EFFECTIVE: See Section 6.

This document approved as to form
and legal sufficiency

By: _____

Title Deputy County Attorney

Date 12/14/07

The following describes potential protected areas to provide a corridor for the construction of a future roadway:

The west one-half of the west one-half of Section 34, Township 1 North, Range 31 West, less and except the southwest quarter of the southwest quarter of said section 34. The west one-half of the west one-half of Section 31, Township 1 North, Range 31 West, less and except the northeast quarter of the northwest quarter of the northwest quarter of said section 34. The northeast quarter of the northeast quarter of the northeast quarter of Section 32, Township 1 North, Range 31 West. The east 125 feet of the east one-half of Section 20, Township 1 North, Range 31 West and the west 125 feet of the west one-half of Section 21, Township 1 North, Range 31 West.

The west 125 feet of the southwest one quarter of the southwest one quarter of Section 18, Township 1 North, Range 31 West. The east one-half of the east one-half of Section 19, Township 1 North, Range 31 West. The east 300 feet of Section 7, Township 1 North, Range 31 West. The northwest quarter of the northwest quarter of the northwest quarter of Section 8, Township 1 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 6, Township 1 North, Range 31 West. The northeast quarter of the northeast quarter of the northeast quarter of Section 6, Township 1 North, Range 31 West. The west one-half of the west one-half of Section 5, Township 1 North, Range 31 West.

The east 125 feet of Section 31, Township 2 North, Range 31 West and the west 125 feet of Section 32, Township 2 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 30, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 29, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 20, Township 2 North, Range 31 West, less and except the northwest quarter of the northwest quarter of said section 20. The north 1,980 feet of the east 1,460 feet of the northeast quarter of Section 19, Township 2 North, Range 31 West.

The east one half of Section 18, Township 2 North, Range 31 West, less and except the east half of the northeast quarter and less and except the west 660 feet of the southeast quarter of said section 18. The south one half of Section 7, Township 2 North, Range 31 West, and the northwest quarter of said Section 7, less and except the west half of the southwest quarter and less and except the east half of the southeast quarter of said section 7. The west one-half of the west one-half of Section 6, Township 2 North, Range 31 West. The west 1,600+- feet of the west one-half of the south one half of Section 31, Township 3 North, Range 31 West, and the northwest quarter of said section 31, less and except the west one half of the west one half of said northwest quarter of section 31. The southwest quarter and the west 200 feet of the southeast quarter of Section 30, Township 3 North, Range 31 West, less and except the west half of said southwest quarter of section 30. The northeast quarter and the east 200 feet of the northwest quarter of Section 30, Township 3 North, Range 31 West, less and except the east half of said northeast quarter of section 30. The southeast quarter of Section 19, Township 3 North, Range 31 West, less and except the east half of said southeast quarter of section 19.

Exhibit BR-2

GARRETT W. WALTON

2605 Semoran Drive
Pensacola, Florida 32503
garrett@heronsforest.com
(850) 554-6016

January 5, 2017

Briar Ridge, LLC
Attn: Bo Johnson
201 East Government Street, Suite #20
Pensacola, Florida 32502

Re: Beulah property

Dear Bo,

This letter is in reference to a tract of land in Section 34, Township 1 North, Range 31 West, Escambia County that Herons Forest Development Company (which is now dissolved, but was active at all times pertinent to the matter at hand, and the undersigned were it's only officers, directors and shareholders at that time) conveyed to Briar Ridge, LLC, on February 8, 2008, by instrument recorded in O.R. Book 6285, Page 1699, of the Public Records of Escambia County (the "Subject Property").

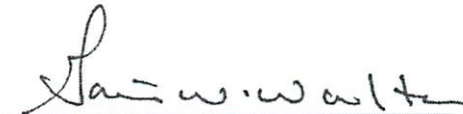
Neither of us has any recollection of any notice, letter or other communication of any kind from Escambia County, or any Escambia County official or employee, concerning the Subject Property relating to a rezoning, taking, condemnation, imposition of an easement or reservation, regulation of use, or similar prior to the conveyance detailed above. Further, being in the real estate business, both of us were always attentive to communications and regulations from local governments. Let there be no doubt that any communication from Escambia County about any changed land use regulation of the Subject Property would have been memorable, and not overlooked or forgotten.

Either, or both, of us will be pleased to answer any further questions you or others might have concerning this matter.

Sincerely,



Richard R. Baker
dick@heronsforest.com
(850) 554-0600



Garrett W. Walton

Exh BR-2

Exhibit BR-3

Westcor Land Title

INSURANCE COMPANY

OWNERSHIP AND ENCUMBRANCE REPORT

SEARCH NO. 16-62675

AGENT NO. FL1030

THE ATTACHED REPORT IS ISSUED TO EDELL F. MATTHEWS, JR. P.A. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY WESTCOR LAND TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP AND ENCUMBRANCE REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages and judgments recorded in the Official Records Books of **Escambia** County, Florida that appear to encumber the title to said land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity of sufficiency of any document attached, or is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership and Encumbrance Report and the documents attached hereto.

Period searched: From **09/18/2006 to 12/21/2016 @ 08:00 AM**

The land referred to herein is described as follows:

All that portion of the following described property lying Southerly of Interstate 10 right-of-way; the North 1/2 of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4, all being in Section 34, Township 1 North, Range 31 West, Escambia County, Florida. LESS AND EXCEPT Road right-of-way for State Road 99 as recorded in Official Records Book 492, Page 764, of the Public Records of Escambia County, Florida.

Westcor Land Title Insurance Company

Telephone #(866) 200-3366

Dated: **December 22, 2016**

DOCUMENT APPROVED "JUNE 18, 1993", BY THE INSURANCE DEPARTMENT OF THE STATE OF FLORIDA

OWNERSHIP AND ENCUMBRANCE REPORT

Plant Order #. **16-62675**

Record Title appears to be vested in:

Briar Ridge, LLC

by virtue of the following:

Warranty Deed recorded in Official Records Book 6285, Page 1699, of the Public Records of Escambia County, Florida.

Ad Valorem taxes appear to be paid through the year **2016**

Encumbrances:

1. Payment of any special lien/assessments imposed by City, County, and/or State.

NOTE: This County may have special lien/assessments imposed by the local municipality. These lien/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The municipality which governs subject property must be contacted to verify payment status.

2. Mortgage from **Briar Ridge, LLC** to **Whitney National Bank**, recorded **02/11/2008**, in Official Records Book **6285**, Page **1701**, of the Public Records of Escambia County, Florida, given to secure the original principal sum of **\$960,000.00**, together with Assignment of Rents recorded in Official Records Book **6285**, Page **1717**, Assignment of Mortgage recorded in Official Records Book **7025**, Page **620**, Modifications recorded in Official Records Book **6577**, Page **1233**, **6577**, Page **539**, **7028**, Page **191**, **7202**, Page **632**, **7391**, Page **1337** and **7570**, Page **1373**.
3. Easements recorded in Official Records Book **7587**, Page **58**, **373**, Page **243** and **2873**, Page **767**.
4. Settlement Agreement recorded in Official Records Book **5796**, Page **533**, Correction to Agreement recorded in Official Records Book **6246**, Page **1563**, Partial Assignment of Agreement recorded in Official Records Book **6628**, Page **957** and Amendment to Settlement Agreement recorded in Official Records Book **7015**, Page **468**.



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: _____ Accepted by: _____ PB Meeting: _____

1. Contact Information:

A. Property Owner/Applicant: **BRIAR RIDGE LLC**

Mailing Address: **PO BOX 1392, PENSACOLA, FL 32591**

Business Phone: _____ Cell: _____

Email: _____

B. Authorized Agent (if applicable): **Joe A. Rector, Jr. and Jesse Rigby**

Mailing Address: **25 West Cedar Street, Suite 110, Pensacola, FL**

Business Phone: **850-435-7424** Cell: **850-502-7160**

Email: **jrector@dewberry.com**

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: **11975 BEULAH ROAD**

Parcel ID (s): **34-1N-31-2101-000-001**

B. Total acreage of the subject property: **56 +/-**

C. Existing Zoning: **ID-2**

Proposed Zoning: **LDR**

FLU Category: **INDUSTRIAL**

D. Is the subject property developed (if yes, explain): **No**

E. Sanitary Sewer: _____ Septic: _____

3. **Amendment Request**

- A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

The current property was previously zoned for low density residential.

The parcel was rezoned in anticipation of a future interchange at I-10 and Beulah Road to facilitate industrial use at this location. The market has since evolved making the more consistent zoning of the south 56 ac back to LDR with the northern portion remaining ID-2

- B. Rezoning Approval Conditions – Please address *ALL* the following approval conditions for your rezoning request. (use supplement sheets as needed)

1. **Consistent with Comprehensive Plan.** The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

Changing of the proposed zoning is consistent with that allowed by the pending Mixed-Use Suburban FLU, and the permitted uses of the proposed LDR are consistent with the stated intent of MU-S.

2. **Consistent with LDC.** The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings , as these as proposed. The surrounding neighborhoods are all LDR.

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

The property is surrounded by properties zoned LDR. The remaining property to the north that will remain ID-2 is sufficiently located across the existing wetland to provide necessary buffering.

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

The property included in this proposed rezoning is scheduled to be submitted to Escambia County for the development review for a future residential subdivision. With the LDR zoning, such use and density would be allowed.

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

LDR would contribute to a pattern of logical and orderly development.

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

The approximately 26 acres of jurisdictional wetlands preliminarily identified within and adjacent to the subject property require protection from most uses. The actual presence and extent of adverse impacts from future development on the parcel would be confirmed through review of the development for compliance with applicable LDC regulations regardless of the zoning.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 34-1N-31-2101-000-001

Property Address: 11975 BEULAH ROAD

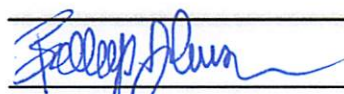
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed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

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

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

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 13th DAY OF JANUARY, YEAR OF 2017



Signature of Property Owner

Bolley L. Johnson, Briar Ridge LLC

Printed Name of Property Owner

1/13/17
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 11975 Beulah Road
_____, Florida, property reference number(s) 34-1N-31-2101-000-001
_____ I hereby designate Joe A. Rector, Jr. and Jesse Rigby
_____ for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 13 day of January
the year of, 2017, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: Joe A. Rector, Jr. and Jesse Rigby Email: jrector@dewberry.com
Address: 25 W. Cedar Street, Suite 110, Pensacola, FL 32502 Phone: 850-502-7160


Signature of Property Owner

Bolley L. Johnson, Briar Ridge LLC
Printed Name of Property Owner

1/13/17
Date

Signature of Property Owner

Printed Name of Property Owner

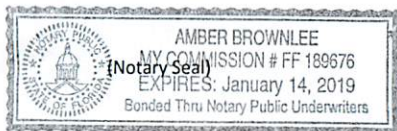
Date _____

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 13th day of January 2017
by _____:

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

Signature of Notary

Amber Brownlee
Printed Name of Notary



5. Submittal Requirements

- A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. X Application Fees: To view fees visit the website:
<http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

- C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. X Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent

Joe A. Rector, Jr. and Jesse Rigby

Printed Name Owner/Agent

Date

Signature of Owner

Bolley L. Johnson, Briar Ridge LLC

Printed Name of Owner

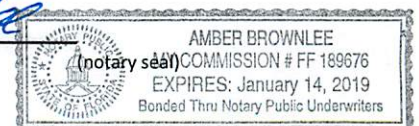
Date

STATE OF _____ COUNTY OF _____ The foregoing instrument was acknowledged before me this 13th day of January 20 17 by Bolley L. Johnson

Personally Known ☒ OR Produced Identification ☐ Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary



STATE OF FLORIDA
COUNTY OF ESCAMBIA

PARCEL 1: TO REMAIN

COMMENCE AT A 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 05° 08' 11" EAST, A DISTANCE OF 663.45 FEET TO A 4"x4" CONCRETE MONUMENT (LB #8011) FOR THE POINT OF BEGINNING; CONTINUE THENCE NORTH 05° 08' 11" EAST, A DISTANCE OF 638.32 FEET TO A 4"x4" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 05° 06' 28" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 723.97 FEET TO THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 10; THENCE RUN SOUTH 68° 50' 14" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 123.28 FEET; THENCE RUN SOUTH 21° 09' 46" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 68° 50' 14" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 691.53 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, ALONG SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3589.83 FEET, AN ARC DISTANCE OF 101.94 FEET (CHORD BEARS SOUTH 68° 01' 25" EAST, 101.94 FEET); THENCE RUN NORTH 22° 47' 23" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, ALONG SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3669.83 FEET, AN ARC DISTANCE OF 946.29 FEET (CHORD BEARS SOUTH 59° 49' 24" EAST, 943.67 FEET) TO 1/2" CAPPED REBAR (LB #7174) ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN NORTH 87° 46' 28" WEST, A DISTANCE OF 429.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 04° 49' 49" WEST, A DISTANCE OF 1306.42 FEET TO A 4"x4" CONCRETE MONUMENT (LB #8011) AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 85° 48' 14" WEST, A DISTANCE OF 259.80 FEET; THENCE RUN SOUTH 48° 30' 16" WEST, A DISTANCE OF 511.67 FEET; THENCE RUN NORTH 43° 29' 26" WEST, A DISTANCE OF 176.71 FEET; THENCE RUN NORTH 39° 18' 46" EAST, A DISTANCE OF 327.70 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; CONTINUE THENCE NORTH 39° 18' 46" EAST, A DISTANCE OF 522.23 FEET; THENCE RUN NORTH 07° 07' 58" EAST, A DISTANCE OF 403.13 FEET; THENCE RUN NORTH 51° 59' 50" WEST, A DISTANCE OF 417.16 FEET; THENCE RUN NORTH 87° 46' 40" WEST, A DISTANCE OF 156.16 FEET; THENCE RUN SOUTH 55° 46' 34" WEST, A DISTANCE OF 634.38 FEET; THENCE RUN SOUTH 77° 49' 05" WEST, A DISTANCE OF 79.39 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 36.27 ACRES, MORE OR LESS, AND LIES IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 2: TO BE REZONED

BEGINNING AT A 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THENCE RUN SOUTH 04° 57' 16" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 422.98 FEET TO A 1/2" CAPPED REBAR (LB #7312) ON THE EAST RIGHT-OF-WAY OF STATE ROAD 99, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 48509-2601; THENCE RUN ALONG A CURVE TO THE RIGHT, ALONG SAID STATE ROAD 99, HAVING A RADIUS OF 1196.28 FEET, AN ARC DISTANCE OF 464.42 FEET (CHORD BEARS SOUTH 05° 08' 27" EAST, 461.51 FEET) TO A 1/2" CAPPED REBAR (LB #8011); THENCE RUN SOUTH 05° 58' 51" WEST, ALONG SAID STATE ROAD 99, A DISTANCE OF 419.84 FEET TO A 1/2" REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 87° 23' 11" EAST, A DISTANCE OF 1252.15 FEET TO 1/2" CAPPED REBAR (LB #7312) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 04° 49' 49" EAST, A DISTANCE OF 1303.98 FEET TO A 4"X4" CONCRETE MONUMENT (LB #8011) AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 85° 48' 14" WEST, A DISTANCE OF 259.80 FEET; THENCE RUN SOUTH 48° 30' 16" WEST, A DISTANCE OF 511.67 FEET; THENCE RUN NORTH 43° 29' 26" WEST, A DISTANCE OF 176.71 FEET; THENCE RUN NORTH 39° 18' 46" EAST, A DISTANCE OF 327.70 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; CONTINUE THENCE NORTH 39° 18' 46" EAST, A DISTANCE OF 522.23 FEET; THENCE RUN NORTH 07° 07' 58" EAST, A DISTANCE OF 403.13 FEET; THENCE RUN NORTH 51° 59' 50" WEST, A DISTANCE OF 417.16 FEET; THENCE RUN NORTH 87° 46' 40" WEST, A DISTANCE OF 156.16 FEET; THENCE RUN SOUTH 55° 46' 34" WEST, A DISTANCE OF 634.38 FEET; THENCE RUN SOUTH 77° 49' 05" WEST, A DISTANCE OF 79.39 FEET TO A 4"X4" CONCRETE MONUMENT (LB #8011) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 05° 08' 11" WEST, A DISTANCE OF 663.45 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 56.80 ACRES, MORE OR LESS, AND LIES IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.



Escambia County, FL - Address Search

Land Use Report

Zoning: Ind

Future Land Use 2030: I

Pensacola Regional Airport Real Estate Disclosure Area (See Military Base Disclosure Info below): No

Pensacola Regional Airport Noise Zone: No

Pensacola Regional Airport Height Restriction Grid: No

Pensacola Regional Airport Education Facility Zone: No

Airfield Influence Planning District: AIPD 2 - NOLF 8

CRA District and Overlay District: No

Accident Potential Zone Description: No

Accident Potential Zone Restriction: No

AICUZ Noise Zone: No

AICUZ Special Area: No

AICUZ Special Area Restrictions: No

Scenic Highway Overlay District: No

Enhanced Neighborhood Protection Zone: No

DSAP Overlay: No

Well Head Protection Area - 7 Year: No

Well Head Protection Area - 20 Year: No

Perdido Key Beach Mouse Critical Habitat: No

NFCU USA: No

Enterprise Zone: No

Perdido Key Master Plan Town Center Overlay: No

Recorded in Public Records 02/11/2008 at 01:59 PM OR Book 6285 Page 1699,
Instrument #2008010662, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$8400.00

Prepared by and return to:
Stephen B. Shell
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
P.O. Box 1831 226 Palafox Place, 9th Floor
Pensacola, FL 32591-1831
850-434-2411 File Number: Z95.25569

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of February, 2008 between Heron's Forest Development Company, a Florida corporation whose post office address is 17 South Palafox Place, Suite 394, Pensacola, FL 32501, grantor, and Briar Ridge, L.L.C., a Florida limited liability company whose post office address is 520 E. Zaragoza Street, Pensacola, FL 32502, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

All of that portion of the following described property lying Southerly of Interstate 10 right-of-way; the N ¼ of the NW ¼ of the SW ¼ and SW ¼ of the NW ¼, all being in Section 34, Township 1 North, Range 31 West, Escambia County, Florida. LESS AND EXCEPT Road right-of-way for State Road 99 as recorded in O.R. Book 492, Page 764, Public Records of Escambia County, Florida.

Parcel Identification Number: 34-1N-31-2101-000-001

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

To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Stephen B. Shell Brian Hoffman

Witness Name: JANICE M. NICKEL

Heron's Forest Development Company

By: Garrett W. Walton
Garrett W. Walton, President

(Corporate Seal)

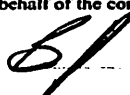
DoubleTime®

BK: 6285 PG: 1700 Last Page

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 8th day of February, 2008 by Garret W. Walton, the President of Heron's Forest Development Company, a Florida corporation, on behalf of the corporation, who () personally known to me or (x) produced as identification.





Printed Name: Stephen B. Shettl Brian Hoffman

My Commission Expires: _____

Source: Escambia County Property Appraiser

[←](#)
[Navigate Mode](#)
[● Account](#)
[○ Reference](#)
[→](#)
[Restore Full Page Version](#)

General Information Reference: 341N312101000001 Account: 114454010 Owners: BRIAR RIDGE LLC Mail: PO BOX 1392 PENSACOLA, FL 32591 Situs: Use Code: TIMBERLAND, MISC. - PINES Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$7,591</td> <td>\$0</td> <td>\$7,591</td> <td>\$7,591</td> </tr> <tr> <td>2015</td> <td>\$7,591</td> <td>\$0</td> <td>\$7,591</td> <td>\$7,591</td> </tr> <tr> <td>2014</td> <td>\$7,591</td> <td>\$0</td> <td>\$7,591</td> <td>\$7,591</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Amendment 1/Portability Calculations</p>		Year	Land	Imprv	Total	Cap Val	2016	\$7,591	\$0	\$7,591	\$7,591	2015	\$7,591	\$0	\$7,591	\$7,591	2014	\$7,591	\$0	\$7,591	\$7,591
Year	Land	Imprv	Total	Cap Val																			
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2014	\$7,591	\$0	\$7,591	\$7,591																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/01/2008</td> <td>6285</td> <td>1699</td> <td>\$1,200,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2006</td> <td>5993</td> <td>21</td> <td>\$825,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/01/2008	6285	1699	\$1,200,000	WD	View Instr	09/2006	5993	21	\$825,500	WD	View Instr	2016 Certified Roll Exemptions Legal Description N 1/2 OF NW 1/4 LYING S OF INTERSTATE 10 AND NW 1/4 OF SW 1/4 AND SW 1/4 OF NW 1/4 OR 6285 P 1699 LESS OR 492 P... Extra Features None			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
02/01/2008	6285	1699	\$1,200,000	WD	View Instr																		
09/2006	5993	21	\$825,500	WD	View Instr																		
Parcel Information <div style="float: right;">Launch Interactive Map</div> <div style="clear: both;"></div> <div style="display: flex;"> <div style="flex: 1;"> Section Map Id: 34-1N-31 Approx. Acreage: 93.6200 Zoned: Ind Evacuation & Flood Information Open Report </div> <div style="flex: 2;">  </div> </div> <p align="center">View Florida Department of Environmental Protection(DEP) Data</p>																							



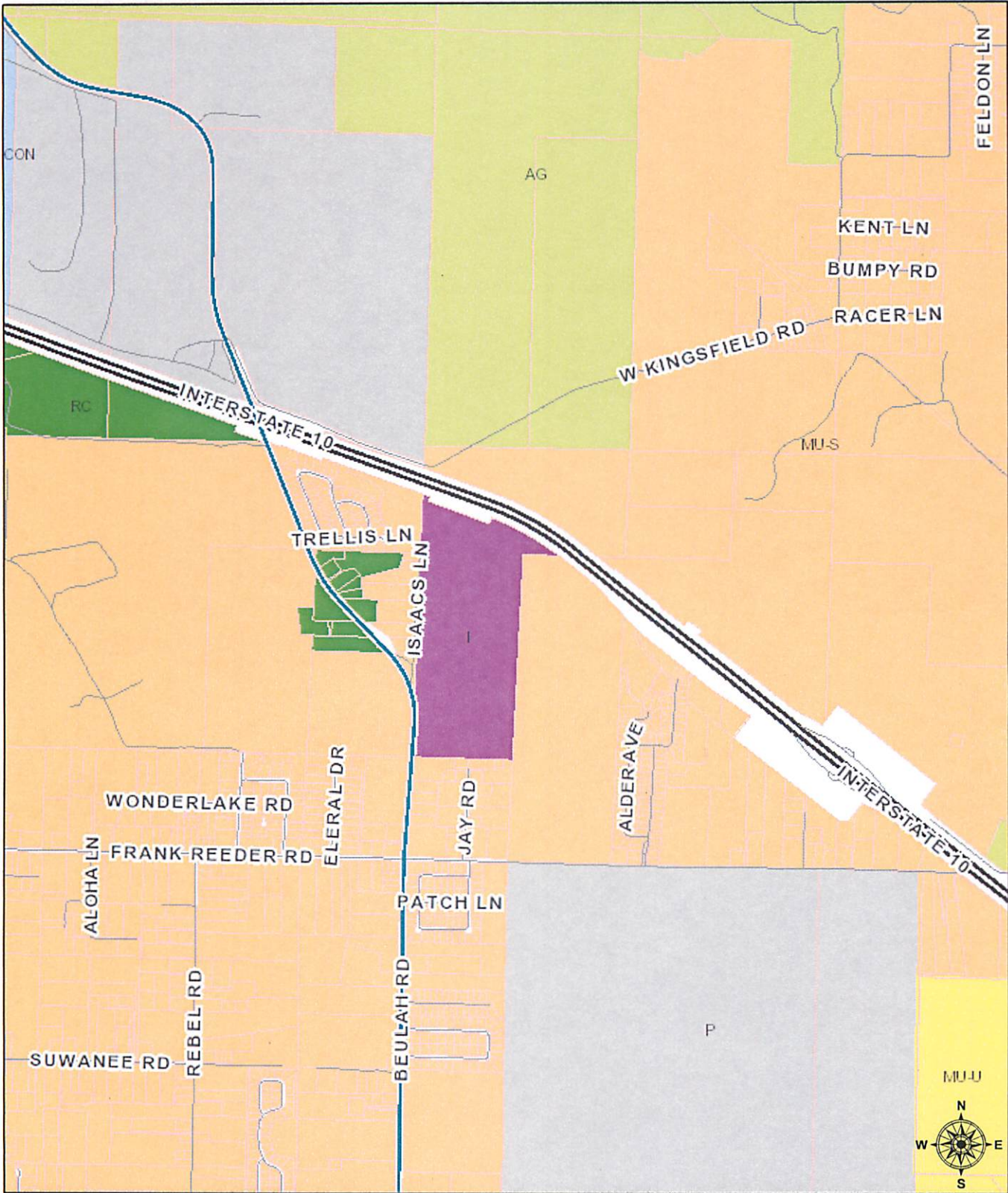
Chris Jones - Escambia County Property Appraiser

Reference: 341N32101000001
Account: 114454010
Section Map: 34-IN-31
Status:
Complex:
Owner: RIAL RIDGE LLC
Mailing Address:
PO BOX 1392
PENSACOLA, FL 32591
Last Sale: 2/1/2008 \$1,200,000
Property Use: TIMBERLAND, MISC. - PINES
Approx. Acreage: 93.6200
Bldg. Count: 0
Total Heated Area: 0
Zoned: Ind
Taxing Auth: COUNTY NSTU



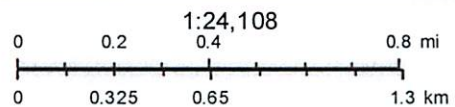
Kahpelley Ridge

Current FLUM



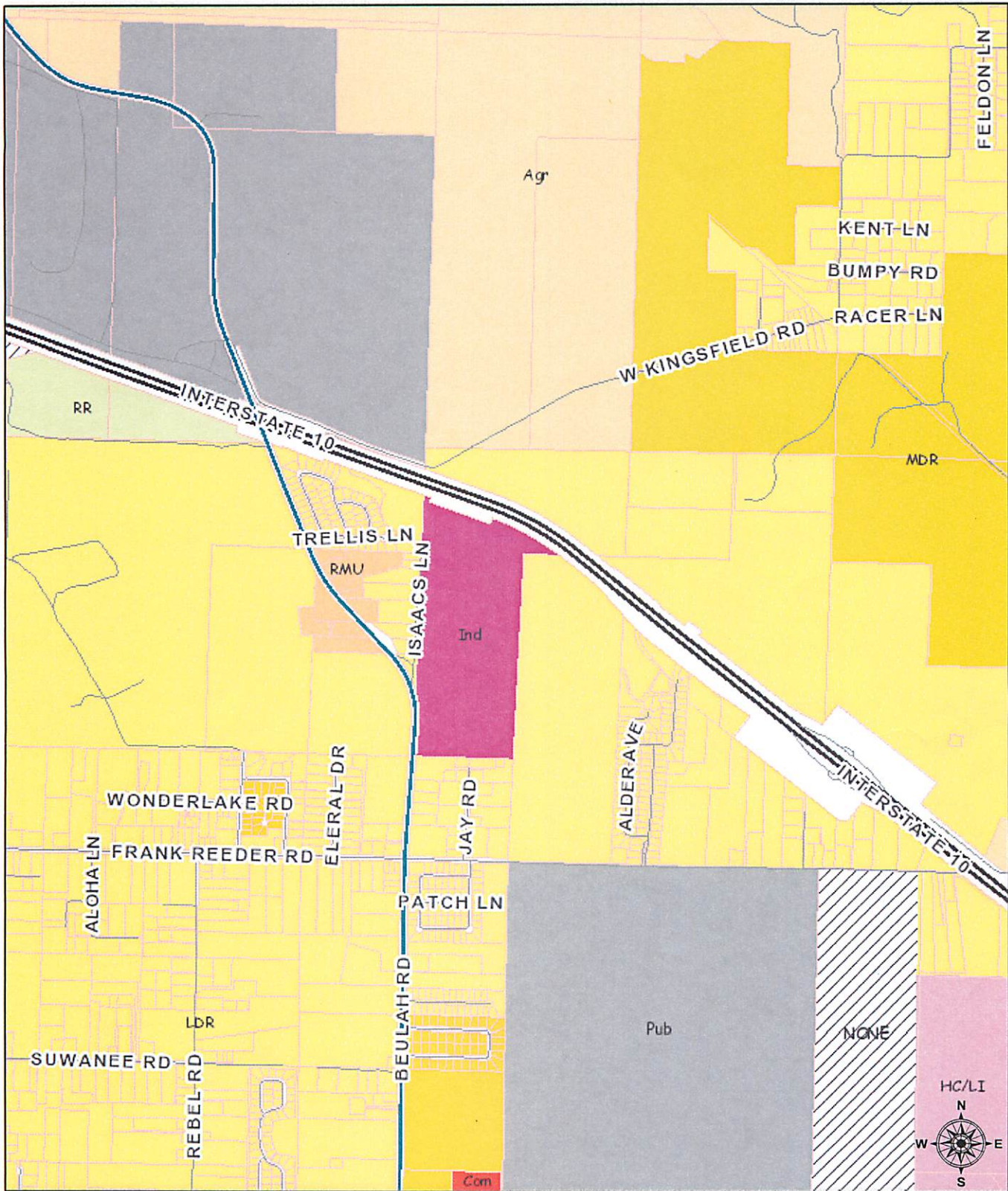
January 13, 2017

- Streets**
- PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL ROAD
- Parcels**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Current Zoning



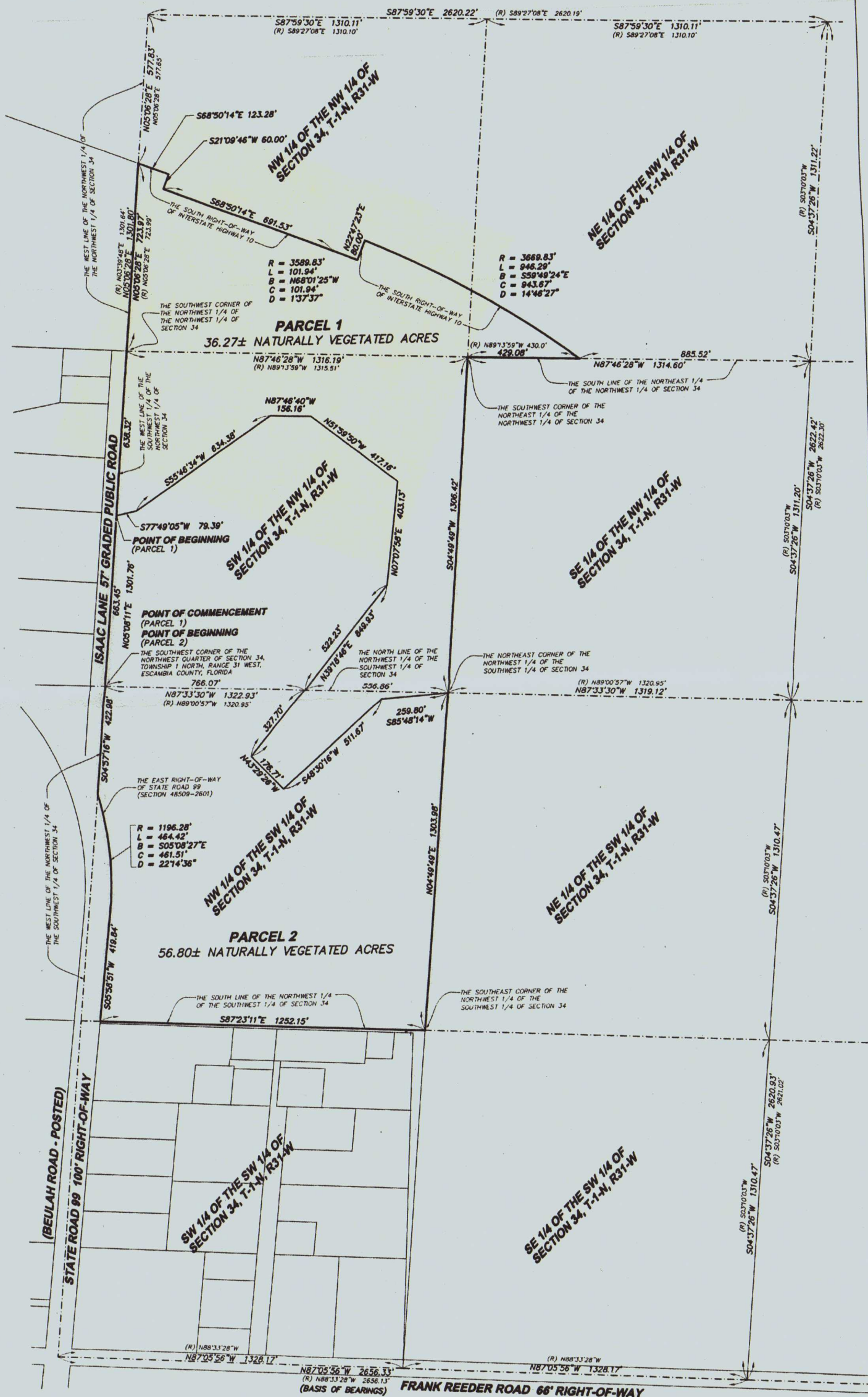
October 26, 2016

Streets

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

Parcels

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



DEWEENEY / PIERRE-RISH
GEORGE D. GIBSON III, P.S.M. - LS 5830
1/12/17
DATE SIGNED

[illegible]

THE DOCUMENT WAS RECEIVED AND SHOWN ON PAGES 15-20.

THE FOLLOWING WAS NOT PROVIDED TO THE CLERK'S OFFICE:

**ORDINANCE ADOPTED AT THE 8:48 AM PUBLIC HEARING WHICH HAS
NOT YET BEEN RETURNED FROM THE FLORIDA DEPARTMENT OF
STATE**

BCC Special Session: 12-13-2007



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

DEPARTMENT: Planning and Engineering
FROM: T. Lloyd Kerr, AICP, Director
DATE: December 10, 2007
ISSUE: 8:48 am Thursday, December 13, 2007 Public Hearing
Comprehensive Plan Amendment (CPA 2007-02D)

RECOMMENDATION:

That the Board review and adopt the following:

Comprehensive Plan Amendment, **CPA 2007-02D Transportation Corridor Preservation Ordinance**, composed of a draft ordinance and attachments herein, to amend Part II of The Escambia County Code of Ordinances (1999), The Escambia County Comprehensive Plan, as amended; amending portions thereof as follows:

Comprehensive Plan text amendment, amending Chapter 8, "Transportation Element" providing for references to the protection of transportation corridors.

BACKGROUND:

In establishing the Twenty Year "Cost Feasible" Plan, the Florida Department of Transportation (FDOT) and the FL-AL Transportation Planning Organization (TPO) have requested local governments implement measures to ensure roadway projects remain "cost feasible".

The primary concerns, based on past roadway capacity projects, are that local governments reduce the impact of development adjacent to a future corridor improvement projects and reduce land use intensities which may increase the cost of needed right-of-way. Both concerns have and will continue to add a substantial cost to planned projects prior to construction.

This Ordinance, by intent, is to ensure that future development and future roadway projects do not conflict with each other in order to meet future Transportation Level of Service demands. This will alleviate negative impacts to future development or future roadway project cost. This Ordinance will also allow Escambia County to be more competitive for future Federal and State grants based on criteria created in 2006.

The transmittal hearing was held August 2, 2007 where the amendment and ordinance were approved by the BCC and forwarded to DCA. County staff received the DCA

BCC Special Session December 13, 2007
Re: CPA 2007-02D
December 10, 2007
Page 2 of 3

Objection, Recommendation and Comments Report on October 24, 2007. Staff is recommending adoption of the ordinance with no changes.

This is part of the second of the two Comprehensive Plan Amendment packages allowed by Florida Statute for the Year 2007.

BUDGETARY IMPACT:

No budgetary impacts are expected by the approval of this amendment.

LEGAL CONSIDERATION/SIGN-OFF:

The attached ordinance was reviewed and approved for legal sufficiency by Alison P. Rogers, Deputy County Attorney. Any suggested legal comments are attached herein with the respective ordinance to which they pertain.

PERSONNEL:

No additional personnel are anticipated for the implementation of this amendment.

POLICY/REQUIREMENT FOR BOARD ACTION/DISCUSSION:

The amendment is consistent with State Statutes (F.S. 163.3161 through 163.3215), Florida Administrative Code 9J-5 and with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION REQUIREMENTS:

Following adoption public hearings and upon recommended approval by the Planning Board and Board of County Commissioners the amendment will be returned to DCA for approval. Upon approval, DCA will issue a Notice of Intent to find In Compliance, at which time the ordinance will be forwarded to the Municipal Code Corporation for codification in the Official Comprehensive Plan of Escambia County.

BCC Special Session December 13, 2007
Re: CPA 2007-02D
December 10, 2007
Page 3 of 3

COORDINATION WITH OTHER AGENCIES/PERSONS:

The proposed amendments were prepared in cooperation with the County Attorney's Office, the Planning and Engineering Department, Office of Transportation and Traffic Operations, and interested citizens. Planning & Engineering will insure proper advertisement.

TLK:eap

Attachments:

c: Janet Lander, County Attorney

CONCUR
Robert R. McLaughlin, Interim County Administrator



H:\PZ\PLANNING BD\2007\CPA 2007-02\Transportation Corridor Preservation\BCC 12-13-07\BCC 12-13-07 Recommendation.doc

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA 2007-02 Transportation Corridor Preservation BCC Ordinance

Date: 12/04/07

Date requested back by: 12/06/07

Requested by: Eva Peterson

Phone Number: 595-3118

.....

(LEGAL USE ONLY)

Legal Review by Alison Perdue Rogers, Deputy County Attorney

Date Received: 12/04/07

XX Approved as to form and legal sufficiency.

 Not approved.

 Make subject to legal signoff.

Additional comments:

ORDINANCE 2007-__

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II, OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE ESCAMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; AMENDING CHAPTER 8, THE TRANSPORTATION ELEMENT; AMENDING OBJECTIVE 8.A.4 TO PROVIDE FOR PROTECTION OF PROPOSED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.1 THAT REZONINGS THAT PROPOSE AN INCREASE IN DENSITY OR INTENSITY OF USE SHALL BE DISCOURAGED IN DESIGNATED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.2 FOR PROPOSED TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTIONS AND ACQUISITIONS; CREATING A NEW POLICY 8.A.4.4 TO ESTABLISH PROPOSED TRANSPORTATION CORRIDORS; DESIGNATING THE BEULAH EXPRESSWAY AS A PROPOSED TRANSPORTATION CORRIDOR; 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 October 20, 1993; 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 (LPA) and the Board of County Commissioners have conducted public hearings and reviewed and approved the changes to the Plan and authorized the transmittal of the proposed changes to the Florida Department of Community Affairs (DCA) for review and comment prior to considering the changes (amendments) for adoption; and,

WHEREAS, the Board of County Commissioners, Escambia County, Florida finds that the adoption of these amendments 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:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Plan and Land Development Regulation Act, sections 163.3161 through 163.3215, Fla. Stat. and Chapter 9J-5, Florida Administrative Code.

Section 2. Title of Comprehensive Plan Amendment.

This Comprehensive Plan Amendment for Escambia County, Florida shall be entitled "Comprehensive Plan Amendment 2007-02D - Transportation Corridor Preservation."

Section 3. Changes to the Escambia County Comprehensive Plan.

Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as Amended, is further amended as set forth hereto and made part hereof to include changes as follows:

OBJECTIVE 8.A.4: TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTION

Continually, the county shall provide for the protection of proposed transportation corridors as well as existing and future rights-of-way from encroachment by including appropriate regulations within the LDC (reference

Policy 7.A.1.1) and implementing Policies 8.A.4.1 through 8.A.4.3 8.A.4.4 among others.

Policy 8.A.4.1: Rezoning and Zoning Setback Enforcement

The county shall continue to enforce its zoning ordinance and include said ordinance within the LDC. Note: The zoning ordinance contains setback provisions, which will aid in the protection of existing and future rights-of-way, including transportation corridors, from building encroachment in the "zoned" areas of the county. The County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs. Prior to completion of a Project Development and Environmental Impact (PD&E) study for a capacity improvement project, standard right-of-way will be considered as follows:

<u>Major Collectors</u>	<u>80'</u>
<u>Major Arterials</u>	<u>125'</u>
<u>Beltways</u>	<u>300'</u>

Policy 8.A.4.2: Right-of-Way Protection for Existing and Planned Roadways

The county shall require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

Policy 8.A.4.3: Scenic Roadways

Because of their unique scenic character, and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are

designated "scenic roadways." Parcels adjacent to these rights-of-way shall be the subject of special sign controls in the LDC.

Policy 8.A.4.4: Proposed Transportation Corridors

The County shall make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted Transportation Planning Organization's "Cost Feasible Plan", the proposed or adopted County Capital Improvement Plan or in any proposed or adopted DRI or development plan. Transportation corridor protection regulations shall be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

Section 4. SEVERABILITY.

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions 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 become and be made a part of the Escambia County Code; and that the sections 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.

This effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184 Fla. Stat., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, Fla. Stat.

DONE AND ENACTED this ____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
D.M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)
ENACTED:
FILED WITH DEPARTMENT OF STATE:
EFFECTIVE:

H:\PZI\PLANNING BD\2007\CPA 2007-02\Transportation Corridor Preservation\BCC 12-13-07\Ordinance draft 3A - Clean Copy.doc

EXHIBIT A

The following describes potential protected areas to provide a corridor for the construction of a future roadway:

The west one-half of the west one-half of Section 34, Township 1 North, Range 31 West, less and except the southwest quarter of the southwest quarter of said section 34. The west one-half of the west one-half of Section 31, Township 1 North, Range 31 West, less and except the northeast quarter of the northwest quarter of the northwest quarter of said section 34. The northeast quarter of the northeast quarter of the northeast quarter of Section 32, Township 1 North, Range 31 West. The east 125 feet of the east one-half of Section 20, Township 1 North, Range 31 West and the west 125 feet of the west one-half of Section 21, Township 1 North, Range 31 West.

The west 125 feet of the southwest one quarter of the southwest one quarter of Section 18, Township 1 North, Range 31 West. The east one-half of the east one-half of Section 19, Township 1 North, Range 31 West. The east 300 feet of Section 7, Township 1 North, Range 31 West. The northwest quarter of the northwest quarter of the northwest quarter of Section 8, Township 1 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 6, Township 1 North, Range 31 West. The northeast quarter of the northeast quarter of the northeast quarter of Section 6, Township 1 North, Range 31 West. The west one-half of the west one-half of Section 5, Township 1 North, Range 31 West.

The east 125 feet of Section 31, Township 2 North, Range 31 West and the west 125 feet of Section 32, Township 2 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 30, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 29, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 20, Township 2 North, Range 31 West, less and except the northwest quarter of the northwest quarter of said section 20. The north 1,980 feet of the east 1,460 feet of the northeast quarter of Section 19, Township 2 North, Range 31 West.

The east one half of Section 18, Township 2 North, Range 31 West, less and except the east half of the northeast quarter and less and except the west 660 feet of the southeast quarter of said section 18. The south one half of Section 7, Township 2 North, Range 31 West, and the northwest quarter of said Section 7, less and except the west half of the southwest quarter and less and except the east half of the southeast quarter of said section 7. The west one-half of the west one-half of Section 6, Township 2 North, Range 31 West. The west 1,600+- feet of the west one-half of the south one half of Section 31, Township 3 North, Range 31 West, and the northwest quarter of said section 31, less and except the west one half of the west one half of said northwest quarter of section 31. The southwest quarter and the west 200 feet of the southeast quarter of Section 30, Township 3 North, Range 31 West, less and except the west half of said southwest quarter of section 30. The northeast quarter and the east 200 feet of the northwest quarter of Section 30, Township 3 North, Range 31 West, less and except the east half of said northeast quarter of section 30. The southeast quarter of Section 19, Township 3 North, Range 31 West, less and except the east half of said southeast quarter of section 19.

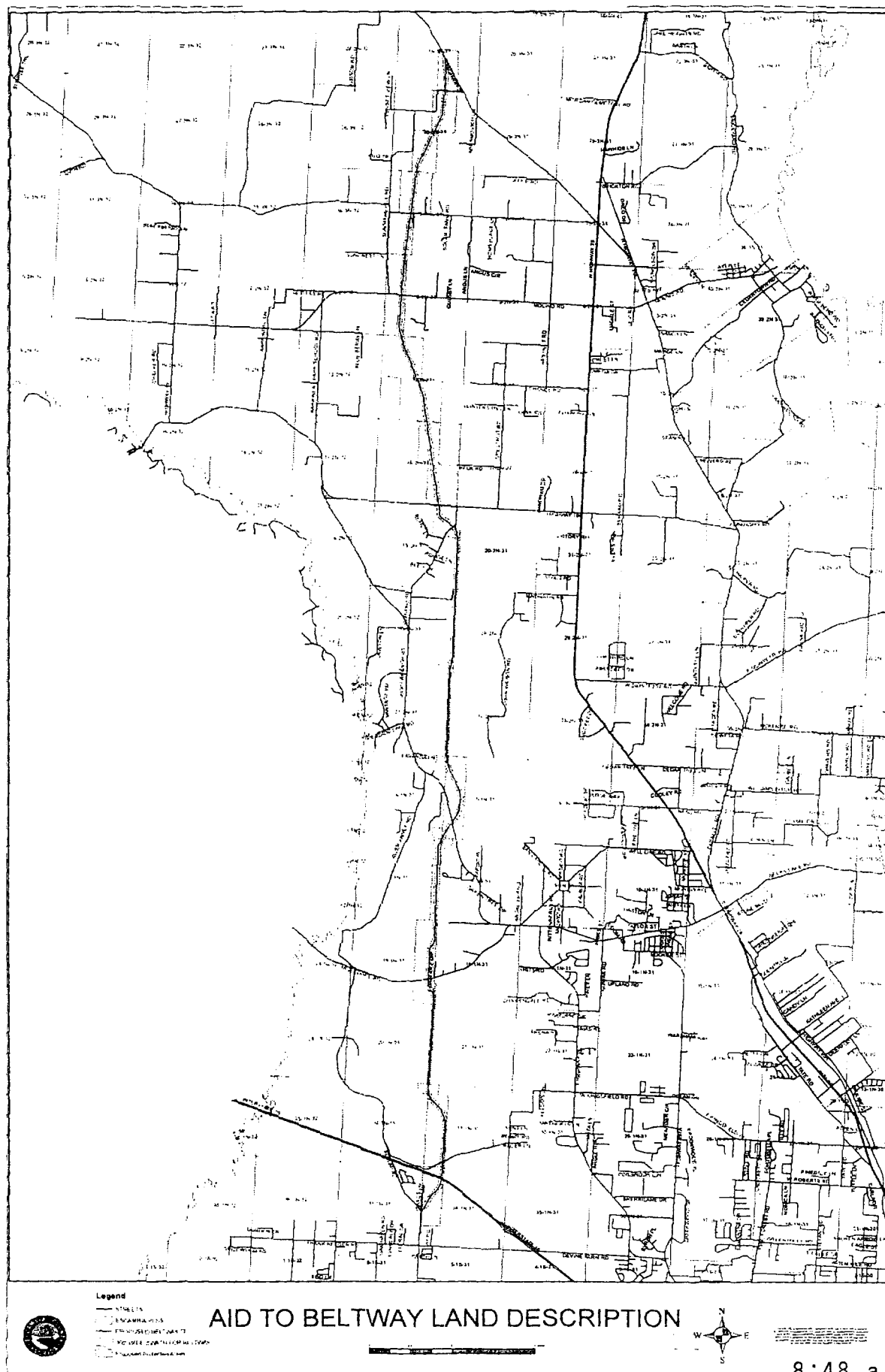


EXHIBIT B

The following describes potential East/West corridors to the proposed beltway protected areas for the construction of access to the proposed beltway:

KINGSFIELD ROAD EXTENSION

The south 50 feet of the west one-half of the west one-half of Section 22, Township 1 North, Range 31 West and the north 50 feet of the west one-half of the west one-half of Section 30, Township 1 North, Range 31 West. The south 50 feet of the south one half of Section 21, Township 1 North, Range 31 West, and the north 50 feet of the north one-half of Section 31, Township 1 North, Range 31 West.

WELL LINE ROAD EXTENSION

The south one-half of the south one-half of sections 4 and 5, Township 1 North, Range 31 West, less and except the south 820 feet of the south one-half of the south one-half of said section 5 and less and except the south 820 feet of the west one-half of the west one-half of said section 4.

QUINTETTE ROAD EXTENSION

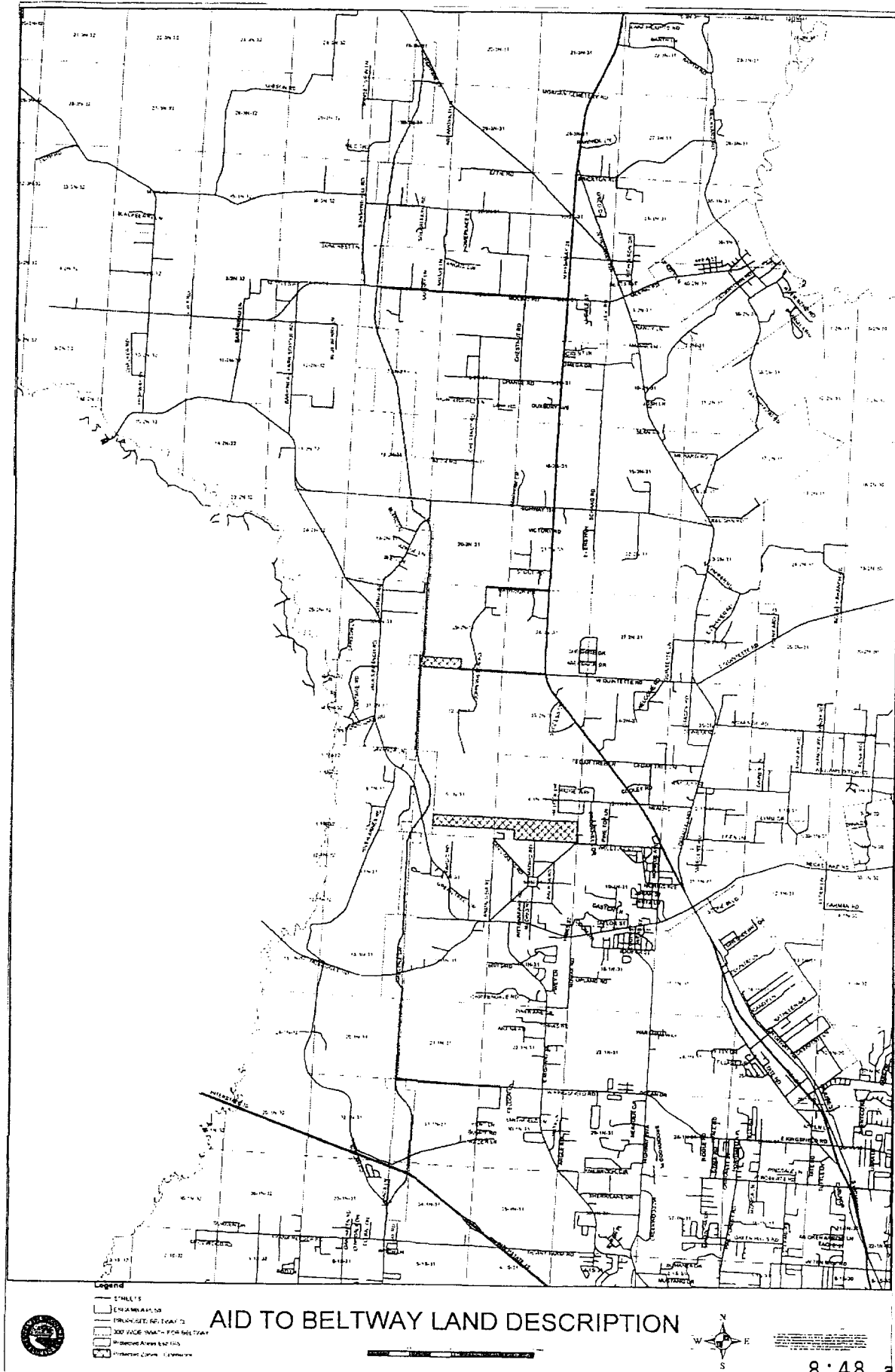
The south 50 feet of the south one-half of the south one-half of Section 28, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 28. The north 50 feet of the north one-half of the north one-half of Section 33, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 33. The south 50 feet of the southeast quarter of Section 29, Township 2 North, Range 31 West and the south one-half of the southeast quarter of the southwest quarter and the south one-half of the southwest quarter of the southwest quarter of said section 29.

EXISTING MATHISON ROAD

The south 50 feet of the southwest quarter of Section 21, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 21. The north 50 feet of the northwest quarter of Section 28, Township 2 North, Range 31 West beginning at the westerly right of way of US Highway 29 and extending westward to the west line of said section 28. The north 50 feet of the north one-half of the northeast quarter of the northeast quarter of Section 29, Township 2 North, Range 31 West and the south 50 feet of the south one-half of the southeast quarter of the southeast quarter of Section 20, Township 2 North, Range 31 West.

EXISTING MOLINO ROAD

Beginning at the westerly right of way of US Highway 29, the south 50 feet of the south one-half of the south one-half of the northwest quarter of Section 4, Township 2 North, Range 31 West and the north 50 feet of the north one-half of the north one-half of the southwest quarter of said section 4. The south 50 feet of the north one-half of Section 5, Township 2 North, Range 31 West and the north 50 feet of the south one-half of said section 5. The south 50 feet of the north one-half of Section 6, Township 2 North, Range 31 West and the north 50 feet of the south one-half of said section 6, less and except the west one-half of the west one-half of Section 6, Township 2 North, Range 31 West.



12/13/2007 8:48am PH

ORDINANCE 2007-81

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II, OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE ESCAMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; AMENDING CHAPTER 8, THE TRANSPORTATION ELEMENT; AMENDING OBJECTIVE 8.A.4 TO PROVIDE FOR PROTECTION OF PROPOSED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.1 THAT REZONINGS THAT PROPOSE AN INCREASE IN DENSITY OR INTENSITY OF USE SHALL BE DISCOURAGED IN DESIGNATED TRANSPORTATION CORRIDORS; PROVIDING IN POLICY 8.A.4.2 FOR PROPOSED TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTIONS AND ACQUISITIONS; CREATING A NEW POLICY 8.A.4.4 TO ESTABLISH PROPOSED TRANSPORTATION CORRIDORS; DESIGNATING THE BEULAH EXPRESSWAY AS A PROPOSED TRANSPORTATION CORRIDOR; 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 October 20, 1993; 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 (LPA) and the Board of County Commissioners have conducted public hearings and reviewed and approved the changes to the Plan and authorized the transmittal of the proposed changes to the Florida Department of Community Affairs (DCA) for review and comment prior to considering the changes (amendments) for adoption; and,

Date: 12/17/2007
Verified By: D. H. H. H.

WHEREAS, the Board of County Commissioners, Escambia County, Florida finds that the adoption of these amendments 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:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Plan and Land Development Regulation Act, sections 163.3161 through 163.3215, Fla. Stat. and Chapter 9J-5, Florida Administrative Code.

Section 2. Title of Comprehensive Plan Amendment.

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Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as Amended, is further amended as set forth hereto and made part hereof to include changes as follows:

OBJECTIVE 8.A.4: TRANSPORTATION CORRIDOR AND RIGHT-OF-WAY PROTECTION

Continually, the county shall provide for the protection of proposed transportation corridors as well as existing and future rights-of-way from encroachment by including appropriate regulations within the LDC (reference

Policy 7.A.1.1) and implementing Policies 8.A.4.1 through ~~8.A.4.3~~ 8.A.4.4 among others.

Policy 8.A.4.1: Rezoning and Zoning Setback Enforcement

The county shall continue to enforce its zoning ordinance and include said ordinance within the LDC. Note: The zoning ordinance contains setback provisions, which will aid in the protection of existing and future rights-of-way, including transportation corridors, from building encroachment in the “zoned” areas of the county. The County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs. Prior to completion of a Project Development and Environmental Impact (PD&E) study for a capacity improvement project, standard right-of-way will be considered as follows:

<u>Major Collectors</u>	<u>80'</u>
<u>Major Arterials</u>	<u>125'</u>
<u>Beltways</u>	<u>300'</u>

Policy 8.A.4.2: Right-of-Way Protection for Existing and Planned Roadways

The county shall require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

Policy 8.A.4.3: Scenic Roadways

Because of their unique scenic character, and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are

designated "scenic roadways." Parcels adjacent to these rights-of-way shall be the subject of special sign controls in the LDC.

Policy 8.A.4.4: Proposed Transportation Corridors

The County shall make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted Transportation Planning Organization's "Cost Feasible Plan", the proposed or adopted County Capital Improvement Plan or in any proposed or adopted DRI or development plan. Transportation corridor protection regulations shall be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

Section 4. SEVERABILITY.

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions 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 become and be made a part of the Escambia County Code; and that the sections 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.

This effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184 Fla. Stat., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, Fla. Stat.

DONE AND ENACTED this 13th day of December, 2007.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____

D.M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____

Deputy Clerk

(SEAL)

ENACTED: December 13, 2007

FILED WITH DEPARTMENT OF STATE: December 19, 2007

EFFECTIVE: See Section 6.

This document approved as to form
and legal sufficiency

By: _____

Title Deputy County Attorney

Date 12/14/07

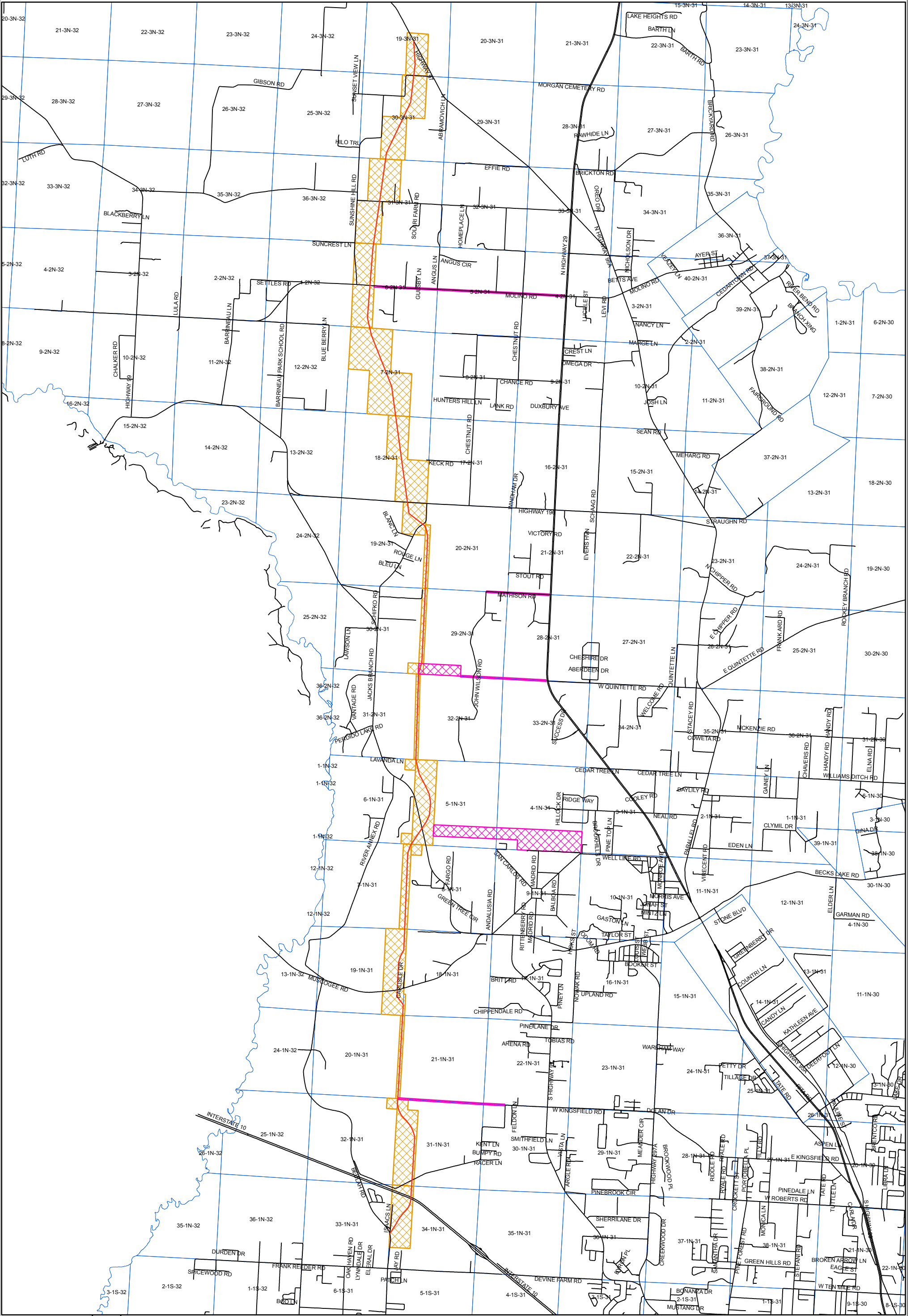
The following describes potential protected areas to provide a corridor for the construction of a future roadway:

The west one-half of the west one-half of Section 34, Township 1 North, Range 31 West, less and except the southwest quarter of the southwest quarter of said section 34. The west one-half of the west one-half of Section 31, Township 1 North, Range 31 West, less and except the northeast quarter of the northwest quarter of the northwest quarter of said section 34. The northeast quarter of the northeast quarter of the northeast quarter of Section 32, Township 1 North, Range 31 West. The east 125 feet of the east one-half of Section 20, Township 1 North, Range 31 West and the west 125 feet of the west one-half of Section 21, Township 1 North, Range 31 West.

The west 125 feet of the southwest one quarter of the southwest one quarter of Section 18, Township 1 North, Range 31 West. The east one-half of the east one-half of Section 19, Township 1 North, Range 31 West. The east 300 feet of Section 7, Township 1 North, Range 31 West. The northwest quarter of the northwest quarter of the northwest quarter of Section 8, Township 1 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 6, Township 1 North, Range 31 West. The northeast quarter of the northeast quarter of the northeast quarter of Section 6, Township 1 North, Range 31 West. The west one-half of the west one-half of Section 5, Township 1 North, Range 31 West.

The east 125 feet of Section 31, Township 2 North, Range 31 West and the west 125 feet of Section 32, Township 2 North, Range 31 West. The southeast quarter of the southeast quarter of the southeast quarter of Section 30, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 29, Township 2 North, Range 31 West. The west 300 feet of the west one-half of the west one-half of Section 20, Township 2 North, Range 31 West, less and except the northwest quarter of the northwest quarter of said section 20. The north 1,980 feet of the east 1,460 feet of the northeast quarter of Section 19, Township 2 North, Range 31 West.

The east one half of Section 18, Township 2 North, Range 31 West, less and except the east half of the northeast quarter and less and except the west 660 feet of the southeast quarter of said section 18. The south one half of Section 7, Township 2 North, Range 31 West, and the northwest quarter of said Section 7, less and except the west half of the southwest quarter and less and except the east half of the southeast quarter of said section 7. The west one-half of the west one-half of Section 6, Township 2 North, Range 31 West. The west 1,600+- feet of the west one-half of the south one half of Section 31, Township 3 North, Range 31 West, and the northwest quarter of said section 31, less and except the west one half of the west one half of said northwest quarter of section 31. The southwest quarter and the west 200 feet of the southeast quarter of Section 30, Township 3 North, Range 31 West, less and except the west half of said southwest quarter of section 30. The northeast quarter and the east 200 feet of the northwest quarter of Section 30, Township 3 North, Range 31 West, less and except the east half of said northeast quarter of section 30. The southeast quarter of Section 19, Township 3 North, Range 31 West, less and except the east half of said southeast quarter of section 19.



Legend

- STREETS
- ESCAMBIA PLSS
- PROPOSED BELTWAY CL
- 300' WIDE SWATH FOR BELTWAY
- Protected Areas Esc GIS
- Protected Zones - Extensions

AID TO BELTWAY LAND DESCRIPTION



"This map was prepared by the Escambia County GIS Division and is provided for informational purposes only. It is not to be used for development of construction plans or any type of engineering services based on the information depicted herein and is not intended for the location of this office only. It is not intended for conveyance, nor is it a warranty. The data is not guaranteed, accurate or suitable for any use other than that for which it was prepared."



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

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

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

DATE: January 19, 2017

RE: Transportation & Traffic Operations (TTO) Comments – LSA-2016-03 & Z-2016-11

TTO Staff has reviewed the Large Scale Amendment (LSA)-2016-03 and Rezoning Case (Z)-2016-11, Beulah Road at I-10, agenda item for the upcoming Planning Board meeting scheduled for February 7, 2017. Please see the below comments.

Upon review of LSA-2016-03 and Z-2016-11, TTO Staff provides the following information regarding an existing programmed regional and local transportation project commonly known as the Escambia County Beulah Beltway / I-10 Interchange Project (Project). This project is expected to impact the subject site, as well as potentially other properties within the vicinity once the project moves into the future Right-Of-Way and Construction Phases. The Project limits as identified in the Florida-Alabama Transportation Planning Organization Long Range Transportation Plan begins at the Nine Mile Road at the southern most termini, extends north along Beulah Road to Interstate 10, then further north to US29 (in the Quintette Road vicinity).

The Project was initiated in 2007 following the inception of the Escambia County Midwest Optional Sector Plan (Sector Plan) that justified the need for a new "limited access roadway with Interstate Interchange." County Staff, through Planning Board and Board of County Commission approval, then instituted a Corridor Preservation Ordinance found in the Escambia County Comprehensive Plan and Land Development Code (LDC Ordinance 2007-81) in efforts to minimize the local financial lift once the Project moved into the Right-Of-Way Acquisition and subsequent Construction Phase. Due to the infancy of the Sector Plan and without any substantial data or results of the necessary Corridor Selection Study, the Ordinance created a 300' Preservation Overlay for the future roadway. However, the County is currently finalizing the Corridor Selection Study, and recently received the proposed typical cross sections / right-of-way widths needed for the future roadway; the consultants are recommending two different cross sections. The width proposed for the North Segment (I-10 north to US29) is 225', and the width proposed for the South Segment (Nine Mile Road to I-10) is 104.5'. It is the

South Segment specifically abuts the subject site. Attached is the document detailing the cross sections...

In conclusion, TTO Staff recognizes that, though LDC Ordinance 2007-81 details a 300' Preservation Overlay, in receipt of the proposed cross sections that the need to preserve 300' for the South Segment seems unjustified at this point. TTO Staff recommends that the Planning Board and Board of County Commissioners consider directing Staff to amend the Ordinance upon completion of the Corridor Selection Study (expected for completion Summer 2017). TTO Staff does not oppose the map amendment or rezoning, only if the Boards would consider reducing the 300' preservation width to a width of 104.5' for the South Segment.

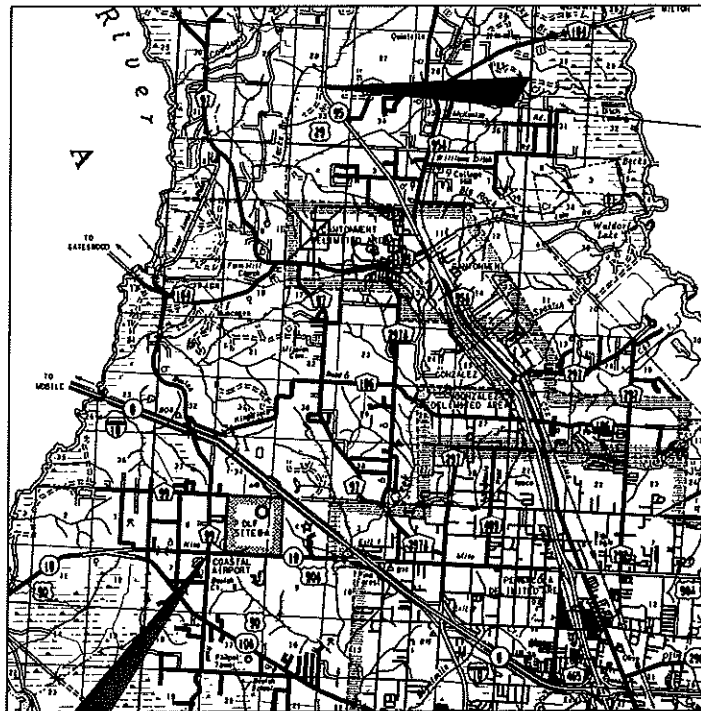
Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

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

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

TYPICAL SECTION PACKAGE

PROPOSED I-10/BEULAH INTERCHANGE AND BEULAH BELTWAY
(NEW ALIGNMENT), FROM US 90 (MOBILE HIGHWAY) TO US 29



END PROJECT
US 29

BEGIN PROJECT
US 90 & BEULAH RD.

ATKINS
2114 Airport Blvd.
Suite 1450
Pensacola, Florida
32504-6968

DESIGNED BY : GREGORY S. ALLEN, P.E. 51858

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ COUNTY (SECTION) ESCAMBIA
PROJECT DESCRIPTION NEW ALIGNMENT FROM SR 10 (INTERSTATE 10) TO US 29

PROJECT CONTROLS

FUNCTIONAL CLASSIFICATION

- (X) RURAL
() URBAN
(X) FREEWAY/EXPWY. () MAJOR COLL.
() PRINCIPAL ART. () MINOR COLL.
() MINOR ART. () LOCAL

HIGHWAY SYSTEM

- Yes No
(X) () NATIONAL HIGHWAY SYSTEM
() (X) FLORIDA INTRASTATE HIGHWAY SYSTEM
() (X) STRATEGIC INTERMODAL SYSTEM
() () STATE HIGHWAY SYSTEM
() (X) OFF STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

- (X) 1 - FREEWAY
() 2 - RESTRICTIVE w/Service Roads
() 3 - RESTRICTIVE w/660 ft. Connection Spacing
() 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing
() 5 - RESTRICTIVE w/440 ft. Connection Spacing
() 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing
() 7 - BOTH MEDIAN TYPES

TRAFFIC

	YEAR	AADT
CURRENT	<u>2016</u>	_____
OPENING ¹	<u>2030</u>	_____
DESIGN	<u>2040</u>	_____

DISTRIBUTION

DESIGN SPEED	<u>70</u>	K 30 %
POSTED SPEED	<u>55</u>	D 30 %
		T 24 %

CRITERIA

- (X) NEW CONSTRUCTION / RECONSTRUCTION
() RRR INTERSTATE / FREEWAY
() RRR NON-INTERSTATE / FREEWAY
() TDLC / NEW CONSTRUCTION / RECONSTRUCTION
() TDLC / RRR
() MANUAL OF UNIFORM MINIMUM STANDARDS
(FLORIDA GREENBOOK) (OFF-STATE HIGHWAY SYSTEM ONLY)

DESIGN SPEED APPROVALS

DISTRICT DESIGN ENGINEER DATE

DISTRICT TRAFFIC OPERATIONS ENGINEER DATE

LIST ANY POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION ELEMENTS:
REDUCE THE BORDER WIDTH

LIST MAJOR STRUCTURES LOCATION/DESCRIPTION - REQUIRING INDEPENDENT STRUCTURE DESIGN:
NEW BRIDGES WILL BE CONSTRUCTED TO CROSS WATERWAYS, STREAMS, AND WETLANDS.

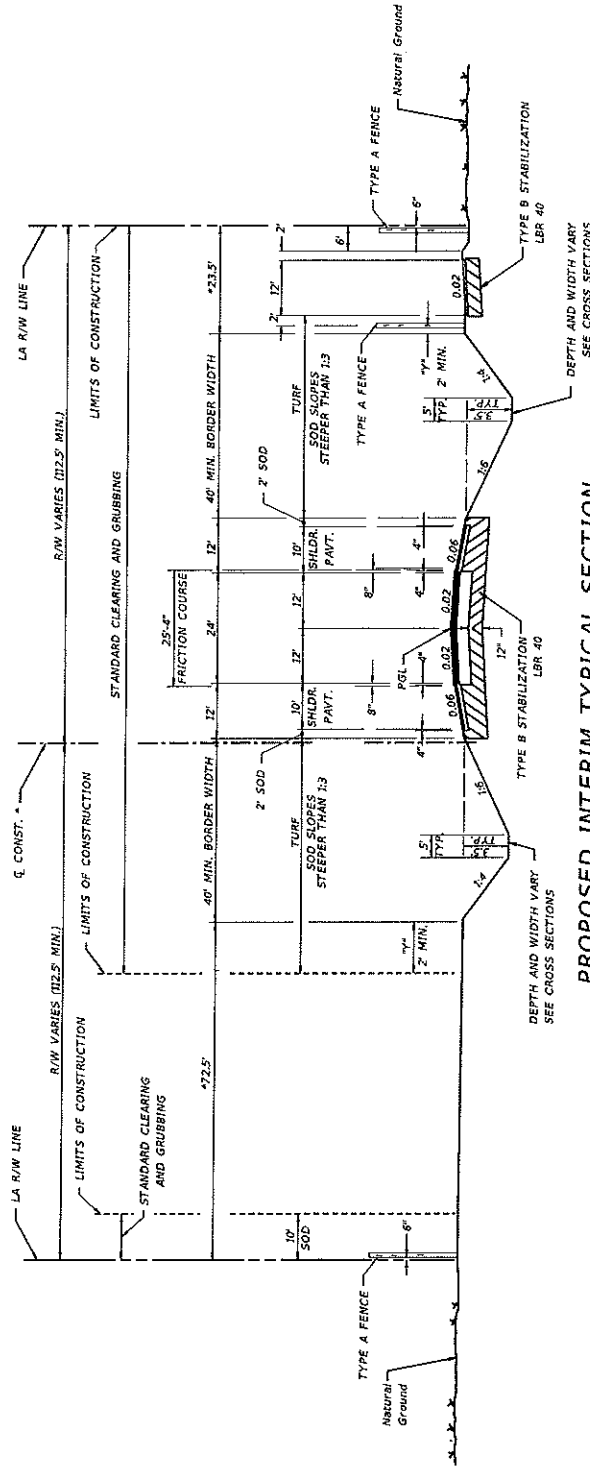
LIST MAJOR UTILITIES WITHIN PROJECT CORRIDOR:
TELEPHONE, FIBER OPTIC, GAS, OVERHEAD ELECTRIC, POWER, SEWER, & CABLE TV

LIST OTHER INFORMATION PERTINENT TO DESIGN OF PROJECT:

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ FEDERAL AID PROJECT NO. _____ COUNTY NAME ESCAMBIA
 SECTION NO. _____ ROAD DESIGNATION LIMITS/MILEPOST
 PROJECT DESCRIPTION PROPOSED I-10/BEULAH INTERCHANGE AND BEULAH BELTWAY (NEW ALIGNMENT), FROM US 90 (MOBILE HIGHWAY) TO US 29

PROPOSED ROADWAY TYPICAL SECTION



PROPOSED INTERIM TYPICAL SECTION
 FROM SR 8 (I-10) TO US 29 (PENSACOLA BLVD)
 DESIGN SPEED = 70 mph

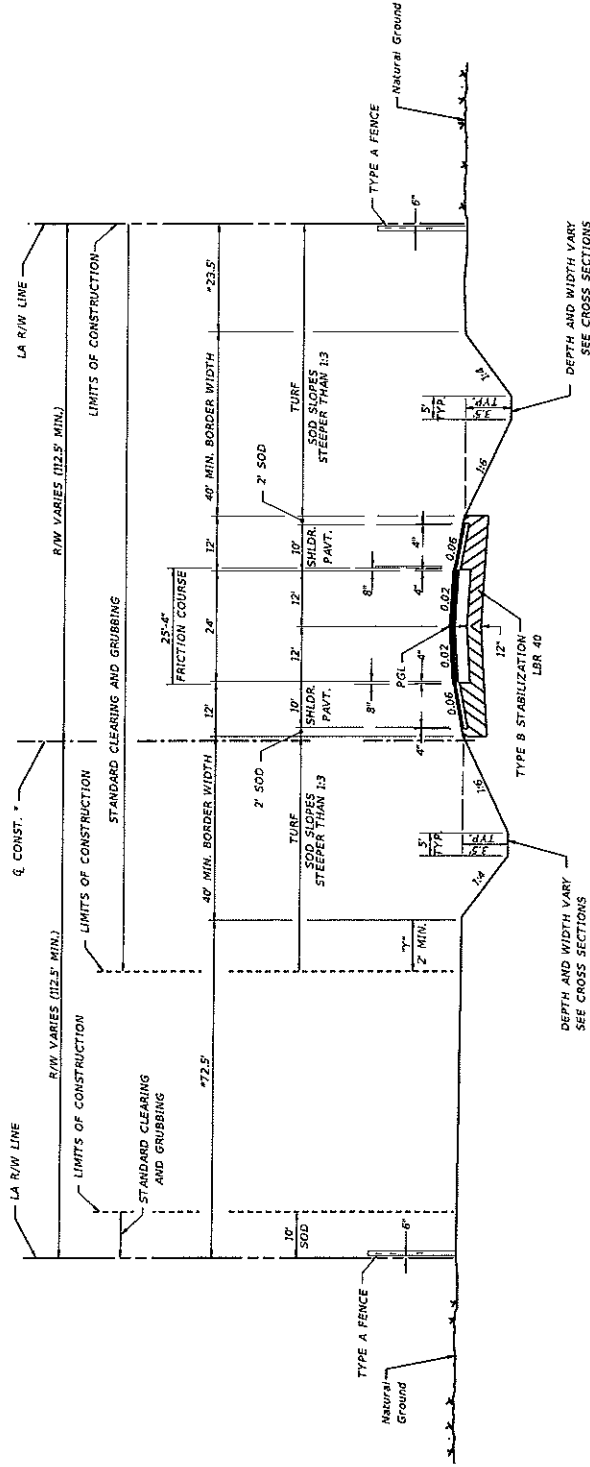
*NOTE: THE WIDTH OF THIS AREA IS TO BE ADDED TO OBTAIN OVERALL BORDER WIDTH.

APPROVED BY: GREGORY S. ALLEN, P.E. #51858	FDOT CONCURRENCE	FHWA CONCURRENCE
Engineer Of Record Signature and Date	RODNEY CHAMBERLAIN, P.E. FDOT District Design Engineer	JORGE RIVERA FHWA Transportation Engineer
SUSERS	SDATES	SFILES

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ FEDERAL AID PROJECT NO. _____ COUNTY NAME ESCAMBIA
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PROPOSED ROADWAY TYPICAL SECTION



PROPOSED INTERIM TYPICAL SECTION
 FROM SR 8 (I-10) TO US 29 (PENSACOLA BLVD)
 DESIGN SPEED = 70 mph

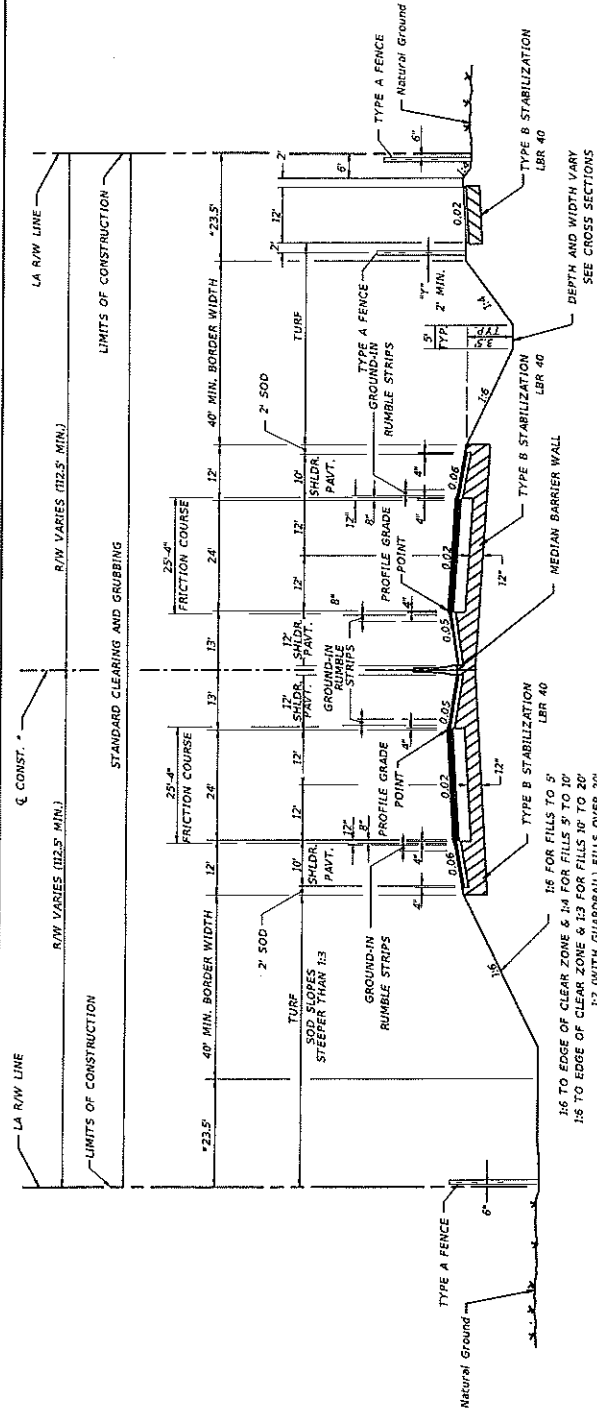
*NOTE: THE WIDTH OF THIS AREA IS TO BE ADDED TO OBTAIN OVERALL BORDER WIDTH.

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Engineer Of Record Signature and Date	RODNEY CHAMBERLAIN, P.E. FDOT District Design Engineer	JORGE RIVERA FHWA Transportation Engineer
SUSERS	SDATES	STIMES
		SFILES

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ FEDERAL AID PROJECT NO. _____ COUNTY NAME ESCAMBIA
 SECTION NO. _____ ROAD DESIGNATION LIMITS/MILEPOST
 PROJECT DESCRIPTION PROPOSED I-10/BEULAH INTERCHANGE AND BEULAH BELTWAY (NEW ALIGNMENT), FROM US 90 (MOBILE HIGHWAY) TO US 29

PROPOSED ROADWAY TYPICAL SECTION



PROPOSED RURAL TYPICAL SECTION
 FROM SR 8 (I-10) TO US 29 (PENSACOLA BLVD.)
 DESIGN SPEED = 70 mph

*NOTE: THE WIDTH OF THIS AREA IS TO BE ADDED TO OBTAIN OVERALL BORDER WIDTH.

APPROVED BY: GREGORY S. ALLEN, P.E. #51858	FDOT CONCURRENCE	FHWA CONCURRENCE
Engineer Of Record Signature and Date	RODNEY CHAMBERLAIN, P.E. FDOT District Design Engineer	JORGE RIVERA FHWA Transportation Engineer
SUSERS	DATES	STIMES
		FILES

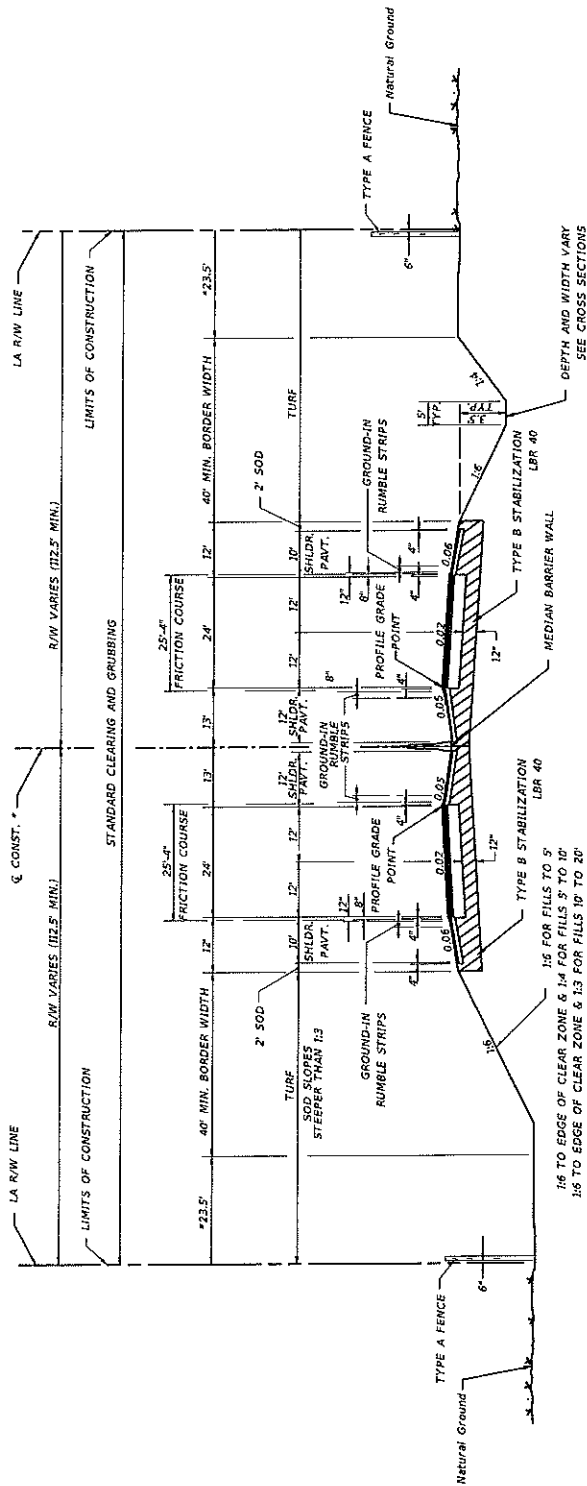
PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ FEDERAL AID PROJECT NO. _____ COUNTY NAME ESCAMBIA

SECTION NO. _____ ROAD DESIGNATION LIMITS/MILEPOST

PROJECT DESCRIPTION PROPOSED I-10/BEULAH INTERCHANGE AND BEULAH BELTWAY (NEW ALIGNMENT), FROM US 90 (MOBILE HIGHWAY) TO US 29

PROPOSED ROADWAY TYPICAL SECTION



PROPOSED RURAL TYPICAL SECTION
FROM SR 8 (I-10) TO US 29 (PENSACOLA BLVD.)
DESIGN SPEED = 70 mph

APPROVED BY: GREGORY S. ALLEN, P.E. #51858

FDOT CONCURRENCE

FHWA CONCURRENCE

Engineer Of Record Signature
and Date

RODNEY CHAMBERLAIN, P.E.
FDOT District Design Engineer

Date

JORGE RIVERA
FHWA Transportation Engineer

Date

SUSERS

SDATES

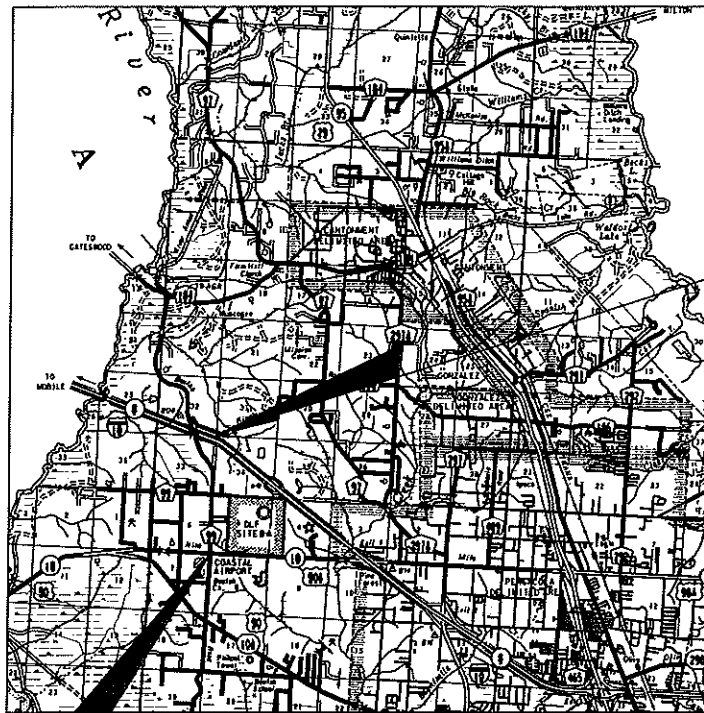
STIMES

SFILES

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

TYPICAL SECTION PACKAGE

BEULAH HIGHWAY RECONSTRUCTION
FROM SR 10A (MOBILE HIGHWAY)
TO SR 10 (INTERSTATE 10)



END PROJECT
SR 10

BEGIN PROJECT
US 90 & BEULAH RD.

ATKINS
2114 Airport Blvd.
Suite 1450
Pensacola, Florida
32504-6968

DESIGNED BY : GREGORY S. ALLEN, P.E. 51858

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ COUNTY (SECTION) ESCAMBIA (48000096)
 PROJECT DESCRIPTION BEULAH HIGHWAY RECONSTRUCTION FROM SR 10A (MOBILE HIGHWAY) TO SR 10 (INTERSTATE 10)

PROJECT CONTROLS

<p style="text-align: center;"><u>FUNCTIONAL CLASSIFICATION</u></p> <p style="text-align: center;">() RURAL (X) URBAN</p> <p>() FREEWAY/EXPWY. () MAJOR COLL. () PRINCIPAL ART. () MINOR COLL. (X) MINOR ART. () LOCAL</p>	<p style="text-align: center;"><u>HIGHWAY SYSTEM</u></p> <p>Yes No</p> <p>(X) () NATIONAL HIGHWAY SYSTEM () (X) FLORIDA INTRASTATE HIGHWAY SYSTEM () (X) STRATEGIC INTERMODAL SYSTEM (X) () STATE HIGHWAY SYSTEM (X) () OFF STATE HIGHWAY SYSTEM</p>																															
<p style="text-align: center;"><u>ACCESS CLASSIFICATION</u></p> <p>() 1 - FREEWAY () 2 - RESTRICTIVE w/Service Roads () 3 - RESTRICTIVE w/660 ft. Connection Spacing () 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing () 5 - RESTRICTIVE w/440 ft. Connection Spacing (X) 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing () 7 - BOTH MEDIAN TYPES</p>	<p style="text-align: center;"><u>TRAFFIC</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: center;">YEAR</th> <th style="text-align: center;">AADT</th> </tr> <tr> <td>CURRENT</td> <td style="text-align: center;"><u>2016</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td>OPENING</td> <td style="text-align: center;"><u>2030</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td>DESIGN</td> <td style="text-align: center;"><u>2040</u></td> <td style="text-align: center;">_____</td> </tr> </table> <p style="text-align: right;"><u>DISTRIBUTION</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGN SPEED</td> <td style="text-align: center;"><u>45</u></td> <td style="text-align: right;">K 30 %</td> </tr> <tr> <td>POSTED SPEED</td> <td style="text-align: center;"><u>40</u></td> <td style="text-align: right;">D 30 %</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">T 24 %</td> </tr> </table> <p style="text-align: center;">DESIGN SPEED APPROVALS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; text-align: center;">_____</td> <td style="width: 30%; text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;">DISTRICT DESIGN ENGINEER</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td colspan="2" style="height: 10px;"></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;">DISTRICT TRAFFIC OPERATIONS ENGINEER</td> <td style="text-align: center;">DATE</td> </tr> </table>		YEAR	AADT	CURRENT	<u>2016</u>	_____	OPENING	<u>2030</u>	_____	DESIGN	<u>2040</u>	_____	DESIGN SPEED	<u>45</u>	K 30 %	POSTED SPEED	<u>40</u>	D 30 %			T 24 %	_____	_____	DISTRICT DESIGN ENGINEER	DATE			_____	_____	DISTRICT TRAFFIC OPERATIONS ENGINEER	DATE
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LIST ANY POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION ELEMENTS:

LIST MAJOR STRUCTURES LOCATION/DESCRIPTION - REQUIRING INDEPENDENT STRUCTURE DESIGN:
 BRIDGE OVERPASS ACROSSING SR 10 (INTERSTATE 10)

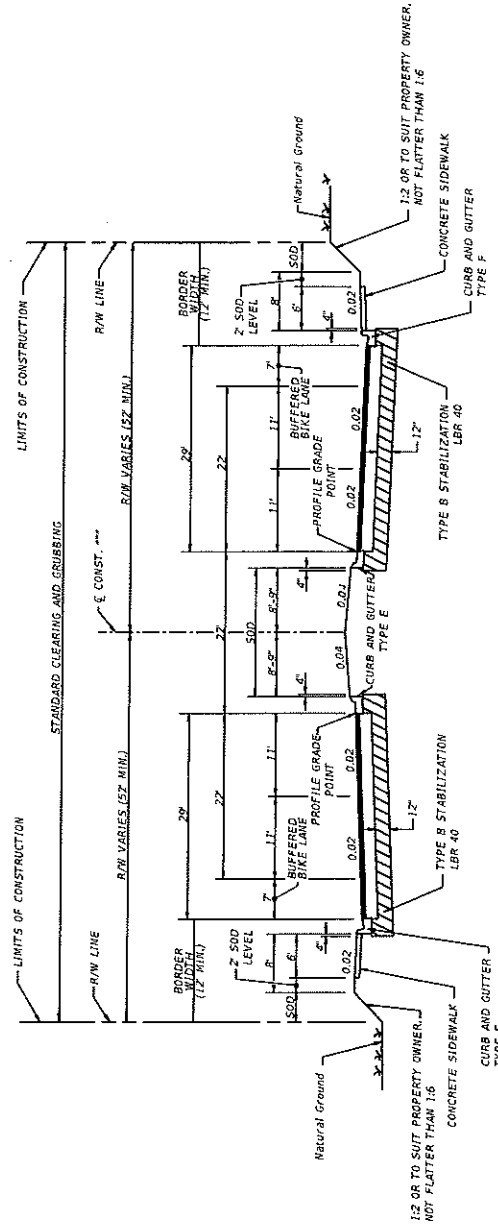
LIST MAJOR UTILITIES WITHIN PROJECT CORRIDOR:
 TELEPHONE, FIBER OPTIC, GAS, OVERHEAD ELECTRIC, POWER, SEWER, & CABLE TV

LIST OTHER INFORMATION PERTINENT TO DESIGN OF PROJECT:

PROJECT IDENTIFICATION

FINANCIAL PROJECT ID _____ FEDERAL AID PROJECT NO. _____ COUNTY NAME ESCAMBIA
 SECTION NO. _____ ROAD DESIGNATION _____ LIMITS/MILEPOST _____
 PROJECT DESCRIPTION PROPOSED I-10/BEULAH INTERCHANGE AND BEULAH BELTWAY (NEW ALIGNMENT), FROM US 90 (MOBILE HIGHWAY) TO US 29

PROPOSED ROADWAY TYPICAL SECTION



PROPOSED URBAN TYPICAL SECTION
 FROM US 90 (MOBILE HIGHWAY) TO SR 8 (I-10)
 DESIGN SPEED = 45 mph

APPROVED BY: GREGORY S. ALLEN, P.E. #51858	FDOT CONCURRENCE	FHWA CONCURRENCE
Engineer Of Record Signature and Date	RODNEY CHAMBERLAIN, P.E. FDOT District Design Engineer	JORGE RIVERA FHWA Transportation Engineer
SUSERS	SDATES	STIMES
		FILES

Planning Board-Rezoning

7. B.

Meeting Date: 02/07/2017

CASE : Z-2016-13

APPLICANT: Wiley C. "Buddy" Page, Agent for Shaun Romero, Owner

ADDRESS: 6013 Hilburn Road

PROPERTY REF. NO.: 29-1S-30-1504-000-000

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

DISTRICT: 3

OVERLAY DISTRICT: Oakfield

BCC MEETING DATE: 03/02/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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

acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services. The property **would promote** good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas. Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

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

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use

regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

- (1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.
- (2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
- (3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
- (4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:
 - a. Any Intrusion into a recorded subdivision is limited to a corner lot.
 - b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
 - c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.
- (5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:
 - a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
 - b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The applicant did not provide a compatibility analysis.

The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff: Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR, HDR, and Com. These uses include vacant commercial, existing commercial, and single and multi-family residence in the area.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. Staff found case Z-2004-42 at 190 Creighton Road, approved 12/09/2004 for rezoning from R-4 to C-1. Staff also found case Z-2005-58 at 473 Allen Court, approved 01/05/2006 for rezoning from R-4 to C-1.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The site is surrounded by Com zoning to the north and east of the subject property. The approval of the rezoning will contribute to the establishment of Commercial uses that would compliment the other Commercial zoned properties in the area.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

Z-2016-13

Z-2016-13

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL HEARING</p> <hr/> <p>Case #: Z-2016-13 Applicant: Wiley C. "Buddy" Page, Agent for Shaun Romero, Owner Address: 6013 Hillburn Road Property 1.52 (+/-) acres Size: From: HDR, High Density Residential district (18 du/acre) To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)</p> <p>A public hearing was held in the above-styled cause before the Escambia County Planning Board on the 6th day of December 2016, commencing at 11:30 a.m., at the Escambia County Central Office Complex, 3363 West Park Place, Room 104, Pensacola, Florida, reported by David A. Deik, CP, CPE, Professional Reporter.</p>	<p style="text-align: right;">Page 2</p> <p>1 PLANNING BOARD 2 3 BOARD MEMBERS PRESENT: 4 WAYNE BRISKE 5 Chair 6 7 TIM TATE 8 Vice Chair 9 REID RUSHING 10 At-Large 11 12 JAY INGWELL 13 District 1 14 EDWIN HOWARD 15 At-Large 16 17 TIMOTHY PYLE 18 District 2 19 PATTY HIGHTOWER 20 School Board 21 22 STEPHANIE ORAM 23 Navy 24 25 PLANNING BOARD STAFF: Meredith Crawford, Esq. Assistant County Attorney Horace Jones, Director Caleb MacCartee John Fisher Kayla Meador</p>
<p style="text-align: right;">Page 3</p> <p>1 2 INDEX 3 4 DESCRIPTION PAGE 5 PROCEEDINGS.....4 6 7 CERTIFICATE OF REPORTER.....18 8 --- 9 INDEX OF WITNESSES 10 NAME PAGE 11 BUDDY PAGE.....7 12 13 TOMMY BROWN.....14 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">Page 4</p> <p>1 PROCEEDINGS 2 3 THE CHAIRPERSON: All right. Our next 4 case is 2016-13, Buddy Page, agent for Shaun 5 Romero, owner, 6013 Hillburn Road, 1.52 acres 6 from HDR, high density residential to commercial 7 district. 8 On this case, members of the board, has 9 there been any ex parte communication? Have you 10 visited the site? Have you had any discussions 11 with the applicant, agents, attorneys, 12 witnesses, Planning Board members, or anyone 13 from the general public? Also ask if you were a 14 business, relative or associate of any of the 15 parties. 16 And starting with Ms. Oram. 17 MS. ORAM: No to all. 18 MS. HIGHTOWER: No to all. 19 MR. PYLE: No to all. Familiar with the 20 site. 21 THE CHAIRPERSON: Mr. Howard, I believe 22 you have to leave the meeting now? 23 MR. HOWARD: I do, yes, sir. 24 THE CHAIRPERSON: Okay. So he's going to 25 be leaving for this hearing, so he will not be</p>

<p style="text-align: right;">Page 5</p> <p>1 participating in this one. 2 (Mr. Howard left the meeting.) 3 THE CHAIRPERSON: The Chairman has no ex 4 parte communication. 5 MR. TATE: No ex parte communication. 6 MR. INGWELL: No to all. 7 MR. RUSHING: And no to all. 8 THE CHAIRPERSON: All right. Thank you. 9 Staff, was notice published to all 10 interested parties? 11 MS. CRAWFORD: Yes, sir. 12 THE CHAIRPERSON: Okay. And was it 13 properly posted on the subject property? 14 MS. CRAWFORD: Yes, sir. 15 THE CHAIRPERSON: All right. Thank you. 16 Mr. Page, any objection to the pictures 17 and everything? 18 MR. PAGE: No. 19 THE CHAIRPERSON: Okay. Let's go with the 20 maps and photography. 21 MR. MacCARTEE: Caleb MacCartee, urban 22 planner for the county. 23 We are -- Location map showing the subject 24 parcel. Here is our 500-foot zoning map, our 25 future land use map, FLU, existing land use,</p>	<p style="text-align: right;">Page 6</p> <p>1 aerial photography of the site. 2 Also located in Oak Hill Community 3 Redevelopment Agency overlay. Here's our notice 4 of public hearing. Looking onto the site, 5 looking northwest from the site. 6 And here is the intersection at Creighton 7 along Hillburn Road looking north. This is 8 looking east from the site across Hillburn, 9 looking southeast from the site across Hillburn, 10 and looking south along Hillburn. 11 MR. TATE: I have a matter for the record, 12 just as a point of fact. Oak Hill Redevelopment 13 site. Is that the proposed Oak Hill 14 Redevelopment? 15 MR. MacCARTEE: It is a district, but 16 there's no performance standards for that right 17 now. It's undefined. 18 MR. TATE: Okay. 19 MR. MacCARTEE: Here's our 2500-foot 20 radius map from Escambia County Property 21 Appraisers, and our mailing list. 22 And that concludes the slide and 23 photographs for this case. 24 THE CHAIRPERSON: Okay. Any questions on 25 the maps or photography?</p>
<p style="text-align: right;">Page 7</p> <p>1 (No response.) 2 THE CHAIRPERSON: Okay, Mr. Page. 3 You were previously sworn in. Please 4 state your name and address for the record on 5 this case. 6 --- 7 BUDDY PAGE 8 previously duly sworn, was examined and 9 testified further as follows: 10 --- 11 MR. PAGE: Mr. Chairman, Buddy Page, 5337 12 Hamilton Lane, Pace, Florida. 13 THE CHAIRPERSON: Sir, on this case, have 14 you received the hearing package and the 15 findings of fact? 16 MR. PAGE: I have. 17 THE CHAIRPERSON: And do you understand 18 that you have the burden of providing 19 substantial competent evidence that this 20 proposed rezoning is consistent with the comp 21 plan and furthers the goals and objectives and 22 policies of that plan, and is not in conflict 23 with any portion of the Land Development Code? 24 MR. PAGE: I do. 25 THE CHAIRPERSON: Yes, sir. Go ahead,</p>	<p style="text-align: right;">Page 8</p> <p>1 please. 2 MR. PAGE: Mr. Chairman, this application 3 seeks to change the referenced parcel of 4 property over to a commercial classification, 5 basically to match the commercial that's located 6 and zoned to the east and the parcel to the 7 north. 8 I've gone through the staff's findings of 9 fact. We could adopt all of those as our own. 10 And for public clarification, on the location 11 criteria, the findings for that initially from 12 the staff states that the proposed amendment is 13 not consistent with the intent and purpose. The 14 applicant did not provide a compatibility 15 analysis. It picks out one of those criteria in 16 order to make it compliant. 17 That certainly was an error, Mr. Chairman. 18 I have those two pages with me. I previously 19 submitted those to the staff for their review. 20 And basically, it's an aerial photograph showing 21 the distance from the site to the westernmost -- 22 southwesterly most corner of the University 23 Plaza campus, if you will, of being less than 24 the quarter mile. 25 And I've also attached with that a copy of</p>

Page 9	Page 10
<p>1 the FDO traffic counts in that area, measured in</p> <p>2 April 1964, which shows the capacity or the</p> <p>3 counts in that general area of 9500 vehicles per</p> <p>4 day.</p> <p>5 So Mr. Chairman, if I could submit these</p> <p>6 to the board for the board's consideration. As</p> <p>7 I indicated, we had previously submitted the</p> <p>8 corrected copy of that to staff.</p> <p>9 THE CHAIRPERSON: Mr. Page, did you say</p> <p>10 1964? I believe?</p> <p>11 MR. PAGE: '64?</p> <p>12 THE CHAIRPERSON: Yeah.</p> <p>13 MS. CRAWFORD: I heard '64.</p> <p>14 MR. PAGE: Yeah. Where did I get that</p> <p>15 from? I'm not sure, but . . .</p> <p>16 The traffic count was in April of 2014.</p> <p>17 THE CHAIRPERSON: Okay.</p> <p>18 MR. PAGE: Like to update that just</p> <p>19 slightly.</p> <p>20 THE CHAIRPERSON: I don't know if we could</p> <p>21 use that one.</p> <p>22 MR. PYLE: Do we need a motion to submit</p> <p>23 those for the record?</p> <p>24 MR. TATE: Let me ask. He's indicated he</p> <p>25 submitted to staff. Were they in the packet</p>	<p>1 that we received?</p> <p>2 MR. MacCARTEE: They were not in the</p> <p>3 packet originally, but they were submitted as a</p> <p>4 late edition. And we reviewed them. So they</p> <p>5 were not submitted in the initial application</p> <p>6 package. And there's not --</p> <p>7 MR. TATE: Not in our package. We would</p> <p>8 need to accept them.</p> <p>9 THE CHAIRPERSON: Right. Okay.</p> <p>10 Based on your review of them, though, will</p> <p>11 that then meet the requirement for that</p> <p>12 criteria?</p> <p>13 MR. MacCARTEE: Yes. Even with the</p> <p>14 information that we reviewed that Mr. Page had</p> <p>15 submitted with his documentation, it appears</p> <p>16 those are traffic count numbers.</p> <p>17 In addition, to meet the location</p> <p>18 criteria, we would say that Hillburn and the</p> <p>19 intersection of Burgess would meet the</p> <p>20 locational criteria for the rezoning.</p> <p>21 THE CHAIRPERSON: Okay.</p> <p>22 MR. MacCARTEE: So it was said it was not</p> <p>23 consistent prior to the applicant relying on</p> <p>24 that compatibility analysis, but it wasn't</p> <p>25 actually submitted.</p>
Page 11	Page 12
<p>1 THE CHAIRPERSON: Okay.</p> <p>2 MR. MacCARTEE: That was submitted. We</p> <p>3 reviewed it. And either way, it will meet that</p> <p>4 criteria.</p> <p>5 THE CHAIRPERSON: Okay. So upon accepting</p> <p>6 this into evidence, the staff can change their</p> <p>7 findings, then?</p> <p>8 MR. MacCARTEE: Okay.</p> <p>9 THE CHAIRPERSON: All right. Mr. Page,</p> <p>10 would you describe exactly what the documents</p> <p>11 are that you have and where they came from,</p> <p>12 please?</p> <p>13 MR. PAGE: Mr. Chairman, the documents</p> <p>14 consist of two pages. One is an aerial</p> <p>15 photograph taken from Google maps, basically</p> <p>16 measuring the distance from the northeasterly</p> <p>17 corner of the property to the southwesterly</p> <p>18 corner of the university property.</p> <p>19 It's showing on here 1336 feet, only</p> <p>20 because when you barely move the mouse, the feet</p> <p>21 jump so high and low, it was difficult for me to</p> <p>22 get it in there.</p> <p>23 But if you take a look at the aerial,</p> <p>24 which is page one, you could deduce from this</p> <p>25 that the distance would probably be around 1100</p>	<p>1 feet or so.</p> <p>2 Page number two is taken from the FDOT</p> <p>3 traffic counts for Escambia County. And it has</p> <p>4 a number of counter sites located down on the</p> <p>5 left-hand side. And the one we're relying on is</p> <p>6 counter number 5182, Burgess Road, showing</p> <p>7 direction one east of 4700 trips per day, west</p> <p>8 4800 trips per day, total of about 9500.</p> <p>9 There was another map, just to give you an</p> <p>10 idea of what the 90 --</p> <p>11 THE CHAIRPERSON: Let's stay on this one</p> <p>12 for just a second --</p> <p>13 MR. PAGE: Okay.</p> <p>14 THE CHAIRPERSON: -- so I can get it</p> <p>15 brought into evidence before we go to the other</p> <p>16 map.</p> <p>17 MR. PAGE: Sure.</p> <p>18 THE CHAIRPERSON: What is the source of</p> <p>19 where you pulled this map from, Mr. Page?</p> <p>20 MR. PAGE: The actual chart itself came</p> <p>21 from the FDOT 2015 average annual daily traffic</p> <p>22 count report for district.</p> <p>23 THE CHAIRPERSON: You personally pulled</p> <p>24 that on your computer, and --</p> <p>25 MR. PAGE: I did.</p>

<p style="text-align: right;">Page 13</p> <p>1 THE CHAIRPERSON: -- printed it out?</p> <p>2 MR. PAGE: I did.</p> <p>3 THE CHAIRPERSON: Okay. All right.</p> <p>4 MR. JONES: Mr. Chairman, I think Caleb</p> <p>5 stated that he -- he presented this to traffic</p> <p>6 engineer.</p> <p>7 Since we are not the experts on -- on</p> <p>8 those type of documents, I would like for Mr.</p> <p>9 Tommy Brown, who normally looks at these reports</p> <p>10 to validate that that is a -- that that was his</p> <p>11 reviewing. I don't want to say it is or isn't.</p> <p>12 Typical, generally speaking.</p> <p>13 THE CHAIRPERSON: Okay. Let's validate</p> <p>14 that, and then we'll have the board make a</p> <p>15 motion to accept it into evidence.</p> <p>16 MR. BROWN: Good morning, sir.</p> <p>17 THE CHAIRPERSON: Your name and position.</p> <p>18 MR. BROWN: Tommy Brown, transportation</p> <p>19 planner with Escambia County Transportation and</p> <p>20 Traffic Operation.</p> <p>21 THE CHAIRPERSON: All right. You are</p> <p>22 previously sworn in, so you're still under oath.</p> <p>23 MR. BROWN: Yes, sir.</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 14</p> <p>1 ---</p> <p>2 TOMMY BROWN</p> <p>3 previously sworn, was examined and testified</p> <p>4 further as follows:</p> <p>5 ---</p> <p>6 MR. BROWN: Yeah, I saw these this</p> <p>7 morning. And I do recognize them as official</p> <p>8 counts from FDOT. This is what we use when we</p> <p>9 do any kind of operations assessment, so, yes.</p> <p>10 THE CHAIRPERSON: Okay. Thank you, sir.</p> <p>11 All right. Thank you.</p> <p>12 Chair will entertain motion to accept Mr.</p> <p>13 Page's documents as presented into evidence.</p> <p>14 MR. TATE: Move to accept.</p> <p>15 THE CHAIRPERSON: Mr. Tate, thank you.</p> <p>16 MR. PYLE: Second.</p> <p>17 THE CHAIRPERSON: Second, Mr. Pyle.</p> <p>18 Any further discussion on this?</p> <p>19 (No response.)</p> <p>20 THE CHAIRPERSON: All those in favor say</p> <p>21 "aye."</p> <p>22 (Chorus of ayes.)</p> <p>23 THE CHAIRPERSON: Please label them as</p> <p>24 Applicant's Exhibit 1.</p> <p>25 All right. Now that we have that into</p>
<p style="text-align: right;">Page 15</p> <p>1 evidence, did you say that the staff is going to</p> <p>2 amend their findings so that it is consistent?</p> <p>3 MR. MacCARTEE: Yes.</p> <p>4 THE CHAIRPERSON: Okay. So we now have</p> <p>5 all the criteria are consistent; is that</p> <p>6 correct?</p> <p>7 MR. MacCARTEE: Yes.</p> <p>8 THE CHAIRPERSON: Okay. All right. Go</p> <p>9 ahead, Mr. Page. You had another document you</p> <p>10 wanted to --</p> <p>11 MR. PAGE: Mr. Chairman, only if there</p> <p>12 were any questions regarding that, I did have</p> <p>13 one other document that had some additional</p> <p>14 counts on it, but I think at this point it's</p> <p>15 probably moot.</p> <p>16 THE CHAIRPERSON: It will be accepted in.</p> <p>17 And they're going to amend the findings.</p> <p>18 MR. PAGE: There's no need to.</p> <p>19 THE CHAIRPERSON: Okay.</p> <p>20 MR. PAGE: Tbat's all.</p> <p>21 THE CHAIRPERSON: Anything else?</p> <p>22 MR. MacCARTEE: We would just like to go</p> <p>23 on the record that staff is going to amend their</p> <p>24 findings for the criteria for the Land</p> <p>25 Development Code to say that it is consistent.</p>	<p style="text-align: right;">Page 16</p> <p>1 THE CHAIRPERSON: Okay. Thank you, sir.</p> <p>2 MR. PAGE: Mr. Chairman, hearing that,</p> <p>3 then, we would again suggest that the applicant</p> <p>4 here would accept all of the findings of fact</p> <p>5 from the staff as amended this morning.</p> <p>6 THE CHAIRPERSON: All right. Thank you,</p> <p>7 sir.</p> <p>8 Don't have anyone signed up to speak, but</p> <p>9 I will ask: Is there anyone from the public</p> <p>10 that wants to speak on this case?</p> <p>11 (No response.)</p> <p>12 THE CHAIRPERSON: Okay. Hearing none,</p> <p>13 then we will close the public comment portion of</p> <p>14 the meeting.</p> <p>15 Board members, sometimes when we have all</p> <p>16 the criteria met, we accept the staff's</p> <p>17 findings. We can do that in this case, if you'd</p> <p>18 like to move forward.</p> <p>19 MR. PYLE: I will move.</p> <p>20 THE CHAIRPERSON: The Chair will entertain</p> <p>21 a motion.</p> <p>22 MR. PYLE: I will move we proceed with</p> <p>23 Z-2016-13 staff findings for approval.</p> <p>24 THE CHAIRPERSON: For approval?</p> <p>25 MR. PYLE: Yes, sir.</p>

Page 17	Page 18
<p>1 THE CHAIRPERSON: All right. Thank you, 2 sir. 3 THE CHAIRPERSON: Second, as amended; 4 correct? 5 MR. TATE: Yes, second. 6 THE CHAIRPERSON: Seconded. 7 Any further discussion? 8 (No response.) 9 THE CHAIRPERSON: All those in favor, say 10 "aye." 11 (Chorus of ayes.) 12 THE CHAIRPERSON: Opposed? 13 (No response.) 14 THE CHAIRPERSON: All right. Motion 15 carried. All right. Thank you, Mr. Page. 16 (Hearing concluded at 11:36 a.m.) 17 18 19 20 21 22 23 24 25</p>	<p>1 2 3 CERTIFICATE OF REPORTER 4 5 6 STATE OF FLORIDA) 7) 8 COUNTY OF ESCAMBIA) 9 10 I, DAVID A. DEIK, CP, CPE, Professional Court 11 Reporter, certify that I was authorized to and did 12 stenographically report the foregoing Escambia County 13 Planning Board proceedings; and that the transcript is a 14 true record of the proceedings contained herein. 15 I further certify that I am not a relative, 16 employee, attorney, or counsel to any of the parties, 17 nor am I a relative or employee of any of the parties' 18 attorney or counsel connected with the action, nor am I 19 financially interested in the action. 20 21 22 23 s/ David A. Deik 24 25 <u>DAVID A. DEIK, CP, CPE</u> Professional Court Reporter</p>

Planning Board-Rezoning

7. D.

Meeting Date: 12/06/2016

CASE : Z-2016-13

APPLICANT: Wiley C. "Buddy" Page, Agent for Shaun Romero,
Owner

ADDRESS: 6013 Hilburn Road

PROPERTY REF. NO.: 29-1S-30-1504-000-000

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

DISTRICT: 3

OVERLAY DISTRICT: Oakfield

BCC MEETING DATE: 01/05/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The Future Land Use of Mixed-Use Urban allows for a mix of residential and retail services. The property **would promote** good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas.

Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

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

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

- a. Any Intrusion into a recorded subdivision is limited to a corner lot.
- b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses.

Additionally, the following conditions exist:

- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
- b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The applicant did not provide a compatibility analysis.

The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff: Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR, HDR, and Com. These uses include vacant commercial, existing commercial, and single and multi-family residence in the area.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property. Staff found case Z-2004-42 at 190 Creighton Road, approved 12/09/2004 for rezoning from R-4 to C-1. Staff also found case Z-2005-58 at 473 Allen Court, approved 01/05/2006 for rezoning from R-4 to C-1.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The site is surrounded by Com zoning to the north and east of the subject property. The approval of the rezoning will contribute to the establishment of Commercial uses that would compliment the other Commercial zoned properties in the area.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

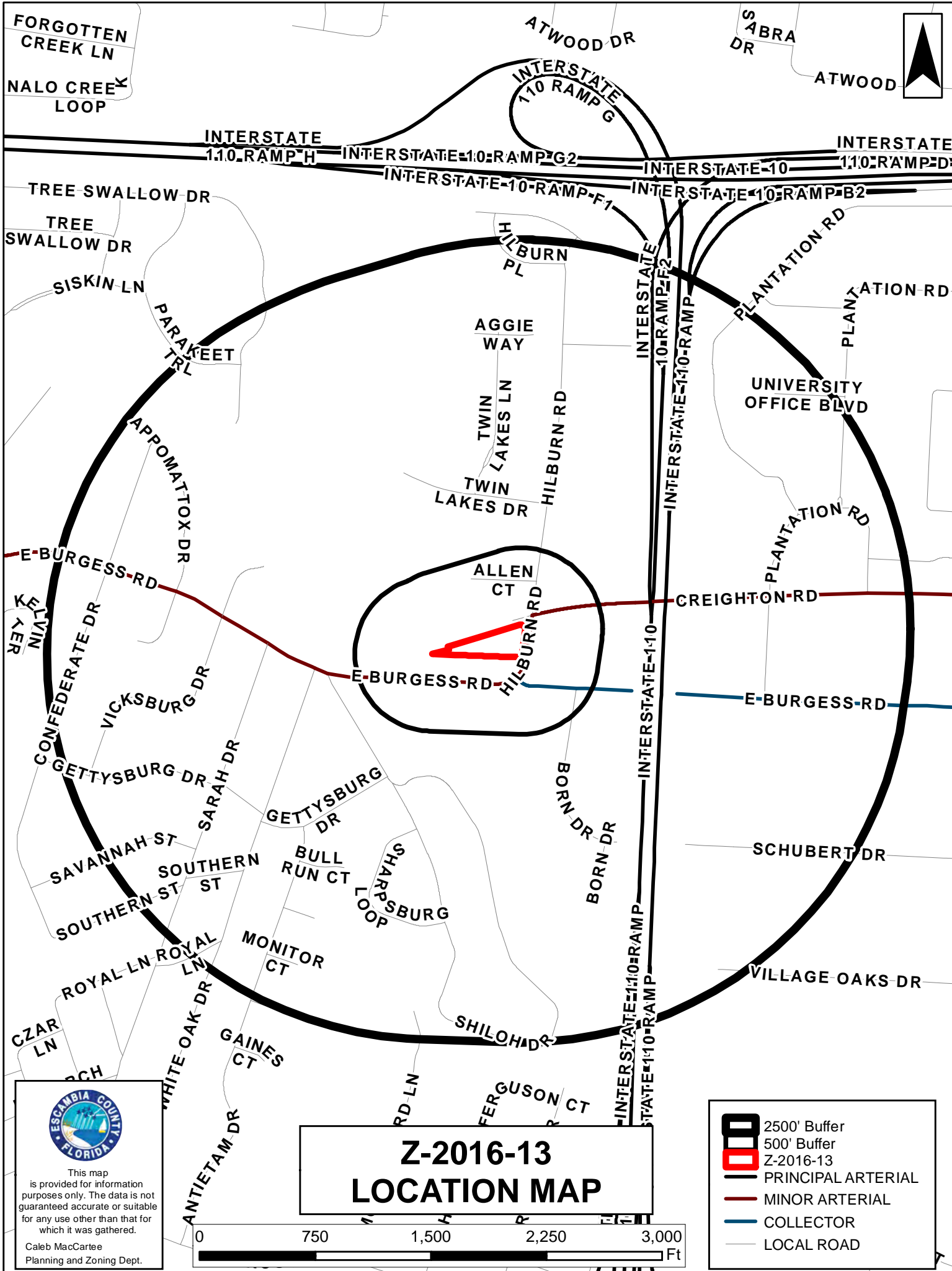
Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were not** indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.


Attachments

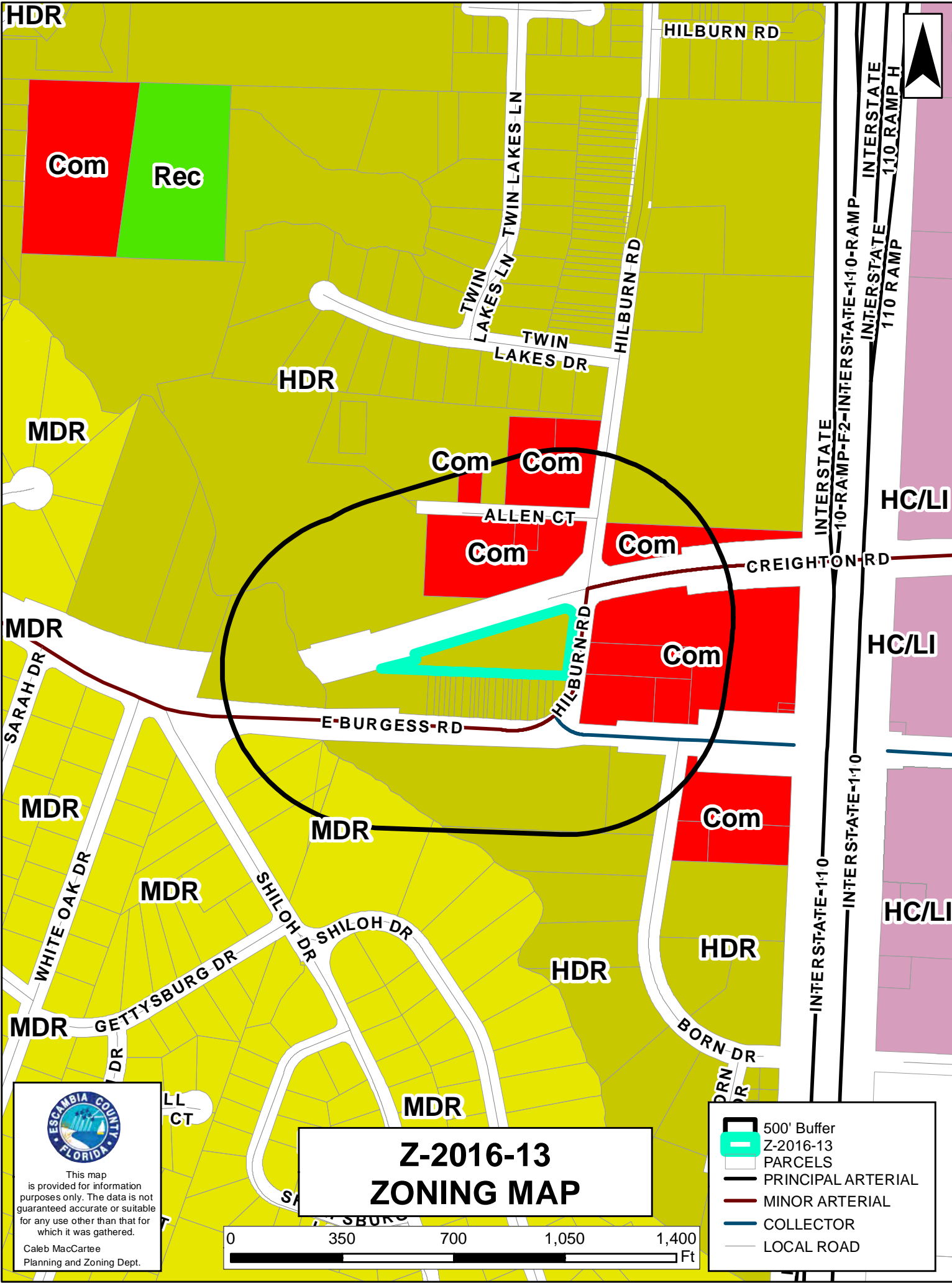
Z-2016-13

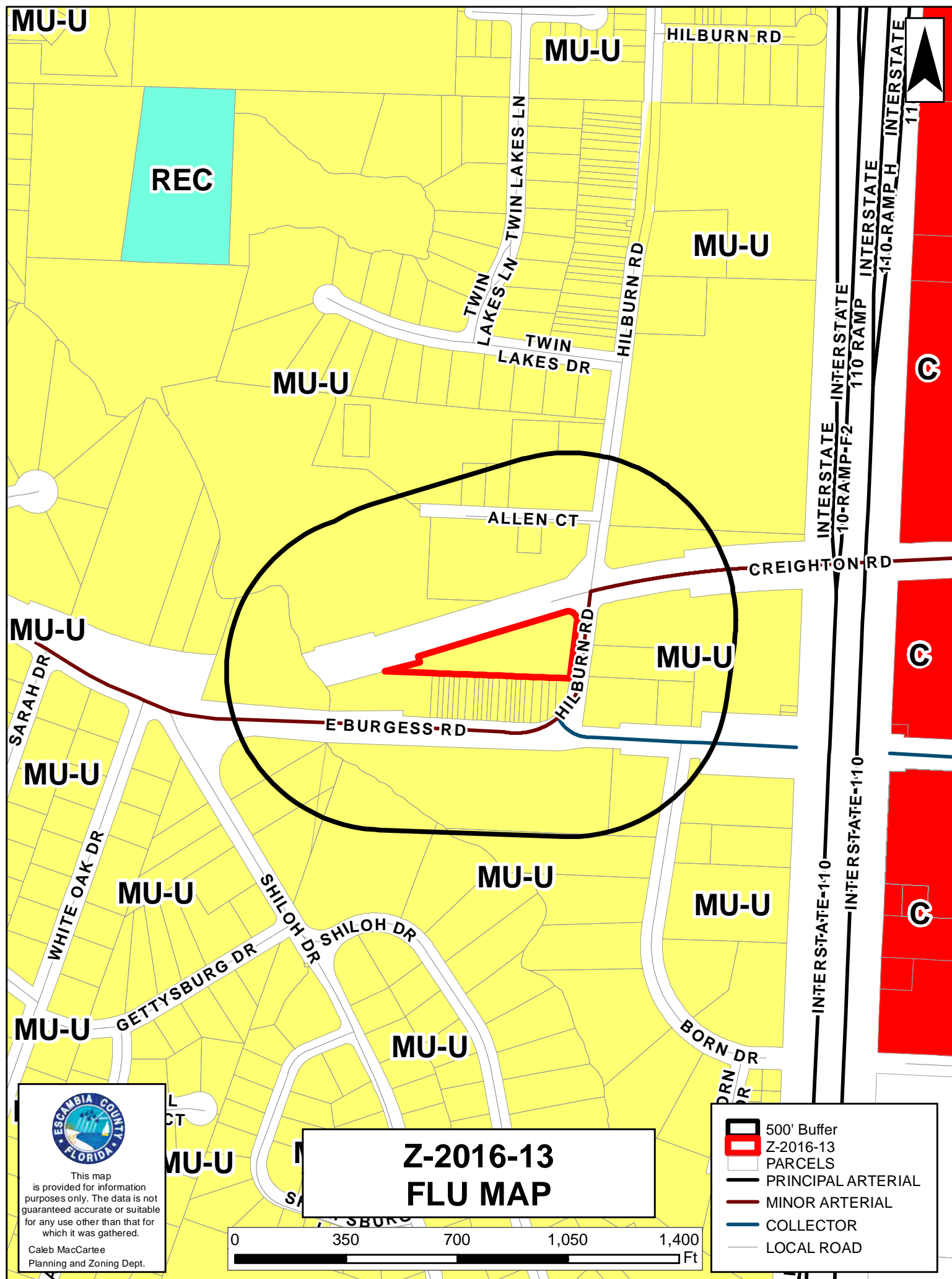


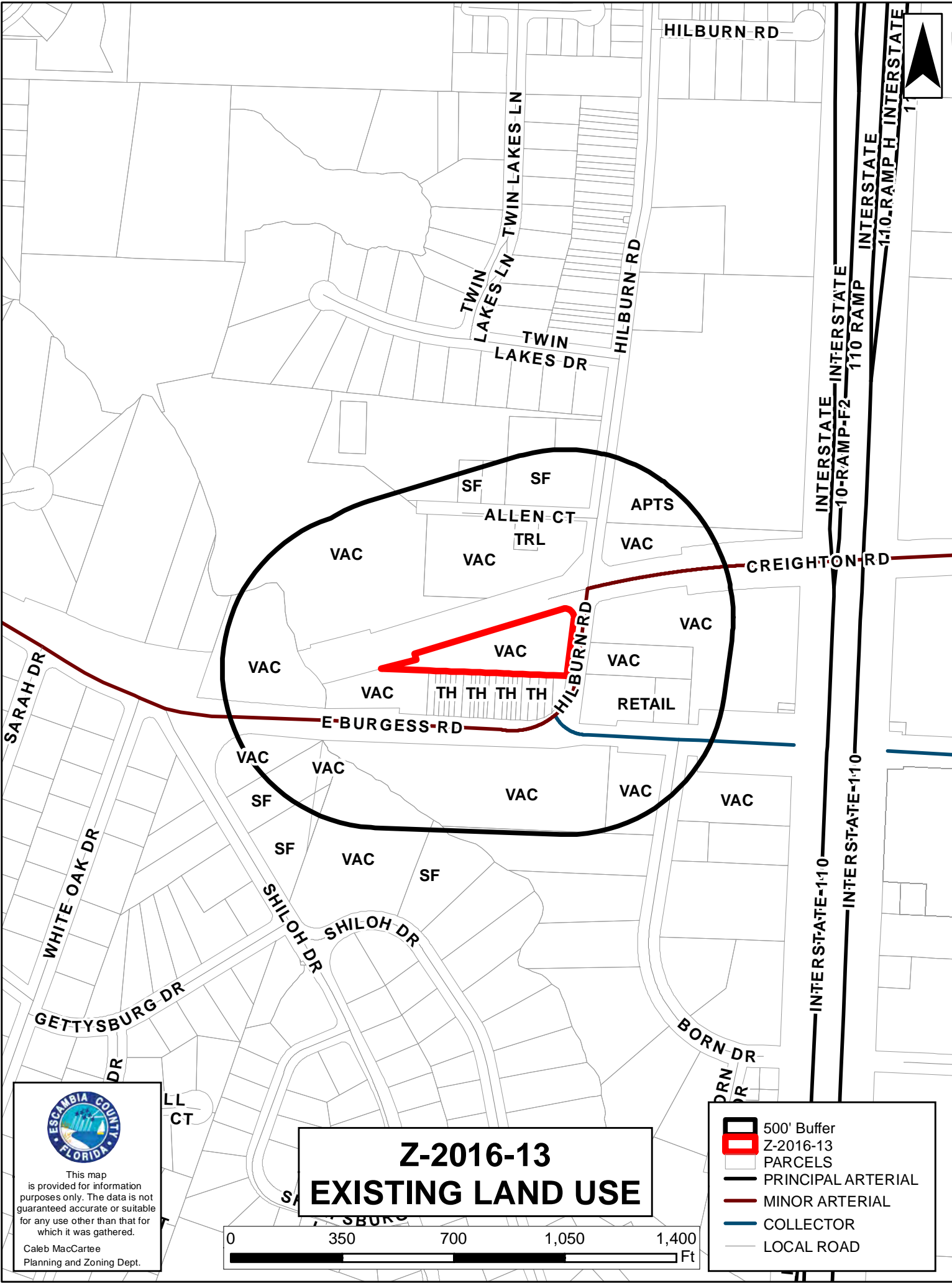
**Z-2016-13
LOCATION MAP**

- 2500' Buffer
- 500' Buffer
- Z-2016-13
- 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.
Caleb MacCartee
Planning and Zoning Dept.

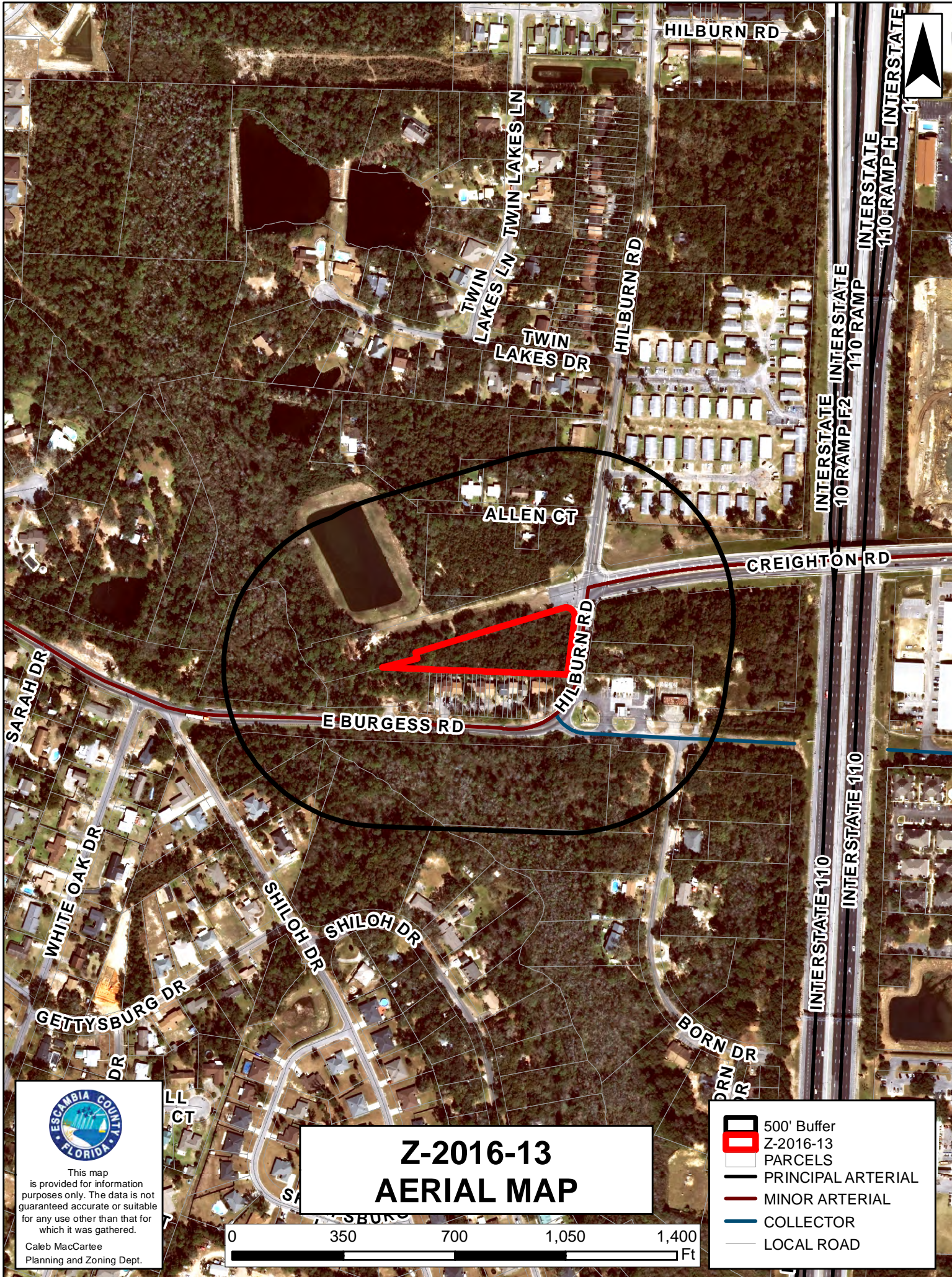






This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

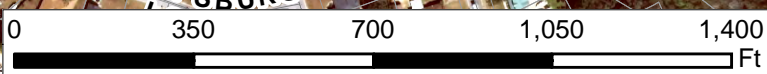
Caleb MacCartee
Planning and Zoning Dept.



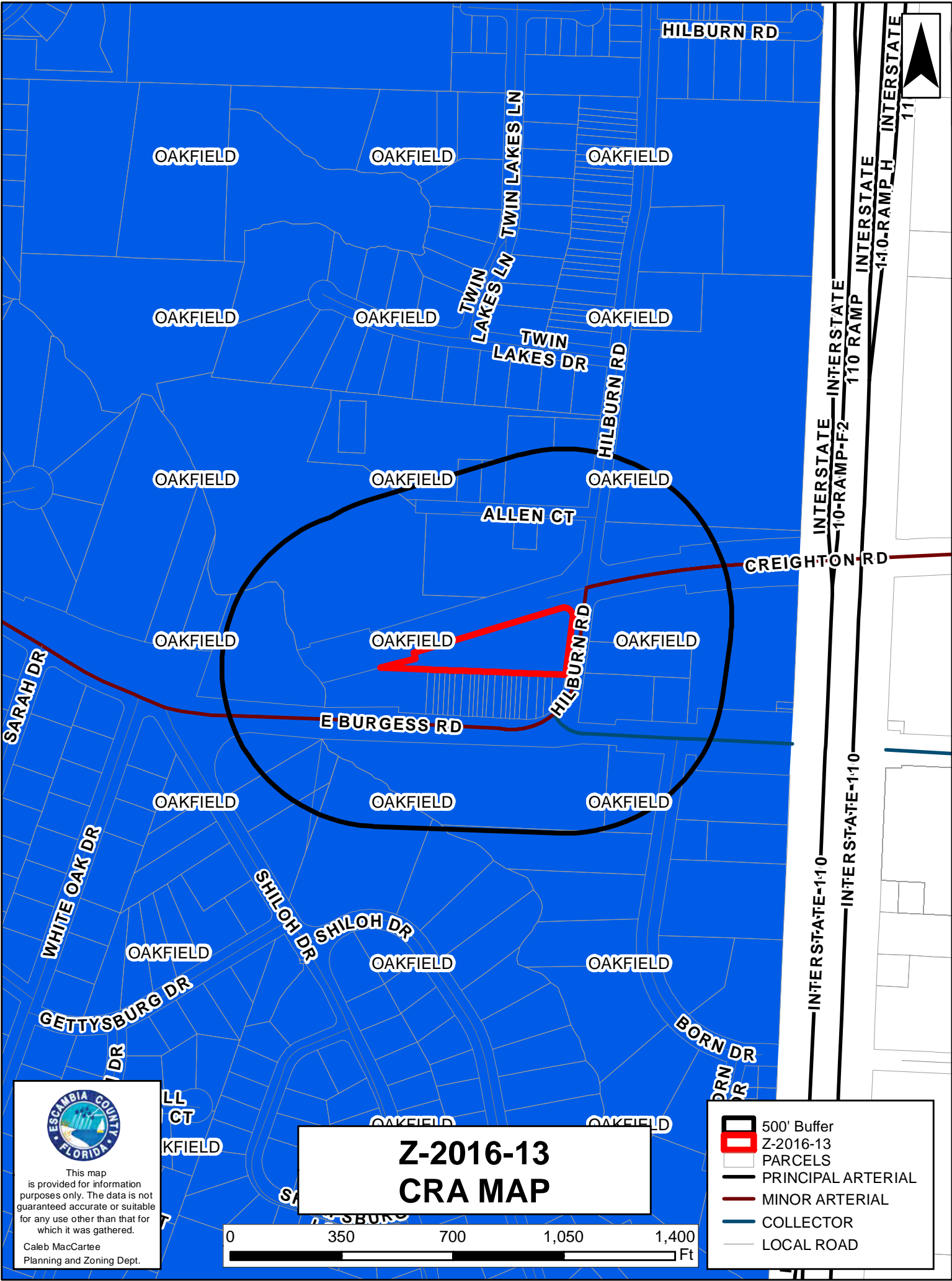
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Caleb MacCartee
Planning and Zoning Dept.

Z-2016-13 AERIAL MAP



- 500' Buffer
- Z-2016-13
- 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.

Caleb MacCartee
Planning and Zoning Dept.



Public Notice Sign



Looking West onto Site



Looking Northwest from Site



Looking North from Site along Hilburn Road



Looking East from Site across Hilburn Road



Looking Southeast from Site across Hilburn Road



Looking South along Hilburn Road

Wiley C. "Buddy" Page, MPA, APA
PROFESSIONAL GROWTH MANAGEMENT SERVICES. LLC
5337 Hamilton Lane • Pace, Florida 32571
CELL (850) 232-9853
budpage1@att.net

October 27, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

RE: Rezoning Application Request 6013 Hilburn Road
Property Parcel 29-1S-30-1504-000-000
Request: HDR to Com.

Dear Mr. Jones:

Please find our attached application package requesting Planning Board consideration to change the referenced property zoning category from HDR to Com commercial. The property is located at the southwest corner of Hilburn Road and Creighton Road just west of I-110 and University Mall.

Creighton Road serves as an east west traffic corridor for traffic leaving the University Mall area and all west bound traffic passes in front of this property. FDOT has counted some 9,500 trips per day at this property (see attached FDOT map) in large part due to the close proximity to the mall, suggesting that it meets location criteria requirements.

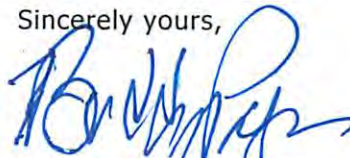
This request is consistent with provisions within the Comprehensive Plan and the Land Development Code. The existing FLU of Mixed Use Urban allows Commercial zoning.

The requested Commercial category will be compatible with surrounding existing zoning including Commercial to the east and north and west HDR on both the north and south sides of the property.

No changed conditions were observed in the area, and the property is largely high and dry suggesting development will have little or no effect on the natural environment. Existing development patterns contain a mixture of zoning categories and uses suggesting the requested Commercial classification will be consistent with existing development patterns.

Please contact me if you require additional information.

Sincerely yours,



Wiley C. "Buddy" Page

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 2915301504000000

Property Address: 6013 Hilburn Road Pensacola, FL.

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

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

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

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND, AND AGREE WITH THE ABOVE STATEMENT ON THIS 12th DAY OF August, YEAR OF 2016

Shaun Romero
Signature of Property Owner

Shaun Romero
Printed Name of Property Owner

8-12-16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(If applicable)

As owner of the property located at 6013 Hilburn Rd. Pensacola
Florida, property reference number(s) 291530-1504-000-000
I hereby designate Wiley Page (Professional
Growth Management) for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 12th day of Aug.
the year of, 2016, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: Wiley Page Email: budpage1@att.net
Address: 5337 Hamilton Lane - Pace, FL 32571 Phone: 850-232-9853

Shawn Romero
Signature of Property Owner

Shawn Romero
Printed Name of Property Owner

8-12-16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

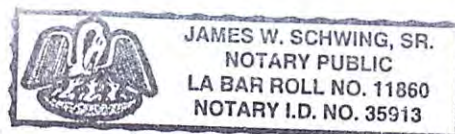
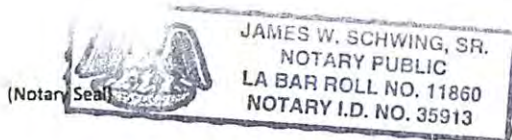
STATE OF La COUNTY OF Albion

The foregoing instrument was acknowledged before me this 12 day of aug 20 16,
by Shawn Romero.

Personally Known ☐ OR Produced Identification ☒. Type of Identification Produced: driver's license

James W. Schwing, Sr.
Signature of Notary

James W. Schwing, Sr.
Printed Name of Notary



5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fees: To view fees visit the website:
<http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent

Printed Name Owner/Agent

Date

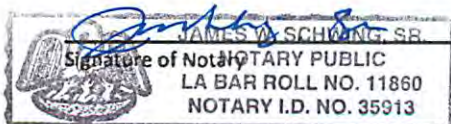
Signature of Owner

Printed Name of Owner

Date

STATE OF FL COUNTY OF Alameda The foregoing instrument was acknowledged before me this 15 day of Aug 20 16, by Shawn Romero.

Personally Known OR Produced Identification . Type of Identification Produced: Shawn's license



James W Schwing Sr

Printed Name of Notary

(notary seal)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
03-2080-600		See Below	06	291S30-1504-000-000
2015 Real Estate 0118947.0000				

OFFICE
(850) 438-650
Ext. 3252

S - 043529 / 004772 1-103858 JH895476
ROMERO SHAUN
PO BOX 9822
NEW IBERIA LA 70562-8822

6013 HILBURN RD
BEG AT NE COR OF LT 3 S 88 DEG
29 MIN 00 SEC W 830 FT TO W R/W
LI HILBURN RD S 4 DEG 27 MIN 00
See Tax Roll for extra legal.



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	123,500		123,500	817.14
PUBLIC SCHOOLS					
By Local Board	2.1140	123,500		123,500	261.08
By State Law	4.9990	123,500		123,500	617.38
WATER MANAGEMENT	0.0378	123,500		123,500	4.67
SHERIFF	0.6850	123,500		123,500	84.60
M.S.T.U. LIBRARY	0.3590	123,500		123,500	44.34
TOTAL MILLAGE 14.8113 AD VALOREM TAXES					1829.21

ESCAMBIA COUNTY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FIRE		12.13
QUESTIONS ON ITEMS IN THIS SECTION ONLY, CALL (850) 595-4960		12.13

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

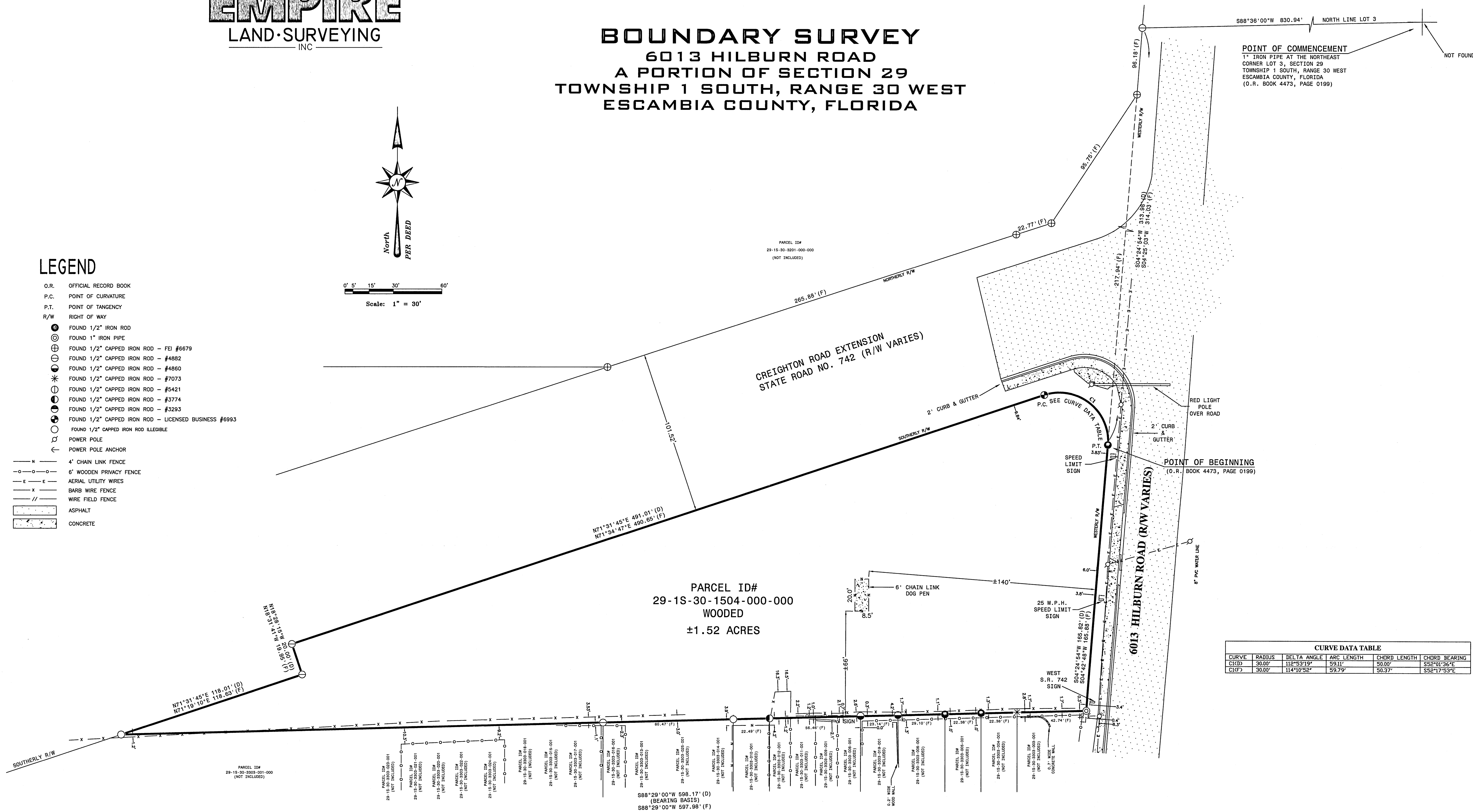
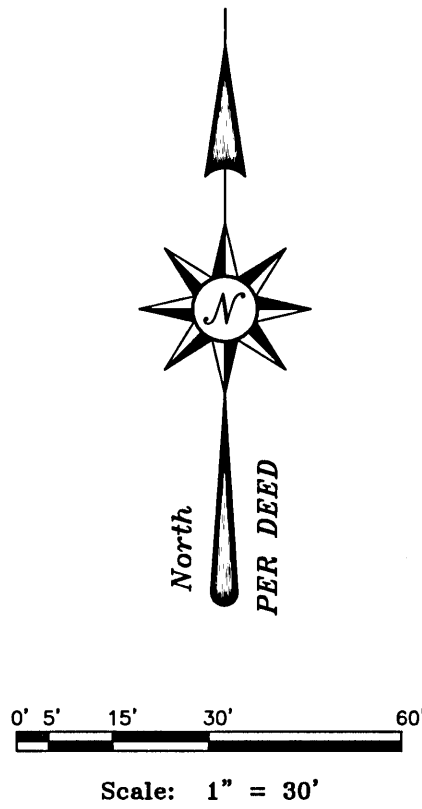
COMBINED TAXES AND ASSESSMENTS					
1841.34			PAY ONE AMOUNT	See reverse side for important information	
Nov 30 2015 \$ 1767.69	Dec 31 2015 \$ 1786.10	Jan 31 2016 \$ 1804.51	Feb 29 2016 \$ 1822.93	Mar 31 2016 \$ 1841.34	Apr 30 2016 \$ 1896.58

AMOUNT
DUE
IF PAID
BY

BOUNDARY SURVEY
6013 HILBURN ROAD
A PORTION OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA

LEGEND

- O.R. OFFICIAL RECORD BOOK
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
R/W RIGHT OF WAY
● FOUND 1/2" IRON ROD
⊙ FOUND 1" IRON PIPE
⊕ FOUND 1/2" CAPPED IRON ROD - FEI #6679
⊕ FOUND 1/2" CAPPED IRON ROD - #4882
⊕ FOUND 1/2" CAPPED IRON ROD - #4860
⊕ FOUND 1/2" CAPPED IRON ROD - #7073
⊕ FOUND 1/2" CAPPED IRON ROD - #5421
⊕ FOUND 1/2" CAPPED IRON ROD - #3774
⊕ FOUND 1/2" CAPPED IRON ROD - #3293
⊕ FOUND 1/2" CAPPED IRON ROD - LICENSED BUSINESS #6993
○ FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
○ POWER POLE
○ POWER POLE ANCHOR
— N — 4' CHAIN LINK FENCE
— O — 6' WOODEN PRIVACY FENCE
— E — AERIAL UTILITY WIRES
— X — BARB WIRE FENCE
— // — WIRE FIELD FENCE
— — ASPHALT
— — CONCRETE



CURVE DATA TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH
CL(D)	30.00'	112°53'19"	59.11'	50.00'
CL(F)	30.00'	114°10'58"	59.79'	50.37'

LEGAL DESCRIPTION (A PORTION OF O.R. BOOK 4473, PAGE 0199)

PARCEL "A"

COMMENCE AT A 1" IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 3, SECTION 29, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 830.94 FEET TO THE MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF HILBURN ROAD (R/W VARIES); THENCE GO SOUTH 04 DEGREES 24 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 313.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEGREES 24 MINUTES 54 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 165.82 FEET TO THE MONUMENTED SOUTHEAST CORNER OF OFFICIAL RECORD BOOK 1971, PAGE 235; THENCE DEPARTING THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF HILBURN ROAD GO SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE MONUMENTED SOUTH LINE OF SAID OFFICIAL RECORD BOOK 1971, PAGE 235, A DISTANCE OF 598.17 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 742 (R/W VARIES); THENCE GO NORTH 71 DEGREES 31 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 118.01 FEET; THENCE GO NORTH 18 DEGREES 28 MINUTES 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.00 FEET; THENCE GO NORTH 71 DEGREES 31 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 491.01 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, (DELTA = 112 DEGREES 53 MINUTES 19 SECONDS, CHORD BEARING = SOUTH 52 DEGREES 01 MINUTES 36 SECONDS EAST, CHORD DISTANCE = 50.00 FEET); THENCE GO SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 59.11 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

SHAUN M. ROMERO

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S)

SHAUN M. ROMERO

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

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING ♦ SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
1.) BOUNDARY & IMPROVEMENTS	176/32	10/18/16
ENCROACHMENTS:	FENCES	

SURVEYORS CERTIFICATE

I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61C17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.

OCTOBER 27, 2016
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA
DATE
LELAND M. EMPIE, P.S.M.

TYPE OF SURVEY: BOUNDARY AND IMPROVEMENTS

BEARING BASIS: SOUTH PROPERTY LINE S88°29'00"W (D)

CLIENT: ROMERO

GENERAL NOTES:

1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands), boundary lines not located unless otherwise noted.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (P); Plat = (P)
5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.
6. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.

SOURCE OF INFORMATION:

- FIELD EVIDENCE
- DEEDS OF RECORD
- PLAT RECORDED IN:
- PRIOR SURVEYS/DRAWINGS



**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: November 9, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the agenda for the upcoming Planning Board meeting scheduled for December 6, 2016. Please see staff comments below:

- Z-2016-13 – Burgess Rd is currently programmed for right-of-way acquisition in the FL-AL Long Range Transportation Plan. Existing right-of-way is sufficient for the proposed four lane expansion of Burgess Rd.

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

COOGLE SHARON BROWN 50%
1142 HARRISON AVE
GULF BREEZE, FL 32563

SIMON PROPERTY GROUP L P
PO BOX 6120
INDIANAPOLIS, IN 46206

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

MILLER GERALD M & CLARA
102 GETTYSBURG DR
PENSACOLA, FL 32503

PERRY RICHARD L
PO BOX 9183
PENSACOLA, FL 32513

MANN DOUGLAS L
109 GETTYSBURG DR
PENSACOLA, FL 32503

FUSSELL CAROL JEAN
110 SAVANNAH ST
PENSACOLA, FL 32503

MILLER MATTHEW L
111 SOUTHERN ST
PENSACOLA, FL 32503

PARSLEY RUSSEL E & MARY E
112 SOUTHERN ST
PENSACOLA, FL 32503

BUSCH GEORGE R &
113 SOUTHERN ST
PENSACOLA, FL 32503

RIVERWALK CONDOMINIUM
ASSOCIATION INC
4400 BAYOU BLVD # 35
PENSACOLA, FL 32503

SCOTT CITY LLC
905 LARGO DR
GULF BREEZE, FL 32561

T L C PROPERTIES INC
1401 N TARRAGONA ST
PENSACOLA, FL 32501

CRISTOFOLETTI VICTOR
105 GETTYSBURG DR
PENSACOLA, FL 32503

KOVTUN VICTOR & GALINA
107 SAVANNAH ST
PENSACOLA, FL 32503

HAUSFELD DAMON J & TRACY M
6306 ANTIETAM DR
PENSACOLA, FL 32503

REINEKE MERCEDES O
110 SOUTHERN ST
PENSACOLA, FL 32503

SHEFFIELD GLENN H & CYNTHIA G
112 GETTYSBURG DR
PENSACOLA, FL 32503

ESTHER EMPORIUM REAL ESTATE LLC
406 LA RUA LNDG
PENSACOLA, FL 32501

SHANNON CARLOS R & JUDY C
114 GETTYSBURG DR
PENSACOLA, FL 32503

AMMONS WILLIAM S & TATUM
89 MEIGS DR
SHALIMAR, FL 32579

BRENTWOOD HOMEOWNERS
ASSOCIATION
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32514

ROBIN'S RIDGE HOMEOWNERS
ASSOCIATION
4400 BAYOU BLVD STE 35
PENSACOLA, FL 32503

MARTI DEBBIE C
106 SAVANNAH ST
PENSACOLA, FL 32503

EVANS CLINIECE ELAINE
108 GETTSBURG DR
PENSACOLA, FL 32503

MOORE DEBRA GALE &
110 GETTYSBURG DR
PENSACOLA, FL 32503

LOWERY JIMMY C & CLARICE
104 SOUTHERN ST
PENSACOLA, FL 32503

WILLIAMS BELIE B &
505 JAMES RIVER RD
GULF BREEZE, FL 32561

HARRIS JAMES W & RACHEL S
113 SAVANNAH ST
PENSACOLA, FL 32503

WARE JOHN C & NADINE S
114 SAVANNAH ST
PENSACOLA, FL 32503

RICKMON JUANITA C TRUSTEE FOR RICKMON JAMES & 114 SOUTHERN ST PENSACOLA, FL 32503	MIKHCHI MEHDI H 6230 N PALAFOX ST PENSACOLA, FL 32503	WILLIAMS PATRICIA T 115 SAVANNAH DR PENSACOLA, FL 32503
KIGHT JAMES & DALE S 116 GETTYSBURG DR PENSACOLA, FL 32503	LUKOWSKI JOHN H & CAROL S 116 SAVANNAH ST PENSACOLA, FL 32503	HOWELL ADRIAN & JULIA 117 GETTYSBURG DR PENSACOLA, FL 32503
BENTON VIVIAN LEE 528 EVENTIDE DR GULF BREEZE, FL 32561	MILLER ANTHONY C & JANET M 1400 AGGIE WAY PENSACOLA, FL 32504	MEAGHER ROBERT J 5711 HOLMES DR FARMINGTON, NM 87401
FERGUSON BURR JR & 778 STAPLEFORD TRL PRATTVILLE, AL 36066	HUNT TOD & ELIZABETH 1405 AGGIE WAY PENSACOLA, FL 32504	COWAN GABRIELA A 15 MILLARD CT STERLING, VA 20165
PALMER TROY L 240 STARS HOLLOW DRIVE FRANKLIN, NC 28734	ROY VIRGINIA L 1411 AGGIE WAY PENSACOLA, FL 32504	CHARLEY CAROLYN A 1412 AGGIE WAY PENSACOLA, FL 32504
HASKINS BONNIE R 1416 AGGIE WAY PENSACOLA, FL 32504	YOST GEORGE H II 1417 AGGIE WAY PENSACOLA, FL 32504	TSAO LAURIE CAO HONG 11005 SALFORD DR LAS VEGAS, NV 89144
KENNEY CHRISTOPHER D & 1421 AGGIE WAY PENSACOLA, FL 32504	STRAIN GORDON G 1424 AGGIE WAY PENSACOLA, FL 32504	ANDERSON CHARLES A 1425 AGGIE WAY PENSACOLA, FL 32504
GREENE PAULA S 1428 AGGIE WAY PENSACOLA, FL 32504	ROBBELOTH CHRISTOPHER M 1429 AGGIE WAY PENSACOLA, FL 32504	HUANG LARRY 2512 ROSEDOWN DR CANTONMENT, FL 32533
GULLEY CINDY 169 HILBURN CT PENSACOLA, FL 32504	MORRIS ROBERT C 173 HILBURN COURT PENSACOLA, FL 32504	FLORIDA STATE OF DEPT OF TRANSPORTATION PO BOX 607 CHIPLEY, FL 32428
CORDOVA COMMUNITY FACILITIES CORP 205 BROOKS ST STE 201 FORT WALTON BEACH, FL 32548	ROBINSON WILLIE P & LINDA D 201 GETTYSBURG DR PENSACOLA, FL 32503-7526	BARNES DOROTHY L 201 SOUTHERN ST PENSACOLA, FL 32503

PHILLIPS MIKE 202 SOUTHERN DR PENSACOLA, FL 32503	JERNIGAN JOHN C TRUSTEE 203 GETTYSBURG DR PENSACOLA, FL 32503	CALHOUN JAMES SR & CARRIE D 204 GETTYSBURG DR PENSACOLA, FL 32503
CHAPPELL ROBERT F & 204 ROYAL LN PENSACOLA, FL 32503	HWANG BRIAN & 204 SOUTHERN DR PENSACOLA, FL 32503	PATE JERRY TURF SUPPLY INC 301 SCHUBERT AVE PENSACOLA, FL 32504
BARNETTE THOMAS H & 305 SHILOH DR PENSACOLA, FL 32503	COREY CINDIE A 186 CARTER AVE SE ATLANTA, GA 30317	LOUHIER ROBERT H JR & KATHERINE S 309 SHILOH DR PENSACOLA, FL 32503
B&E HOLDINGS LLC 9030 WOODRUN DR PENSACOLA, FL 32514	MCLEOD RICHARD D 311 BURGESS RD PENSACOLA, FL 32503	BURNS DIANE M 311 SHILOH DR PENSACOLA, FL 32503
BRUNSON ED JR 312 E BURGESS PENSACOLA, FL 32503	US BANK TRUST NA TRUSTEE FOR 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134	MATHISEN GLEN & JOANNE & 2695 DANFORTH TERRACE WEST PALM BEACH, FL 33414
MARTIN PAUL ERIK 6930 MARSHWOOD CT COLORADO SPRINGS, CO 80918	BELVIN ERIC D 5418 CLOVER BASIN DR LONGMONT, CO 80503	CUSHMAN ROBERT T JR & 318 HILBURN PL PENSACOLA, FL 32504
NESTEL ANDREA L 321 HILBURN PL PENSACOLA, FL 32504	THOMAS ROBERT B LIFE EST 324 HILBURN PL PENSACOLA, FL 32504	EHMANN GEORGE 66 MELODY LANE WESTBURY, NY 11590
YOKOFICH TRENTEN J 329 HILLBURN PL PENSACOLA, FL 32504	GALITO ANNA G 330 HILBURN PL PENSACOLA, FL 32504	WILLIAMS CAROLYN F 330 SHILOH DR PENSACOLA, FL 32504
GREGORY DAVID A & CHERYL L 333 HILBURN PL PENSACOLA, FL 32504	CREIGHTON NEVA W & 334 GETTYSBURG DR PENSACOLA, FL 32503	MEISSNER ANDREA SUSAN 20891 MORINGSIDE DR TRABUCO CANTON, CA 92679
MILES DAVID SCOTT 337 HILBURN PL PENSACOLA, FL 32504	JULIEN ARSENIO JAHMAAL 1215 BENNING PL PENSACOLA, FL 32506	AUTHEMENT JOHN KEVIN 341 HILBURN PL PENSACOLA, FL 32504

MCMILLAN ANGELA 1009 CREIGHTON RD PENSACOLA, FL 32504	ROBERSON SHARON 344 HILBURN PL PENSACOLA, FL 32504	CROSBY THOMAS R 350 E BURGESS RD PENSACOLA, FL 32503
WHITSON JASON R 350 HILBURN PL PENSACOLA, FL 32504	SIEGLER LEON J & 350 SHILOH DR PENSACOLA, FL 32503	BROWN JOSEPH W & ESMER L 351 GETTYSBURG DR PENSACOLA, FL 32503
WHITE SHARMAYNE DENISE PO BOX 2594 PENSACOLA, FL 32513	WALDROP ROBERT J 361 GETTYSBURG DR PENSACOLA, FL 32503	STOKES CLARENCE H & ROSE M 364 GETTYSBURG DR PENSACOLA, FL 32503
STEELE MICHAEL J 371 GETTYSBURG DR PENSACOLA, FL 32503	ARNOLD EULA ELIZABETH 374 GETTYSBURG DR PENSACOLA, FL 32503	CROWE EDWARD H & LINDA V 380 E BURGESS RD PENSACOLA, FL 32503
CLOUD GERALD F & VICTORIA H 381 E BURGESS RD PENSACOLA, FL 32503	TURNER RAMONIA 381 GETTYSBURG DR PENSACOLA, FL 32503	TUGGLE DOROTHY M 4627 CALLE VENTOSO PENSACOLA, FL 32514
LYNCH CHARLES & MARY 386 GETTYSBURG DR PENSACOLA, FL 32503	DOUGLAS DIANA MARIE 391 TREE SWALLOW DR PENSACOLA, FL 32503	MURPHY CHRISTOPHER A 392 TREE SWALLOW DR PENSACOLA, FL 32503
KING ALAN D & 395 TREE SWALLOW DR PENSACOLA, FL 32503	NEAL BRIAN B & TAHYA L 460 LONG ACRE DR BOSSIER CITY, LA 71111-8229	NCWPCS MPL 30 YEAR SITES TOWER HOLDINGS LLC 909 CHESTNUT ST RM 36 M 01 SAINT LOUIS, MO 63101
GRIFFIN EARL JR 399 TREE SWALLOW DR PENSACOLA, FL 32503	TCIP D LLC 1401 E BELMONT ST PENSACOLA, FL 32501	MERKERSON ALTON E & CYNTHIA 603 HILL RD CLARKSVILLE, TN 37040
SCHWARTZ HARRY H 1/4 INT & 1125 N SPRING ST PENSACOLA, FL 32501	WARD LAWRENCE R 14670 HWY 84 EVERGREEN, AL 36401	TWIN LAKES ESTATES 3028 HWY 297A CANTONMENT, FL 32533
JAQUISH DAN 5720 NORTH W ST PENSACOLA, FL 32505	FRARY KEVIN M & MICHELE L 400 SHARPSBURG LOOP PENSACOLA, FL 32503	GREGORY EARL A JR LIFE EST & 401 SCHUBERT DR PENSACOLA, FL 32504

BOOTH ANNETTE C 401 TWIN LAKES DR PENSACOLA, FL 32504	SEELY RICHARD H & 402 TREE SWALLOW DR PENSACOLA, FL 32503	GILBERT BRITTANY A 403 TREE SWALLOW DR PENSACOLA, FL 32503
BARNES DONNIE G TRUSTEE FOR 7388 SHELBY LN PENSACOLA, FL 32526-9136	TAYLOR ROBERT G 409 TWIN LAKES DR PENSACOLA, FL 32504	LEE EDDIE JR & MARSHA R 406 SHARPSBURG LOOP PENSACOLA, FL 32503
COX KENNETH D & 406 TREE SWALLOW DR PENSACOLA, FL 32503	FOXWORTH LAWRENCE R 406 TWIN LAKES DR PENSACOLA, FL 32504	COURSEN CYNTHIA L FOUNTAIN 407 SHARPSBURG LOOP PENSACOLA, FL 32503
BOOKER PARHAM N JR 9752 QUAIL HOLLOW CT PENSACOLA, FL 32514	GUIDRY JOHN M 410 TWIN LAKES DR PENSACOLA, FL 32504	LEE MICHAEL A 2/3 INT & 413 SCHUBERT DR PENSACOLA, FL 32504-6960
RENEAU KIM V 413 SHARPSBURG LOOP PENSACOLA, FL 32503	STREETER DEREK L & 413 TREE SWALLOW DR PENSACOLA, FL 32503	JONES LAWRENCE C JR 413 TWIN LAKES DR PENSACOLA, FL 32503
KING REGINALD & 414 TREE SWALLOW LN PENSACOLA, FL 32503	MARTIN HOYT W AND RUTH C 416 E SCHUBERT DR PENSACOLA, FL 32504	COOK BRANDON 417 TREE SWALLOW DR PENSACOLA, FL 32503
BAUTER LARRY L & EDNA E 417 TWIN LAKES DR PENSACOLA, FL 32504	FOUNTAIN ORDIERES A 418 TREE SWALLOW DR PENSACOLA, FL 32503	ADCOX ANDREW S & 2145 HARBORVIEW DR SUMTER, SC 29153
ABRAHAM JOY & 419 SHARPSBURG LOOP PENSACOLA, FL 32503	LEFMANN SHERRI 420 SHARPSBURG LOOP PENSACOLA, FL 32514	GILMORE LONNIE H & 421 TREE SWALLOW DR PENSACOLA, FL 32503
COFFIELD BARRY L 421 TWIN LAKES DR PENSACOLA, FL 32504	UC CHIEN THANG & 422 TREE SWALLOW DR PENSACOLA, FL 32503	LUNT CLARK P 606 N MACDILL AVE TAMPA, FL 33609
PORTER MANUEL 425 TREE SWALLOW DR PENSACOLA, FL 32503	OWEN VICKI K 425 TWIN LAKES DR PENSACOLA, FL 32504	RICKARD MICHAEL T 426 E BURGESS RD PENSACOLA, FL 32504

MCGLONE KEVIN T & JEANETTE C
4502 MARGARITAS WAY
ABILENE, TX 79606-6501

FOX MATTHEW D
426 TREE SWALLOW DR
PENSACOLA, FL 32503

DULION LEON V III & NELL B
427 SHARPSBURG LOOP
PENSACOLA, FL 32503

STEWART BARBARA J &
2745 CHICKERING RD
PENSACOLA, FL 32514

AMOLE ADESIJI A &
429 TREE SWALLOW DR
PENSACOLA, FL 32503

PIERCE ROSEANNA
5536 TUCKER CIR
MILTON, FL 32571-1397

FRANKLIN FRED D
430 ALLEN CT
PENSACOLA, FL 32514

SMITH STEVEN D &
430 EAST BURGESS ROAD
PENSACOLA, FL 32504

SLAY TERRI G
431 SHILOH DR
PENSACOLA, FL 32503

WALDEN MICHAEL W
4714 BRIDGEDALE RD
PENSACOLA, FL 32505

LIN CHIA TE & HYECHIN S
433 SHARPSBURG LOOP
PENSACOLA, FL 32503

GALECKI BENJAMIN E
433 SHILOH DR
PENSACOLA, FL 32503

JENKINS MCKINLEY C
433 TREE SWALLOW DR
PENSACOLA, FL 32503

KEENAN JAMES P & DIANA C TRUSTEES
433 TWIN LAKES DR
PENSACOLA, FL 32504

SLADE JAMES B IV
3125 WATERVIEW DR
MILTON, FL 32583

MCCLAIN PAUL L
6354 GAINES CT
PENSACOLA, FL 32503

DALRYMPLE BOBBY
436 SHILOH DR
PENSACOLA, FL 32503

UMSTEAD MICHAEL W
437 HILBURN LN
PENSACOLA, FL 32504

SALTER KENNETH M &
437 TWIN LAKES DR
PENSACOLA, FL 32504

SCHENCK REBECCA S HOFFMAN
6308 JASON DR
MILTON, FL 32570

BOBE BALDWIN
3323 BAYOU BLVD
PENSACOLA, FL 32503

ARDT DIANA L
439 HILBURN LN
PENSACOLA, FL 32503

ROUTZAHN NANCY L TRUSTEE
439 SHARPSBURG LOOP
PENSACOLA, FL 32503

SARDAM MOSHE
440 E BURGESS RD
PENSACOLA, FL 32504

TRUONG ERIC &
1318 COUNTRYRIDGE PL
ORLANDO, FL 32835-8019

ALLEN BERRY R
441 ALLEN CT
PENSACOLA, FL 32504

HAMMOND JULIUS L & LARISSA
441 HILBURN LN
PENSACOLA, FL 32504

AUSTIN WILLIAM B
441 SHILOH DR
PENSACOLA, FL 32503

FILS GEORGIA M
441 TWIN LAKES DR
PENSACOLA, FL 32504

BROOKS JANICE MARIE
911 J E BOYD LN
PENSACOLA, FL 32534

U AND A REAL ESTATE LLC 6400 LONG ST #31 PENSACOLA, FL 32504	MAINA WILSON M 444 SHILOH DR PENSACOLA, FL 32503	LEE THOMAS & DEBRA K 445 HILBURN LN PENSACOLA, FL 32504
VESTER JOHN G JR 445 SHARPSBURG LOOP PENSACOLA, FL 32503	PENSACOLA HOMES FOR LESS LLC 6400 LONG STREET SUITE 31 PENSACOLA, FL 32504	MEDVE MARTIN S 913 GULF BREEZE PKWY ST # 23 GULF BREEZE, FL 32561
REID DANIEL D & LORNA M 293 STORER AVE AKRON, OH 44302	BARNHART DAVID 9337 PLUMIERA PL PENSACOLA, FL 32526	GENDREAU KWAI CHUN 449 HILBURN LN PENSACOLA, FL 32504
GIGGEY SARAH E 450 E BURGESS RD PENSACOLA, FL 32504	SUNBELT HOTEL ENTERPRISES INC 345 PARK AVE NEW YORK, NY 10154	MCCANTS EDNA 451 SHARPSBURG LOOP PENSACOLA, FL 32503
SOCHER YOTAM 452 E BURGESS RD PENSACOLA, FL 32504	WALDEN MICHAEL W & 455 SHILOH DR PENSACOLA, FL 32503	YCY HOLDINGS LLC 6400 LONG ST STE 31 PENSACOLA, FL 32504
CHARLES BENJAMIN J 457 SHARPSBURG LP PENSACOLA, FL 32503	HOLYFIELD YOKO Y 458 E BURGESS RD PENSACOLA, FL 32504	LEWIS ADRIANA M 458 SHARPSBURG LOOP PENSACOLA, FL 32503
MCLENDON CAROLYN C PO BOX 10362 PENSACOLA, FL 32524-0362	NGUYEN PAUL PO BOX 11245 PENSACOLA, FL 32524	HARRIS DONALD W JR 462 SHILOH DR PENSACOLA, FL 32503
HUBBARD ROBERT L & KATHY K 1401 E GADSDEN ST PENSACOLA, FL 32501	BARRETT MICHAEL S & JENNIFER L 5730 SPARKELBERRY LN PENSACOLA, FL 32526	OUSLEY TERRY L 464 SHARPSBURG LOOP PENSACOLA, FL 32503
ONDERDONK KIRK N 464 SHILOH DR PENSACOLA, FL 32503	CARR DAVID 5402 BLUE DOG RD PANAMA CITY, FL 32404	TUGWELL VIRGINIA JOHNSON 466 SHILOH DR PENSACOLA, FL 32503
CRANE CLEO D & 468 ALLEN CT PENSACOLA, FL 32504	BEASLEY JAMES B D & 468 SHILOH DR PENSACOLA, FL 32503	OBERTO JENNA 469 SHARPSBURG LOOP PENSACOLA, FL 32503

WEYELS MARTHA E 472 ALLEN CT PENSACOLA, FL 32504	CIRCLE K STORES INC STE M 25 WEST CEDAR ST PENSACOLA, FL 32502	PATTON CHRISTOPHER D & TAMI G 457 NIMITZ RD KAILUA, HI 96734
COX JASON 475 SHARPSBURG LOOP PENSACOLA, FL 32503	HUGGINS DENNIS & LINDA 480 SHARPSBURG LOOP PENSACOLA, FL 32503	APPLE TEN HOSPITALITY OWNERSHIP INC 814 E MAIN ST RICHMOND, VA 23219
CLARK JOHN D 481 SHARPSBURG LOOP PENSACOLA, FL 32503	GIROD CHRISTOPHER B 485 SHILOH DR PENSACOLA, FL 32503	NF II/CI PENSACOLA LLC 3424 PEACHTREE ROAD NE 2000 MONARCH TOWER ATLANTA, GA 30326
SWINNEY JAMES R & DARYL LEE 5977 BORN DR PENSACOLA, FL 32504	T B B G INVESTORS INC PO BOX 472 CENTURY, FL 32535	CARLTON LOREN DANIEL & 500 SHILOH DR PENSACOLA, FL 32503
COSTELLO WILL G & SUSAN M 809 N BRINTON AVE DIXON, IL 61021	SHAO JANE Y J TRUSTEE 6021 CHAPMAN CIR PENSACOLA, FL 32504	COLLEY KALAY 501 E BURGESS RD A3 PENSACOLA, FL 32504
NAGEM JOEY 3321 HOLT CIR PENSACOLA, FL 32526	SHAO SHANE & 6051 OTTER POINTE RD PENSACOLA, FL 32504	PUENTE EDUARDO & XIMENA 3550 CARABELA LN PACE, FL 32571
MANZANET JOHN 3361 TOMPKINS ST PENSACOLA, FL 32504	HUANG SYOU-YEN & 501 E BURGESS RD B5 PENSACOLA, FL 32504	KHULLAR HELENE M & 1404 RIDGEWOOD DR LILLIAN, AL 36549
KOPEC JOHN A 281 W WIEUCA RD NE ATLANTA, GA 30342	HERR MARSHALL F JR 501 E BURGESS RD # C10 PENSACOLA, FL 32504	THOMAS LORI D TRUSTEE FOR THOMAS LORI D 2685 E LONGHORN PL CHANDLER, AZ 85286
BROWN SCOTT A & LINDA WADE 2332 ARRIVISTE CIR PENSACOLA, FL 32504	FADDIS THORUNN H & 1071 KELTON BLVD GULF BREEZE, FL 32563	BONNER DARRYL D & LYNDA G 4513 SEA VISTA CT GULF BREEZE, FL 32563
BILES LINDA L 501 E BURGESS RD # C4 PENSACOLA, FL 32504	ROSAS MORGAN J & KELLY 114 MCBRIDE LN CEDAR PARK, TX 78613	MCCALLUM JANA 3663 BEHRMAN PL APT 13 NEW ORLEANS, LA 70114

MCGEE MANIE PO BOX 506 DEMOPOLIS, AL 36732	CAGLE JAMES M TRUSTEE PO BOX 10161 PENSACOLA, FL 32524-0161	FORTI JOHN G & BRENDA B PO BOX 477 DALEVILLE, AL 36322
BONNER MARCUS R & 4513 SEA VISTA CT GULF BREEZE, FL 32563	SEAGO CATHY A 9244 BELL RIDGE DR PENSACOLA, FL 32514	SEAGO CATHY J 9244 BELL RIDGE DR PENSACOLA, FL 32526
DOWNEY DAVID J 696 RIVER ST HAVERHILL, MA 1832	ATRIAL SYSTEMS LLC 3063 PELICAN LN PENSACOLA, FL 32514	ECHOLS DENNIS J JR 1020 BUSHWOOD DR CANTONMENT, FL 32533-6404
ERSKINE AARON M 5611 JONES ST MILTON, FL 32570-2324	ALLSOP GARY R 501 EAST BURGESS RD # D8 PENSACOLA, FL 32504	MOORMAN STARLON R III 3548 RIDDICK DR PENSACOLA, FL 32504-4450
COSTELLO PAUL & 3341 DUNNING DR PACE, FL 32571	COMBS MARY L 4913 PENNECOTT WAY WESLEY CHAPEL, FL 33544-1803	AMERINE DENVER 501 E BURGESS RD E7 PENSACOLA, FL 32504
TANAKA GENZO & MIKIKO 11773 GRAZING BUCK LN TALLAHASSEE, FL 32317-8175	EDDINS WILLIAM E & 4100 N CAMBRIDGE WAY MILTON, FL 32571-7368	DEANGELO JOHN & SUSAN 11029 RETRATO CT SAN DIEGO, CA 92124
BAILOR SHAWN L 501 E BURGESS RD # G-10 PENSACOLA, FL 32504	GOLANKA STANLEY R & 2017 HESPERIA WAY PENSACOLA, FL 32505	NGUYEN LUYEN D & JENNY T 1515 STONECLIFF DR MONROEVILLE, PA 15146
MCCRANEY JOHN M & 501 E BURGESS RD # G2 PENSACOLA, FL 32504	HAGE MICHAEL C 5650 SWEET BIRCH LN MILTON, FL 32583	OWENS GARY M & 501 E BURGESS RD G4 PENSACOLA, FL 32504
RHODES JEANNETTE T 501 E BURGESS RD # G5 PENSACOLA, FL 32504	STOLIC ELSIE A 380 ROBIN HOOD DR YARDLEY, PA 19067	HAGLER WILLIAM R 6305 PEACHTREE DUNWOODY RD ATLANTA, GA 30328-4535
JOSEY MATTHEW & 501 E BURGESS RD # G8 PENSACOLA, FL 32504	PACE GLORIA J 501 E BURGESS RD # G9 PENSACOLA, FL 32504	DE BARROS ANA AMARA 501 E BURGESS RD APT H-10 PENSACOLA, FL 32504

ROSAS JOSHUA DANIEL 501 E BURGESS RD APT H11 PENSACOLA, FL 32504	MASCARENHAS LUCIENE SABINO DE ARAUJO 501 E BURGESS RD H12 PENSACOLA, FL 32507	DENNIS ARNOLD G 426 MILESTONE BLVD CANTONMENT, FL 32533
ROSAS MORGAN & PAULINE G 1014 CORONADO DR GULF BREEZE, FL 32563	BURGESS MARK A & TRINA GAY 2116 BROAD ACRES CT VIRGINIA BEACH, VA 23453	EDDINS WILLIAM E 4100 N CAMBRIDGE WAY PACE, FL 32571
ZARAHAN EDWARD A TRUSTEE FOR PO BOX 17105 PENSACOLA, FL 32527-7105	WESTERN GATE PROPERTIES INC 2268 LAVISTA AVE PENSACOLA, FL 32504	SURGICAL SPECIALISTS LLC 5147 NORTH 9TH AVE STE 103 PENSACOLA, FL 32503
PARKER RONALD L LIFE EST & 511 SHILOH DR PENSACOLA, FL 32503	JESSOP CHRISTOPHER 516 SHILOH DR PENSACOLA, FL 32503	ADDIGA SRINIVAS R 517 SHILOH DR PENSACOLA, FL 32503
LINDHEIM BRUCE L 522 SHILOH DR PENSACOLA, FL 32503	MANECKA TOMASZ & DOROTA 523 SHILOH DR PENSACOLA, FL 32503	BRUKE LESLIE & 41 VIA DE LUNA DR PENSACOLA BEACH, FL 32561
HARPER DARRELL D & 534 SHILOH DR PENSACOLA, FL 32503	SUKHERA IRFAN H 535 SHILOH DR PENSACOLA, FL 32503	CHEN ANDY & 540 SHILOH DR PENSACOLA, FL 32503
WARDEN STEVEN M 541 SHILOH DR PENSACOLA, FL 32503	BARNES SCOTT C 546 SHILOH DR PENSACOLA, FL 32503	VAN DEN BERG MONICA 547 SHILOH DR PENSACOLA, FL 32503
GOLDHAGEN MARK & BETH 552 SHILOH DR PENSACOLA, FL 32503	ORTIZ JUAN A & GAYLE 553 SHILOH DR PENSACOLA, FL 32503	SIMMONS MARROLYN LYNESSA 1933 STONEBRIAR DR APT 211 WESLEY CHAPEL, FL 33544
KOTCH NICHOLAS M 1245 COTTONWOOD AVE STATE COLLEGE, PA 16801	SMITH AARON & ERIN CALLAN 20000 OUTPOST POINT DR TAMPA, FL 33647-3560	LEWIS JEANICE & 570 SHILOH DR PENSACOLA, FL 32503
FLEMING RYAN & KARI M 7856 FARR ST DANIEL ISLAND, SC 29492	WOS PROPERTIES LLC PO BOX 422 MILTON, FL 32572	CBCC LLC 1800 MCFARLAND BLVD STE 110 TUSCALOOSA, AL 35406

THOMAS CRAIG A 581 SHILOH DR PENSACOLA, FL 32503	PIPER DIANNE H 3828 GLEN PARK DR LITHONIA, GA 30038	GULF COAST CHRISTIAN INC 590 E BURGESS RD PENSACOLA, FL 32504
HORTON FLOYD & DOROTHY C 5975 BORN DR PENSACOLA, FL 32504	BEHN RICHARD 5976 BORN DR PENSACOLA, FL 32504	SANDERFER DARSELL 5978 BORN DR PENSACOLA, FL 32504
FITZI III LLC 1682 VIA DELUNA DR PENSACOLA BEACH, FL 32561	MITCHELL DAVID B & BONNIE S 16787 PERDIDO KEY DR # E904 PENSACOLA, FL 32507	B & W LLC 15009 PLUM DR URBANDALE, IA 50323
TUCKER THERESA 5983 BORN DR PENSACOLA, FL 32504	UNIVERSITY OFFICE LIMITED CO 600 UNIVERSITY OFFICE BLVD STE 10A PENSACOLA, FL 32504	THORSEN CLARA E 1801 FOULIS DR PENSACOLA, FL 32503
NGUYEN TRA & 6055 BORN CT PENSACOLA, FL 32504	BRANTLEY DONALD S & 4139 LYRIC LN PENSACOLA, FL 32514	OAK KNOLLS ESTATES HOMEOWNERS ASSN INC 7788 LAWTON ST PENSACOLA, FL 32514-6188
WILLS LOUIS E 6000 SARAH DR PENSACOLA, FL 32504	WEAD ERIC D 6001 BORN CT PENSACOLA, FL 32504	FAIRMAN PHILLIP W & 6001 SARAH DR PENSACOLA, FL 32503
MOULTRY CORNEILUS & 6002 SARAH DR PENSACOLA, FL 32505	ROBINS NEST #1 LLC 117 MONARCH LN PENSACOLA, FL 32503	HORNE WILFORD M 6004 SARAH DR PENSACOLA, FL 32503
PENSACOLA HOMES 4 U LLC 6400 LONG STREET # 31 PENSACOLA, FL 32504	FYM OF FL LLC 3179 LAKE SUZANNE RD CANTONMENT, FL 32533	WILLS SUSAN 309 SOUTH 61ST AVE PENSACOLA, FL 32506
HEMPHILL BRUCE I 3901 NORTH 12TH AVE PENSACOLA, FL 32503	AMSOUTH BANK OF FLORIDA 70 N BAYLEN ST PENSACOLA, FL 32501	SHANNON SALLY ANN & 361 BROADTURN RD SCARBOROUGH, ME 4074
FULFORD RICHARD C & SHARON A 402 BEAR DR GULF BREEZE, FL 32561	DYER DWIGHT D & MARY M 13824 E BELLEWOOD DR AURORA, CO 80015-1180	WRIGHT MARY CHRISTINE LIFE EST PO BOX 10817 PENSACOLA, FL 32524

CHRISTIAN MILDRED L
601 E BURGESS RD # A6
PENSACOLA, FL 32504

BOZEMAN JEREMY E
8904 BELLINGTON RD
PENSACOLA, FL 32534

DRAKE GLEN T &
2730 PEBBLE BEACH DR
NAVARRE, FL 32566

PRESLEY SARAH ANNE &
601 E BURGESS RD # B8
PENSACOLA, FL 32504

CANTON RENE A B
3529 RIVIERA-DU-CHIENE
MOBILE, AL 36693

MORRIS KAREN MCAFERTY
455 HERON VILLA LN
PENSACOLA, FL 32506

SCOFIELD CAROLE D
412 LANDING BLVD
INVERNESS, FL 34450-8003

WEBER JAMES M
601 E BURGESS RD # D7
PENSACOLA, FL 32504

CLARK ROBERT T & GLENDA
1111 PARK LN
GULF BREEZE, FL 32563

ADAMS RICK M
4885 ASTER ST
DAYS CREEK, OR 97428

FILLMORE WARREN M &
PO BOX 397
ORANGE BEACH, AL 36561

CELIBERTI FAMILY HOLDINGS LLLP
2219 S CENTRAL AVE
FLAGLER BEACH, FL 32136

ZITNIAK CHARLES P & HANNA K
601 E BURGESS RD # B5
PENSACOLA, FL 32504

FLYNN MICHAEL C
3730 LONGSHIP PL
ROCKY POINT, FL 33607

MIR SAIRA &
510 SCENIC CT
CRESTVIEW, FL 32539

SMITH H NEAL & PEGGY C
5754 VENTURA LN
PENSACOLA, FL 32526

CYN SOLUTIONS LLC
109 N PALAFOX ST
PENSACOLA, FL 32502

DYE KEN & LYNDA
7 RAINBOW FALLS DR
ORMOND BEACH, FL 32174

KRAMMEL MAX
601 E BURGESS RD UNIT E-4
PENSACOLA, FL 32504

PYLE SISTERS TRUST
159 CANOPY COVE
FREEPORT, FL 32439

ROGERS W DERALD
601 E BURGESS RD # A8
PENSACOLA, FL 32504

STRADER RUTH E
601 E BURGESS RD # B3
PENSACOLA, FL 32504

MCDONALD RAYMOND A
601 E BURGESS RD #B7
PENSACOLA, FL 32504

SOMMERS RICHARD L &
PO BOX 5072
ENGLEWOOD, FL 34224

SMITH BARON P
190 DANVILLE ST
CANTONMENT, FL 32533

SCHEIBE MELISSA ANN
601 E BURGESS RD D-2
PENSACOLA, FL 32504

WENZE IRA H II
601 E BURGESS RD # D6
PENSACOLA, FL 32504

BUMGARNER NANETTE S
110 DRUMMOND PL
NEW BERN, NC 28562

CHAMBERLAIN ETHEL
601 E BURGESS RD # F1
PENSACOLA, FL 32504

HOUSTON JENNIFER L
1114 WEYBRIDGE CIR
PELHAM, AL 35124

SCUDDER MICHAEL JAY
PO BOX 42000
MEMPHIS, TN 38174

LEMONS SHARON K
601 E BURGESS RD G1
PENSACOLA, FL 32504

KARRER ALLAN E
398 CITATION DR
CANTONMENT, FL 32533

TURNER TOMMY R
601 E BURGESS RD #G7
PENSACOLA, FL 32504

EUMONT ELLEN E
601 E BURGESS RD UNIT #H-2
PENSACOLA, FL 32504

MOORE LAURA KRISTIE
2140 MARIA CIRCLE
PENSACOLA, FL 32514

ST CROIX JOSEPH P
601 E BURGESS RD UNIT H-8
PENSACOLA, FL 32504

MANCUSO MICHAEL T
601 E BURGESS RD # I11
PENSACOLA, FL 32504

LOWE SHERI A
9105 ARBOR GLEN LANE
CHARLOTTE, NC 28210-7988

GLENN JILL A &
601 E BURGESS RD # 17
PENSACOLA, FL 32504

CLAGUE GREGORY Q & NANCY E
325 HENDRIE BLVD
ROYAL OAK, MI 48067

DAVIS SPENCER L
601 E BUGESS RD G2
PENSACOLA, FL 32504

DIETRICH THOMAS F
5696 ABBINGTON LANE
MILTON, FL 32583

SMK INVESTMENT PROPERTIES LLC
7512 LAKESIDE DR
MILTON, FL 32583

FLAA STEPHEN J &
1 LISA LN
CHERRY HILL, NJ 8003

SLAUGHTER CYNTHIA
1306 PRESTWICK CT
CHESAPEAKE, VA 23320

WALLEY MARISSA C
4814 RIBAUT LN
MILTON, FL 32570

MESSER CHRISTOPHER L
9543 HUMMINGBIRD BLVD
PENSACOLA, FL 32514

HAMLETT CAROL
601 E BURGESS RD APT I5
PENSACOLA, FL 32504-6205

FOSTER MARISA L &
3213 S LITUANICA AVE 1F
CHICAGO, IL 60608

TAUZIAC CHRISTIAN &
16 HILLBROOK WAY
PENSACOLA, FL 32503

DAVIS GLORIA L
601 E BURGESS RD # G3
PENSACOLA, FL 32504

DOLIHTE CHRISTOPHER R
2049 CAHABA CREST DR
BIRMINGHAM, AL 32542

MORRIS JOHN S JR &
8853 MARSH ELDER DR
PENSACOLA, FL 32526

JOLLY KATHERINE A
601 E BURGESS RD # H4
PENSACOLA, FL 32504-6358

BOSSO STEPHEN C
1200 W GIMBLE ST
PENSACOLA, FL 32501

ISAKOVIC ABDEL
4950 NW 140TH ST
CHIEFLAND, FL 32626

BLANCHARD DARRELL V &
9542 YARROW CIR
PENSACOLA, FL 32514

WATSON SAMUEL M & BRENDA D
601 E BURGESS RD # I6
PENSACOLA, FL 32504

PARKER BRENDA JOYCE
601 E BURGESS RD # I9
PENSACOLA, FL 32504

MCBRIER MICHAEL M
PO BOX 15048
PENSACOLA, FL 32514

KAHALLEY BARBARA J
601 E BURGESS RD # J-10
PENSACOLA, FL 32504

STILLMAN STUART H &
1035 CORONADO DR
GULF BREEZE, FL 32563

GARCIA REBECCA P
952 SW CAMPUS DR APT 49B1
FEDERAL WAY, WA 98023

HARRIS RUSSELL W
601 E BURGERS RD # J3
PENSACOLA, FL 32504

HARRIS DAVID L INITIAL TRUSTEE &
1030 CAMBRIDGE DR
ONSTED, MI 49265

PILEGGI ANTHONY J
601 E BURGESS RD # J5
PENSACOLA, FL 32504

LYONS CAROL F
3110 HYDE PARK PL
PENSACOLA, FL 32503

POPE TANYA L
601 E BURGESS RD # J8
PENSACOLA, FL 32503

HARGRAVE DAVID & MARY
601 E BURGESS RD # J9
PENSACOLA, FL 32504

EVELETH WILLIAM L &
601 E BURGESS RD # K1
PENSACOLA, FL 32504-6371

WILSON NICHOLAS A
1469 WILKES AVE
BILOXI, MS 39530

WEATHERALL CYNTHIA
601 E BURGESS RD K12
PENSACOLA, FL 32504

WHITED GREGORY A &
35372 BLACKBERRY LN
SLIDELL, LA 70460

POTTER JENNIFER F
503 PREAKNESS PLACE
SEFFNER, FL 33584

WARWICK ANN M
601 E BURGESS RD K2
PENSACOLA, FL 32504

KNOCK EVAN &
1717 E STRONG ST
PENSACOLA, FL 32501-3459

HENRY RENEE S
601 E BURGESS ROAD UNIT K4
PENSACOLA, FL 32504

LAUDERDALE ROBERT III
601 E BURGESS RD # K5
PENSACOLA, FL 32504

MILLER DAVID E & TERESA F
1355-A BAKALANE CT
PENSACOLA, FL 32504

KNOWLES PERRY & KIM
471 WESTGATE WAY UNIT 8
MARY ESTHER, FL 32569

CARPENTER MARSHALL O III
3140 SONYA ST
PACE, FL 32571-9553

FORTUNATO MARGARET A
601 E BURGESS RD # K9
PENSACOLA, FL 32504

TRAN VIET T &
601 SHILOH DR
PENSACOLA, FL 32503

DEVITO JOSEFINA
6011 BORN CT
PENSACOLA, FL 32504

CARPENTIER SHAUN C
6045 HILBURN RD
PENSACOLA, FL 32504

ROMERO SHAUN
105 DARBY LANE
NEW IBERIA, LA 70560

BOGGS PATRICIA A
6015 BORN CT
PENSACOLA, FL 32504

ALFORD STEPHANIE LYNN 50% INT
5617 JONES ST
MILTON, FL 32570

TUGWELL WILTON E 33 1/3 INT
305 GREEN OAK RIDGE
MARIETTA, GA 30068

LEE ALICIA A 6041 HILBURN RD PENSACOLA, FL 32514	FULL QUIVER INVESTMENTS LP PO BOX 240613 BALLWIN, MO 63024	HALL HAROLD E 6047 HILBURN RD PENSACOLA, FL 32504
TAN ANGKIM L 1941 CORAL ISLAND ROAD PENSACOLA, FL 32506	PHAM DOMINIC V & 6053 HILBURN RD PENSACOLA, FL 32504	JAMES MICKEY R 6057 HILBURN RD PENSACOLA, FL 32504
SAMUEL WONDWOSSEN 6059 HILBURN RD PENSACOLA, FL 32504	NESBITT MARCHE C 606 SHILOH DR PENSACOLA, FL 32503	ELIMELECH MAOR 6400 LONG ST APT 31 PENSACOLA, FL 32504
DORE CHELSEA M 6063 HILBURN RD PENSACOLA, FL 32504	PENNINGTON CYNTHIA A 5935 KEYSTONE RD PENSACOLA, FL 32504	ANDERSON WADE M 1881 WINDHIP DR CORDOVA, TN 38016
CASSIDY JOHN T LIFE EST 6069 HILBURN RD PENSACOLA, FL 32504	FARMER MARISIA A GRAYSON 607 SHILOH DR PENSACOLA, FL 32503	CURRY KEVIN S 6071 HILBURN RD PENSACOLA, FL 32504
JENNETTE DIANE L 1235 CHISOLM TRL PENSACOLA, FL 32514	KONRAD KERRY IRENE BAKER 117 ENGLAND PL HENDERSONVILLE, TN 37075-3269	BOYER CHARLES L 6077 HILBURN RD PENSACOLA, FL 32504
CARLISLE ROBERT J & 3318 HUNTINGTON CIR NACOGDOCHES, TX 75965	JEFCOAT DEBBE K 6081 HILBURN RD PENSACOLA, FL 32504	CARTER BRADFORD J & 2354 TALL OAK DR CANTONMENT, FL 32533
SHAFFER JOHN M IV & TANYA L 2690 SEMORAN DR PENSACOLA, FL 32503	SWAYNE LAURA ANNE 6087 HILBURN RD PENSACOLA, FL 32504	WILLIS JOHN A 6309 VICKSBURG DR PENSACOLA, FL 32503
JOLLY IRA JR & LELIA M 6091 HILBURN RD PENSACOLA, FL 32504	WHITE PAMELA 6095 HILBURN RD PENSACOLA, FL 32504	NEWTON EDINA O 6097 HILBURN RD PENSACOLA, FL 32504
PHILLIPPE BUSINESS ENTERPRISES LLC 2874 GREYSTONE DRIVE PACE, FL 32571	CONTINENTAL DEVELOPMENT CO PO BOX 110 TUSCON, AZ 85702	LEE ANNE MARIE 6115 HILBURN RD PENSACOLA, FL 32504-6218

LOUISIANA SOUTHERN TIMBER LANDS
INC
5 WEEKEWACHEE CIR
DESTIN, FL 32541

M & R RIVER CORPORATION
3838 N PALAFOX ST
PENSACOLA, FL 32505

RHODES DANIEL R
6103 HILBURN RD
PENSACOLA, FL 32504

DAILY TIMOTHY & BETHANY A
6105 SARAH DR
PENSACOLA, FL 32503

ALLISON EDGAR L III
6108 VILLAGE OAKS DR
PENSACOLA, FL 32504

SHAFFER PATRICK & LINDA S
3072 WHISPERING CREST DR
HENDERSON, NV 89052

TAVARES MICHAEL C &
6119 HILBURN RD
PENSACOLA, FL 32504

BERRIOS LUIS M & BETTY
663 SMITHERS DR
REYNOLDSBURG, OH 43068

LUALLEN BRYAN W
619 SHILOH DR
PENSACOLA, FL 32503

DELARGE DAVID & ETHEL A
6201 SARAH DR
PENSACOLA, FL 32503

WJJ LLC
301 SCHUBERT DRIVE
PENSACOLA, FL 32504

PATE JERRY TURF &
301 SCHUBERT DR
PENSACOLA, FL 32504-6958

POTTS CHARLES E & DONNA F
6104 SARAH DR
PENSACOLA, FL 32503

DUERKSEN JAMES F & DRUANNE
6107 HILBURN RD
PENSACOLA, FL 32504

PORTER VON
6109 HILBURN RD
PENSACOLA, FL 32504

BRISTER BRANDON D
6113 HILBURN RD
PENSACOLA, FL 32504

PEREIRA DAMIANDRO C & CHERISH D
612 SHILOH DR
PENSACOLA, FL 32503

TREDWAY MONTE R
6150 VILLAGE OAKS DR
PENSACOLA, FL 32504

MCCORVEY EDWARD A & ANNIE E
6200 SARAH DR
PENSACOLA, FL 32503

HAYES KYLE G
6201 VICKSBURG DR
PENSACOLA, FL 32503

RCG PENSACOLA LLC
PO BOX 53483
ATLANTA, GA 30355

SEPE ROBERT J & KIMBERLEY L
6102 SARAH DR
PENSACOLA, FL 32503

JERRALDS JEROME N &
6105 HILBURN RD
PENSACOLA, FL 32504

CAPSTONE ADAPTIVE LEARNING AND
THERAPY CENTERS INC
2912 NORTH E ST
PENSACOLA, FL 32501

PAREKH PRADEEP M
754 BOULDER CREEK DR
PENSACOLA, FL 32514

WORLOW WESLEY W
6637 AEGEAN DR
MILTON, FL 32583

PHAM THANH VAN &
6121 HILBURN RD
PENSACOLA, FL 32504

NORRIS NORWOOD & CELESTE
3852 LAKE LYNN DR
GRETN, LA 70056

PRESLEY LOLA R
6200 VICKSBURG DR
PENSACOLA, FL 32503

DEBELLEVUE BILLIE
1711 N 19TH AVE
PENSACOLA, FL 32503

MOBLEY DOYLE C LIFE EST
6202 SARAH DR
PENSACOLA, FL 32503

WEEKS DONALD W &
6202 VICKSBURG DR
PENSACOLA, FL 32503

CRUZ MIRIAM E
6203 CONFEDERATE DR
PENSACOLA, FL 32503

WU CHUNTA
6203 SARAH DR
PENSACOLA, FL 32503

MEADOR HARRY K
6203 VICKSBURG DR
PENSACOLA, FL 32503

ROVIRA ANDRES U &
6204 CONFEDERATE DR
PENSACOLA, FL 32503

ROSEMORE ANTHONY A & SANDY L
6204 VICKSBURG DR
PENSACOLA, FL 32503

BROWN DAVID M
6205 VICKSBURG DR
PENSACOLA, FL 32503

RENFRO DUSTIN
6206 CONFEDERATE DR
PENSACOLA, FL 32503

WISE GARY M &
5745 MIFFLIN RD
PENSACOLA, FL 32526

BRYANT ARCHIE L & ERBIE C
6206 VICKSBURG DR
PENSACOLA, FL 32503

BOCCHINO MARY ELLEN
6207 CONFEDERATE DR
PENSACOLA, FL 32503

HENDERSON CURTIS J & BRENDYL J
PO BOX 10326
PENSACOLA, FL 32524

MORRIS FRIEDA J LIFE EST
6207 VICKSBURG DR
PENSACOLA, FL 32503

COOPER JOSEPH D & MARIA C
6208 CONFEDERATE DR
PENSACOLA, FL 32503

CUPP MARJORIE D
6208 SARAH DR
PENSACOLA, FL 32503

JAMES DRUCILLA HENDERSON
6209 CONFEDERATE DR
PENSACOLA, FL 32503

CUNNINGHAM ANDREW J &
6209 SARAH DR
PENSACOLA, FL 32503

PORTER HENRY O III &
6209 VICKSBURG DR
PENSACOLA, FL 32503

GREEN MARY P
6210 SARAH DR
PENSACOLA, FL 32503

FEIGENBAUM EDWARD H LIFE EST &
6211 SARAH DR
PENSACOLA, FL 32503

JOHNSON FRED D & MICHELLE
6212 CONFEDERATE DR
PENSACOLA, FL 32503

DIGANGI JOSEPH A &
6213 CONFEDERATE DR
PENSACOLA, FL 32503

ROBBINS WAYNE A & LINDA SUE
6213 SARAH DR
PENSACOLA, FL 32503

WHALEN MARJORIE A LIFE EST
6213 VICKSBURG DR
PENSACOLA, FL 32503

WOODS FREDDIE L & WANDA
6214 VICKSBURG DR
PENSACOLA, FL 32503

STANLEY ANNE W LIFE EST &
6215 CONFEDERATE DR
PENSACOLA, FL 32503

ALBERDA MARK D &
6215 SARAH DR
PENSACOLA, FL 32503

PELLET DAVID & GWENDOLYN D
6215 VICKSBURG DR
PENSACOLA, FL 32503

DIXON TERRY G & JENNIFER S
6216 VICKSBURG DR
PENSACOLA, FL 32503

HARRIS JERNIGAN JR 6217 SARAH DR PENSACOLA, FL 32503	TAGHON JANICE DIANE MILLER 6217 VICKSBURG DR PENSACOLA, FL 32503	BOSSA THOMAS J & PATRICIA J 6218 VICKSBURG DR PENSACOLA, FL 32503
GRUBBS RAYMOND D & 6219 VICKSBURG DR PENSACOLA, FL 32514	FITZPATRICK THOMAS J 3728 DUNSTAN CT MOBILE, AL 36608	PETTIGREW ANTOINETTE 6220 CONFEDERATE DR PENSACOLA, FL 32503
FARLOW F M & 6220 VICKSBURG DR PENSACOLA, FL 32503	LEIGH ELSIE E LIFE EST 6222 VICKSBURG DR PENSACOLA, FL 32503	BARRON CATHERINE V 6224 VICKSBURG DR PENSACOLA, FL 32503
WRIGHT CHARLES V TRUSTEE FOR 4904 RANDEE CIR PENSACOLA, FL 32506	GRIMES MARY ANN LIFE EST & 6226 CONFEDERATE DRIVE PENSACOLA, FL 32503	BLACK BERT T & HELEN S 6226 VICKSBURG DR PENSACOLA, FL 32503
GREENE LAWANDA L 6227 VICKSBURG DR PENSACOLA, FL 32503	KRUMBEIN JENNIFER LYNN 913 N 8TH AVE PENSACOLA, FL 32501	BROWN CHRISTOPHER J & 6229 VICKSBURG DR PENSACOLA, FL 32503
GREENE JAMES W & CATHERINE E 6230 VICKSBURG DR PENSACOLA, FL 32503	ASARISI SALVATORE & SARAH N 6231 VICKSBURG DR PENSACOLA, FL 32503	CORBIN MARY JUDSON 6232 VICKSBURG DR PENSACOLA, FL 32503
MORRISON THOMAS F & ETSUKO 3379 HOLT CIR PENSACOLA, FL 32526	RITTENHOUSE DIANA A 6234 APPOMATTOX DR PENSACOLA, FL 32503	CROSBY JIMMIE S 6235 CONFEDERATE DR PENSACOLA, FL 32503
STOW MARY H TRUSTEE 6237 APPOMATTOX DR PENSACOLA, FL 32503	ARMSTRONG BARBARA S 624 SHILOH DR PENSACOLA, FL 32503	KIDDER THOMAS M & CYNTHIA K 6242 APPOMATTOX DR PENSACOLA, FL 32503
GRAY MICHAEL A & JEAN A 6244 CONFEDERATE DR PENSACOLA, FL 32503	BENNETT DAVID L 6247 CONFEDERATE DR PENSACOLA, FL 32503	KOVELESKI GARY 625 SHILOH DR PENSACOLA, FL 32503
HENDERSON ERIC F & TRACI E 6252 CONFEDERATE DR PENSACOLA, FL 32503	WENDLETON DAN S & 6253 APPOMATTOX DR PENSACOLA, FL 32503	HAIGLER SIBYL YVONNE 6257 CONFEDERATE DR PENSACOLA, FL 32503

KNIGHT JACQUELINE R 6266 APPOMATTOX DR PENSACOLA, FL 32503	DINGLE JEFFREY A LIFE EST 6268 APPOMATTOX DR PENSACOLA, FL 32503	MCMILLAN GWENDOLYN 6270 APPOMATTOX DR PENSACOLA, FL 32503
CAMPBELL JAMES L 6270 CONFEDERATE DR PENSACOLA, FL 32503	TREDWAY MONTE R SR & MIMIVA H 6273 APPOMATTOX DR PENSACOLA, FL 32503	ARANT SHANNON B 6283 CONFEDERATE DR PENSACOLA, FL 32503
HATCHER JAMES C 6284 CONFEDERATE DR PENSACOLA, FL 32503	SIMMONS DAVID E & JESSIE A 6293 APPOMATTOX DR PENSACOLA, FL 32503	BAILEY DONALD S 1/2 INT & 2251 BANQUOS TRL PENSACOLA, FL 32503
PERKO MICHAEL R & 630 SHILOH DR PENSACOLA, FL 32503	MILLER BRUCE L TRUSTEE 5935 REYNOSA DR PENSACOLA, FL 32504	GAIDOSH STEPHEN 6396 APPOMATTOX DR PENSACOLA, FL 32503
SOLOMON MARY E 4/120 INT & 7810 CASTLEGATE DR PENSACOLA, FL 32534	CANO JOSIAS & 6305 PARAKEET TRL PENSACOLA, FL 32503	TIDWELL ROBERT T & JULIE 2481 UPPER BIG SPRINGS RD LAGRANGE, GA 30241
TOZOUR ALVERNA M 6308 VICKSBURG DR PENSACOLA, FL 32503	BRENNAN BENJAMIN M 6309 PARAKEET TRL PENSACOLA, FL 32503	LEDoux MICHAEL 631 SHILOH DR PENSACOLA, FL 32503
GRISSETT BOBBY G & TINA L 6311 VICKSBURG DR PENSACOLA, FL 32503	OWENS KATHLEEN A 6312 CONFEDERATE DR PENSACOLA, FL 32503	LOWERY MARY A 6315 APPOMATTOX DR PENSACOLA, FL 32503
DAILEY WILLIAM 6317 CONFEDERATE DR PENSACOLA, FL 32503	ARNOLD TONETTE D 6327 MOCKINGBIRD LN PENSACOLA, FL 32503	FRYE EDWARD E SR & LILLIE M 6328 CONFEDERATE DR PENSACOLA, FL 32503
TON LAP 1000 NORTHGATE RD BOSSIER CITY, LA 71112	SEDAKER WILLIE C LIFE EST & 9995 SHANGRI-LA WEST MILTON, FL 32583	MONTEITH OLEDA MAE 6342 CONFEDERATE DR PENSACOLA, FL 32503
NOWLING JOSEPH E & VIRGINIA A 6346 APPOMATTOX DR PENSACOLA, FL 32503	WOLFE PHILIP K 6816 OLD BAGDAD HWY MILTON, FL 32583	MCGRaw RONALD & BEVERLY R 6355 CONFEDERATE DR PENSACOLA, FL 32503

PARKER ROBERT C JR 1/6 INT &
5650 CAMBRIDGE WAY #7
CULVER CITY, CA 90230

KEGERREIS RIAN P
6363 APPOMATTOX DR
PENSACOLA, FL 32503

BOCK GEORGE N III &
6370 CONFEDERATE DR
PENSACOLA, FL 32503

GORDON CHARLES L & GRETA V
6375 CONFEDERATE DR
PENSACOLA, FL 32503

NELSON RUTHVEN P JR
8005 TWIN OAKS DR
MCKINNEY, TX 75070

GAIDOSH STEPHEN &
6396 APPOMATTOX DR
PENSACOLA, FL 32503

HOWELL BRANDON W &
6400 ANTIETAM DR
PENSACOLA, FL 32503

BYRD ROBERT R & NICOLE D
6412 MONITOR CT
PENSACOLA, FL 32503

SMITH PATRICIA A
6421 ANTIETAM DR
PENSACOLA, FL 32505

LINDSEY DAVID L JR & CINDY L
6441 ANTIETAM DR
PENSACOLA, FL 32503

ENNIS JAMES W
3621 WHISPERWOOD CIRCLE
MELBOURNE, FL 32901

HEALY BETTY JO LIFE ESTATE
6366 APPOMATTOX DR
PENSACOLA, FL 32503

ROBINSON MARY LEE
6373 CONFEDERATE DR
PENSACOLA, FL 32503

HINDERER HELMUTH E
6377 APPOMATTOX DR
PENSACOLA, FL 32503

DANNELLEY HOWARD D & LINDA D
6390 APPOMATTOX DR
PENSACOLA, FL 32503

SOUZA RICHARD F
6396 MANASSAS CT
PENSACOLA, FL 32503

ALMANASRAH IBTISAM
6406 ANTIETAM DR
PENSACOLA, FL 32503

COWAN TERESA M
6414 WHITE OAK DR
PENSACOLA, FL 32503

PRICE MICKEY & DEBRA
6424 MONITOR CT
PENSACOLA, FL 32504

ALMANASRAH AHMAD &
6442 ANTIETAM DR
PENSACOLA, FL 32503

WHEELER LORIANN N &
2243 CLIMBING IVY DR
TAMPA, FL 33618

GUTENMANN RICHARD K
6368 APPOMATTOX DR
PENSACOLA, FL 32503

BAKER JOHN J &
6374 APPOMATTOX DR
PENSACOLA, FL 32503

BOYD JUDI C
6377 CONFEDERATE DR
PENSACOLA, FL 32503

NICHOLS CHARLIE & JOYCE C
6390 MANASSAS CT
PENSACOLA, FL 32503

FEESER DON C
60 BAYBRIDGE DR
GULF BREEZE, FL 32561

VISSER ALAN
6410 APPOMATTOX DR
PENSACOLA, FL 32503

ROBINSON ANDREW J &
642 SHILOH DR
PENSACOLA, FL 32503

WRIGHT ROBERT &
6430 MONITOR CT
PENSACOLA, FL 32503

STURGIS BETTY A
6448 MERRIMAC CT
PENSACOLA, FL 32503

HARLEY SARAH E 6454 MERRIMAC CT PENSACOLA, FL 32503	LANE BENJAMIN C & 6460 MERRIMAC CT PENSACOLA, FL 32503	CROSBY JIM L 6461 ANTIETAM DR PENSACOLA, FL 32503
BRASSOW ROBERT W & RUTH A 6466 MERRIMAC CT PENSACOLA, FL 32503	WILLETTE TERRY W SR & DEBORAH F 6472 ANTIETAM DR PENSACOLA, FL 32503	GENTILE LEONARD J 6478 ANTIETAM DR PENSACOLA, FL 32503
SANTINI MARCOS R 648 SHILOH DR PENSACOLA, FL 32503-7767	CROSBY JIMMY L 6461 ANTIETAM DR PENSACOLA, FL 32503	NCUBE MATOTENG M & CATHY C 6484 BULL RUN CT PENSACOLA, FL 32503
CONTRERAS DANILO A & LOURDES D 649 SHILOH DR PENSACOLA, FL 32503	MULLINS STANFORD & 6490 BULL RUN CT PENSACOLA, FL 32503	FAIRBANKS BRAD I & NANCY A 6496 BULL RUN CT PENSACOLA, FL 32503
JONES JUDITH LORRAINE 6498 BULL RUN CT PENSACOLA, FL 32503	YATES STEPHEN W & SHERRY D 6500 ANTIETAM DR PENSACOLA, FL 32503	RUIZ JUSTO T & LOURDES M 6510 ANTIETAM DR PENSACOLA, FL 32503
DAO TRANG NGUYEN 1013 BLACK WALNUT TRL PENSACOLA, FL 32514	LATTIMER EVA LIFE EST & 6518 WHITE OAK DR PENSACOLA, FL 32503	RANDERSON MILDRED M 6521 ANTIETAM DR PENSACOLA, FL 32503
NANKEY DEAN & 486 OLD 80 RD MUSCODA, WI 53573	BARROW LESTER & WANDA 6523 WHITE OAK DR PENSACOLA, FL 32503	BONELLI SALVATORE A & PRISCILLA H 6532 WHITE OAK DR PENSACOLA, FL 32503
LANGHAM JIMMIE D & 6533 WHITE OAK DR PENSACOLA, FL 32503	BARNES JAMES M & 6534 WHITE OAK DR PENSACOLA, FL 32514	WILLIAMS JUSTIN T 6536 WHITE OAK DR PENSACOLA, FL 32503
WILLIAMS GEORGE E & 6537 WHITE OAK DR PENSACOLA, FL 32503	CARDONA RAUL 654 SHILOH DR PENSACOLA, FL 32503	CROSBY JAMES A LIFE EST & 6541 ANTIETAM DR PENSACOLA, FL 32503
SAMSHAL SCOTT W & LUCINDA H 6561 ANTIETAM DR PENSACOLA, FL 32503	VILLAR REYES GABRIEL & 6571 ANTIETAM DR PENSACOLA, FL 32503	TIPPINS BEVERLY A 6581 ANTIETAM DR PENSACOLA, FL 32503

ECHAGARRUGA ALICIA 660 SHILOH DR PENSACOLA, FL 32503	BROWN JAMES C & CONCEPCION C 6600 WHITE OAK DR PENSACOLA, FL 32503	BRE DDR BR TRADEWINDS FL LLC 3300 ENTERPRISE PARKWAY BEACHWOOD, OH 44122
DIMICK MICHAEL E & MARIA C 6603 WHITE OAK DR PENSACOLA, FL 32503	LEWIS HENRY F & BARBARA P 6610 WHITE OAK DR PENSACOLA, FL 32503	PENDLEY JOHN D & KATHY J 667 SHILOH DR PENSACOLA, FL 32503
LACEY BRENT W 668 SHILOH DR PENSACOLA, FL 32503	LANDRUM FAMILY PARTNERSHIP LTD 6723 PLANTATION RD PENSACOLA, FL 32504	PLANTATION ROAD TOWNOFFICE PO BOX 11543 PENSACOLA, FL 32524
MCMULLEN JAMES A & CAROLYN E 6700 WHITE OAK DR PENSACOLA, FL 32503-7572	KEIEK PETER & ANN 7217 TWIN LAKES LN PENSACOLA, FL 32504	MAYE KAY BECK 3715 HIDDEN OAK DR PENSACOLA, FL 32514
CORNERSTONE MORTGAGE SOLUTIONS LLC 6702 PLANTATION RD STE C PENSACOLA, FL 32504-6200	WEATHERLY GREGORY D II 6702 WHITE OAK DR PENSACOLA, FL 32503	JONES VIVIAN C 6703 WHITE OAK DR PENSACOLA, FL 32503
GUERNSEY & ASSOCIATES INC 6704 PLANTATION RD STE A PENSACOLA, FL 32504-6253	NFF WEST LLC 6704 A PLANTATION RD PENSACOLA, FL 32504	LITTLE RICHARD M 6704 WHITE OAK DR PENSACOLA, FL 32503
MOORE ARTHUR JR 6705 WHITE OAK DR PENSACOLA, FL 32503	OGBURN RICHARD H & CHERA B PO BOX 174 POINT CLEAR, AL 36564	MARKS AMIE BOYD TRUSTEE PO BOX 682 SHELBYVILLE, TN 37162
PLNTRD LLC 14 MARILYN CT PARK CITY, UT 84060	SECURITY ENGINEERING OF PENSACOLA INCORPORATED 6708 PLANTATION RD PENSACOLA, FL 32504	LOGAN DAMION N 673 SHILOH DR PENSACOLA, FL 32503
SIMPSON DAVID A & 3159 BELLE CHRISTIANE PL PENSACOLA, FL 32503	MOSTERT GERALD H & 679 SHILOH DR PENSACOLA, FL 32503	OSBOURNE PAULETTE M 6807 WHITE OAK DR PENSACOLA, FL 32504
CHAPPELL BARRY K & RUTH ANN 6808 WHITE OAK DR PENSACOLA, FL 32503	CARLSON FRED & CORINNE 6809 WHITE OAK DR PENSACOLA, FL 32503	SMITH ROGER & 6810 WHITE OAK DR PENSACOLA, FL 32503

HADLEY SEAN 6811 WHITE OAK DR PENSACOLA, FL 32503	WHITE PAUL A LIFE EST 6812 WHITE OAK DR PENSACOLA, FL 32503	MCDONALD DAVID M & BONITA S 6813 WHITE OAK DR PENSACOLA, FL 32503
JOHNSON BENNIE R & HAZEL F 6814 WHITE OAK DR PENSACOLA, FL 32503	LEFMANN GERALD L & 685 SHILOH DR PENSACOLA, FL 32503	ATKINSON THOMAS E & 691 SHILOH DR PENSACOLA, FL 32503
ROBINSON STEPHEN L 697 SHILOH DR PENSACOLA, FL 32503	PS FLORIDA ONE INC 701 WESTERN AVENUE PS# 25852 GLENDALE, CA 91201-2397	CROFT DUSTIN P & 703 SHILOH DR PENSACOLA, FL 32503
WILSON MAHLON 7077 KELVIN TER PENSACOLA, FL 32503	GATES TAMARA L 7081 KELVIN TERR PENSACOLA, FL 32503	KLUGH GEORGE E & BETTY JO 7085 KELVIN TERR PENSACOLA, FL 32503
BRASWELL JERRY & 709 SHILOH DR PENSACOLA, FL 32503	STARK LINDA J 7091 KELVIN TERRACE PENSACOLA, FL 32503	HAIRE CARL G 710 SHILOH DR PENSACOLA, FL 32503
MILSOFT UTILITY SOLUTIONS INC PO BOX 5726 ABILENE, TX 79608	STONEGATE OFFICE OWNERS ASSOC INC PO BOX 12507 PENSACOLA, FL 32591	GARG NEELAM R 3041 LIANA LN PENSACOLA, FL 32505
BRENDA BISCHOFF REVOCABLE LIVING TRUST 511 S 2ND ST PENSACOLA, FL 32507	BEACH COMMUNITY BANK 17 SE EGLIN PKWY FORT WALTON BEACH, FL 32548	LERMAN MARTIN I TRUSTEE OF 574 CAMPHOR WAY LEXINGTON, KY 40509
CARLSON JAMES D & PATRICIA A 7100 PLANTATION RD, BLDG 21 PENSACOLA, FL 32504	DUONG TUAN & 3344 TWO SISTERS WAY PENSACOLA, FL 32505	D & P INVESTMENT PROPERTIES LLC 6771 N PALAFOX ST PENSACOLA, FL 32503
BOCKWITH HOLDINGS INC 7100 PLANTATION ROAD SUITE 4 PENSACOLA, FL 32504	KOPKO ROBERT & ELENA A 1727 TURKEY OAK DR NAVARRE, FL 32566	BLACKMON KEVIN R 4920 RUGBY CT PENSACOLA, FL 32504
PATE NINA J & PO BOX 2977 MONROE, LA 71207	WILSON CARY 7150 PLANTATION RD APT 412 PENSACOLA, FL 32504-6204	PREBLE DAVID A 7150 PLANTATION RD # 414 PENSACOLA, FL 32504

KALAMA WAYNE & JOANN
520 HIDDEN VALLEY DR
AZUSA, CA 91702-1452

DEIDRICK MAUREEN
7150 PLANTATION RD # 422
PENSACOLA, FL 32504

NOLTE RONALD E
1 BALMORAL DR
NICEVILLE, FL 32578

BOLAND BRUCE E
260 HATHAWAY DR
KEWAUNEE, WI 54216

MURPHY SUZANNE S PENDERGRASS
7150 PLANTATION PL # 426
PENSACOLA, FL 32504

ROY SHAWN K
7150 PLANTATION RD APT 427
PENSACOLA, FL 32504

OLMSTEAD KIPPEN J &
1390 FORT PICKENS RD UNIT 248
PENSACOLA BEACH, FL 32561

SQUIREK DONALD
68 MIDWAY RD NW
MARIETTA, GA 30064

STEIVISON JAMES C
7150 PLANTATION RD APT 112
PENSACOLA, FL 32504

LYNCH WILLIAM G
7150 PLANTATION RD # 113
PENSACOLA, FL 32504

BOLES KALA R
5881 PROVIDENCE LOOP
PENSACOLA, FL 32526

HOBSON WOODROW JR & PATSY
PO BOX 20815
TUSCALOOSA, AL 35402

LEATH JAMES E
5927 PRINCE RD
PENSACOLA, FL 32503

SHIPMAN LORI LLC
381 MIRABELLE DR
PENSACOLA, FL 32514

KRISMAN PAIGE
7150 PLANTATION RD UNIT 125
PENSACOLA, FL 32504

ARTS ALECIA JANE E
7150 PLANTATION RD UNIT 126
PENSACOLA, FL 32504

TUCKER JESSICA DIANA
7150 PLANTATION RD #128
PENSACOLA, FL 32504

SMITH SEAN
1102 E JORDAN ST
PENSACOLA, FL 32503

HUGHES JONATHAN R
7150 PLANTATION RD UNIT 212
PENSACOLA, FL 32504

MCLAUGHLIN ROBERT W JR &
7150 PLANTATION PLACE # 213
PENSACOLA, FL 32504

BOWEN DONALD G
7150 PLANTATION RD #214
PENSACOLA, FL 32504

LAMB DONALD D &
7150 PLANTATION RD # 221
PENSACOLA, FL 32504

CAMPBELL ELENA B
6125 ENCLAVE DR
PENSACOLA, FL 32504

HUGGINS BRENDA A
13 MEADOW VIEW DR
JASPER, AL 35501

RODRIGUEZ JOVIAN &
3102 TURNERS MEADOW RD
PENSACOLA, FL 32514

PRICE GENA S
7150 PLANTATION RD #225
PENSACOLA, FL 32504

DORSEY THOMAS D
1433 PLAYERS CLUB CIR
GULF BREEZE, FL 32561-3533

SQUIREK DON & LORI J
68 MIDWAY RD NW
MARIETTA, GA 30064

LEWIS JOE COMPANY INVESTMENTS
1209 MANHATTAN AVE SUITE 19
MANHATTAN BEACH, CA 90266

RODRIGUEZ AMANDA
2705 HILLCREST AVE
PENSACOLA, FL 32526

GREEN BRYANT 4722 HWY 76 COTTONTOWN, TN 37048	US BANK NATIONAL ASSOCIATION 4801 FREDERICA WEST B OWENSBORO, KY 42301	ANDERSON JOSEPH 7150 PLANTATION RD # 314 PENSACOLA, FL 32504
ALLAIRE PARRIS P 7150 PLANTATION RD # 321 PENSACOLA, FL 32504	ARGONAUT PROPERTIES LLC 6304 SUMMER CIR PENSACOLA, FL 32504	FERSON WILLIAM R & ANN 3213 INDIAN TRL FLOWER MOUND, TX 75022
BURTT MICHAEL S 656 W GARDEN ST PENSACOLA, FL 32502	KELLY JON 9494 HUMBLE WESTFIELD RD APT 2632 HUMBLE, TX 77338	FIRTH BRANDI R HALTOM 8233 E GRANADA RD SCOTTSDALE, AZ 85257
FORSTER DENNIS A & 2319 MALYSA PL PENSACOLA, FL 32504	MIDLAND IRA BENEFIT FOR 135 S LASALLE ST STE 4000 CHICAGO, IL 60603	TRAN TUNG VAN & 716 SHILOH DR PENSACOLA, FL 32503
UNIVERSITY TOWN PLAZA LLC 180 E BROAD ST COLUMBUS, OH 43215	SERITAGE SRC FINANCE LLC 3333 BEVERLY ROAD HOFFMAN ESTATES, IL 60179	ROBINS RIDGE DEVELOPMENT LLC 120 E MAIN ST SUITE A PENSACOLA, FL 32502
SEDLACEK RONALD S & MARCIA A 7229 TWIN LAKES LN PENSACOLA, FL 32504	L D C INC PO BOX 12204 PENSACOLA, FL 32591	KAESTLE DANIEL W III 7200 TWIN LAKES LN PENSACOLA, FL 32504
AUDLEMAN WILDA S 7204 TWIN LAKES LN PENSACOLA, FL 32504	THOMAS-COCHRAN ANGELA M 7205 TWIN LAKES LN PENSACOLA, FL 32504	METIVIER JAMES R & BARBARA E 7208 TWIN LAKES LN PENSACOLA, FL 32504
SCHAILL ANDREA M 7209 TWIN LAKES LN PENSACOLA, FL 32504	YU MARC 721 SHILOH DR PENSACOLA, FL 32503	PENNEBAKER DAVID K & NAN T 7212 TWIN LAKES LN PENSACOLA, FL 32504
HAZEWINKEL EZEKIEL 104 E LAFAYETTE ST MARION, AL 36756	JERNIGAN KENNETH E & CAROLE D 722 SHILOH DR PENSACOLA, FL 32503	7220 PLANTATION RD LLC 7220 PLANTATION RD PENSACOLA, FL 32504
LISS KENNETH R & 7220 TWIN LAKES LN PENSACOLA, FL 32504	CROWN CASTLE GT COMPANY LLC 4017 WASHINGTON RD PMB 353 MCMURRAY, PA 15317	GARCIA ROBERT 7224 TWIN LAKES LN PENSACOLA, FL 32504

OM HANUMAN HOSPITALITY INC
7226 PLANTATION RD
PENSACOLA, FL 32504

BAISDEN RICHARD L
7228 TWIN LAKES LN
PENSACOLA, FL 32504

HICKS FRANK J & PAMELA J
7232 TWIN LAKES LN
PENSACOLA, FL 32504

GOEHRING MICHAEL A &
7235 TWIN LAKES LN
PENSACOLA, FL 32504

HANSEN STEVE
7240 HILBURN RD A
PENSACOLA, FL 32504

SMITH PHILLIP Z &
7240B HILBURN RD
PENSACOLA, FL 32504

MCNAIR ANDREW
2650 PLEASANT VALLEY DR
CANTONMENT, FL 32533

PHAM MAI TUY
10706 CROSSCUT DR
PENSACOLA, FL 32506

BLUE SKY PROPERTIES OF PENSACOLA
LLC
4261 N GOLDEN RIDGE LN
TUCSON, AZ 85718

HOPKINS ELBERT W JR &
4324 CALM TER
PENSACOLA, FL 32503

BATTEN THOMAS D &
7240 TWIN LAKES LN
PENSACOLA, FL 32504

LOPEZ ALFRED &
PO BOX 31254
CLARKSVILLE, TN 37040-0021

PUTMAN TERRY A
7250 HILBURN RD # 2-A
PENSACOLA, FL 32504

SAWYER CHRISTOPHER
7250 HILBURN RD UNIT 2B
PENSACOLA, FL 32504

SEABROOK HALEY MINIA
7250 HILBURN RD # 2C
PENSACOLA, FL 32504

BAERRESEN JON H
5501 SUNKIST CIR
MILTON, FL 32571

JAMES KENNETH A & CHERYL M
391 KAPOK CT
LONGWOOD, FL 32779

WALDROUP JAMES M II & PATRICIA L
511 WILLIAMS DITCH RD
CANTONMENT, FL 32533

WALDROUP JAMES M & THELMA J
521 WILLIAMS DITCH RD
CANTONMENT, FL 32533-8260

WILLIAMS CLAUDE L & ESTHER J
727 SHILOH DR
PENSACOLA, FL 32503

MONDELLO STEPHANIE A &
7300 HILBURN RD
PENSACOLA, FL 32504

AWW PENN LLC
45 BROADWAY STE 3010
NEW YORK, NY 10006

BUSH DEWEY M & DORIS
7304 HILBURN RD
PENSACOLA, FL 32504

FENIK LUKASZ &
90 SW 3RD ST APT 2509
MIAMI, FL 33130

LOTHER DEREK J & STACY E
720 FARMINGTON RD
PENSACOLA, FL 32504

ZAYAS AGRIPINO & MARIA E
2215 VENETIAN WAY
OWENSBORO, KY 42301-4228

BORN COURT OWNERS ASSO INC
6910 WEATHERWOOD DR
PENSACOLA, FL 32506

LEMON RAYMOND C
4369 PRIVATE POINTE DR
PENSACOLA, FL 32503

BOLEY WILLIE MAE
1017 JORDAN LOOP
OKEECHOBEE, FL 34974

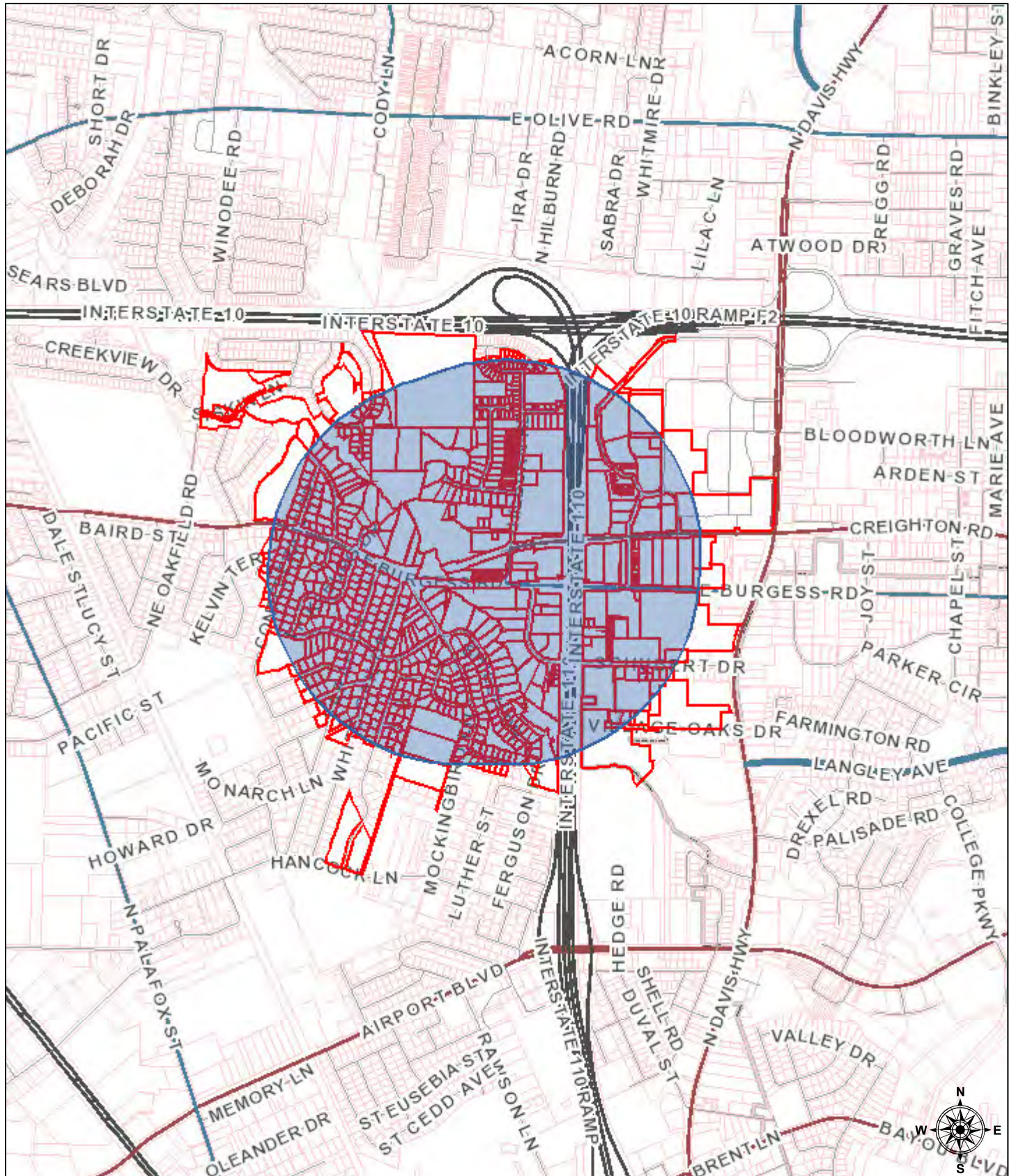
COOK BROWN ENTERPRISES INC
PO BOX 6006
PENSACOLA, FL 32503

JERNIGAN LEONARD CONTRACTORS
INC

8680 SCENIC HWY # 18

PENSACOLA, FL 32514

Mailing List Map



November 8, 2016

polygonLayer

 Override 1

polygonLayer

Override 1

Streets


 PRINCIPAL ARTERIAL

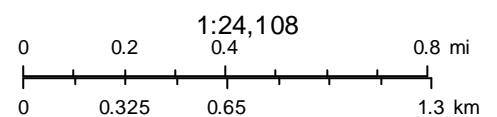
 MINOR ARTERIAL

 COLLECTOR

 LOCAL ROAD

 Parcels

 County Outline



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3475 - Phone
(850) 595-3481 - FAX
www.myescambia.com

Escambia County Planning Board
Public Hearing
Speaker Request Form

Please Print Clearly

Meeting Date: 12-6-14

Rezoning Quasi-judicial Hearing

Rezoning Case #: 2016-13

OR

Regular Planning Board Meeting

Agenda Item Number/Description: _____

☒ In Favor ☐ Against

*Name: Buddy Page

*Address: 5337 Hamilton Ln *City, State, Zip: Panama 32511

Email Address: buddy@att.net Phone: 232-9853

How did you hear about the rezoning case: ☐ Mail ☐ Internet ☐ Sign

Please indicate if you:

☒ would like to be notified of any further action related to the public hearing item.

☐ do not wish to speak but would like to be notified of any further action related to the public hearing item.

All items with an asterisk * are required.

Chamber Rules

1. All who wish to speak will be heard.
2. You must sign up to speak. This form must be filled out and given to the Clerk in order to be heard.
3. When the Chairman calls you to speak, come to the podium, adjust the microphone so you can be heard, then state your NAME and ADDRESS for the record.
4. Please keep your remarks BRIEF and FACTUAL.
5. Everyone will be granted uniform time to speak (normally 3 - 5 minutes).
6. Should there be a need for information to be presented to the Board, please provide 13 copies for distribution. The Board will determine whether to accept the information into evidence. Once accepted, copies are given to the Clerk for Board distribution.
7. During quasi-judicial hearings (i.e., rezonings), conduct is very formal and regulated by Supreme Court decisions. Verbal reaction or applause is not appropriate.



Measure distance

Total distance: 1,336.09 ft (407.24 m)

Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 500 ft

Applicants Exhibit 1

FLORIDA DEPARTMENT OF TRANSPORTATION
2015 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: DISTRICT

COUNTY: 48 ESCAMBIA

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
5164		SR 296(BRENT LN) - 150 FT W OF SR 291(DAVIS HWY)	E 17500	W 17000	34500 C	9.0	55.5F	2.1F
5166		SR 295(FAIRFIELD DR) - 600' W OF SR 95(US29) PAL	N 14000	S 15500	29500 C	9.0	55.5F	4.7F
5169		SR 30 (US98B) GARDEN ST - 550' W OF "E" ST	E 7600	W 7100	14700 C	9.0	55.5F	3.2F
5171		SR 30(US98B)GARDEN ST - 275' W OF DE VILLIERS ST	E 13000	W 10500	23500 C	9.0	55.5F	3.3A
5173		SR 30(US98B)GARDEN ST - 225' W OF BAYLEN ST	E 12500	W 10500	23000 C	9.0	55.5F	3.2F
5177		SR 30(US98B) ALCANIZ ST - 125' S OF W D CHILDERS	E 6400	W 4200	10600 C	9.0	55.5F	3.2F
5178		SR 30(US98) 950' W OF SR 295(NAVY BLVD)	E 13500	W 13500	27000 C	9.0	55.5F	4.3F
5180		SR289(US98B) 9TH AVE - 250' S OF SR10A(US90) CER	N 8400	S 7500	15900 C	9.0	55.5F	1.9F
5181		SR 742 (BURGESS RD) - 225' W OF SR 291 (DAVIS HW	E 2300	W 1600	3900 C	9.0	55.5F	2.5A
5182		SR 742(BURGESS RD) 400' E OF C95A(OLD PALAFOX)	E 4700	W 4800	9500 C	9.0	55.5F	2.7A
5184		SR 742 (BURGESS RD) - 400' W OF C95A(OLD PALAFOX	E 3400	W 3900	7300 C	9.0	55.5F	4.5A
5185		"E" ST - 550' N OF US 90/SR 10A (CERVANTES ST)	N 0	S 0	7300 C	9.0	55.5F	6.0F
5186		12TH AVE - 150' NE OF SR 296 (BAYOU BLVD)	E 13000	W 12500	25500 C	9.0	55.5F	6.0F
5187		12TH AVE - 325' SW OF SR 296(BAYOU BLVD)	E 9600	W 10500	20100 C	9.0	55.5F	2.1A
5190		LEONARD ST - 250' W OF BAYLEN ST	E 1500	W 1400	2900 C	9.0	55.5F	6.0F
5191		CROSS ST - 200' E OF SR 95 (US 29) PALAFOX ST	E 1400	W 1400	2800 C	9.0	55.5F	6.0F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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622UPD

3_48_CAADT

Planning Board-Rezoning

7. C.

Meeting Date: 02/07/2017

CASE : Z-2016-14

APPLICANT: Billy Glen and Quida F. Wiggins, Owners

ADDRESS: 6000 Blk Highway 4 West

PROPERTY REF. NO.: 08-5N-32-3201-000-000

FUTURE LAND USE: Rural Community (RC)

DISTRICT: 5

OVERLAY DISTRICT: NA

BCC MEETING DATE: 03/02/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Agr, Agricultural district (one du/20 acres)

TO: RR, Rural Residential district (one du/four acres)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions

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 below.

FLUM Rural Community (RC)

General Description: Intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern

that serves the rural and agricultural areas of Escambia County.

Range of Allowable Uses: Agriculture, silviculture, residential, recreational facilities, public and civic, compact traditional neighborhood supportive commercial.

Standards:

Residential Maximum Density: 2 du/acre

Non-Residential Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

FLU 3.1.4 Rezoning. Escambia County will protect agriculture and the rural lifestyle of northern Escambia County by permitting re-zonings to districts, allowing for higher residential densities in the Rural Community (RC) future land use category.

FINDINGS

The proposed amendment to RR **is consistent** with the intent and purpose of Future Land Use category RC, as stated in CPP FLU 1.3.1. The RC FLU is intended to recognize existing residential development and neighborhood serving non-residential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County. Range of Allowable Uses: Agriculture, silviculture, residential, recreational facilities, public and civic, compact traditional neighborhood supportive commercial. The RC FLU, does provide for a transition from the purely agricultural and silvicultural related activities of the AG category; although the range of allowable uses are similar in nature, the RC FLU does identify the need for increased residential development allowances that provide for a maximum of 2 du/acre.

The proposed amendment **is consistent** with FLU 3.1.4 which discusses the protection of the agricultural nature and the rural lifestyle of northern Escambia County; by directing new development within rural areas, as long as it is compatible with the protection and preservation of such areas. The request for rezoning to obtain higher residential densities within the RC FLU is identified under the rural development policies of the Comprehensive Plan.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

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

Sec. 3-2.2 Agricultural district (Agr).

(a) Purpose. The Agricultural (Agr) district establishes appropriate areas and land use regulations for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture. The primary intent of the district is to avoid the loss of prime farmland to other uses, its division into smaller parcels of multiple owners, and other obstacles to maintaining or assembling sufficient agricultural acreage for efficient large-scale farming. Other than agricultural production, non-residential uses within the Agricultural district are generally limited to rural community uses that directly support agriculture, and to public facilities and services necessary for the basic health, safety, and welfare of a rural population. The absence of urban or suburban infrastructure is

intentional. Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure. Single-family dwellings are allowed at a very low density sufficient for the needs of the district's farm-based population.

Sec. 3-2.3 Rural Residential district (RR).

(a) Purpose. The Rural Residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for residential development at greater density than the Agricultural district on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character.

(b) Permitted uses. Permitted uses within the RR district are limited to the following:

(1) Residential.

- a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
- b. Single-family dwellings (other than manufactured homes), detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland. See also conditional uses in this district.

(2) Retail sales. No retail sales except as permitted agricultural and related uses in this district.

(3) Retail services. Bed and breakfast inns. No other retail services except as permitted agricultural and related uses or as conditional uses in this district.

(4) Public and civic.

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic or fraternal.
- c. Educational facilities, K-12, on lots one acre or larger.
- d. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- e. Funeral establishments.
- f. Places of worship on lots one acre or larger.
- g. Public utility structures 150 feet or less in height, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Marinas, private.
- d. Parks without permanent restrooms or outdoor event lighting.
- e. Passive recreational uses.

See also conditional uses in this district.

(6) Industrial and related. [Reserved]

(7) Agricultural and related.

a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other domesticated equine per acre.

b. Aquaculture, marine or freshwater.

c. Farm equipment and supply stores.

d. Kennels and animal shelters on lots two acres or larger.

e. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such use limited to non-residential farm buildings.

f. Silviculture.

g. Stables, public or private, on lots two acres or larger.

h. Veterinary clinics. A minimum of two acres for boarding animals.

(8) Other uses. [Reserved]

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The parcel is located on the north side of Highway 4, a minor arterial east-west corridor. The primary intent of the Rural Residential district is to provide for residential development at a greater density than the Agricultural district, on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. Staff analysis of the zoning categories and land uses within the immediate surrounding areas reveals a mixture of agriculture and rural residential uses with a predominance for residential development adjacent to the corridor.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Using the 500' radius to analyze the potential impact of the request, staff identified properties within zoning districts Agr and RR. As it is common in the rural areas located in the North part of the County, the parcels identified are mostly large tracks of agricultural, improved or unimproved land; there are five single-family residences, two mobile homes, two vacant residential parcels, two churches, one agricultural residential and four timber designated parcels.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed conditions** that would impact the amendment or property.

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. Analysis of the existing development on the ground reveals a predominant quantity of RR zoning designated parcels along the Highway 4 corridor, clearly demonstrating the preference for increased residential density and agricultural support operations along the roadways, while at the same time, providing a buffer between the roadway and the larger tracks of land dedicated to agricultural activities. The proposed rezoning to RR would contribute to the zoning district intent, to preserve prime farmland, while providing for residential development on soils least valuable for agricultural production.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

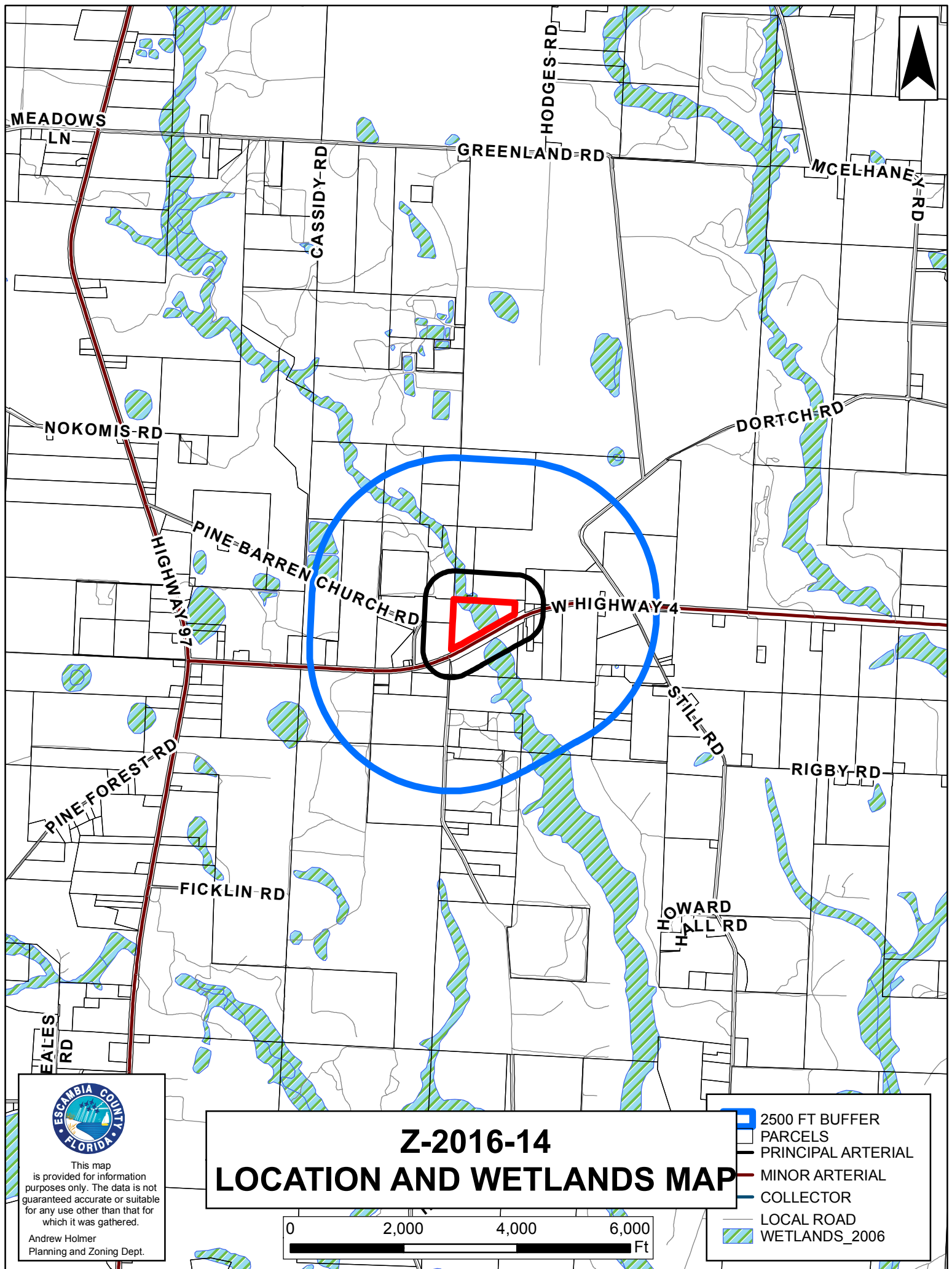
FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject property. The parcel is also located within the FEMA Special Flood Hazard Area A, undetermined. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

Z-2016-14

Z-2016-14





GREENLAND
RD
Agr

Agr

RR

Agr

PINE BARREN
CHURCH RD

RR

Agr

Agr

W-HIGHWAY-4

RR

SANDY HOLLOW RD

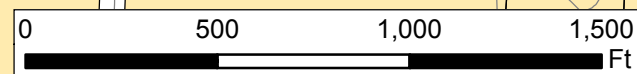
Agr



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

Andrew Holmer
Planning and Zoning Dept.

Z-2016-14 ZONING MAP



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



GREENLAND RD

RC

PINE BARREN CHURCH RD

W-HIGHWAY-4

SANDY HOLLOW RD



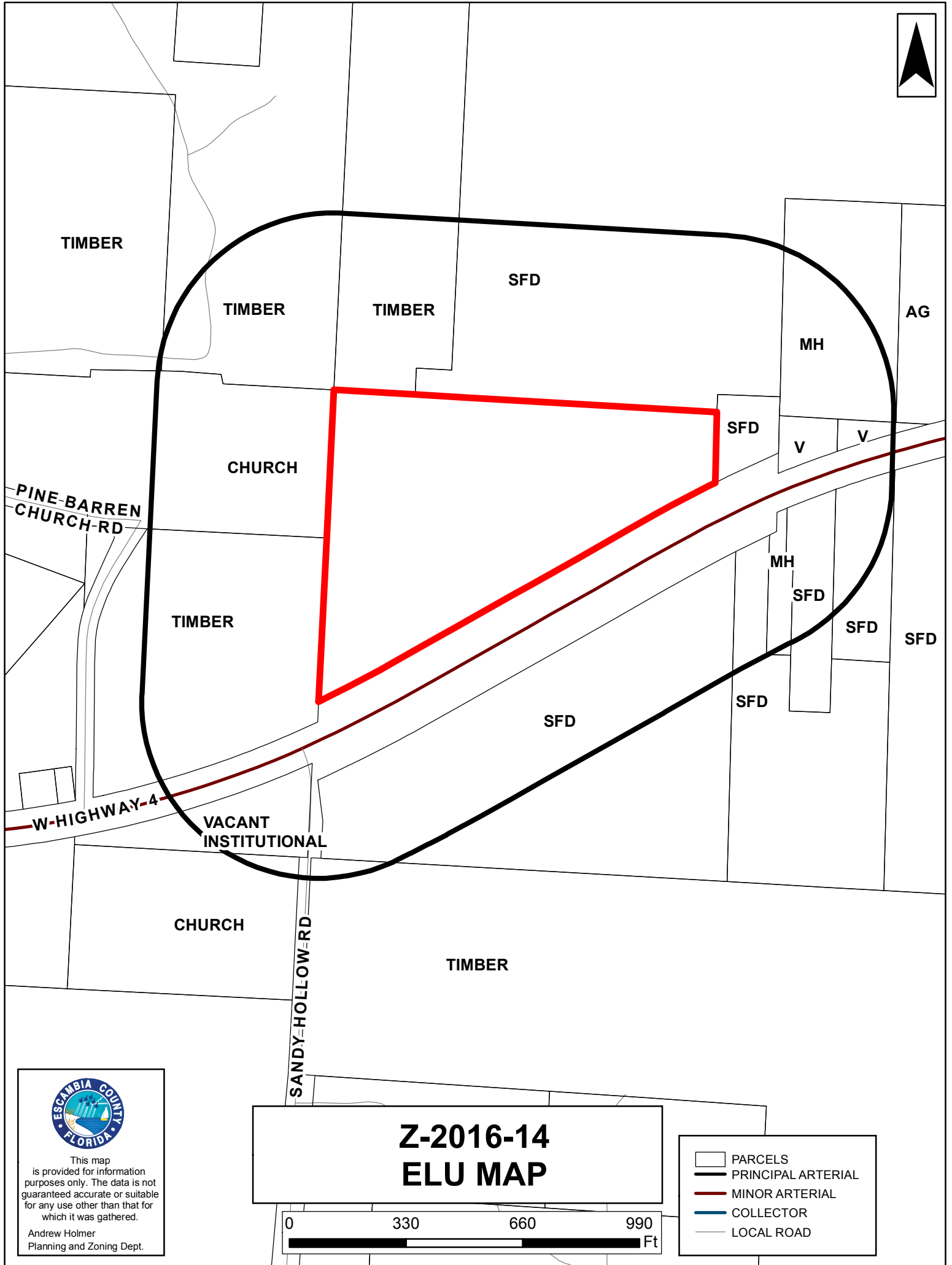
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-14 FLU MAP

0 500 1,000 1,500
Ft

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



Z-2016-14 ELU MAP

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

0 330 660 990 Ft



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.



PINE BARREN
CHURCH RD

W-HIGHWAY-4

SANDY HOLLOW RD



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

Andrew Holmer
Planning and Zoning Dept.

Z-2016-14 AERIAL MAP

0 330 660 990
Ft

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

Escambia_2016_Aerials.ecw

RGB

- Red: Red
- Green: Green
- Blue: Blue



Public Hearing Notice Sign

Looking Southwest onto Hwy 4





Looking South
across Hwy 4



Looking
Northeast onto
Hwy 4



Looking North
onto the parcel



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: 2-2010-14 Accepted by: BW PB Meeting: _____

1. Contact Information:

A. Property Owner/Applicant: Glen & Ouida Wiggins

Mailing Address: 8501 Hwy 97, Walnut Hill, FL 32568

Business Phone: _____ Cell: 251-294-0055

Email: glwjwig@frontiernet.net

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 6000 B/k of West Hwy 4, Century, FL 32535

Parcel ID (s): 08-5N-32-3201-000-000

B. Total acreage of the subject property: 15.65

C. Existing Zoning: AGR

Proposed Zoning: RR

FLU Category: RC

D. Is the subject property developed (if yes, explain): NO

E. Sanitary Sewer: _____ Septic: X

3. Amendment Request

- A.** Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.

To Construct 2-3 Homes as a family unit

- B. Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)**

- 1. Consistent with Comprehensive Plan.** The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

yes

- 2. Consistent with LDC.** The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

yes

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

yes

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

yes

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

yes

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

yes

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 08-5N-32-3201-000-000

Property Address: 6000 W. Hwy 4, Century, FL 32535

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

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

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

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

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

Billy Glen Wiggins, Jr.
Signature of Property Owner

Billy Glen Wiggins, Jr.
Printed Name of Property Owner

11-17-16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at 6000 W. Hwy 4, Century FL 32568
_____, Florida, property reference number(s) _____

_____ I hereby designate Billy Glen Wiggins, Jr.
_____ for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 16th day of Nov.
the year of, 2016, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: _____ Email: _____
Address: _____ Phone: _____

Billy Glen Wiggins, Jr.
Signature of Property Owner
Quida F. Wiggins
Signature of Property Owner

Billy Glen Wiggins, Jr.
Printed Name of Property Owner
Quida F. Wiggins
Printed Name of Property Owner

11-16-16
Date
11-16-16
Date

STATE OF Alabama COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 16th day of November 20 16,
by Billy Glen Wiggins Jr and Quida F. Wiggins
Personally Known ☒ OR Produced Identification ☐. Type of Identification Produced: _____

Vickie Day
Signature of Notary



Vickie Day
Printed Name of Notary

(Notary Seal)

**Development Services Department****Building Inspections Division**

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550

Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **679638**

Date Issued. : 11/17/2016

Cashier ID : JMCOSTIN

Application No. : PRZ161100014

Project Name : REZONING

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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Check

974, CASH

\$1,275.50

App ID : PRZ161100014

\$1,275.50

Total Check

Received From : GLEN WIGGINS

Total Receipt Amount : **\$1,275.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PRZ161100014

772886

1,275.50

\$0.00

6000 BLK HIGHWAY 4 W , CENTURY, 32535

Total Amount :

1,275.50

\$0.00

Balance Due on this/these
Application(s) as of 11/17/2016

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
12-2869-000		SEE BELOW	06	085N323201000000

2016 Real Estate Taxes

6000 BLK HIGHWAY 4 W

OFFICE
 (850) 438-8500
 Ext. 3252

WIGGINS GLEN &
 WIGGINS QUIDA
 8501 HIGHWAY 97
 WALNUT HILL, FL 32568

NW 1/4 OF SW 1/4 OR 4962 P 887 LESS OR
 2204 P 474 CICIN
 See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	14,527	0	14,527	96.12
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	14,527	0	14,527	32.10
BY STATE LAW	4.6660	14,527	0	14,527	67.78
WATER MANAGEMENT	0.0366	14,527	0	14,527	0.53
SHERIFF	0.6850	14,527	0	14,527	9.95
M.S.T.U. LIBRARY	0.3590	14,527	0	14,527	5.22
KEEP					
TOTAL MILLAGE		14.5731	AD VALOREM TAXES		\$211.70

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	15.48
NON-AD VALOREM ASSESSMENTS		\$15.48

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

\$227.18

**PAY ONLY
 ONE AMOUNT**

See reverse side for
 Important information

If Paid By Please Pay	Nov 30, 2016 \$0.00				
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AMOUNT
 DUE
 IF PAID
 BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
12-2869-000		SEE ABOVE	06	085N323201000000

2016 Real Estate Taxes

6000 BLK HIGHWAY 4 W

WIGGINS GLEN &
 WIGGINS QUIDA
 8501 HIGHWAY 97
 WALNUT HILL, FL 32568

NW 1/4 OF SW 1/4 OR 4962 P 887 LESS OR 2204
 P 474 CICIN
 See Additional Legal on Tax Roll

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

RETURN

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 \$0.00				
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Paid By
GLEN WIGGINS

Paid
11/03/2016 Receipt # 203-16-00236410 \$218.09

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH
 PAYMENT



**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: January 30, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2016-14

TTO Staff has reviewed the Rezoning (Z)-2016-14, agenda item for the upcoming Planning Board meeting scheduled for February 7, 2017. Please see the below comment.

- Z-2016-14 – No Comments

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

Planning Board-Rezoning

7. D.

Meeting Date: 02/07/2017

CASE : Z-2016-16

APPLICANT: Michael Miragliotta, Agent for R & C Clark, LLC, Owner

ADDRESS: 8594 Highway 98 West

PROPERTY REF. NO.: 19-2S-31-3401-000-000

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

DISTRICT: 1

OVERLAY DISTRICT: N/A

BCC MEETING DATE: 03/02/2017

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDR, High Density Residential district (18 du/acre)

TO: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

Criterion a., LDC Sec. 2-7.2(b)(4)

Consistent with Comprehensive Plan

Whether the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of the plan provisions.

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

acre.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

FINDINGS

The proposed amendment to Commercial **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The FLU of MU-U allows for a mix of residential and retail services. The property **would promote** good efficient use of existing public roads and an underutilized property that would conform with CPP FLU 1.5.1.

Per FLU 2.1.1 the uses will be concentrated in the urbanized areas with the most intense development permitted in the MU-U areas. Sufficient central water and sewer system capacity to accommodate higher density development will be reviewed during the site plan review process.

Criterion b., LDC Sec. 2-7.2(b)(4)

Consistent with The Land Development Code

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

Sec. 3-2.8 High Density Residential district (HDR).

(a) Purpose. The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. Non-residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use

regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

- (1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.
- (2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
- (3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
- (4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:
 - a. Any Intrusion into a recorded subdivision is limited to a corner lot.
 - b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
 - c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.
- (5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:
 - a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
 - b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The current property is split zoned Commercial to the south with an

existing church and High Density Residential to the north that is undeveloped. Rezoning the overall parcel to commercial would eliminate split zoning and make the overall parcel conforming with the LDC. Churches are a Conditional Use in HDR. The applicant would need to meet the locational criteria in for any future development. Currently the parcel 0.71 miles away from Blue Angel Parkway and 0.54 miles from Fairfield Drive. For this amendment to be consistent with the LDC locational criteria the Planning Board can review the applicant's compatibility analysis or make their own determination of whether the subject parcels meets the locational criteria, because the property is more than one-half mile from an major intersection.

Criterion c., LDC Sec. 2-7.2(b)(4)

Compatible with surrounding uses

Whether all land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500 radius impact area, staff observed properties with zoning districts HDMU, Com, HCLI and HDR. The uses include a church, a private school, a mobile home, and a single family subdivision.

Criterion d., LDC Sec. 2-7.2(b)(4)

Changed conditions

Whether the area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

FINDINGS

Staff found **no changed** conditions that would impact the amendment or property(s).

Criterion e., LDC Sec. 2-7.2(b)(4)

Development patterns

Whether the proposed rezoning would contribute to or result in a logical and orderly development pattern.

FINDINGS

The proposed amendment **would result** in a logical and orderly development pattern. The site is surrounded by Com zoning to the west and east of the subject property. The approval of the rezoning will contribute to the establishment of commercial uses that would compliment the other Commercial zoned properties in the area and eliminate a split zoned property.

Criterion (f) LDC Sec. 2-7.2(b)(4)

Effect on natural environment

Whether the proposed rezoning would increase the probability of any significant adverse impacts on the natural environment.

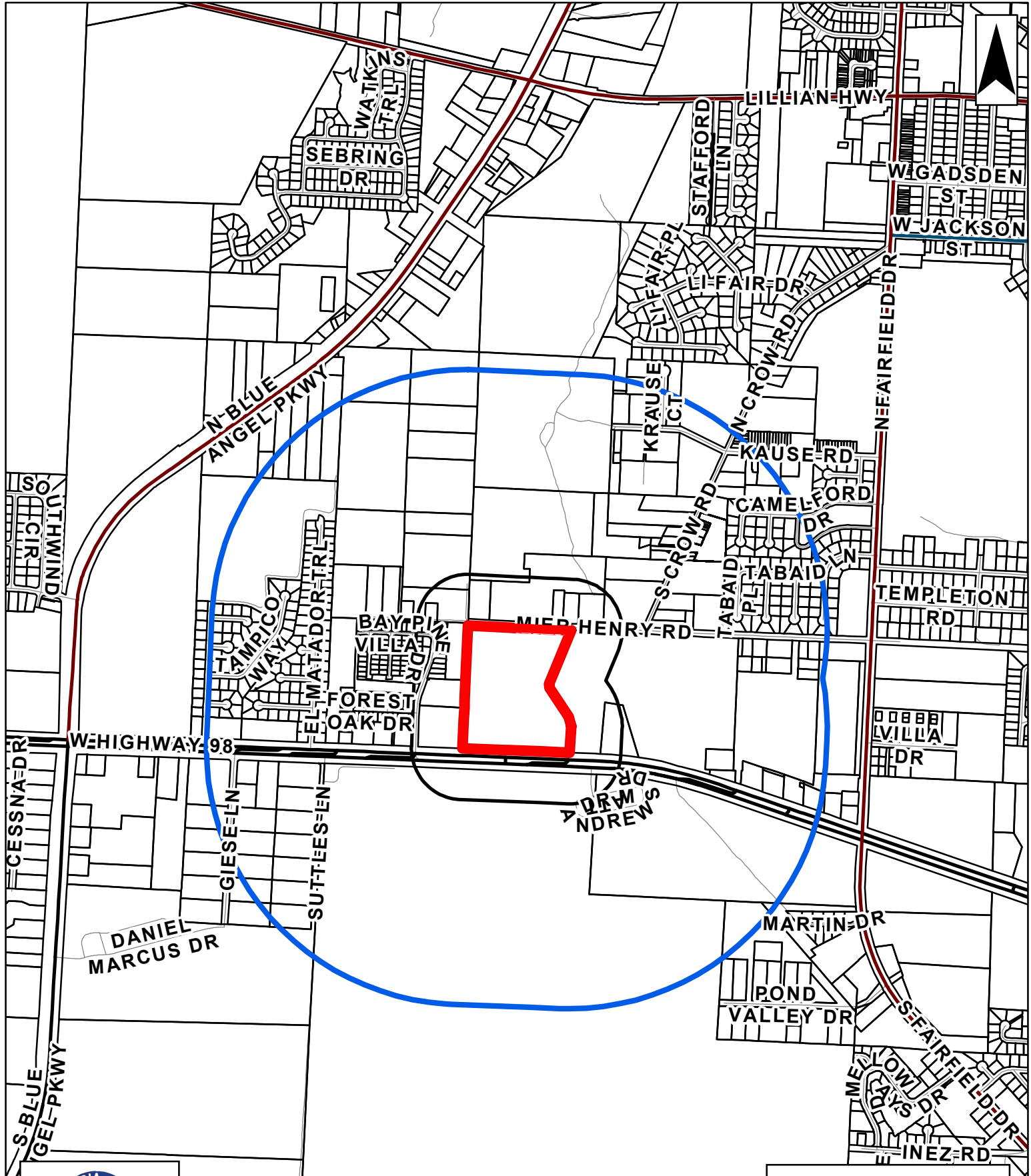
FINDINGS

According to the National Wetland Inventory, wetlands and hydric soils **were indicated** on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

Z-2016-16

Z-2016-16











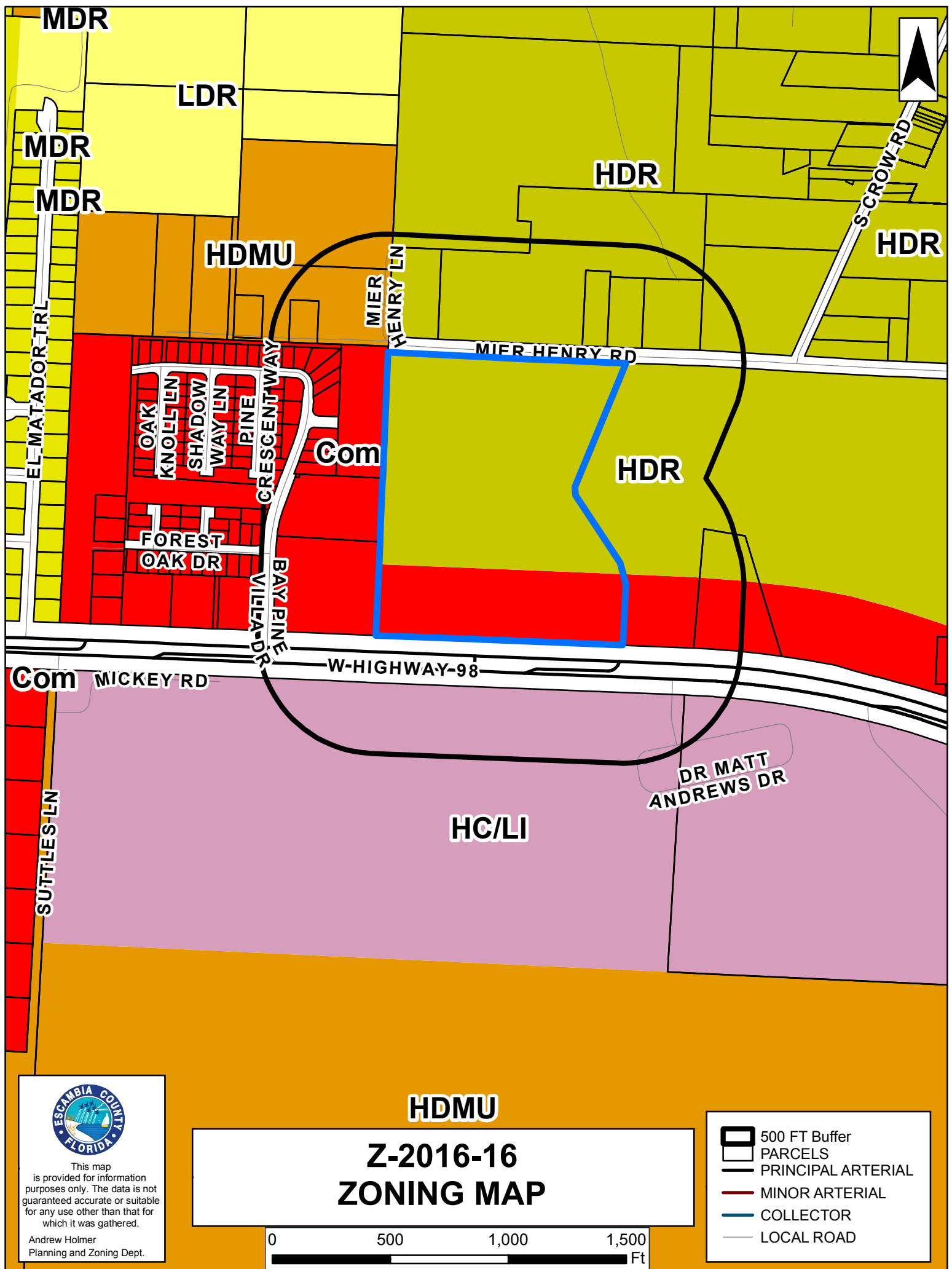
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-16 LOCATION & WETLANDS MAP

0 1,250 2,500 3,750
Ft

-  500 FT Buffer
-  2500 FT Buffer
-  Export_Output_3
-  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.

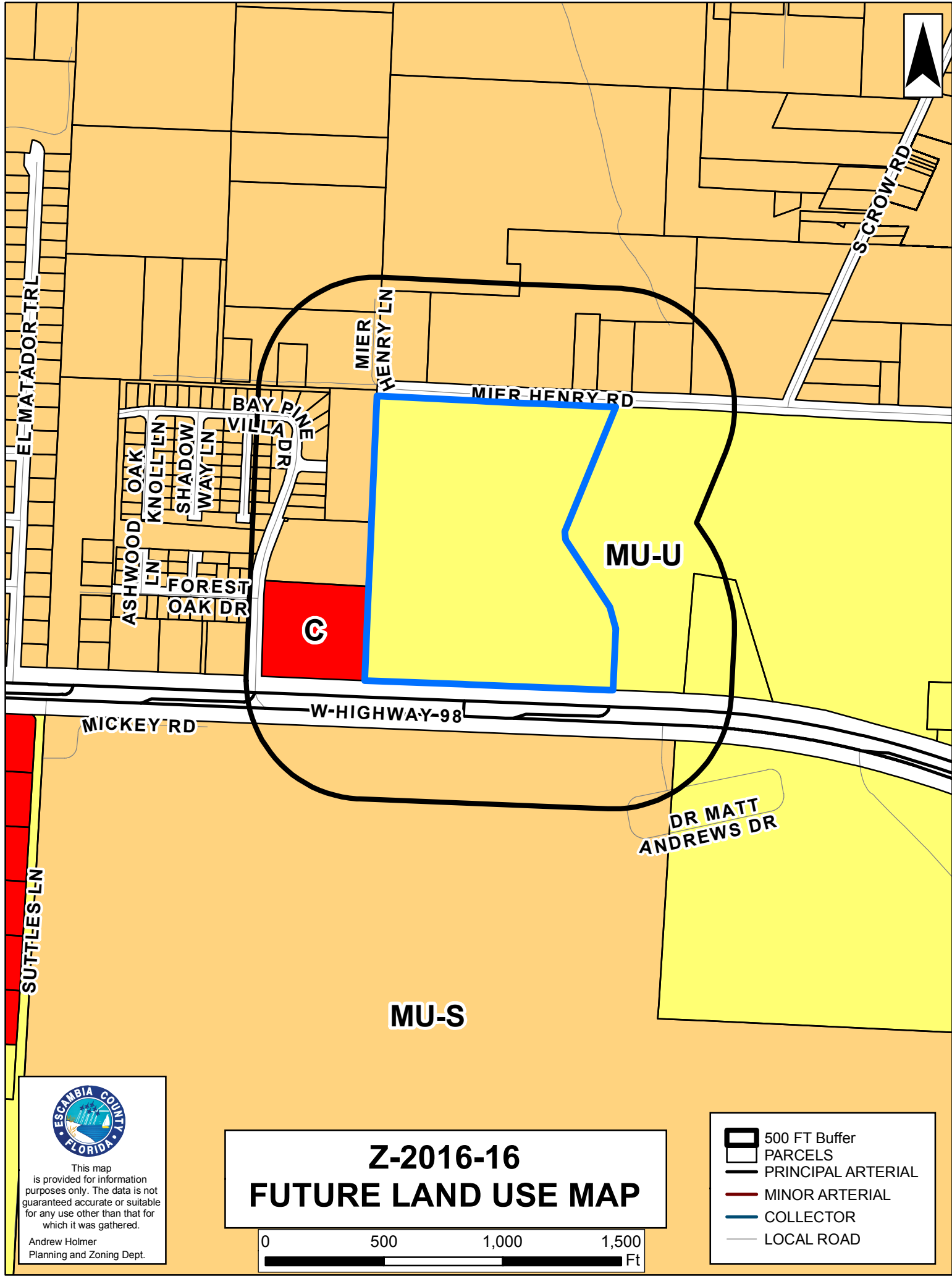
HDMU

Z-2016-16

ZONING MAP

0 500 1,000 1,500
Ft

- 500 FT Buffer
- 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.

Z-2016-16 FUTURE LAND USE MAP

0 500 1,000 1,500
Ft

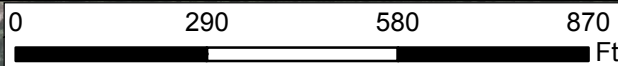
- 500 FT Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



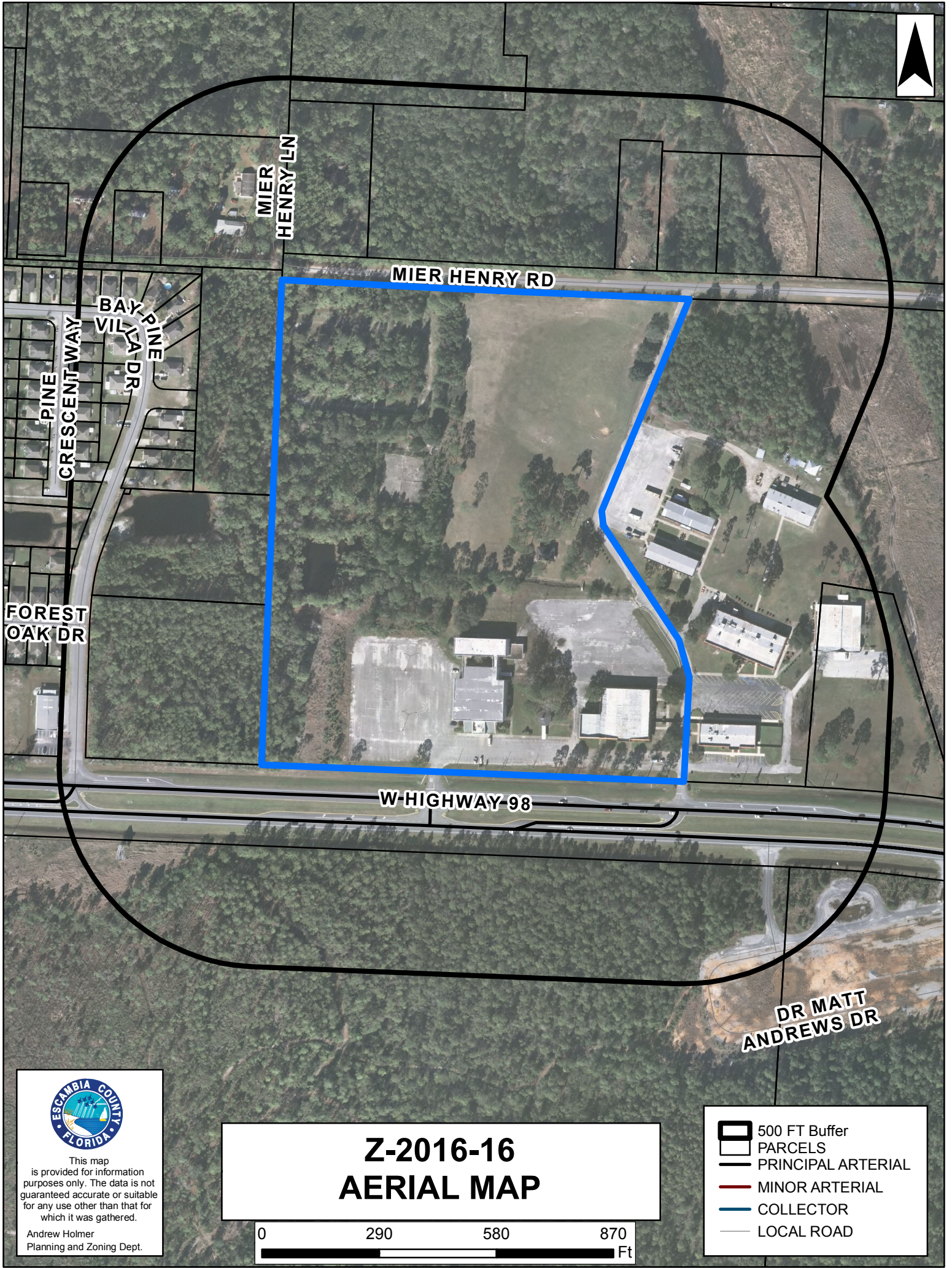
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-16 EXISTING LAND USE MAP



- 500 FT Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



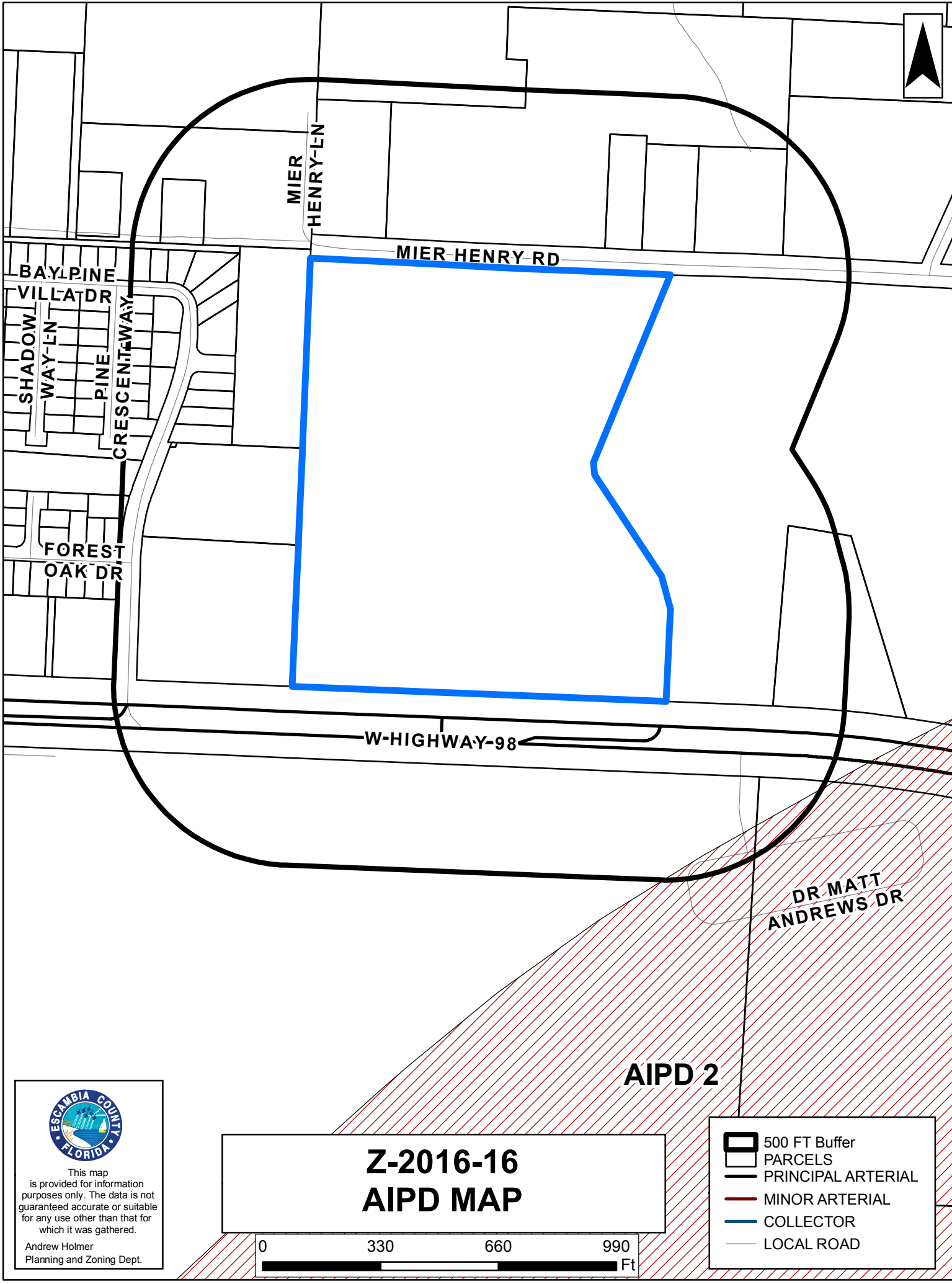
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2016-16 AERIAL MAP

0 290 580 870
Ft

- 500 FT Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



BAY PINE
VILLA DR

SHADOW
WAY LN
PINE
CRESCENTWAY

FOREST
OAK DR

MIER
HENRY LN

MIER HENRY RD

W-HIGHWAY-98

DR MATT
ANDREWS DR

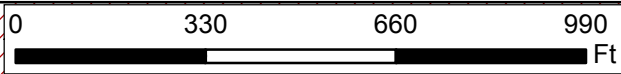
AIPD 2



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

Andrew Holmer
Planning and Zoning Dept.

Z-2016-16 AIPD MAP



- 500 FT Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: **Z-2016-16**
CURRENT ZONING: **Com/HDR** PROPOSED ZONING: **Com**

PLANNING BOARD

DATE: **02/07/17** TIME: **8:30 AM**

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3503 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: **03/02/17** TIME: **5:45 PM**

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
225 PALATKA PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 395-5475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign

NOTICE OF PUBLIC HEARING REZONING

CASE NO. **2-2007-16**

CURRENT ZONING **Com/MHC** PROPOSED ZONING **Com**

PLANNING BOARD

DATE **03/07/17** TIME **8:00 AM**

LOCATION OF HEARING
HARRIS COUNTY, TEXAS
COUNTY CLERK'S OFFICE
1000 WEST 17TH STREET, SUITE 1000
HOUSTON, TEXAS 77058

BOARD OF COUNTY COMMISSIONERS

DAY **03/07/17** AT **5:45 PM**

LOCATION OF HEARING
HARRIS COUNTY, TEXAS
COUNTY CLERK'S OFFICE
1000 WEST 17TH STREET, SUITE 1000
HOUSTON, TEXAS 77058

THE HARRIS COUNTY CLERK'S OFFICE HAS BEEN ADVISED THAT THE PROPOSED REZONING IS IN ACCORDANCE WITH THE HARRIS COUNTY ZONING ORDINANCES AND THE HARRIS COUNTY COMMISSIONERS HAVE APPROVED THE REZONING.

FOR MORE INFORMATION, PLEASE CONTACT THE HARRIS COUNTY CLERK'S OFFICE AT (713) 251-2000.

DATE OF DEPOSITION: 03/07/17

Looking East along Hwy 98



Looking South across Hwy 98



Looking West along Hwy 98



Looking Northwest At The Subject Property





Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

Rezoning Application

FOR OFFICE USE ONLY - Case Number: _____ Accepted by: _____ PB Meeting: _____

1. Contact Information:

A. Property Owner/Applicant: R & C CLARK, LLC

Mailing Address: 705 PALOMAR DR, PENSACOLA, FL 32506

Business Phone: _____ Cell: 850-336-1252

Email: CLC91960@COX.NET

B. Authorized Agent (if applicable): MICHAEL MIRAGLIOTTA

Mailing Address: 4475 BAYOU BLVD., PENSACOLA, FL 32503

Business Phone: _____ Cell: 850-501-1358

Email: MICHAEL.MIRAGLIOTTA@FLCOMM.L.COM

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 8594 HIGHWAY 98 WEST 32507

Parcel ID (s): 19-25-31-3401-000-000

B. Total acreage of the subject property: 26.11

C. Existing Zoning: HDR & Comm

Proposed Zoning: Comm

FLU Category: MU-U

D. Is the subject property developed (if yes, explain): _____

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

- A. Please provide a general description of the proposed zoning request, explaining why it is necessary and/or appropriate.**

SEE ATTACHED

- B. Rezoning Approval Conditions – Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)**

- 1. Consistent with Comprehensive Plan.** The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan and not in conflict with any of its provisions.

SEE ATTACHED

- 2. Consistent with LDC.** The proposed rezoning is consistent with the stated purposes and intent of the LDC and not in conflict with any of its provisions.

SEE ATTACHED

3. **Compatibility.** All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

SEE ATTACHED

4. **Changed conditions.** The area to which the proposed rezoning would apply has changed, or is changing, to such a degree that it is in the public interest to encourage new uses, density, or intensity in the area through rezoning.

SEE ATTACHED

5. **Development patterns.** The proposed rezoning would contribute to or result in a logical and orderly development pattern.

SEE ATTACHED

6. **Effect on natural environment.** The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

SEE ATTACHED

3. Amendment Request

A. The subject property which consists of 26.11 acres is currently split zoning. The frontage and south portion has approximately 1,050 feet of frontage to a depth of 300 feet is zoned Commercial (Com). The north portion is zoned High Density Residential (HDR). The entire site is within Mixed Use – Urban (MU-U) Future Land Use.

We are requesting a zoning change to the north portion from HDR to Com which will be consistent to the south portion and allow development of the site for retail sales as well as a variety of Retail Services currently not allowed on the north portion of the site.

B. Rezoning Approval Conditions

1. Consistent with Comprehensive Plan: The rezoning is consistent with the goals and objectives of the Comprehensive Plan (Comp Plan) as it provides for an orderly growth management and provides a mechanism for growth management of the subject neighborhood.

2. Consistent with LDC: The rezoning is consistent with the purpose and intent of the Land Development Code (LDC) because it will provide an orderly development of the subject neighborhood and provide access to needed services, promote private development and protect the interest of the property owners in the area.

3. Compatibility: The 26.11 acres site has split zoning both Com and HDR. With regard to the site frontage the site fronts on +/-1,050 feet of the north side of Highway 98 West. The south +/-300 feet of frontage is zoned Com while the north portion is zoned HDR. Measuring from the subject property west to Blue Angel Parkway is about .7 miles and east to S. Fairfield Drive is about .56 miles. All the properties within this area are zoned Com or HD/LI. The only exception is the property directly to the east which has the same issues as the subject's split zoning. The subject is .3 miles west of Fairfield Lakes Apartment complex which consists of 300+ units and a large traffic generator along West Highway 98. Infill development near the subject consists of several nonresidential uses including the Winn Dixie Shopping Center, Navy Federal Credit Union, Waffle House, Uncle Bob's Self Storage along with several other business uses.

We do not believe the rezoning to Com will anyway have a negative impact due to the existing zoning land uses.

4. Changed Conditions: The neighborhood within which the subject is located has been changing. Traffic patterns, development and infilling is occurring. The influence of Blue Angel Parkway which was constructed to redirect traffic patterns to Pensacola Naval Air Station has been successful. N commercial development along Highway 98 West near this intersection has seen steady growth providing support services to the neighborhood.

5. Development patterns: As stated the subject is located midway between two main roads, Blue Angel Parkway and S. Fairfield Drive. This subject proximity to the traffic and development patterns will allow for an orderly development and infill.

6. Effect on Natural Environment: The subject does not contain any wetland for environmentally sensitive land as found on the US Fish and Wildlife National Wetlands Inventory Map (attached). The proposed rezoning would not increase any significant adverse impact on the natural environment.

4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 19-25-31-3401-000-000

Property Address: 8495 Hwy 98 W 32507

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

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

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


- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 30 DAY OF NOVEMBER, YEAR OF 2016


Signature of Property Owner

JOHN RICHARD CLARK
Printed Name of Property Owner

11/30/16
Date


Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at 8594 Hwy 90 W, PENSACOLA
FL 32507, Florida, property reference number(s) 19-2S-31-3401-000-000
I hereby designate MICHAEL MIRAGLIOTTA
for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 30 day of NOVEMBER
the year of 2016, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: MICHAEL MIRAGLIOTTA Email: MICHAEL.MIRAGLIOTTA@FLCOMM2.COM
Address: 4475 BAYOU BLVD, PENSACOLA, FL 32504 Phone: 850-501-3558

[Signature]
Signature of Property Owner

R&C CLARK, LLC
Printed Name of Property Owner

11/30/16
Date

Signature of Property Owner

Printed Name of Property Owner

Date

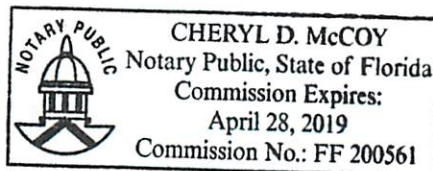
STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 30 day of November 20 16,
by John Richard Clark

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

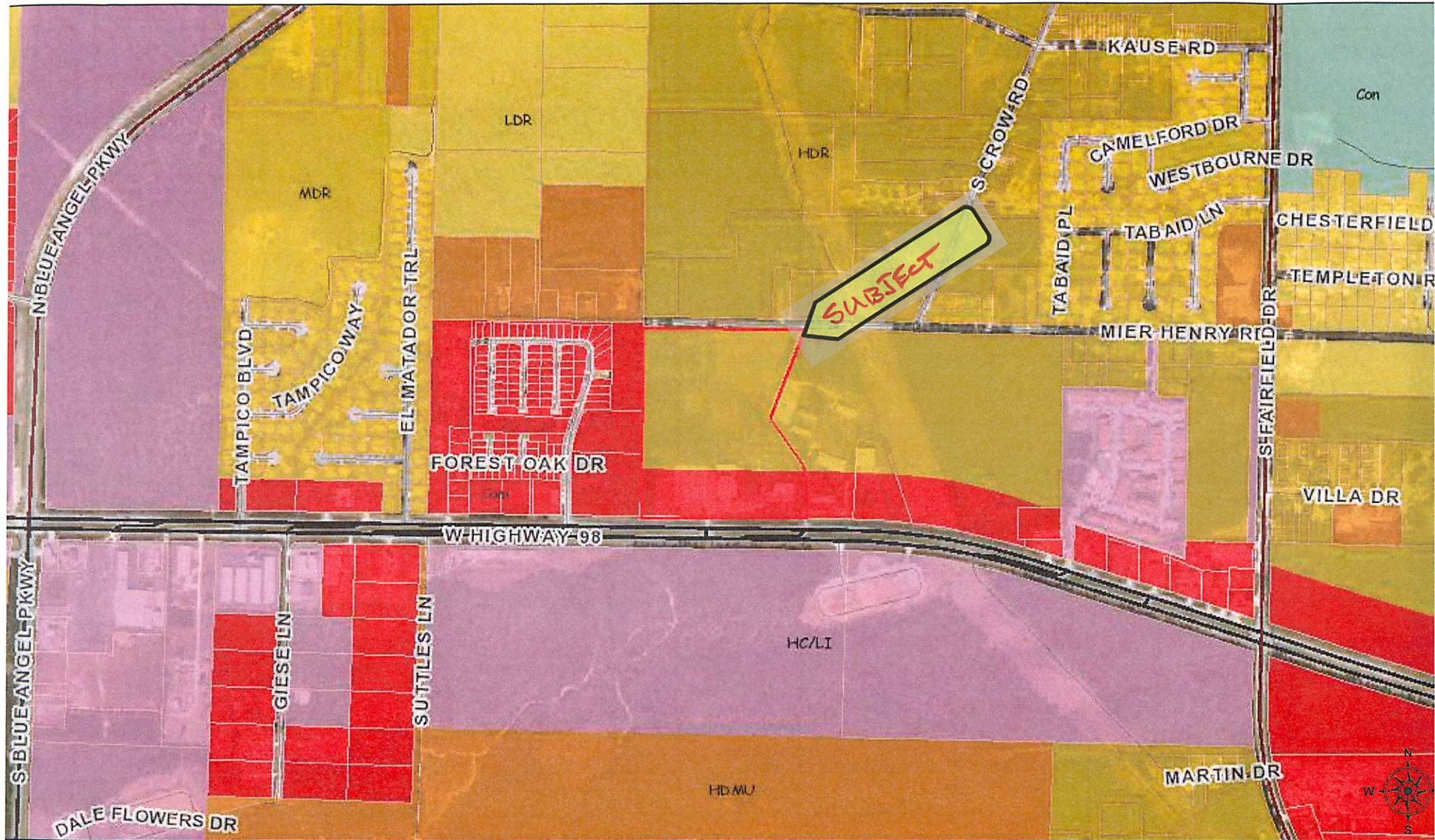
[Signature]
Signature of Notary

Cheryl D. McCoy
Printed Name of Notary





(Notary Seal)

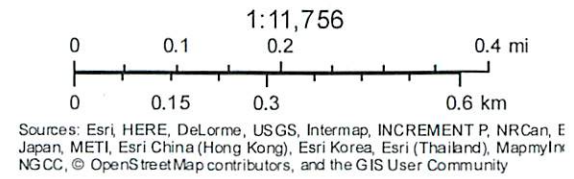


Zoning Map

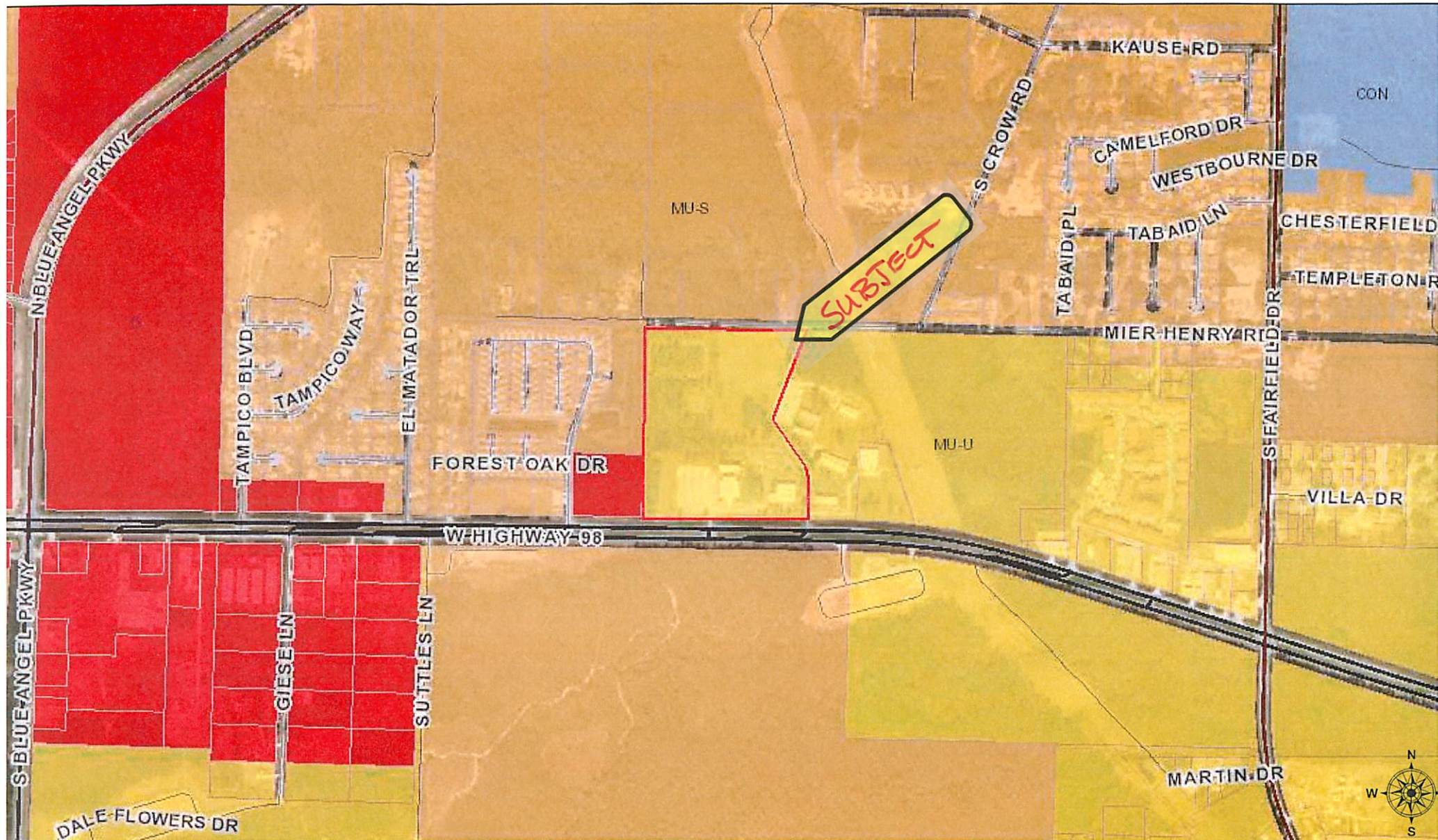


December 1, 2016

olygonLayer	Streets		COLLECTOR
Override 1	 PRINCIPAL ARTERIAL		LOCAL ROAD
	 MINOR ARTERIAL		Parcels

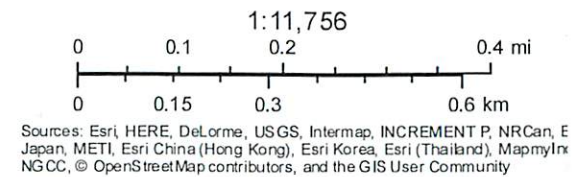


Future Land Use



December 1, 2016

olygonLayer	Streets		
Override 1	—	PRINCIPAL ARTERIAL	—
	—	MINOR ARTERIAL	—
		COLLECTOR	—
		LOCAL ROAD	—
		Parcels	□





U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland Mapper



December 1, 2016

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |
| Freshwater Emergent Wetland | Lake | |

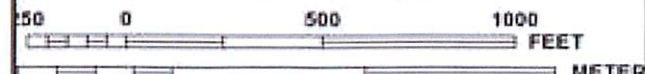
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

0 FT

JOINS PANEL 0365



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0364G

FIRM

FLOOD INSURANCE RATE MAP

ESCAMBIA COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 364 OF 606

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ESCAMBIA COUNTY	120080	0364	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12033C0364G

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Escambia County, FL - Address Search

8594 HIGHWAY 98 WEST



Warning: This is not a survey

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

Land Use Report	
Zoning:	Com,HDR
Future Land Use 2030:	MU-U
Pensacola Regional Airport Real Estate Disclosure Area (See Military Base Disclosure Info below):	No
Pensacola Regional Airport Noise Zone:	No
Pensacola Regional Airport Height Restriction Grid:	No
Pensacola Regional Airport Education Facility Zone:	No
Airfield Influence Planning District:	No
CRA District and Overlay District:	No
Accident Potential Zone Description:	No
Accident Potential Zone Restriction:	No
AICUZ Noise Zone:	No
AICUZ Special Area:	No
AICUZ Special Area Restrictions:	No
Scenic Highway Overlay District:	No
Enhanced Neighborhood Protection Zone:	No
DSAP Overlay:	No
Well Head Protection Area - 7 Year:	No
Well Head Protection Area - 20 Year:	No

**Perdido Key Beach Mouse Critical
Habitat:** No

NFCU USA: No

Enterprise Zone: No

**Perdido Key Master Plan Town
Center Overlay:** No

MIER HENRY ROAD 66' R/W
S 89°53'57" E 1005.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DELTA	BEARING
CURVE 1	3919.83	1093.65	1090.11	15°59'09"	N 82°00'20" W
CURVE 2	37.76	36.79	35.35	55°48'46"	S 08°15'05" E
CURVE 3	152.46	96.63	95.02	36°18'48"	S 18°00'04" E
CURVE 4	148.79	93.72	92.18	36°05'32"	N 71°50'57" E

LEGEND:
R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement
P.C. Point of curvature
P.T. Point of tangency

SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
2. This sketch 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 sketch 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.

LEGAL DESCRIPTION: Parcel A
Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 1133.70 feet for the point of beginning. Thence continue North 89 degrees 59'54" West for a distance of 220.00 feet; thence North 00 degrees 15'01" East for a distance of 1133.70 feet for the point of beginning. degrees 59'54" East for a distance of 220.00 feet; thence South 00 degrees 15'01" West for a distance of 420.00 feet to the point of beginning. All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 2.12 acres, more or less.

LEGAL DESCRIPTION: Parcel B
Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 551.17 feet for the point of beginning. Thence continue North 89 degrees 59'54" West for a distance of 582.53 feet; thence North 00 degrees 15'01" East for a distance of 420.00 feet; thence North 89 degrees 59'54" West for a distance of 220.00 feet; thence North 00 degrees 15'01" East for a distance of 776.09 feet to the south right of way line of Mier Henry Road (66' R/W); thence South 89 degrees 53'57" East along said south right of way line for a distance of 1005.70 feet; thence South 19 degrees 39'18" West for a distance of 570.41 feet to the point of curvature of a circular curve concave to the east, having a radius of 37.76 feet and delta angle of 55 degrees 48'46"; thence Southeasterly along said curve for an arc distance of 36.79 feet (chord distance of 35.35 feet, chord bearing of South 08 degrees 15'05" East) to the point of tangency; thence South 36 degrees 09'28" East for a distance of 140.48 feet to a point on a non-tangent circular curve concave to the northwest, having a radius of 148.79 feet and delta angle of 36 degrees 05'22"; thence Southwesterly along said curve for an arc distance of 93.72 feet (chord distance of 92.18 feet, chord bearing of South 71 degrees 50'57" West) to the point of tangency; thence South 89 degrees 53'38" West for a distance of 17.79 feet; thence South 00 degrees 06'22" East for a distance of 480.00 feet to the point of beginning. All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 21.44 acres, more or less.

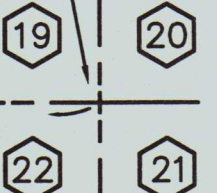
LEGAL DESCRIPTION: Parcel C
Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 300.09 feet for the point of beginning. Thence continue North 89 degrees 59'54" West for a distance of 251.08 feet; thence North 00 degrees 06'22" West for a distance of 480.00 feet; thence North 89 degrees 53'38" East for a distance of 17.79 feet to the point of curvature of circular curve concave to the northwest, having a radius of 148.79 feet and delta angle of 36 degrees 05'22"; thence Northeasterly along said curve for an arc distance of 93.72 feet (chord distance of 92.18 feet, chord bearing of North 71 degrees 50'57" East); thence South 36 degrees 09'28" East for a distance of 199.86 feet to a point on a circular curve concave to the southwest, having a radius of 152.46 feet and delta angle of 36 degrees 18'48"; thence Southeasterly along said curve for an arc distance of 96.63 feet (chord distance of 95.02 feet, chord bearing of South 18 degrees 00'04" East) to the point of tangency; thence South 00 degrees 09'20" West for a distance of 257.02 feet to the point of beginning. All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 2.55 acres, more or less.

LEGAL DESCRIPTION: 20' Easement
An easement lying 10 feet on each side of the following described centerline:
Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses are along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 551.17 feet for the point of beginning. Thence North 00 degrees 06'22" West for a distance of 330.00 feet to the terminus point. All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Together with the lengthening and shortening of side lines to begin on the north right of way line of said Highway #98 and end 90 degrees from the terminus point.

LEGAL DESCRIPTION: 50' Easement
Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 300.09 feet for the point of beginning. Thence continue North 89 degrees 59'54" West for a distance of 833.61 feet; thence North 00 degrees 15'01" East for a distance of 50.00 feet to the point of beginning. degrees 59'54" East for a distance of 833.53 feet; thence South 00 degrees 09'20" West for a distance of 50.00 feet to the point of beginning. All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 0.96 acres, more or less.

P.O.C. - SOUTHEAST CORNER
SECTION 19, T-2-S, R-31-W

SOUTH LINE SECTION 19
S 89°59'39" W 1550.20'



CURVE 1
S 00°09'20" W 257.02'
P.T.
300.09'
NORTH R/W

U.S. HIGHWAY #98 STATE ROAD #298B 200' R/W



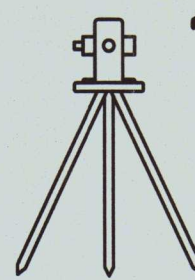
A LEGAL DESCRIPTION AND SKETCH

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE NORTH R/W
HIGHWAY #98 AS N 89°59'54" W
Ordered By MR. RICHARD CLARK
Elevation Reference
Encroachments:

Source of information TAX MAPS, PUBLIC RECORDS,
SURVEYS BY THIS FIRM AND KJM SURVEYING

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
100 NORTH NINTH AVENUE
PENSACOLA, FLORIDA 32501
(850) 434-6666 FAX (850) 434-6661
EMAIL pgasurvey@bellsouth.net



I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administration Code, pursuant to Section 472-027, Florida Statutes

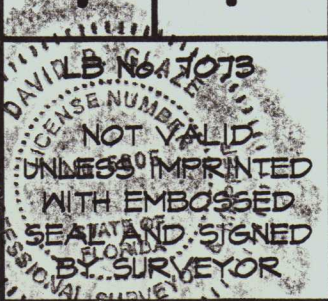
David D. Glaze
⊕ PSM #5605

Walter J. Glaze
⊕ PSM #6190

SCALE 1" = 100'
FILE NO. E-3753
JOB NO. 33867-08
FB PG
FB PG
Date of Survey
Date of Plat 9-4-08
Revised:

Drawn by PMJ

SHEET 1 OF 1





**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: January 30, 2017

RE: Transportation & Traffic Operations (TTO) Comments – Z-2016-16

TTO Staff has reviewed the Rezoning (Z)-2016-16, agenda item for the upcoming Planning Board meeting scheduled for February 7, 2017. Please see the below comment.

- Z-2016-16 – No Comments

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