AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
September 4, 2018–8:30 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 August 7, 2018 Planning Board Rezoning Meeting.

5. Acceptance of Rezoning Planning Board Meeting Packet.

6. Quasi-judicial Process Explanation.

7. Public Hearings.

A.

Case #:	Z-2018-08
Applicant:	Wiley C. "Buddy" Page, Agent for Blue Water Creek Estates, Inc, owner
Address:	900 Highway 97 BLK behind
Property Size:	210 (+/-) acres
From:	Agr, Agricultural district (one du/20 acres)
To:	RR, Rural Residential district (one du/four acres)

B.

Case #:	Z-2018-09
Applicant:	Ronald C. Williams, Owner
Address:	1900 Block Tate Rd

Property Size: 1.66 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: LDMU, Low Density Mixed-use district (7 du/acre)

C. Case #: Z-2018-11
Applicant: Gilbert Nelson, Owner
Address: Dogwood Place
Property Size: 9.1 (+/-) acres
From: HDMU, High Density Mixed-use district (25 du/acre)
To: Com, Commercial district (25 du/acre)

D. Case #: Z-2018-13
Applicant: Robert O. Beasley, Agent for Crosby Holdings, LLC., Owner
Address: 2335 Klinger Street
Property Size: 0.46 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDMU, High Density Mixed-use district (25 du/acre)

E. A Public Hearing Concerning the Review of Russo Subdivision, a Planned Unit Development

That the Board review the development plan for Bridlewood residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

8. Adjournment.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning **4. A.**
Meeting Date: 09/04/2018

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the August 7, 2018 Planning Board Rezoning Meeting.

Attachments

Draft August 7, 2018 Planning Board Rezoning Meeting Minutes

D R A F T

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING
August 7, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:31 A.M. – 11:02 A.M.)
(11:13 A.M. - 11:14 A.M.)
(1:22 P.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Alan Gray
Eric Fears
William Clay

Absent: Patty Hightower
Stephen Opalenik

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.

2. Pledge of Allegiance to the Flag was led by Wayne Briske.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

   Motion by Timothy Pyle, Seconded by Alan Gray

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

   Vote: 7 - 0 Approved

4. Approval of Minutes.

   A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the July 10, 2018, Planning Board Rezoning Meeting.

   Motion by Eric Fears, Seconded by Alan Gray

   Motion was made to approve the Rezoning Planning Board meeting minutes from July 10, 2018.

   Vote: 7 - 0 Approved

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to accept the Rezoning Planning Board meeting packet for August 7, 2018.

Vote: 7 - 0 Approved

6. Quasi-judicial Process Explanation.

7. Public Hearings.

A.

Case #:	Z-2018-10
Applicant:	Kerry Anne Schultz, Agent for Marian E Hendrix, Trustee
Address:	9600 Block of Rebel Road
Property Size:	28.42 (+/-) acres
From:	LDR, Low Density Residential district (four du/acre)
To:	MDR, Medium Density Residential district (10 du/acre)

Tim Pyle 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 Jay Ingwell, Seconded by Reid Rushing

Motion was made to accept the TTO comments into evidence.

Vote: 7 - 0 Approved

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept Jason Rebol as Expert Witness.

Vote: 7 - 0 Approved

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept Staff Exhibit A into evidence.

Vote: 7 - 0 Approved

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to recommend approval to the BCC because the Applicant's argument was persuasive enough to not consider this exactly spot zoning.

Vote: 5 - 2 Approved

Voted No: Jay Ingwell
William Clay

B.

Case #:	Z-2018-08
Applicant:	Wiley C. "Buddy" Page, Agent for Blue Water Creek Estates, Inc, owner
Address:	900 Highway 97 BLK behind

Property Size:	210 (+/-) acres
From:	Agr, Agricultural district (one du/20 acres)
To:	RR, Rural Residential district (one du/four acres)

CASE WAS NOT HEARD BY THE PLANNING BOARD - WILL BE HEARD BY THE PLANNING BOARD ON SEPTEMBER 4, 2018.

8. Adjournment.

Planning Board-Rezoning **7. A.**

Meeting Date:	09/04/2018
CASE :	Z-2018-08
APPLICANT:	Wiley C. "Buddy" Page, Agent for Blue Water Creek Estates, Inc, owner
ADDRESS:	900 Highway 97 BLK behind,
PROPERTY REF. NO.:	portions of 20-3N-31-1000-000-000 and 19-3N-31-1101-000-000
FUTURE LAND USE:	AG, Agriculture (proposed RC, pending approval of LSA-2018-01)
DISTRICT:	5
OVERLAY DISTRICT:	None
BCC MEETING DATE:	

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

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

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.

POLICIES FLU 3.1.1 Infrastructure Expenditures. Escambia County will limit the expenditure of public funds for infrastructure improvements or extensions that would increase the capacity of those facilities beyond that necessary to support the densities and intensities of use established by this plan unless such expenditures are necessary to implement other policies of this plan.

FLU 3.1.2 Water Facility Extensions. Escambia County will coordinate with potable water providers on any extensions of potable water facilities in the rural area.

FLU 3.1.3 FLUM Amendments. During consideration of FLUM amendments, Escambia County will consider the impacts of increased residential densities to the agriculture and silviculture industries as well as public facility maintenance and operation expenditures (i.e., roads, water, sewer, schools,) needed to serve the proposed development.

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

FLU 3.1.5 New Rural Communities. To protect silviculture, agriculture, and agriculture-related activities Escambia County will not support the establishment of new rural communities.

FINDINGS

The proposed amendment to Rural Residential **is not consistent** with the intent and purpose of Future Land Use Map (FLUM) category, as stated in **CPP FLU 1.3.1**. Based on the application language, the owner is proposing to develop the 210 +/- acres parcel, as identified in the signed and sealed survey produced by KJM Land Planning, LLC, dated 5/24/18, submitted as part of the applications, into lots ranging from four to twelve acres to accommodate a 38 lot single-family residential subdivision. Under the FLU AG the maximum residential density is one dwelling unit per twenty acres. A FLU change to RC will be required.

Highway 97 is designated as a County minor arterial road and access to the site will be provided from this existing roadway; based on the general application language from the owner and the remote location of the proposed development major infrastructure improvements may have to occur within the parcel to support the type of development proposed, as is not available at this time; however, staff is not able to analyze or determine the level of impact or the necessary infrastructure improvements that will be required as identified in **FLU 3.1.1.** The applicant described the future need for septic tanks, as the area lacks public sewer service and also identified ECUA, as the potential solid waste provider. Ultimately, any proposed development allowed under the permitted uses for the requested zoning will require review and approval thru the Development Review process. The applicant did provide a letter from a representative of Molino Utilities, Inc, Randy Weaver, Operation Manager, that states that adequate pressure and volume exist to provide potable water and fire protection for the new housing development, addressing the requirements under **FLU 3.1.2.**

Based on the application language, this area was originally owned by the St. Regis Paper Company; research reflects that the Company's primary objective is to manage and sell timberland. If the property is identified as containing prime farmland, using the current County's definitions, at the time of review for any proposed development, the

Comprehensive Plan and Land Development Code regulatory language that supports the protection of agricultural activities, such as silviculture, will be implemented, in order to address the requirements under **FLU 3.1.3**. Spatial analysis of the surrounding area show that a considerable amount of the parcels located South of Highway 97 are smaller in size, trending into a more dense development character; conversely, parcels North of Highway 97 are larger in size, displaying a less dense development pattern.

An analysis of the overall long-range development trends and needs for the County suggest that future areas of development have already been identified and addressed by the adoption of the Escambia County Mid-West Sector Plan. The Sector Plan layout results from analysis of demographics, market data, environmental resources, zoning and land uses, as well the identification of available infrastructure and public services. The Comprehensive Plan specifically identifies silviculture as one of the protected agricultural activities and clearly states that Escambia County will not support the establishment of new rural communities. Based on that guidance, the adopted Sector Plan and the location of the proposed development, it is staff's opinion that supporting this amendment would be in contravention with the direction under **FLU 3.1.5.**

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

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]

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the RR district:

(1) Residential.

a. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.

b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of RR zoning.

c. Two-family dwellings (duplex) and multi-family dwellings up to four units per dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR zoning.

(2) Retail services. Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.

(3) Public and civic.

a. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.

b. Educational facilities not among the permitted uses of the district.

c. Hospitals.

d. Offices for government agencies or public utilities.

e. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.

f. Warehousing or maintenance facilities for government agencies or public utilities.

(4) Recreation and entertainment.

a. Hunting clubs and preserves.

b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.

c. Parks with permanent restrooms or outdoor event lighting.

d. Shooting ranges.

(5) Industrial and related.

a. Borrow pit and reclamation activities 20 acres minimum and subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and land use regulations in Part III, the Land Development Code, chapter 4.

b. Mineral extraction, including oil and gas wells.

c. Power plants.

d. Salvage yards, not including any solid waste facilities.

e. Solid waste collection points and transfer facilities.

f. Wastewater treatment plans.

(6) Other uses. Airports, private only, including crop dusting facilities.

(d) Site and building requirements. The following site and building requirements apply to uses within the RR district:

(1) Density. A maximum density of one dwelling unit per four acres.

(2) Floor area ratio. A maximum floor area ratio of 0.25 for all uses.

(3) Structure height. No maximum structure height unless prescribed by use.

(4) Lot area. No minimum lot area unless prescribed by use.

(5) Lot width. A minimum lot width of 40 feet at the street right-of-way for cul-de-sac lots and 100 feet at the street right-of-way for all other lots.

(6) Lot coverage. Minimum pervious lot coverage of 30 percent (70 percent maximum

semi-impervious and impervious cover) for all uses.

(7) Structure setbacks. For all principal structures, minimum setbacks are:

a. Front and rear. Forty feet in the front and rear.

b. Sides. On each side, five feet or 10 percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.

c. Corner lots. Will have one front setback and one side setback.

(8) Other requirements.

a. Farm animal shelters. Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on adjacent property.

b. Chapters 4 and 5. Refer to chapters 4 and 5 for additional development regulations and standards.

(e) Location criteria. The following location criteria apply to uses within the RR district:

(1) Prime farmland. All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or 10 percent of the development parcel area, whichever is greater.

(2) Non-residential uses. All non-residential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Retail sales and services shall be located along collector or arterial streets. Industrial uses shall be on parcels that comply with the location criteria of the Industrial (Ind) zoning district.

(f) Rezoning to RR. Rural Residential zoning may be established only within the Rural Community (RC) future land use category. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

FINDINGS

The proposed amendment is **not consistent** with the intent and purpose of the Land Development Code. The current request to amend the zoning and assign RR, is not compatible with the existing AG FLU, as stated in Sec. 3-2.3 Rural Residential district (RR), (f), Rezoning to RR Rural Residential zoning may be established only within the Rural Community (RC) future land use category. Based on staff's analysis of the surrounding areas, approval of the proposed rezoning would allow for this area to become transitional in nature, between the existing agricultural uses and the proposed residential development.

Based on public records the primary use for this parcels is timber production; furthermore, the proposed RR district intent 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. The predominant surrounding zoning district within 500' is Agr.

Sec. 3-2.3(a) does contain language that requires the clustering of smaller residential lots where needed to protect prime farmland. The district also also provides language in

Sec. 3-2.3(b) allowing for lots a minimum of one acre if clustered, to avoid prime farmland.
Under Sec. 3-2.3(e)(1) Prime farmland, all new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or 10 percent of the development parcel area, whichever is greater. The LDC define prime farmland as follows:
Prime farmland. One of several classes of land defined in the Soil Survey of Escambia County, Florida, U.S. Department of Agriculture, as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and available as cultivated land, pastureland, forestland or other lands not built upon or urbanized. As shown in the provided soils map portions of the contain prime farmland, as defined by the LDC.
The applicant did not address the standards for prime farmland development, as identified in the LDC, or any of the current zoning district requirements to protect such areas. If the rezoning is approved, the language under LDC Sec. 3-2.3(e)(1) will be implemented during the Site Plan Review Process.

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

Compatible with surrounding uses
All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS
The proposed amendment **is not compatible** with surrounding existing uses in the area; within the 500' radius search area, all parcels are zoned Agr. The following by parcel land uses were identified: three improved agricultural, four timberland, two single family, three vacant single family and one miscellaneous residential. Analysis of the surrounding area shows that North of Highway 97 there are large tracks of agricultural land; to the South of Highway 97, the predominant trend shows smaller tracks of land with single family uses, intermixed.

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

Appropriate if spot zoning. Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands. **As per LDC Chapter 6, Spot Zoning is:** *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due*

to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development.

FINDINGS

Approval of the amendment as requested **would create** spot zoning, as defined in Chapter 6 of the LDC, by allowing an isolated zoning designation different from all adjacent land. Analysis of the surrounding uses within the contiguous lands identify that the agricultural uses and zoning are prevalent. The primary intent of the district is to provide for residential development at greater density than the Agr zoning district on soils least valuable for agricultural production. As discussed early, the definition of prime farmland and the protection of agricultural activities to include silviculture, are clearly identified in the Comprehensive Plan and the LDC. The applicant did not address the protection of agricultural activities or prime farmland. The applicant did state that the proposed use of the property would not have an adverse impact on adjoining zoning categories as it will be single-family residential homes.

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

Appropriate with changed or changing conditions.

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

FINDINGS

The land uses or development conditions within the area surrounding the property **have** changed. Historical records show three approved rezonings between 2006-2007, on parcels located South of Hwy 97. All approved rezonings granted a higher development density than what is allowed under the original zoning:

Rezoning case Z-2006-52, 9100 Sunshine Hill Road, changing the zoning of a parcel from VAG-1, Villages Agriculture Districts (5du/100 acres on 1-acre parcels) to VAG-2, Villages Agriculture Districts (1du/5 acres). Resulted in the platted subdivision of Sunshine Hill Estates.

Rezoning case Z-2006-78, 9601 Sunshine Hill Road, changing the zoning of a parcel from VAG-1, Villages Agriculture Districts (5du/100 acres on 1-acre parcels) to VAG-2, Villages Agriculture Districts (1du/5 acres).

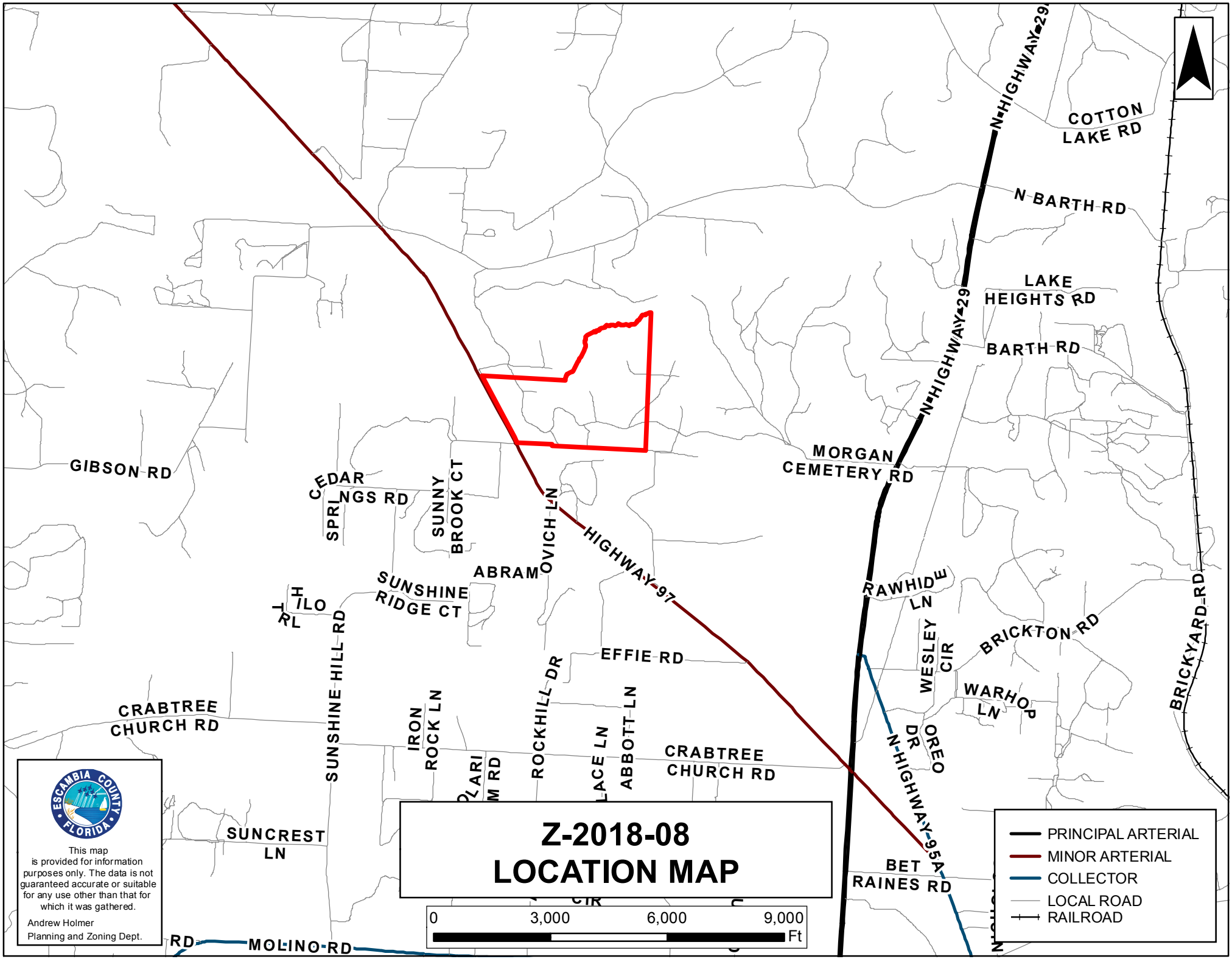
Rezoning case Z-2007-12, 9651 Sunshine Hill Road, changing the zoning of a parcel from VAG-1, Villages Agriculture Districts (5du/100 acres on 1-acre parcels) to VAG-2, Villages Agriculture Districts (1du/5 acres).

Although the rezonings were approved at that time, it is staff's opinion that the semi-rural character of the area still trends towards the large agricultural use parcels North of Hwy 97.

Attachments

Working Case File

Z-2018-08

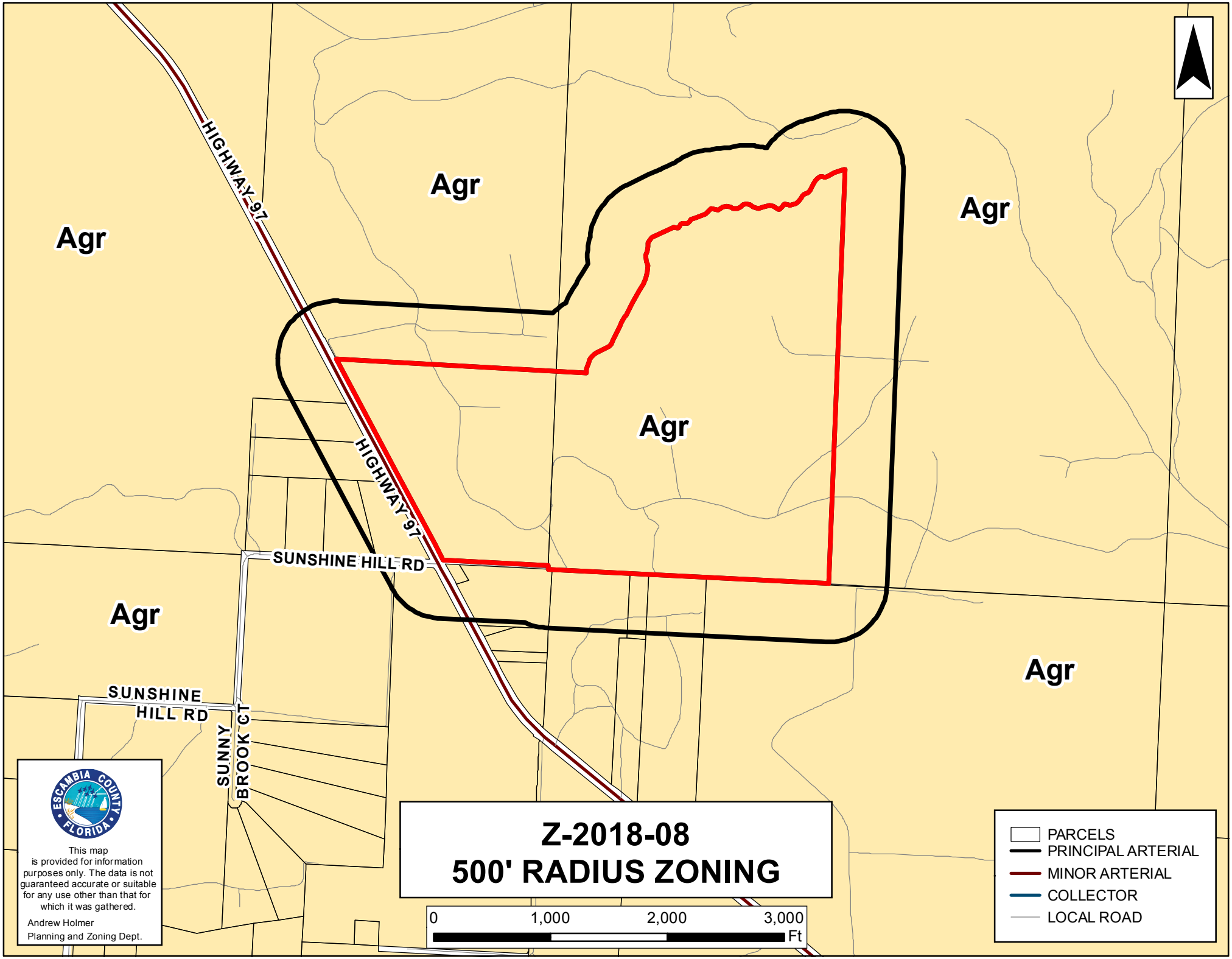


Z-2018-08
LOCATION MAP

ESCAMBIA COUNTY FLORIDA

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.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ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
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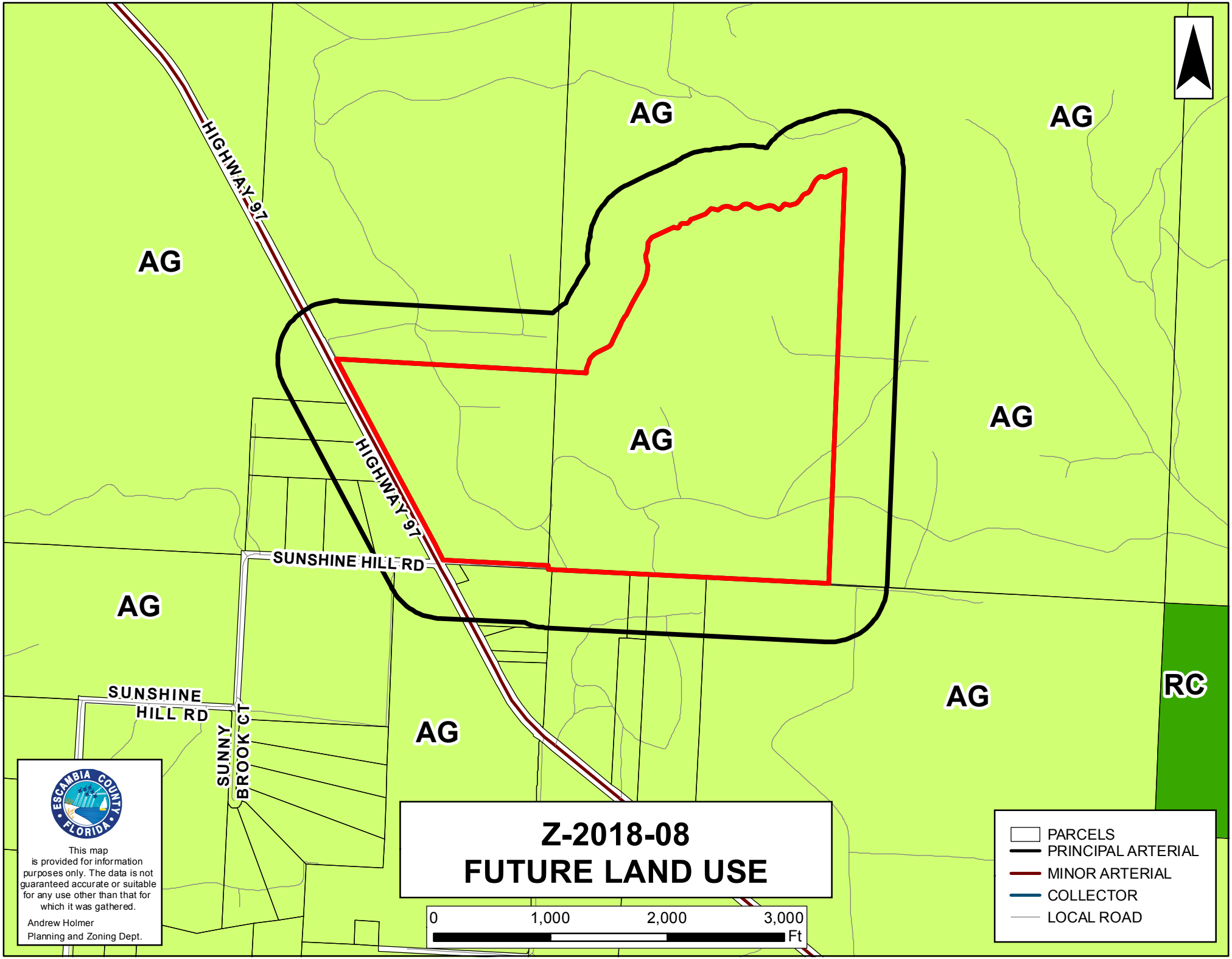
Planning and Zoning Dept.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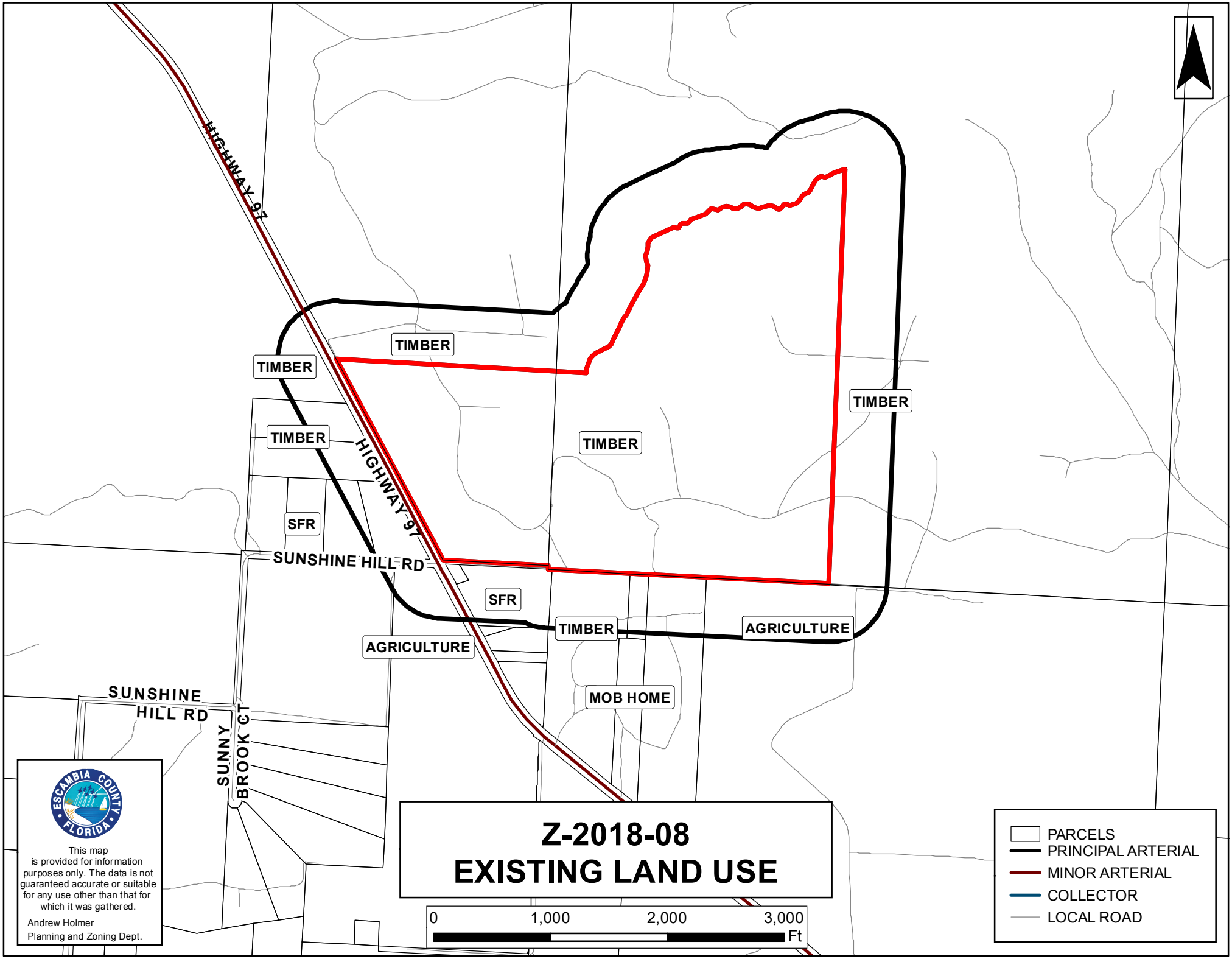
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Andrew Holmer
Planning and Zoning Dept.
Z-2018-08
EXISTING LAND USE
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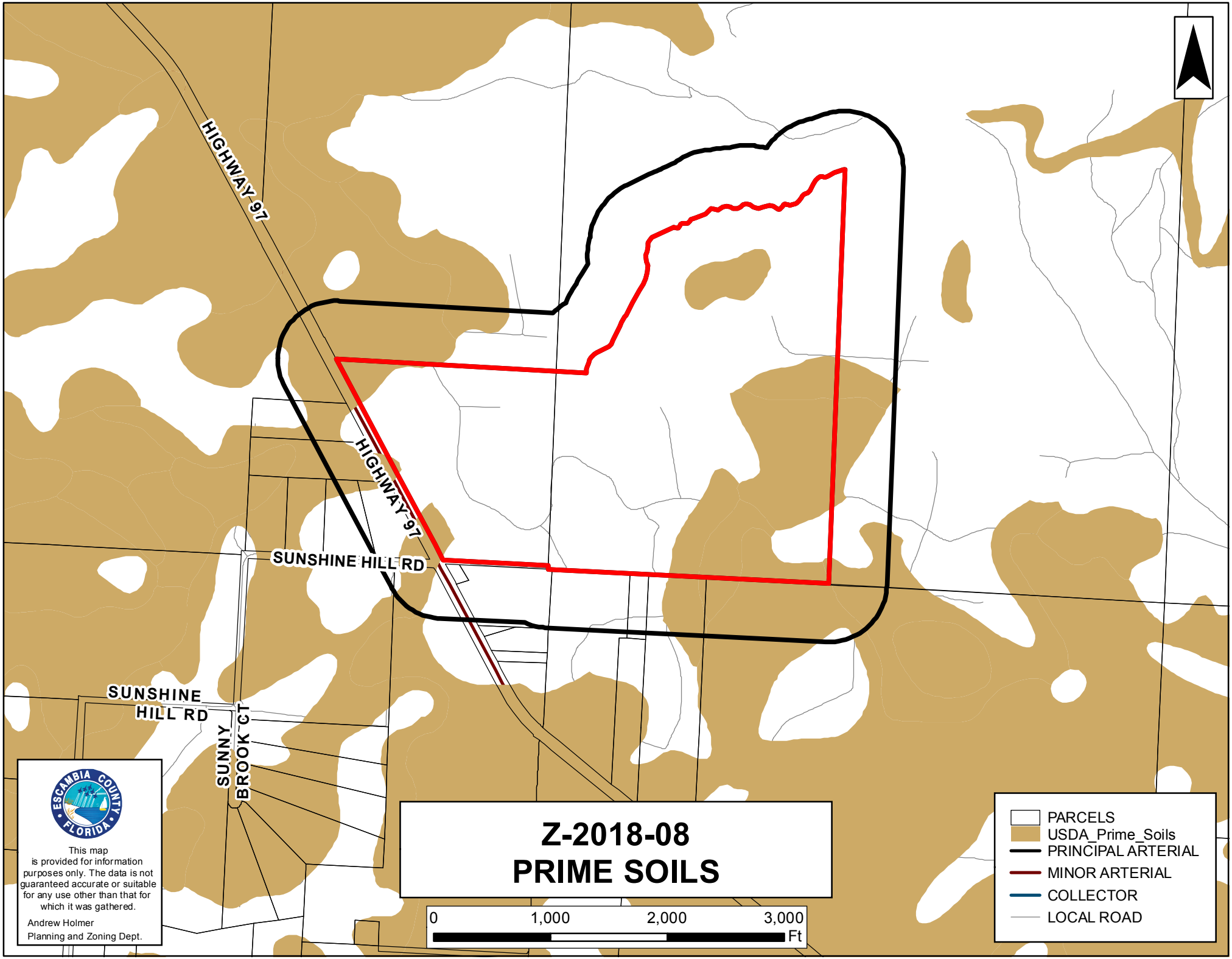
COLLECTOR
LOCAL ROAD


HIGHWAY 97
HIGHWAY 97
SUNSHINE HILL RD
SUNSHINE HILL RD
SUNNY BROOK CT
Z-2018-08
PRIME SOILS
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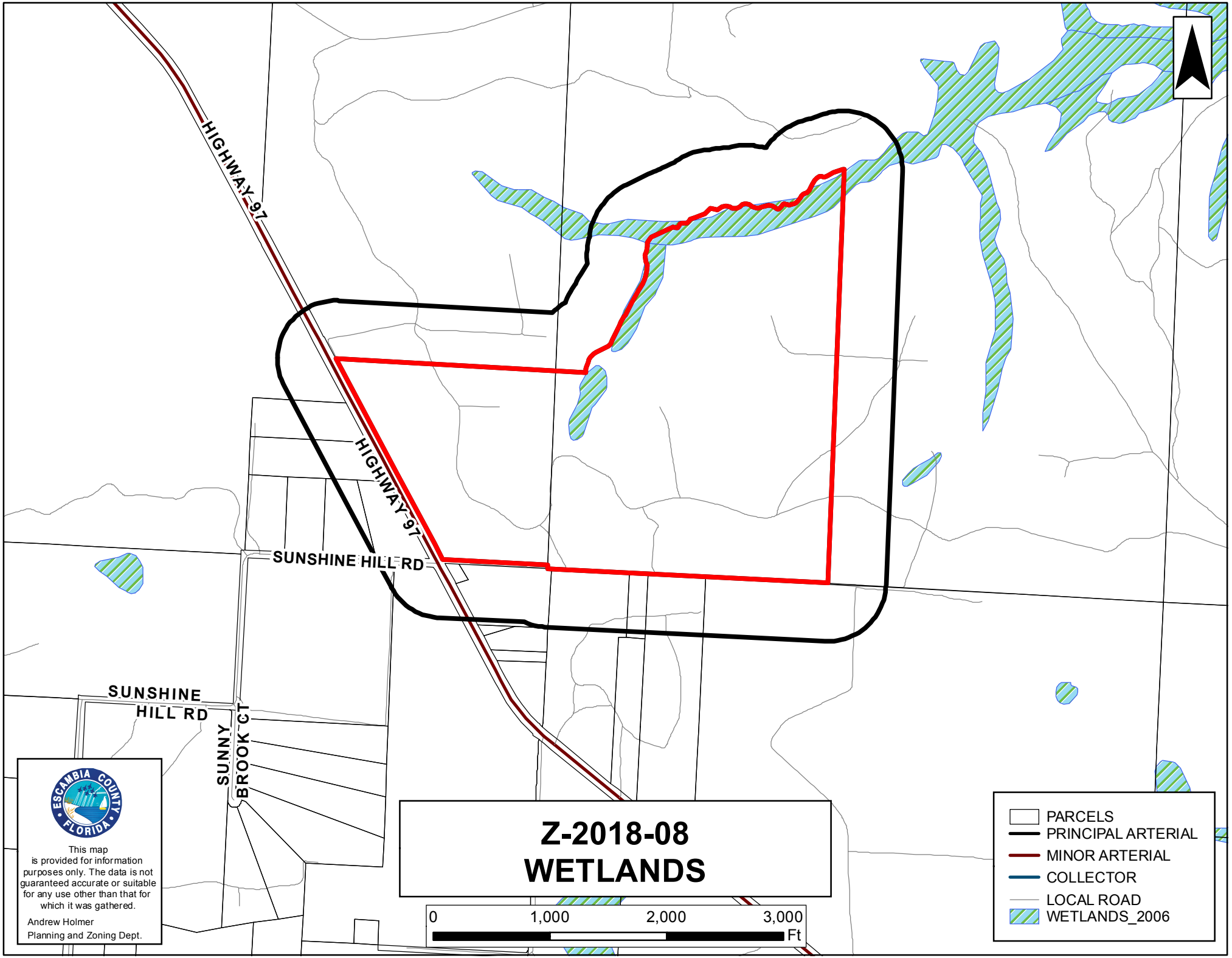
PARCELS
USDA_Prime_Soils
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.


HIGHWAY 97
HIGHWAY 97
SUNSHINE HILL RD
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SUNNY BROOK CT
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WETLANDS
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PRINCIPAL ARTERIAL
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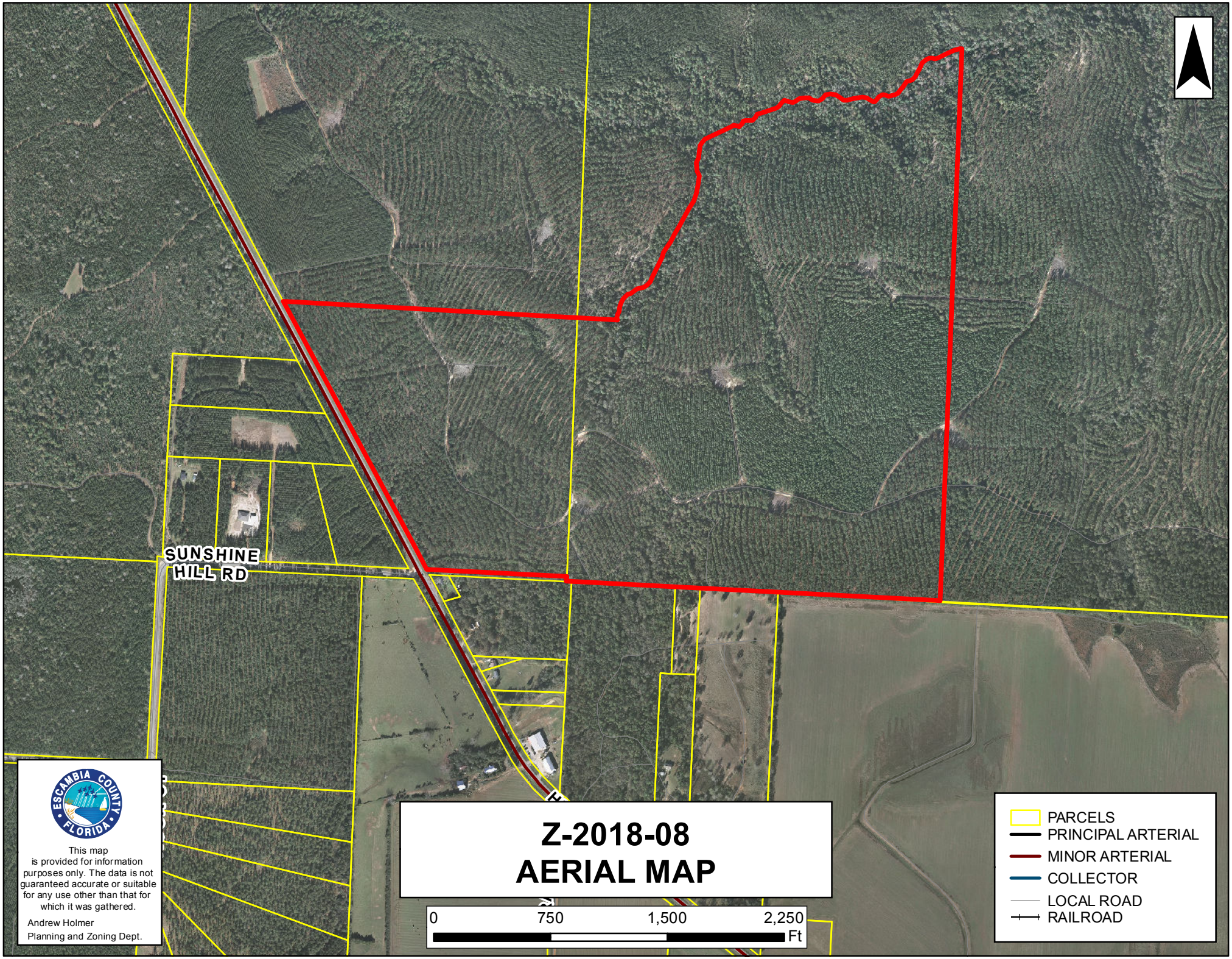
LOCAL ROAD
WETLANDS_2006
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.


SUNSHINE HILL RD
Z-2018-08
AERIAL MAP
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750
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PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
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.

Public hearing sign (second meeting)

Looking East across from property along Hwy 97

Looking Northeast towards property across Hwy 97

Looking Northwest from property along Hwy 97

Looking Southeast from property along Hwy 97

Looking Southwest from property across Hwy 97

Looking Northeast East across Hwy 97 onto property

Wiley C."Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpagel@att.net

May 17, 2018
VIA HAND DELIVERY

Mr. Horace Jones, Director
Department of Growth Management
3363 West Park Avenue
Pensacola, Florida 32505

RE: **Rezoning request Ag to RR**
Parcel: **Portion of 19-3N-31-1100-000-000 & 20-3N-31-1000-000-000**
Owner: **Bluewater Creek Estates, Inc.**
Address: **900 Block Hwy 97 32577**

Dear Mr. Jones:

The attached application requests Planning Board consideration to rezone the referenced property from the existing Ag Agriculture to RR Rural Residential. A companion application is being submitted to change the Future Land Use classification from Ag Agriculture to RC Rural Community.

The property is located within the Molino rural community of the county about one mile west of the Hwy 97 and Hwy 29 intersection and just north of the recently built Molino Elementary School and Molino Park.

The application contains the check payable to Escambia County in the amount of $1,084.00 for the filing fee, proof of ownership, and corporate officer information.

Please contact me if you have any questions or require anything further. Thank you.

Very truly yours,

Wiley C."Buddy" Page

1805/692 PPB

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: Z-2018-08 Accepted by: ACan PB Meeting: 7/3/18

1. **Contact Information:**

   A. **Property Owner/Applicant:** Bluewater Creek Estates, Inc.

   Mailing Address: 8900 Waring Road Pensacola, Florida 32534

   Business Phone: _____ Cell: 850-232-9853

   Email: _____

   B. **Authorized Agent (if applicable):** Wiley C."Buddy" Page

   Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

   Business Phone: 850-232-9853 Cell: _____

   Email: budpage1@att.net

   ***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: 1400 blk Hwy 97 32577

   Parcel ID (s): Portion of 19-3N-31-1000-000-000 (see survey and recorded deed)

   B. Total acreage of the subject property: 210+-

   C. Existing Zoning: Ag

   Proposed Zoning: RR; explain why necessary and/or appropriate

   Current Ag zoning classification limits homesites to 1du per 20ac. Owner wants affordable homesites measuring from 4ac each and larger.

   FLU Category: Ag

D. Is the subject property developed (if yes, explain): _____
Land is Vacant

E. Sanitary Sewer: _____ Septic: X

3. **Amendment Request**

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address *ALL* the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

Proposed zoing is consistent with the proposed FLU.

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

If granted, this rezoning request will be consistent with those six provisions found at Sec.3-1.1, specifically (1) Will provide for the orderly distribution of...residential uses; (2) Promote substainable development that minimizes sprawl; (3) Promote economic stability...ensuring that new development is compatible in character and size; (4) Preserve character and quality of residential neighborhoods; (5) Promoting mixed-use buildings and neighborhoods and (6) Balance individual property rights with the interests of the community creating a safe and orderly living environment

c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

Proposed single family residential use will be compatible with surrounding undeveloped timberlands.

d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

If approved this new zoning category allowing 4du/ac will not have adverse impacts on adjoining zoning categories in that it allows new single family residential homes. If approved, the 210 acre site will be totally surrounded by Ag-Agriculturaly zoned property which is very compatible with the new RR-Rural Residential request. These new homes will result and continue a logical and orderly development pattern in the area. Home sites in the area range from 2.2 acres south of the site to a number of 5 acre sites and larger located west across Hwy 97 from the site. Size lots within the proposed development range from 4.0 to 12+ acres in size as depicted in the proposed site plan. This range of proposed lot sizes will not be inconsistent or incompatible with the existing surrounding lot sizes.

e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

See "d" above

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): Portion of 19 & 20-3N-31 See survey

Property Address: 900 Block Highway 97 Molino, Escambia County, Florida

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

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

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

a. The necessary facilities or services are in place at the time a development permit is issued.

b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.

c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.

d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.

e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For 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 21st DAY OF May, YEAR OF 2018.

Signature of Property Owner	Printed Name of Property Owner	Date
Eli H. Miller	Bluewater Creek Estates, Inc.	5/21/18

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at 900 Block Highway 97 Molino, Escambia County, Florida Pensacola, Florida, property reference number(s) 19 & 20-3N-31-1000-000-000 (portion of each-see survey) I hereby designate Wiley C."Buddy" Page for the sole purpose of completing this application and making a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property. This Limited Power of Attorney is granted on this _____day of_____ the year of,_____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: Wiley C."Buddy" Page Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850-232-9853

Eli H. Miller	Bluewater Creek Estates, Inc.	5/21/18
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21st day of May 2018, by Eli H. Miller.

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

Allison Marabella	Allison Marabella
Signature of Notary	Printed Name of Notary

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
ALLISON MARABELLA
MY COMMISSION #FF174872
EXPIRES December 20, 2018
(407) 398-0153 FloridaNotaryService.com

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: Application fees include a $5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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
Eli H. Miller	Bluewater Creek Estates, Inc.	5/21/18
Signature of Owner	Printed Name of Owner	Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 21st day of May 2018, by Eli H Miller.

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

Signature of Notary	Printed Name of Notary	(notary seal)
Allison Marabella	Allison Marabella	

ALLISON MARABELLA
MY COMMISSION #FF174872
EXPIRES December 20, 2018
(407) 398-0153 FloridaNotaryService.com

Detail by Entity Name

Florida Profit Corporation
BLUEWATER CREEK ESTATES, INC.

Filing Information

Document Number	P18000013756
FEI/EIN Number	NONE
Date Filed	02/08/2018
Effective Date	02/06/2018
State	FL
Status	ACTIVE

Principal Address

8900 WARING ROAD
PENSACOLA, FL 32534

Mailing Address

8900 WARING ROAD
PENSACOLA, FL 32534

Registered Agent Name & Address

MILLER, ELI H
8900 WARING ROAD
PENSACOLA, FL 32534

Officer/Director Detail

Name & Address

Title DIR

MILLER, JAMES E
8900 WARING ROAD
PENSACOLA, FL 32534

Title DIR

MILLER, ELI H
8900 WARING ROAD
PENSACOLA, FL 32534

Annual Reports

No Annual Reports Filed

Document Images

02/08/2018 -- Domestic Profit | View image in PDF format

Recorded in Public Records 4/10/2018 3:44 PM OR Book 7882 Page 380, Instrument #2018027360, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $86.50 Deed Stamps $4,042.50

PP 577500.

0

This Instrument Prepared By:
Victor Haley
Eversheds Sutherland
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

When recorded return to:
Karen McClammy
Citizens Title Group
7139-B North 9th Avenue
Pensacola, FL 32504
Telephone: (850) 474-1833

_____ Recording Fee
4042.50 Stamps
_____ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of the 10 day of April, 2018, between **RMS TIMBERLANDS LLC**, a Delaware limited liability company duly authorized to transact business in the State of Florida, whose address is c/o Resource Management Service, LLC, 31 Inverness Center Parkway, Suite 360, Birmingham, Alabama 35242 ("Grantor"), and **BLUEWATER CREEK ESTATES, INC.**, a Florida corporation, whose address is 8900 Waring Road, Pensacola, Florida 32534 ("Grantee").

OP. 577500:

(1)

Electronically Recorded
Date 4-10-18 County Escambia
Time 3:44 PM OR/Pg 7882/380

This Instrument Prepared By:
Victor Haley
Eversheds Sutherland
999 Peachtree Street, NE
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WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, grants and conveys to Grantee, Grantee's successors and assigns forever, the real property (the "Property") situated, lying and being in the County of Escambia and State of Florida, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, subject to the terms of **EXHIBIT C** attached hereto and made a part hereof for all purposes, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "Premises").

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT B** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Premises unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 27 day of March, 2018, but so as to be effective on the date first above written.

Witnesses:

1. Paula Sled
Paula Sled

2. Harry Dodsworth
Harry Dodsworth
(Names of witnesses should be typed or printed below signatures)

RMS Timberlands LLC, a Delaware limited liability company

By: Ed Sweeten

Name: Ed Sweeten

Title: Executive Vice President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ed Sweeten, whose name as Executive Vice President of RMS Timberlands LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27 day of March, 2018.

My commission expires:

06-16-2020
(SEAL)

STEPHANIE COFFEE MY COMMISSION EXPIRES JUNE 16, 2020 NOTARY PUBLIC STATE OF ALABAMA

Notary Public of Alabama

Printed Name: Stephanie Coffee

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT A 4"x4" St. REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE GO NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 2877.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 2427.00 FEET TO A PLAIN 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 19, BEING ALSO THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBIA COUNTY, FLORIDA;

THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (33' R/W);

THENCE DEPARTING SAID EAST LINE GO NORTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100' R/W);

THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 1930.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 1921.15 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20;

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 180.00 FEET TO A POINT KNOWN AS POINT "A";

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 1278 FEET, MORE OR LESS;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 1744 FEET, MORE OR LESS TO A POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 3551 FEET, MORE OR LESS OF THE POINT OF BEGINNING;

THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 101 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 2844.68 FEET FROM THE AFOREMENTIONED POINT "A";

THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 210.00 ACRES, MORE OR LESS.

Being a portion of the property conveyed in that certain Statutory Warranty Deed dated November 3, 2006, between International Paper Company and RMS Timberlands LLC, recorded as Book 6077, Page 752, Escambia County, Florida records

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.

2. All existing zoning restrictions.

3. All matters that would be revealed by an accurate survey of the Property.

4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.

5. All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein, if any.

6. All matters appearing in the public records of Escambia County, properly indexed, and in the chain of title to the Property, or any portion of the Property, if any.

7. Rights of parties in possession pursuant to the leases, licenses and agreements separately assigned by Grantor and assumed by Grantee, if any.

8. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements, and rights-of-way, whether of record, on the ground or acquired through prescription.

9. Reservations, if any, contained in that certain deed dated November 3, 2006, between International Paper Company and RMS Timberlands LLC, recorded as File #200704204, in Book 6055, Page 752, Escambia County, Florida records.

10. The terms of Exhibit C attached hereto.

EXHIBIT C
TIMBER RESERVATION

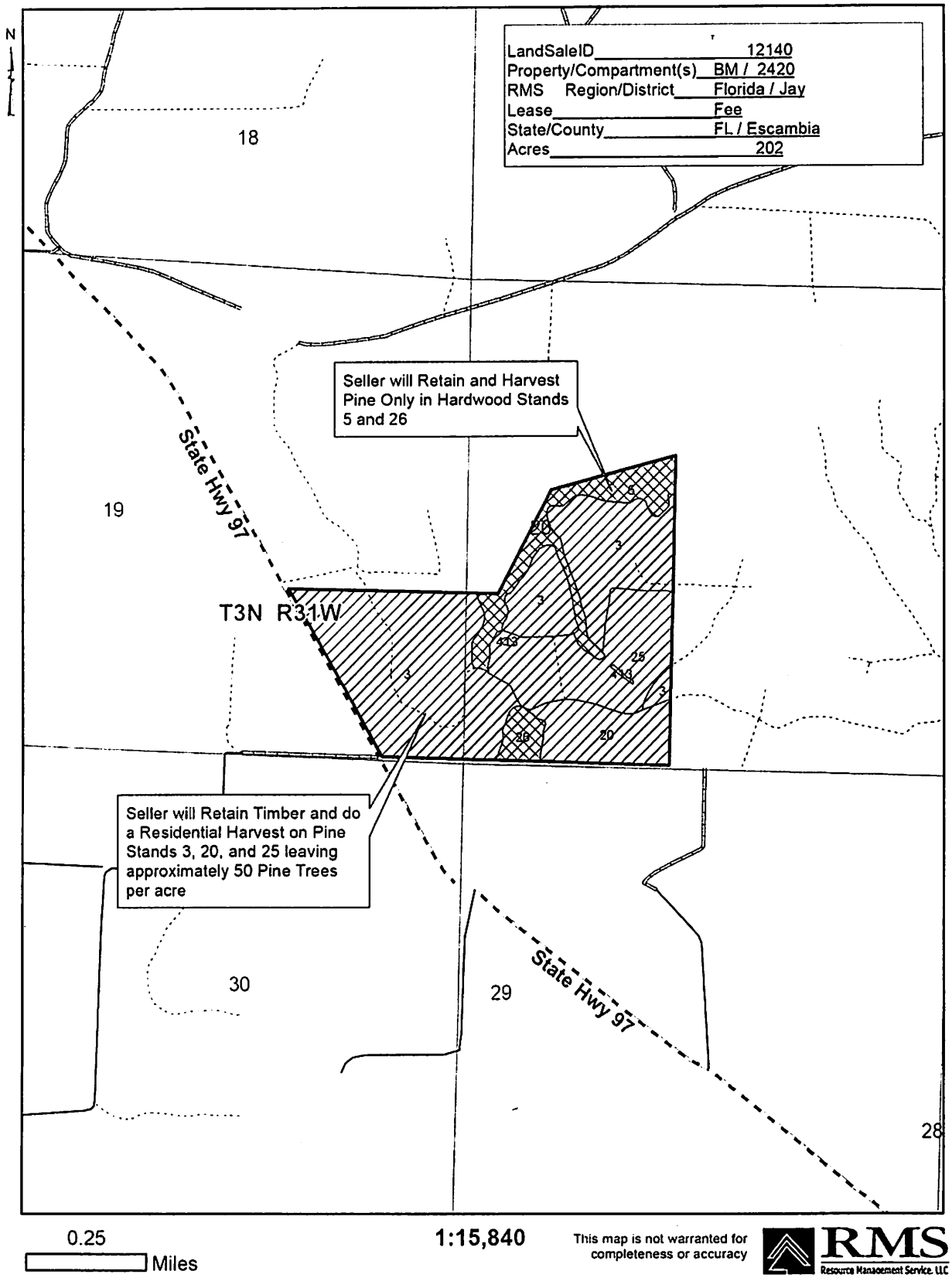
1. **Reservation**. Grantor will reserve certain timber rights on portions of the Property, as more particularly depicted on the map attached hereto and described as follows: (a) as to Stands 5 and 26, depicted in crosshatch on the map attached hereto and containing a total of approximately 27 acres, Grantor will retain and harvest pine only, leaving all hardwood trees; (b) as to Stands 3, 20, and 25, depicted in diagonal lines on the map attached hereto and containing a total of approximately 174 acres, Grantor will do a "residential harvest," leaving approximately 50 trees per acre. Grantor's reserved timber rights include the right of access to the Property for purposes of thinning, harvesting, cutting, piling, and removing said timber in the usual and customary manner and in accordance with this Exhibit. Grantor's reserved timber and access rights will continue until the date that is nine (9) months after the Closing Date (as the same may be extended or earlier terminated as provided herein, the "Reservation Period").

2. **Operations**. In conducting its operations on the Property, Grantor will comply with the Best Management Practices promulgated or customary in the State where the Property is located, and Grantor will repair any damage to roads on the Property caused by Grantor's operations during the Reservation Period. Except as may be limited or directed by said State Best Management Practices, Grantor will be solely responsible for determining and directing the manner in which it conducts business on the Property, including without limitation time and manner of access and operations, and Grantee will have no rights whatsoever to limit, restrict, dictate, supervise, or otherwise direct Grantor's operations on the Property, except as may be otherwise expressly provided herein.

3. **Force Majeure**. If Grantor is unable to perform its operations on the Property at any time during the Reservation Period on account of severe weather, storms, fire, other acts of God, labor strikes, governmental restrictions, or any similar matters outside of Grantor's control, the Reservation Period will be extended for such additional time as may be reasonably necessary for Grantor to complete its operations. Grantor will notify Grantee of any delays caused by said events of force majeure.

4. **Early Termination and Partial Release**. If Grantor completes its operations on the Property prior to the natural expiration of the Reservation Period, Grantor may provide written notice of said completion to Grantee, whereupon the Reservation Period will terminate automatically as of the date of Grantor's notice, Grantor's rights of access to the Property for harvesting, cutting and other operations will terminate, and title to the remaining timber on the Property, if any, will automatically revert to Grantee. In addition, Grantor may, at its sole election, provide such notice of completion of operations as to a portion or portions of the Property, whereupon the Reservation Period will terminate as to such portion or portions of the Property (collectively, the "Released Tract") but remain in effect for the remainder of the Property until expiration or earlier termination as provided herein.

5. **Release of Liability**. Upon the expiration or earlier termination of the Reservation Period, Grantor will be automatically released from all liability to Grantee and any other party with respect to the Property (or the Released Tract, as applicable) and Grantor's operations thereon, including without limitation damage to persons or to any portion of the Property or Released Tract, as applicable. Notwithstanding such automatic release and termination, upon request by either party, the parties will execute written releases of the timber reservation described herein, which shall be in recordable form. One or more releases may be requested from time to time as to a Released Tract prior to expiration or termination of the Reservation Period as to the entire Property. The requesting party may, at its sole cost, cause such release to be recorded in the records of the County or Parish where the Property is located.


N
LandSaleID 12140
Property/Compartment(s) BM / 2420
RMS Region/District Florida / Jay
Lease Fee
State/County FL / Escambia
Acres 202
18
19
30
29
28
State Hwy 97
State Hwy 97
T3N R31W
Seller will Retain and Harvest Pine Only in Hardwood Stands 5 and 26
Seller will Retain Timber and do a Residential Harvest on Pine Stands 3, 20, and 25 leaving approximately 50 Pine Trees per acre
0.25
Miles
1:15,840
This map is not warranted for completeness or accuracy
RMS
Resource Management Service, LLC

WRITTEN CONSENT OF
THE MANAGER OF
RMS TIMBERLANDS LLC

The undersigned, being the Manager (the "Manager") of RMS Timberlands LLC, a Delaware limited liability company (the "Company"), hereby consents in writing, in accordance with the Company's Operating Agreement (the "Agreement"), to the adoption of the following resolutions:

APPROVAL OF SALE OF PROPERTY

WHEREAS, the Manager has determined that it is advisable and in the best interest of the Company to convey that certain tract or parcel of land in Escambia County, State of Florida, described as Compartment No. BM-2420 (ID 12140) (the "Property") as more fully described in that certain Purchase Agreement with an effective date of February 20, 2018 by and between Company, as Seller, and Bluewater Creek Estates, Inc., as Buyer (the "Purchase and Sale Agreement").

NOW, THEREFORE, BE IT RESOLVED, the Manager hereby approves, confirms and ratifies the sale of the Property on the terms and conditions set forth in the Purchase and Sale Agreement, the execution, delivery and performance of the Purchase and Sale Agreement and the execution, delivery and performance of all other documents relating to the same, in all respects.

OTHER ACTS

RESOLVED, that the officers of the Manager and the Company, each as authorized under the Agreement, be, and hereby are authorized, empowered and directed to do all other things and acts, to execute and deliver all other instruments, documents and certificates (collectively, "Documents"), and to pay all costs, fees and taxes as may be, in their sole judgment, necessary, proper or advisable in order to carry out and comply with the purposes and intent of the foregoing resolutions (collectively, the "Acts"), and that all of the acts and deeds of the officers of the Manager and of the Company that are consistent with the purposes and intent of such resolutions be, and hereby are, in all respects, approved, ratified, confirmed and adopted as the acts and deeds of the Manager and Company.

AUTHORITY

RESOLVED, that any or each of W.A. Hinson, III, as President of the Company, Craig Blair, as Executive Vice President of the Company, Ed Sweeten, as Executive Vice President of the Company, Dennis DuBose, as Executive Vice President of the Company, and/or Charlie Cornish, as Executive Vice President of the Company, has authority to execute and deliver any and all Documents in connection with the foregoing and to take any Acts as he deems proper in consummating the transaction contemplated by the Purchase and Sale Agreement.

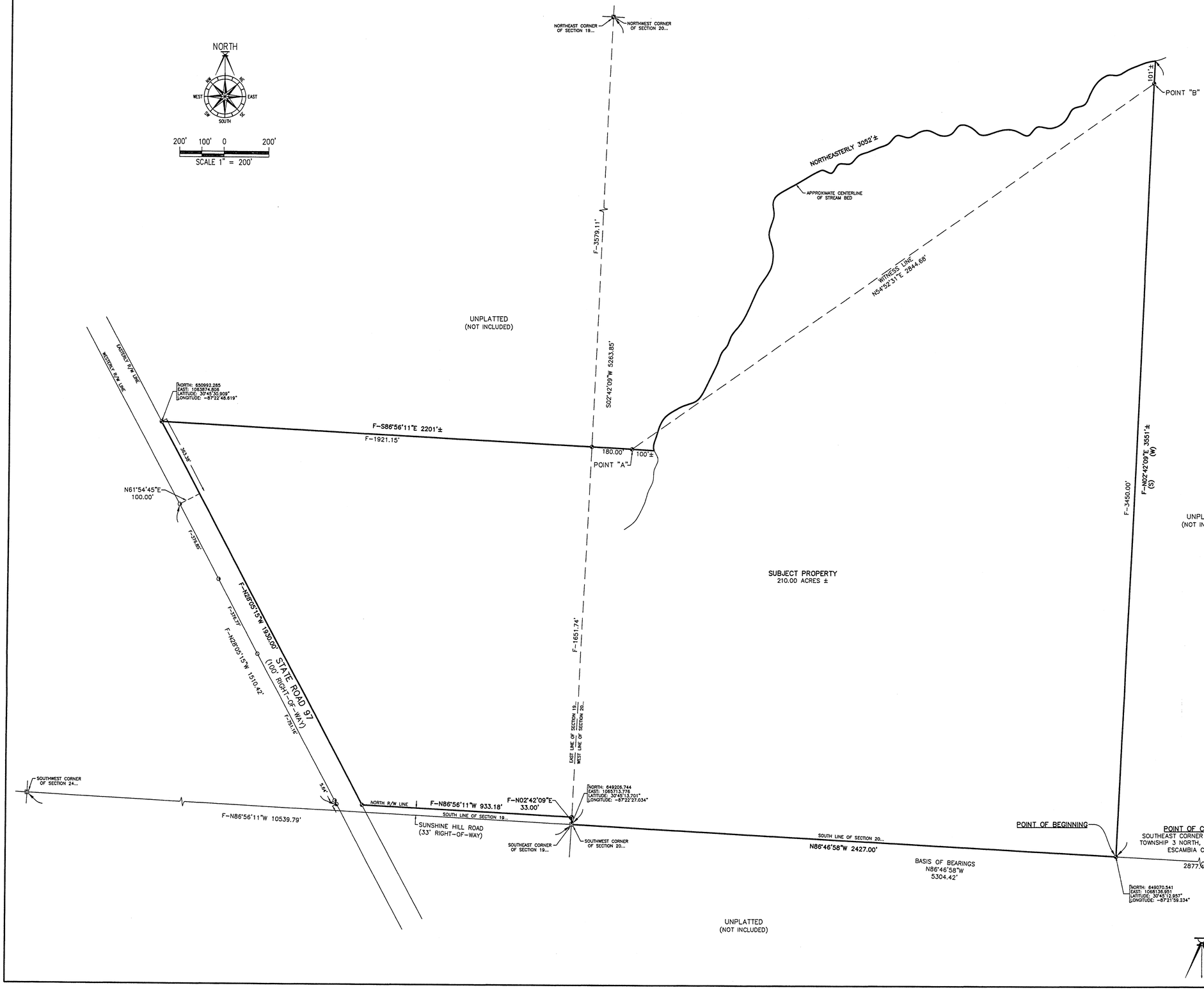
IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the day written below.

MANAGER

Resource Management Service LLC,
Manager of RMS Timberlands LLC

By: Ed Sweet
Name: Ed Sweeten
Title: Executive Vice President

Date: March 27, 2018



SURVEYORS NOTES:

-THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
-ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
-NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
-NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
-NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
-ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
-ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
-THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
-BASIS OF BEARINGS: IS BASED ON THE STATE PLANE BEARING OF N86°46'58"W ALONG THE SOUTH LINE OF SECTION 19. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) – (NAD83) – (2011) – (EPOCH 2010.0000).
-REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF ESCAMBIA COUNTY PROPERTY APPRAISERS MAP OF SECTIONS 19 & 20.
-ENCROACHMENTS ARE AS SHOWN.
-THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
-THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS L.B. 7919.
-THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT A 4"x4" ST. REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE GO NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2877.42 FEET TO THE **POINT OF BEGINNING;**
THENCE CONTINUE NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2427.00 FEET TO A PLAIN 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBIA COUNTY, FLORIDA;
THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (33' R/W);
THENCE DEPARTING SAID EAST LINE GO NORTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100' R/W);
THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 1930.00 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 1921.15 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20;
THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 180.00 FEET TO A POINT KNOWN AS POINT "A";
THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM;
THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 3052 FEET, MORE OR LESS TO A POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 3551 FEET, MORE OR LESS OF THE **POINT OF BEGINNING;**
THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 101 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 2844.68 FEET FROM THE AFOREMENTIONED POINT "A";
THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE **POINT OF BEGINNING.** THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 210.00 ACRES, MORE OR LESS.

LEGEND:

⊠ –FOUND 4"x4" CONCRETE MONUMENT L.B. #7277
⊠ –FOUND 4"x4" St. REGIS CONCRETE MONUMENT
⊠ –FOUND PLAIN 3" DIAMETER CONCRETE MONUMENT
◉ –FOUND 5/8" F.D.O.T. CAPPED IRON ROD
◉ –FOUND 1/2" CAPPED IRON ROD L.B. #7174
◉ –FOUND PLAIN 1/2" IRON ROD
◉ –FOUND PLAIN 1/2" IRON PIPE
◉ –SET 1/2" CAPPED IRON ROD L.B. #7919
PSM –PROFESSIONAL SURVEYOR AND MAPPER
L.B. –LICENSED BUSINESS
R/W –RIGHT-OF-WAY
F –FIELD
± –MORE OR LESS

KJM Land Planning, LLC.
1616 W. Avery St.
Pensacola, FL 32501
850-438-0202 Fax 850-438-1307

MICHAEL WATTS AUSTIN, PSM #5458
CORPORATE NO. LB 0007919
STATE OF FLORIDA

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

6/24/18

ADDRESS:	HIGHWAY 97 / SUNSHINE HILL ROAD
REQUESTED BY:	
TYPE:	BOUNDARY SURVEY
SECTIONS 19 & 20, TOWNSHIP- 3 - NORTH, RANGE- 31 - WEST, ESCAMBIA COUNTY	

SCALE: 1"=200'	FIELD BOOK:	PAGE:	CREW:	FIELD DATE:	DRAWN BY:	CHECKED BY:
DATE: 03/13/18	N/A	N/A	NS/DB	03/09/18	JSP	

NO.:	DATE:	REVISIONS:	APPROVED BY:
1	03/24/18	REVISED LEGAL DESCRIPTION - JSP	

DRAWING NUMBER
18-17531

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: **Andrew Holmer, Division Manager**
Development Services Department

FROM: **Terri V. Malone, AICP, Transportation Planner**
Transportation & Traffic Operations Division

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

DATE: **June 6, 2018**

RE: **Transportation & Traffic Operations (TTO) Comments – Z-2018-08**

TTO Staff has reviewed the Rezoning Case (Z)-2018-08, 900 Block of Highway 97, agenda item for the Planning Board meeting scheduled for July 3, 2018. Please see the below comments.

Currently, there are no ongoing or programmed transportation projects on Highway 97 within the County's Capital Improvements Program. Likewise, there are no ongoing or programmed transportation projects on the adjacent segment of US 29 on FDOT's Work Program.

Highway 97 is classified as a minor arterial and has a year 2017 daily volume of 6,400 vehicles and a posted speed of 55 miles per hour (mph). There is an elementary school located near the project on Highway 97. During drop-off and pick-up times, speed is limited to 20mph through the school zone. The other roadway, in the vicinity, of the proposed rezoning is US 29. US 29, in this area, is classified as a principal arterial with a year 2017 daily volume of 7,800 vehicles and a posted speed of 55 mph. South of Highway 97 on US 29, there is an FDOT roadway resurfacing and intersection improvement project scheduled to begin in the summer of 2019.

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

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

Planning Board-Rezoning **7. B.**

Meeting Date: 09/04/2018
CASE : Z-2018-09
APPLICANT: Ronald C. Williams, Owner
ADDRESS: 1900 Block Tate Rd
PROPERTY REF. NO.: 27-1N-31-0802-002-002
FUTURE LAND USE: MU-S, Mixed-Use Suburban
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: LDR, Low Density Residential district (4 du/acre)

TO: LDMU, Low Density Mixed-use district (7 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

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

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

CPP FLU 1.3.1 Future Land Use Category 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.

CPP 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 redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

CPP FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential rezonings to allow higher residential densities may be allowed in the Mixed-Use Urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

FINDINGS

The proposed amendment to LDMU **is consistent** with the intent and purpose of Future Land Use category MU-S stated in CPP FLU 1.3.1. The current FLU allows for residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. The parcel will use the existing roads and infrastructures.

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

LDR, Low Density Residential.

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.

LDMU, Low Density Mixed-use

Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of

well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

LDC 3-2.6(e) Location criteria. All new non-residential uses proposed within the LDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, 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 200 feet of an intersection with another arterial or collector.

(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, or shopping mall.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the LDMU 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 street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:

a. Any intrusion into a recorded residential subdivision is limited to a corner lot

b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use (solid waste dumpsters, truck loading/unloading areas, drive-thru facilities, etc.) furthest from the residential uses.

FINDINGS

The proposed amendment **is not** consistent with the intent and purpose of the Land Development Code. LDMU zoning allows for a mix of neighborhood commercial as well as an increase in density from four dwelling units to seven dwelling units an acre. The subject property is adjacent to LDMU and LDR parcels and currently has access from Tate Rd. The parcel **does not** meet the locational criteria as it is addressed off a local roadway, however If the parcel where to be addressed off of Kingsfield Rd, a collector roadway, the parcel would meet the locational criteria as it is within a quarter of a mile of Tate High School, a traffic generator. The applicant provided a compatibility analysis and per the LDC, the Board may waive the locational criteria.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a

residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

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 LDMU. There is an existing business on the corner, which is also owned by the applicant. It is there intention to use the subject parcel for his existing business. There are pre existing business to the west of the subject parcel as well as a high school and a church within the impacted area. The area is predominately rural in nature with medium to large size parcels that have the LDR zoning designation, recognizing the fact that this should not promote a proliferation of commercial activities

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

Appropriate if spot zoning
Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.
As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development.*

FINDINGS
The requested zoning district would not be considered to be spot zoning as the adjoining parcels are currently zoned LDMU. Along Tate road, there are residential use properties and along Kingsfield are some existing neighborhood commercial.

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

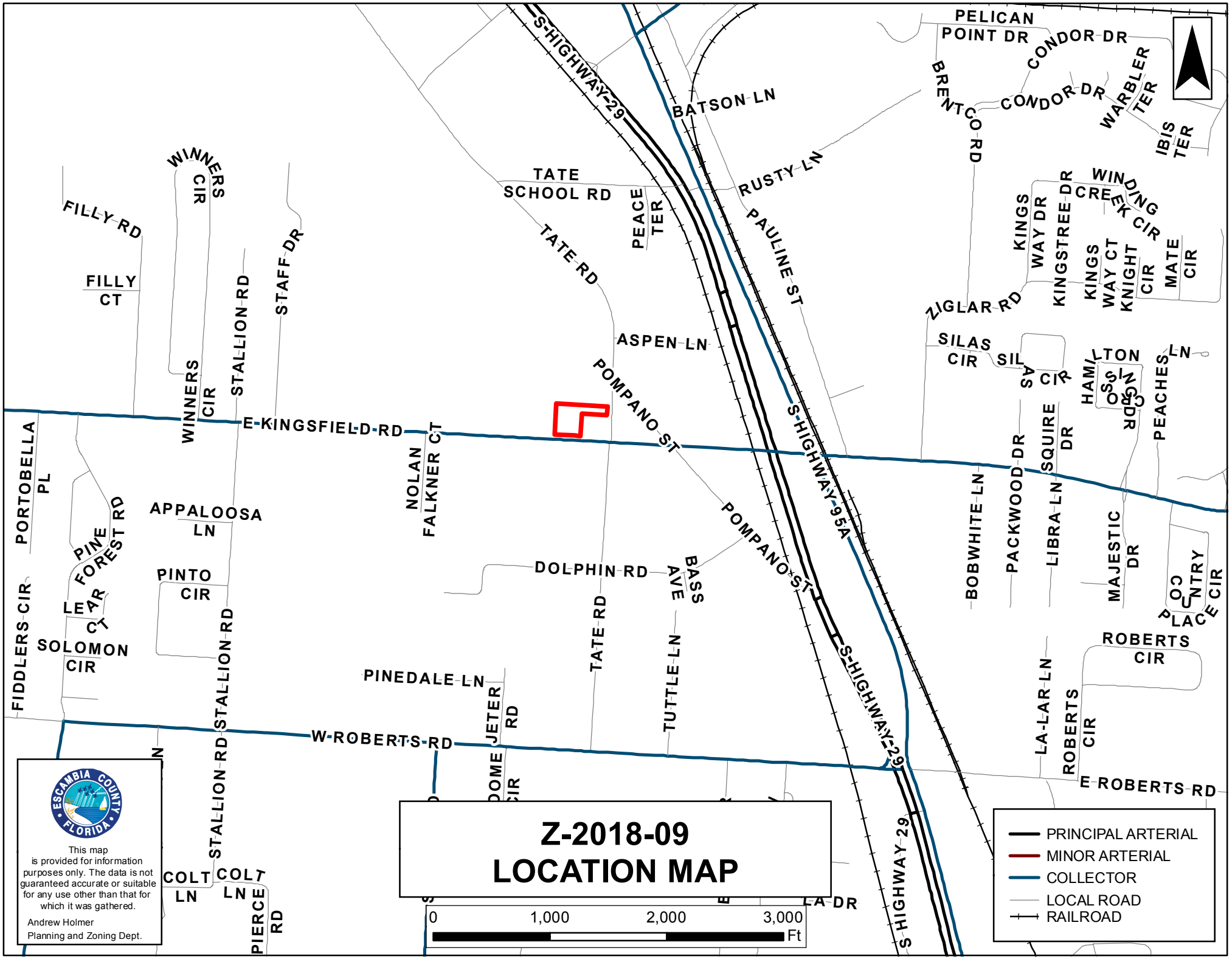
Appropriate with changed or changing conditions
If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

FINDINGS
The land uses or development conditions within the area surrounding the property of rezoning **have not** changed due to new developments or land use changes. The proposed rezoning to LDMU will share the same allowable uses as the adjoining parcels currently have.

Attachments

Working Case File

Z-2018-09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WARBLER TER
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S HIGHWAY 29
BATSON LN
RUSTY LN
PAULINE ST
TATE SCHOOL RD
TATE RD
PEACE TER
WINNERS CIR
FILLY RD
FILLY CT
STALLION RD
STAFF DR
WINDING CREEK CIR
KINGSTREE DR
KINGS WAY DR
KINGS WAY CT
KNIGHT CIR
MATE CIR
ZIGLAR RD
ASPEN LN
SILAS CIR
SILAS CIR
HAMILTON CROSS
PEACHES LN
POMPANO ST
E KINGSFIELD RD
NOLAN FALKNER CT
S HIGHWAY 95A
PORTOBELLA PL
PINE FOREST RD
APPALOOSA LN
PINTO CIR
LEAR CT
SOLOMON CIR
FIDDLERS CIR
DOLPHIN RD
BASS AVE
TATE RD
TUTTLE LN
BOBWHITE LN
PACKWOOD DR
SQUIRE DR
LIBRA LN
MAJESTIC DR
COUNTRY PLACE CIR
ROBERTS CIR
LA-LAR LN
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PINEDALE LN
JETER RD
DOME CIR
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S HIGHWAY 29
COLT LN
COLT LN
PIERCE RD
LA DR
ESCAMBIA COUNTY FLORIDA
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-2018-09
LOCATION MAP
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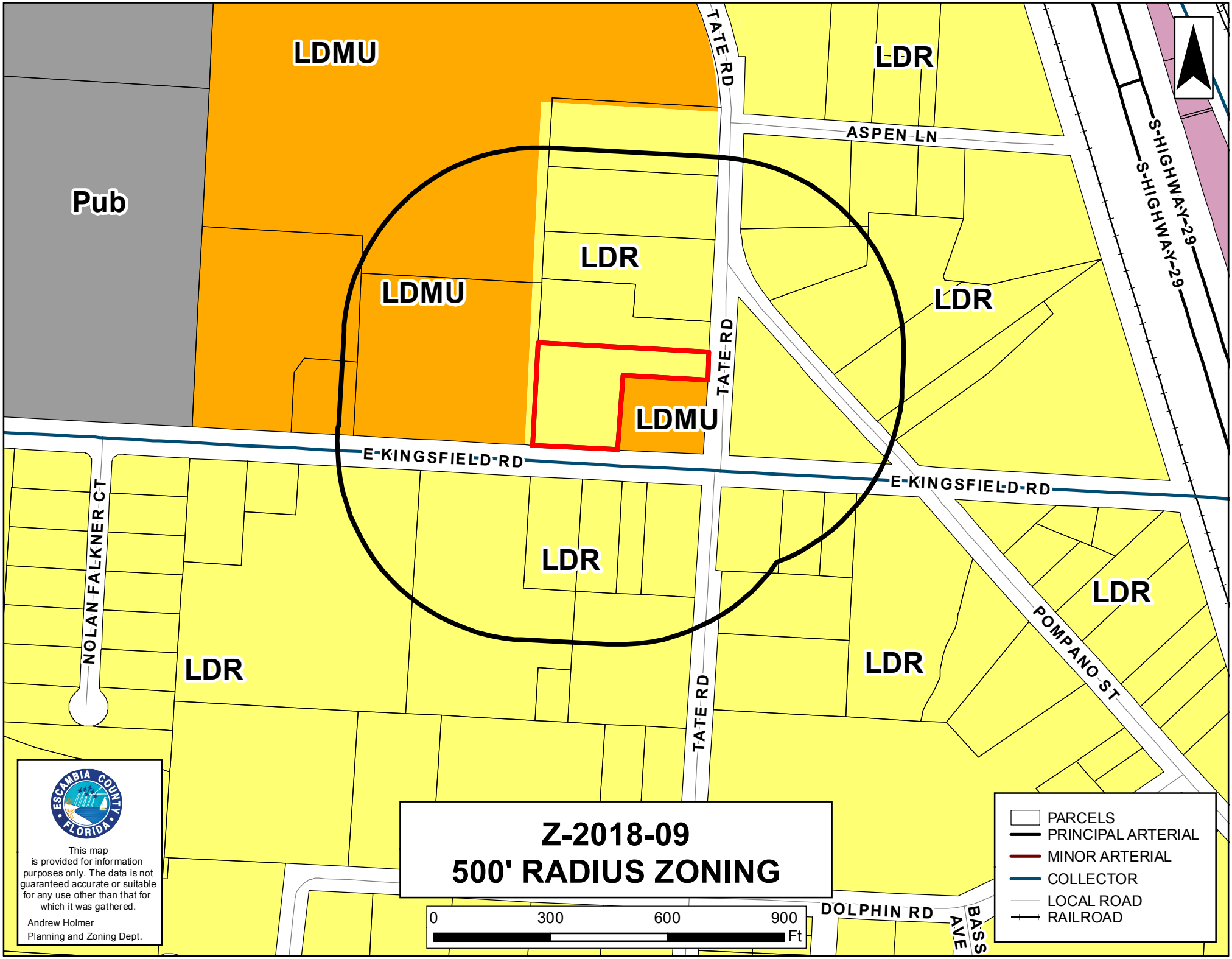
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD


LDMU
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ASPEN LN
S-HIGHWAY-29
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BASS AVE
Z-2018-09
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PARCELS
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MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
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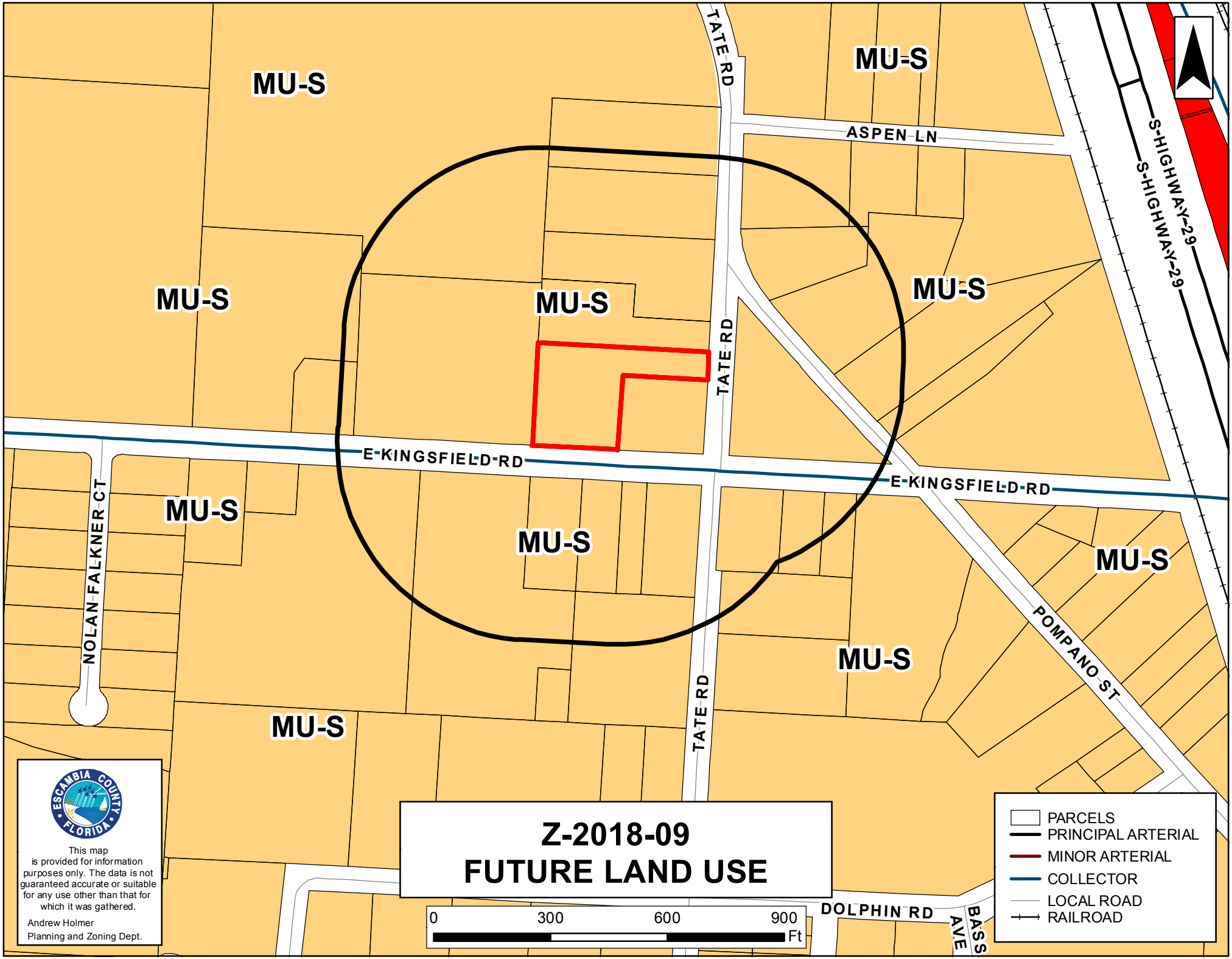
Andrew Holmer
Planning and Zoning Dept.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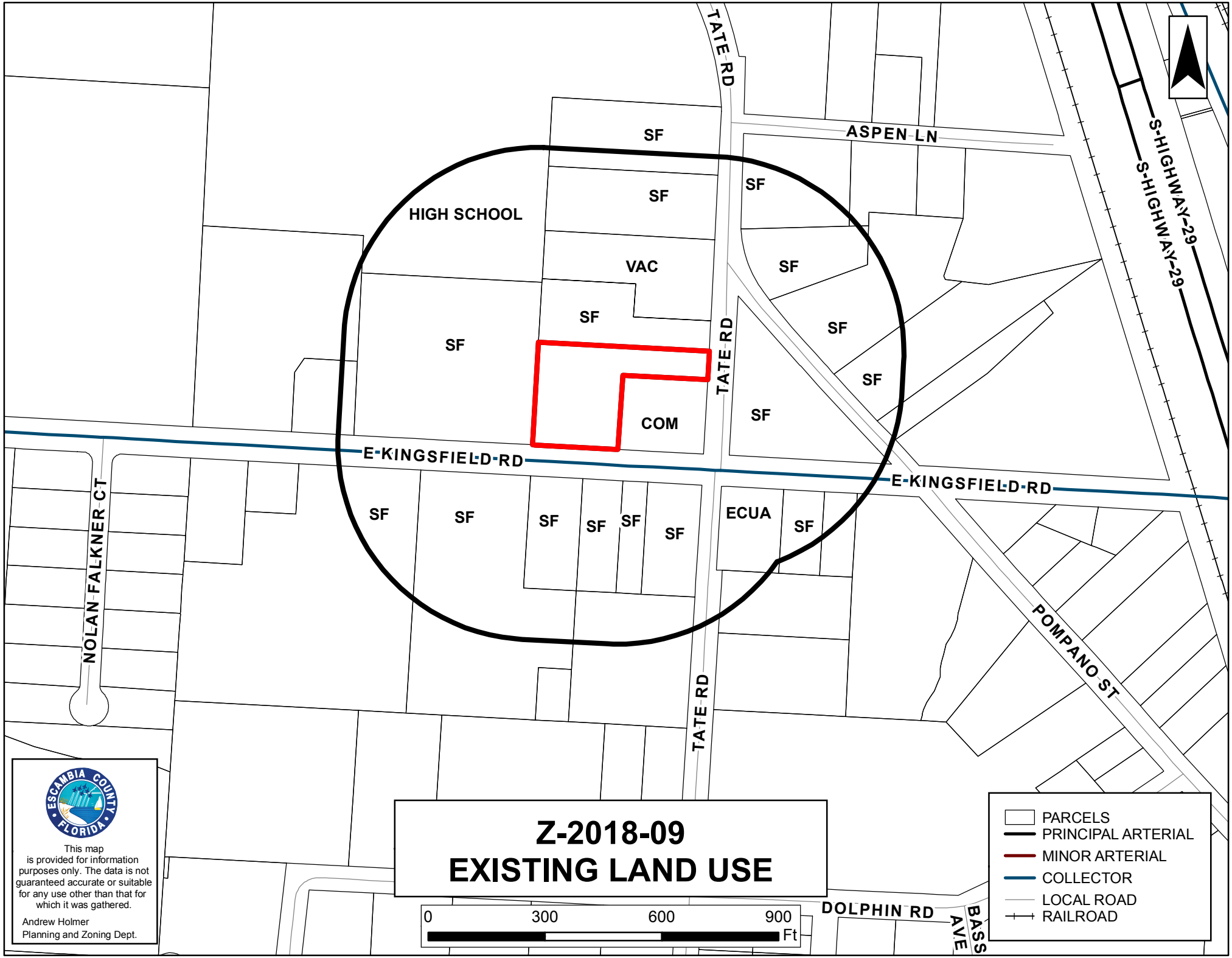
DOLPHIN RD
BASS AVE
Z-2018-09
FUTURE LAND USE
0
300
600
900
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.


TATE RD
ASPEN LN
S-HIGHWAY-29
S-HIGHWAY-29
SF
SF
SF
HIGH SCHOOL
VAC
SF
SF
SF
SF
SF
SF
COM
SF
E-KINGSFIELD-RD
E-KINGSFIELD-RD
NOLAN FALKNER CT
SF
SF
SF
SF
SF
SF
ECUA
SF
TATE RD
POMPANO ST
DOLPHIN RD
BASS AVE
Z-2018-09
EXISTING LAND USE
0
300
600
900
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
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.

POMPANO ST
TATE RD
E KINGSFIELD RD
TATE RD
ESCAMBIA COUNTY FLORIDA
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-2018-09
AERIAL MAP
0
100
200
300
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD

Public Hearing Sign on Tate Rd

Looking north on Tate Rd

Looking onto a portion of property from drive on Tate Rd

Looking from subject parcel across Tate Rd

Looking south along Tate
from subject parcel access

Looking across Tate Rd
from subject parcel

Public Hearing sign on Kingsfield Rd

Looking onto subject parcel from Kingsfield

Looking south across Kingsfield Rd from subject parcel

Looking southwest
along Kingsfield Rd

Looking at adjoining parcel to west along Kingsfield Rd

Looking east along Kingsfield Rd

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: Z-2018-09 Accepted by: _____ PB Meeting: 8/7/18

1. **Contact Information:**

   A. **Property Owner/Applicant:** RONALD C WILLIAMS

   Mailing Address: P.O. BOX 571

   Business Phone: 850-968-0427 Cell: 850-380-4094

   Email: callsigns@bellsouth.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: 1900 TATE RD.

   Parcel ID (s): 27-1N-31-0802-002-002

   B. Total acreage of the subject property: 1.66 AC

   C. Existing Zoning: LDR

   Proposed Zoning: LDMU ; explain why necessary and/or appropriate

   FLU Category: MU-S

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

E. Sanitary Sewer: N/A Septic: N/A

3. **Amendment Request**

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address *ALL* the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

IT'S ALLOWED BY THE COMPREHENSIVE PLAN

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

1000 FT WEST IS JOHNS MODELS STORE & A WELDING/FAB SHOP - NORTH IS TATE HIGH AUTO SHOP & AGG SHOP - SOUTH EAST ACCROSS STREET IS ECUA PUMP STATION / WATER WELL ALSO WILLIAMS SCRAP ON 2 SIDES, PARCELS ON BOTH SIDES OF THIS PARCEL IS ZONED LDMU

c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

I AGREE THIS IS TRUE

d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

NOT SPOT ZONING

e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

NO ZONING CHANGES LATELY
NOT APPLY

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): 27-1N-31-0802-002-002

Property Address: 1900 TATE RD.

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 6-18-18 DAY OF _____, YEAR OF _____.

Ronald C. Williams	RONALD C. WILLIAMS	6-18-18
Signature of Property Owner	Printed Name of Property Owner	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 _____
_____, Florida, property reference number(s)_____
_____ I hereby designate _____
_____ 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 _____day of_____ the year of,_____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name:_____ Email:_____
Address:_____ Phone:_____

_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF _____COUNTY OF _____
The foregoing instrument was acknowledged before me this _____day of _____ 20 ___,
by _____.
Personally Known ☐ OR Produced Identification☐. Type of Identification Produced: _____

_____	_____
Signature of Notary	Printed Name of Notary

(Notary Seal)

DONT DO THIS PG

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: $1,084.00
http://myescambia.com/business/ds/planning-board or contact us at 595-3547

Note: Application fees include a $5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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. _____N/A 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.

Ronald C. Williams — Signature of Owner/Agent

RONALD C. WILLIAMS — Printed Name Owner/Agent

6-18-18 — Date

_____ Signature of Owner

_____ Printed Name of Owner

_____ Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 18th day of June 20 18, by Ronnie C. Williams

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

Kim L. Wilson — Signature of Notary

Kim L. Wilson — Printed Name of Notary

NOTARY PUBLIC (notarial seal) STATE OF FLORIDA

KIM L WILSON
MY COMMISSION # FF 991192
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services

Recorded in Public Records 12/28/2016 2:11 PM OR Book 7644 Page 653, Instrument #2016099331, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $3.50

12 CC
3.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 271N310802002002
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of December, 2016 by **William G. Williams, a single man** , whose post office address is **3376 Pine Forest Road, Cantonment, FL 32533** herein called the grantor, to **Ronald C. Williams, a single man, and Patricia M. Williams, a married woman and Melissa C. Williams, Single, as joint tenants with the rights of suvirorship and not as tenants in common**, whose post office address is **2590 Fiddlers Circle, Cantonment, FL 32533**, hereinafter called the Grantees:
(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

PARCEL "E" COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF KINGSFIELD ROAD (80 FEET RIGHT OF WAY) AND THE EAST LINE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 15 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF KINGSFIELD ROAD FOR 14 FEET TO THE WEST RIGHT OF WAY LINE OF TATE ROAD (66 FEET RIGHT OF WAY); THENCE PROCEED ALONG THE WEST RIGHT OF WAY OF TATE ROAD (66 FEET RIGHT OF WAY); NORTH 02 DEGREES 17 MINUTES 53 SECONDS WEST FOR 190.94 FEET TO A POINT ON THE WEST RIGHT OF WAY OF TATE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 52 MINUTES 47 SECONDS WEST FOR 69.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST FOR 439.41 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST FOR 259.87 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST FOR 219.62 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST FOR 190.88 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS EAST FOR 218.69 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Donna L Williams
Witness #1 Signature

Donna L Williams
Witness #1 Printed Name

Witness #2 Signature

Joanne Gunn
Witness #2 Printed Name

William G Williams
William G. Williams

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of December, 2016 by William G. Williams, who is personally known to me or has produced a current driver license as identification.

Notary Public

Printed Notary Name
My Commission Expires:

SEAL **Joanne Gunn**
Notary Public - State of Florida
Commission No. FF 179009
Commission Expires 1/25/19

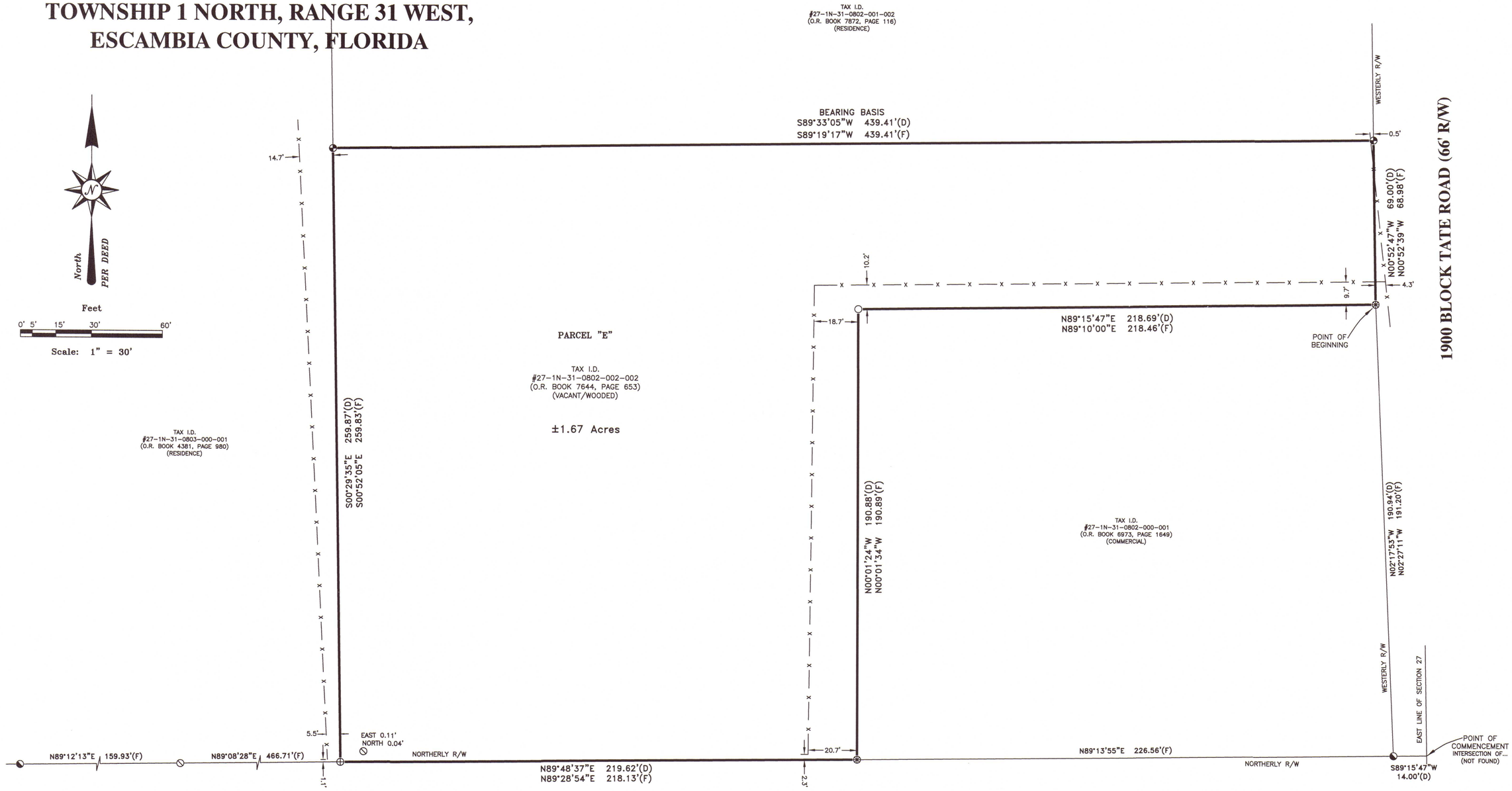
File No.: 1612077J

COMPATABLE ANALYSIS

MEETS LOCATION CRITERIA #2 PROXIMITY TO TRAFFIC GENERATOR - KINGSFIELD RD & TATE RD. TATE HIGH SCHOOL LETS OUT ON KINGSFIELD RD & TATE RD - TRAFFIC EXITS ON TATE & KINGSFIELD RD & TRAVELS THROUGH INTERSECTION OF TATE & KINGSFIELD RD.

BOUNDARY SURVEY
1900 BLOCK TATE ROAD
A PORTION OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

EMPIRE LAND·SURVEYING INC



KINGSFIELD ROAD (R/W VARIES)

LEGAL DESCRIPTION: (O.R. BOOK 7644, PAGE 653)

PARCEL "E" COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF KINGSFIELD ROAD (80 FEET RIGHT OF WAY) AND THE EAST LINE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 15 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF KINGSFIELD ROAD FOR 14 FEET TO THE WEST RIGHT OF WAY LINE OF TATE ROAD (66 FEET RIGHT OF WAY); THENCE PROCEED ALONG THE WEST RIGHT OF WAY OF TATE ROAD (66 FEET RIGHT OF WAY); NORTH 02 DEGREES 17 MINUTES 53 SECONDS WEST FOR 190.94 FEET TO A POINT ON THE WEST RIGHT OF WAY OF TATE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 52 MINUTES 47 SECONDS WEST FOR 69.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST FOR 439.41 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST FOR 259.87 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST FOR 219.62 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST FOR 190.88 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS EAST FOR 218.69 FEET TO THE POINT OF BEGINNING.

LEGEND

R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORD BOOK
L.B.	LICENSED BUSINESS
——x——	WIRE FIELD FENCE
⊛	FOUND 1/2" CAPPED IRON ROD – L.B. #1292
⊘	FOUND 1" IRON PIPE
◐	FOUND 1" IRON ROD
○	FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
◕	SET 1/2" CAPPED IRON ROD – ELSI L.B. #6993
⊕	FOUND 1/2" CAPPED IRON ROD – 4153

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

RONALD C. WILLIAMS — PATRICIA M. WILLIAMS

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

RONALD C. WILLIAMS
PATRICIA M. WILLIAMS
MELISSA C. WILLIAMS

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

POSSIBLE ENCROACHMENTS: FENCES

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STATE OF FLORIDA — CERTIFICATE NO. 5766 — PROFESSIONAL SURVEYOR AND MAPPER

JULY 9, 2018 LELAND M. EMPIE, P.S.M.
DATE

SCALE: 1" = 30'
FIELD DATE: 6/28/18
ORDER NO: 242-18
FIELD BOOK: 192/77

CLIENT: WILLIAMS

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

BEARING BASIS: S89°33'05"W NORTH LINE OF PARCEL "E" (PER DEED)

TYPE OF SURVEY: BOUNDARY

GENERAL NOTES:
1. *Fence locations as drawn are not to scale.* 1A. *This drawing only reflects setback lines, which appear on the recorded plat.*
2. *Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.* 2A. *This property may also be subject to setback lines mandated by zoning.*
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); Description = (DE); Actual Field Measurement = (F); Plat = (P) 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.*
5. *All measurements were made in accordance with United States standards. The accuracy shown meet the standards required by this firm for ownership, easements.*
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 ownership, easements, or right-of-ways.*

C:\Amanda's Drawings\242-18-1.dwg, 7/9/2018 9:59:25 AM

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: **Andrew Holmer, Manager**
Development Services Department

FROM: **Terri V. Malone, AICP, Transportation Planner**
Transportation & Traffic Operations Division

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

DATE: **August 27, 2018**

RE: **Transportation & Traffic Operations (TTO) Comments – Z-2018-09**

TTO Staff has reviewed the Rezoning Case (Z)-2018-09, 1900 Tate Road, agenda item for the Planning Board meeting scheduled for September 4, 2018. Please see the below comments.

Tate Road is a two-lane road without shoulders or sidewalks. The pavement width is approximately 22 feet. Right of Way on Tate Road varies from 60 to 65 feet. JM Tate Senior High School is located about 0.25 miles from the subject property. There are six back-out residential driveways on Tate Road between the subject property and the school.

Currently, there are no ongoing or programmed projects for Tate Road on the County's Capital Improvements Program or FDOT's Work Program.

Tate Road is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes. As of 2017, Tate Road south of Kingsfield Road had 1,800 daily vehicles.

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

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

Planning Board-Rezoning **7. C.**

Meeting Date: 09/04/2018
CASE : Z-2018-11
APPLICANT: Gilbert Nelson, Owner
ADDRESS: Dogwood Place
PROPERTY REF. NO.: 34-2S-30-0040-010-003
FUTURE LAND USE: MU-S, Mixed-Use Suburban
DISTRICT: 3
OVERLAY DISTRICT: Brownsville
BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDMU, High Density Mixed-use district (25 du/acre)

TO: Com, Commercial district (25 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

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses

while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The maximum residential density is twenty five dwelling units per acre.

FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

FINDINGS

The proposed amendment to Com **is consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for a mix of residential and commercial uses to include recreational facilities.

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

LDC Sect. 3-2.9 HDMU

Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and intensity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

LDC Sect. 3-2.10 Com

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.

Sec. 3-3.4 Brownsville Overlay (Brn-OL).

Purpose. The Brownsville Overlay (Brn-OL) district establishes supplemental land use regulations to support the objectives of the adopted Brownsville area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization, support existing commercial corridors, and protect the unique and historic character of the Brownsville community.

LDC 3-2.10 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.

FINDINGS

The proposed amendment **is not** consistent with the intent and purpose of the Land Development Code. The Commercial zoning designation allows for more intense commercial uses than the current HDMU, neighborhood commercial. The parcel is within the Brownsville redevelopment area which strives to enhance the character of the area and supporting existing commercial corridors. Although the parcel is within 1/4 mile of an intersection with an arterial street, the parcel fronts a local road and not an arterial or collector as mandated by the criteria. The parcel can not be accessed from Mobile Highway or New Warrington Rd due to the connecting ramp from Mobile Highway to New Warrington Rd., which will be evaluated by Traffic and Transportation, Access management.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts HDMU and Com. It is recognized that there are commercial zoning categories across Dogwood and Mobile Highway although both are not within line of sight as well as being separated by a divided roadway. The proposed parcel is adjacent to an existing apartment complex, therefore it would allow for intense commercial uses with the potential to create adverse impacts on the existing residential development.

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

Appropriate if spot zoning

Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development.*

FINDINGS

The request to rezone to Commercial is spot zoning due to the adjacent parcels currently zoned HDMU, with commercial zoning across Dogwood to the south. There are commercial properties to the south, west and across New Warrington Road is an HC/LI zoned parcel.

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

Appropriate with changed or changing conditions

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

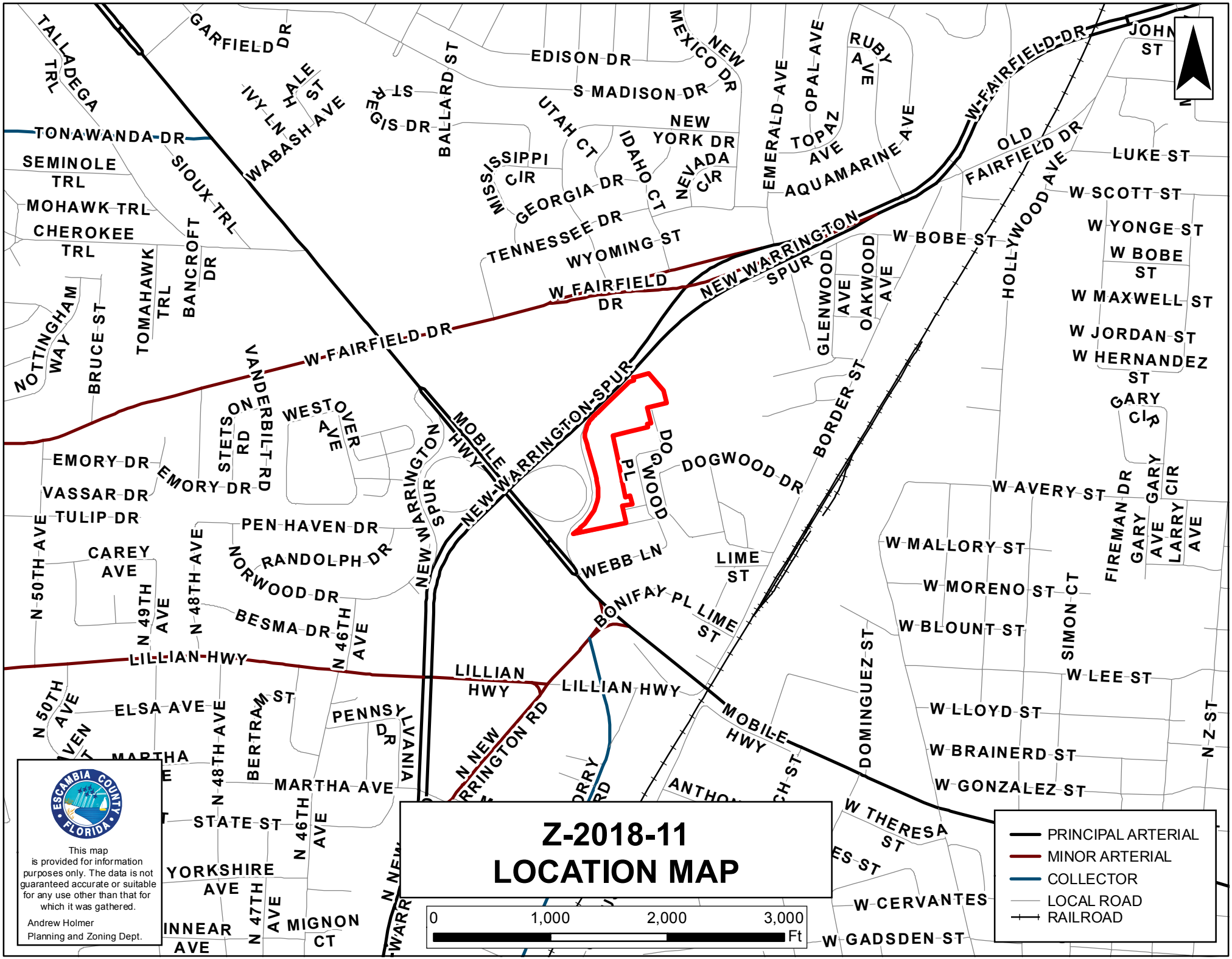
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning **have not** changed in uses or intensities. The parcel is not 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.

Attachments

Working Case File

Z-2018-11


Z-2018-11
LOCATION MAP
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PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
RAILROAD
ESCAMBIA COUNTY FLORIDA
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.
W FAIRFIELD DR
NEW WARRINGTON SPUR
MOBILE HWY
LILLIAN HWY
DOGWOOD DR
DOGWOOD PL
WEBB LN
LIME ST
BONIFAY PL
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EMERALD AVE
OPAL AVE
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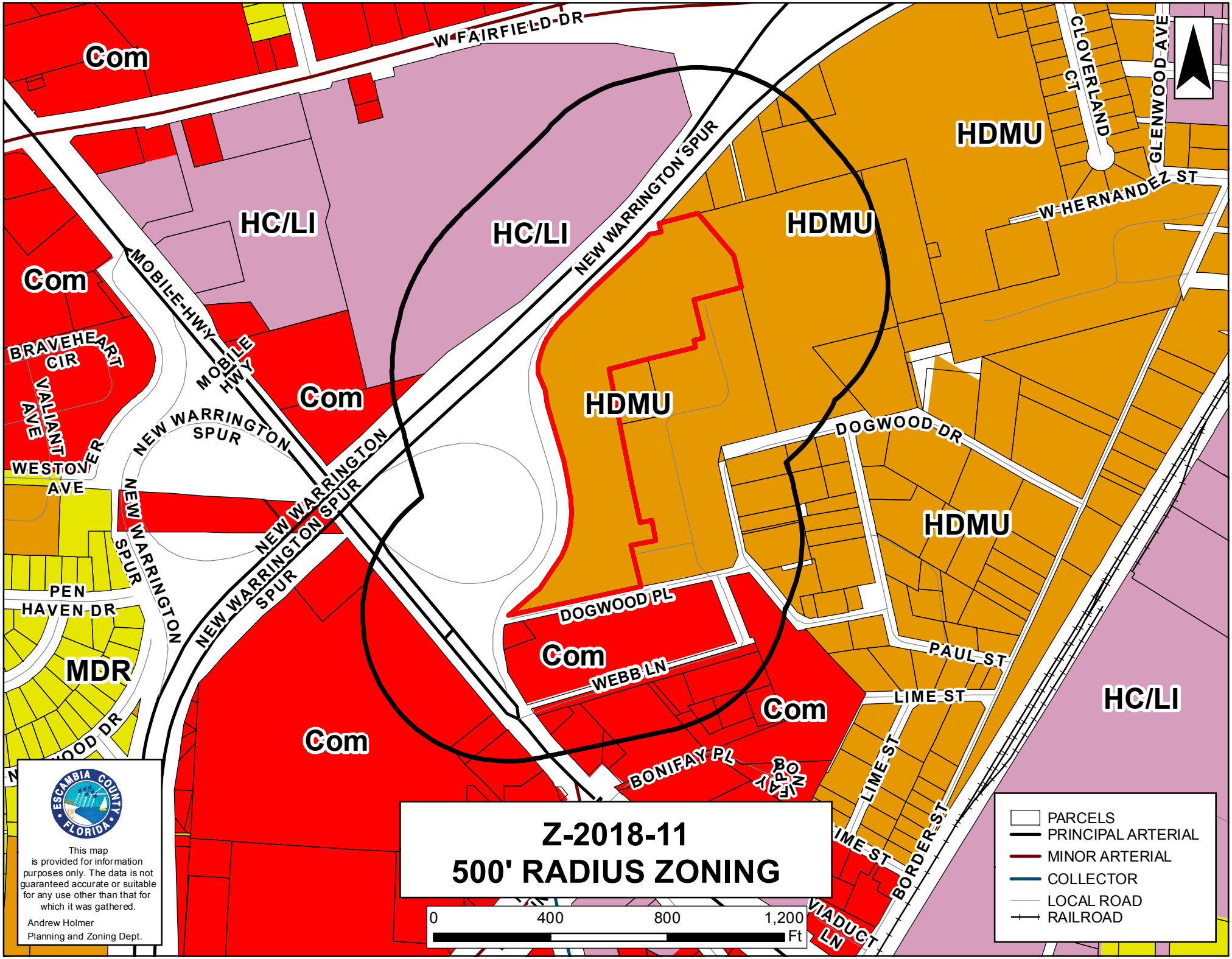
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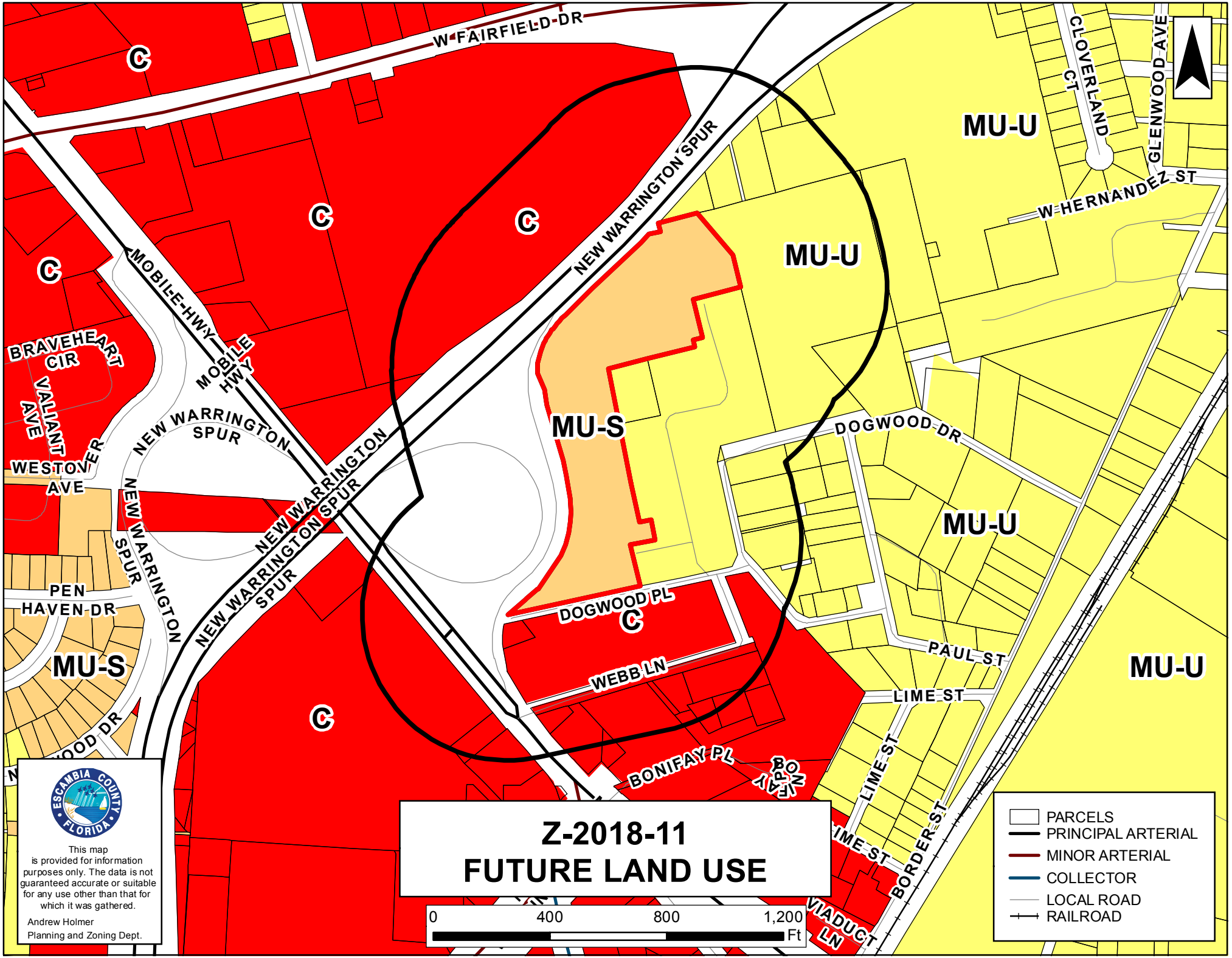
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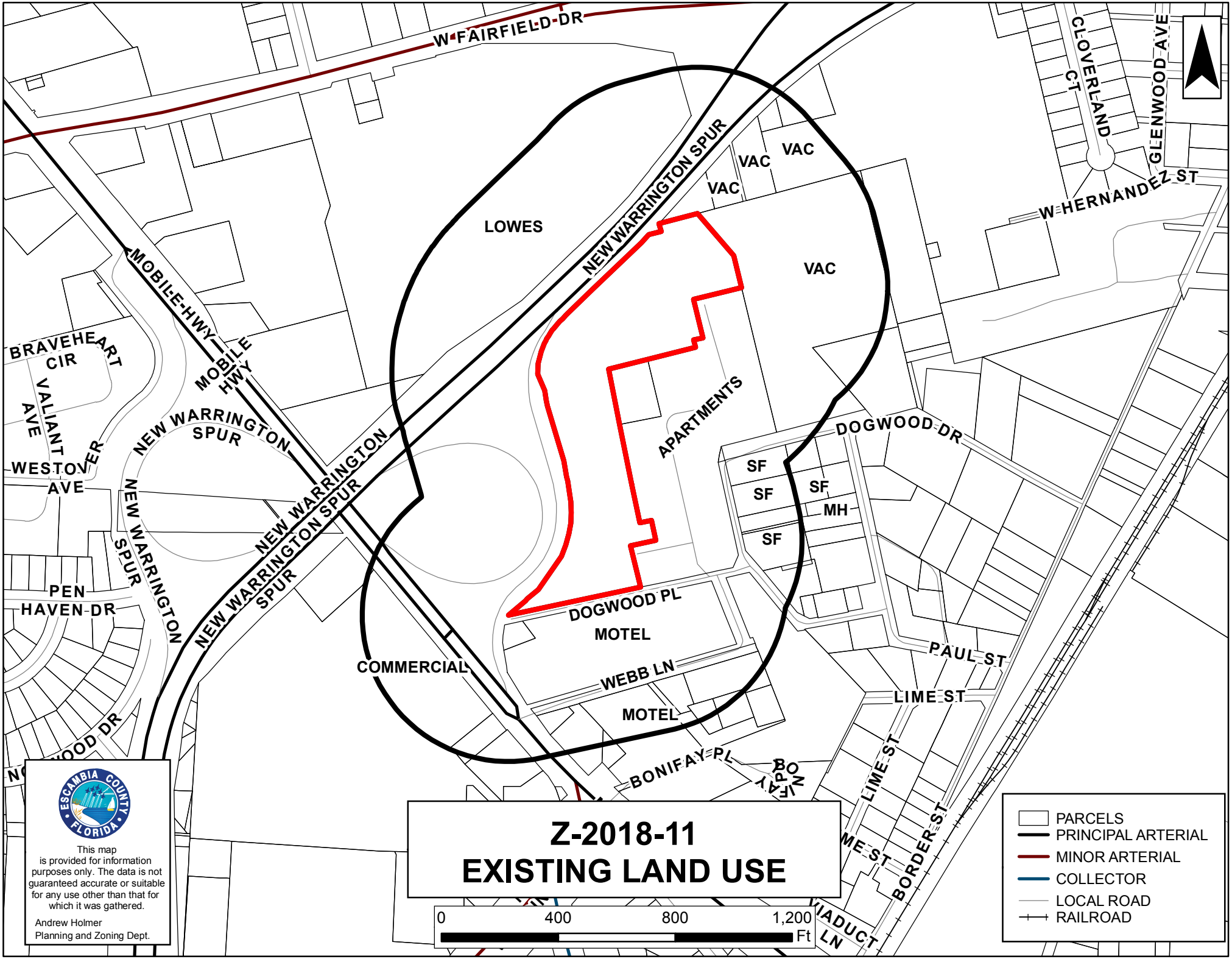
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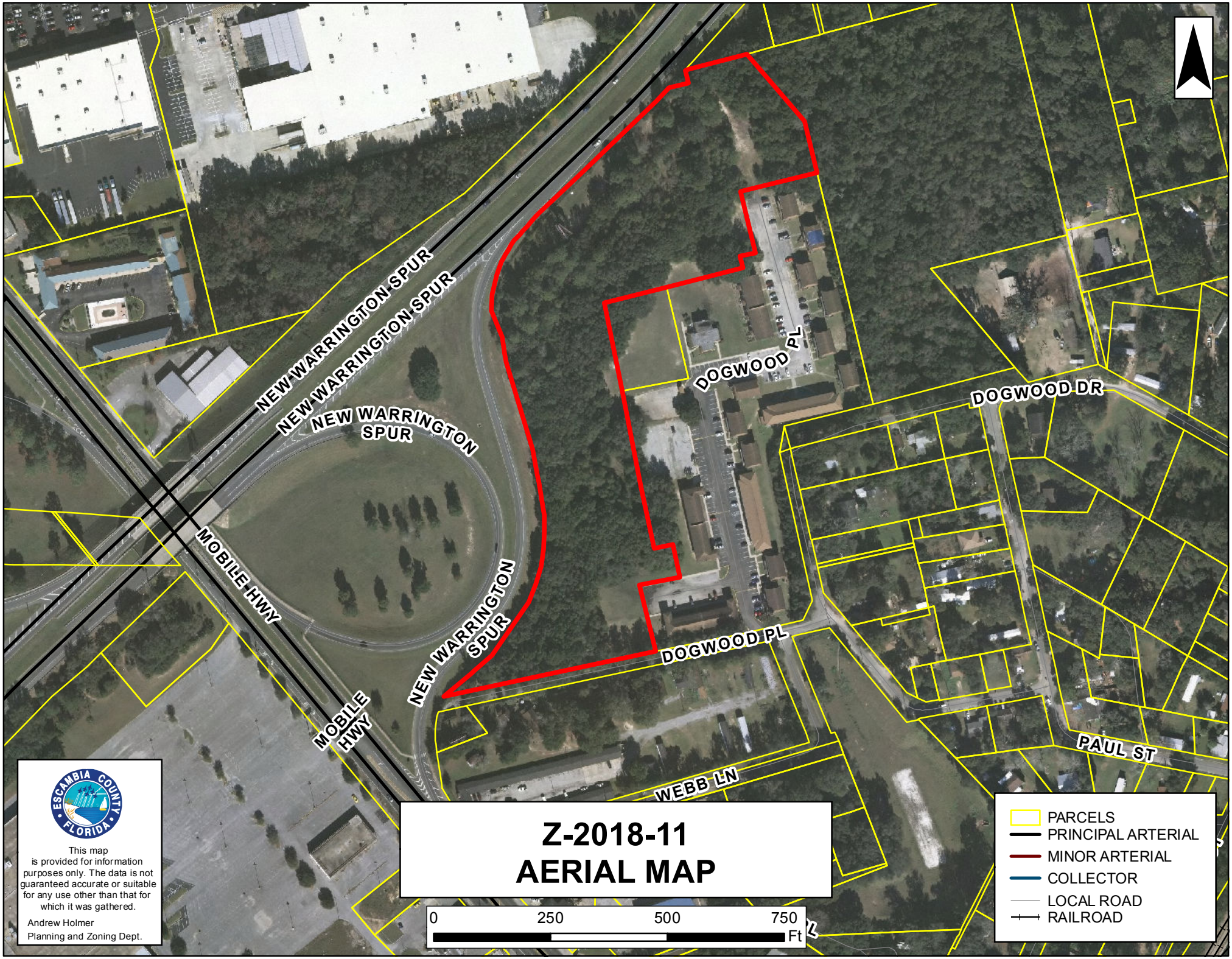
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Andrew Holmer
Planning and Zoning Dept.
Z-2018-11
AERIAL MAP
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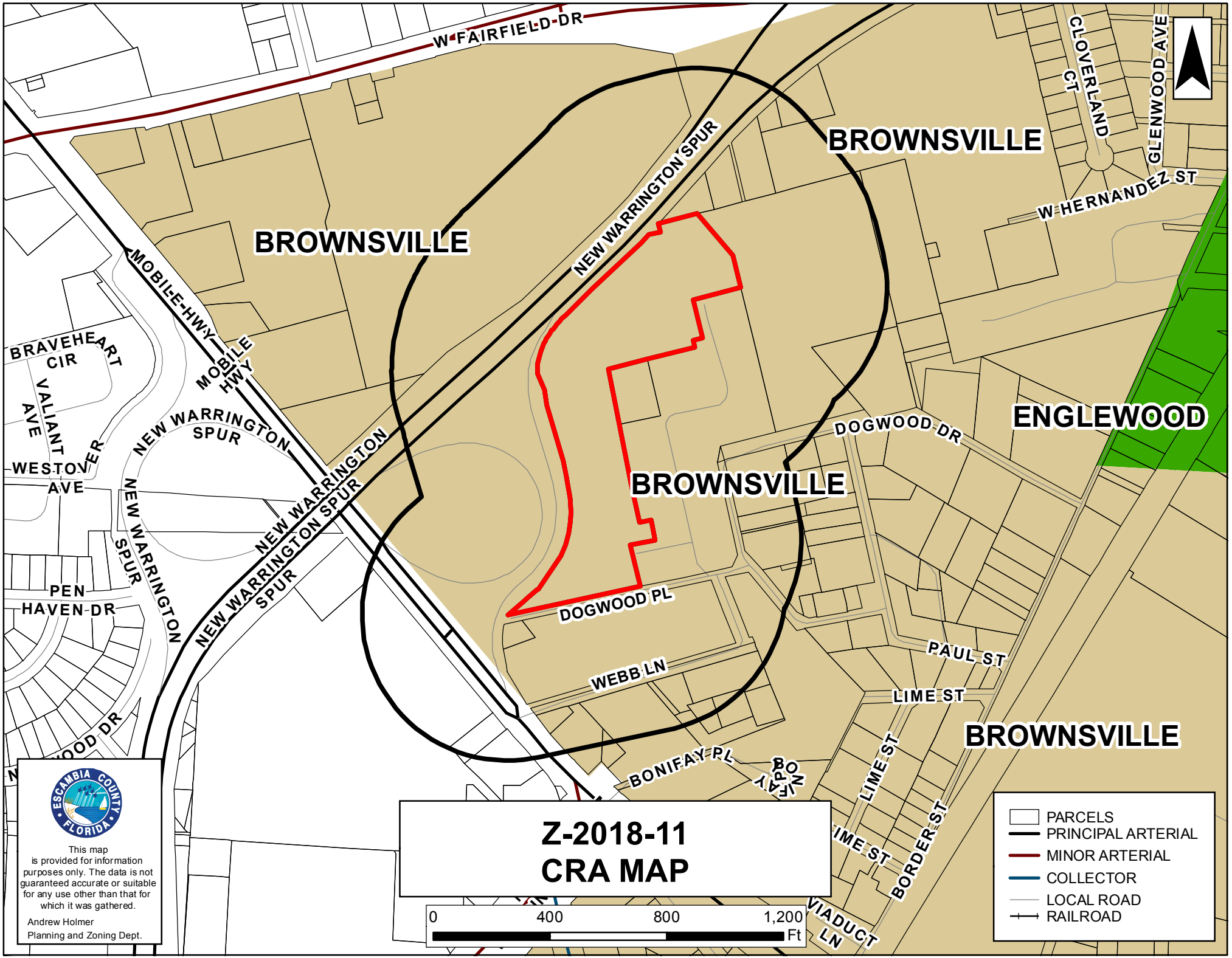
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Andrew Holmer
Planning and Zoning Dept.

Public Hearing Sign on backside of property; along on ramp

Looking east along spur

Public Hearing sign posted on Dogwood

Looking west along Dogwood;
parcel on right

Looking west along Dogwood

At Dogwood intersection

Looking west along Dogwood;
Drive to apartments on left

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: Z-2018-11 Accepted by: Carlos McCorkle PB Meeting: 9/4/2018

1. **Contact Information:**

   A. **Property Owner/Applicant:** Nelson, Gilbert + Darvene (deceased)

   Mailing Address: 6076 Forest Green Road 32505

   Business Phone: NA Cell: 850-384-5310

   Email: Gilbert.Nelson@Att.net

   B. **Authorized Agent (if applicable):** N.A.

   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: Dogwood Dr. None Assigned-Unknown

   Property reformed Parcel ID (s): 34253000400010003

   acct# 07-0046-850

   B. Total acreage of the subject property: 9.1

   C. Existing Zoning: HDMU

   Proposed Zoning: Commercial; explain why necessary and/or appropriate

   Because I want to a business There.

   FLU Category: MU-S

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

E. Sanitary Sewer: ✓ Septic: _____

3. **Amendment Request**

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address *ALL* the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption. The FLU of MU-S allows Commercial - The Comprehensive Plan of MU-S allows for residential and commercial. This will be used for a seasonal accomodations as a RV park

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

Yes An RV park is allowed in commercial zoning. This property is 9.1 acres

c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

Yes Compatible with surroundings

There are other residential properties in the area

See Attached Page 8

d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

Not Spot Zoning ok

e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

Conditions have not changed ok

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): 342S30004 0010003

Property Address: Dogwood Drive Unknown - Not Assigned

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 16th DAY OF July, YEAR OF 2018.

Signature of Property Owner — Gilbert Nelson — Printed Name of Property Owner — 7/16/18 — Date

Signature of Property Owner — Kim L. Wilson — Printed Name of Property Owner — 07/14/18 — Date

KIM L. WILSON
MY COMMISSION # FF 991182
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at Dogwood Dr. Unknown - Not Assigned, Florida, property reference number(s) 342S30004001 0003 I hereby designate N/A. 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 _____day of_____ the year of,_____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: N/A Email:_____

Address:_____ Phone:_____

Signature of Property Owner	Printed Name of Property Owner	Date
Gilbert Nelson	Gilbert Nelson	7/13/18
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16 day of July 2018

by _____.

Personally Known ☐ OR Produced Identification ☑ Type of Identification Produced: FL Driver License

Signature of Notary	Printed Name of Notary
Gwendolyn Robinson	Gwendolyn Robinson

GWENDOLYN ROBINSON
Commission # GG 096690
Expires April 23, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

(Notary Seal)

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: Application fees include a $5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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
Gilbert Nelson	Gilbert Nelson	7/16/18
_____	_____	_____
Signature of Owner	Printed Name of Owner	Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 16th day of July 20 18, by Gilbert Nelson.

Personally Known ___ OR Produced Identification ✓ Type of Identification Produced: FL DL

Signature of Notary	Printed Name of Notary
Kim L. Wilson	Kim L. Wilson

NOTARY PUBLIC STATE OF FLORIDA (Notary seal)

KIM L. WILSON
MY COMMISSION # FF 991192
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services

LOCATION CRITERIA

1. The 9 acre property is located on Dogwood Place connected to Webb Lane that serves as the only way to get to my property, although it is surrounded by the Warrington Road access ramp that DOT will not allow entrance or exits to the ramp.
2. There are motels, 96 unit apartment complex, laundry mat, gas station, U-haul business & restaurant in the area at my property that are already existing within ¼ mile of my property. They exceed the 600 trips a day requirement.
3. The rezoning to commercial will be compatible with other uses in the area as well as allowing visitors to enjoy the natural nature in an RV Park in it's pristine state which is now heavily wooded containing many mature trees with plans to leave as many as possible during and after development.
4. The property is in the Brownsville redevelopment area that has no restrictions for the proposed use of a RV park. D
5. Any new development plans will be looked at and secure approval in the development review stage before any site work is commenced.

Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc

SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-0046-850	06		342S300040010003

PROPERTY ADDRESS: Dogwood

EXEMPTIONS:

7E - 00575 / 01386 JMS80801
NELSON GILBERT & DARVENE
6076 FOREST GREEN RD
PENSACOLA FL 32505-1850

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	129,676		129,676	858.00
PUBLIC SCHOOLS					
By Local Board	2.2480	129,676		129,676	291.51
By State Law	4.3830	129,676		129,676	568.37
WATER MANAGEMENT	0.0353	129,676		129,676	4.58
SHERIFF	0.6850	129,676		129,676	88.83
M.S.T.U. LIBRARY	0.3590	129,676		129,676	46.55
TOTAL MILLAGE	14.3268			AD VALOREM TAXES	1857.84

LEGAL DESCRIPTION

BEG AT SE COR OF ELLINOR VILLAGE S/D PB 2 P 40 N 16 DEG 09 MIN W ALG ELY LI OF S/D 33 FT N 74 DEG 01 MIN E 117 36/100 FT S 43 DEG 29 MIN E 207 91/100 FT S 16 DEG 30 MIN E 627 75/100 FT S 73 DEG
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	RATE	AMOUNT
FIRE PROTECTION		15.30

FOR QUESTIONS ON THIS SECTION ONLY, CALL (850) 595-4960

NON-AD VALOREM ASSESSMENTS 15.30

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS 1873.14

AMOUNT DUE IF PAID BY	NOV 30, 2017	DEC 31, 2017	JAN 31, 2018	FEB 28, 2018	MAR 31, 2018
	$ 1798.21	$ 1816.95	$ 1835.68	$ 1854.41	$ 1873.14

RETAIN FOR YOUR RECORDS

NELSON DEVELOPERS, LLC
6076 Forest Green Road
Penacola, FL 32505
(850) 478-7900
Cell (850) 384-5810

REGIONS BANK
BEVERLY PARKWAY BRANCH
PENSACOLA, FL 32505
63-466/631

211

11/25/2017

PAY TO THE ORDER OF Escambia County Tax Collector

$ **1,798.21

One Thousand Seven Hundred Ninety-Eight and 21/100****** DOLLARS

MEMO

MP

[redacted]

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
07-0046-850
PROPERTY ADDRESS

NELSON GILBERT & DARVENE
6076 FOREST GREEN RD
PENSACOLA FL 32505-1850

Make checks payable to:
Scott Lunsford
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT
AMOUNT IF PAID BY NOV 30, 2017 ✓ $ 1798.21
AMOUNT IF PAID BY DEC 31, 2017 $ 1816.95
AMOUNT IF PAID BY JAN 31, 2018 $ 1835.68
AMOUNT IF PAID BY FEB 28, 2018 $ 1854.41
AMOUNT IF PAID BY MAR 31, 2018 $ 1873.14

DO NOT FOLD, STAPLE, OR MUTILATE

1 070046850 2017 8

7-16-18 8:20 AM

HOW I Acquired the Property.

(1) Was Appointed By Court in Foreclosure Back in mid 70's

(2) Later About 1975-76 I Bought the Property from a New York Bank who Foreclosed on the Developer.

(3) Property Consisted of 96 Apts Club House-Pool etc Plus 9 Acres of Land Designed for Second Phase of Apartments

(4) About 1990 I Sold the Apartments & Kept the 9 Acres of Land — So No Warranty Deed was ever Prepared.

(5) County Records List Gilbert Nelson & Darene Nelson As owner of the 9 Acres Enclosed is a copy of Darene Nelson's ~~Deed~~ Death. G.N.

GEORGIA DEATH CERTIFICATE

State File Number 2015GA000067616

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) DARVENE CRAIN NELSON	1a. IF FEMALE, ENTER LAST NAME AT BIRTH CRAIN	2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 11/09/2015

3. SOCIAL SECURITY NUMBER [redacted]	4a. AGE (Years) 79	4b. UNDER 1 YEAR Mos. / Days	4c. UNDER 1 DAY Hours / Mins.	5. DATE OF BIRTH (Mo., Day, Year) [redacted]	

6. BIRTHPLACE FLORIDA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY DEKALB	7c. CITY, TOWN ATLANTA

7d. STREET AND NUMBER 1000 BRIARCLIFF ROAD NE	7e. ZIP CODE 30306	7f. INSIDE CITY LIMITS? NO	8. ARMED FORCES? NO

8a USUAL OCCUPATION BUSINESS OWNER	8b KIND OF INDUSTRY OR BUSINESS PLUMBING

9. MARITAL STATUS DIVORCED	10. SPOUSE NAME	11. FATHER'S FULL NAME (First, Middle, Last) JOSEPH H. "MONK" CRAIN

12. MOTHER'S MAIDEN NAME (First, Middle, Last) MITTIE LEE PARKER	13a. INFORMANT'S NAME (First, Middle, Last) JOHN G. NELSON	13b. RELATIONSHIP TO DECEDENT SON

13c. MAILING ADDRESS 645 GREYSTONE PARK NE ATLANTA GEORGIA 30324	14. DECEDENT'S EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED

15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO	16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE

17a. IF DEATH OCCURRED IN HOSPITAL	17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) PRUITT HEALTHCARE-NURSING HOME

18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 1000 BRIARCLIFF ROAD NE	19. CITY, TOWN or LOCATION OF DEATH ATLANTA	20. COUNTY OF DEATH DEKALB

21. METHOD OF DISPOSITION (specify) REMOVAL FROM STATE	22. PLACE OF DISPOSITION SERENITY GARDENS CEMETERY 6208 STEWART STREET MILTON FLORIDA 32570	23. DISPOSITION DATE (Mo., Day, Year) 11/13/2015

24a. EMBALMER'S NAME SEAN MAYS	24b. EMBALMER LICENSE NO. 5006	25. FUNERAL HOME NAME AIRPORT MORT SHIPPING SVC

25a. FUNERAL HOME ADDRESS
744 SOUTH CENTRAL AVENUE ATLANTA GEORGIA 30354

26a. SIGNATURE OF FUNERAL DIRECTOR CHAD DENTON RIKE	26b. FUN DIR LICENSE NO 4414	AMENDMENTS

27. DATE PRONOUNCED DEAD (Mo., Day, Year) 11/09/2015	28. HOUR PRONOUNCED DEAD 11:59 PM

29a. PRONOUNCER'S NAME Colleen A. Wright	29b. LICENSE NUMBER RN181933	29c. DATE SIGNED 11/09/2015

30. TIME OF DEATH 11:59 PM	31. WAS CASE REFERRED TO MEDICAL EXAMINER NO

32. Part I Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE

		Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	A. CARDIOPULMONARY ARREST	UNKNOWN
	Due to, or as a consequence of B. CEREBRAL VASCULAR DISEASE	UNKNOWN
	Due to, or as a consequence of C.	
	Due to, or as a consequence of D.	

Part II Enter significant conditions contributing to death but not related to cause given in Part 1A. If female, indicate if pregnant or birth occurred within 90 days of death. HYPERTENSION, QUADRIPLEGIA	33. WAS AUTOPSY PERFORMED? NO	34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN	36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE	37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL

38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)	41. INJURY AT WORK? (Yes or No)

42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)

43. DESCRIBE HOW INJURY OCCURRED	44. IF TRANSPORTATION INJURY

45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) LATONIA MARIE ADDISON 057766	46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)

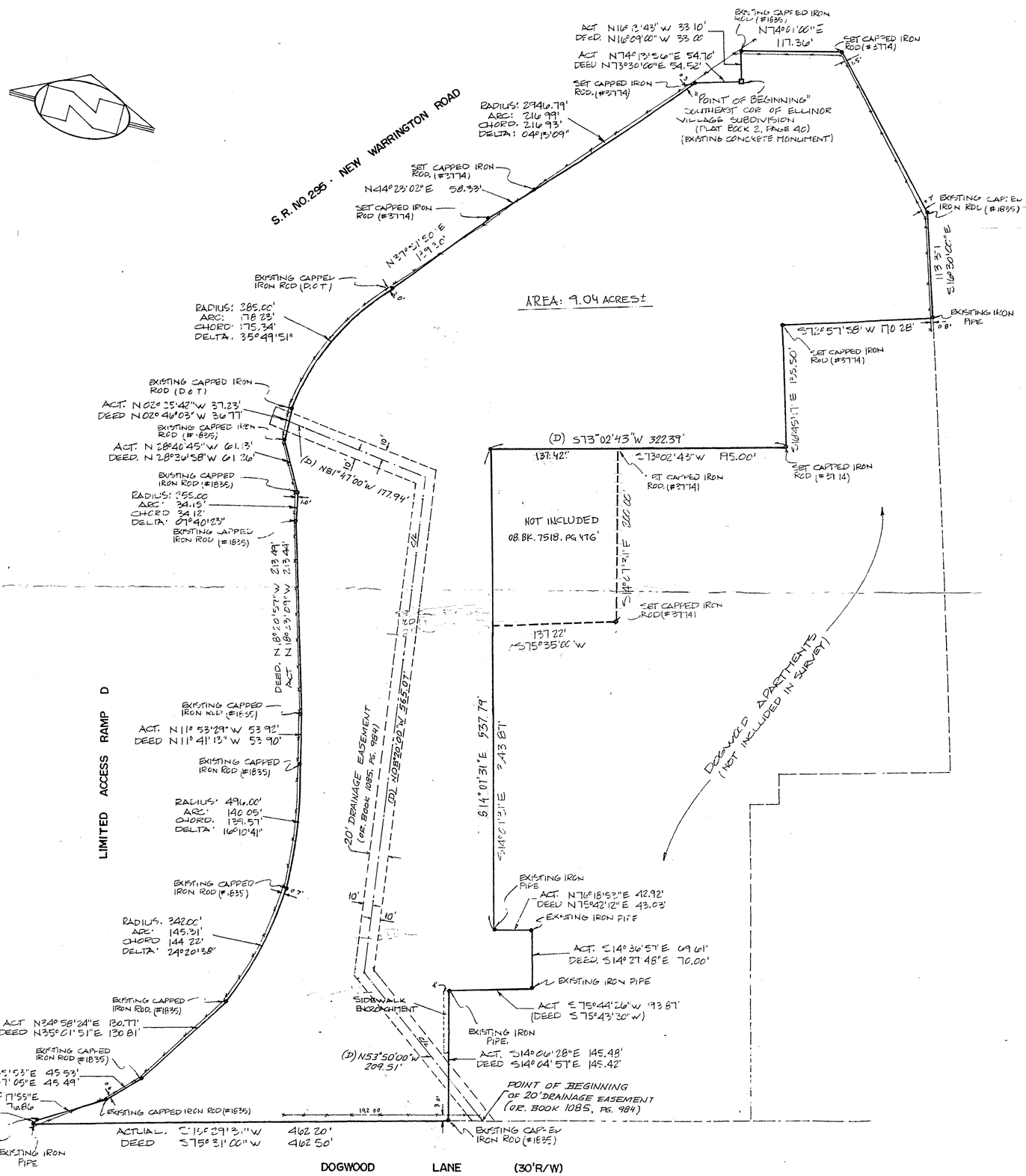
45a. DATE SIGNED (Mo., Day, Year) 11/19/2015	45b. HOUR OF DEATH 11:59 PM	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH

47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH
LATONIA MARIE ADDISON PO BOX 2747 NORCROSS GEORGIA 30091

48. REGISTRAR (Signature) /S/ DONNA L. MOORE	49. DATE FILED - REGISTRAR (Mo., Day, Year) 11/24/2015

Form 3903 (Rev 04/2012), GEORGIA DEPARTMENT OF HUMAN RESOURCES

DO NOT FOLD THIS CERTIFICATE



LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF ELLINOR VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2, AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE N16°09'00"W ALONG THE EASTERLY LINE OF SAID ELLINOR SUBDIVISION 33.00 FEET;THENCE N74°01'00"E A DISTANCE OF 117.36 FEET;THENCE S43°29'00"E A DISTANCE OF 207.91 FEET; THENCE S16°30'00"E A DISTANCE OF 113.37 FEET; THENCE S72°57'58"W A DISTANCE OF 170.28 FEET; THENCE S16°45'17"E A DISTANCE OF 135.50 FEET; THENCE S73°02'43"W A DISTANCE OF 332.42' FEET; THENCE S14°07'31"E A DISTANCE OF 537.81' FEET; THENCE N75°42'12"E A DISTANCE OF 43.03 FEET; THENCE S14°27'48"E A DISTANCE OF 70.00 FEET; THENCE S75°43'30"W A DISTANCE OF 93.87 FEET; THENCE S14°04'57"E A DISTANCE OF 145.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DOGWOOD LANE (30 FOOT RIGHT-OF-WAY); THENCE S75°31'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 462.50 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF LIMITED ACCESS RAMP OF STATE ROAD NO. 295 (NEW WARRINGTON ROAD), SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 195.00 FEET; THENCE GO NORTHEASTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE AN ARC DISTANCE OF 3.32 FEET (CHORD BEARING N24°22'56"E, CHORD DISTANCE 3.32 FEET); THENCE N51°51'17'55"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 76.86 FEET; THENCE N48°07'05"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 45.49 FEET; THENCE N35°01'51"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 130.81 FEET; THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 342.00 FEET AN ARC DISTANCE OF 145.31 FEET (CHORD BEARING N14°04'24"E, CHORD DISTANCE 144.22 FEET); THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 496.00 FEET, AN ARC DISTANCE OF 140.05 FEET (CHORD BEARING N06°11'14"W, CHORD DISTANCE 139.57 FEET); THENCE N11°41'13"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 53.90 FEET; THENCE N18°20'57"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 213.49 FEET; THENCE GO ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 34.15 FEET (CHORD BEARING N13°30'48"W, CHORD DISTANCE 34.12 FEET); THENCE N28°36'58"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 61.26 FEET; THENCE N02°46'03"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 36.77 FEET; THENCE GO ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 178.23 FEET, (CHORD BEARING N26°38'48"E, CHORD DISTANCE 175.34 FEET); THENCE GO N37°51'50"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 139.30 FEET; THENCE GO N44°23'02"E ACROSS THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 295 A DISTANCE OF 58.33 FEET TO A POINT OF CURVATURE; THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2946.79 FEET, AN ARC DISTANCE OF 216.99 FEET (CHORD BEARING N42°16'28"E, CHORD DISTANCE 216.93 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID ELLINOR VILLAGE SUBDIVISION; THENCE GO N73°30'00"E ALONG SAID SOUTHERLY LINE OF ELLINOR VILLAGE SUBDIVISION A DISTANCE OF 54.52 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL CONTAINING 9.04 ACRES MORE OR LESS.

Lands shown hereon were not abstracted for easements and/or rights-of-way recorded or unrecorded, AND underground portion of foundations, footings, or any other underground structures were not located unless otherwise noted.

BASIS OF BEARING: EAST LINE ELLINOR VILLAGE S/D

CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES

REVISIONS	DATE	FB / PG
ADD'D (Legal Desc.)	10-10-89	

Registered Land Surveyor No. _____ State of Florida

VALID ONLY WITH EMBOSSED SEAL

SCALE	TYPE	OWNER	DATE	ORDER NO	FIELD BOOK
1" = 60'	BOUNDARY		2-24-89	89-08-50-1	9 / 19

Butler & Associates
Land Surveying

ACREAGE • TOPOS • SUBDIVISIONS • PLANNING • COMMERCIAL

4227 N. DAVIS HWY. SUITE B
PENSACOLA, FLORIDA 32503 • (904) 433-2772

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

August 6, 2018

Horace Jones, Director
Escambia County Planning & Zoning Division
3363 West Park Place
Pensacola, FL 32505

SUBJECT: REZONING REQUEST FOR THE FOLLOWING:
PARCEL# 34-2S-30-0040-010-003 FROM HDMU TO COMM
ADDRESS: DOGWOOD DRIVE

Horace,

I have reviewed the Rezoning Request package for the abovementioned location and my comments are below:

Sec. 3-3.4 (Brownsville Overlay)

(e) Site and building requirements.
The following site and building requirements apply only to non-residential uses within the Brn-OL district:
(1) Structure height.. No structure height shall exceed 45 feet above highest adjacent grade. Any lower height required by use or underlying zoning district shall govern.
(2) Materials and detailing. New structures, additions, and renovations shall use materials and detailing that maintain the distinct character and harmony of the redevelopment district. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. Accessory structures shall use the same or similar materials, color, and style of the primary structure's façade if visible from a public way.
(3) Setbacks. New construction along Mobile Highway or Cervantes Street shall be set back a distance similar to that of adjacent buildings unless customer parking is provided adjacent to the street in support of CPTED principles. Exceptions may be granted if the setback is pedestrian oriented and contributes to the quality and character of the streetscape.
(4) Facades. a. Front facades. Front building facades more than 80 feet in width shall be divided into increments by changes in materials, bay windows, wall offsets, or similar methods. b. Rear façade. A minimum of 15 feet of a building's rear façade facing a public right of way, parking area, or open space shall consist of transparent materials, not including reflective glass.
(5) Natural features. Natural features shall be protected and integrated into site design and development where possible.

(6) Signs. Site signage is limited to one freestanding monument sign per development parcel, scaled primarily for pedestrians, and not to exceed 100 square feet in area and 12 feet in height, except for multi-tenant development where the sign may be up to 300 square feet. Sign colors, materials, and lighting shall avoid adverse visual impacts on surrounding properties. Wall signs shall not obstruct design details, windows, or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs shall not exceed 20 square feet per sign.

(7) Lighting. Lighting should serve to illuminate facades, entrances, and signage to provide an adequate level of personal safety while enhancing the aesthetic Supp 1 LDC 3:71 appeal of the buildings. Building and signage lighting must be indirect, with the light source hidden from direct pedestrian and motorist view.

(8) Parking. Off-street parking shall be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking may be located on the side.

The purpose of the Brownsville Overlay district establishes supplemental land use regulations to support the objectives of the adopted Brownsville area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Brownsville area.

Both the Brownsville Overlay and the Brownsville Area Community Redevelopment Plan does not address rezoning nor RV Parks.

If you have any questions or comments, please contact me at 850-595-3596.

Sincerely,

Clara Long, CRA Division Manager

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: **Andrew Holmer, Manager**
Development Services Department

FROM: **Terri V. Malone, AICP, Transportation Planner**
Transportation & Traffic Operations Division

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

DATE: **August 27, 2018**

RE: **Transportation & Traffic Operations (TTO) Comments – Z-2018-11**

TTO Staff has reviewed the Rezoning Case (Z)-2018-11, Dogwood Place (34-25-30-0040-010-003), agenda item for the Planning Board meeting scheduled for September 4, 2018. Please see the below comments.

Dogwood Place is a narrow two-lane road that provides access to a large apartment complex. Pavement width is approximately 15 feet with a ROW of 33 feet. The property is in the southeast quadrant of the Mobile Highway interchange with New Warrington Spur although the property only has indirect access to Mobile Highway. This indirect access accomplished via a 90 degree turn onto another local Road, Webb Lane.

There are no ongoing or programmed projects for Dogwood Place or Webb Lane on the County's Capital Improvements Program or FDOT's Work Program.

Dogwood Place and Webb lane are classified as local streets and assumed to be functioning within their allowable capacity for traffic volumes. There is no available daily traffic volume data for Dogwood Place or Webb Lane.

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

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

Planning Board-Rezoning **7. D.**

Meeting Date: 09/04/2018

CASE : Z-2018-13

APPLICANT: Robert O. Beasley, Agent for Crosby Holdings, LLC., Owner

ADDRESS: 2335 Klinger Street

PROPERTY REF. NO.: 18-1S-30-1201-005-005

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

DISTRICT: 4

OVERLAY DISTRICT: Atwood

BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: MDR, Medium Density Residential district (10 du/acre)

TO: HDMU, High Density Mixed-use district (25 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

The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

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.

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).

FINDINGS

The proposed amendment to HDMU **is consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The MU-U FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed Range of Allowable Uses includes residential, retail and services, professional office, light industrial, recreational facilities, public, civic and limited agriculture. The amendment is also consistent with the intent of FLU 1.5.1, by making use of the existing public roads and the availability of utilities and service infrastructure.

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

Sec. 3-2.7 Medium Density Residential district (MDR).

(a) Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or 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 than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

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

(1) Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.

b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.

c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.

d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales, including Low-THC marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

(3) Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

a. Bed and breakfast inns.

b. Boarding and rooming houses.

c. Child care facilities.

d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.

e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.

g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) Public and civic.

a. Preschools and kindergartens.

b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

c. Foster care facilities.

d. Places of worship.

e. 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. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals.

(8) Other uses. [Reserved]

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the HDMU district:

(1) Residential.

a. Dormitories.

b. Fraternity and sorority houses.

c. Manufactured (mobile) home parks.

(2) Retail sales. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

(3) Retail services.

a. Medium-scale (gross floor area greater than 6000 sq. ft. per lot, but no greater than 35,000 sq. ft.) retail services, excluding motor vehicle service and repair.

b. Restaurants and brewpubs with drive-in or drive-through service and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales.

c. Small-scale (gross floor area 6000 sq.ft. or less per lot) major motor vehicle service and repair, excluding painting or body work and outdoor work.

(4) Public and civic.

a. Broadcast stations with satellite dishes and antennas, excluding towers.

b. Cemeteries, including family cemeteries.

c. Clubs, civic and fraternal.

d. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.

e. Cinerators.

f. Educational facilities not among the permitted uses of the district.

g. Funeral establishments.

h. Hospitals.

i. Offices for government agencies or public utilities.

j. Public utility structures exceeding the district structure height limit and telecommunications towers of any height, excluding any industrial uses.

k. Warehousing or maintenance facilities for government agencies or public utilities.

(5) Recreation and entertainment.

a. Amusement arcade centers and bingo facilities.

b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.

c. Parks with permanent restrooms or outdoor event lighting.

(6) Industrial and related. Microbreweries, microdistilleries, and microwineries

(7) Agricultural and related.

a. Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.

b. Veterinary clinics.

(8) Other uses.

a. Self-storage facilities with a maximum lot area of one acre and outdoor storage limited to operable motor vehicles and boats. No vehicle rental.

b. Structures of permitted uses exceeding the district structure height limit, excluding telecommunications towers.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed High Density Mixed-use zoning may be established

only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The applicant has provided a compatibility analysis for the record. The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500 radius area, staff observed properties with zoning districts Commercial, HDMU and MDR. Thirty-six single family residences, one vacant commercial, one multi-family residential, one professional building, one fire station, one hospital parking lot, seven vacant residential properties.

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

Appropriate if spot zoning

Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development.*

FINDINGS

Based on staff's research of aerial photographs, the commercial building has existed on the site since at least 1999. Review of Escambia County public records shows the structure on-site was built in 1975 and the current taxing label for the property is office. If approved the zoning would be transitional in character between the adjoining districts, and the differences with those districts would be minor. The existing parcel size and location would limit the potential allowed uses under the proposed zoning district.

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

Appropriate with changed or changing conditions

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

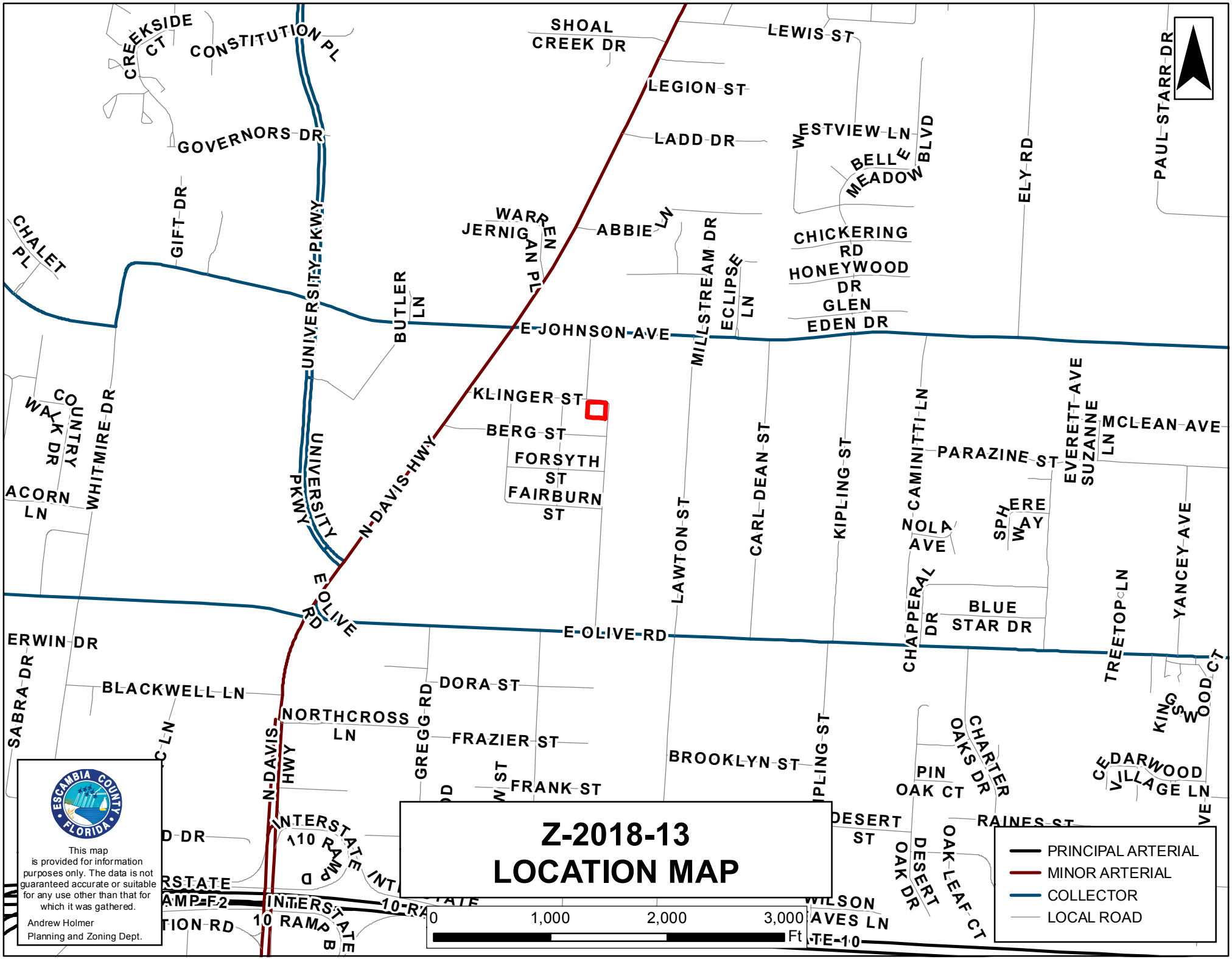
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning **have changed.** Although the parcel is part of a platted subdivision, Klinger with an approval date of 1939, multiple external lots of the subdivision along Davis Hwy, Berg Road and Beal Road currently house commercial uses and intensities. The current request does support the transitional character, uses and intensities of the surrounding areas.

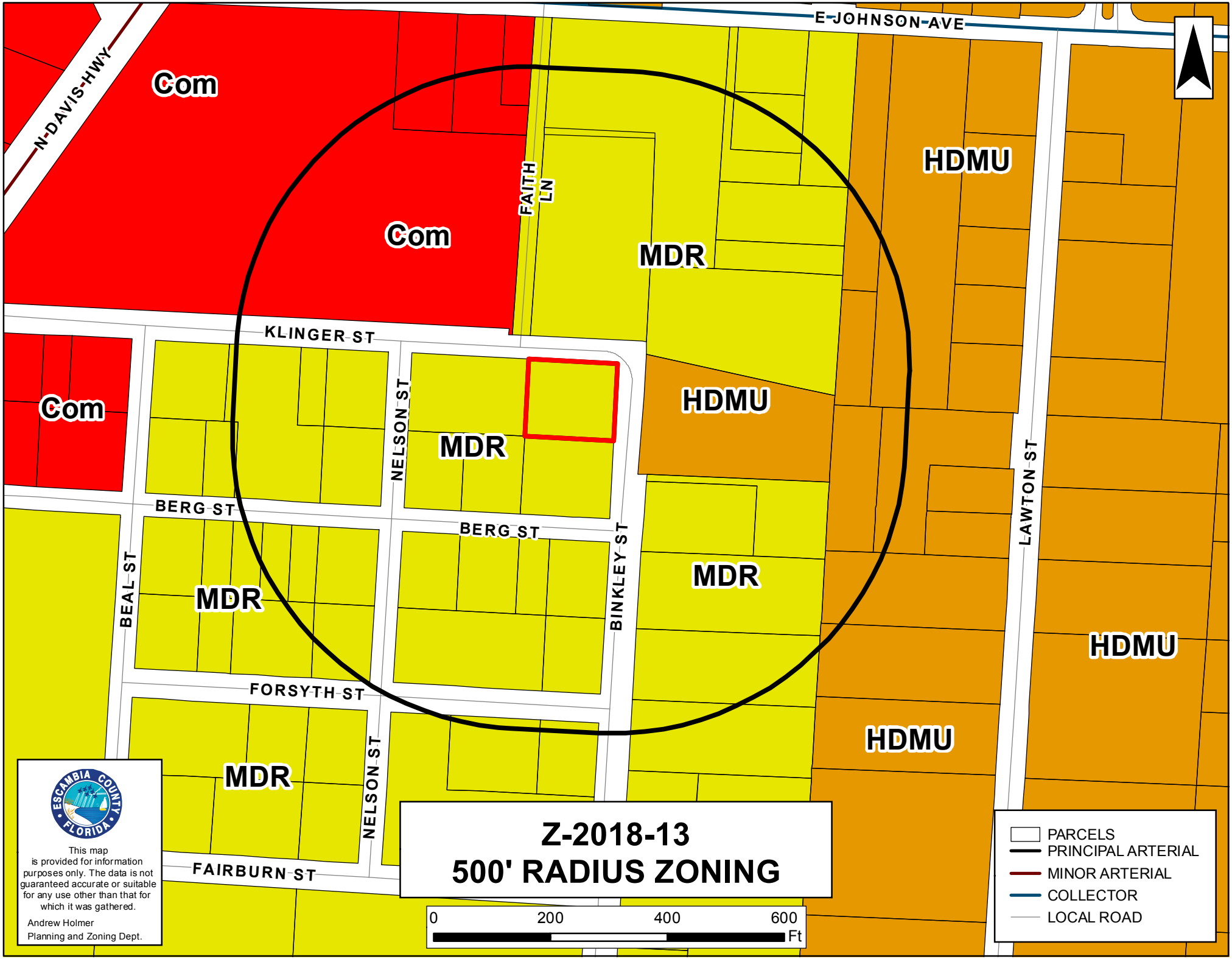
Attachments

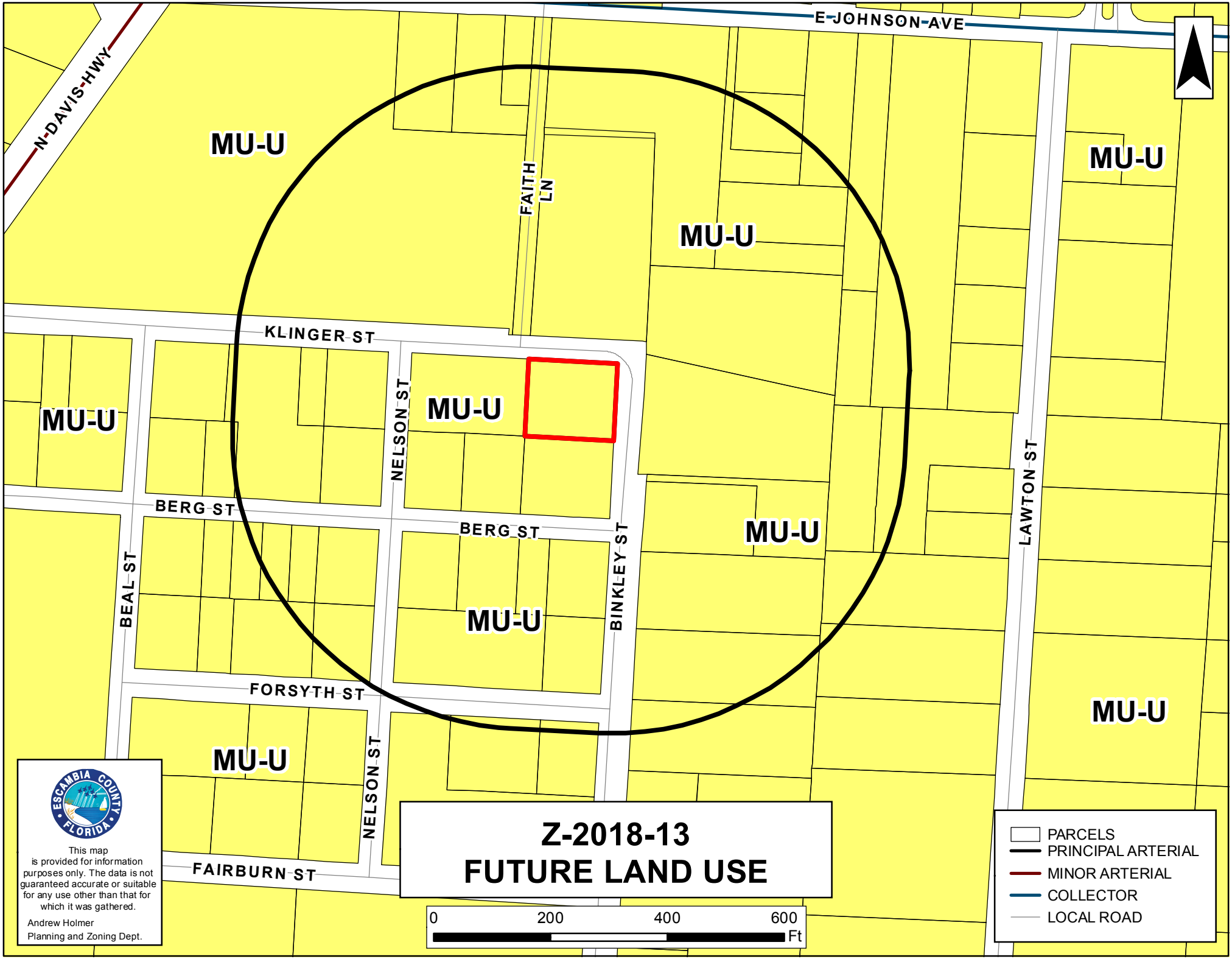
Working Case File

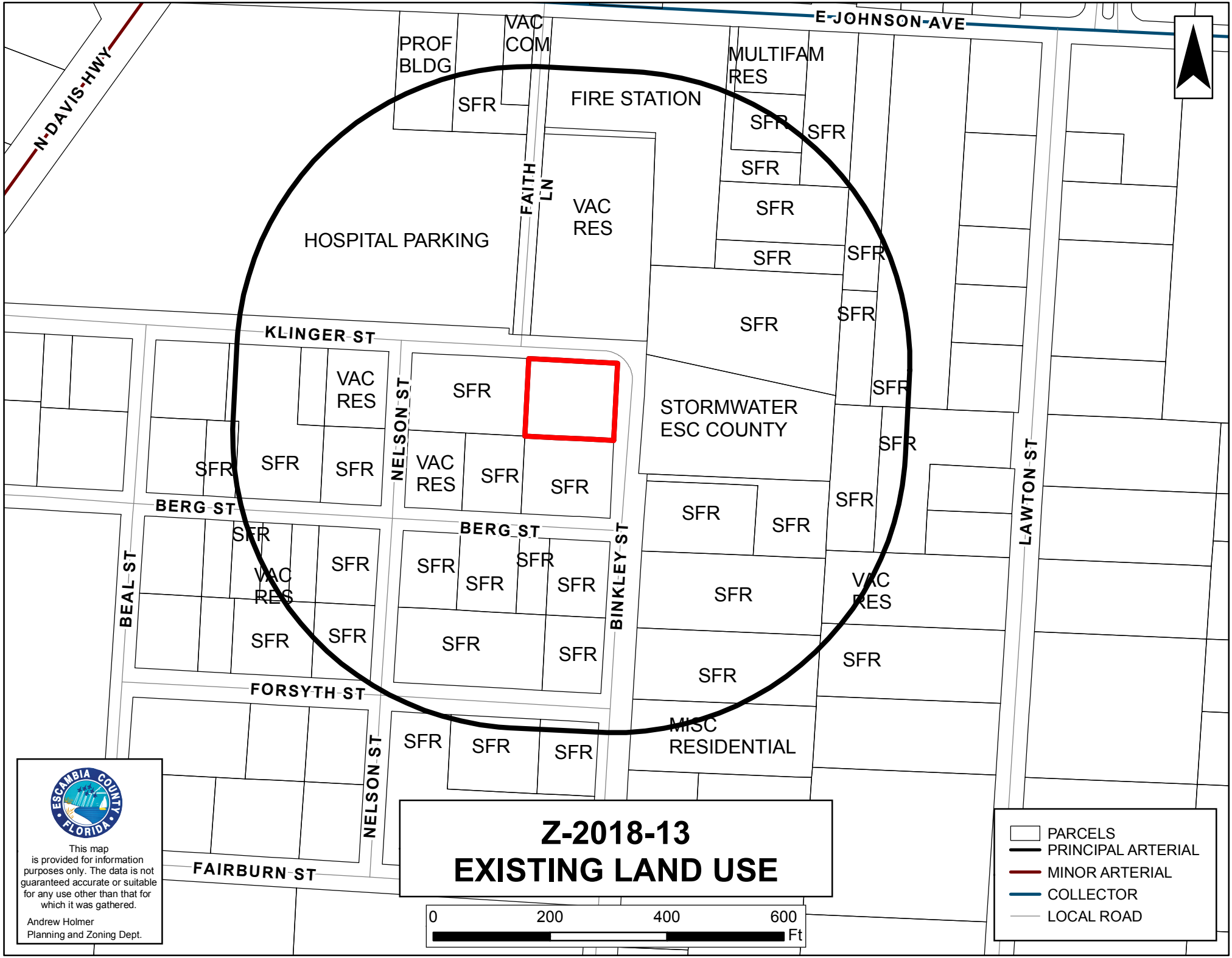
Z-2018-13

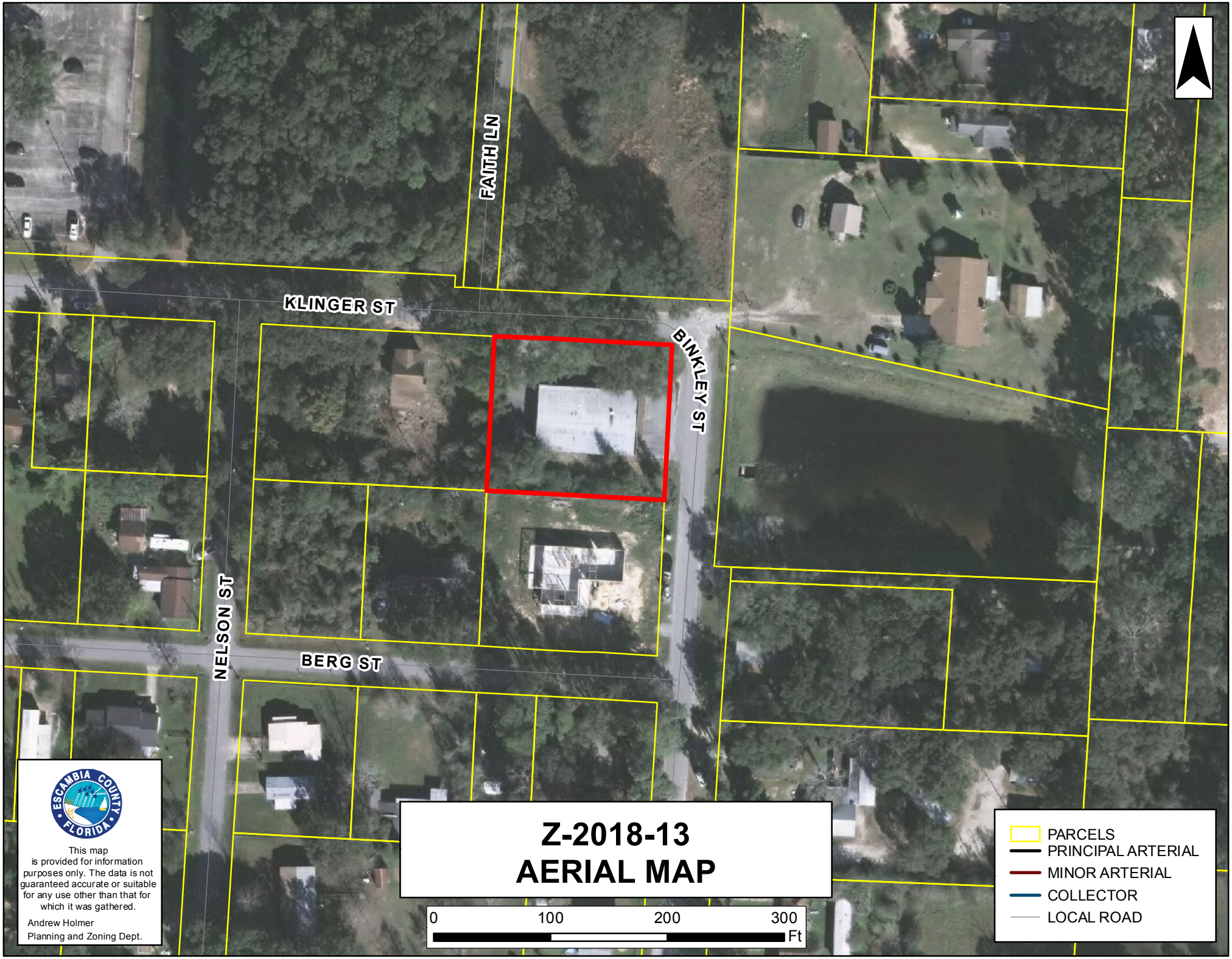


Z-2018-13
LOCATION MAP


E-JOHNSON-AVE
N-DAVIS-HWY
Com
Com
Com
FAITH LN
MDR
HDMU
KLINGER ST
NELSON ST
MDR
HDMU
BERG ST
BERG ST
BEAL ST
MDR
BINKLEY ST
MDR
LAWTON ST
HDMU
FORSYTH ST
HDMU
MDR
NELSON ST
FAIRBURN ST
Z-2018-13
500' RADIUS ZONING
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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.


E JOHNSON AVE
N DAVIS HWY
FAITH LN
KLINGER ST
NELSON ST
BERG ST
BERG ST
BEAL ST
BINKLEY ST
LAWTON ST
FORSYTH ST
NELSON ST
FAIRBURN ST
MU-U
MU-U
MU-U
MU-U
MU-U
MU-U
MU-U
MU-U
MU-U
Z-2018-13
FUTURE LAND USE
0
200
400
600
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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.


E JOHNSON AVE
N DAVIS HWY
PROF BLDG
VAC COM
FIRE STATION
MULTIFAM RES
SFR
FAITH LN
VAC RES
HOSPITAL PARKING
KLINGER ST
NELSON ST
STORMWATER ESC COUNTY
LAWTON ST
BERG ST
BINKLEY ST
BEAL ST
FORSYTH ST
MISC RESIDENTIAL
FAIRBURN ST
Z-2018-13
EXISTING LAND USE
0 200 400 600 Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD
ESCAMBIA COUNTY FLORIDA
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.


FAITH LN
KLINGER ST
BINKLEY ST
NELSON ST
BERG ST
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
Z-2018-13
AERIAL MAP
0
100
200
300
Ft
PARCELS
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
LOCAL ROAD

Public Hearing Sign on Klinger

Public Hearing Sign on Binkley

Looking East on Klinger

Looking West from property along Klinger

Looking North from property across Klinger

Looking South from property along Binkley

Looking West across Binkley onto property

Looking South onto property from Klinger

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: Z-2018-13 Accepted by: A Cain PB Meeting: 9/4/18

1. **Contact Information:**

   A. **Property Owner/Applicant:** Crosby Holdings, LLC

   Mailing Address: 5500 Hwy 99, Molino, FL 32577

   Business Phone: _____ Cell: 850-554-2479

   Email: mcrosbyllc@gmail.com

   B. **Authorized Agent (if applicable):** Robert O. Beasley

   Mailing Address: 226 E. Government St., Pensacola, FL 32502

   Business Phone: 850-432-9818 Cell: _____

   Email: rob@lawpensacola.com + dclark@lawpensacola.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: 2335 Klinger St., Pensacola, FL 32514

   Parcel ID (s): 18-1S-30-1201-005-005

   B. Total acreage of the subject property: 0.46

   C. Existing Zoning: MDR

   Proposed Zoning: HDMU; explain why necessary and/or appropriate

   For use as a professional office. A professional office currently exists on the property which was built by a previous owner.

   FLU Category: _____

D. Is the subject property developed (if yes, explain): Yes, a professional office building is built on the property.

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address *ALL* the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. Consistent with Comprehensive Plan. The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

The parcel will be used as a professional office building and will comply with Escambia County LDC 3-2.6(3)(c) There will be no alcohol sales on the subject property.

b. Consistent with zoning district provisions. The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

The proposed zoning is consistent and compatible with the purpose of non-residential uses. The proposed zoning allows for a mix of neighborhood-scale retail sales services and professional offices. This will allow for the existing office building to be used as a professional office.

c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

All of the permitted uses of the proposed zoning are compatible, as defined in Chapter 6. The uses can co-exist in relative proximity to each other. No use, activity or condition is unduly negatively impacted directly or indirectly by another use, activity or condition. There are current businesses on the road.

d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

Spot zoning is appropriate because it is transitional and the difference between the districts are minor, as explained in the attached compatibility explanation.

e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

The property around the property has changed such that it is in the public interest to allow new uses. West Florida Hospital purchased a large commercial parcel for parking for hospital employees. The area has developed because of the hospital. MDMU is not premature as businesses already exist, as explained in the Compatibility attachment.

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): 18-1S-30-1201-005-005

Property Address: 2335 Kluger St Pensacola, FL 32514

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 21st DAY OF May, YEAR OF 2018.

Signature of Property Owner	Printed Name of Property Owner	Date
	Matt Crosby	05/21/18
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 2335 Klinger St. Pensacola, Florida, property reference number(s) 181S301201005005 I hereby designate Robert O. Beasley 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 18th day of April the year of, 2018, 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: Robert O. Beasley Email: rob@lawpensacola.com
Address: 226 E. Government St. Pensacola, FL 32502 Phone: 432-4818

Signature of Property Owner	Printed Name of Property Owner	Date
	Matt Crosby	05/21/18

Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 21st day of May 20 18
by Matt Crosby.
Personally Known [X] OR Produced Identification [ ] Type of Identification Produced: _____

Signature of Notary	Printed Name of Notary
	DeWitt Clark

(Notary Seal)

DEWITT CLARK
MY COMMISSION EXPIRES
APRIL 28, 2022
#GG 171464
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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: Application fees include a $5 technical fee. Cost of the public notice mailing is to be borne by the applicant. 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 (a 3% fee will be added for credit card payments).

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	Matt Crosby	05/21/18
	Printed Name of Owner	Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 21st day of May 20 18, by Matt Crosby

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

Signature of Notary	Printed Name of Notary	(notary seal)
	DeWitt Clark	

DEWITT CLARK MY COMMISSION EXPIRES APRIL 28, 2022 #GG 171464 Bonded thru Notary Public Underwriters NOTARY PUBLIC. STATE OF FLORIDA

COMPATIBILITY

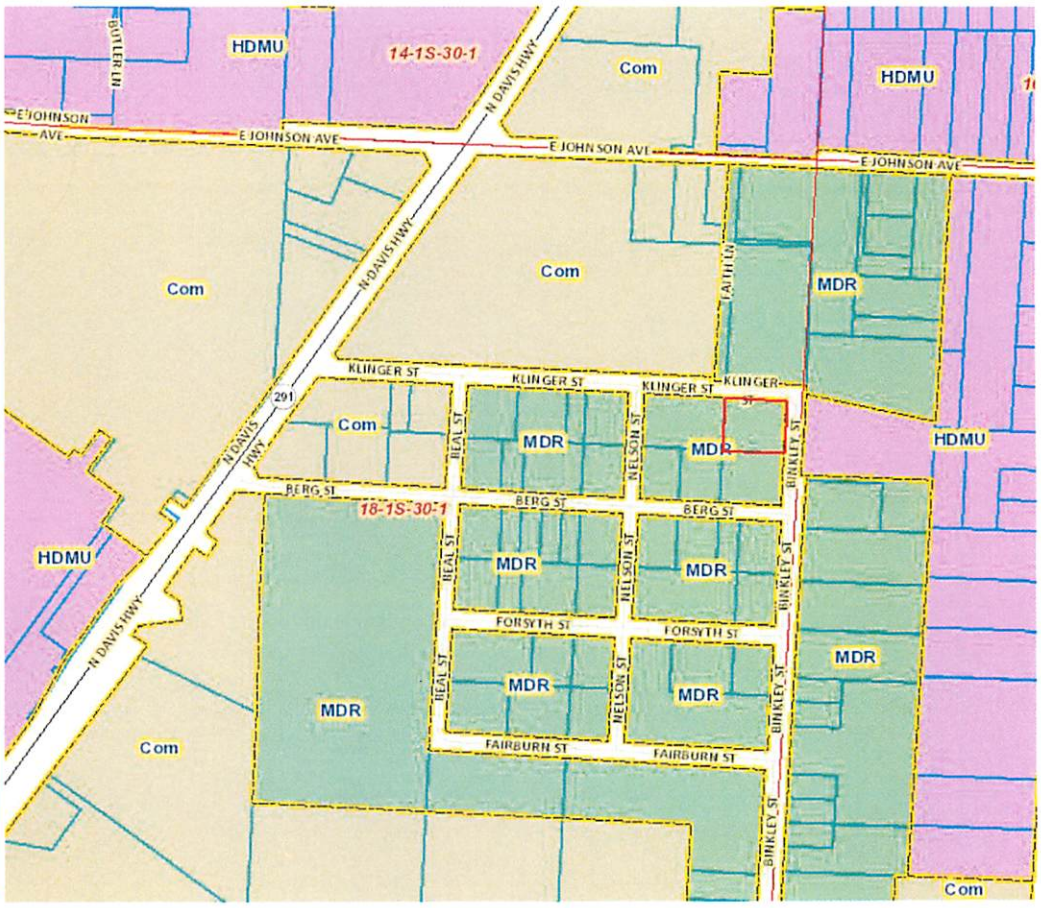
The subject parcel is currently zoned MDR but a professional office building exists on the parcel. Although on a local road, the parcel is within a quarter mile of West Florida Hospital, the major traffic generator. Within 500 ft. of the parcel there are day care centers, a fire station and churches, which are all compatible with HDMU. In addition, the parcel across the street owned by West Florida Hospital is zoned commercial. The parcel to the east of the subject parcel is zoned HDMU as is all the property on Lawton street, directly to the east of the subject parcel. Two blocks to the west of the subject parcel is zoned commercial and the street directly to the north, is zoned HDMU and commercial. This small area zoned MDR is surrounded by a mix of Commercial and HDMU. This is an area that would fit the FLU as it is a transitional area and is within a quarter mile of an arterial highway.

Chris Jones - Escambia County Property Appraiser

Account: 022525000
Refno: 181S301201005005
OName1: CROSBY HOLDINGS LLC
MailingAddr: 5500 HWY 99+MOLINO, FL 32577
Situs: 2335 KLINGER ST
LastSale: 5/18/2018
LastSalePr: 88000
DORCd: OFFICE, 1 STORY
acreage: 0.4600
BldCnt: 1
TotHeatArea: 3750
SecMapId: 18-1S-30-1
ComplexType: S
ComplexDscr: KLINGER PB 1 P 48
Zoned: MDR
MLSNbr: 537331
TaxAuth: COUNTY MSTU
PicCnt: 1
Schools: FERRY PASS|FERRY PASS|PINE FOREST

Street View

3/28/17



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Numbers: 18-1S-30-1201-005-005

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18TH day of MAY, 2018 by **Julian E. Howell III of Auction Management Corporation, a Georgia Corporation as Reciever for the Roy Jones, Inc. as appointed under "Agreed Order Granting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265,** herein called the grantor, to **Crosby Holdings, LLC, a Florida Limited Liability Company,** whose post office address is **5500 Hwy 99, Molino, FL 32577,** hereinafter called the Grantee:
(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

See Attached Exhibit "A" Legal Description

Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #2 Signature

Auction Management Corporation, a Georgia Corporation as Reciever for Roy Jones, Jr., Inc. as appointed under "Agreed Order GRanting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265

By: Julian E. Howell, III, Reciever

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 18th day of May, 2018 by Julian E. Howell, III, Reciever on behalf of Auction Management Corporation, a Georgia Corporation as Receiver for Roy Jones, Jr. Inc. as appointed under "Agreed Order Granting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265. He/She is personally known to me or has produced GA Driver's License as identification.

HARRISON WALDRIP NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JULY 11, 2021

SEAL

Notary Signature

Harrison Waldrip
Printed Notary Signature

My Commission Expires: 7/11/20

File No.: 1712-364

Florida Department of State DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
CROSBY HOLDINGS LLC

Filing Information

Document Number	L15000200645
FEI/EIN Number	37-1798114
Date Filed	12/01/2015
Effective Date	12/01/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/19/2016

Principal Address

5500 HIGHWAY 99
MOLINO, FL 32577

Mailing Address

5500 HIGHWAY 99
MOLINO, FL 32577

Registered Agent Name & Address

CROSBY, MATTHEW T
5500 HIGHWAY 99
MOLINO, FL 32577

Name Changed: 10/19/2016

Authorized Person(s) Detail

Name & Address

Title MGR

CROSBY, MATTHEW T
5500 HIGHWAY 99
MOLINO, FL 32577

Title MGR

CROSBY, KRISTI L
5500 HIGHWAY 99
MOLINO, FL 32577

Annual Reports

Report Year	Filed Date
2016	10/19/2016
2017	03/02/2017
2018	01/26/2018

Document Images

01/26/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
10/19/2016 -- REINSTATEMENT	View image in PDF format
12/01/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit "A"

Legal Description

Lots 5, 6, and 7, Block 5, Klinger Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Escambia County, Florida.

File No.: 1712-364

NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

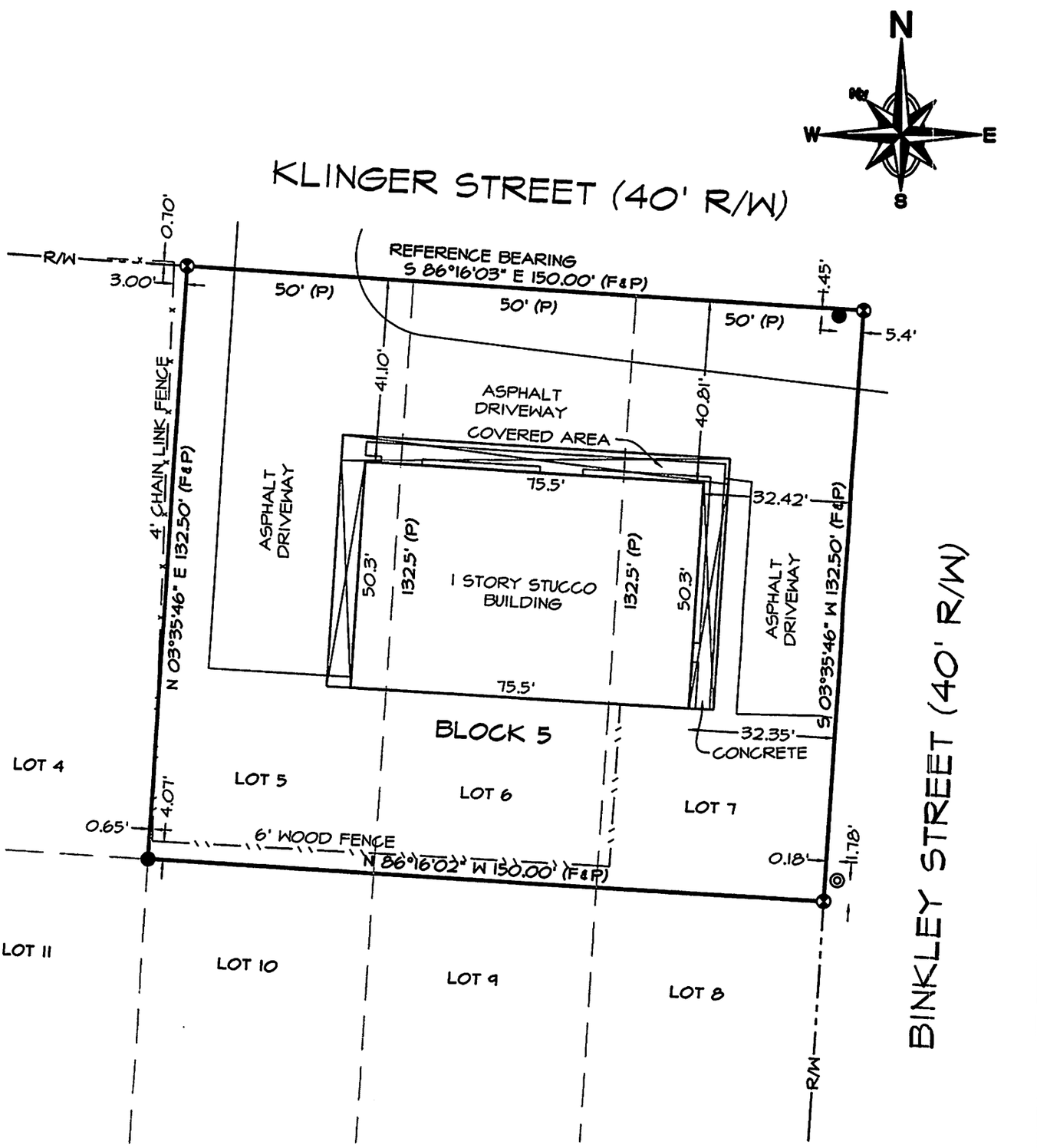
A PROFESSIONAL SERVICE ORGANIZATION

PREPARED FOR: CROSBY HOLDING, LLC
REQUESTED BY: MATT CROSBY/EXIT REALTY, N.F.I.

JOB NO.: 10-22222-18
DATE: MAY 8, 2018

PROPERTY ADDRESS: 2335 KLINGER STREET

SCALE: 1"=30'



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 5, 6, AND 7, BLOCK 5, KLINGER SUBDIVISION

SEC. 18, TWP. 1S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED PLAT BOOK 1, PAGE 48. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 5/7/18, FIELD BOOK: RM36, PG. 2

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

Fred R Thompson 5/9/18

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

PREPARED FOR: CROSBY HOLDING, LLC

REQUESTED BY: MATT CROSBY/EXIT REALTY, N.F.I.

JOB NO.: 10-22222-18

DATE: MAY 8, 2018

PROPERTY ADDRESS: 2335 KLINGER STREET

SCALE: 1"=30'

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 86 DEGREES 16 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0315 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
● ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
◎ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
(P) ~ PLATTED INFORMATION
(F) ~ FIELD INFORMATION
R/W ~ RIGHT OF WAY
SEC. ~ SECTION
TWP. ~ TOWNSHIP
RGE. ~ RANGE
PG. ~ PAGE

CERTIFICATIONS:

CROSBY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SURETY LAND TITLE OF FLORIDA, LLC

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 5, 6, AND 7, BLOCK 5, KLINGER SUBDIVISION

SEC. 18, TWP. 1S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED PLAT BOOK 1, PAGE 48. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 5/7/18, FIELD BOOK: RM36, PG. 2

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

Fred R. Thompson 5/9/18

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:

FRED R. THOMPSON
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR
FLORIDA
Professional Surveyor and Mapper

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: **Andrew Holmer, Division Manager**
Development Services Department

FROM: **Terri V. Malone, AICP, Transportation Planner**
Transportation & Traffic Operations Division

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

DATE: **August 14, 2018**

RE: **Transportation & Traffic Operations (TTO) Comments – Z-2018-13**

TTO Staff has reviewed the Rezoning Case (Z)-2018-13, 2334 Klinger Street, agenda item for the Planning Board meeting scheduled on September 4, 2018. Please see the below comments.

Klinger Street is two lane local road without shoulders, curb and gutter or sidewalks. The approximate pavement width is 18 feet with two nine-foot travel lanes. Right of Way is 66 feet with portions of the roadway showing only 66 feet of easement. There is a considerable amount of vehicular and school bus traffic that uses Klinger / Beal for access to the rear of the school on Davis Highway.

Currently, there are no on-going or programmed projects on Klinger Street showing in the County's Capital Improvement Program (CIP). Likewise, there are no ongoing or programmed projects on the adjacent segment of Davis Highway (SR 291) in either the County's CIP or the Florida Department of Transportation's five-year work program. There is programmed sidewalk construction on nearby Johnson Avenue.

Klinger Street is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes. Per the TPO's Congestion Management Process Plan, Davis Highway (SR 291) is classified as a minor arterial with an allowable vehicular capacity of 39,800 and a year 2017 daily volume of 30,500 vehicles.

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

cc: **Horace Jones, Development Services Department Director**
Joy Jones, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director
Juan Lemos, CFM, Development Services Department

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning **7. E.**

Meeting Date: 09/04/2018

Issue: A Public Hearing Concerning the Review of Bridlewood Subdivision, a Planned Unit Development.

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of Russo Subdivision, a Planned Unit Development

That the Board review the development plan for Bridlewood residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

BACKGROUND:

Rebol-Battle & Associates, Consulting Engineers, project agent and engineer, submitted a Master Plan and associated subdivision development plans for PUD approval. The proposed subdivision is located in Section 16, Township 1 South, Range 31 West and is currently mostly zoned LDR with a little portion of MDR. The site is located on the North side of Mobile Highway West of Klondike Road and East of Beulah Road. The project encompasses approximately 322.99± acres total which also includes 221.82 acres of wetlands. The subject parcels are 16-1S-31-2000-513-005, 16-1S-31-2000-510-005, 16-1S-31-2000-600-005 and will include 388 lots.

Sewer and Water are provided by ECUA. Storm water treatment and attenuation will be accomplished by a retention pond meeting Escambia County and NWFWMD requirements. Conveyance of storm water will be accomplished through a retention pond discharging into surrounding wetlands. No wetland impacts are expected with the proposed development. The proposed site plan indicates that the lot will be accessed from Mobile Highway only.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the approval of this PUD.

LEGAL CONSIDERATIONS/SIGN-OFF:

The legal advertisement of the PUD has been reviewed and approved for legal sufficiency by Meredith D. Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel required.

POLICY/REQUIREMENT FOR BOARD ACTION:

Section 2-6.8 of the Land Development Code requires that the Planning Board review the PUD in a quasi-judicial public hearing and transmit its recommendation to the BCC for a final decision on the development plan.

IMPLEMENTATION/COORDINATION:

The PUD has been reviewed and commented upon by the Development Review Committee prior to consideration and recommendation by the Planning Board. Approval of the proposed development plan by the BCC would authorize the applicant to proceed under the conditions of a PUD preliminary plat Development Order, including the subsequent submission of an implementing subdivision infrastructure construction plan for county approval. Upon completion of construction and Final Plat approval, the Building Inspections Department would be authorized to issue permits allowing construction of homes on all residential lots within the subdivision.

Attachments

Master Plan Drawing
PUD Report from Applicant
Lighting
Illustrative Site Plan
Staff Analysis

A MASTER PLAN OF
BRIDLEWOOD PLANNED UNIT DEVELOPMENT
BEING A RESUBDIVISION OF PORTIONS OF PLAT BOOK 19, PAGE 21-21H
ESCAMBIA COUNTY, FLORIDA

August 8, 2018

SITE INFORMATION

PROPERTY REFERENCE NO'S:	16-1S-31-2000-513-005; 16-1S-31-2000-510-005; 16-1S-31-2000-600-005
PROPERTY ADDRESS:	STEEPLECHASE BOULEVARD
TOTAL SITE AREA:	322.99 ACRES
ZONING DISTRICT:	LDR & MDR
FUTURE LAND USE:	MU-S
PROPOSED MINIMUM LOT WIDTH:	50'

UTILITY SERVICE PROVIDERS:

BELL SOUTH
605 GARDEN STREET
PENSACOLA, FL 32501

COX COMMUNICATIONS
2421 EXECUTIVE PLAZA ROAD
PENSACOLA, FL 32504

GULF POWER
ONE ENERGY PLACE
PENSACOLA, FL 32520-0047

ECUA
ENGINEERING DEPARTMENT
9300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

PENSACOLA ENERGY
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32504

SEC. 3-2.5 LOW DENSITY RESIDENTIAL DISTRICT (LDR).

1. DENSITY: A MAXIMUM OF FOUR (4) DWELLING UNITS PER ACRE.
2. FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 FOR ALL USES.
3. STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.
4. LOT AREA: NO MINIMUM LOT AREA UNLESS PRESCRIBED BY USE.
5. LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 50 FEET FOR ALL OTHER LOTS.
6. LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
7. STRUCTURE SETBACKS: FOR ALL PRINCIPAL STRUCTURES, MINIMUM SETBACKS ARE:

   A. FRONT AND REAR: TWENTY-FIVE (25) FEET IN THE FRONT AND REAR.

   B. SIDES: ON EACH SIDE, FIVE (5) FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

UTILITY SERVICE NOTES:

POTABLE WATER/FIRE PROTECTION:
6", 8" AND 12" POTABLE WATER/FIRE PROTECTION MAINS ARE PROPOSED FOR THE SUBDIVISION. THE POINTS OF CONNECTION WILL BE THE EXISTING ECUA MAINS ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL WATER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY A COMBINATION OF ECUA LOW PRESSURE SEWER MAINS, GRAVITY SEWER MAINS, AND CENTRAL ECUA LIFT STATIONS. THE POINT OF CONNECTION WILL BE THE ECUA GRAVITY MAIN ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL SEWER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

STORM SEWER:
THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM WILL CONSIST OF INLETS, PIPING, CURB, GUTTER, AND GRASSED SWALES. STORMWATER WILL BE TREATED AND ATTENUATED IN STORMWATER RETENTION PONDS. ALL STORMWATER IMPROVEMENT WILL BE CONSTRUCTED WITH THE ASSOCIATED PHASE. AFTER FINAL PLAT APPROVAL, STORMWATER IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY ESCAMBIA COUNTY.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	322.99 ACRES
WETLANDS (ACOE, NWFWMD, ESCO)	221.82 ACRES
WETLAND BUFFER	10.82 ACRES
WETLAND IMPACT	0.93 ACRES
WETLAND BUFFER IMPACT	0.50 ACRES

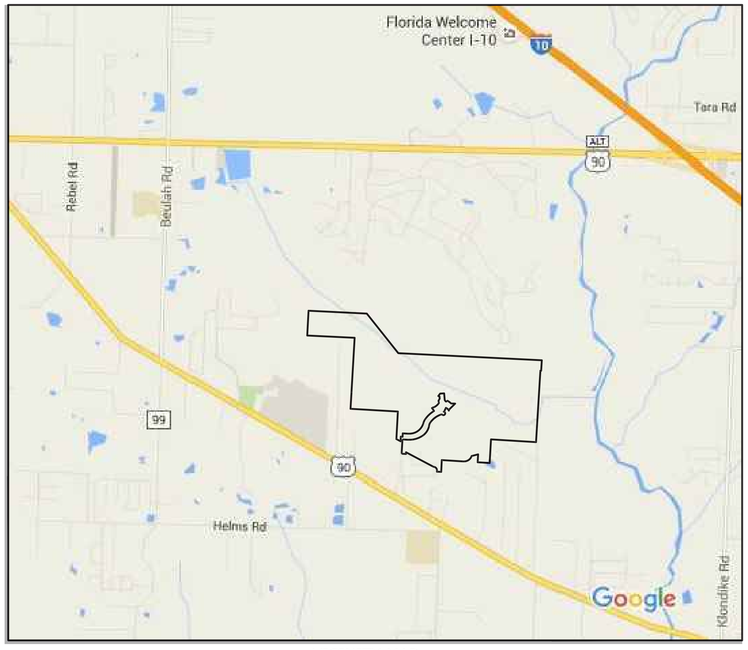
SITE ENVIRONMENTAL NOTES:

1. ALL WETLAND AND WETLAND BUFFER IMPACTS MUST BE PERMITTED THROUGH ACOE, NWFWMD, AND ESCAMBIA COUNTY PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
2. A PROTECTED TREE SURVEY WILL BE CONDUCTED FOR EACH INDIVIDUAL PHASE TO DETERMINE THE PRESENCE OF HERITAGE TREES.
3. INDIVIDUAL LOT GEOMETRIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING EACH INDIVIDUAL PHASE. ANY OTHER ENVIRONMENTAL IMPACTS WILL BE REVIEWED FOR EACH PHASE.

OWNER AND DEVELOPER
D.R. HORTON, INC
25366 PROFIT DRIVE
DAPHNE, AL 36526

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS P.S.M.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503

CIVIL ENGINEER
PAUL A. BATTLE, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503



VICINITY MAP
SCALE: 1" = 2000'

AMENITY TABLE	
AMENITY	CONSTRUCTED IN PHASE:
AMENITY SITE	2
DOG PARK	1
SIDEWALKS (BOTH SIDES OF ROAD)	1,2,3,4
OPEN SPACE	1,3,4
CONSERVATION EASEMENT / RECREATIONAL AREA	2
UPLAND BUFFERS	1,2,3,4
WALKING TRAIL	3
ENHANCED ENTRY SIGN	1
UNDERGROUND UTILITIES	1,2,3,4
DECORATIVE STREET LIGHTING	1,2,3,4
HOMEBUILDER LANDSCAPE PACKAGE	1,2,3,4

PHASE CALCULATIONS		
PHASE	No. OF RESIDENTIAL LOTS	ACREAGE
PHASE 1	106	45.11
PHASE 2	114	84.00
PHASE 3	103	90.11
PHASE 4	65	103.77
TOTAL	388	322.99

FLOOD ZONE NOTE:

IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

CLEARING NOTE:

PRIOR TO ANY LAND DISTURBANCE, THE DEVELOPER / CONTRACTOR SHALL OBTAIN ALL COUNTY, STATE AND/OR FEDERAL APPLICABLE PERMITS GOVERNING THE CLEARING ACTIVITIES

LEGAL DESCRIPTION:

PARCEL 3:
PARCELS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, D-1, D-2, D-3, D-4, AND D-5, BRIDLEWOOD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 21, 21A THROUGH 21H, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Line Table (F)		
Line #	Length	Direction
L1	221.27'	S3°28'46"W
L2	187.54'	N75°48'27"E
L3	120.08'	S87°00'46"E
L4	31.94'	S3°05'19"W
L5	1.66'	S87°18'32"E
L6	47.86'	N3°08'48"E
L7	94.93'	S86°55'52"E
L8	139.39'	S86°51'40"E
L9	119.92'	N24°39'21"E
L10	43.42'	S23°02'17"W
L11	226.12'	S45°41'29"W
L12	111.83'	S88°47'39"E
L13	38.87'	N62°45'55"E
L14	16.59'	N88°53'43"E
L15	46.21'	S36°29'09"E
L16	189.49'	S4°59'08"E
L17	111.88'	N86°55'18"E
L18	85.78'	N37°47'09"E
L19	35.37'	N68°52'01"W
L20	60.98'	N4°35'21"W
L21	64.74'	N27°58'32"E
L22	63.96'	N8°16'19"W
L23	6.46'	S66°30'34"E
L24	43.84'	N59°48'27"E
L25	168.05'	S86°51'40"E
L26	94.81'	S3°07'55"W
L27	50.00'	S86°51'40"E
L28	128.57'	S3°07'55"W
L29	131.41'	S62°06'25"E

Line Table (P)		
Line #	Length	Direction
L1	221.27'	S00°32'53"W
L2	187.54'	N72°52'34"E
L3	119.82'	S89°57'07"W
L4	31.87'	N00°13'58"W
L5	1.30'	S89°46'02"E
L6	47.83'	N00°13'54"E
L7	95.00'	S89°46'06"E
L8	139.38'	S89°46'06"E
L9	119.82'	N21°48'58."E
L10	43.42'	S20°02'39"W
L11	226.12'	S42°42'28"W
L12	111.83'	S88°14'28"W
L13	38.87'	N59°48'02"E
L14	16.59'	N85°58'50"E
L15	46.21'	S39°27'02"E
L16	189.49'	S7°57'01"E
L17	111.88'	N83°57'25"E
L18	85.78'	N34°49'16"E
L19	35.37'	N71°49'54"W
L20	60.98'	N7°33'14"W
L21	64.74'	N25°39'04"E
L22	63.96'	N11°17'12"W
L23	6.46'	S69°28'27"E
L24	43.84'	N56°50'34"E
L25	168.04'	S89°46'06"E
L26	95.00'	S0°13'54"W
L27	50.00'	S89°46'06"E
L28	128.56'	S0°13'54"W
L29	121.14'	S65°00'04"E
L30		S11°12'59"E
L31	77.92'	S25°52'54"W
L32	82.01'	S6°34'21"W
L33	49.19'	S20°38'41"W
L34	33.19'	S0°22'45"W
L35	247.11'	N89°33'46"W
L36	120.00'	S0°26'14"W
L37	150.00'	N89°33'46"W
L38	120.00'	N0°26'14"E
L39	189.42'	N89°33'46"W
L40	190.00'	S0°26'14"W
L41	131.50'	N89°33'46"W
L42		S1°30'08"W

Line Table (D)		
Line #	Length	Direction
L1	221.26'	S00°32'47"W
L2	187.54'	N72°52'36"E

Curve Table (F)					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	288.55'	219.99'	75°09'05"	268.30'	N55°40'07"E
C2	157.15'	100.00'	90°02'21"	141.47'	N42°21'02"W
C3	39.30'	25.00'	90°04'40"	35.38'	S41°53'32"E
C4	39.27'	25.00'	89°59'32"	35.35'	S48°08'34"W
C5	92.83'	640.00'	8°18'37"	92.74'	N88°57'27"E
C6	334.82'	640.00'	29°58'29"	331.02'	N69°48'54"E
C7	342.66'	430.00'	45°39'29"	333.66'	N32°03'47"E
C8	89.59'	200.00'	25°39'58"	88.84'	S22°04'34"W
C9	386.10'	600.00'	36°52'11"	379.47'	S53°17'09"W
C10	27.71'	25.00'	63°30'31"	26.31'	N76°31'06"W
C11	174.63'	50.00'	200°06'32"	98.46'	N35°10'53"E
C12	113.95'	170.01'	38°24'11"	111.83'	N46°00'25"W
C13	125.98'	578.32'	12°28'52"	125.73'	S52°59'04"E
C14	197.31'	326.82'	34°35'30"	194.33'	N50°26'23"E
C15	100.31'	820.00'	7°00'32"	100.25'	N34°33'23"W
C16	334.58'	770.00'	24°53'47"	331.96'	S47°12'57"W
C17	126.34'	370.00'	19°33'51"	125.73'	S25°01'27"W
C18	544.70'	400.00'	78°01'20"	503.58'	N54°10'39"E

Curve Table (P)					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1 (C)	288.54'	219.99'	75°08'50"		
C1 (D)	289.36'	219.99'	75°21'50"	268.95'	N52°50'45"E
C2	89.36'	100.00'	51°11'57"	86.42'	N64°37'59"W
C3	39.27'	25.00'	90°00'00"	35.36'	S44°46'06"E
C4	39.27'	25.00'	90°00'00"	35.36'	S45°13'54"W
C5	92.72'	640.00'	8°18'04"	92.64'	N86°04'52"E
C6 (C)	335.02'	640.00'	29°59'34"		
C7	342.88'	430.00'	45°41'13"	333.86'	N29°05'40"E
C8	89.53'	200.00'	25°38'55"	88.78'	S19°04'31"W
C9	386.24'	600.00'	36°52'58"	379.60'	S50°20'27"W
C10	28.09'	25.00'	64°22'20"	26.63'	N79°01'53"W
C11	176.17'	50.00'	201°52'50"	98.18'	N32°12'51"E
C12 (C)	114.30'	170.01'	38°31'11"		
C13	125.97'	578.32'	12°28'50"	125.73'	S55°56'57"E
C14	197.31'	326.82'	34°35'28"	194.33'	N47°28'30"E
C15 (C)	100.33'	820.00'	7°00'36"		
	330.26'	770.00'	24°32'34"		
C19	345.58'	220.00'	90°00'00"	311.13'	S45°26'14"W

REBOL-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 0005957

MASTER PLAN

Bridlewood Subdivision
A 388 LOT SUBDIVISION
STEEPLECHASE BOULEVARD
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	No.

SEAL

NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: CBD
Ck By: PAB
Job No.: 2017.274
Date: 7/19/2018

DRAWING No.

1

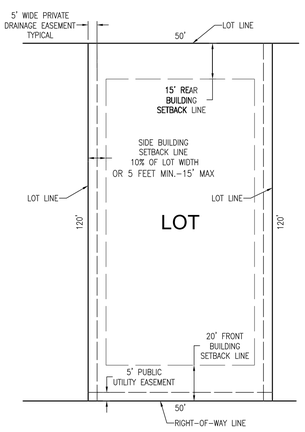
This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

A MASTER PLAN OF
BRIDLEWOOD PLANNED UNIT DEVELOPMENT

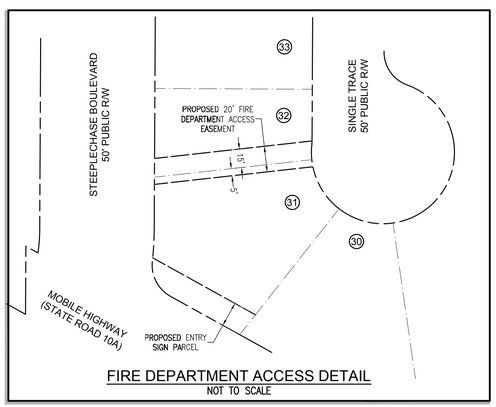
BEING A RESUBDIVISION OF A PORTION OF PLAT BOOK 19, PAGE 21-21H
ESCAMBIA COUNTY, FLORIDA

August 8, 2018

HORIZONTAL SCALE
250 0 125 250 500 1000
(IN FEET)
1 INCH = 250 FT. (24"x36")
1 INCH = 500 FT. (12"x18")



TYPICAL LOT LAYOUT DETAIL
NOT TO SCALE
ALL LOT WIDTHS AND SETBACKS PER APPROVED PUD PLAN



FIRE DEPARTMENT ACCESS DETAIL
NOT TO SCALE

REBOL-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 1000/26937

MASTER PLAN

Bridlewood Subdivision
A 388 LOT SUBDIVISION
STEEPLECHASE BOULEVARD
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION
PAUL A. BATTLE, P.E.
No.53126

Dr. By: CBD
Ck By: PAB
Job No.: 2017.274
Date: 7/19/2018

DRAWING No.
2

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Planned Unit Development Report
Bridlewood Subdivision
Date: 8/9/2018
RBA Project No.: 2017.274
Escambia County Project No.: 18072410PSD-MP

Project Narrative

The development will consist of phased additions to a previously platted residential subdivision known as Bridlewood. Bridlewood is located on the north side of Mobile Highway, approximately 1.4-miles east of Beulah Road. The addition will create approximately 390 new lots intended for single-family detached homes. All roads and stormwater improvements will be dedicated to Escambia County. The property is zoned LDR which allows a minimum lot width of 60' at the right-of-way line, and 25' front and rear setbacks. A PUD is proposed to allow a reduction in the lot width to 50', and a reduction in the front and rear setbacks to 20' and 15' respectively. The overall proposed density of the subdivision with 50' lots will remain below the maximum allowable density of the LDR district (< 4 du/acre). The property is surrounded by multiple properties zoned MDR in the immediate vicinity. The MDR district allows 50' lots, ensuring Bridlewood would remain compatible with surrounding areas. The developer proposes a mix of several different models of dwelling units throughout the subdivision.

The Master Plan for the overall development received a development order in 2007 under the name of "Viansa". At the time, the property was zoned R-R; the master plan exercised the clustering provision of the Land Development Code which reduced the lot width requirements to that of the R-3 zone. Subsequently, 50' lots were approved on the Master Plan. The first phase of the Master Plan was constructed between 2008 and 2010, and platted in 2012 with 50' lots. The remaining phases remain undeveloped. The zoning districts in Escambia County were consolidated in 2015 and this property was classified as LDR. The current Land Development Code as of 2018 no longer allows lots in the LDR zone to be reduced to 50' under the revised clustering provision. As an approved Planned Unit Development, the proposed subdivision would closely resemble the Master Plan approved by Escambia County in 2007; utilizing 50' lots while providing several amenities for public benefit beyond what is required by the Land Development Code.

Proposed PUD Variances

Minimum Lot Width and Setback Requirements:

(1) 3-2.5(d)(5): For all lots with the exception of cul-de-sac lots, a reduction of the minimum lot width from 60' at the street right-of-way to **50'** at the street right of way is requested. Minimum lot width for cul-de-sac lots remains unchanged at 20'.

(2) 3-2.5(d)(7): For all principal structures, the minimum front setback is requested to be reduced from 25' to **20'**.

(3) 3-2.5(d)(7): For all principal structures, the minimum front setback is requested to be reduced from 25' to **15'**.

Proposed Features & Amenities

The developers propose to provide the following amenities and features to Bridlewood:

1. A centrally-located amenities site will be constructed in the second phase of development. The amenity site will include a swimming pool, clubhouse, open space, and on-site parking. Restrooms and a kitchen will be included in the clubhouse. The location of the proposed amenities site is shown on the attached master plan. Construction of the clubhouse and pool will be completed prior to the Phase 2 final plat recording.
2. Several additional common areas are to be provided throughout the subdivision. Two common areas will be created in the first phase, as well as another in the 3rd phase. One of the common areas in the first phase will be converted to a dog park. The location of the dog park and common areas are shown on the attached master plan.
3. 5' wide sidewalks will be provided on both sides of every proposed right-of-way in all phases to promote pedestrian mobility between the residential areas and the amenity areas. To avoid damage to the sidewalks, the homebuilder will construct the sidewalks on an individual lot basis after the completion of each home.
4. All unimpacted wetlands on site (approximately 220-acres) will be preserved through a perpetual conservation easement. This shall exceed the minimum preservation required by county, state and/or federal mitigation standards. The conservation easement will be recorded in the 2nd phase of development.
5. Upland buffers in exceedance of the required 25' will be provided wherever possible to protect the surrounding environmentally sensitive areas and natural vegetation. Widened buffers will be provided in all phases of development. The widened upland buffers are identified on the attached Master Plan.
6. A natural walking trail is proposed to connect the 3rd phase of development to the 1st phase. Please see the attached conceptual subdivision rendering for the location of the walking trail.
7. A landscape architect will be engaged to design attractive entry features. A large decorative "Bridlewood" subdivision sign will be placed near the subdivision entry. Landscaping will be planted around the proposed sign. A rendering of the proposed entry sign is attached. All entry improvements will be installed in the first phase of development.
8. All utilities throughout the subdivision shall be underground. Overhead power lines will not be used in any phase of development. Sanitary sewer service will be provided to all residents. No potable water wells or septic tanks shall be utilized for this project.
9. Decorative street lighting will be used in all phases. An upgraded style of lighting above the Gulf Power standard model, such as the "Colonial" style, or approved equal, is proposed. A sample of the proposed street lighting is attached to this report.
10. The homebuilder will provide a landscape package for each lot. The homebuilder will plant trees, shrubs, and install sod on each lot purchased. This is available in all phases.

Phasing Schedule

The Bridlewood Planned Unit Development is split into four (4) phases. Tables on sheet 1 of the Master Plan include the lot count, acreage, and proposed amenities within each phase.

Stormwater Management Plan

A stormwater management plan for the subdivision will meet all requirements of the Land Development Code and Design Standards Manual. All stormwater retention facilities will be designed for the 100-year critical duration storm event.

Figures

Figure 1 – Project Location Map (above)

Figure 2 – Proposed Master Plan of Bridlewood (attached)

Figure 3 – Illustrative Site Plan of Bridlewood Planned Unit Development by WAS Design (attached)

Figure 4 – Previously approved Master Plan of Bridlewood from 2007; formerly known as Viansa (attached)

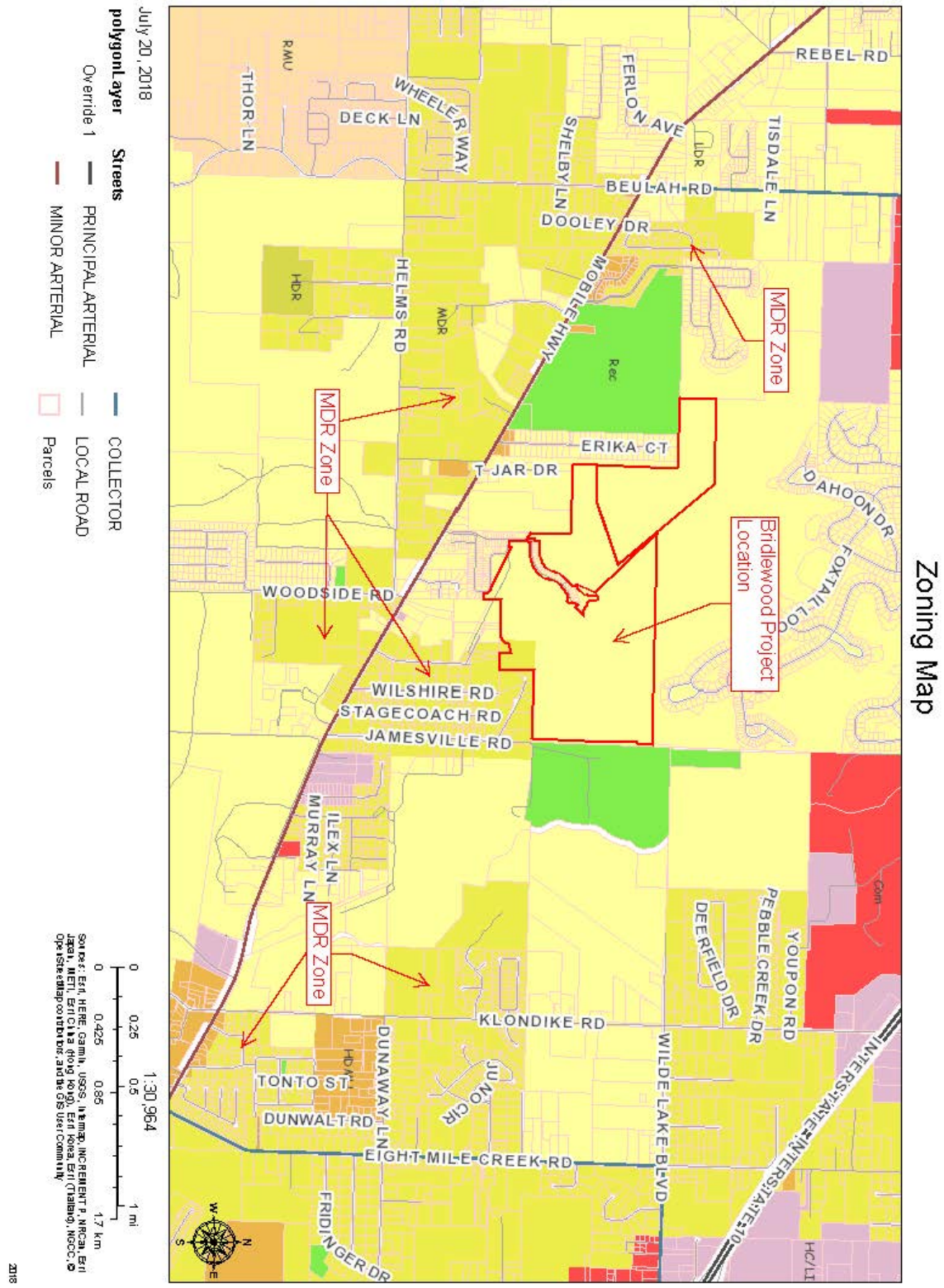


Figure 5 – Zoning Map (above)

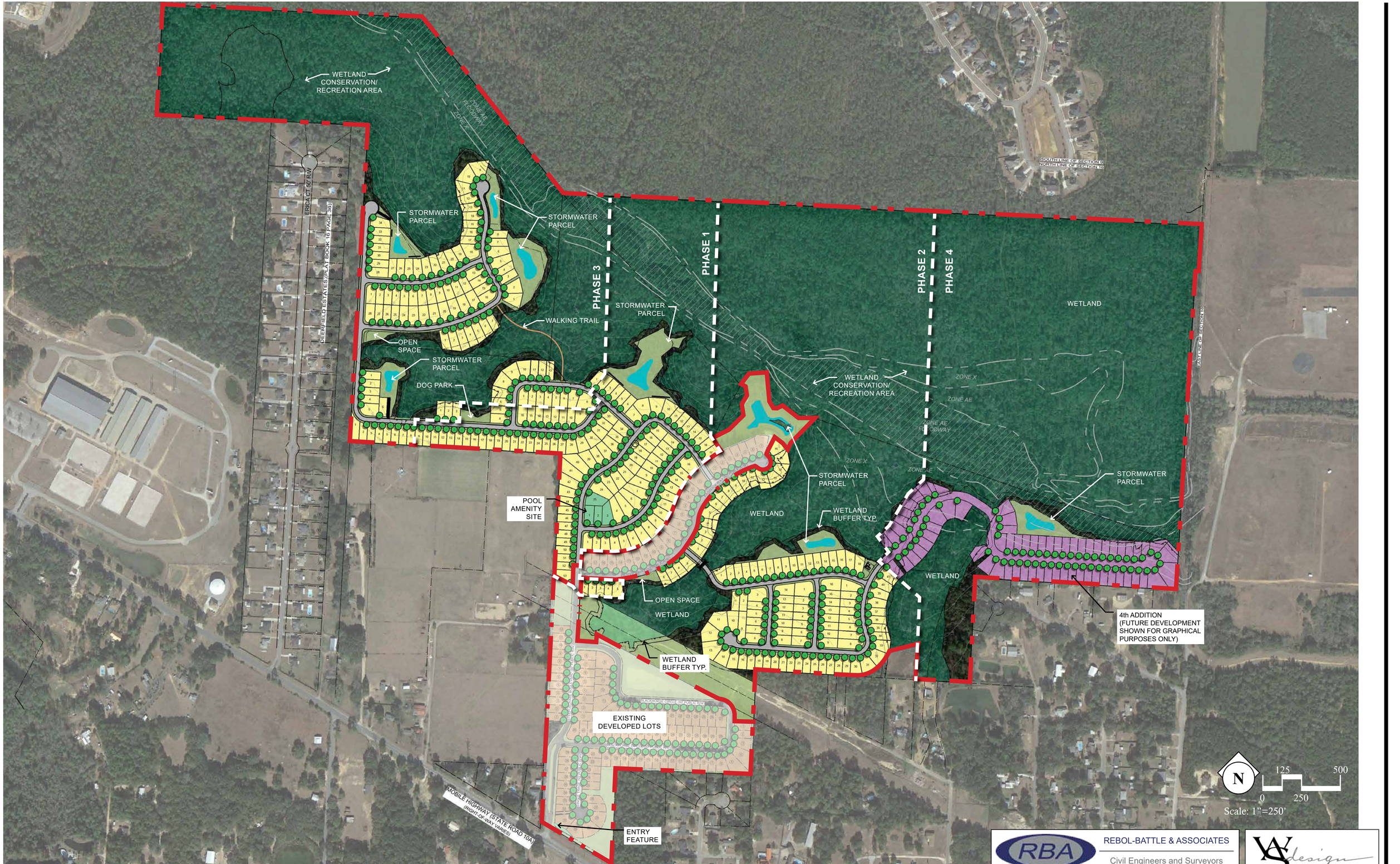
Colonial

GULF POWER
A SOUTHERN COMPANY

Wattage	Source	kWh	Distri – bution Type	Paid Up Front (PUF) Amount	Monthly w/PUF	Monthly w/o PUF
100	HPS	41	II, III	$232.00	$4.92	$8.50
150	PSMH	65	III	$307.00	$7.57	$12.33
45	LED	15	III, V	$567.00	$5.99	$13.53
72	LED	25	III, V	$680.00	$7.60	$17.09

Mounting Height	Material	Paid Up Front (PUF) Amt	Monthly Amt – No PUF
16’	Aluminum, Round Tapered	$468	$5.63
12’	Aluminum, Decorative	$996	$18.08
13’	Fluted Concrete	$1,073	$17.24
14’	Aluminum, Decorative	$1,267	$16.43
16’	Aluminum, Decorative	$1,064	$13.44

Note: Pricing effective 1/1/2015. Paid up front is available to customers at the time of installation only. All monthly figures include fuel, ECR, ECCR, PPCC, and adjusted gross receipts tax. Monthly figures do not include applicable franchise fees or state and local taxes.



Bridlewood - Pensacola, Florida

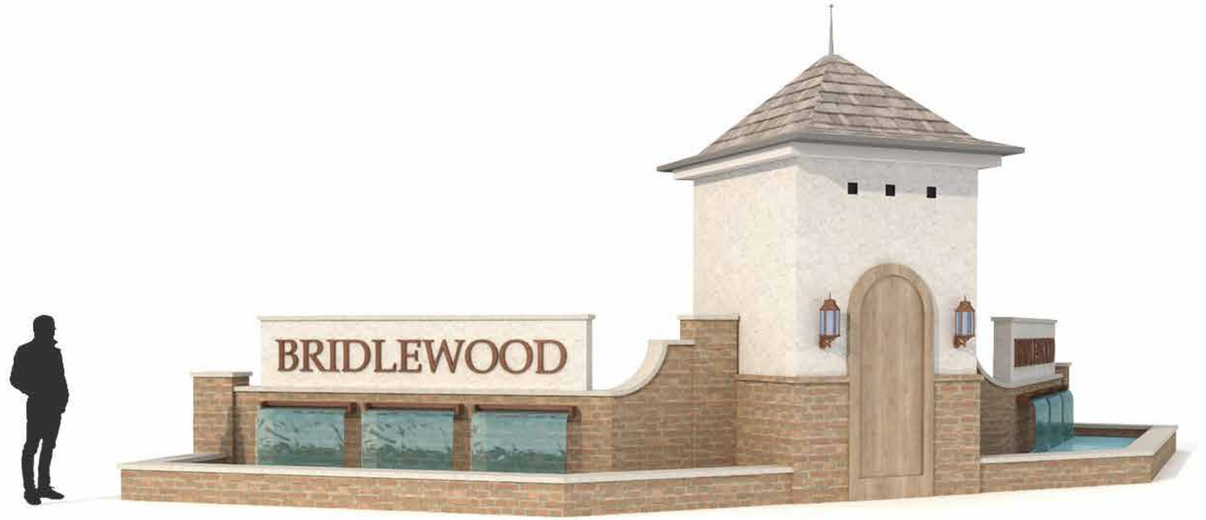
08.10.18

Planned Unit Development

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

WATKINS • ACY • STRUNK
landscape architecture • land planning • placemaking

ENTRY FEATURE ENLARGEMENT



ENTRY FEATURE MODEL

ENTRY FEATURE PHOTO SIMULATION

N

5 20

0 10

Scale: 1”=10’

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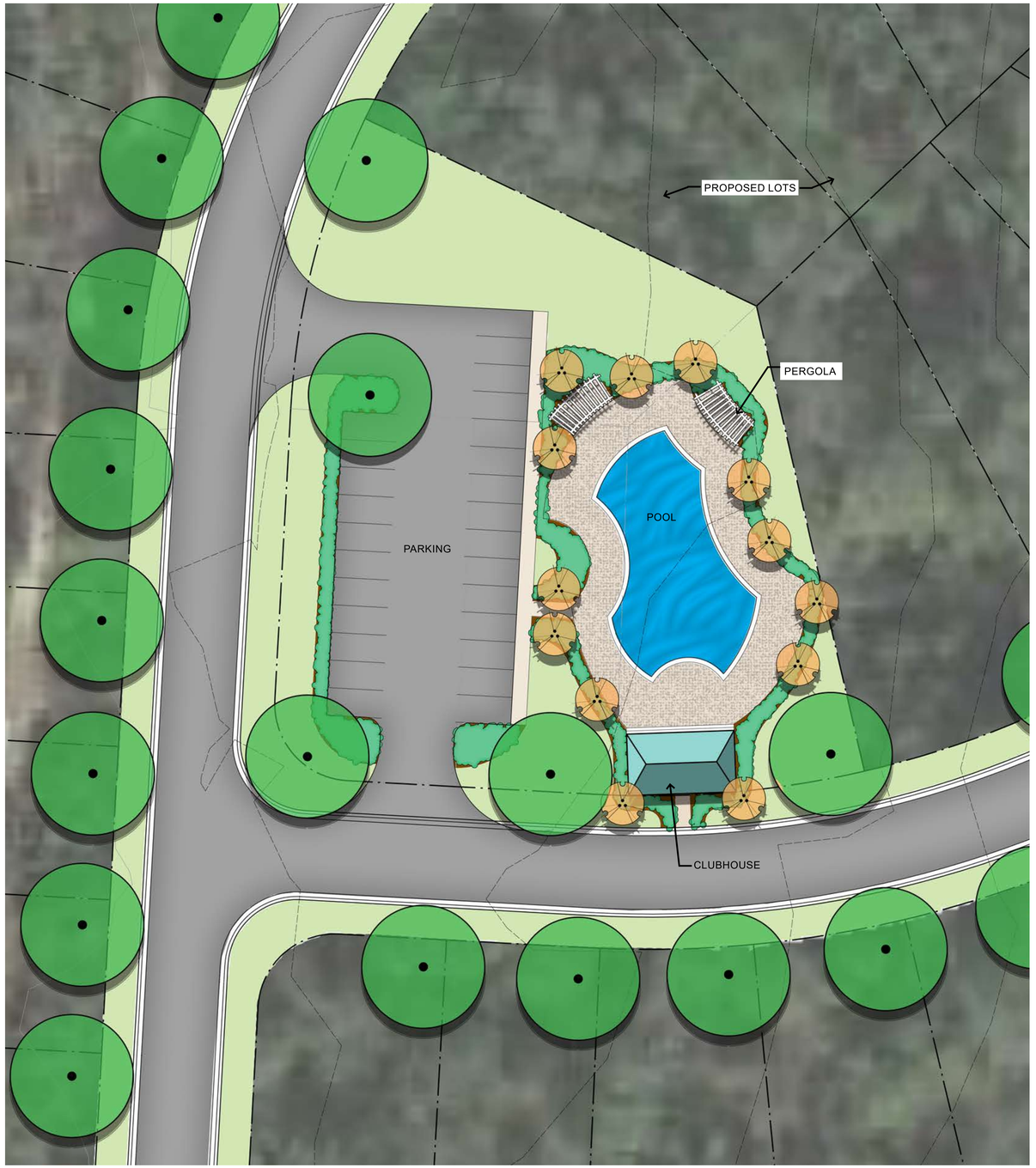
PHASE 1 ENLARGEMENT

N

50 200

0 100

Scale: 1"=100'



SCHEMATIC POOL AMENITY - FINAL LAYOUT AND DESIGN TO BE DETERMINED

Not to Scale

REBOL-BATTLE & ASSOCIATES
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Bridlewood - Pensacola, Florida

08.10.18

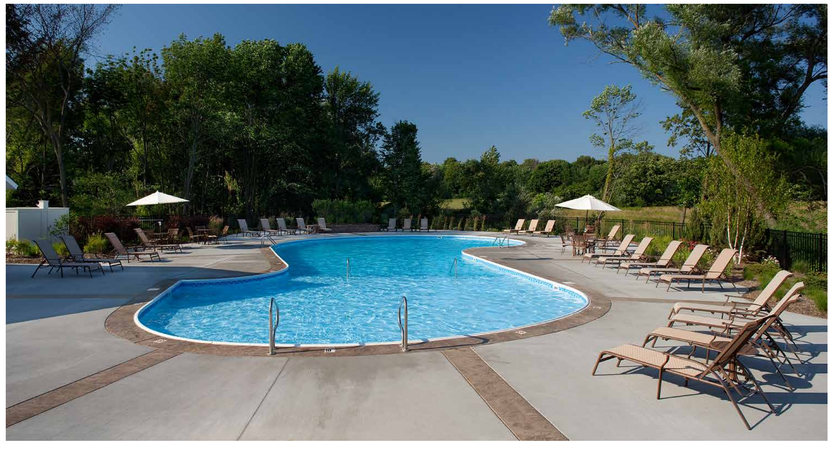
Planned Unit Development

PHASE 2 ENLARGEMENT

N

0 50 100 200

Scale: 1"=100'



INSPIRATION IMAGES (NEED NOT BE BUILT)

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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Bridlewood - Pensacola, Florida

08.10.18

Planned Unit Development

PHASE 3 ENLARGEMENT

N

0 50 100 200

Scale: 1"=100'

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Bridlewood - Pensacola, Florida

08.10.18

Planned Unit Development

PHASE 4 ENLARGEMENT

N

0 50 100 200

Scale: 1”=100’

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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DENSITY CLUSTERING CALCULATIONS

ACCORDING TO SECTION 7.13.04 OF THE ESCAMBIA COUNTY LDC, THE CLUSTERING OF DEVELOPMENT AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS MUST MEET THE FOLLOWING CRITERIA:

1. AT LEAST 90% OF THE ENVIRONMENTALLY SENSITIVE LANDS MUST REMAIN UNDISTURBED = 90.04%
   AREA OF JURISDICTIONAL WETLANDS = 198.46 AC
   AREA OF ENDANGERED SPECIES HABITAT = 0.84 AC 9.43
   AREA OF FLOODWAY OUTSIDE OF WETLANDS = 2.01 AC
   TOTAL AREA OF ENVIRONMENTALLY SENSITIVE LANDS = 201.31 AC
   REQ'D UNDISTURBED ENV. SENSITIVE LANDS = (0.90)(201.31 AC) = 181.18 AC
   PROVIDED UNDISTURBED ENV. SENSITIVE LANDS = 197.19 AC
   181.18 AC < 197.19 AC OK
2. OVERALL ALLOWABLE GROSS DENSITY OF PARCEL IS NOT EXCEEDED –
   AREA OF PROPERTY = 358.41 AC
   RR ZONING ALLOWS A DENSITY OF 2.00 UNITS/AC
   ALLOWABLE # OF UNITS = (2.00 UNITS/AC)(349.86 AC) = 699.32 UNITS
   R2 ZONING ALLOWS A DENSITY OF 7.00 UNITS/AC
   ALLOWABLE # OF UNITS = (7.00 UNITS/AC)(8.75 AC) = 61.25 UNITS
   REQUESTED # OF UNITS = 517 UNITS
   517 UNITS < (699+61)=760 UNITS OK
3. WITHIN RR ZONING DISTRICT, 30% OF PARCEL MUST BE CONSERVED –
   AREA OF PROPERTY = 358.41 AC
   REQUIRED CONSERVED AREA = (0.30)(358.41 AC) = 107.52 AC
   PROVIDED CONSERVED AREA (TOTAL OF ALL "C" PARCELS) = 224.41 AC
   107.52 < 224.41 AC OK
4. DENSITY THRESHOLD WITHIN UPLAND ACREAGE MUST BE EXCEEDED –
   AREA OF UPLANDS = 157.10 AC
   RR ZONING ALLOWS A DENSITY OF 2.00 UNITS/AC
   ALLOWABLE # OF UNITS = (2.00 UNITS/AC)(153.69 AC) = 307.38 UNITS
   R2 ZONING ALLOWS A DENSITY OF 7.00 UNITS/AC
   ALLOWABLE # OF UNITS = (7.00 UNITS/AC)(3.41 AC) = 23.87 UNITS
   REQUESTED # OF UNITS = 517 UNITS
   (307+24)=331 UNITS < 517 UNITS OK

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 9, & 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, COUNTY OF ESCAMBIA, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED BY A 3" DIAMETER CONCRETE MONUMENT AND ASSUMING THE EAST LINE OF SAID SECTION 16 AS BEARING SOUTH 00 DEGREES 37 MINUTE 40 SECONDS WEST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION FOR 50.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 349.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 293.74 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST FOR 20.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 2000.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST FOR 1261.98 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 49 SECONDS WEST FOR 660.61 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 1341.07 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST 658.31 FEET TO THE NORTHEAST CORNER OF BRANDYWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 13 AT PAGE 34 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION AND ITS EXTENSION FOR 846.48 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 58 SECONDS EAST FOR 606.22 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD NO. 10-A, R/W VARIES); THENCE NORTH 61 DEGREES 02 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 525.78 FEET ; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST FOR 2306.55 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 46 SECONDS WEST FOR 1325.63 FEET TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 1986.57 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED BY A 2" AXLE; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 8 FOR 1326.25 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF THE SE1/4) OF SECTION 8; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 13 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF THE SE1/4 OF THE SE1/4 FOR 694.91 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #6783; NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST FOR 1630.13 FEET TO A 4X4 CONCRETE MONUMENT; THENCE SOUTH 41 DEGREES 21 MINUTES 43 SECONDS EAST FOR 1414.83 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #6783; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS EAST FOR 4015.15 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #6783 AND THE POINT OF BEGINNING. CONTAINING 358.41 ACRES, MORE OR LESS.

SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-1S-31-1101-000-000, 16-1S-31-1101-000-002, & 16-1S-31-1102-000-000
2. TOTAL AREA = 358.41 ACRES
3. DEVELOPMENT CONSISTS OF 517 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING : R-8 = 349.66 ACRES, 517 LOTS, R-2 = 8.75 ACRES, 0 LOTS
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
13. ACCORDING TO THE 1980 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE.
    Ec = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
    Ee = EUSTIS LOAMY SAND, LEVEL PHASE
    Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
    Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
    Kb = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    Lo = LAKELAND LOAMY FINE SAND, LEVEL PHASE
    Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    Lg = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    Lo = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    Mg = MIXED ALLUVIAL LAND, POORLY DRAINED
    Md = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    Me = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    No = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    Nc = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    Po = PAMLICO MUCK
    Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON SITE.
20. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
21. APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.
22. THE DEVELOPER WILL PUT IN A TRAFFIC SIGNAL IF FDOT REQUESTS/DEEMS IT NECESSARY.
23. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS

PHASING SCHEDULE

VIANSA
- TOTAL ACREAGE = 358.41 AC
- TOTAL LOTS = 122
- ALLOWABLE DENSITY = (770 UNITS)
- GROSS DENSITY = 122 UNITS
- REMAINING UNITS AVAILABLE 770-122=648 UNITS

1ST ADDITION
- TOTAL ACREAGE = 55.53 AC
- TOTAL LOTS = 145
- ALLOWABLE DENSITY = 648 UNITS
- GROSS DENSITY = 145 UNITS
- REMAINING UNITS AVAILABLE 648-145=503 UNITS

2ND ADDITION
- TOTAL ACREAGE = 77.13 AC
- TOTAL LOTS = 182
- ALLOWABLE DENSITY = 503 UNITS
- GROSS DENSITY = 182
- REMAINING UNITS AVAILABLE 503-182=321 UNITS

3RD ADDITION
- TOTAL ACREAGE = 68.99 AC
- TOTAL LOTS = 68
- ALLOWABLE DENSITY = 321 UNITS
- GROSS DENSITY = 68
- REMAINING UNITS AVAILABLE 321-68=253 UNITS

EACH ADDITION WILL BE A REPLAT OF CERTAIN PARCELS LOCATED WITHIN THE ORIGINAL SUBDIVISION. PLEASE SEE INDIVIDUAL ADDITION SHEET FOR SPECIFIC PARCEL INFORMATION. CONSTRUCTION FOR EACH ADDITION WILL COMMENCE UPON APPROVAL OF CONSTUCTION PLANS FOR THAT ADDITION. RESIDENTIAL CONSTRUCTION WILL COMMENCE UPON RECORDING OF THE FINAL PLAT FOR THAT ADDITION. THERE ARE CURRENTLY NO PLANS FOR ANY PUBLIC RECREATION AREAS FOR THIS SUBDIVISION. ANY PUBLIC/OPEN SPACE CONSTRUCTION WILL TAKE PLACE DURING CONSTRUCTION OF THE ADDITION IN WHICH IT APPEARS. ALL CONSTRUCTION AND AS-BUILTS WILL BE PROVIDED PRIOR TO FINAL PLAT APPOVAL OF EACH ADDITION.

SIGNAGE

Signage is limited to two (2) identification signs per subdivision entrance. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections, and is limited to a maximum six (6) feet in height, a maximum 32 sq. ft. area, and a minimum ten (10) feet setback from the right-of-way. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. For those signs placed on a corner, the side setback will be determined by measuring 35 feet along the intersection of the two public rights-of-way.

MASTER PLAN FOR VIANSA

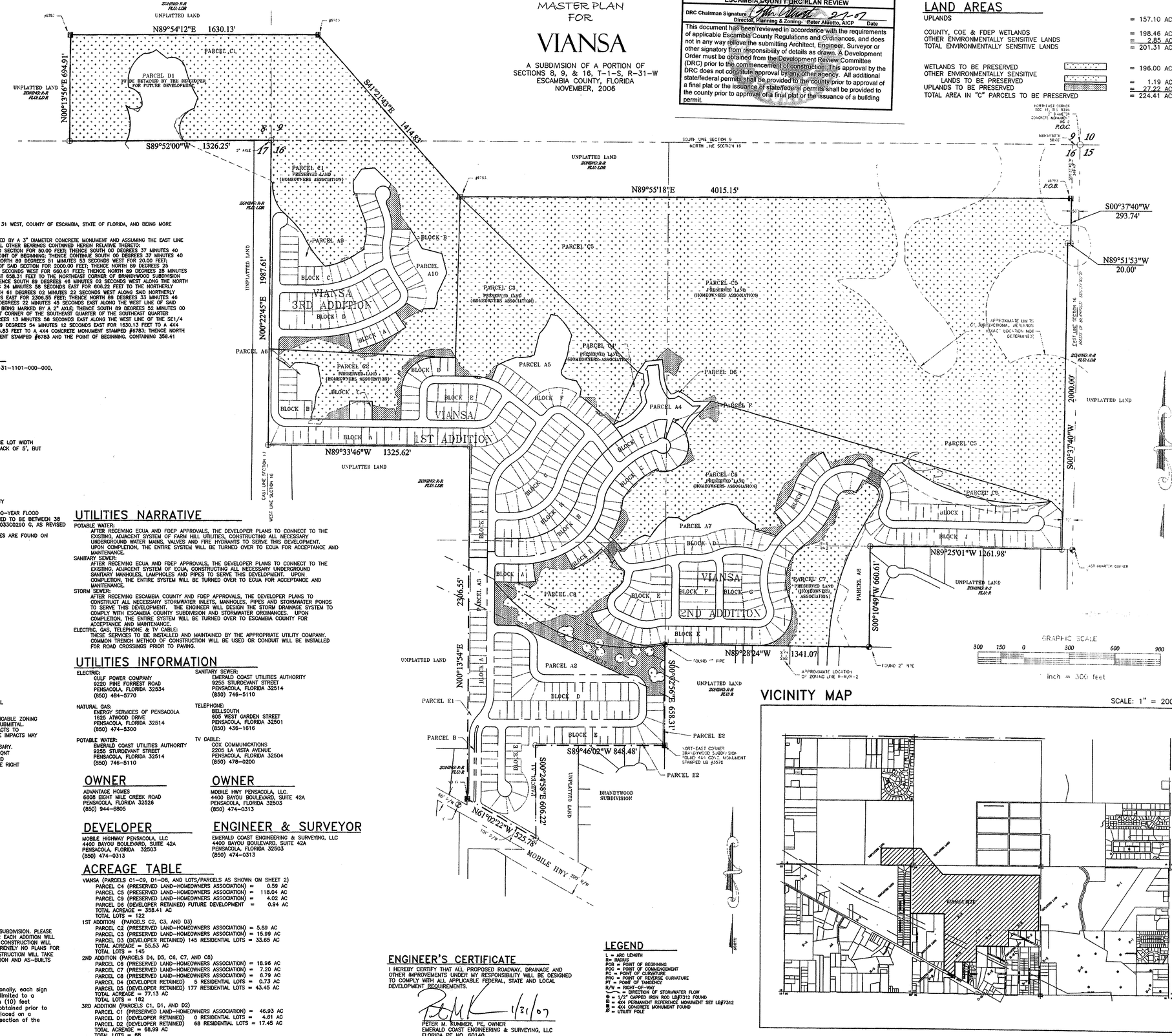
A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature: _____ Date: 2-1-07
Director, Planning & Zoning: Peter Aliotto, AICP

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

LAND AREAS

UPLANDS	= 157.10 AC
COUNTY, COE & FDEP WETLANDS	= 198.46 AC
OTHER ENVIRONMENTALLY SENSITIVE LANDS	= 2.85 AC
TOTAL ENVIRONMENTALLY SENSITIVE LANDS	= 201.31 AC
WETLANDS TO BE PRESERVED	= 196.00 AC
OTHER ENVIRONMENTALLY SENSITIVE LANDS TO BE PRESERVED	= 1.19 AC
UPLANDS TO BE PRESERVED	= 27.22 AC
TOTAL AREA IN "C" PARCELS TO BE PRESERVED	= 224.41 AC



UTILITIES NARRATIVE

POTABLE WATER:
AFTER RECEIVING ECUA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF FARM HILL UTILITIES, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:
AFTER RECEIVING ECUA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND SANITARY MANHOLES, LAMPHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:
AFTER RECEIVING ESCAMBIA COUNTY AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INLETS, MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ESCAMBIA COUNTY FOR ACCEPTANCE AND MAINTENANCE.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY. COMMON TRENCH METHOD OF CONSTRUCTION WILL BE USED OR CONDUIT WILL BE INSTALLED FOR ROAD CROSSINGS PRIOR TO PAVING.

UTILITIES INFORMATION

ELECTRIC:
GULF POWER COMPANY
9220 PINE FORREST ROAD
PENSACOLA, FLORIDA 32534
(850) 484-5770

NATURAL GAS:
ENERGY SERVICES OF PENSACOLA
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32514
(850) 474-5300

POTABLE WATER:
EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FLORIDA 32514
(850) 746-5110

SANITARY SEWER:
EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FLORIDA 32514
(850) 746-5110

TELEPHONE:
BELLSOUTH
605 WEST GARDEN STREET
PENSACOLA, FLORIDA 32501
(850) 436-1616

TV CABLE:
COX COMMUNICATIONS
2205 LA VISTA AVENUE
PENSACOLA, FLORIDA 32504
(850) 478-0200

OWNER

ADVANTAGE HOMES
6808 EIGHT MILE CREEK ROAD
PENSACOLA, FLORIDA 32526
(850) 944-0805

OWNER

MOBILE HWY PENSACOLA, LLC.
4400 BAYOU BOULEVARD, SUITE 42A
PENSACOLA, FLORIDA 32503
(850) 474-0313

DEVELOPER

MOBILE HIGHWAY PENSACOLA, LLC
4400 BAYOU BOULEVARD, SUITE 42A
PENSACOLA, FLORIDA 32503
(850) 474-0313

ENGINEER & SURVEYOR

EMERALD COAST ENGINEERING & SURVEYING, LLC
4400 BAYOU BOULEVARD, SUITE 42A
PENSACOLA, FLORIDA 32503
(850) 474-0313

ACREAGE TABLE

VIANSA (PARCELS C1-C9, D1-D6, AND LOTS/PARCELS AS SHOWN ON SHEET 2)
- PARCEL C4 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 0.59 AC
- PARCEL C5 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 118.04 AC
- PARCEL C9 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 4.02 AC
- PARCEL D6 (DEVELOPER RETAINED) FUTURE DEVELOPMENT = 0.94 AC
- TOTAL ACREAGE = 358.41 AC
- TOTAL LOTS = 122

1ST ADDITION (PARCELS C2, C3, AND D3)
- PARCEL C2 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 5.89 AC
- PARCEL C3 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 15.99 AC
- PARCEL D3 (DEVELOPER RETAINED) 145 RESIDENTIAL LOTS = 33.65 AC
- TOTAL ACREAGE = 55.53 AC
- TOTAL LOTS = 145

2ND ADDITION (PARCELS D4, D5, C6, C7, AND C8)
- PARCEL C8 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 18.96 AC
- PARCEL C7 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 7.20 AC
- PARCEL C6 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 8.79 AC
- PARCEL D4 (DEVELOPER RETAINED) 5 RESIDENTIAL LOTS = 0.73 AC
- PARCEL D5 (DEVELOPER RETAINED) 177 RESIDENTIAL LOTS = 43.45 AC
- TOTAL ACREAGE = 77.13 AC
- TOTAL LOTS = 182

3RD ADDITION (PARCELS C1, D1, AND D2)
- PARCEL C1 (PRESERVED LAND-HOMEOWNERS ASSOCIATION) = 46.93 AC
- PARCEL D1 (DEVELOPER RETAINED) 0 RESIDENTIAL LOTS = 4.61 AC
- PARCEL D2 (DEVELOPER RETAINED) 68 RESIDENTIAL LOTS = 17.45 AC
- TOTAL ACREAGE = 68.99 AC
- TOTAL LOTS = 68

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPOSED ROADWAY, DRAINAGE AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

1/31/07

PETER M. KUMMER, PE, OWNER
EMERALD COAST ENGINEERING & SURVEYING, LLC
FLORIDA PE NO. 60140

VICINITY MAP

SCALE: 1" = 2000'

LEGEND

L = ARC LENGTH
R= RADIUS
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT-OF-WAY
= DIRECTION OF STORMWATER FLOW
= 1/2" CAPPED IRON ROD LB#7312 FOUND
= 4X4 PERMANENT REFERENCE MONUMENT SET LB#7312
= 4X4 CONCRETE MONUMENT FOUND
= UTILITY POLE

REV	DATE	REVISION DESCRIPTION

DESIGNED JNT
DRAWN JNT
DATE 11/06
NOT RELEASED FOR CONSTRUCTION

EMERALD COAST ENGINEERING & SURVEYING, LLC
- engineers - surveyors - land planners -
4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
Florida Certificate of Authorization No. 25848
Office: 850.474.0313
fax: 850.474.4961
www.emeraldcoastllc.com

PETER M. KUMMER
FLORIDA P.E. NO. 60140
1/31/07

MASTER PLAN FOR VIANSA
A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

RECEIVED
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ECES NO. E-040211
SHEET 1 OF 6

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MASTER PLAN FOR VIANSA

A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 9, & 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, COUNTY OF ESCAMBIA, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED BY A 3" DIAMETER CONCRETE MONUMENT AND ASSUMING THE EAST LINE OF SAID SECTION 16 AS BEARING SOUTH 00 DEGREES 37 MINUTE 40 SECONDS WEST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION FOR 50.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 349.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 293.74 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST FOR 20.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 2000.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST FOR 1261.98 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 49 SECONDS WEST FOR 660.61 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 1341.07 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST 658.31 FEET TO THE NORTHEAST CORNER OF BRANDYWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 13 AT PAGE 34 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION AND ITS EXTENSION FOR 848.48 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 58 SECONDS EAST FOR 606.22 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD NO. 10-A, R/W VARIES); THENCE NORTH 61 DEGREES 02 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 525.78 FEET ; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST FOR 2306.55 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 46 SECONDS WEST FOR 1325.63 FEET TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 1988.57 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED BY A 2" AXLE; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 8 FOR 1326.25 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF THE SE1/4) OF SECTION 8; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 13 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF THE SE1/4 OF THE SE1/4 FOR 694.91 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #5783; NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST FOR 1630.13 FEET TO A 4X4 CONCRETE MONUMENT; THENCE SOUTH 41 DEGREES 21 MINUTES 43 SECONDS EAST FOR 1414.83 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #5783; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS EAST FOR 4015.15 FEET TO A 4X4 CONCRETE MONUMENT STAMPED #5783 AND THE POINT OF BEGINNING. CONTAINING 358.41 ACRES, MORE OR LESS.

CONSTRUCTION NOTES

1. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
2. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
3. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
4. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/4" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
5. IN ORDER TO PROTECT WETLANDS FROM THE ACTIVITIES AND IMPACTS OF DEVELOPMENT, NO LAND DISTURBANCE SHALL OCCUR IN AREAS DESIGNATED AS WETLANDS AND/OR WETLAND BUFFERS, UNLESS OTHERWISE NOTED ON THE PLAT.
6. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION. OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
8. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
9. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
10. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE TWO YEAR WARRANTY PERIOD.
11. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.

SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16, T-1-S, R-31-W, PARCEL #'S 16-1S-31-1101-000-000, 16-1S-31-1101-000-002, & 16-1S-31-1102-000-000
2. TOTAL PHASE AREA = 358.41 ACRES
   PARCELS C1-C9 (PRESERVED) = 224.41 AC
3. DEVELOPMENT CONSISTS OF 122 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING = R-4R & R-2
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 46 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
13. ACCORDING TO THE 1960 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
    Ea = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
    Eb = EUSTIS LOAMY SAND, LEVEL PHASE
    Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
    Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
    Kb = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    La = LAKELAND LOMY FINE SAND, LEVEL PHASE
    Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    Lg = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    Ls = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    Ms = MIXED ALLUVIAL LAND, POORLY DRAINED
    Md = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    Me = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    Nb = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    Nc = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    Pa = PAMLICO MUCK
    Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON SITE.
20. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS
21. LOTS 1-12, BLOCK A, AND LOTS 1-5, BLOCK D SHALL BE CONSTRUCTED WITH A "T"-TYPE DRIVEWAY. LOTS 30-36, BLOCK E SHALL HAVE A 1' NON-ACCESS EASEMENT ALONG THE REAR OF THE PROPERTY
22. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
23. APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.

UTILITIES NARRATIVE

POTABLE WATER:
AFTER RECEIVING ECUA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF FARM HILL UTILITIES, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:
AFTER RECEIVING ECUA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND SANITARY MANHOLES, LAMPHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:
AFTER RECEIVING ESCAMBIA COUNTY AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INLETS, MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ESCAMBIA COUNTY FOR ACCEPTANCE AND MAINTENANCE.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY. COMMON TRENCH METHOD OF CONSTRUCTION WILL BE USED OR CONDUIT WILL BE INSTALLED FOR ROAD CROSSINGS PRIOR TO PAVING.

BENCHMARK DESCRIPTIONS

BM #537-3-2 EL = 115.98'
NAIL SET IN THE NORTHWEST SIDE OF 22" OAK TREE

BM #537-3-4 EL = 103.33'
NAIL SET IN THE NORTHWEST SIDE OF 12" PIPE

BM #537-3-5 EL = 99.23'
NAIL SET IN THE WEST FACE OF 18" OAK TREE

BM #537-3-9 EL = 104.49"
NAIL SET IN THE WEST FACE OF 18" OAK TREE

BM #537-24-A EL = 97.16'
#4 REBAR AT PC

BM #537-24-B EL = 73.99'
#4 REBAR AT PRC

BM #537-24-C EL = 69.26'
SET HUB & TACK

SIGNAGE

Signage is limited to two (2) identification signs per subdivision entrance. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections, and is limited to a maximum six (6) feet in height, a maximum 32 sq. ft. area, and a minimum ten (10) feet setback from the right-of-way. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. For those signs placed on a corner, the side setback will be determined by measuring 35 feet along the intersection of the two public rights-of-way.

UTILITIES INFORMATION

ELECTRIC:
GULF POWER COMPANY
9220 PINE FORREST ROAD
PENSACOLA, FLORIDA 32534
(850) 484-8770

NATURAL GAS:
ENERGY SERVICES OF PENSACOLA
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32514
(850) 474-5300

POTABLE WATER:
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(850) 436-1616

TV CABLE:
COX COMMUNICATIONS
2205 LA VISTA AVENUE
PENSACOLA, FLORIDA 32504
(850) 478-0200

GRAPHIC SCALE
300 150 0 300 600 900
1 inch = 300 feet

OWNER

ADVANTAGE HOMES
6808 EIGHT MILE CREEK ROAD
PENSACOLA, FLORIDA 32526
(850) 944-6805

DEVELOPER

MOBILE HIGHWAY PENSACOLA, LLC
4400 BAYOU BOULEVARD, SUITE 42A
PENSACOLA, FLORIDA 32503
(850) 474-0313

OWNER

MOBILE HWY PENSACOLA, LLC.
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ENGINEER & SURVEYOR

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4400 BAYOU BOULEVARD, SUITE 42A
PENSACOLA, FLORIDA 32503
(850) 474-0313

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPOSED ROADWAY, DRAINAGE AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

PETER M. KUMMER, PE, OWNER
EMERALD COAST ENGINEERING & SURVEYING, LLC
FLORIDA PE NO. 60140

LEGEND

L = ARC LENGTH
R= RADIUS
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PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT-OF-WAY
= DIRECTION OF STORMWATER FLOW
● = 1/2" CAPPED IRON ROD LB#7312 FOUND
■ = 4X4 PERMANENT REFERENCE MONUMENT SET LB#7312
■ = 4X4 CONCRETE MONUMENT FOUND
⊕ = UTILITY POLE

APPROVED
DRC
2/07/07

RECEIVED
DEC 21 2007
NWFWMD

REV	DATE	REVISION DESCRIPTION

DESIGNED JNT
DRAWN JNT
DATE 11/06
NOT RELEASED FOR CONSTRUCTION

EMERALD COAST ENGINEERING & SURVEYING, LLC
- engineers - surveyors - land planners -
4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
Office: 850.474.0313
fax: 850.474.4961
www.emeraldcoastllc.com
Florida Certificate of Authorization No. 25848

PETER M. KUMMER
FLORIDA PE NO. 60140

MASTER PLAN FOR VIANSA
A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

ECES NO. E-040211
SHEET 2 OF 6

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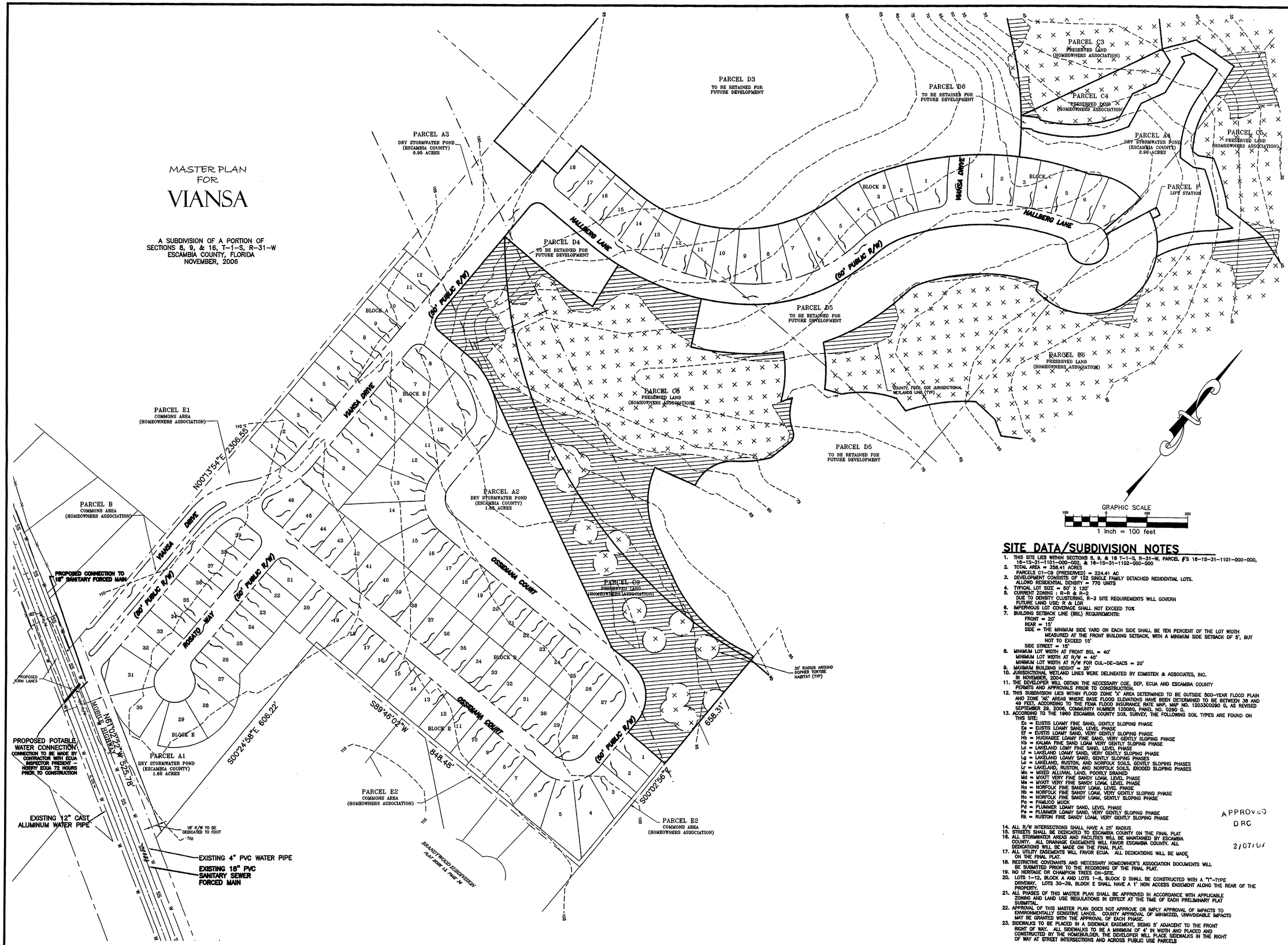
MASTER PLAN
FOR
VIANSA

A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006



SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-1S-31-1101-000-000, 16-1S-31-1101-000-002, & 16-1S-31-1102-000-000
2. TOTAL AREA = 358.41 ACRES
   PARCELS C1-C6 (PRESERVED) = 224.41 AC
3. DEVELOPMENT CONSISTS OF 122 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   ALLOWD RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING : R-R & R-2
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
13. ACCORDING TO THE 1960 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
    - Ec = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
    - Es = EUSTIS LOAMY SAND, LEVEL PHASE
    - Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
    - Ko = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    - Ld = LAKELAND LOMY FINE SAND, LEVEL PHASE
    - Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Lg = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    - Ls = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    - Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    - Mo = MIXED ALLUVIAL LAND, POORLY DRAINED
    - Md = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - Ma = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - No = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    - Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    - Nc = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    - Pa = PAMLICO MUCK
    - Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    - Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON-SITE.
20. LOTS 1-12, BLOCK A AND LOTS 1-8, BLOCK D SHALL BE CONSTRUCTED WITH A "T"-TYPE DRIVEWAY. LOTS 30-39, BLOCK E SHALL HAVE A 1' NON ACCESS EASEMENT ALONG THE REAR OF THE PROPERTY.
21. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
22. APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.
23. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS

APPROVED
DRC
2/07/07

RECEIVED
DEC 21 2007
NWFWMD

REV	DATE	REVISION DESCRIPTION

DESIGNED JNT
DRAWN JNT
DATE 11/06
NOT RELEASED FOR CONSTRUCTION

EMERALD COAST ENGINEERING & SURVEYING, LLC
- engineers - surveyors - land planners -
4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
Office: 850.474.0313
fax: 850.474.4961
www.emeraldcoastllc.com
Florida Certificate of Authorization No. 25848

1/31/07
PETER M. KINMAN
FLORIDA PE NO. 65140

MASTER PLAN FOR VIANSA
A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

ECES NO.	SHEET
E-040211	3 OF 6

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MASTER PLAN
FOR
VIANSA

A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

VIANSA
1ST ADDITION

BEING A RESUBDIVISION OF PARCELS
C2, C3, AND D3, VIANSA
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

KEY MAP
NOT TO SCALE

PRIVATE PARCEL (DEVELOPER) TO BUFFER TO BE MAINTAINED ALONG WEST BOUNDARY OF DEVELOPMENT

VIANSA

PARCEL D2
TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT

PARCEL C1
PRESERVED LAND
(HOMEOWNERS ASSOCIATION)

PARCEL C2
PRESERVED LAND
(HOMEOWNERS ASSOCIATION)
JURISDICTIONAL WETLANDS TO BE PRESERVED (TYP.)

PARCEL C3
PRESERVED LAND
(HOMEOWNERS ASSOCIATION)

PARCEL A6
DRY STORMWATER POND
(ESCAMBIA COUNTY)
0.92 ACRES
(PUBLIC)

PARCEL A5
DRY STORMWATER POND
(ESCAMBIA COUNTY)
2.73 ACRES
(PUBLIC)

JURISDICTIONAL WETLANDS TO BE PRESERVED (TYP.)

COE/DEP JURISDICTIONAL LINE

IAN FORD WAY (50' PUBLIC R/W)

ARNEIS PLACE (50' PUBLIC R/W)

VIANSA DRIVE (50' PUBLIC R/W)

HAGOPIAN WAY (50' PUBLIC R/W)

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H

N89°33'46"W 1325.63'

N00°13'54"E 2306.55'

PARCEL G3
COMMON AREA
(HOMEOWNERS ASSOCIATION)

PARCEL G3
COMMON AREA
(HOMEOWNERS ASSOCIATION)

GRAPHIC SCALE
100 0 100 200
1 inch = 100 feet

SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 18-1S-31-1101-000-000, 16-1S-31-1101-000-002,& 16-1S-31-1102-000-000
2. PARCELS C2 & C3 (PRESERVED) = 21.86 AC
   PARCEL D3 = 33.65 AC
   TOTAL 1ST ADDITION AREA = 55.53 ACRES
3. DEVELOPMENT CONSISTS OF 146 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING : R-1, R & R-2
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 36 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 1203300290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
13. ACCORDING TO THE 1960 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
    Eo = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
    Es = EUSTIS LOAMY SAND, LEVEL PHASE
    Et = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
    Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
    Kh = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    La = LAKELAND LOAMY FINE SAND, LEVEL PHASE
    Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    Lg = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    Lo = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    Ma = MIXED ALLUVIAL LAND, POORLY DRAINED
    Md = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    Me = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    Nd = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    No = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    Pc = PAMLICO MUCK
    Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON-SITE.
20. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
21. APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.
22. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS

APPROVED
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2/07/07

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Florida Certificate of Authorization No. 23848

PETER M. KUMER
FLORIDA P.E. NO. 59140
1/31/07

MASTER PLAN
FOR
VIANSA
A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

ECES NO.	SHEET
E-040211	4 OF 6

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VIANSA
2ND ADDITION

BEING A RESUBDIVISION OF PARCELS
C6, C7, C8, D4, AND D5, VIANSA
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, 16 T-1-S, R-31-W. PARCEL #'S 16-1S-31-1101-000-000, 16-1S-31-1101-000-002, & 16-1S-31-1102-000-000
2. PARCELS C6, C7, & C8 (PRESERVED) AREA = 32.95 AC
   PARCELS D4 & D5 AREA = 44.18 AC
   TOTAL 2ND ADDITION AREA = 77.13 ACRES
3. DEVELOPMENT CONSISTS OF 182 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING : R-R & R-2
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
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    - Es = EUSTIS LOAMY SAND, LEVEL PHASE
    - Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
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    - Ko = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    - Le = LAKELAND LOAMY FINE SAND, LEVEL PHASE
    - Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Ls = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    - Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    - Lf = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    - Ma = MIXED ALLUVIAL LAND, POORLY DRAINED
    - Mc = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - Mm = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - Nc = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    - Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    - Nm = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    - Pc = PAMLICO MUCK
    - Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    - Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Rr = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT.
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON-SITE.
20. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
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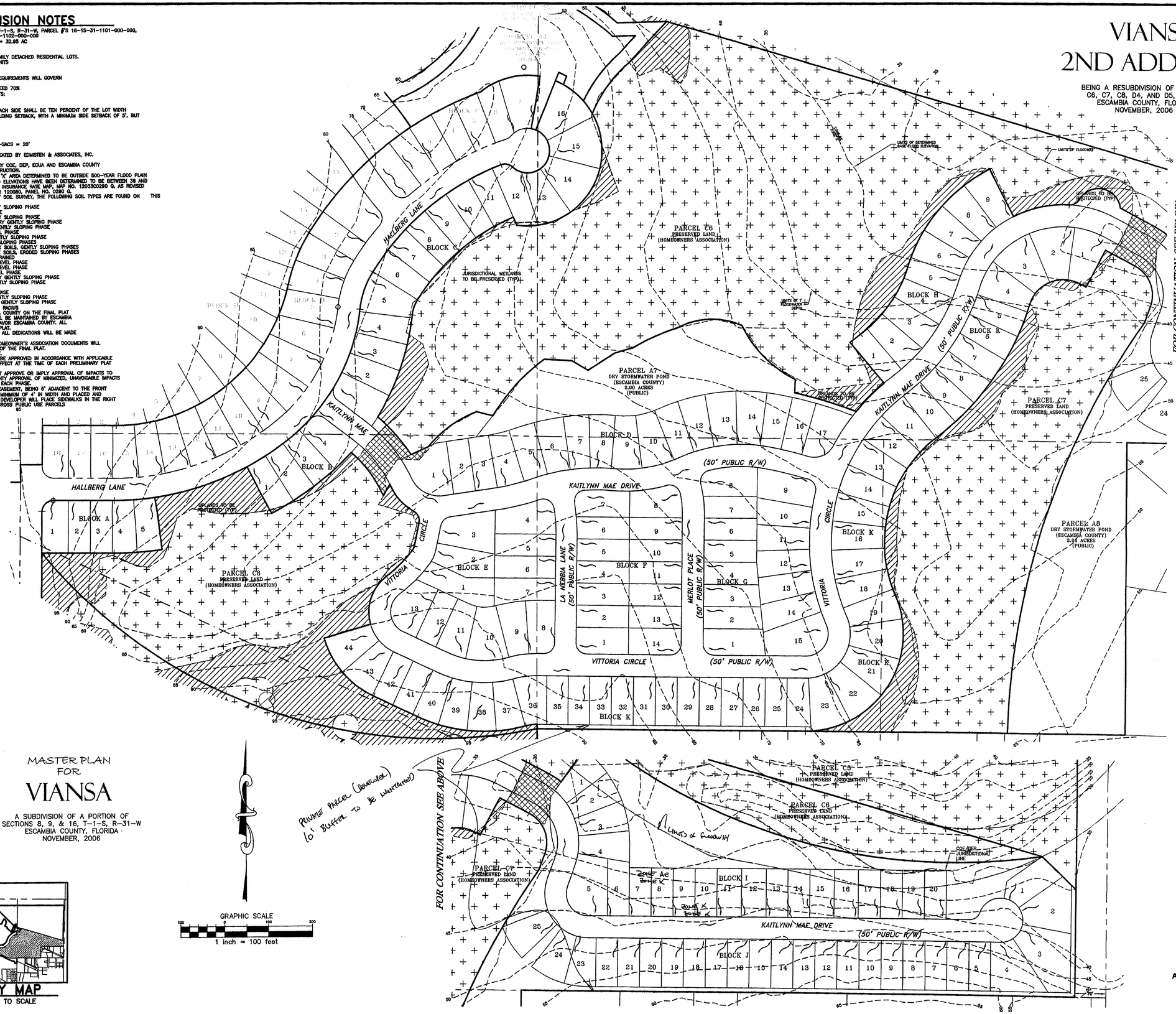
22. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS



MASTER PLAN
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ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

GRAPHIC SCALE
100 0 100 200
1 inch = 100 feet

KEY MAP
NOT TO SCALE

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REV	DATE	REVISION DESCRIPTION

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PETER M. KUMMER
FLORIDA PE NO. 60140

MASTER PLAN
FOR
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ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

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ECES NO.	SHEET
E-040211	5 OF 6

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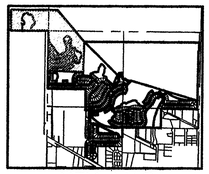

KEY MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 100 200
1 inch = 100 feet

MASTER PLAN
FOR
VIANSA

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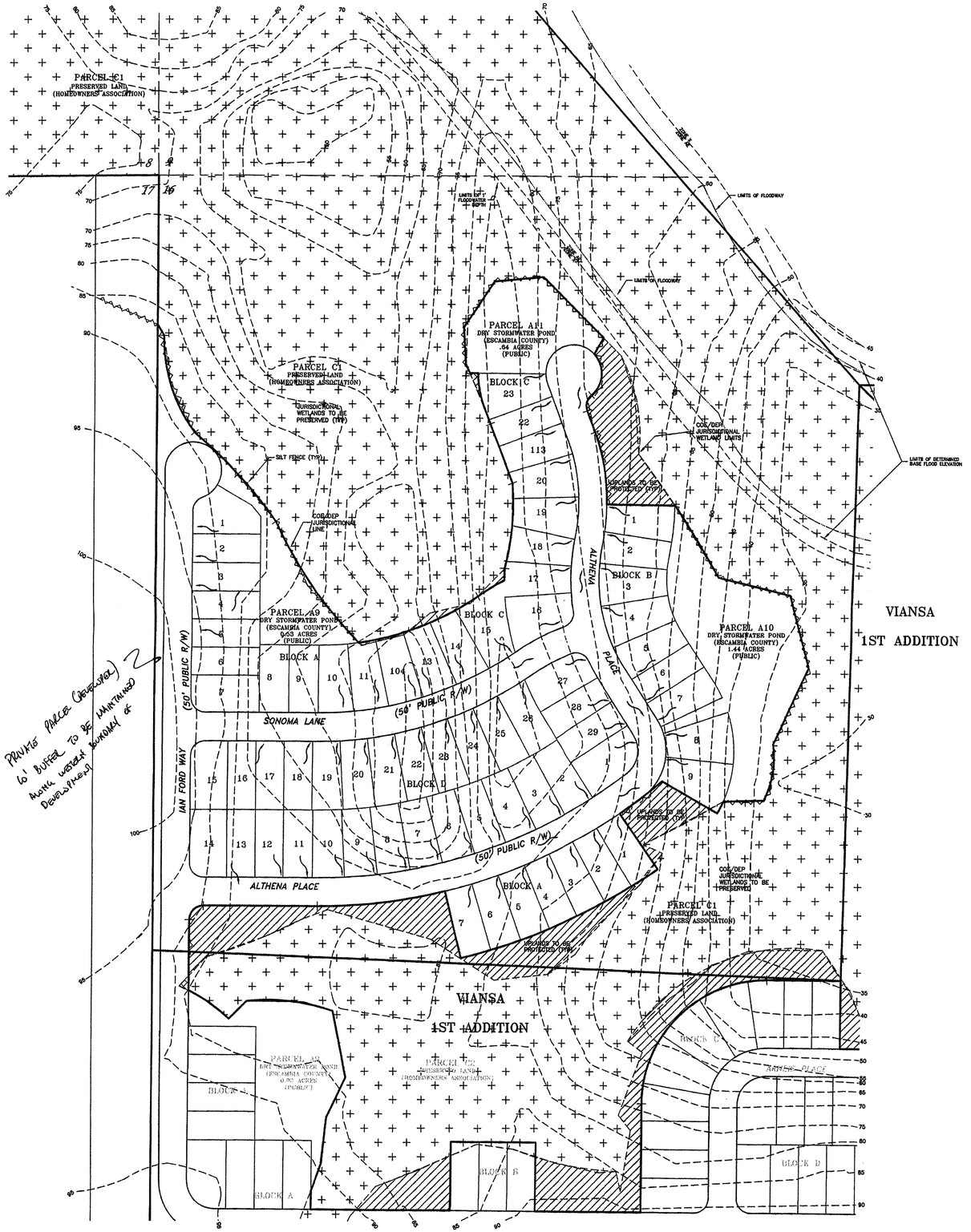
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006



PAINT PARCEL (OVERSIZE) 2
to 1' BUFFER TO BE MAINTAINED
MONT WATER BOUNDARY OF
DEVELOPMENT

VIANSA
1ST ADDITION

SITE DATA/SUBDIVISION NOTES

1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-1S-31-1101-000-000, 16-1S-31-1100-000-002, & 16-1S-31-1102-000-000
2. PARCEL C1 (PRESERVED) AREA = 46.93 AC
   PARCEL D1 & D2 AREA = 22.06 AC
   TOTAL 3RD ADDITION AREA = 68.99 ACRES
3. DEVELOPMENT CONSISTS OF 68 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
   ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
4. TYPICAL LOT SIZE = 50' X 120'
5. CURRENT ZONING : R-R & R-2
   DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
   FUTURE LAND USE: R & LDR
6. IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
7. BUILDING SETBACK LINE (BSL) REQUIREMENTS:
   FRONT = 20'
   REAR = 15'
   SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
   SIDE STREET = 15'
8. MINIMUM LOT WIDTH AT FRONT BSL = 40'
   MINIMUM LOT WIDTH AT R/W = 40'
   MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
9. MAXIMUM BUILDING HEIGHT = 35'
10. JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
11. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
12. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED SEPTEMBER 29, 2006, COMMUNITY NUMBER 120080, PANEL NO. 0290 G.
13. ACCORDING TO THE 1960 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
    - Ec = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
    - Ea = EUSTIS LOAMY SAND, LEVEL PHASE
    - Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
    - Kb = KALMIA FINE SAND LOAM VERY GENTLY SLOPING PHASE
    - La = LAKELAND LOMY FINE SAND, LEVEL PHASE
    - Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Lg = LAKELAND LOAMY SAND, GENTLY SLOPING PHASES
    - Ls = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
    - Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
    - Ma = MIXED ALLUVIAL LAND, POORLY DRAINED
    - Md = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - Me = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
    - Na = NORFOLK FINE SANDY LOAM, LEVEL PHASE
    - Nb = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
    - Nc = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
    - Pa = PAMLICO MUCK
    - Pd = PLUMMER LOAMY SAND, LEVEL PHASE
    - Pe = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
    - Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
14. ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
15. STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
16. ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBIA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBIA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
17. ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
18. RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
19. NO HERITAGE OR CHAMPION TREES ON-SITE.
20. ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
21. APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.
22. SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 3' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEBUILDER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS

APPROVED
DRC
2/07/07

VIANSA
3RD ADDITION

BEING A RESUBDIVISION OF PARCELS
C1, D1, AND D2, VIANSA
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

REV	DATE	REVISION DESCRIPTION

DESIGNED JNT
DRAWN JNT
DATE 11/06
NOT RELEASED FOR CONSTRUCTION

EMERALD COAST
ENGINEERING & SURVEYING, LLC
- engineers - surveyors - land planners -
4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
Office: 850.474.0313
fax: 850.474.4961
www.emeraldcoastllc.com
Florida Certificate of Authorization No. 25848

PETER M. KRAMER
FLORIDA PE NO. 60149
1/31/07

MASTER PLAN
FOR
VIANSA
A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

RECEIVED
DEC 21 2007
NWFWMD

ECES NO.	SHEET
E-040211	6 OF 6

C:\Land Projects 2005\plat\CAD\MASTER.dwg, 1/31/2007 11:53:13 AM

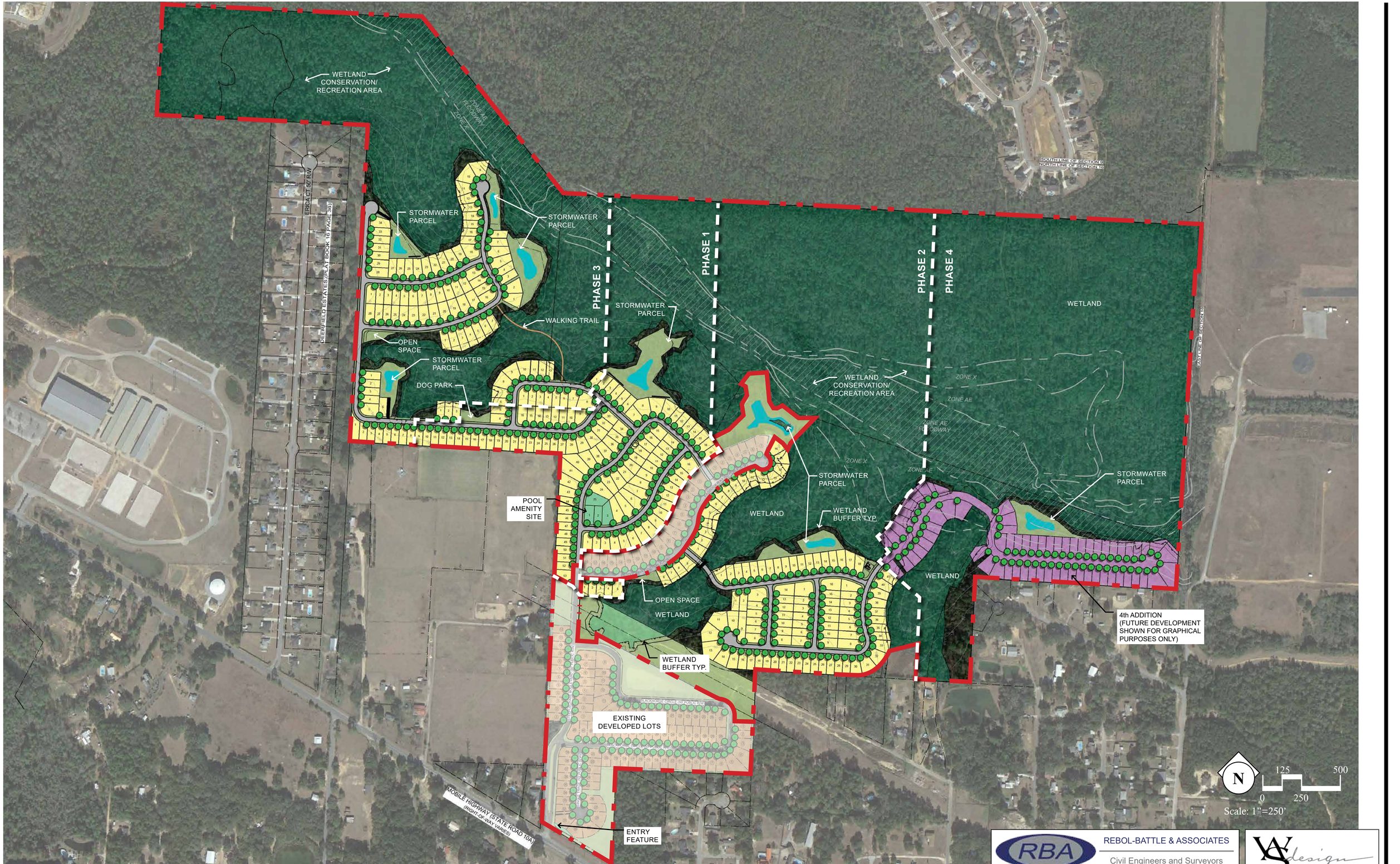
Colonial

GULF POWER
A SOUTHERN COMPANY

Wattage	Source	kWh	Distri – bution Type	Paid Up Front (PUF) Amount	Monthly w/PUF	Monthly w/o PUF
100	HPS	41	II, III	$232.00	$4.92	$8.50
150	PSMH	65	III	$307.00	$7.57	$12.33
45	LED	15	III, V	$567.00	$5.99	$13.53
72	LED	25	III, V	$680.00	$7.60	$17.09

Mounting Height	Material	Paid Up Front (PUF) Amt	Monthly Amt – No PUF
16’	Aluminum, Round Tapered	$468	$5.63
12’	Aluminum, Decorative	$996	$18.08
13’	Fluted Concrete	$1,073	$17.24
14’	Aluminum, Decorative	$1,267	$16.43
16’	Aluminum, Decorative	$1,064	$13.44

Note: Pricing effective 1/1/2015. Paid up front is available to customers at the time of installation only. All monthly figures include fuel, ECR, ECCR, PPCC, and adjusted gross receipts tax. Monthly figures do not include applicable franchise fees or state and local taxes.



Bridlewood - Pensacola, Florida

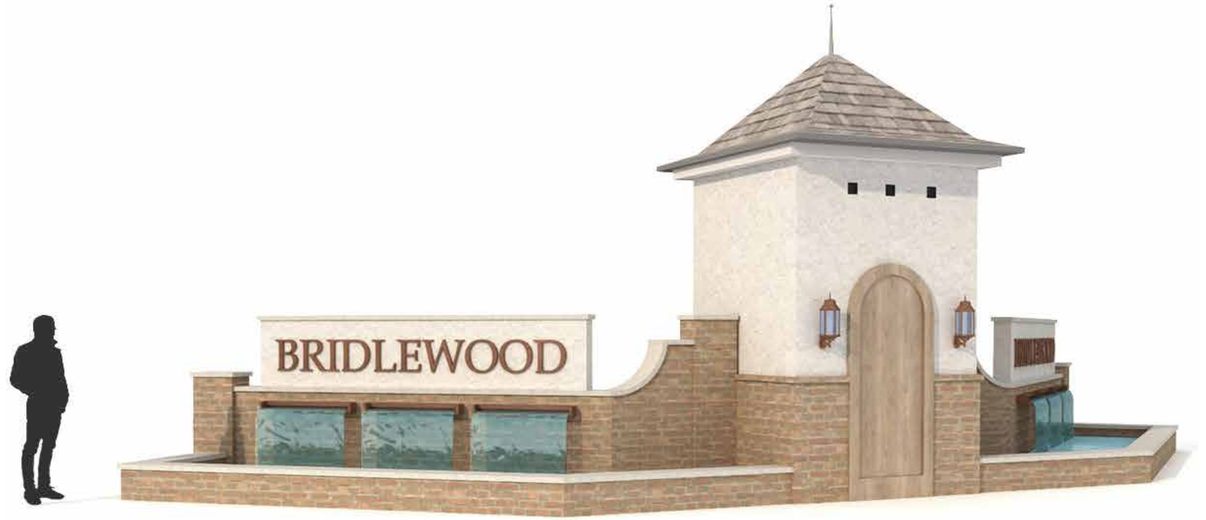
08.10.18

Planned Unit Development

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

WATKINS • ACY • STRUNK
landscape architecture • land planning • placemaking

ENTRY FEATURE ENLARGEMENT



ENTRY FEATURE MODEL

ENTRY FEATURE PHOTO SIMULATION

N

5 20

0 10

Scale: 1”=10’

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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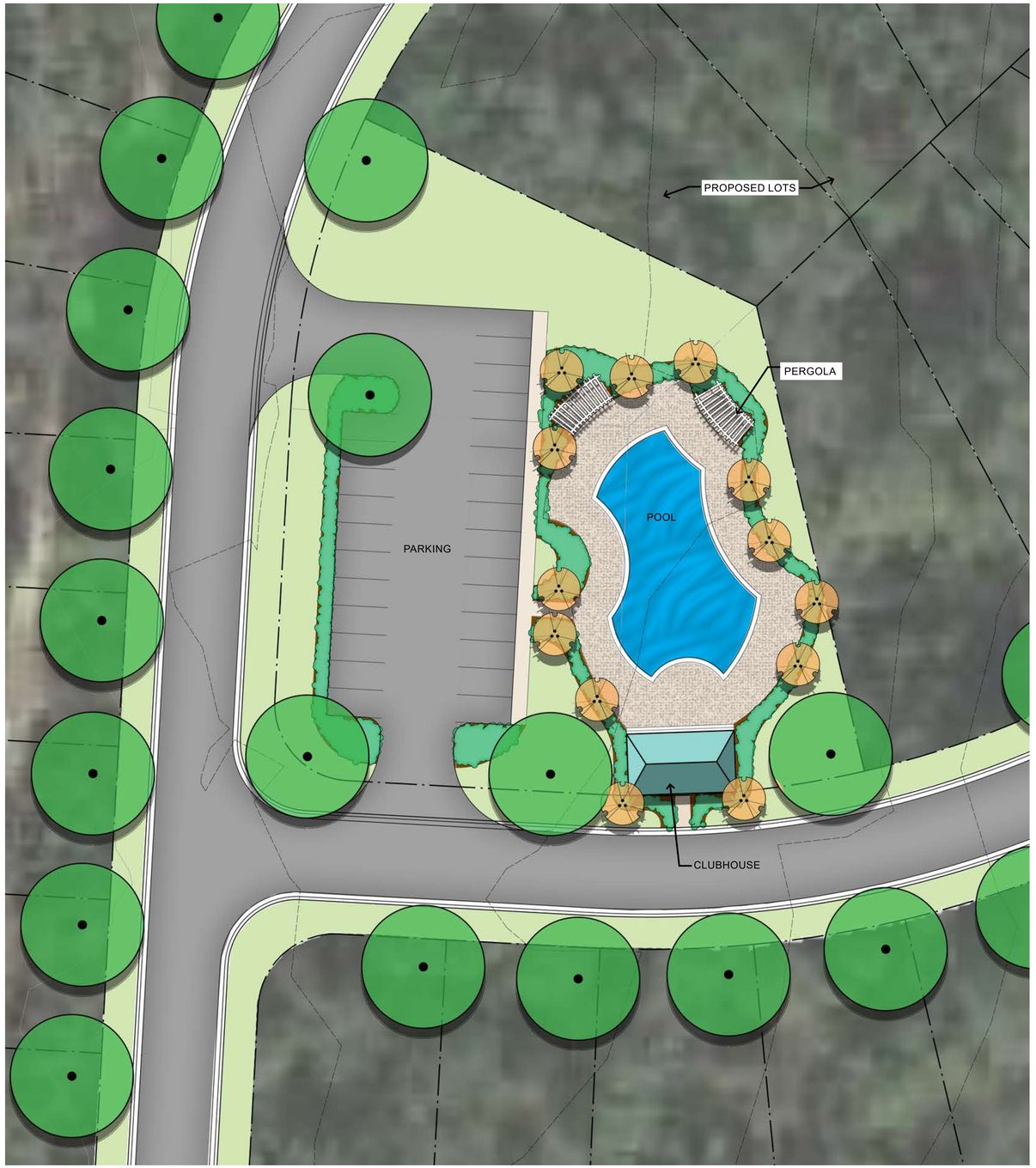
PHASE 1 ENLARGEMENT

N

50 200

0 100

Scale: 1"=100'



SCHEMATIC POOL AMENITY - FINAL LAYOUT AND DESIGN TO BE DETERMINED

Not to Scale

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

WATKINS • ACY • STRUNK
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Bridlewood - Pensacola, Florida

08.10.18

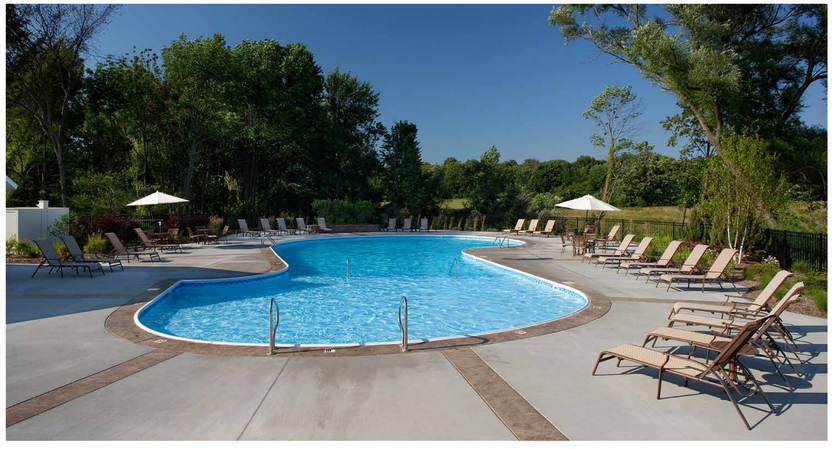
Planned Unit Development

PHASE 2 ENLARGEMENT

N

0 50 100 200

Scale: 1"=100'



INSPIRATION IMAGES (NEED NOT BE BUILT)

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

WATKINS · ACY · STRUNK
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Bridlewood - Pensacola, Florida

08.10.18

Planned Unit Development

PHASE 3 ENLARGEMENT

N

0 50 100 200

Scale: 1"=100'

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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Bridlewood - Pensacola, Florida

08.10.18

Planned Unit Development

PHASE 4 ENLARGEMENT

N

0 50 100 200

Scale: 1”=100’

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

WATKINS • ACY • STRUNK
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Staff Analysis of Specific Land Development Code (LDC)

Planned Unit Development (PUD) Approval Criteria for Bridlewood Master Plan Subdivision

LDC Sec. 2-6.8 Planned Unit Developments.

(a) General. Planned unit development is an optional and supplemental compliance review process for the subdivision of land. It allows flexibility in LDC requirements to encourage greater creativity in land use planning and design for the mutual benefit of developers and the public. The intent of the PUD is to obtain benefits not anticipated by the strict application of zoning district regulations and subdivision standards, and not available by other variance processes. For the private gain of greater design flexibility, developers are required to provide greater public benefits through permanently preserved common open space, infrastructure improvements, accommodation of environmental and aesthetic features, and other permanent site improvements and amenities benefiting public health, safety and welfare. Proposed PUD is evaluated first through a quasi-judicial public hearing by the Planning Board and then by the Board of County Commissioners (BCC).

General description of proposed development: The project is located in Escambia County approximately 1.4 miles east of Beulah Road on the north side of Mobile Highway, State Road 10A US Highway 90. The site is in Section 16, Township 1 South, Range 31 West. The project is a proposed planned unit development, situated on an approximate (+-) total 322.99± acres located within mostly Low Density Residential (LDR) zoning district and a small section of Medium Density Residential (MDR) district and the Mixed Use-Suburban, (MU-S) Future Land Use Category.

The applicant is requesting variations as follows:

1. A reduction of the required minimum width at the front building line from 60 feet to 50 feet, for all lots.

2. A reduction of the required minimum front setbacks from 25 feet to 20 feet, for all lots.

3. A reduction of the required minimum rear setbacks from 25 feet to 15 feet, for all lots.

(b) Limits on PUD. Planned unit development can be used to mix land uses, provide broader housing choices, and allow more compact development through specific height, area, yard, size and use requirements that are different in any or all respects from those required by the applicable zoning district, or subdivision design standards different from those prescribed in [LDC] Chapter 5. Planned unit development is allowed for subdivision within any zoning district or future land use category, but it is subject to the following limitations:

(1) Land uses. Land uses may vary from the specific uses allowed by the applicable zoning district, but they shall comply with the range of allowed uses within the applicable future land use category.

The proposed single-family residential use is allowed by the applicable zoning district and future land use category.

(2) Density. The number of dwelling units shall not exceed the density allowed by the applicable future land use category or zoning district.

The proposed number of dwelling units does not exceed the residential density allowed by the zoning district and the applicable future land use category. The applicant is proposing 1.2 dwelling units per acre verse the allowed four dwelling units per acre.

(3) Other processes. The PUD process supplements but does not replace other applicable compliance review processes of the LDC, including those for approval of preliminary plats, construction plans, and final plats.

The preliminary development plan of the PUD has been forwarded to the Planning Board for its consideration after review and written comment by the members of the Development Review Committee (DRC). Prior to PUD plan review and final determination by the Board of County Commissioners (BCC), the plan must address any remaining conditions of LDC compliance not modified by the proposed variances of the PUD and must respond to any conditions of the Planning Board's recommendation to the BCC.

The essential commitments of the development plan and the expectations of the county will be established upon BCC approval of the PUD, which includes the preliminary plat and associated documenting plans. The implementing subdivision infrastructure construction plans and final plat must be in substantial conformance with the approved PUD plans as determined through the established review and approval processes of the LDC.

(4) Standards. The PUD process shall not modify any level of service standards for adequate public facilities or standards for accessibility, life safety, or health.

The proposed development will comply with all applicable level of service standards.

(c) Compliance review. The Planning Board shall conduct a quasi-judicial public hearing as noticed to consider whether conditions warrant the proposed modifications and make recommendations regarding the proposal to the BCC and for them to consider and act on those recommendations.

The Planning Official has forwarded the proposed PUD and an analysis of its compliance with the requirements of the Land Development Code to the Planning Board for its required consideration and recommendation.

(d) Criteria for PUD approval. The applicant has the burden of presenting competent substantial evidence to the [Planning] board that establishes each of the following conditions for the PUD:

(1) Creative Planning. Uses and structures are arranged in a manner that demonstrates creative concepts of land use planning throughout the development area. Residential uses include a complementary and sustainable mix of dwelling unit types or mix with non-residential uses.

The presence of wetlands on the property constrains viable arrangements of uses and structures and limits creative development options on the remaining uplands. As well there is a "X" and "AE" Floodzone part of FEMA's Special Flood Hazard Areas on the development parcel. A further review during the Site Plan Review Process will be evaluated. Single-family dwellings appear to be a sustainable land use for the site, but no mix of dwelling unit types is documented in the submitted plans. No non-residential uses other than accessory to the dwellings are proposed within the subdivision.

1. **Recommendation:** That the PUD document the characteristics of dwelling units to which the PUD can commit, including floor area, stories, provision of garage or other parking outside of rights-of-way, and any diversity of housing styles and materials. At the time of construction, the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area.

(2) Natural amenities. Clustering, setbacks, easements and other methods are utilized to preserve to the greatest extent practicable the natural amenities and characteristics of the land, including open space, topography, natural vegetation, groundwater recharge, waterways, and scenic views. Deficiencies in natural amenities are supplemented through landscaping and other enhancements.

Smaller lots and reduced building setbacks are among the methods used to maintain viable density while preserving natural amenities. The applicant has stated that 220± wetlands will remain undisturbed and maintained under a conservation easement and be recorded in phase II as LDC clustering provisions would require.

Recommendation: That the PUD cluster the proposed development on the upland area of the site such that the wetlands and wetland buffer area is excluded from residential lots, a conservation easement will be executed and the conservation area is dedicated to the home owners association to

comply with the minimum clustering provisions of the LDC (DSM Sec. 1-2). The complete exclusion of wetlands from individual lots and minimized buffer impacts is preferred.

(3) Desirable environment. A more desirable environment in which to live or work is created than would be possible through the strict application of the minimum requirements of the LDC. Common open space area is within reasonable walking distance of all dwelling units in the development.

The proposed development will be completed in four phases. Plan includes

1. A centrally-located amenities site will be constructed in the second phase of development. The amenity site will include a swimming pool, clubhouse, open space, and on-site parking. Restrooms and a kitchen will be included in the clubhouse. Construction of the clubhouse and pool will be completed prior to the Phase 2 final plat recording.

2. Several additional common areas are to be provided throughout the subdivision. Two common areas will be created in the first phase, as well as another in the 3rd phase. One of the common areas in the first phase will be converted to a dog park.

3. Five (5) foot wide sidewalks will be provided on both sides of every proposed right-of-way in all phases to promote pedestrian mobility between the residential areas and the amenity areas. To avoid damage to the sidewalks, the homebuilder will construct the sidewalks on an individual lot basis after the completion of each home.

4. All unimpacted wetlands on site (approximately 220-acres) will be preserved through a perpetual conservation easement. This shall exceed the minimum preservation required by county, state and/or federal mitigation standards. The conservation easement will be recorded in the 2nd phase of development.

5. Upland buffers in exceedance of the required 25' will be provided wherever possible to protect the surrounding environmentally sensitive areas and natural vegetation. Widened buffers will be provided in all phases of development. The widened upland buffers are identified on the attached Master Plan.

6. A natural walking trail is proposed to connect the 3rd phase of development to the 1st phase. Please see the attached conceptual subdivision rendering for the location of the walking trail.

7. A landscape architect will be engaged to design attractive entry features. A large decorative "Bridlewood" subdivision sign will be placed near the subdivision entry. Landscaping will be planted around the proposed sign. A rendering of the proposed entry sign is attached. All entry improvements will be installed in the first phase of development.

8. All utilities throughout the subdivision shall be underground. Overhead power lines will not be used in any phase of development. Sanitary sewer service will be provided to all residents. No potable water wells or septic tanks shall be utilized for this project.

9. Decorative street lighting will be used in all phases. An upgraded style of lighting above the Gulf Power standard model, such as the "Colonial" style, or approved equal, is proposed. A sample of the proposed street lighting is attached to this report.

10. The homebuilder will provide a landscape package for each lot. The homebuilder will plant trees, shrubs, and install sod on each lot purchased. This is available in all phases.

Recommendation: The PUD development plan submitted has shown many different illustrations of enhanced features from a typical subdivision. Further review will be needed at the time of preliminary and construction plans when submitted to Site Plan Review

(4) Mobility. Internal circulation systems promote both pedestrian and vehicular mobility, especially between residential areas and local public open space, schools, retail sales and services, and employment. Sidewalks are located on at least one side of every street to support safe pedestrian mobility within the development and appropriate access to surrounding uses.

Safe and effective pedestrian and vehicular mobility within the subdivision is promoted through compact upland development, central park placement, and a network of sidewalks that includes the dog park perimeter.

(5) Efficient land use. An efficient use of land results in smaller networks of streets and utilities. If street rights-of-way are proposed to be less than standard width, easements will provide adequate space to install and maintain utilities.

The interconnection of subdivision streets, small lots, and the limitation of improvements limited by environmental features support an efficient use of land that results in smaller networks of streets and utilities. Easements will supplement proposed less-than-standard width rights-of-way to accommodate underground utilities.

(6) Compatibility. The development is compatible with surrounding areas and provides stable conditions and character to maintain long-term compatibility.

The proposed density of single-family detached dwellings is compatible with the predominantly low density single-family development of the surrounding areas, and the constructed improvements of a residential

subdivision will provide the stable conditions and character to maintain that compatibility long term.

Other considerations: In the review and analysis of the proposed development the Planning Board may include conditions relative to the six LDC criteria for PUD approval to insure the intent of the process is achieved.