

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
August 5, 2014–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Administer Oath of Office to New Planning Board Member.
4. Proof of Publication and Waive the Reading of the Legal Advertisement.
5. Quasi-judicial Process Explanation.
6. Public Hearings.

A. Z-2014-11

Applicant: Bryan and Sharon Nisewonger, Owners

Address: 3002 Stefani Road

From: VR-1, Villages Rural Residential Districts, Gross Density (one du/4 acres)

To: VR-2, Villages Rural Residential Districts, Gross Density (one du/.75 acres)

B. Z-2014-12

Applicant: Briar Ridge, LLC., Owner

Address: 100 Isaacs Lane

From: VAG-2, Villages Agricultural Districts, Gross Density (one du/five acres)

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

7. Adjournment.

Planning Board-Rezoning

6. A.

Meeting Date: 08/05/2014
CASE : Z-2014-11
APPLICANT: Bryan and Sharon Nisewonger, Owners
ADDRESS: 3002 Stefani Road
PROPERTY REF. NO.: 38-1N-31-4102-001-001
MU-S, Mixed-Use
FUTURE LAND USE: Suburban
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 09/04/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VR-1, Villages Rural Residential Districts, Gross Density (one du/4 acres)

TO: VR-2, Villages Rural Residential Districts, Gross Density (one du/.75 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)

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

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

CPP FLU 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 VR-2 **is consistent** with the intent and purpose of the Comprehensive Plan and the Future Land Use category MU-S. The Mixed-Use Suburban allows for residential and non-residential uses with a maximum density of ten dwelling units per acre. The Future Land Use category allows residential rezoning to districts with higher residential densities.

CRITERION (2)

Consistent with The Land Development Code.

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

6.05.23. VR Villages Rural Residential Districts.

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

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code and provides a smooth transition in residential density from VR-1 to VR-2, since VR-2 densities allow for more affordable lot sizes for single family development.

CRITERION (3)

Compatible with surrounding uses.

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

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 VR-1, VR-2, and V-1. The parcels adjacent to the west and to the south of the subject property are currently zoned VR-2 with residential uses.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

Development patterns.

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

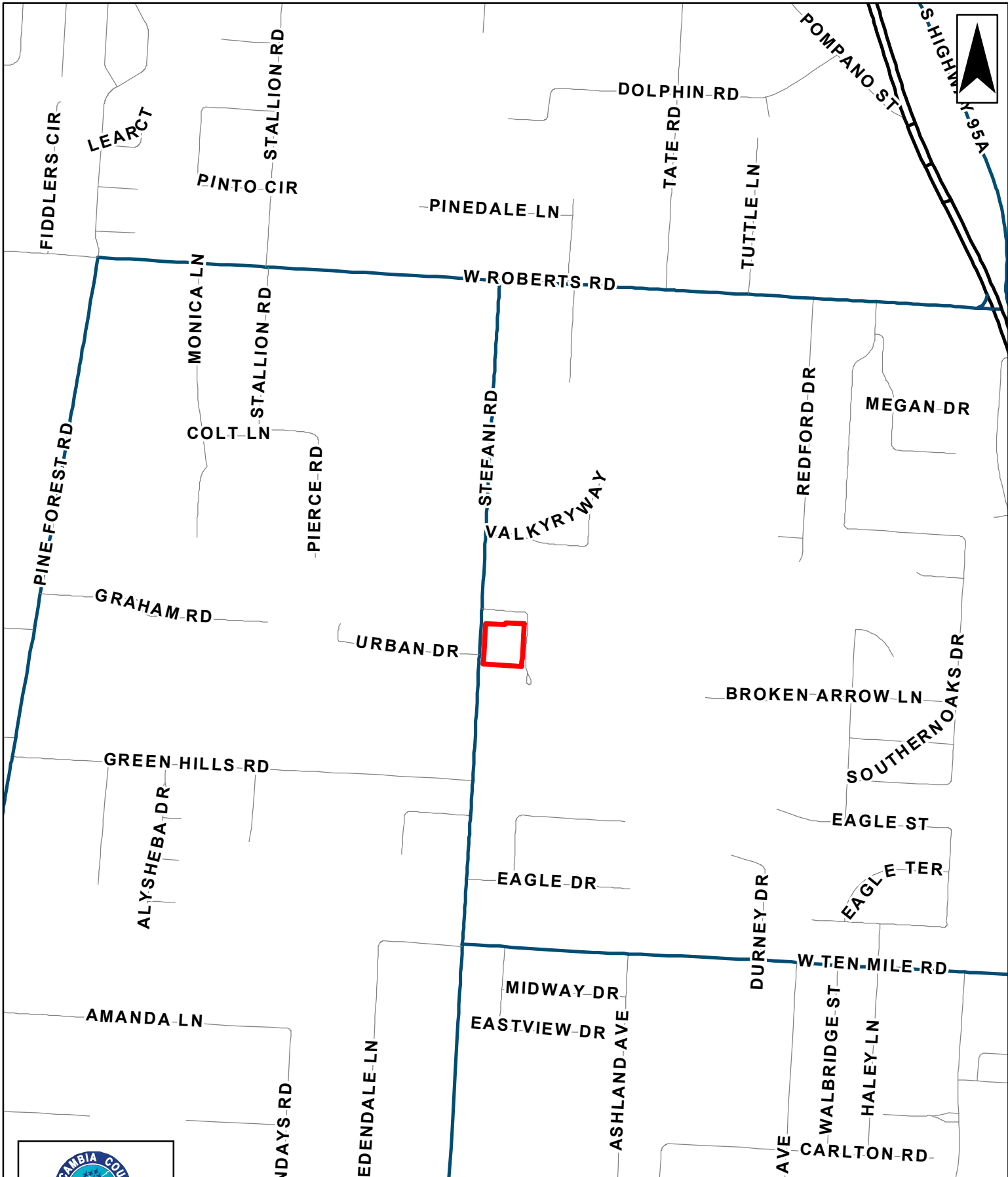

FINDINGS

The proposed amendment **would** result in a logical and orderly development pattern. The proposed request to VR-2, Villages Rural Residential District **is consistent** and does contribute to the existing residential type development patterns of that immediate area.

Attachments

Z-2014-11

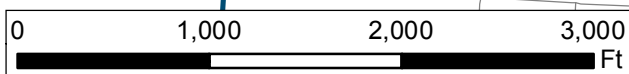
Z-2014-11

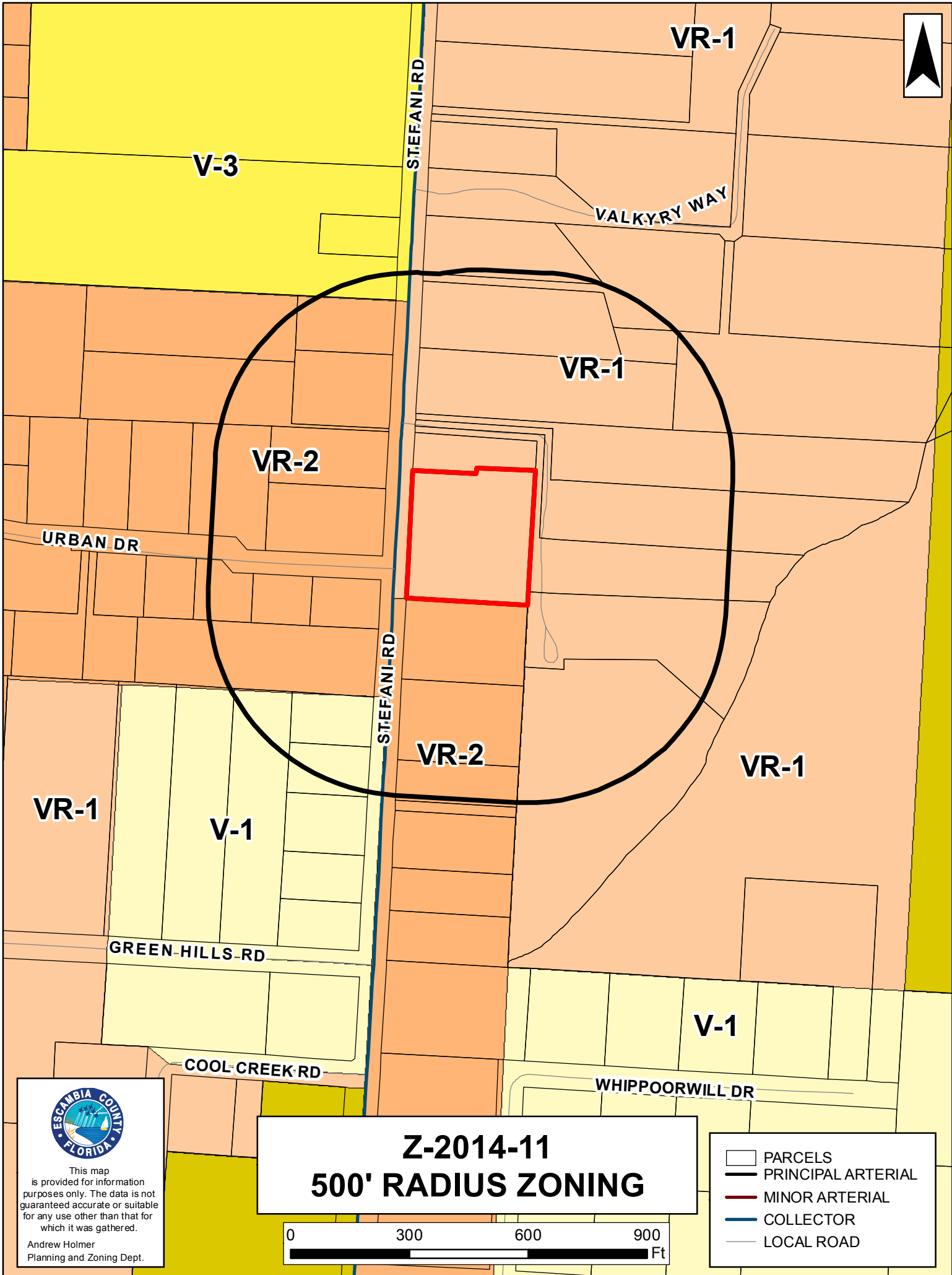
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-11 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



V-3

VR-1

STEFANI RD

VALKYRY WAY

VR-1

VR-2

URBAN DR

STEFANI RD

VR-2

VR-1

VR-1

V-1

GREEN HILLS RD

V-1

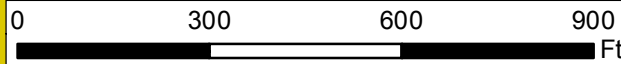

COOL CREEK RD

WHIPPOORWILL DR

Z-2014-11

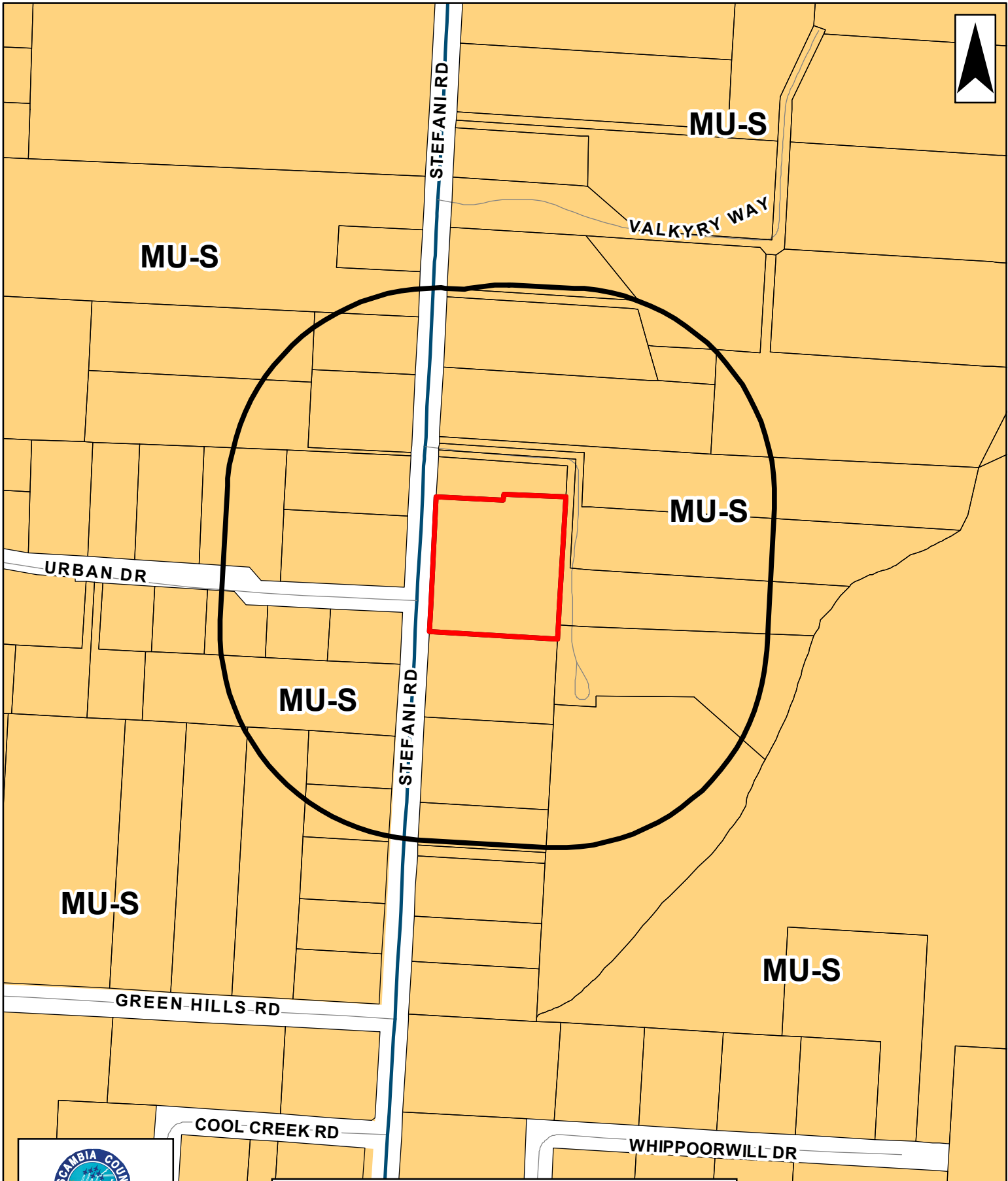
500' RADIUS ZONING

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









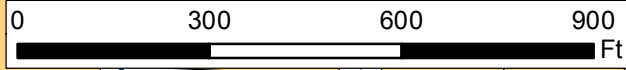

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Planning and Zoning Dept.



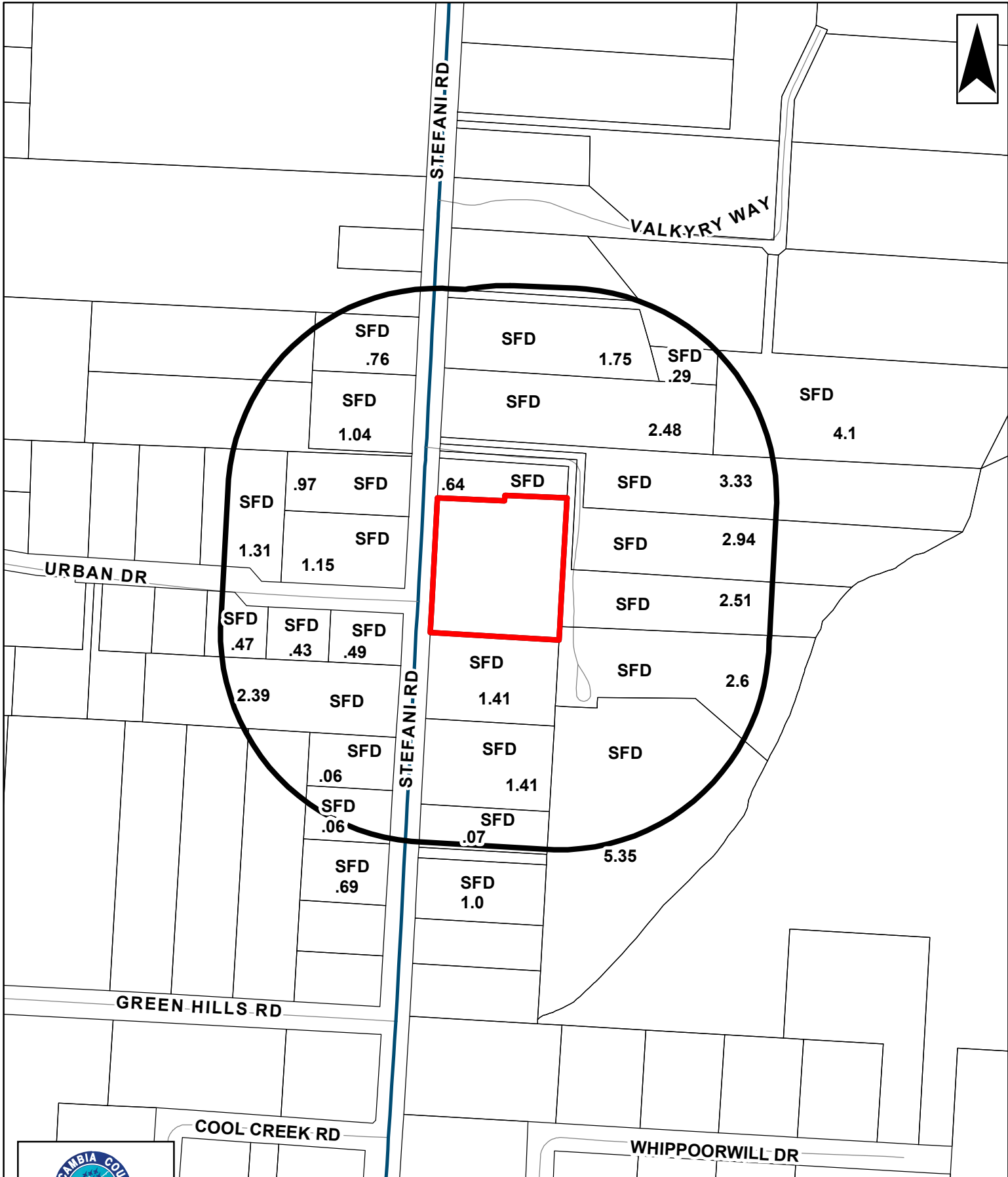
**Z-2014-11
FUTURE LAND USE**

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

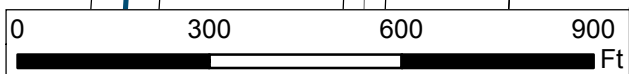
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Andrew Holmer
Planning and Zoning Dept.



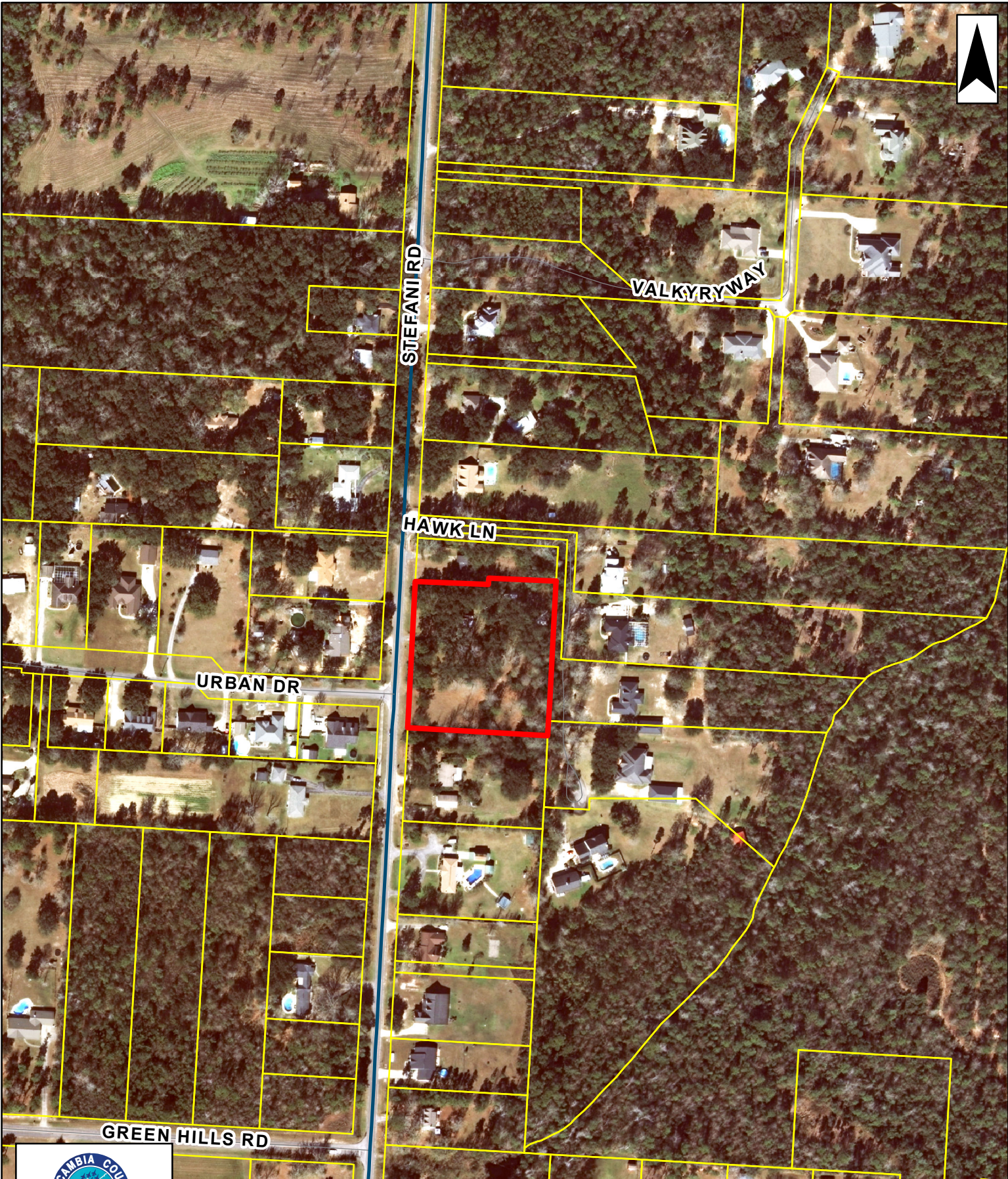
Z-2014-11 EXISTING LAND USE

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








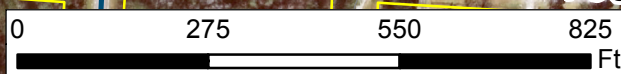

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Andrew Holmer
Planning and Zoning Dept.



Z-2014-11 AERIAL MAP

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

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Andrew Holmer
Planning and Zoning Dept.

L-CREEK

3002 STEFANI



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2014-11
CURRENT ZONING: VR-1 PROPOSED ZONING: VR-2

PLANNING BOARD

DATE: 08/05/14 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 09/04/14 TIME: 5:45 PM

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Notice Sign



Subject Property



Looking north across
subject property



Looking north along Stefani Rd



Looking northwest across Stefani Rd
from subject property



Looking west from subject property



Looking south along Stefani Rd
from subject property



Looking at southern portion of subject property



Subject property



Development Services Department
Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: VR1 to: VR2

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

Owner(s) Name: E Bryan + Sharon J. Nisewonger Phone: 850 969 0519
Address: 3002 Stefani Rd, Cantonment Email: Nisewonger@Afl.net

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

Property Address: 3002 Stefani Rd Cantonment FL 32533

Property Reference Number(s)/Legal Description: S 200 Ft of N 415 Ft of E 308 Ft of W 1/2 of W 1/2 of NE 1/4 Also BEG at NW Cor of NW 1/4 of SE 1/4 596 5/16 Ft
(See attachment)

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

[Signature]
Signature of Owner

E. Bryan Nisewonger
Printed Name Owner/Agent

Sharon Nisewonger
Printed Name of Owner

06/30/14
Date

June 30, 14
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of June 20 14,
by Sharon J. NISEWONGER + E. BRYAN NISEWONGER

Personally Known OR Produced Identification . Type of Identification Produced: N/A

[Signature]
Signature of Notary

BARBARA IRPS
Printed Name of Notary

(notary seal must be affixed)



FOR OFFICE USE ONLY

Meeting Date(s): PB - 8/5; BCC 9/4/14 Accepted/Verified by: A Cain Date: 6/30/14

Fees Paid: \$ 1,270.50 Receipt #: _____ Permit #: PRZ 140600012



Development Services Department
Escambia County, Florida

FOR OFFICE USE:

CASE #: 2-2014-11

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 384N314102001001

Property Address: 3002 Stefani Rd Cantonment FL 32553

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

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

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

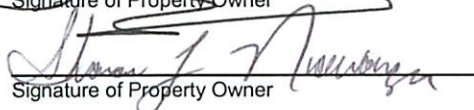
- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 30 DAY OF June, YEAR OF 2014.


Signature of Property Owner

E. P. Niswonger
Printed Name of Property Owner

06/30/14
Date


Signature of Property Owner

Sharon JoAnne Niswonger
Printed Name of Property Owner

June 30, 14
Date

Rezoning Criteria

- ① If this property was rezoned to VR2 it would not have any impact on the Comprehensive Plan for this area.
- ② This property is in a residential area where most all surrounding properties are 1 acre or less. We are wanting the zone change to match the property surroundings.
- ③ With the changed zoning the property will be more compatible with its surroundings the property on the Northside and Eastside already have VR2 zoning.
- ④ There will be no changed conditions on property.
- ⑤ There will be no impact or effect from this code change on natural environment.
- ⑥ This change would be more compatible with the surrounding areas. VR2 would be logical zoning for this parcel.

18.50
630.00

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) Number: 381N31-4102-001-001
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 25th day of July, 2013 by Sylvia Paulette Bernardt Shaw, Single, whose post office address is 7030 Cuss Ford Road, Wilmer, AL 36587 herein called the grantor, to Eric B. Nisewonger and Sharon J. Nisewonger, Husband and Wife, whose post office address is 3002 Stefani Road, 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)

WITNESSETH: 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.:

A tract of land in Section 38, Township 1 North, Range 31 West, Escambia County, Florida, and described as follows: commencing at the Northeast corner of the West Half of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 38, thence run South Parallel to the West line of said Northeast Quarter of the Southeast Quarter a distance of 83.2 feet for the Point of Beginning, thence continue same course South 131.8 feet; thence West parallel to the North line of said Northeast Quarter of the Southeast Quarter a distance of 308.0 feet; thence North parallel to the West line of said Northeast Quarter of Southeast Quarter a distance of 118.5 feet; thence East parallel to the North line of said Northeast Quarter of Southeast Quarter a distance of 160.0 feet; thence North at right angles a distance of 13.3 feet; thence East at right angles a distance of 148.0 feet to the Point of Beginning

Less and except that part conveyed in Official Records Book 33, Page 137, of the Public Records of Escambia County, Florida

AND

The South 200.0 feet of the North 415.0 feet of the East 308.0 feet of the West one-half (West 1/2) of the West one-half (West 1/2) of the Northeast Quarter (Northeast 1/4) of the Southeast Quarter (Southeast 1/4) of Section 38, Township 1 North, Range 31 West, Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 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, 2012.

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:

Loise W. Mylrs
Witness #1 Signature

Loise W. Mylrs
Witness #1 Printed Name

Shawn Grace
Witness #2 Signature

Sharon Grace
Witness #2 Printed Name

STATE OF Alabama
COUNTY OF Mobile

The foregoing instrument was acknowledged before me this 25 day of June, 2013 by Sylvia Paulette Bernardt Shaw, single, and who is personally known to me or has produced Driver License as identification.

Sylvia Paulette Bernardt Shaw
Sylvia Paulette Bernardt Shaw

Deborah B. Pitts
Notary Public
Deborah B. Pitts
MY COMMISSION EXPIRES APRIL 9, 2016

SEAL

Printed Notary Name

File No.: 13024451

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Stefani Road

Legal Address of Property: 3002 Stefani Road, Cantonment, FL 32533

The County (/) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534

AS TO SELLER (S):

Witness to Seller(s):

Sylvia Paulette Bernardt Shaw
Sylvia Paulette Bernardt Shaw

AS TO BUYER (S):

Witness to Buyer(s):

Eric B. Nisewonger
Eric B. Nisewonger

Sharon J. Nisewonger
Sharon J. Nisewonger

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95



Chris Jones
Escambia County Property Appraiser

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

[Back](#)

Navigate Mode
 Account
 Reference

[Printer Friendly Version](#)

General Information Reference: 381N314102001001 Account: 114569000 Owners: NISEWONGER ERIC B & NISEWONGER SHARON J Mail: 3002 STEFANI RD CANTONMENT, FL 32533 Situs: 3002 STEFANI RD 32533 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small>	2013 Certified Roll Assessment Improvements: \$31,145 Land: \$44,270 Total: \$75,415 Save Our Homes: \$0 <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/25/2013</td> <td>7046</td> <td>1714</td> <td>\$90,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/02/2013</td> <td>6997</td> <td>1570</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/25/2013	7046	1714	\$90,000	WD	View Instr	04/02/2013	6997	1570	\$100	CJ	View Instr	2013 Certified Roll Exemptions None Legal Description S 200 FT OF N 415 FT OF E 308 FT OF W1/2 OF W1/2 OF NE1/4 OF SE1/4 ALSO BEG AT NW COR OF NW1/4 OF... Extra Features BLOCK/BRICK BUILDING BLOCK/BRICK GARAGE METAL BUILDING
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
06/25/2013	7046	1714	\$90,000	WD	View Instr														
04/02/2013	6997	1570	\$100	CJ	View Instr														

Parcel Information

Section Map Id: 38-1N-31-2

Approx. Acreage: 2.3300


Zoned: VR-1

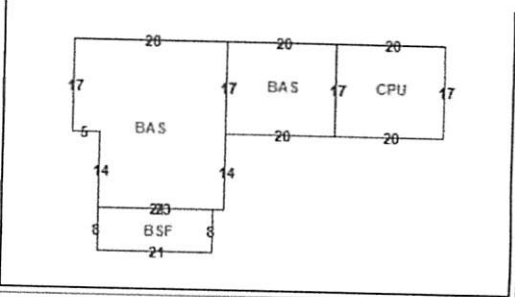
Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

Buildings	
Building 1 - Address:3002 STEFANI RD, Year Built: 1935, Effective Year: 1960	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1.00	
EXTERIOR WALL-BRICK-COMMON	
EXTERIOR WALL-SIDING-SHT.AVG.	
FLOOR COVER-HARDWOOD/PARQET	

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-MANSARD/GAMBREL
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1646 Total SF
BASE AREA - 1138
BASE SEMI FIN - 168
CARPORT UNF - 340



Images



5/13/14

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



**Escambia County Property Appraiser
381N314102001001 - Full Legal Description**

S 200 FT OF N 415 FT OF E 308 FT OF W1/2 OF W1/2 OF NE1/4 OF SE1/4 ALSO BEG AT NW COR OF NW1/4 OF SE1/4 S 96 5/10 FT FOR POB E 160 FT N 13 3/10 FT E 148 FT S 131 8/10 FT W 308 FT N 118 5/10 FT TO POB OR 7046 P 1714 LESS OR 33 P 137 STATE RD



360° SURVEYING SERVICES
 1801 CREIGHTON RD.
 PENSACOLA, FL 32504
 850.857.4400

NOT VALID
 WITHOUT A
 RAISED
 SEAL

7/15/13

BOUNDARY SURVEY
 WITH IMPROVEMENTS

ADDRESS:
 3002 STEFANI ROAD
 CANTONMENT, FLORIDA 32533
PROJECT NUMBER: 130623
DATE: 7-1-13
FIELD BOOK: 19 **PAGE:** 74
DRAWN BY: lc
APPROVED BY: ROB L. WORKING



SCALE: 1"=100'

SHEET 1 OF 1

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

A TRACT OF LAND IN SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 38, THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 83.2 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SAME COURSE SOUTH 131.8 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 308.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 118.5 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 160.0 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 13.3 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 148.0 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 33, PAGE 137, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA
 AND
 THE SOUTH 200.0 FEET OF THE NORTH 415.0 FEET OF THE EAST 308.0 FEET OF THE WEST ONE-HALF (WEST 1/2) OF THE WEST ONE-HALF (WEST 1/2) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE SOUTHEAST QUARTER (SOUTHEAST 1/4) OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 6-28-13.
2. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF STEFANI ROAD AS N02°52'32"W.
4. FENCE LINES ARE EXAGGERATED FOR CLARITY.
5. ENCROACHMENTS ARE AS SHOWN.

CERTIFICATIONS:

SURETY LAND TITLE OF FLORIDA, LLC
 ERIC B. AND SHARON J. NISEWONGER
 WESTCOR LAND TITLE INSURANCE COMPANY

SURVEYORS CERTIFICATE

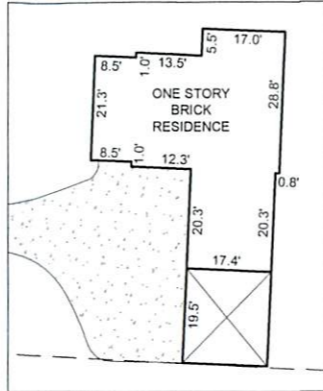
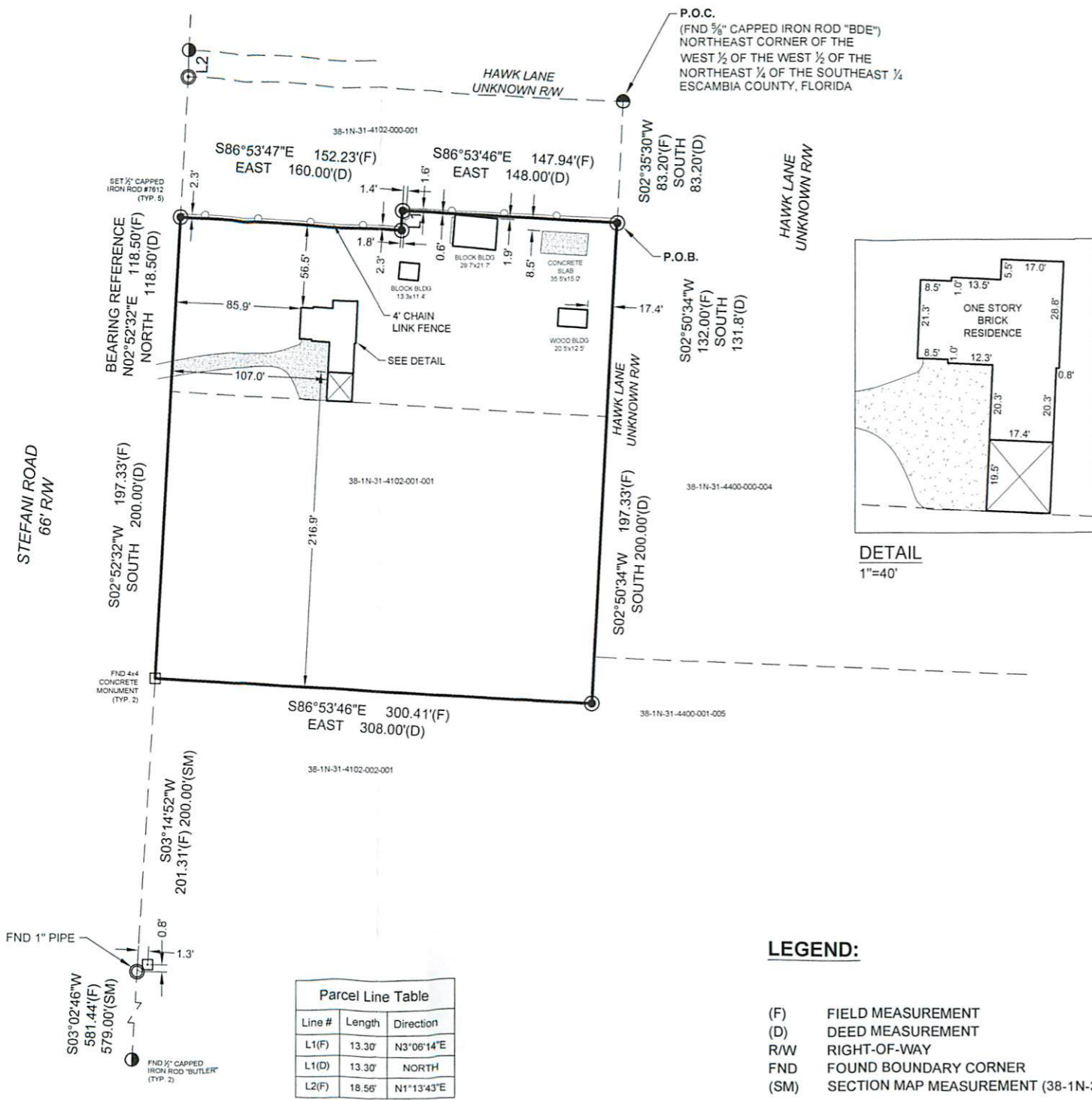
The survey shown hereon is true and correct and in compliance with the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rob L. Working
 ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878

LEGEND:

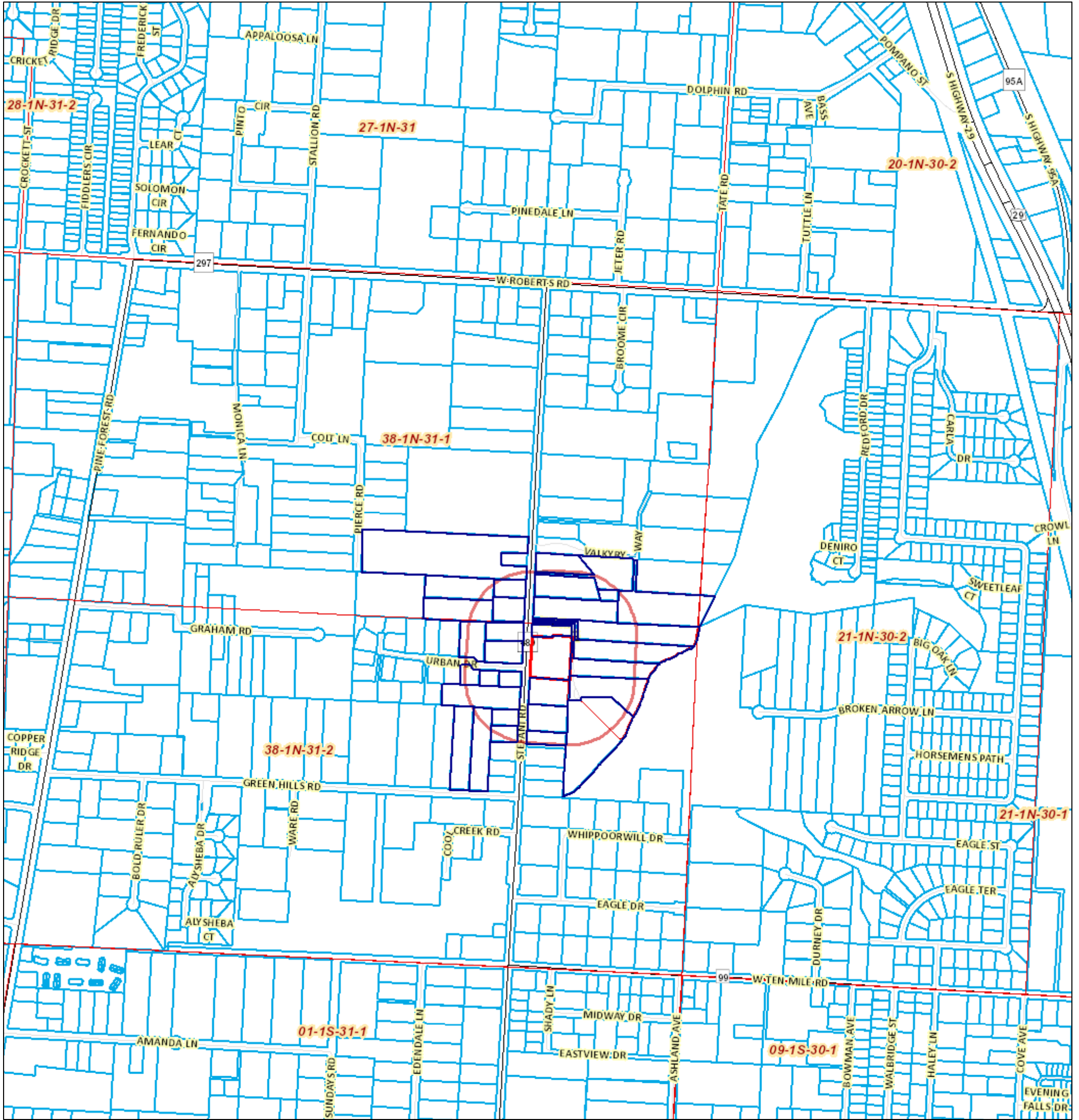
- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- R/W RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- (SM) SECTION MAP MEASUREMENT (38-1N-31-2)

Parcel Line Table		
Line #	Length	Direction
L1(F)	13.30'	N3°06'14"E
L1(D)	13.30'	NORTH
L2(F)	18.56'	N1°13'43"E



DETAIL
 1"=40'

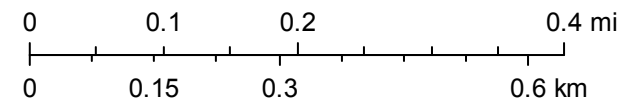
Chris Jones Escambia County Property Appraiser



July 2, 2014

1:9,089

- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line



NISEWONGER ERIC B &
3002 STEFANI RD
CANTONMENT, FL 32533

HANCOCK JOHN W &
2932 STEFANI RD
CANTONMENT, FL 32533

BODIE JAMES M & AMY NICOLE
2910 STEFANI RD
CANTONMENT, FL 32533

DREW JOHN W & ELSIE TAYLOR
2894 VALKYRY WAY
CANTONMENT, FL 32533

GODWIN RALPH L JR & MARIE J
2920 STEFANI RD
CANTONMENT, FL 32533

HULL RONALD L & MARY V
2959 STEFANI RD
CANTONMENT, FL 32533

COBB DARCI R
2945 STEFANI RD
CANTONMENT, FL 32533

MCAFEE MICHAEL L & PAMELA B
2860 VALKYRY WAY
CANTONMENT, FL 32533

SCOTT JASON &
2950 STEFANI RD
CANTONMENT, FL 32533

SHUTTLEWORTH CLAUDIA J LIFE EST
2953 STEFANI RD
CANTONMENT, FL 32533

VICK ANN T
3001 STEFANI RD
CANTONMENT, FL 32533

HOLDER MABEL H
4343 LANGLEY AVE
PENSACOLA, FL 32504

GREEN SUSAN K
1065 URBAN DR
CANTONMENT, FL 32533

POTTER HILDA ABELL
1075 URBAN DR
CANTONMENT, FL 32533

COLBERT SHELDON &
1085 URBAN DR
CANTONMENT, FL 32533

COMEAU ANDREA A
3060 STEFANI RD
CANTONMENT, FL 32533

NELSON HELEN CARO LIFE EST
3089 STEFANI RD
CANTONMENT, FL 32533

MILLS ERNEST L & MARY V
3130 STEFANI RD
CANTONMENT, FL 32533

STEFANI MARTIN JR & MARILYN
3162 STEFANI RD
CANTONMENT, FL 32533

MICHANOWICZ CAMERON A
2730 HAWK LN
CANTONMENT, FL 32533

BRINKMAN JOHN E & MARY SUE
2750 HAWK LN
CANTONMENT, FL 32533

MALINSKY ROBERT W & GLORIA S
2740 HAWK LN
CANTONMENT, FL 32533

SIMPSON STEVEN E &
2720 HAWK LN
CANTONMENT, FL 32533

FISHER FREDERICK T & MARCIA B
2780 HAWK LN
CANTONMENT, FL 32533

BERRY CORKY
3019 HWY 29 SOUTH
CANTONMENT, FL 32533

CARPENTER CHARLES D & CHRISTINE M
2981 STEFANI RD
CANTONMENT, FL 32533

TEETS MYRON D JR &
3005 STEFANI RD
CANTONMENT, FL 32533

JERNIGAN KEITH D
1804 KINGSTREE DR
CANTONMENT, FL 32533



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **611424**

Date Issued. : 06/30/2014

Cashier ID : GELAWREN

Application No. : PRZ140600012

Project Name : Z-2014-11

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1021	\$1,270.50	App ID : PRZ140600012
		\$1,270.50	Total Check

Received From : NISEWONGER JOANNE

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140600012	702843	1,270.50	\$0.00	3002 STEFANI RD, CANTONMENT, FL, 32533

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 7/2/2014

Planning Board-Rezoning

6. B.

Meeting Date: 08/05/2014
CASE : Z-2014-12
APPLICANT: Briar Ridge, LLC., Owner
ADDRESS: 100 Isaacs Lane
PROPERTY REF. NO.: 34-1N-31-2101-000-001
FUTURE LAND USE: I, Industrial
DISTRICT: 1
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 09/04/2014

SUBMISSION DATA:

REQUESTED REZONING:

FROM: VAG-2, Villages Agricultural District, Gross Density (one du/five acres)

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

RELEVANT AUTHORITY:

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

CRITERION (1)

Consistent with the Comprehensive Plan.

Whether the proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan (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 1.1.9 Buffering. In the Land Development Code (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.

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

adjoining uses and resources, and other criteria that may be appropriate to those categories of uses.

CPP FLU 1.3.1 Future Land Use Categories. The Industrial (I) Future Land Use (FLU) category is intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. Range of allowable uses include: light to intensive industrial, ancillary retail and office, no new residential development is allowed. The minimum residential density is none the maximum residential density is none

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

OBJ MOB 1.4 Corridor Preservation Provide for the protection of existing and future rights-of-way from encroachment by including appropriate regulations for standard right-of-way, setback regulations, density and intensity regulation, right-of-way, and scenic roadway designation within the provisions of the LDC.

MOB 1.4.1 Proposed Transportation Corridors. Escambia County will make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted TPO's Cost Feasible Plan, the proposed or adopted County Capital Improvement Plan, or in any proposed or adopted Development of Regional Impact (DRI) or development plan. Transportation corridor protection regulations will be incorporated in the LDC.

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

FINDINGS

The allowable uses under the Industrial FLU category are intended for an intense mix of industrial development, ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. Large Scale Amendment LSA-2014-02 (14-4ESR) was approved for Industrial FLU by the BCC on July 10, 2014.

A rezoning must be established for a FLU and Zoning compatibility. The applicant understands that a rezoning approval will be necessary to make the FLU compatible. Any proposed improvements within the parcel will be further evaluated during the Site Plan Review process for overall concurrency. No formal projects have been submitted at this time.

All buffering requirements and locational criteria standards will be addressed under compatibility analysis with the LDC or during the Site Plan Review Process. A rezoning map change **will provide compatibility** of uses, as stated in CPP FLU 1.3.1, as the Industrial FLU have allowances for light to intensive industrial uses. The proposal is also **consistent** with CPP FLU 1.5.3, as the parcel will be accessed using the existing public roads and if development occurs,

the applicant may expand the use of existing utilities and service infrastructure.

MOB 1.4 The proposed rezoning change is within the protection area, but the actual location, layout, and description of the Beulah Expressway are unknown at this time. Based upon the requirement for extensive public involvement as determined by Florida Statutes, consistency with MOB 1.4.1 **will be met**. The protected area does not include the whole 93.01 acre parcel for rezoning. The proposed Beulah Expressway is only a conceptual drawing of the proposed road.

CRITERION (2)

Consistent with The Land Development Code.

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

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The ID-2 zoning is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district. The buffering requirements specified in Article 7, Section 7.01.06. of the Land Development Code may be required and will be addressed during the Site Plan Review Process. It's staff's opinion that the proposed amendment meets the locational criteria for new industrial uses, as it's situated on a parcel of land that's large enough to adequately support the type of industrial development proposed. The locational setting of the proposed amendment should minimize any adverse impacts upon surrounding properties.

CRITERION (3)

Compatible with surrounding uses.

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

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts V-2A VR-2, VAG-1, and P. Within the zoning districts there are two non-agriculture, two large parcels that are timberland, two cropland parcels, twenty-three single-family residences, and two vacant parcels. In reviewing ELU Map Exhibit, there are no existing industrial type land uses within the 500' radius, furthermore the zoning categories range from residential to public. However, it must be noted that proposed rezoning request is in close proximity to the Sector Plan Area. The corresponding maps and regulations to the Sector Plan were approved by the BCC to expand future growth as a corridor to the Escambia County.

CRITERION (4)

Changed conditions.

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

FINDINGS

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

CRITERION (5)

Effect on natural environment.

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

FINDINGS

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

CRITERION (6)

Development patterns.

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

FINDINGS

Based on the location of the parcel, the current zoning maps and the surrounding existing land uses, the proposed amendment **would result** in a logical and orderly development pattern. The large 93.01 acre parcel would allow for a large continuous section of industrial to develop along Isaacs Lane and Interstate-10 giving it a close proximity to the interstate maximizing the use of existing roads and infrastructure. With the DSAP area north of the interstate and zoned for industrial type uses already, the rezoning would add to the corridor trend of good development that is close to the interstate to maximize economic development.

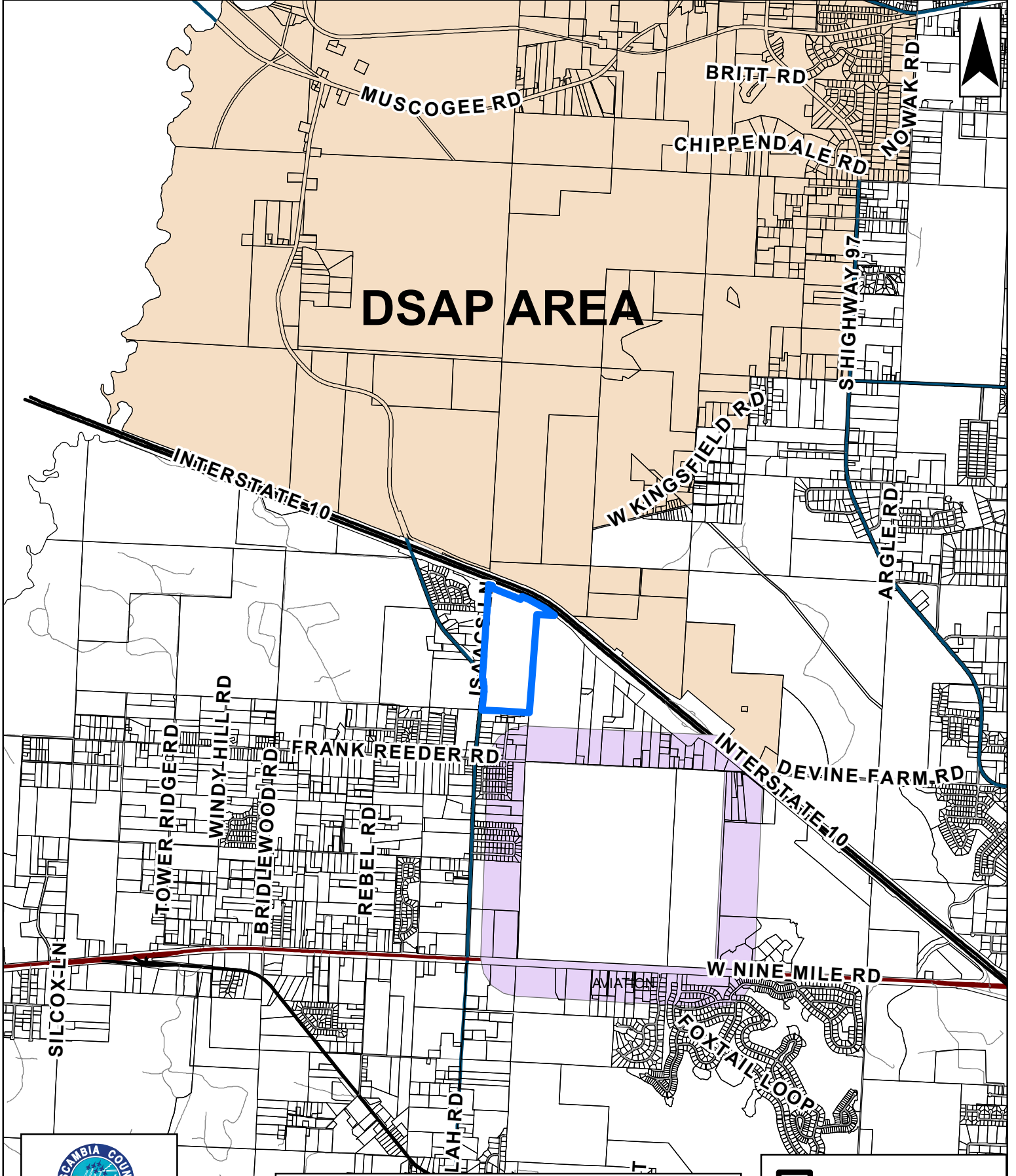

Attachments

Z-2014-12

Z-2014-12



DSAP AREA












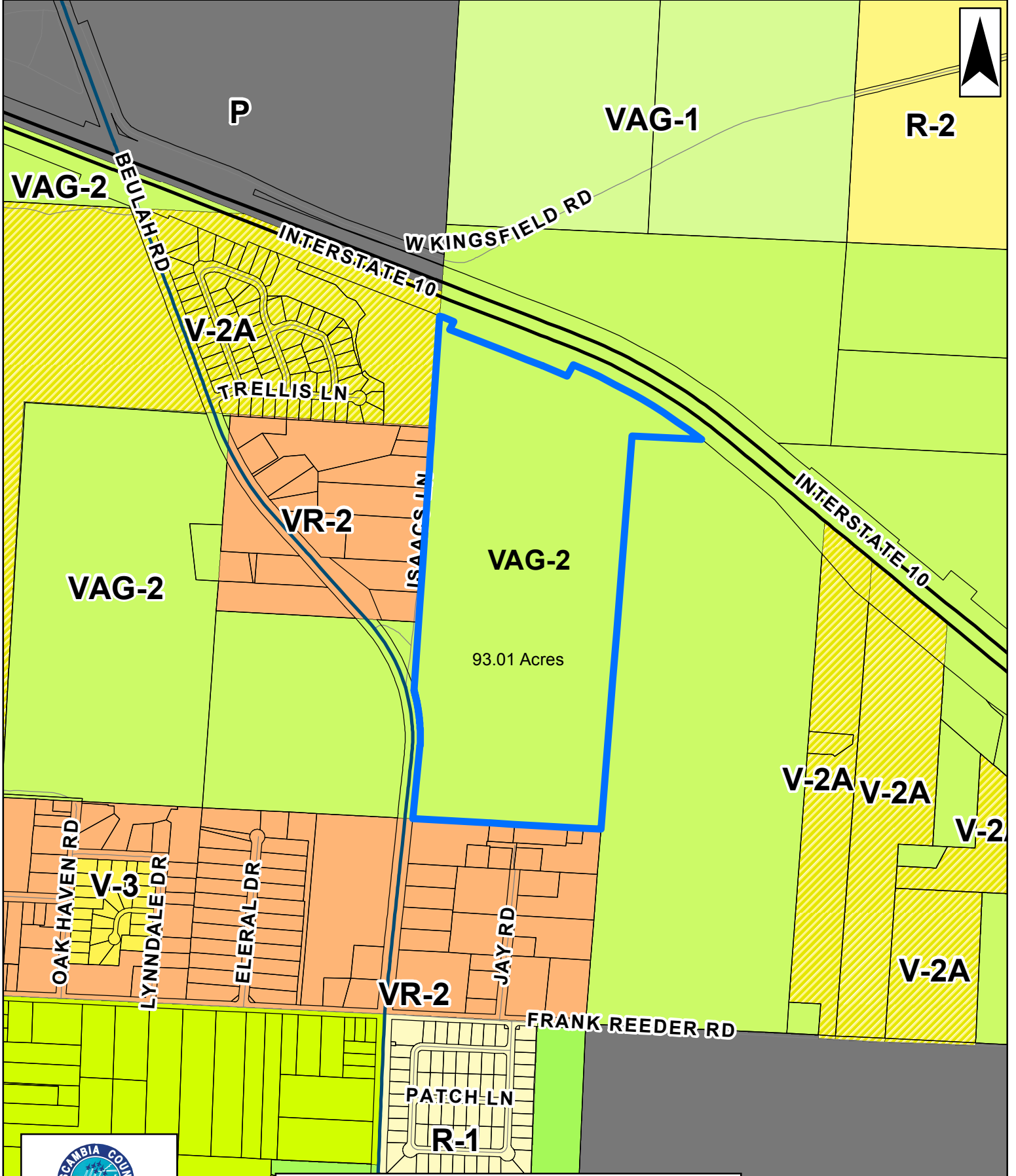
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-12 LOCATION MAP



-  Buffer
-  PARCELS
-  sde_vec.ESCAMBIA.SectorPlan_DSAP_Boundary
-  sde_vec.ESCAMBIA.aicuz_special_areas
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



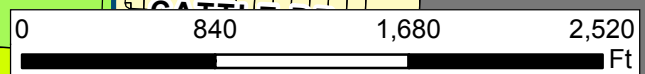
93.01 Acres



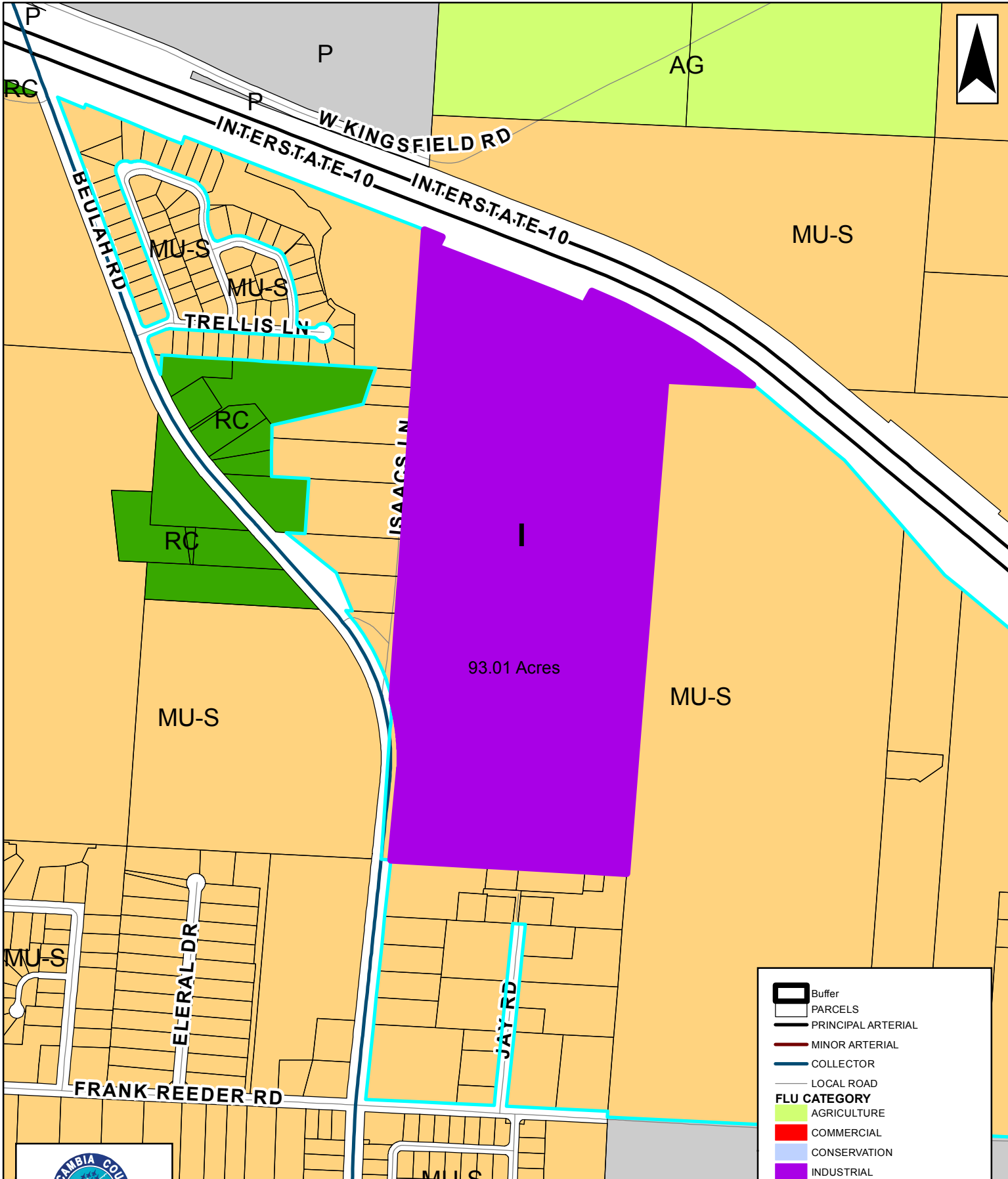
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-12 ZONING MAP




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



93.01 Acres

	Buffer
	PARCELS
	PRINCIPAL ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	LOCAL ROAD
FLU CATEGORY	
	AGRICULTURE
	COMMERCIAL
	CONSERVATION
	INDUSTRIAL
	MIXED USE-PENSACOLA BEACH
	MIXED USE-PERDIDO KEY
	MIXED USE-SUBURBAN
	MIXED USE-URBAN
	PUBLIC
	RURAL COMMUNITIES
	RECREATION

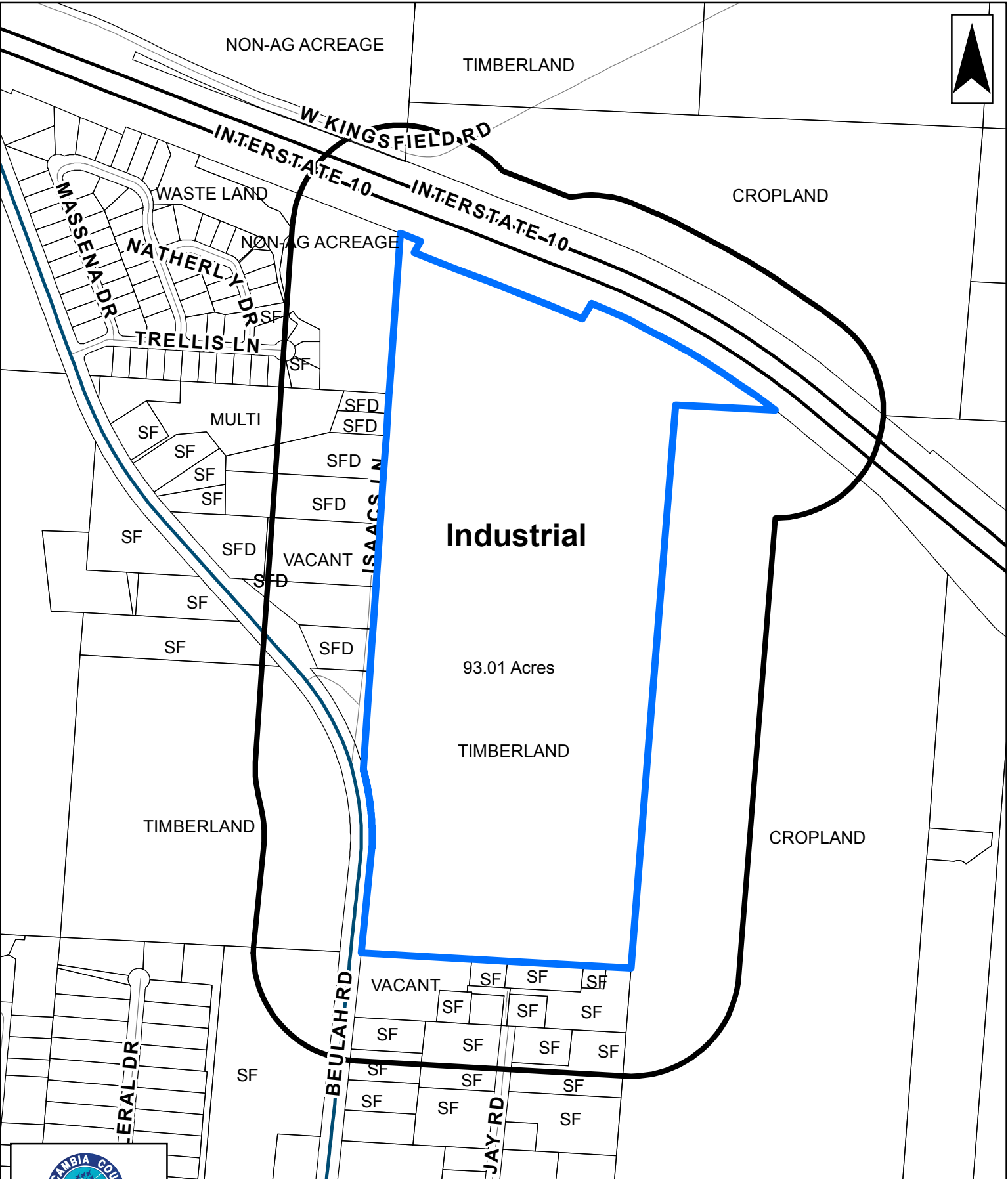


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Andrew Holmer
Planning and Zoning Dept.

Z-2014-12 FLU MAP





Industrial

93.01 Acres

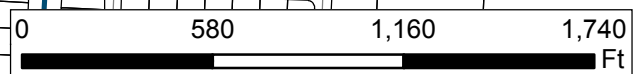
TIMBERLAND



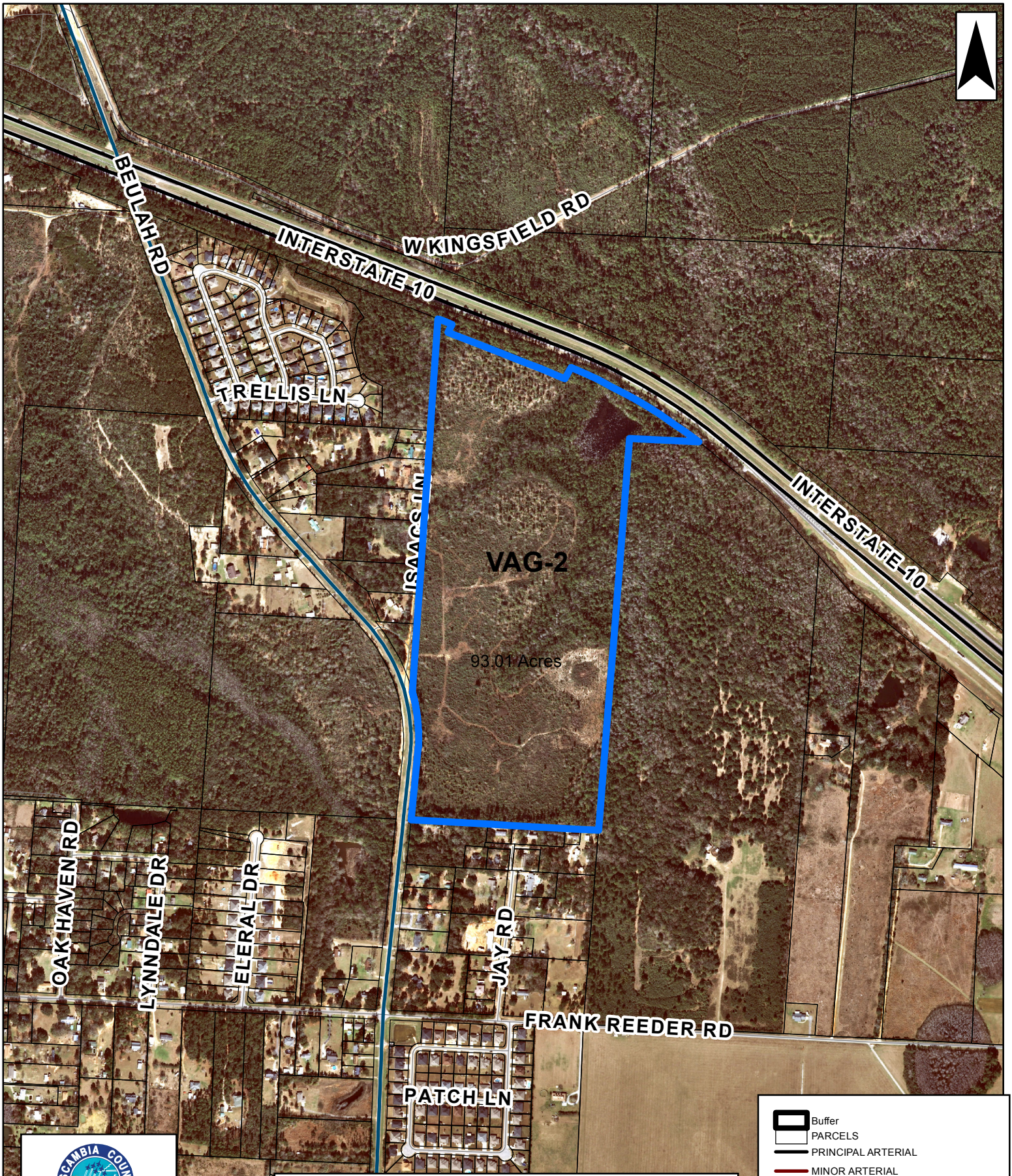
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

Z-2014-12 EXISTING ELU MAP



- parcel_cama_Buffer21
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

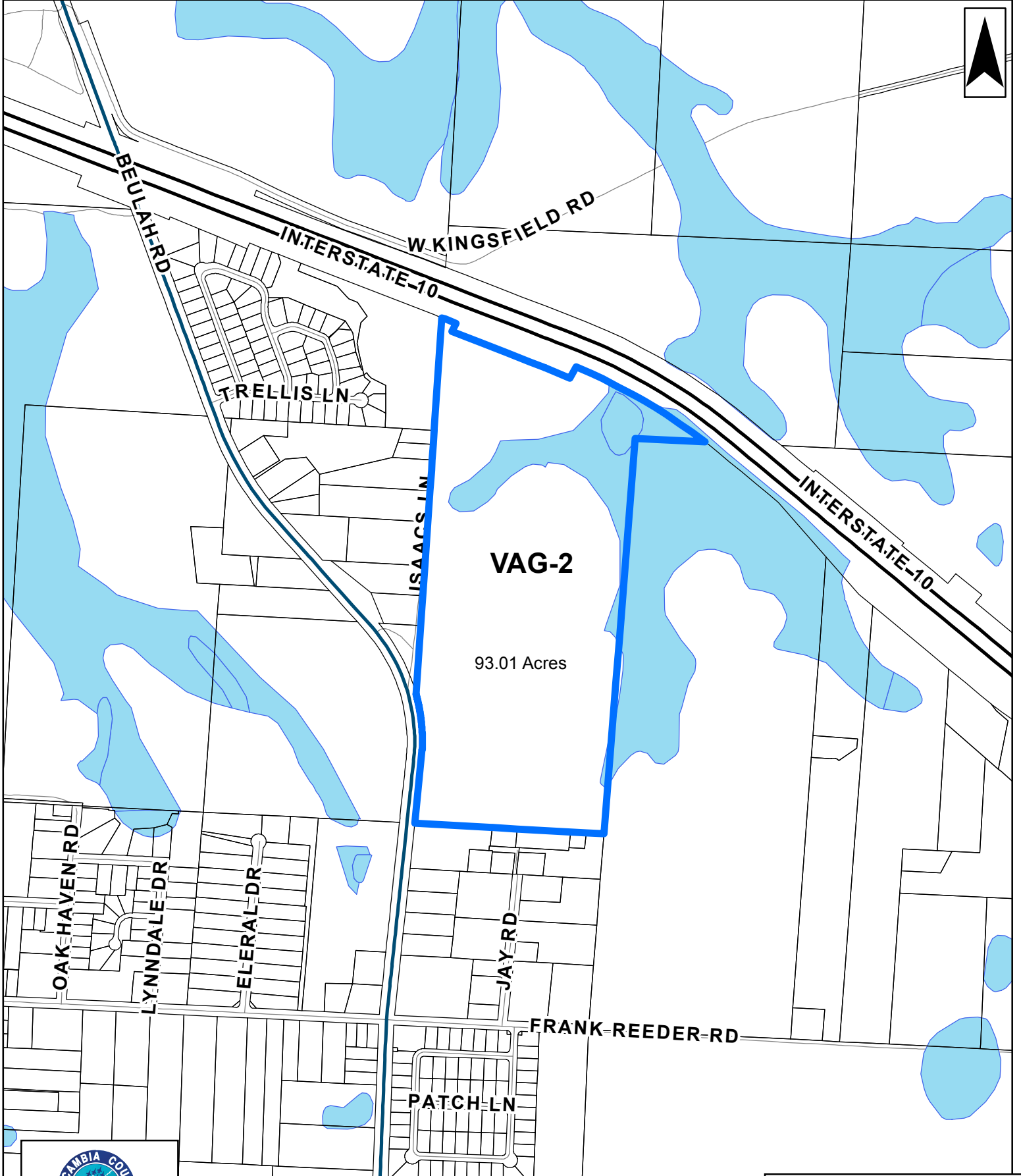



 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.

**Z-2014-12
 AERIAL MAP**



 Buffer
 PARCELS
 PRINCIPAL ARTERIAL
 MINOR ARTERIAL
 COLLECTOR
 LOCAL ROAD
sde_ras.ESCAMBIA.MOSAIC_2013
RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3



VAG-2

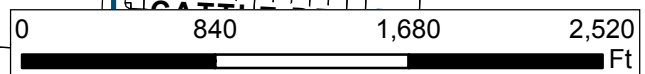
93.01 Acres



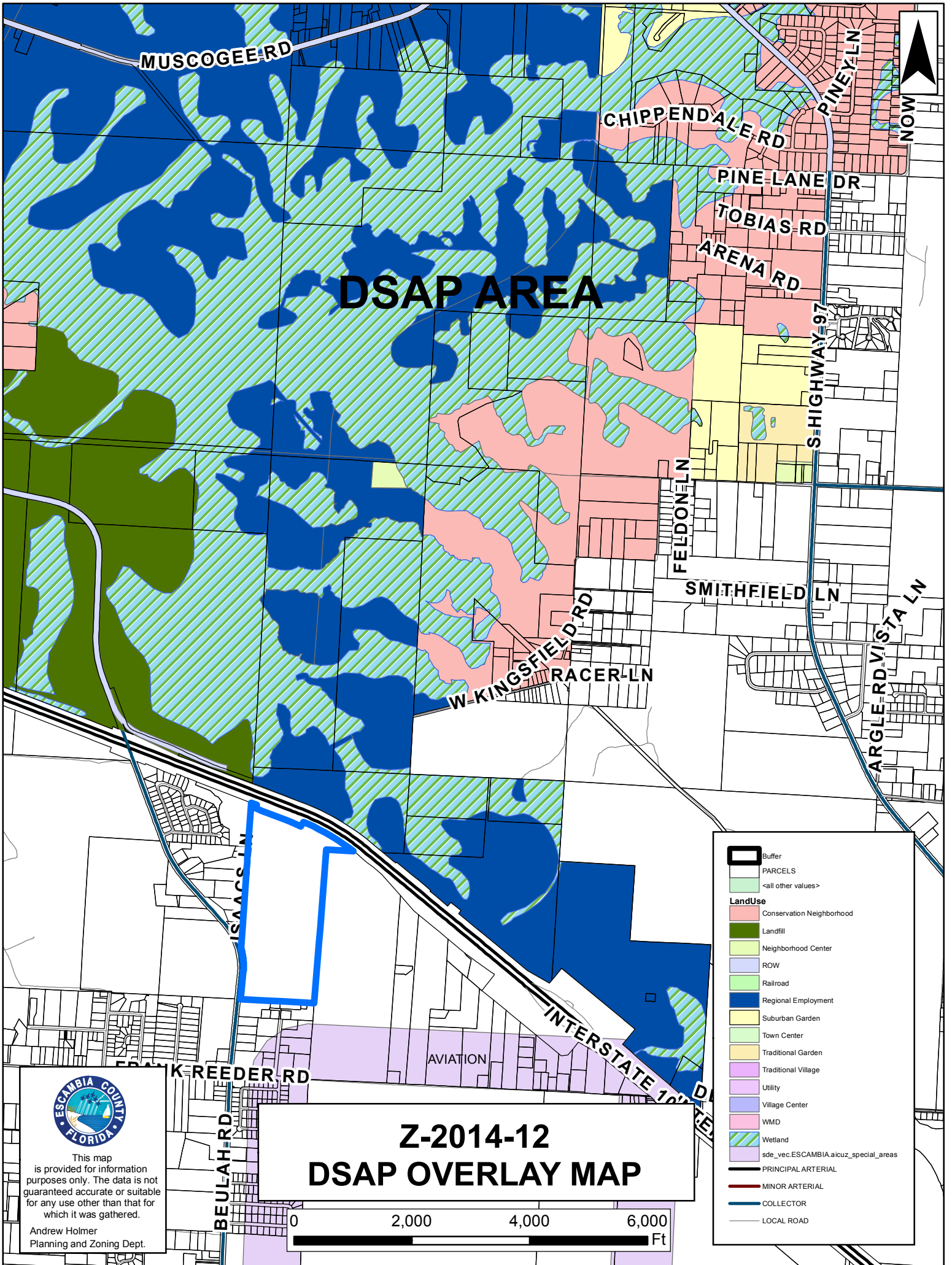
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Z-2014-12 WETLANDS MAP



- Buffer
- PARCELS
- sde_vec.ESCAMBIA.WETLANDS_2006
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



DSAP AREA

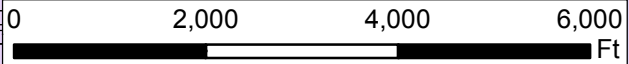
Z-2014-12 DSAP OVERLAY MAP

	Buffer
	PARCELS
	<all other values>
LandUse	
	Conservation Neighborhood
	Landfill
	Neighborhood Center
	ROW
	Railroad
	Regional Employment
	Suburban Garden
	Town Center
	Traditional Garden
	Traditional Village
	Utility
	Village Center
	WMD
	Wetland
	sde_vec.ESCAMBIA.aicuz_special_areas
	PRINCIPAL ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

ESCAMBIA COUNTY FLORIDA

CASE NO.: Z-2014-12

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

PLANNING BOARD

DATE: 08/05/14 TIME: 8:30AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
ROOM 104 BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 09/04/14 TIME: 5:45PM

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign

SALE
Florida
LAND & INVESTMENTS, INC.
Commercial Realtors
438-8433

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

EXISTING FUTURE LAND USE: MULS
PROPOSED FUTURE LAND USE: ID
CPA NUMBER: LSA-2014-02

**PUBLIC MEETING/HEARING
PLANNING BOARD**
DATE: 04/01/14 TIME: 8:30 AM
EXEMPTED UNDER CHAPTER 218 AND COMPLIES
WITH PUBLIC ACCESS BY AIR
AND WATERWAY CHANGES

BOARD OF COUNTY COMMISSIONERS
DATE: 05/01/14 TIME: 5:47 PM
PROVIDED COUNTY COMMISSIONERS
AND PLANNING BOARD
BY PUBLIC ACCESS

FOR MORE INFORMATION, CALL:
ESCROWEE COUNTY DEVELOPMENT SERVICES
786-3475

Looking South Along The Entrance Of Isaacs Lane onto Beulah Road



Looking East At The Entrance Of Isaacs Lane From Beulah Rd



Looking North at Isaacs Lane Subject Parcel is on the East Side

Beulah
Isaacs Ln 10000



NO DUMPING
VIOLATION SUBJECT TO
\$500.00 FINE
60 DAYS IN JAIL

Looking Northwest



Looking West



Looking North Along Isaacs Lane

6/18/13



Development Services Department
Escambia County, Florida

PLANNING BOARD
REZONING PRE-APPLICATION SUMMARY FORM

34-W-31-2101-000-001
Property Reference Number

Buddy Page
Name

Isaac Lane
Address

Owner Agent

Referral Form Included? Y / N

MAPS PREPARED

- Zoning
- FLU
- Aerial
- Other: _____

PROPERTY INFORMATION

Current Zoning: VAG-2 Size of Property: 93.62 +/-
 Future Land Use: MU-5 Commissioner District: _____
 Overlay/AIPD: AIPD-2 Subdivision: _____
 Redevelopment Area*: NA

*For more info please contact the CRA at 595-3217 prior to application submittal.

COMMENTS

Desired Zoning: ID-2

Is Locational Criteria applicable? _____ If so, is a compatibility analysis required? _____

Requested by staff to do FLU change to "I" - Industrial prior to rezoning to ID-2. Applicant wants to rezone to build an industrial park. Beulah road is a collector Road + Isaac is local road. Distance to nearest arterial road (New Mile) is over (1) one mile. Beulah is County Road. Entrance will be off Beulah Road. Staff mentioned going to ID-CP vs ID-2. -Better for neighbors*

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

Staff present: H. Jones, J. Henson, A. Holm, P. Fisher, A. Lam Date: 6/18/13

Applicant/Agent Name & Signature: [Signature]

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



CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

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

Property Address: 100 Isaac's Lane Pensacola, Florida 32526

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

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

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

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 27th DAY OF FEBRUARY, YEAR OF 2014.

Bolley L. Johnson
Signature of Property Owner

Bolley L. Johnson
Printed Name of Property Owner

2/27/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 100 Isaac's Lane, Florida, property reference number(s) 34-1N-31-2101-000-001

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

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

This Limited Power of Attorney is granted on this day of the year of, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

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

Signature of Property Owner (handwritten signature)

Printed Name of Property Owner: Bolley L. Johnson

Date: 2/27/14

Signature of Property Owner

Printed Name of Property Owner

Date

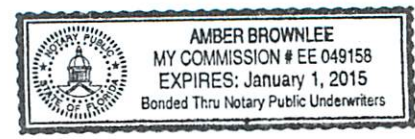
STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 27th day of February 20 14 by Bolley L. Johnson

Personally Known OR Produced Identification. Type of Identification Produced:

Signature of Notary (handwritten signature)

Printed Name of Notary: Amber Brownlee

(Notary Seal)





Development Services Department
Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: VAG-2 to: ID-2

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

Owner(s) Name: Briar Ridge, LLC Phone: (850) 438-8433
Address: 201 East Government Street Email: bojohnson1@hotmail.com

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

Property Address: 100 Isaac's Lane Pensacola, Florida 32526
Property Reference Number(s)/Legal Description: 34-1N-31-2101-000-001

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.

Bolley L. Johnson
Signature of Owner/Agent

Bolley L. Johnson
Printed Name Owner/Agent

2/27/14
Date

Signature of Owner

Printed Name of Owner

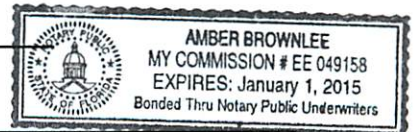
Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 27th day of February 20 14
by Bolley Johnson

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

Amber Brownlee
Signature of Notary
(notary seal must be affixed)

Amber Brownlee
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: Z-2014-02

Meeting Date(s): PB 8/5/14; BCC 9/4/14 Accepted/Verified by: A Cam Date: 7/3/14

Fees Paid: \$ _____ Receipt #: _____ Permit #: PRZ 140300004

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

All of that portion of the following described property lying Southerly of Interstate 10 right-of-way; the N ½ of the NW ¼ of the SW ¼ and SW ¼ of the NW ¼, all being in Section 34, Township 1 North, Range 31 West, Escambia County, Florida. LESS AND EXCEPT Road right-of-way for State Road 99 as recorded in O.R. Book 492, Page 764, Public Records of Escambia County, Florida.

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

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

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

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

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

Signed, sealed and delivered in our presence:

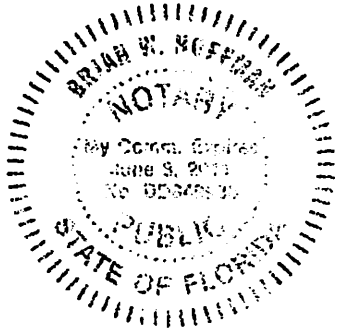
State of Florida
County of Escambia

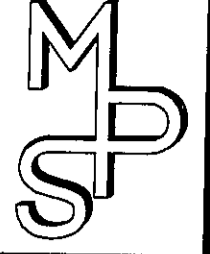
The foregoing instrument was acknowledged before me this 8th day of February, 2008 by Garret W. Walton, the President of Heron's Forest Development Company, a Florida corporation, on behalf of the corporation, who () personally known to me or (X) produced as identification.



Printed Name: ~~Stephen B. Shell~~ Brian Hoff

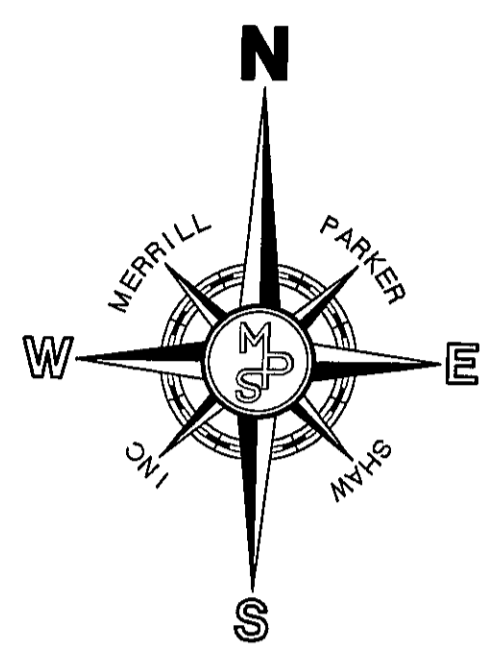
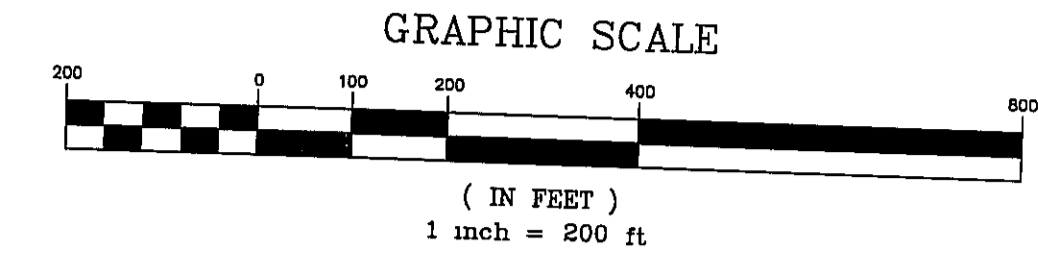
My Commission Expires: _____





BOUNDARY SURVEY

A PORTION OF SECTION 34, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



ACREAGE SUMMARY
 TOTAL WETLANDS = 26.03
 TOTAL UPLANDS = 66.98
 TOTAL ACREAGE = 93.01 ACRES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 09°12'27" W	28.42'	L62	S 18°51'01" W	57.41'
L2	S 36°16'15" W	46.60'	L63	S 20°58'04" W	53.60'
L3	N 82°13'47" W	57.18'	L64	S 59°44'14" W	53.79'
L4	N 59°21'58" W	42.50'	L65	S 15°03'38" E	49.29'
L5	S 46°27'24" W	44.03'	L66	S 33°28'28" W	85.15'
L6	N 85°24'46" W	59.19'	L67	S 13°48'43" W	59.13'
L7	S 44°05'17" W	44.40'	L68	S 30°28'28" W	49.37'
L8	S 22°01'30" W	46.12'	L69	S 17°38'24" W	77.32'
L9	S 30°16'22" W	48.12'	L70	S 30°49'53" W	47.01'
L10	S 64°40'29" W	84.86'	L71	S 47°57'43" W	73.09'
L11	N 87°47'11" W	47.10'	L72	S 36°28'45" W	80.95'
L12	S 75°32'39" W	58.10'	L73	S 48°59'45" W	47.98'
L13	S 62°53'07" W	54.00'	L74	S 12°28'59" W	50.88'
L14	S 84°49'23" W	57.83'	L75	S 56°10'27" W	50.88'
L15	S 50°24'27" W	61.19'	L76	S 59°36'34" W	98.05'
L16	S 07°15'58" W	64.83'	L77	S 24°40'57" W	84.81'
L17	S 35°47'14" W	63.80'	L78	S 49°10'17" W	84.06'
L18	S 28°33'49" W	56.14'	L79	S 01°57'08" W	70.94'
L19	S 40°58'32" W	59.12'	L80	S 53°27'59" E	94.03'
L20	S 01°34'29" E	47.87'	L81	S 29°17'36" E	49.54'
L21	S 18°19'33" W	59.98'	L82	S 58°04'41" E	45.72'
L22	S 53°53'11" W	101.69'	L83	N 40°09'58" E	51.24'
L23	S 39°21'20" W	87.50'	L84	N 68°03'04" E	41.08'
L24	S 47°42'41" W	49.43'	L85	N 29°27'17" E	88.88'
L25	S 78°01'05" W	77.17'	L86	N 66°11'34" E	82.41'
L26	S 73°39'28" W	74.86'	L87	N 43°14'37" E	34.94'
L27	S 43°28'06" W	88.56'	L88	N 33°49'47" E	30.41'
L28	S 12°19'25" W	69.00'	L89	N 34°04'15" E	45.70'
L29	N 85°31'23" W	89.00'	L90	N 47°15'01" E	71.07'
L30	S 00°33'55" W	11.28'	L91	N 76°05'13" E	38.94'
L31	S 70°36'04" E	8.36'	L92	N 57°21'20" E	38.27'
L32	S 80°33'59" E	52.08'	L93	N 24°30'15" E	43.55'
L33	N 07°43'51" E	52.08'	L94	N 84°59'59" E	46.29'
L34	N 71°12'58" E	78.46'	L95	N 85°10'25" E	49.13'
L35	N 72°33'28" E	59.93'	L96	N 69°49'27" E	64.80'
L36	N 80°18'00" E	86.63'	L97	S 77°57'49" E	43.22'
L37	N 57°20'53" E	39.98'	L98	S 70°38'20" E	28.82'
L38	S 43°47'24" E	38.19'	L99	N 80°09'46" E	51.13'
L39	N 52°53'18" E	44.70'	L100	N 80°09'46" E	51.13'
L40	N 18°03'42" E	86.50'	L101	N 72°55'04" W	24.37'
L41	N 71°08'29" E	63.75'	L102	S 72°56'37" W	42.28'
L42	N 38°08'44" E	58.18'	L103	S 72°55'04" W	28.09'
L43	N 48°56'21" E	64.00'	L104	S 07°04'22" W	42.28'
L44	N 50°01'40" E	43.31'	L105	S 26°14'22" W	82.29'
L45	N 09°38'24" E	41.79'	L106	S 53°12'02" E	84.65'
L46	N 32°58'12" E	47.91'	L107	S 24°05'35" W	64.07'
L47	S 88°00'41" E	67.14'	L108	S 65°51'08" W	29.23'
L48	S 89°50'31" E	33.93'	L109	S 72°38'43" W	21.12'
L49	S 47°00'36" E	65.35'	L110	S 64°45'48" W	38.89'
L50	N 68°37'41" E	37.05'	L111	S 48°57'29" E	72.57'
L51	S 64°48'18" E	47.88'	L112	S 89°40'59" E	25.89'
L52	S 38°15'42" E	58.17'	L113	S 39°06'56" E	22.29'
L53	S 47°29'23" E	58.17'	L114	S 83°07'09" E	27.74'
L54	S 61°08'37" E	54.49'	L115	N 60°29'09" E	24.17'
L55	S 63°58'07" E	61.25'	L116	N 27°00'50" E	55.48'
L56	S 51°33'35" E	55.19'	L117	N 01°55'02" E	26.82'
L57	S 50°30'38" E	59.06'	L118	N 00°22'51" E	22.32'
L58	S 09°01'02" W	43.35'	L119	N 37°24'14" E	40.28'
L59	S 02°37'19" W	48.91'	L120	N 42°41'23" E	32.77'
L60	S 38°13'54" W	67.19'	L121	N 20°36'48" E	36.50'
L61	S 24°08'34" E	59.94'	L122	N 30°37'28" E	6.45'

DESCRIPTION: (AS FURNISHED)

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

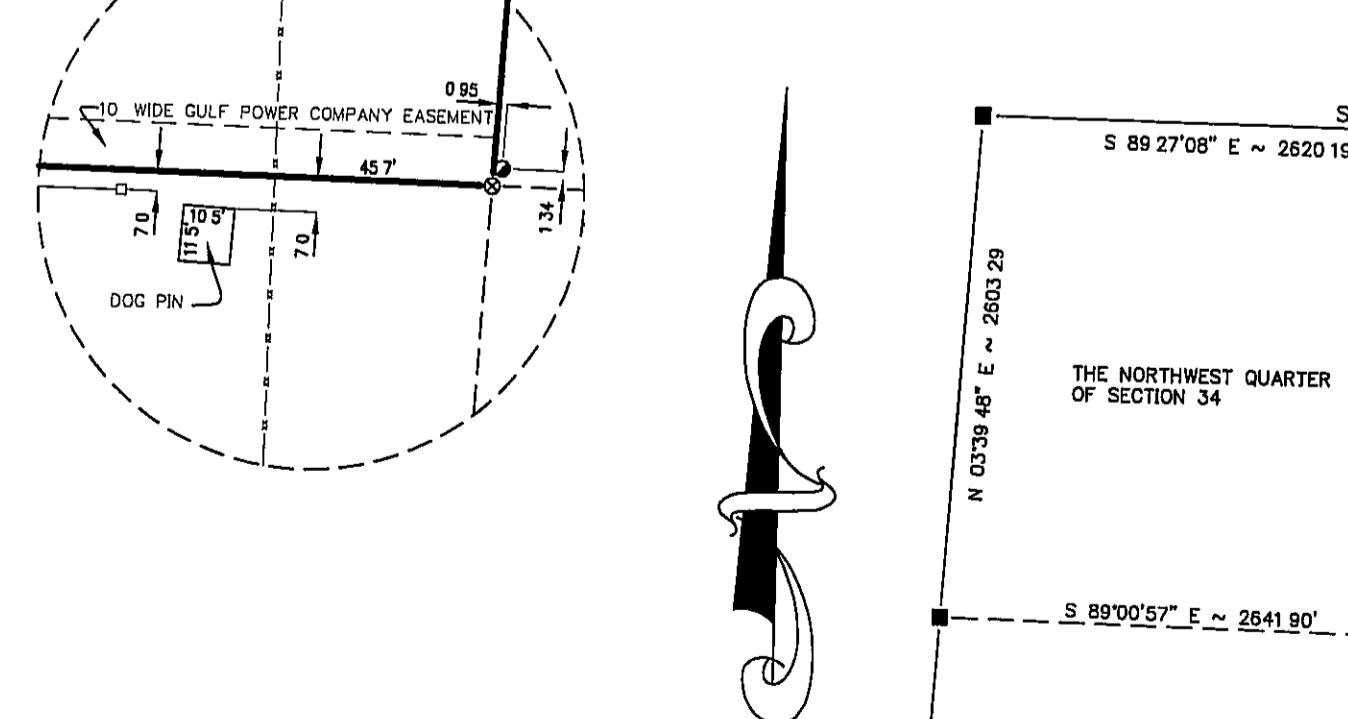
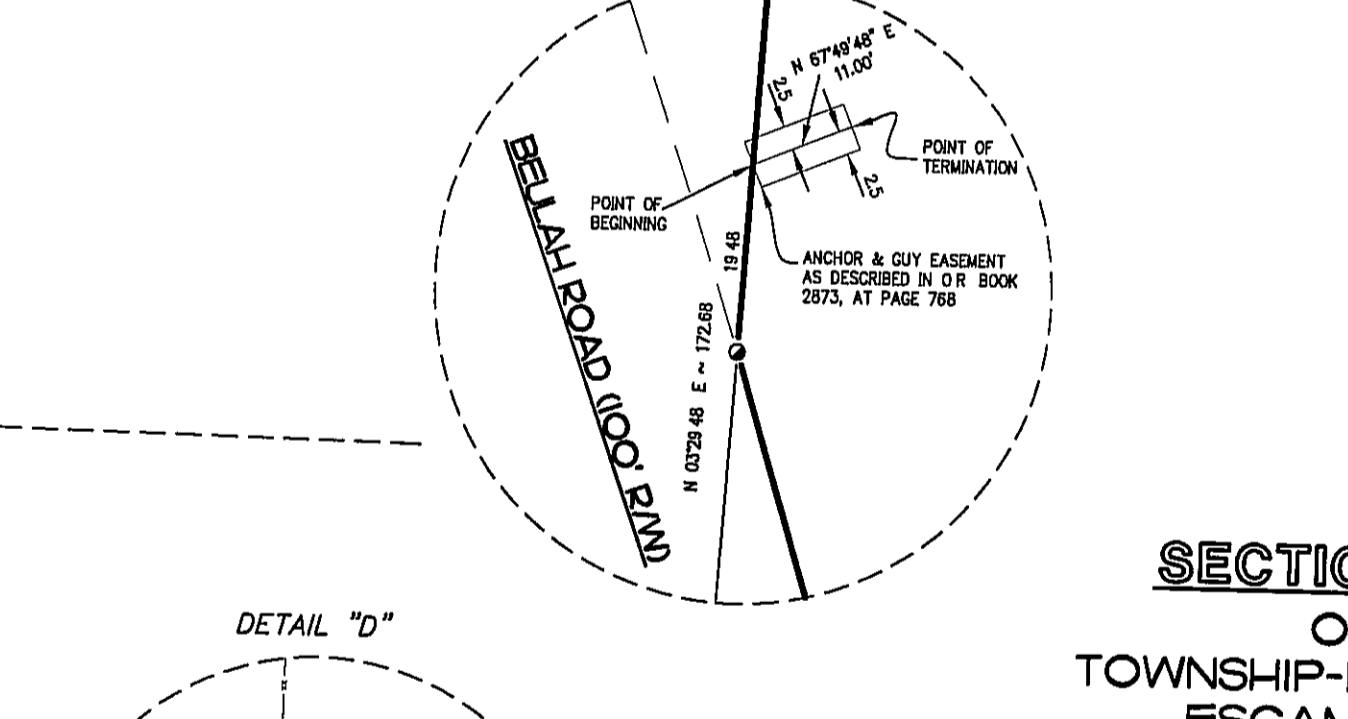
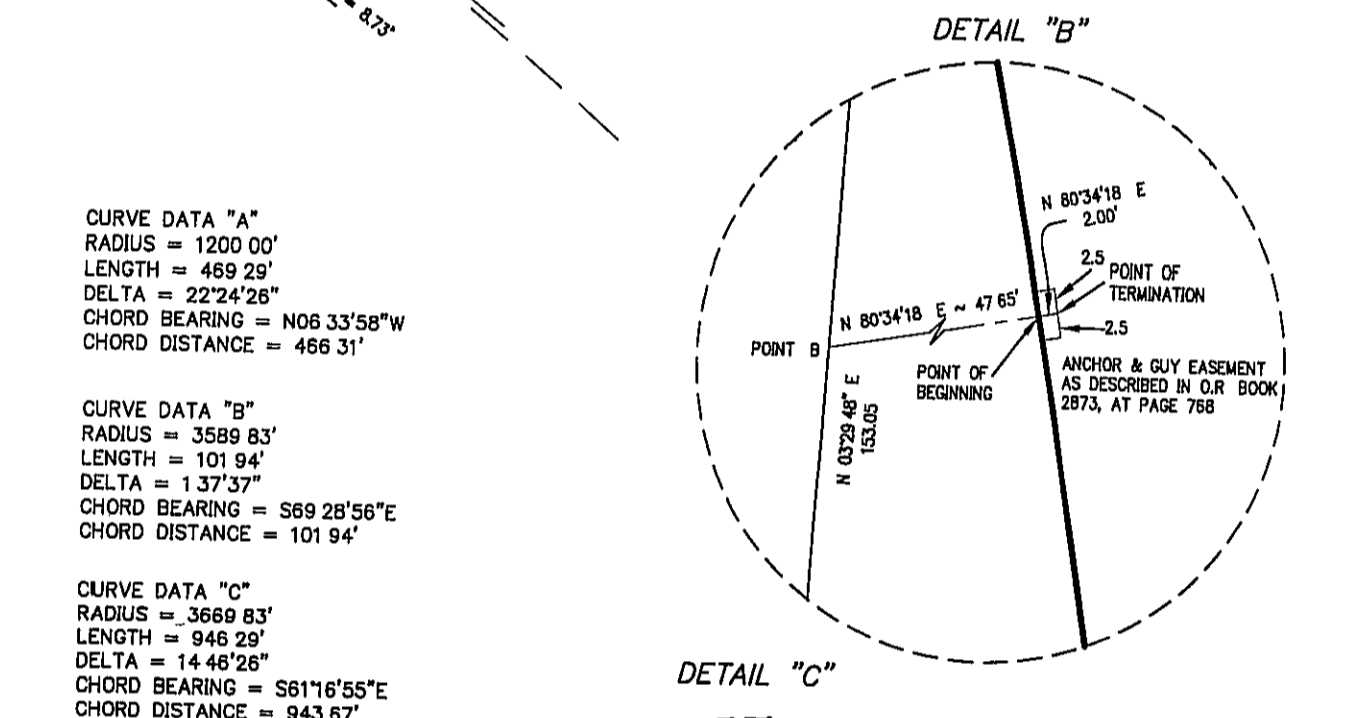
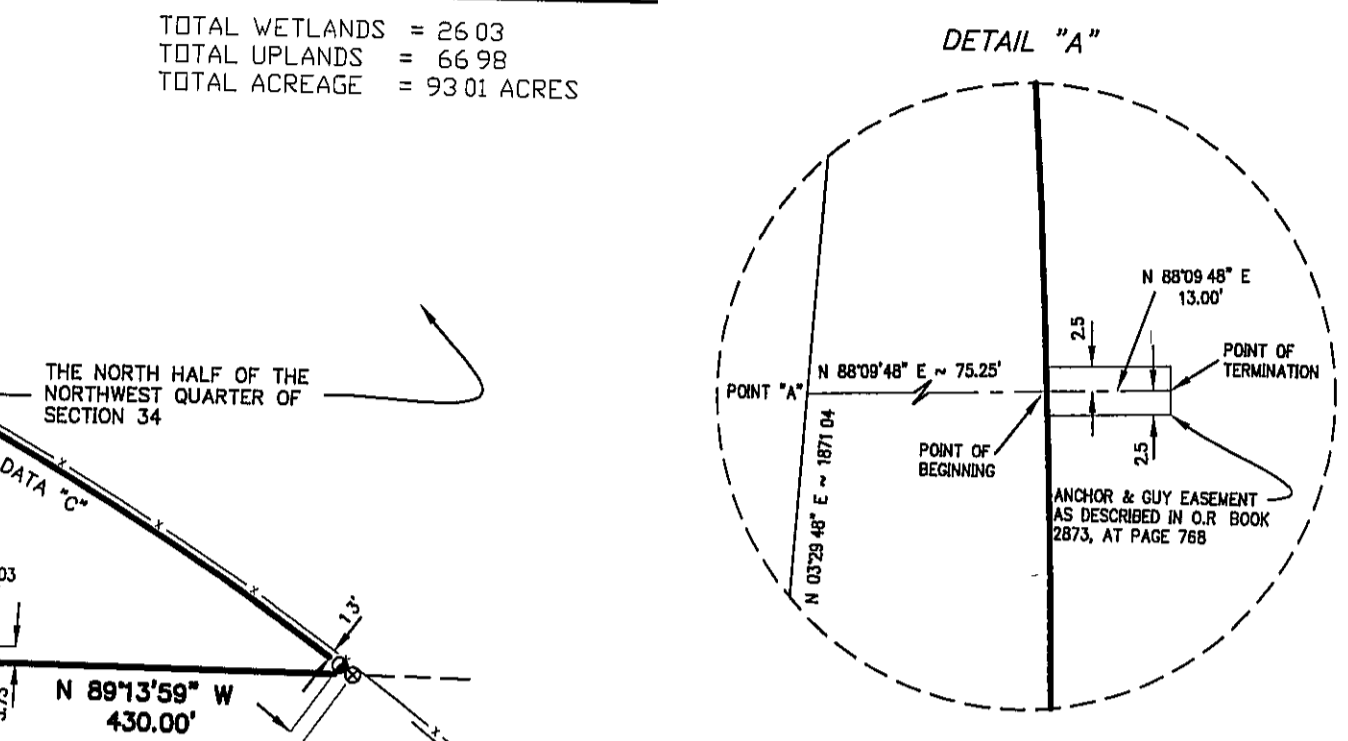
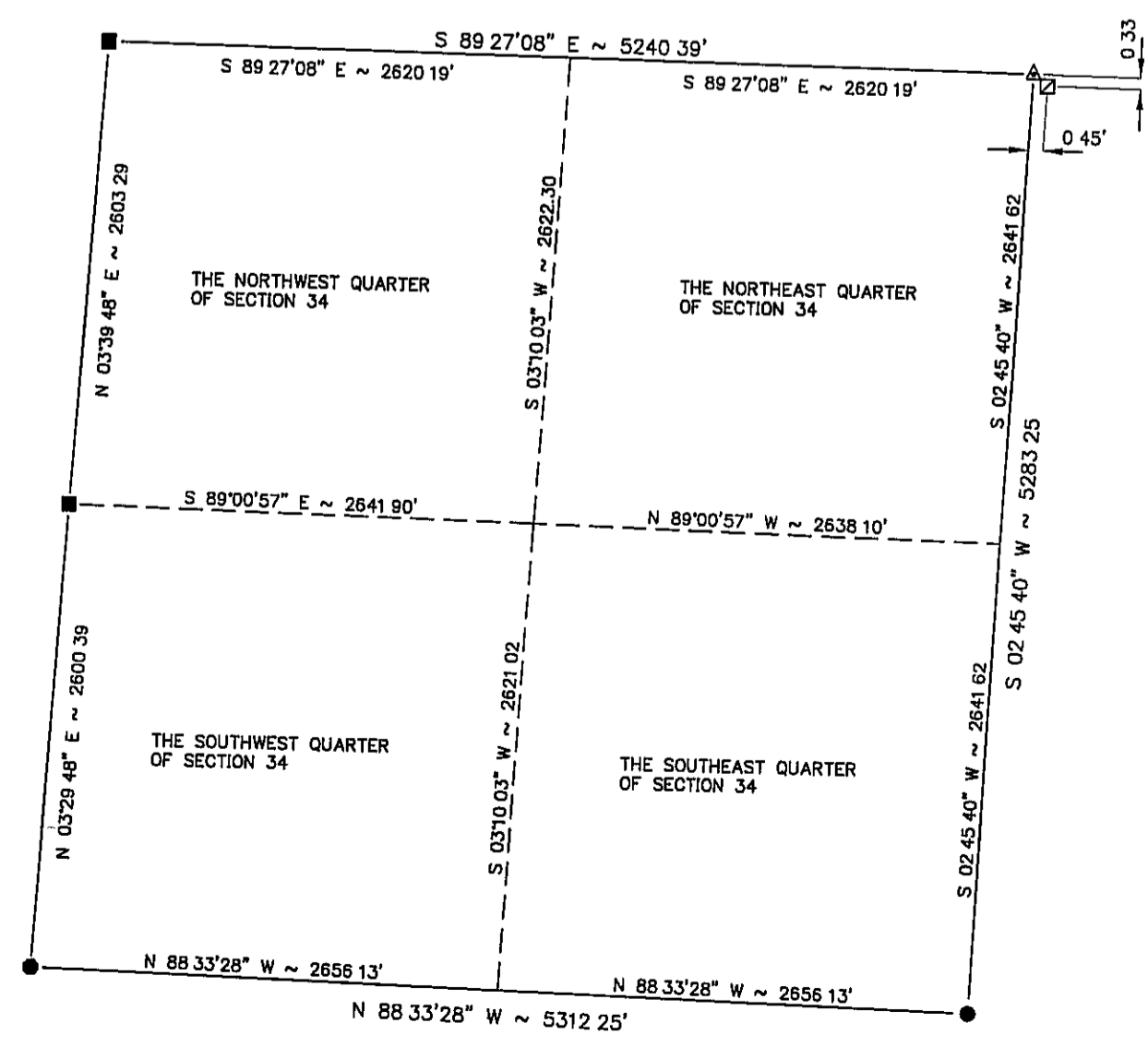
SURVEYOR'S NOTES.

- THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 70 DEGREES 17 MINUTES 45 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO 8)
- SOURCE OF INFORMATION: THE DESCRIPTION AS FURNISHED BY CLIENT AND EXISTING FIELD MONUMENTATION
- NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP
- THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS
- 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 ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED "10 W 8" HAVING A PUBLISHED ELEVATION OF 116.07 FEET
- THE UTILITIES AS SHOWN HEREON INDICATE VISIBLE LOCATION ONLY, THERE MAY BE OTHER UNDER GROUND UTILITIES THAT HAVE NOT BEEN LOCATED OR VERIFIED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE RESPECTABLE UTILITY SPOTTERS PRIOR TO THE COMMENCEMENT TO WORK ON ANY UNDERGROUND UTILITIES

LEGEND:

- 4" x 4" CONCRETE MONUMENT, MARKED "ST REGIS" (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- 3" ROUND CONCRETE MONUMENT, (FOUND)
- 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 7312 (FOUND)
- 4" x 4" PLAIN CONCRETE MONUMENT, (FOUND)
- RAILROAD SPIKE, UNNUMBERED (FOUND)
- R/W ~ RIGHT OF WAY
- P.C. ~ POINT OF CURVATURE
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DEED / INFORMATION
- 4" HIGH CHAIN LINK FENCE
- 6" HIGH WOOD BOARD FENCE
- 4" HIGH WIRE FENCE
- OVERHEAD UTILITY LINES
- INDICATES NOT TO SCALE
- UTILITY POLE
- ELEV ~ ELEVATION
- B.M. ~ BENCHMARK
- S ~ CONTOUR LINE
- BENCHMARK IN VICINITY

**SECTIONAL BREAK-DOWN
OF SECTION 34,
TOWNSHIP-1-NORTH, RANGE-31-WEST,
ESCAMBIA COUNTY, FLORIDA.**



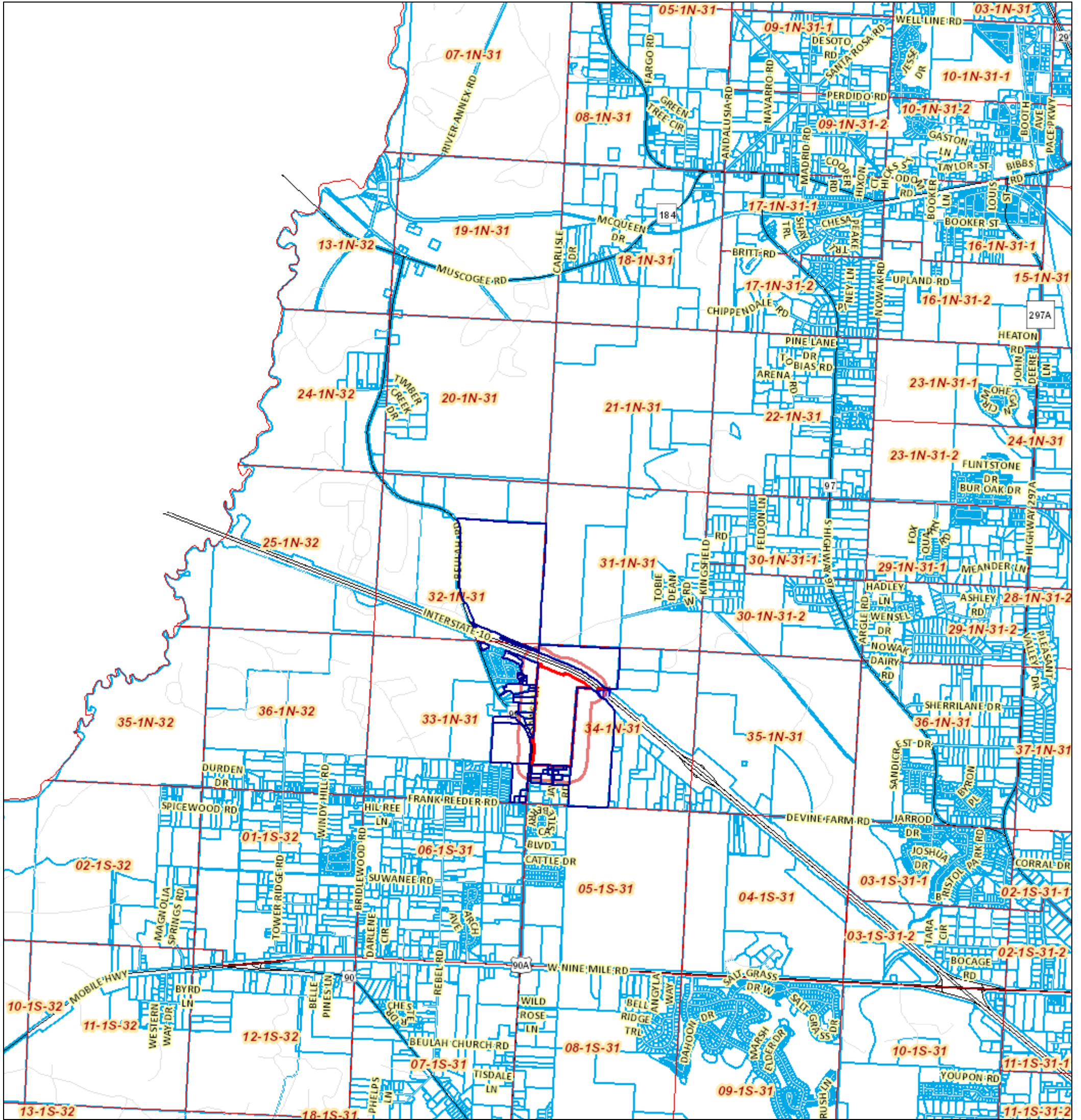
COPYRIGHT © 2005 BY MERRILL PARKER SHAW, INC.
 E. WAYNE PARKER, P.L.S. NO. 3683, CORPORATE NO. 7174, STATE OF FLORIDA
MERRILL PARKER SHAW, INC.
 PROFESSIONAL ENGINEERING & SURVEYING SERVICES
 4928 N. DAVIS HWY., PENSACOLA, FL 32503
 PH: (850) 478-4828
 FAX: (850) 478-4824
 FLORIDA CORPORATION NUMBER 7174
 DRAWN: WPJ
 CHECKED: WPJ
 DATE: 3/26/07
 FIELD BOOK 122, PAGE 11-17
 REQUESTED BY: RICKY WIGGINS
 PREPARED FOR: GARRETT WALTON
 JOB NO: 3055
 SHEET: 1 OF 1

CERTIFIED TO:

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

MERRILL PARKER SHAW, INC.
 4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503
E. Wayne Parker 3/29/07
 E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
 STATE OF FLORIDA

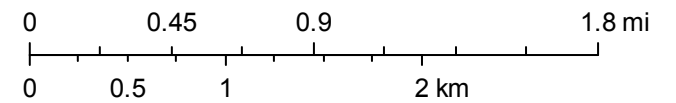
Chris Jones Escambia County Property Appraiser



July 9, 2014

1:38,558

- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line



BRIAR RIDGE LLC
PO BOX 1392
PENSACOLA, FL 32591

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

NELSON JAMES G & LELA F
10715 BEULAH RD
PENSACOLA, FL 32526

PRESTON JANET LUNDY 1/2 INT &
886 WHISPERING OAK DR
PRESCOTT, AZ 863014351

BEASLEY JIM G &
10800-A BEULAH RD
PENSACOLA, FL 32526

KING LONNIE CONSTRUCTION
COMPANY
6848 PINE FOREST RD
PENSACOLA, FL 32526

FLOWERS JAMES L & MARY J
10051 ISAACS LN
PENSACOLA, FL 32526

TESSICINI LINDA C &
10001 ISAACS LANE
PENSACOLA, FL 32526

KAUSHAGEN ROGER A
5803 ST BENEDICT ST
PENSACOLA, FL 32503

RICKERT THELMA L
10700 BEULAH RD
PENSACOLA, FL 32526

MURPHY THOMAS & ELOISE W
10141 ISAACS LN
PENSACOLA, FL 32526

THOMAS HARRY A
10101 ISAACS LN
PENSACOLA, FL 32526

HELTON DORIS O
730 LEXINGTON RD
PENSACOLA, FL 32514

CITARELLA MICHAEL B & TIFFANY M
3404 NATHERLY DR
PENSACOLA, FL 32526

CROOM NEAL & JANA
3400 NATHERLY DR
PENSACOLA, FL 32526-4540

KING LONNIE
6850 PINE FOREST RD
PENSACOLA, FL 32526

MARSHALL ROLAND C JR
10945 TRELIS LN
PENSACOLA, FL 32526

HAIRELSON GEORGE
10941 TRELIS LN
PENSACOLA, FL 32526

JENNINGS VIVION R &
1505 ATWOOD DR
PENSACOLA, FL 32514

MCCOY MALCOLM S
7641 RANDWICK RD
PENSACOLA, FL 32514

RHYNE MARCELLA
9981 JAY RD
PENSACOLA, FL 32526

AKINS PATSY J THOMPSON &
5460 FRANK REEDER RD
PENSACOLA, FL 32526

RHYNE RICHARD T & MARCELLA A
9981 JAY RD
PENSACOLA, FL 32526

COBB TIMOTHY A & KATHY M
9971 JAY RD
PENSACOLA, FL 32526

HAYNES DANIEL RAY &
9970 JAY RD
PENSACOLA, FL 32526

JACKSON LES B
10670 BEULAH RD
PENSACOLA, FL 32526

HART TERESA KAREN
9961 JAY RD
PENSACOLA, FL 32526

WORLEY GREGORY K & PEGGY D
9960 JAY RD
PENSACOLA, FL 32526

CRENSHAW WILLIAM H
10650 BEULAH RD
PENSACOLA, FL 32526

WHEELIS DAVID W
9990 JAY RD
PENSACOLA, FL 325269803

**DUKES STEVE R & PATRICIA Y
9996 JAY RD
PENSACOLA, FL 32526**

**DUKES JUSTIN C
9994 JAY RD
PENSACOLA, FL 32526**

**DUBOSE ELEANOR JEANETTE
20425 DONOVAN DR
SEMINOLE, AL 36574**

**JONES LEON B JR TRUST
NRRE-OPS
250 RIVERCHAS PKY EAST
BIRMINGHAM, AL 35244**



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **611746**

Date Issued. : 07/03/2014

Cashier ID : GELAWREN

Application No. : PRZ140700013

Project Name : Z-2014-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	T-137	\$1,270.50	App ID : PRZ140700013
		\$1,270.50	Total Check

Received From : BUDDY PAGE - BRIAR RIDGE LLC

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PRZ140700013	703138	1,270.50	\$0.00	100 ISAACS LN, PENSACOLA, FL, 32526

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 7/17/2014

**Escambia County
Clerk's Original**

7/10/2014 5:48pm P.H.

ORDINANCE NUMBER 2014- 26

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 34, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 2101-000-001, TOTALING 93.01 ACRES, LOCATED OFF 100 BLOCK OF ISAAC'S LANE SOUTH OF INTERSTATE 10 AND NORTH OF NINE MILE ROAD, FROM MIXED-USE SUBURBAN (MU-S) TO INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

Section 1. Purpose and Intent

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

Verified By: *Byrd G. Carver*
Date: 7/18/2014

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2014-02."

Section 3. Changes to the 2030 Future Land Use Map

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

Parcel identification number 34-1N-31-2101-000-001, totaling 93.01 acres, as more particularly described by Merrill Parker Shaw, Inc., Professional Engineering & Surveying Services, in the boundary survey dated March 26, 2007, attached as Exhibit A, from Mixed-Use Suburban (MU-S) to Industrial (I).

Section 4. Severability

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

Section 5. Inclusion in the Code

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

Section 6. Effective Date

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

DONE AND ENACTED this 10th day of July, 2014.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: Lumon J. May
Lumon J. May, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

Date Executed

7/17/2014

By: Stephena Crew
Deputy Clerk

This document approved as to form
and legal sufficiency.

By: [Signature]

Title: ASST. COUNTY ATTORNEY

Date: JULY 11, 2014



ENACTED: July 10, 2014

FILED WITH THE DEPARTMENT OF STATE: July 18, 2014

EFFECTIVE DATE: July 18, 2014

RESUME OF THE REGULAR BCC MEETING – Continued

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

4. Continued...

- B. Review and approve or deny the proposed exception for the Shortleaf Borrow Pit reclamation plan to the process for reclaiming mined-out land in reclamation units so that no more than five (5) acres of mined-out land are exposed at any one excavation site, allowing reclamation in only one unit for the entire site following the completion of all excavation operations.

**Approved 3-2, with Commissioner Barry and Commissioner May voting "no,"
Items A and B**

Speaker(s):

Heath Jenkins
Myra Lightner

5. Recommendation: That the Board, at the 5:48 p.m. Public Hearing, adopt (*an Ordinance approving*) the Comprehensive Plan Map Amendment (LSA) 2014-02, amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan: 2030, as amended, amending the Future Land Use (FLU) Map designation to change the FLU category of a 93.01 (+/-)-acre parcel on Isaacs Lane from Mixed Use-Suburban (MU-S) to Industrial (I); at the April 1, 2014, Planning Board Meeting, the Planning Board recommended approval to the BCC; the BCC approved transmittal to DEO (*Department of Economic Opportunity*) on April 29, 2014; the County received the final approval letter from DEO on June 6, 2014, with no adverse comments from any agencies.

Approved 5-0

Speaker(s) – None.