

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 7, 2015–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication.
3. Approval of Minutes.
 - A. Approval of March 3, 2015 Resume Minutes
4. Public Hearings.
 - A. SSA-2015-01

 - B. LSA-2015-01
5. Action/Discussion/Info Items.
6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, May 5, 2015 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3. A.

Meeting Date: 04/07/2015

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 3, 2015 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for March 2015.

C. Planning Board 6-Month Outlook for April 2015.

Attachments

March 3, 2015 Quasi-Judicial PB Meeting Draft Minutes

March 3, 2015 Regular PB Meeting Draft Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING March 3, 2015

CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE, BOARD CHAMBERS PENSACOLA, FLORIDA (8:30 A.M. – 9:10 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Staff Present: Kerra Smith, Assistant County Attorney
Stephen West, Assistant County Attorney
Horace Jones, Director, Development Services
Allyson Cain, Urban Planner, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Temeka Mallory, Sr Office Assistant
Kayla Meador, Sr Office Assistant

1. Call to Order at 8:30 a.m..
2. Pledge of Allegiance to the Flag was given by Alvin Wingate.
3. Proof of Publication was given by board clerk.

Motion by Tim Tate, Seconded by Rodger Lowery
Motion was made to waive the reading of the Legal Advertisement.
Vote: 7 - 0 Approved
4. Quasi-judicial Process Explanation.
5. Public Hearings.

- A. Case withdrawn
Case #: Z-2015-03
Applicant: Wiley C "Buddy" Page, Agent for Charles S. Liberis, Owner
Address: 17080 Perdido Key Drive
Property Size: 3.91(+/-)acres
From: R-2PK, Residential District(Perdido Key) Medium Density (4.5 du/acre)
To: CCPK, (Perdido Key) Commercial Core District, Maximum Density (13 du/acre)

Motion by Tim Tate, Seconded by Rodger Lowery
Motion was made to accept withdrawal from applicant.

Vote: 7 - 0 Approved

- B. Case #: Z-2015-04
Applicant: Cary Godwin, Owner
Address: 4631 Highway 164
Property Size: 1.5 (+/-)acres
From: VAG-1, Villages Agriculture District, Gross Density (five dwelling units per 100 acres on one-acre parcels)
To: VR-2, Villages Rural Residential District, Gross Density (one dwelling unit per 0.75 acre)

No Planning Board Member acknowledged visiting the site.

No Planning Board Member acknowledged any ex parte communication regarding this item.

No Planning Board member refrained from voting on this matter due to conflict of interest.

Motion by Tim Tate, Seconded by Rodger Lowery
Motion was made to accept findings for criterion 2,4,5 and 6. Amending criterion 1, it is consistent with the intent and purpose of the Future Land Use Category AG. Amending criterion 3, it is compatible with surrounding existing uses in the area. The board recommended approval to the BCC with the amended changes.

Vote: 7 - 0 Approved

6. Adjournment at 9:10 a.m..

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD March 3, 2015

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 11:43 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Staff Present: Kerra Smith, Assistant County Attorney
Stephen West, Assistant County Attorney
Horace Jones, Director, Development Services
Allyson Cain, Urban Planner, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Temeka Mallory, Sr Office Assistant
Kayla Meador, Sr Office Assistant

1. Call to Order at 9:16 a.m..
2. Proof of Publication was given by board clerk.
3. Approval of Minutes.

Motion by Tim Tate, Seconded by Rodger Lowery
Motion was made to approve the meeting resume minutes of the January 3, 2015, January 13, 2015, February 3, 2015 and February 9, 2015 Planning Board Meeting.

Vote: 7 - 0 Approved

4. Public Hearings.

- A. Planning Board Interpretation Planning Board Interpretation presented by Griffin Vickery.

Motion by Rodger Lowery, Seconded by Bob Cordes
Public offices allowed in C2 zoning as a permitted uses.

Vote: 7 - 0 Approved

- B. Subdivision Regulations A Public Hearing Concerning the Review of an Ordinance Amending Articles 4 and 6 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 4, Subdivisions and Site Plans, amending Section 4.02.00 Subdivision Regulations; and Article 6, a Section 6.04.00 Zoning Districts, creating a new Section 6.04.20 relating to the cessation of recreational amenities in residential subdivisions.

Motion by Tim Tate, Seconded by Reid Rushing
Motion was made to strike through lines 91-99 and approve with changes, no additional wording added.

Vote: 7 - 0 Approved

- C. Community Redevelopment Areas A Public Hearing Concerning the Review of an Ordinance Amending Article 2 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 2, Administration, Section 2.14.02, to modify the authority to grant exceptions to the overlays district standards.

Motion by Tim Tate, Seconded by Timothy Pyle
Motion was made to approve to the BCC, removing however and capitalizing the word Exceptions, continuing the sentence with- shall only be granted by the CRA board.

Vote: 7 - 0 Approved

5. Action/Discussion/Info Items.
 6. Public Forum.
 7. Director's Review.
 8. County Attorney's Report.
- A. Sunshine Presentation was given by Kerra Smith.

9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, April 7, 2015 at 8:35 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.

11. Adjournment at 11:43 a.m..

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



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: March 26, 2015
RE: Monthly Action Follow-Up Report for March 2015.

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- **Map Amendments:**

LAND DEVELOPMENT CODE ORDINANCES

Maximum Building Height

01-06-15 PB recommended approval
02-05-15 BCC approved

Borrow pits and reclamation activities

01-13-15 PB recommended approval
02-19-15 BCC approved

Proposed LDC, Repeal and Replace Escambia County Land Development Code

02-09-15 PB recommended approval
03-19-15 First of two public hearings before the BCC
04-09-15 Second of two public hearings before the BCC

S/D Regulations, Procedures, and Submissions

03-03-15 PB recommended approval with changes
03-19-15 First of two public hearings before the BCC
04-09-15 Second of two public hearings before the BCC

CRA Ordinance, Article 2 changes

03-03-15 PB recommended approval with changes
03-19-15 BCC meeting

REZONING CASES

1. **Rezoning Case Z-2015-01**
01-06-15 PB recommended approval
02-05-15 BCC Denied

2. **Rezoning Case Z-2015-02**
01-06-15 PB recommended approval
02-05-15 BCC Denied

3. **Rezoning Case Z-2015-04**
03-03-15 PB recommended approval
04-09-15 BCC Meeting

Miscellaneous Items

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR APRIL 2015

(Revised 3/26/15)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, April 7, 2015	<ul style="list-style-type: none"> • CRA Ord, Amend Art 6 	<ul style="list-style-type: none"> • SSA-2015-01 • LSA-2015-01 	<ul style="list-style-type: none"> • Z-2015-06 • Z-2015-07 • Z-2015-08 	
Tuesday, May 5, 2015		<ul style="list-style-type: none"> • CPA-2015-03 • CPA-2015-04 		<ul style="list-style-type: none"> • Annual Report
Tuesday, June 2, 2015				
Tuesday, July 7, 2015				
Tuesday, August 4, 2015				
Tuesday, September 1, 2015				

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 04/07/2015

Issue: SSA-2015-01

From: Horace Jones, Department Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

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

BACKGROUND:

The applicant is requesting a Future Land Use Map amendment from MU-S to Commercial in order to construct a trucking company and maintenance shop.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the Future land Use Map and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

Application Packet

Staff Analysis

Existing FLU and Proposed FLU Maps

Legal Review

Draft Ordinance

SSA 2015-01

ROBERT WARD P.E.

March 3, 2015

Escambia County Florida
Development Services Department
3363 West Park Drive
Pensacola, FL 32505

RE: C.S.S. Trucking LLC

Gentlemen,

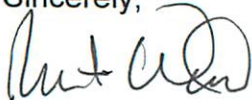
As agent for Sand & Dirt, Inc., owner of Parcel No. 4101 000 001, located at 400 Neal Road in Cantonment, I hereby submit the attached Application for a Small Scale Amendment to the Future Land Use Map from the current designation of "MU-S" to the designation "C", or what other designation that would allow the construction of trucking company office and maintenance shop on the referenced 4.7 acre parcel. In support of this request the following is included:

1. This letter of request.
2. Owners name, home address, telephone number, and an email address.
3. Notarized Affidavit of Ownership and Authorization
4. Notarized Affidavit of Ownership and Limited Power of Attorney for Agent.
5. Concurrency Determination Acknowledgement
6. Proof of Ownership.
7. Street map.
8. Legal Description
9. Land Use Map application fee in the amount of \$2117.50
10. Complete Data and Analysis

Please accept this application and place it on the next Planning Board Agenda.

If additional data is needed, please let me know and I will get it to you promptly.

Sincerely,



Robert Ward

9909 N. COVE AVE.
PENSACOLA, FL 32534

email: wardr41@yahoo.com

tel: 850-698-0143

FUTURE LAND USE MAP AMENDMENT APPLICATION

SSA 2015-01

PPB150300002

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT

LARGE SCALE FLU AMENDMENT

Current FLU: MU-S Desired FLU: C Zoning: GBD Taken by: A cam

Planning Board Public Hearing, date(s): April 7, 2015

BCC Public Hearing, proposed date(s): May 7, 2015

Fees Paid 2,117.50 Receipt # _____ Date: 3/4/2015

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

Name: SAND & DDT, INC. C.R. CAMPBELL Sr. (PRESIDENT)

Address: 2688 Hwy. 95A

City: CANTONMENT State: FL Zip Code: 32533

Telephone: (850) 968-1515

Email: tra.ciredwine@bellsouth.net

DESCRIPTION OF PROPERTY:

Street address: 400 NEBL ROAD

Subdivision:

Property reference number: Section 03 Township 1N Range 31

Parcel 401 Lot 000 Block 001

Size of Property (acres) 4.7

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 400 NEAL ROAD,
Pensacola, Florida, Property Reference Number(s) 4101 000 001,
I hereby designate W.R. WARD, for the sole purpose of completing this application
and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the
Board of County Commissioners, to request a change in the Future Land Use on the above
referenced property.

This Limited Power of Attorney is granted on this _____ day of FEBRUARY, the year of
2015, and is effective until the Board of County Commissioners 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 Planning and
Engineering Department.

<u>[Signature]</u>	<u>2-26-2015</u>	<u>SAND & DIRT, INC.</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>W.R. WARD</u>		<u>C.R. CAMPBELL Sr. PRESIDENT</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY, year of
2015, by C.R. Campbell who () did (X) did not take an
oath.

He/she is (X) personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as
identification.

<u>[Signature]</u>		<u>Alice M. Bennett</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number _____ My Commission Expires _____

(Notary seal must be affixed)



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

Project name:

C.S.S. TRUCKING LLC

Property reference #: Section 03 Township 1N Range 31

Parcel # 4101 000 001

Project Address:

400 NEAL ROAD

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS _____ DAY OF FEBRUARY, 2015

[Signature]
Owner's signature

C.R. CAMPBELL, SR., PRESIDENT - SAND EDIT, INC.
Owner's name (print)

[Signature]
Agent's signature

W.R. WARD
Agent's name (print)

Prepared by and return to:

Charles L. Hoffman, Jr.

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: Z247.00200

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of September, 2013 between Cantonment Building Materials, Inc., a Florida corporation whose post office address is 990 Hwy 29 North, Cantonment, Florida 32533, grantor, and Sand & Dirt, Inc., a Florida corporation whose post office address is 2688 Hwy 95 A, Cantonment, Florida 32533 grantee:

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

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

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND THE NORTHEASTERLY R/W LINE OF STATE ROAD 95 (200' R/W); THENCE RUN NORTH ALONG THE EAST LINE OF SECTION 3 FOR 1513.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 682.45 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF NEAL ROAD (76' R/W); THENCE 89°58'30" LEFT AND ALONG SAID R/W LINE FOR 300.00 FEET; THENCE 90°01'50" LEFT FOR 674.30 FEET; THENCE 88°47'40" LEFT FOR 165.0 FEET; THENCE 88°48" RIGHT FOR 2.0 FEET; THENCE 88°44' LEFT FOR 135.0 FEET TO THE POINT OF BEGINNING.

The above mentioned property is not the homestead of the grantor.

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:

Cantonment Building Materials, Inc.
a Florida corporation

By: [Signature]
C.R. Campbell, President

[Signature]
Witness Name: Charles L. Hoffman, Jr.

[Signature]
Witness Name: Charlene C. Mabire

(Corporate Seal)

State of Florida
County of Escambia

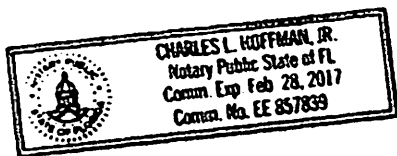
The foregoing instrument was acknowledged before me this 16th day of September, 2013 by C.R. Campbell, Sr, President of Cantonment Building Materials, Inc., a Florida corporation on behalf of said corporation, who is personally known to me or has produced a driver's license as identification.

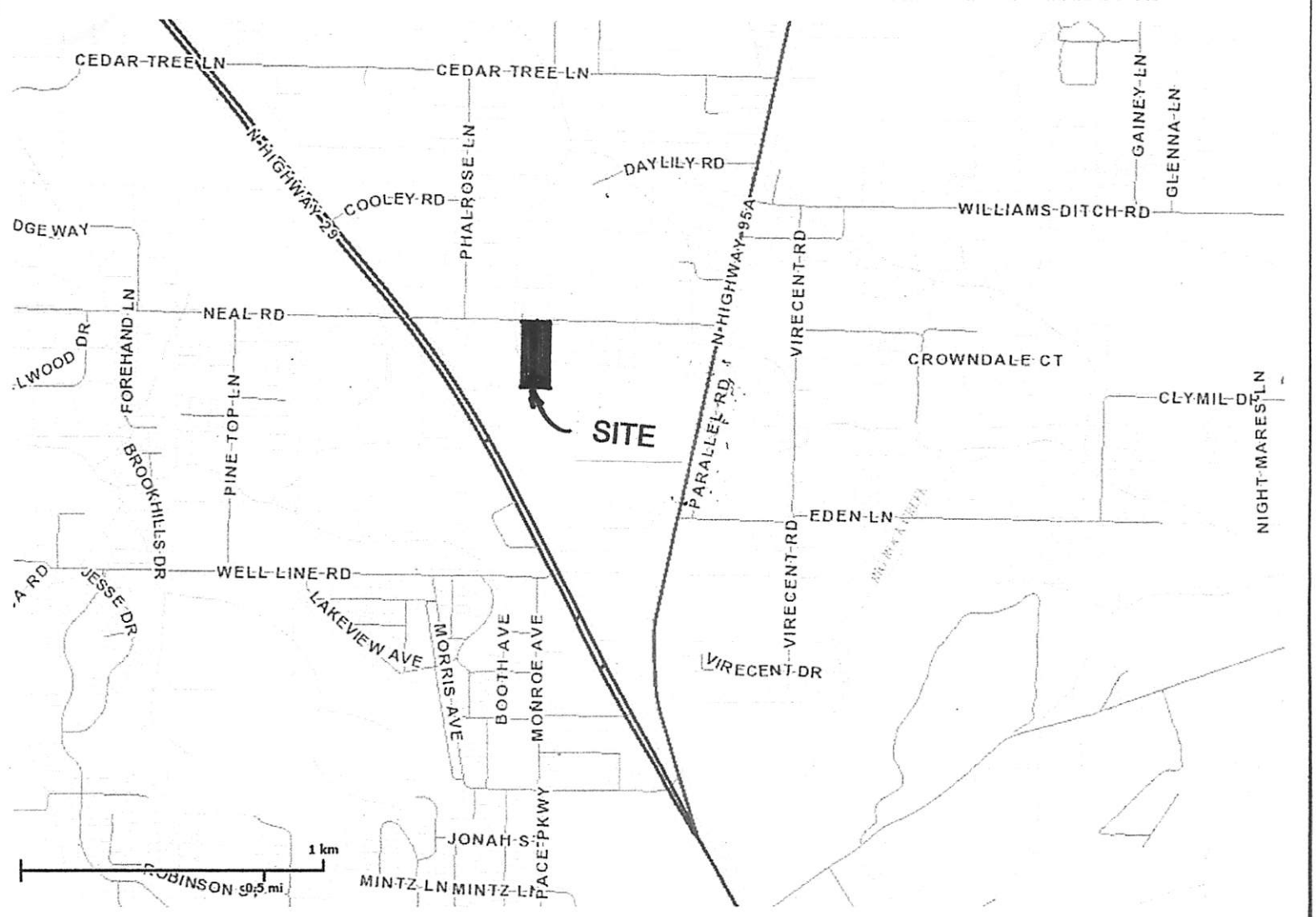
[Notary Seal]

[Signature]
Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: 02-28-2017





STREET MAP

PARCEL NO. 4101 000 001

400 NEAL ROAD

PARCEL NO. 4101 000 001

DATA and ANALYSIS

SANITARY SEWER:

Sanitary sewer service is not available at this location and an onsite sewer system will be required. The onsite system will regulate the density of land usage whether under the current "MU-S" or the proposed "C".

SOLID WASTE DISPOSAL:

The area is served by the Emerald Coast Utilities Authority for residential and commercial solid waste collection. Changing from "MU-S" to "C" will have minimal effect on the demand for disposal.

POTABLE WATER:

Potable water is furnished by the Cottage Hill Water System. Under the current "MU-S" designation 14 single family residences could be constructed with a 350 GPD daily demand resulting in 4900 GPD usage. Commercial development allowed under the proposed "C" designation will result in lower demand.

STORMWATER MANAGEMENT:

Stormwater created under either "MU-S" or "C" will be regulated by the same standard. All additional stormwater runoff created by the development must be retained or detained on site. Commercial development with greater lot coverage allowed would be required to provide a greater volume of storage.

TRAFFIC:

Traffic at this location is primarily commercial and industrial running between Hwy. 95A and US 29. Little change is anticipated in traffic flow by either usage.

RECREATION and OPEN SPACE:

Residential development would provide more open space than commercial if full allowable lot coverage is used by the commercial development.

SCHOOLS:

Residential usage would result in children requiring school attendance whereas commercial usage would not.

PARCEL NO. 4101 000 001

DATA and ANALYSIS

PROXIMITY TO WELLHEADS:

The site is 1750 feet from the nearest wellhead, a supply well for International Paper Co.

HISTORICALLY SIGNIFICANT SITES:

There are no significant sites on or near the parcel.

NATURAL RESOURCES:

There are wetlands adjacent to the parcel on the West side. If there are any wetlands on the parcel a wetlands survey will be submitted with the application for a development order.

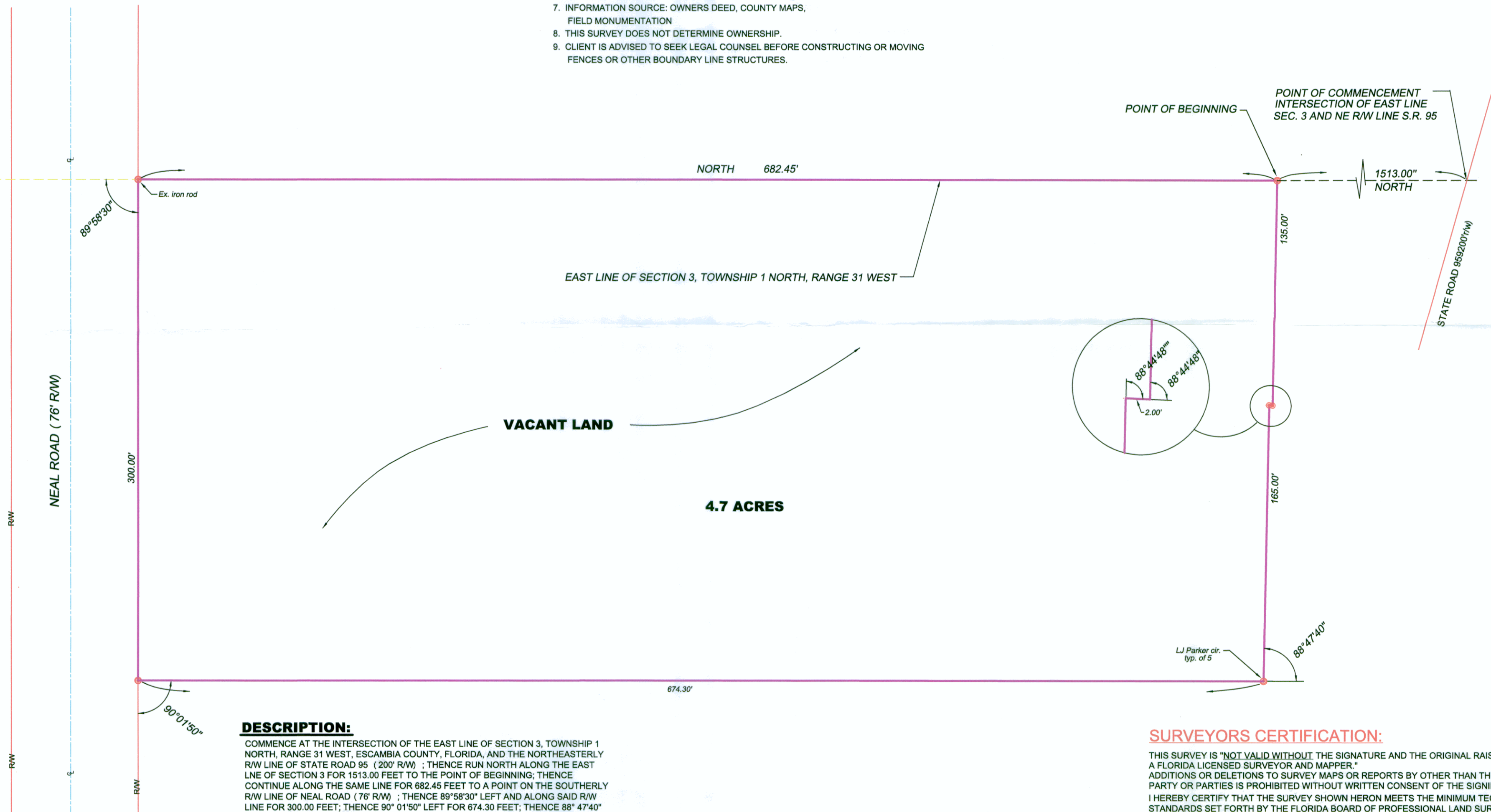
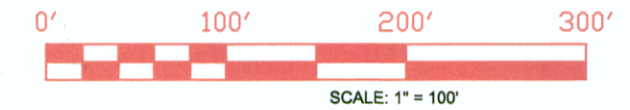
This request is consistent with all portion of the Escambia County Comprehensive Plan.

BOUNDARY SURVEY

OF A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

1. I, W.R. WARD, HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
2. MEASUREMENTS ARE MADE TO U.S. STANDARDS.
3. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD.
4. THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BEARING REFERENCE: NO BEARINGS USED. ALGLES USED ONLY.
7. INFORMATION SOURCE: OWNERS DEED, COUNTY MAPS, FIELD MONUMENTATION
8. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
9. CLIENT IS ADVISED TO SEEK LEGAL COUNSEL BEFORE CONSTRUCTING OR MOVING FENCES OR OTHER BOUNDARY LINE STRUCTURES.



DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND THE NORTHEASTERLY R/W LINE OF STATE ROAD 95 (200' R/W) ; THENCE RUN NORTH ALONG THE EAST LINE OF SECTION 3 FOR 1513.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 682.45 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF NEAL ROAD (76' R/W) ; THENCE 89°58'30\"/>

SURVEYORS CERTIFICATION:

THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY I HEREBY CERTIFY THAT THE SURVEY SHOWN HERON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. REGISTERED SURVEYOR NUMBER 2729, STATE OF FLORIDA.

W.R. Ward
 W.R. WARD PLS#2729

DRAWN BY:	N.W.
DATE:	10/26/2006
SCALE:	1" = 100'
FLD. B.C.	C-126
JOB NO.	081014

REVISIONS

Robert Ward PLS
 9909 N. COVE AVE.
 PENSACOLA, FLORIDA 32534
 TEL: 850-478-8783
 email: slc12@bellsouth.net

BOUNDARY SURVEY OF A PORTION OF
 400 NEAL ROAD
 CANTONMENT, FLORIDA 32533
 FOR: MR. C.R. CAMPBELL, SR.



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **630182**

Date Issued. : 03/04/2015

Cashier ID : KLHARPER

Application No. : PPB150300002

Project Name : SSA-2015-01

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	5614	\$2,117.50	App ID : PPB150300002
		\$2,117.50	Total Check

Received From : SAND & DIRT, INC

Total Receipt Amount : **\$2,117.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PPB150300002	721066	2,117.50	\$0.00	400 NEAL RD, CANTONMENT, FL, 32533

Total Amount :

2,117.50

\$0.00

Balance Due on this/these
Application(s) as of 3/6/2015

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: SSA 2015-01
Location: 400 Blk Neal Road
Parcel #s: 03-1N-31-4101-000-001
Acreage: 4.70 (+/-) acres
Request: From Mixed-Use Suburban (MU-S) to Commercial (C)
Agent: Robert Ward, P. E., Agent for Sand & Dirt, Inc.

Meeting Dates: Planning Board April 7, 2015
BCC May 7, 2015

Summary of Proposed Amendment:

The proposed amendment is for a parcel totaling 4.70 (+/-) acres, accessed from Neal Road. The subject property is located in a Gateway Business District (GBD).

The proposed small scale amendment meets the following conditions in order to be classified as a small scale comprehensive plan amendment:

- a) The parcel is 4.70 (+/-) acres which is under the 10 acres or fewer as stated in 163.3187(1)(a).
- b) This amendment is the first small scale amendment for this calendar year; therefore, it will not exceed the maximum of 120 acres in a calendar year as stated in F.S 163.3187(1)(b).
- c) The proposed amendment is not located within a designated area of critical state concern.

The agent has requested a future land use (FLU) map amendment to change the FLU category of a parcel totaling 4.70(+/-) acres, from Mixed-Use Suburban (MU-S) to Commercial (C). The zoning designation for the referenced parcel is GBD, Gateway Business District. Based on the request, the FLU change would allow for the construction of a trucking company office and maintenance shop on-site.

Land Use Impacts:

Residential Impact

Comprehensive Plan Policy (CPP) 1.3.1, the current Mixed-Use Suburban FLU category has a maximum intensity of 1.0 Floor Area Ratio (FAR) and no Minimum Intensity for non-residential uses. Range of allowed uses encompass a mix of residential, retail and services, professional office, recreational facilities and public and civic.

The proposed amendment to Commercial (C) FLU category provide for a maximum residential density of 25 du/acre. Residential development may be permitted only if secondary to a primary commercial development. The non-residential standards also provide for a maximum intensity of 1.0 FAR. The range of allowable uses is intended for a mix of residential, retail and services, professional office, light Industrial, recreational facilities and public and civic.

Staff Analysis: The proposed development could meet the intent and densities allowed under the requested Commercial FLU; the location and intensity of the proposed project is compatible to the existing zoning and the current conditions of nearby parcels.

Infrastructure Availability:

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).

GOAL CMS 1 Concurrency Management System

Escambia County will adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System will be determined by the provisions of the LDC.

Potable Water

Emerald Coast Utility Authority (ECUA) would be the potable water provider for the parcel. The adopted level of service (LOS) standards for potable water is established in Comprehensive Plan Policy INF 4.1.7. ECUA standard is 250 gallons per capita per day per residential connection per day. For non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application.

Sanitary Sewer

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 are an average of 210 gallons per residential connection per day and a peak of 350 gallons per residential connection per day. The policy also states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider and on the size of the non-residential water meter.

Solid Waste Disposal

As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day.

Stormwater Management

INF 3.1.1 Existing Deficiencies. Escambia County will issue development permits for projects that meet the design and performance criteria for correcting existing deficiencies as defined by the LDC.

INF 3.1.2 County System Improvements. Escambia County will continue its practice of enhancing localized and regional drainage systems to increase the LOS associated with development prior to current stormwater management requirements.

INF 3.1.3 Maintenance and Inspection. Escambia County will continue its periodic inspection and maintenance program of stormwater control structures to insure the proper functioning of such structures.

INF 3.1.4 Stormwater Management Enforcement. Escambia County will continue enforcement of its stormwater management ordinance, consistent with the Capital Improvements Element and in cooperation with the municipalities and regulatory agencies, pursuant to the detailed guidance provided by Escambia County's stormwater management plan.

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

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

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

INF 3.1.8 Natural Drainage Features. Existing functioning drainage features will be utilized whenever sufficient capacity is available within such features. Utilization of natural drainage features will be required when such use does not impact sensitive natural resources.

The LDC will include land use regulations that require site-specific development plans to protect natural drainage features and incorporate such features into the site planning and development process.

INF 3.1.9 Untreated Stormwater. Channeling untreated run-off directly into receiving waters will be prohibited. Thus, no new "direct" discharge

of untreated stormwater will be permitted. Note: For the purposes of this plan, adequate vegetative filtration of sheet flow from pervious surfaces may be considered treatment.

Transportation System

MOB 1.1.2 On-site Facilities. All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

MOB 1.1.7 Access Management. Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

MOB 1.2.1 Consistency. All plans and proposals for development and redevelopment as well as all land use decisions will be reviewed for consistency with the FLUM.

Staff Analysis: The agent stated that sanitary sewer is not available at this location and that the project will utilize on-site sewer system. We encourage the applicant to make early contact with the local Health Department to coordinate evaluation of the site, placement, inspections and permitting of the system. The location's proximity to major arterial and collector roadways promote the efficient use of existing public roads and infrastructure. On-site traffic, access management, roadway capacity allocation, LOS and availability for potable water, wastewater, solid waste and storm water management shall be determined at the time of Site Plan Review. Any new development on the parcel must meet all current LOS requirements.

Impact on Wellheads, Historically Significant Sites and the Natural Environment:

Wellheads:

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

Historically Significant Sites:

FLU 1.2.1 State Assistance. Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

Wetlands:

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

Staff Analysis: The proposed project appears to be located outside of the well-head travel time contours. However, all impacts to the wellhead protection area will be reviewed in detail by ECUA, as part of the Site Plan Review process. The applicant stated that no significant historical sites exist at or near the parcel; the applicant also provided a document signed by Chris Fowler, Assistant Supervisor, Florida Master Site File which states that there are no previously recorded cultural resources in that section of Escambia County. (Letter on File). From a review of the available National Wetland Inventory maps, there appears to be no environmentally sensitive lands on the subject parcel. Any future development shall be analyzed for environmental compliance with regulations prior to the issuance of any site plan approval.

The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the subject parcel. Staff will review the proposed development at the Site Plan Review process for concurrency with existing County regulations.

Comprehensive Plan Consistency and Relevant Policies:

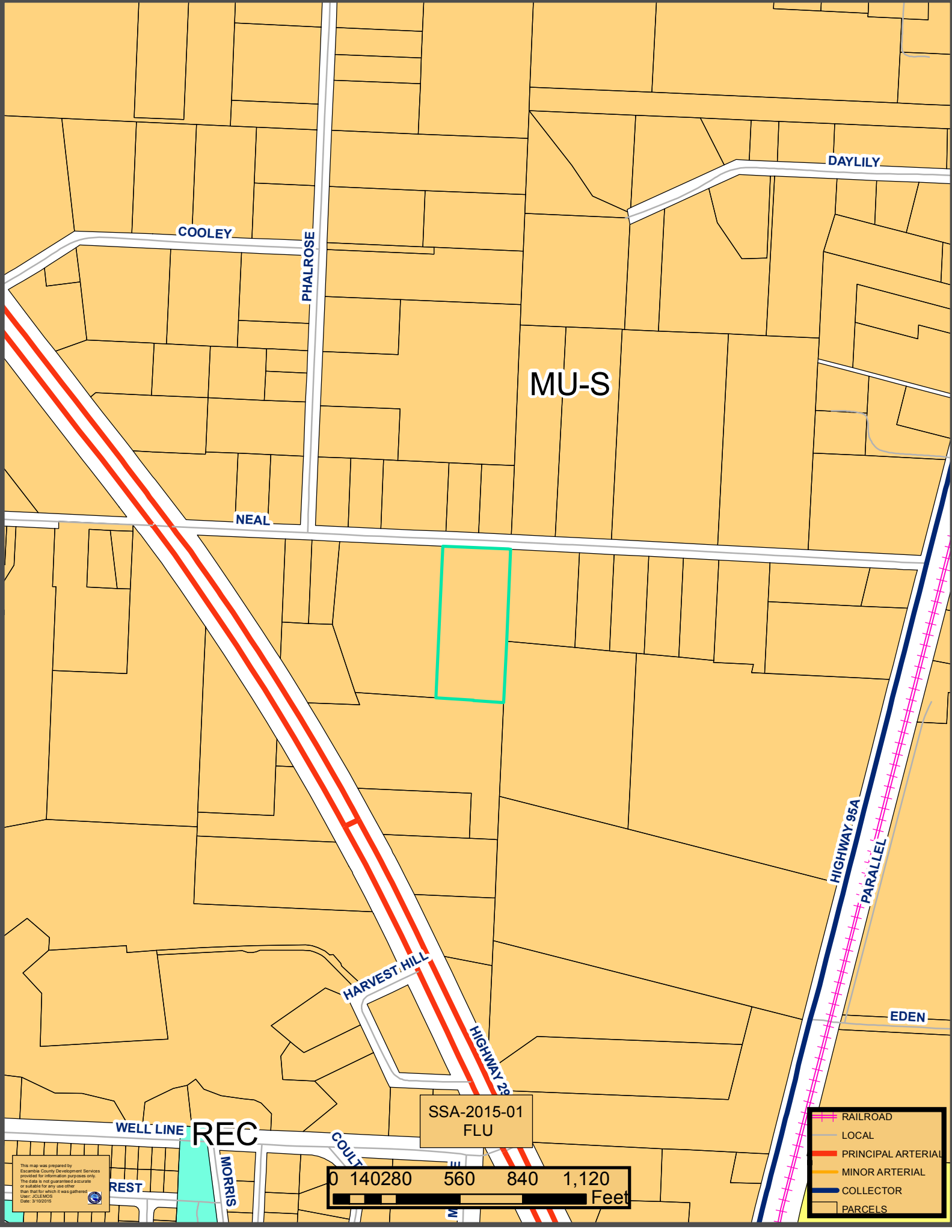
Commercial Future Land Use Category:

FLU 1.3.1 The Commercial category general description states that the Commercial designation is intended for professional office, retail, wholesale, service and general business trade. New residential and non-residential uses in the Commercial (C) category may be permitted only if secondary to a primary commercial development.

*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).*

Staff Analysis: The proposed project will be reviewed during the Site Plan Review process to ensure that the planned activities on site are compatible with the existing surrounding uses, allowed by the current zoning and will not have a negative impact upon existing public roads, utilities and service infrastructures.

Summary: Based on the applicants' proposed use and comments, it appears that the project **could meet** the current requirements of the Comprehensive Plan and of the Land Development Code. The area is located between two transportation corridors; the proposed project would make use of available infrastructure while minimizing the impact on residential zones. The commercial type operations proposed are allowed under the Gateway Business District. Performance standards will be implemented to protect nearby residential areas from the incompatible impacts of more intense uses such as noise, odors, truck traffic, glare, and visual blight. If the amendment is approved, further in-depth analysis and evaluation will be accomplished by all participating agencies, once a final project application is submitted to the Development Review Committee.



MU-S

COOLEY

PHALROSE

DAYLILY

NEAL

HARVEST HILL

HIGHWAY 29

HIGHWAY 95A
PARALLEL

EDEN

WELL LINE REC

REST

MORRIS

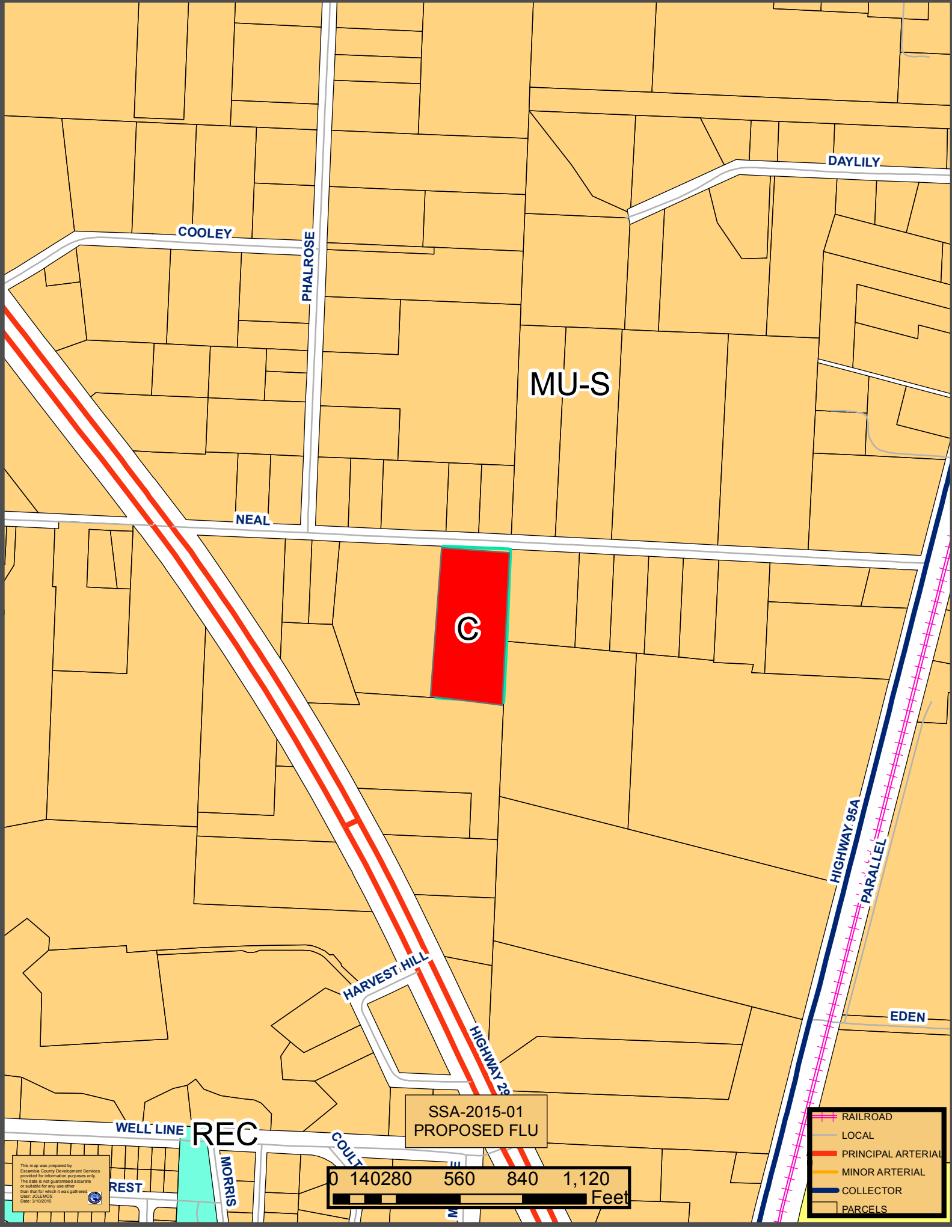
COULT

SSA-2015-01
FLU



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

This map was prepared by
Escambia County Development Services
provided for information purposes only.
The data is not guaranteed accurate
or suitable for any use other
than that for which it was gathered.
User: JCLEMOS
Date: 21/10/2015



MU-S

C

SSA-2015-01
PROPOSED FLU



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

This map was prepared by
Escambia County Development Services
provided for information purposes only.
The data is not guaranteed accurate
or suitable for any use other
than that for which it was gathered.
User: JCLEMOS
Date: 21/10/2015

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA-2015-01 (legal advertisement title)

Date: 3/11/15


Date requested back by: 3/13/15

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by Kearra A. Smith 

Date Received: 3/11/15

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Approved w/ Changes as specified. Approval relates to Form and legal sufficiency only, which does not include verification of accuracy of FIV categories.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

ORDINANCE NO. 2015-___

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," **POLICY FLU 1.1.1, TO PROVIDE**ING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 3, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 03-1N-31-4101-000-001 TOTALING 4.7 (+/-) ACRES, LOCATED ON NEAL ROAD, FROM MIXED-USE SUBURBAN (MU-S) TO COMMERCIAL (C); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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.

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

2
3 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
4 2015-01."
5

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

7
8 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
9 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
10 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
11 notations, references and information shown thereon, is further amended to include the
12 following future land use change.
13

14 A parcel within Section 3, Township 1N, Range 31W, parcel number 03-
15 1N-31-4101-000-001 totaling 4.7 (+/-) acres, located on Neal Road, as
16 more particularly described by Robert Ward PLS, signed and sealed by W.
17 R. Ward, in the boundary survey dated October, 29, 2006, attached as
18 Exhibit A, from Mixed-Use Suburban (MU-S) to Commercial (C).
19

20 **Section 4. Severability**

21
22 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
23 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
24 the validity of the remaining portions of this Ordinance.
25

26 **Section 5. Inclusion in the Code**

27
28 It is the intention of the Board of County Commissioners that the provisions of this
29 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
30 the sections, subsections and other provisions of this Ordinance may be renumbered or
31 relettered and the word "ordinance" may be changed to "section," "article," or such other
32 appropriate word or phrase in order to accomplish such intentions.
33

34 **Section 6. Effective Date**

35
36 Pursuant to Section 163.318~~7(5)(c)4(3)(e)~~ 4, Florida Statutes, this Ordinance shall not
37 become effective until 31 days after adoption. If challenged within 30 days after
38 adoption, this Ordinance shall not become effective until the Department of Economic
39 Opportunity or the Administration Commission enters a final order determining the
40 Ordinance to be in
41 compliance.
42
43

1
2 **DONE AND ENACTED** this _____ day of _____, 2015.
3

4 **BOARD OF COUNTY COMMISSIONERS**
5 **OF ESCAMBIA COUNTY, FLORIDA**
6

7
8 By: _____
9 **Steven Barry, Chairman**

10
11 **ATTEST:** **PAM CHILDERS**
12 **Clerk of the Circuit Court**
13

14
15 By: _____
16 **Deputy Clerk**
17

18
19 **(SEAL)**
20

21
22 **ENACTED:**

23
24 **FILED WITH THE DEPARTMENT OF STATE:**

25
26 **EFFECTIVE DATE:**

BOUNDARY SURVEY

OF A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

1. I, W.R. WARD, HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
2. MEASUREMENTS ARE MADE TO U.S. STANDARDS.
3. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD.
4. THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BEARING REFERENCE: NO BEARINGS USED. ANGLES USED ONLY.
7. INFORMATION SOURCE: OWNERS DEED, COUNTY MAPS, FIELD MONUMENTATION.
8. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
9. CLIENT IS ADVISED TO SEEK LEGAL COUNSEL, BEFORE CONSTRUCTING OR MOVING FENCES OR OTHER BOUNDARY LINE STRUCTURES.



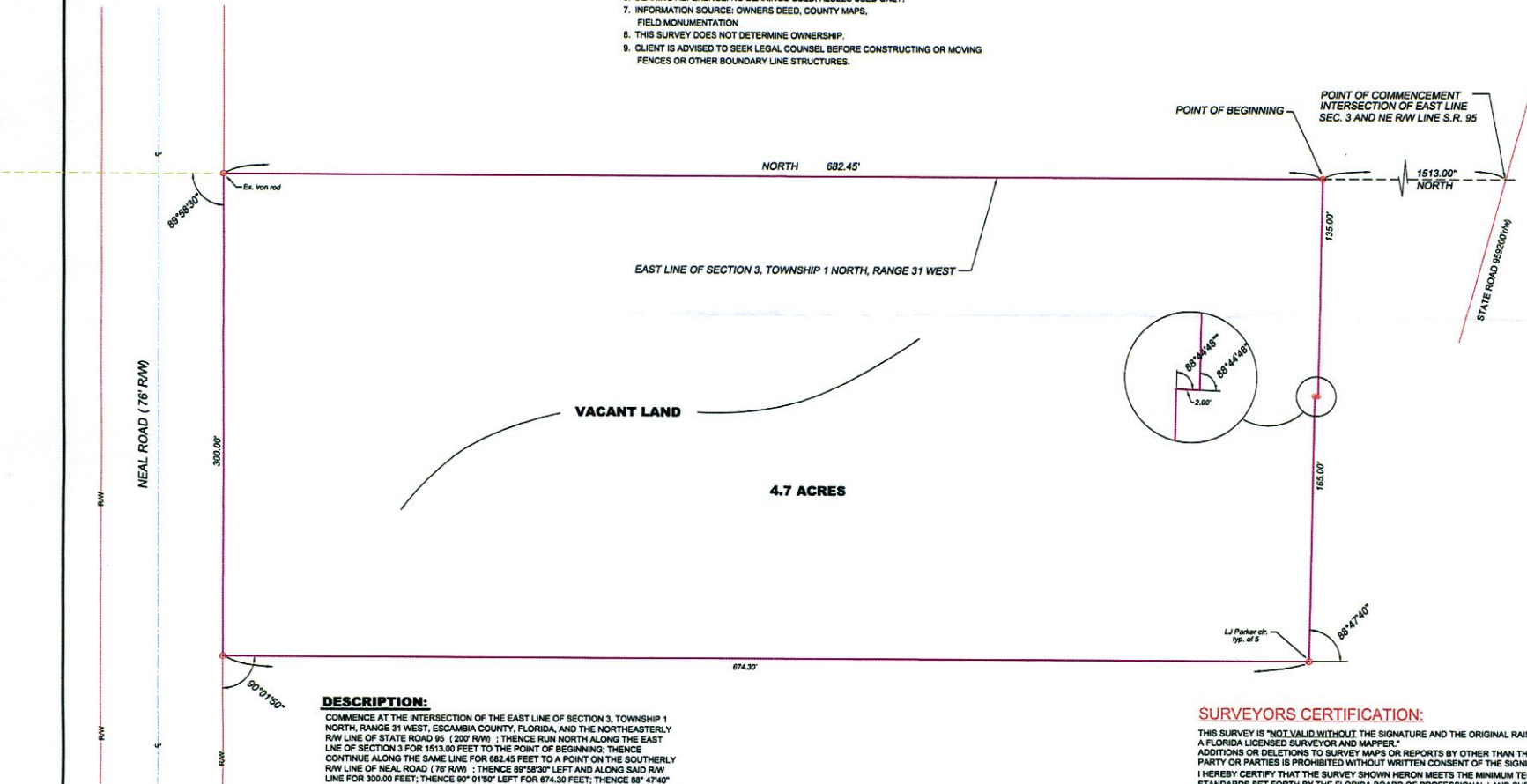
DRAWN BY: S.K.P.
 DATE: 10/26/2008
 SCALE: 1"=100'
 PLO: BK. C-18
 JOB NO. 08004

REVISIONS

Robert Ward PLS
 9909 N. COVE AVE.
 PENSACOLA, FLORIDA 32534
 TEL: 850-478-8783
 email: r1c15@earthlink.net

BOUNDARY SURVEY OF A PORTION OF
 400 NEAL ROAD
 CANTONMENT, FLORIDA 32533
 FOR: MR. C.R. CAMPBELL, SR.

SHEET NUMBER 1 OF 1



DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND THE NORTHEASTERLY RW LINE OF STATE ROAD 95 (200' RW). THENCE RUN NORTH ALONG THE EAST LINE OF SECTION 3 FOR 1513.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 682.45 FEET TO A POINT ON THE SOUTHERLY RW LINE OF NEAL ROAD (76' RW); THENCE 89°56'50\"/>

SURVEYORS CERTIFICATION:

THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER". ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. REGISTERED SURVEYOR NUMBER 2729, STATE OF FLORIDA.

W.R. Ward
 W.R. WARD PLS82729

ORDINANCE NO. 2015-____

1
2
3
4
5 AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING
6 PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE
7 ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED;
8 AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT,"
9 POLICY FLU 1.1.1 TO PROVIDE FOR AN AMENDMENT TO THE 2030
10 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE
11 CATEGORY OF A PARCEL WITHIN SECTION 3, TOWNSHIP 1N,
12 RANGE 31W, PARCEL NUMBER 03-1N-31-4101-000-001 TOTALING
13 4.7 (+/-) ACRES, LOCATED ON NEAL ROAD, FROM MIXED-USE
14 SUBURBAN (MU-S) TO COMMERCIAL (C); PROVIDING FOR A TITLE;
15 PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN
16 THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
17
18

19 **WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County
20 adopted its Comprehensive Plan on April 29, 2014; and
21

22
23 **WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County
24 Commissioners of Escambia County, Florida to prepare, amend and enforce
25 comprehensive plans for the development of the County; and
26
27

28 **WHEREAS**, the Escambia County Planning Board conducted a public hearing and
29 forwarded a recommendation to the Board of County Commissioners to approve
30 changes (amendments) to the Comprehensive Plan; and
31

32
33 **WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that
34 the adoption of this amendment is in the best interest of the County and its citizens;
35
36

37 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
38 Escambia County, Florida, as follows:
39

40 **Section 1. Purpose and Intent**

41 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
42 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
43 Florida Statutes.
44

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

2
3 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
4 2015-01."
5

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

7
8 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
9 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
10 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
11 notations, references and information shown thereon, is further amended to include the
12 following future land use change.
13

14 A parcel within Section 3, Township 1N, Range 31W, parcel number 03-
15 1N-31-4101-000-001 totaling 4.7 (+/-) acres, located on Neal Road, as
16 more particularly described by Robert Ward PLS, signed and sealed by W.
17 R. Ward, in the boundary survey dated October, 29, 2006, attached as
18 Exhibit A, from Mixed-Use Suburban (MU-S) to Commercial (C).
19

20 **Section 4. Severability**

21
22 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
23 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
24 the validity of the remaining portions of this Ordinance.
25

26 **Section 5. Inclusion in the Code**

27
28 It is the intention of the Board of County Commissioners that the provisions of this
29 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
30 the sections, subsections and other provisions of this Ordinance may be renumbered or
31 relettered and the word "ordinance" may be changed to "section," "article," or such other
32 appropriate word or phrase in order to accomplish such intentions.
33

34 **Section 6. Effective Date**

35
36 Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become
37 effective until 31 days after adoption. If challenged within 30 days after adoption, this
38 Ordinance shall not become effective until the Department of Economic Opportunity or
39 the Administration Commission enters a final order determining the Ordinance to be in
40 compliance.
41
42
43

1 **DONE AND ENACTED** this _____ day of _____, 2015.
2

3 BOARD OF COUNTY COMMISSIONERS
4 OF ESCAMBIA COUNTY, FLORIDA
5

6
7 By: _____
8 Steven Barry, Chairman
9

10 ATTEST: PAM CHILDERS
11 Clerk of the Circuit Court
12

13
14 By: _____
15 Deputy Clerk
16

17
18 (SEAL)
19

20
21 ENACTED:

22
23 FILED WITH THE DEPARTMENT OF STATE:

24
25 EFFECTIVE DATE:

ATTACHMENT A

BOUNDARY SURVEY

OF A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

1. I, W.R. WARD, HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
2. MEASUREMENTS ARE MADE TO U.S. STANDARDS.
3. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD.
4. THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BEARING REFERENCE: NO BEARINGS USED. ALGLES USED ONLY.
7. INFORMATION SOURCE: OWNERS DEED, COUNTY MAPS, FIELD MONUMENTATION
8. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
9. CLIENT IS ADVISED TO SEEK LEGAL COUNSEL BEFORE CONSTRUCTING OR MOVING FENCES OR OTHER BOUNDARY LINE STRUCTURES.



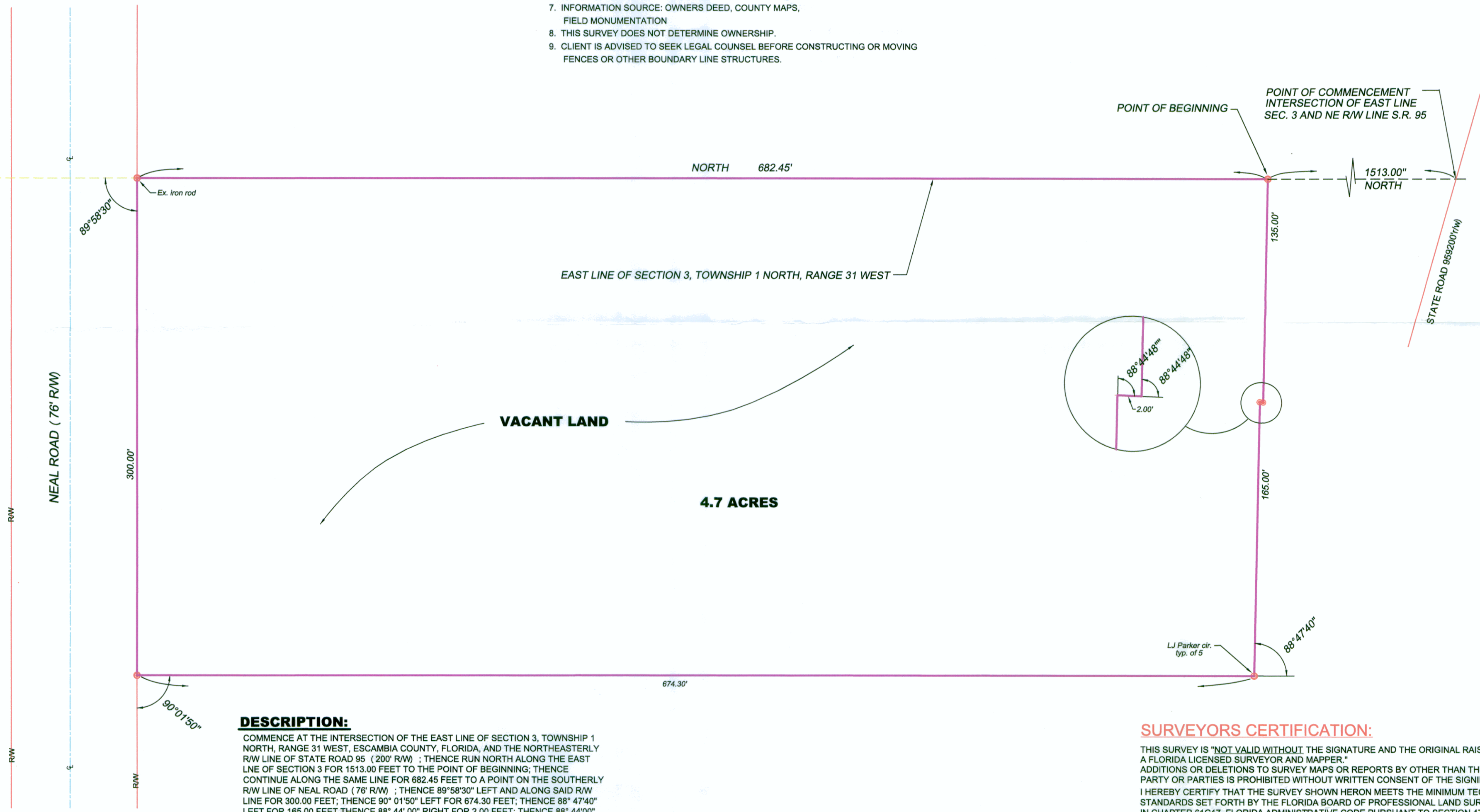
DRAWN BY:	N.W.
DATE:	10/26/2006
SCALE:	1" = 100'
FLD. BK.	C-186
JOB NO.	081014

REVISIONS	

Robert Ward PLS
 9909 N. COVE AVE.
 PENSACOLA, FLORIDA 32534
 TEL: 850-478-8783
 email: slc12@bellsouth.net

BOUNDARY SURVEY OF A PORTION OF
 400 NEAL ROAD
 CANTONMENT, FLORIDA 32533
 FOR: MR. C.R. CAMPBELL, SR.

POINT OF BEGINNING
 POINT OF COMMENCEMENT
 INTERSECTION OF EAST LINE
 SEC. 3 AND NE R/W LINE S.R. 95



DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND THE NORTHEASTERLY R/W LINE OF STATE ROAD 95 (200' R/W) ; THENCE RUN NORTH ALONG THE EAST LINE OF SECTION 3 FOR 1513.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 682.45 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF NEAL ROAD (76' R/W) ; THENCE 89°58'30\"/>

SURVEYORS CERTIFICATION:

THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY I HEREBY CERTIFY THAT THE SURVEY SHOWN HERON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. REGISTERED SURVEYOR NUMBER 2729, STATE OF FLORIDA.

W.R. Ward
 W.R. WARD PLS#2729



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. B.

Meeting Date: 04/07/2015

Issue: LSA-2015-01

From: Horace Jones, Department Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

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

BACKGROUND:

The applicant is requesting a Future Land Use (FLU) map amendment to change the FLU category of a 79-acre six-parcel site on Tower Ridge Road from Rural Community to Mixed-Use Suburban. The current zoning designation of the referenced parcels is AG, an agricultural low density district. The FLU change is proposed to allow a single-family residential subdivision of approximately 325 lots for which a zoning change would be required.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the FLU map of the Comprehensive Plan and distribution of copies of the adopted Ordinance to interested citizens and staff.

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

Attachments

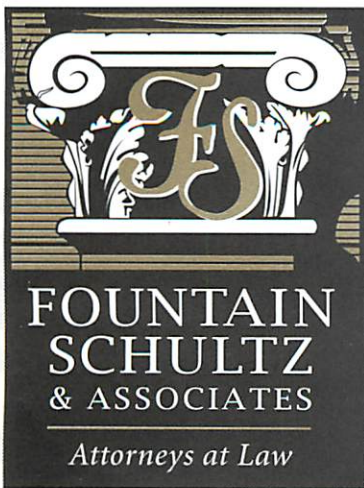
Application Packet

Staff Analysis

Maps

Legal Review

Draft Ordinance



KENNETH R. FOUNTAIN
KERRY ANNE SCHULTZ
SCOTT C. BRIDGFORD

2045 FOUNTAIN PROFESSIONAL CT.
SUITE A

NAVARRE, FLORIDA 32566

TEL: (850) 939-3535

FAX: (850) 939-3539

SANTA ROSA BEACH

TEL: (850) 622-2700

FAX: (850) 622-2722

VIA HAND DELIVERY

Escambia County Development Services Department

Attn.: Andrew Holmer

3363 West Park Place

Pensacola, FL 32505

RE: Future Land Use Map Amendment Application

Subject Properties:

(1) **Murphy J. Jacob and Jan Jacob Graham,
Trustees of the Murphy J. Jacob
Revocable Trust Agreement dated April
18, 2006**

**Property Reference Numbers: 011S32-
1000-080-003; 011S32-1000-120-004.**

(2) **The Busbee Limited Partnership**

**Property Reference Numbers: 011S32-
1000-070-003; 011S32-1000-050-003;
011S32-1000-050-004; 011S32-1000-110-
003.**

Dear Mr. Holmer:

Enclosed are the applications for the Future Land Use Map Amendment for both owners. Additionally, enclosed are the following information and documentation:


- (1) **Owner:** Murphy J. Jacob and Jan Jacob Graham, Trustees of the Murphy J. Jacob Revocable Trust Agreement dated April 18, 2006
Address: (not the subject property): 1005 Potomac Drive, Pensacola, Florida 32505
- (2) **Owner:** The Busbee Limited Partnership
Address: (not the subject property): 1 South A Street, Suite 104, Pensacola, Florida 32502
- (3) My clients currently have a Contract with Olson Land Partners, LLC to develop the subject properties. My clients desire that the County and State approve a Future Land Use Map Amendment on all the parcels to change the category from RC to MU-S.
- (4) Enclosed are the Notarized Affidavits of Ownership and Authorizations and Limited Power of Attorney
- (5) Enclosed are the Concurrency Determination Acknowledgements

- (6) Enclosed is a copy of the Warranty Deed and Tax Information for each parcel
- (7) Enclosed is a copy of the street map for all parcels
- (8) Enclosed is a copy of Boundary Survey for the entire 80 acres.
- (9) Enclosed is a check in the amount of \$3,964.50 for the application and advertising fees
- (10) Enclosed is a copy of the Complete Data and Analysis and any other documents compiled by Rebol-Battle & Associates, LLC.

Should you have any questions or need additional information, please do not hesitate to contact us. Thank you for your consideration.

Sincerely,
Fountain, Schultz & Associates, P.L.

Kerry Anne Schultz



KAS: lds
Enclosures as stated

FUTURE LAND USE MAP AMENDMENT APPLICATION
(Revised 10/04/13)

INSTRUCTIONS

Please contact our office at (595-3475) to make an appointment with a Planner to personally discuss your site and prospective plans for it, and to review the application form with you to answer any questions you may have.

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). The Planning Board holds public hearings once a month. Application closing dates for these hearings are provided in the attached schedule (Attachment A). In order for your application to move through the process in a timely manner, it is important for all items on the application to be completed. Incorrect or missing information could delay the hearing of your request. **NOTE: The applicant, or his/her agent, must be present at the Planning Board meeting. It is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.**

An application is not considered complete until all of the items listed on the Future Land Use Map Amendment Application Checklist (attached herein) are received.

Please note the completion and notarized certification(s) required herein. The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. Signatures must be properly notarized. If an agent is handling the request, the owner must sign the application and submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf.

FEES: An application fee of \$2,964.50 for a large-scale amendment and \$2,117.50 for a small-scale amendment. **For a large-scale amendment only**, a \$1000.00 advertising deposit is required upon application submittal. Applications should be accompanied by a check made payable to Escambia County and submitted prior to 3:00 p.m. no later than the closing date for acceptance of applications. In addition, the applicant and agent are responsible for payment of advertisement fees for required public hearings and any remedial reports or analyses which may be required (in accordance with the Escambia County Land Development Code, Chapter 2, Section 2.09.05). An estimated minimum cost of advertisement fees for two public hearings is \$1200.00; however, additional hearings may be required. The exact amount will be billed to the applicant and agent after the newspaper has agreed to run the ad(s). Should applicant fail to submit final payment within 90 days of invoice date (refer to Affidavit of Ownership and FLU Change Request) for advertising costs, agent and applicant may be temporarily suspended from submitting projects until advertising fee balance has been paid in full.

Please remember, the Planning Board meets only once a month. Applications received after the deadline for a particular meeting will not be heard until the following meeting.

NOTE: Whenever an applicant would like any County Staff member to appear and testify at a hearing other than the normal public hearings required to process your request, a minimum notification of 5-10 days to the individual staff member and the Development Services Department is required in advance of the hearing.

**FUTURE LAND USE MAP AMENDMENT
APPLICATION**

CHECKLIST

1. Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).
2. Letter of request, including reason(s) for map amendment and desired future land use category
3. Notarized Affidavit of Ownership and Authorization (form herein)
4. Notarized Affidavit of Ownership and Limited Power of Attorney (form herein) if agent will act in owner's behalf
5. Concurrency Determination Acknowledgement (form herein)
6. Proof of Ownership (Copy of Warranty Deed or Tax Notice) - Also need copy of Contract for Sale if the change of ownership has not yet been recorded.
7. Street Map depicting general property location
8. Legal Description of exact property area proposed for a future land use map amendment, including:
 - Street Address
 - Property Reference Number(s)
 - Boundary Survey
 - Total acreage requested for amendment
9. Land Use Map Amendment Application fee
10. Complete Data and Analysis (See applicable page herein)

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____

LARGE SCALE FLU AMENDMENT _____

Current FLU: _____ Desired FLU: _____ Zoning: _____ Taken by: _____

Planning Board Public Hearing, date(s): _____

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Murphy J. Jacob Trust

Address: 1005 Potomac Drive, Pensacola, FL 32505

Telephone: (850) 939-3535

Email: KASchultz@Fountainlaw.com

DESCRIPTION OF PROPERTY:

Street address: 9600 BLK Tower Ridge Road, Pensacola, Florida, 32526

Subdivision: N/A

Property reference number: Section _____ Township _____ Range _____

Parcel (See below) _____ Lot _____ Block _____

Size of Property: 15 Acres - Parcels: 011S32-1000-080-003; 011S32-1000-120-004

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR
FUTURE LAND USE CHANGE REQUEST**

By my signature, I hereby certify that:

- 1) I am duly qualified as owner 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 there are no guarantees as to the outcome of this request, the application fee is non-refundable; and
- 4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and
- 5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and
- 6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

[Signature] Jan Jacob Reed 2-23-15
Signature (Property Owner) Printed Name Date

[Signature] Kerry Anne Schultz Esq. 2/23/15
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 1005 Potomac Drive

City: Pensacola State: FL Zip: 32505

Telephone (850) 939 - 3535 Fax # (850) 939 - 3539

Email: KASchultz@FountainLaw.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 23rd day of February, year of 2015 by Jan Jacob Reed who () did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] 2-23-15 Alicia Gerrety
Signature of Notary Public: Date: Printed Name of Notary:

My Commission Expires April 16, 2018 Commission No. FF 113836
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9600 BLK Tower Ridge Road,
Pensacola, Florida, Property Reference Number(s) 011S32-1000-080-003; 011S32-1000-120-004
I hereby designate Kerry Anne Schultz, Esquire, for the sole purpose of completing this application
and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the
Board of County Commissioners, to request a change in the Future Land Use on the above
referenced property.

This Limited Power of Attorney is granted on this 23RD day of FEB, the year of
2015, and is effective until the Board of County Commissioners 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 Planning and
Engineering Department.

<u>[Signature]</u>	<u>2/23/15</u>	<u>Jan Jacob Reed</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>[Signature]</u>	<u>2/23/15</u>	<u>Kerry Anne Schultz, Esq.</u>
Signature of Agent	Date	Printed Name of Agent

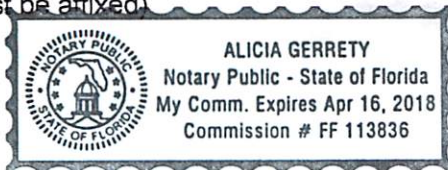
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of February, year of
2015, by Jan Jacob Reed who did () did not take an
oath.

He/she is () personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as
identification.

<u>[Signature]</u>	<u>2-23-15</u>	<u>Alicia Gerrety</u>
Signature of Notary Public	Date	Printed Name of Notary Public
Commission Number <u>FF 113836</u>	My Commission Expires <u>April 16, 2018</u>	

(Notary seal must be affixed)



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

Project name: Residential Subdivision at 9600 BLK Tower Ridge Road

Property reference #: Section 1 Township 1S Range 32W

Parcel #: 011S32-1000-080-003; 011S32-1000-120-004

Project Address: 9600 BLK Tower Ridge Road

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 23RD DAY OF FEB, 2015

Owner's signature

Owner's name (print)

Agent's signature

Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.
 - A. Sanitary Sewer
 - B. Solid Waste Disposal
 - C. Potable Water
 - D. Stormwater Management
 - E. Traffic
 - F. Recreation and Open Space
 - G. Schools

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from University of West Florida)
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)
3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein



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](#)

<p>General Information</p> <p>Reference: 011S321000080003 Account: 102384000 Owners: JACOB MURPHY J & GRAHAM JAN JACOB TRUSTEES FOR JACOB MURPHY J TRUST Mail: 1005 POTOMAC DR PENSACOLA, FL 32505 Situs: 9600 BLK TOWER RIDGE RD 32526 Use Code: TIMBERLAND, MISC. - PINES Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Improvements:</td><td style="text-align: right;">\$0</td></tr> <tr><td>Land:</td><td style="text-align: right;">\$781</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$781</td></tr> <tr><td><u>Non-Homestead Cap:</u></td><td style="text-align: right;">\$781</td></tr> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$781	Total:	\$781	<u>Non-Homestead Cap:</u>	\$781
Improvements:	\$0								
Land:	\$781								
Total:	\$781								
<u>Non-Homestead Cap:</u>	\$781								

<p>Sales Data</p> <table 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>08/2006</td> <td>5964</td> <td>1358</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/2006</td> <td>5932</td> <td>308</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/2006	5964	1358	\$100	WD	View Instr	06/2006	5932	308	\$100	CJ	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LTS 8 9 BLK 3 S/D PLAT DB 102 P 600 OR 5932 P 308 OR 5964 P 1358</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
08/2006	5964	1358	\$100	WD	View Instr														
06/2006	5932	308	\$100	CJ	View Instr														

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
9.8000

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

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



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](#)

<p>General Information</p> <p>Reference: 011S321000120004 Account: 102398000 Owners: JACOB MURPHY J & GRAHAM JAN JACOB TRUSTEES FOR JACOB MURPHY J TRUST Mail: 1005 POTOMAC DR PENSACOLA, FL 32505 Situs: SOUTH OF SPICEWOOD RD 32526 Use Code: TIMBERLAND, MISC. - PINES </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p>2014 Certified Roll Assessment</p> <p>Improvements: \$0 Land: \$345</p> <hr/> <p>Total: \$345 <u>Non-Homestead Cap:</u> \$345</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
---	--

<p>Sales Data</p> <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>08/2006</td> <td>5964</td> <td>1358</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/2006</td> <td>5932</td> <td>308</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/2006	5964	1358	\$100	WD	View Instr	06/2006	5932	308	\$100	CJ	View Instr	<p>2014 Certified Roll Exemptions None</p> <p>Legal Description LT 12 BLK 4 S/D PLAT DB 102 P 600 OR 5932 P 308 OR 5964 P 13 58</p> <p>Extra Features None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
08/2006	5964	1358	\$100	WD	View Instr														
06/2006	5932	308	\$100	CJ	View Instr														

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
5.1300

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

+

-

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

Recorded in Public Records 08/04/2006 at 01:32 PM OR Book 5964 Page 1358,
Instrument #2006078965, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Return to: Murphy Jacob
1005 Potomac Drive
Pensacola, FL 32505

Prepared by: Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32591-2446

This deed is being prepared without the examination of title,
with legal description being provided to preparer by grantor.

W A R R A N T Y D E E D

THIS INDENTURE, Made this 3rd day of August, 2006,
between Murphy Jacob, a widower having not remarried, of the County
of Escambia, State of Florida, hereinafter referred to as "grantor"
and Murphy J. Jacob and Jan Jacob Graham as Trustees of the Murphy
J. Jacob Revocable Trust Agreement dated April 18, 2006, by and
between Murphy J. Jacob as Grantor and Murphy J. Jacob and Jan
Jacob Graham as Trustees, whose post office address is 1005 Potomac
Drive, Pensacola, Florida 32505, hereinafter called "grantee".

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, Murphy J. Jacob and Jan Jacob Graham as
Trustees of the Murphy J. Jacob Revocable Trust Agreement dated
April 18, 2006, by and between Murphy J. Jacob as Grantor and
Murphy J. Jacob and Jan Jacob Graham as Trustees, all of his
interest in the following described land, situate, lying and being
in Escambia County, Florida, to wit:

Lots 8 and 9, Block 3, and Lot 12, Block 4, Section 1,
Township 1 South, Range 32 West, according to subdivision
plat recorded in Deed Book 102, Page 600 of the public
Records of Escambia County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and
restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel
Identification No. 01-1S-32-1000-120-004.

And said grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever. Grantor of the trust has conferred on the trustee the
power and authority to protect, conserve, sell, lease, encumber, or
otherwise manage and dispose of the real property described in this
instrument.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Kathleen K. DeMaria
Kathleen K. DeMaria

Murphy Jacob
Murphy Jacob

Printed Name of Witness

Jennifer L. Weldon
Jennifer L. Weldon

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

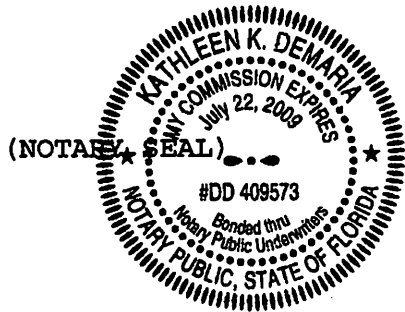
The foregoing instrument was acknowledged before me this 3rd day of August, 2006, by Murphy Jacob,

- to me personally known
- identified by driver's license
- identified by _____

Kathleen K. DeMaria
Notary Public

Kathleen K. DeMaria
Printed Name

My Commission Expires:



FUTURE LAND USE MAP AMENDMENT APPLICATION
(Revised 10/04/13)

INSTRUCTIONS

Please contact our office at (595-3475) to make an appointment with a Planner to personally discuss your site and prospective plans for it, and to review the application form with you to answer any questions you may have.

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). The Planning Board holds public hearings once a month. Application closing dates for these hearings are provided in the attached schedule (Attachment A). In order for your application to move through the process in a timely manner, it is important for all items on the application to be completed. Incorrect or missing information could delay the hearing of your request. **NOTE:** The applicant, or his/her agent, must be present at the Planning Board meeting. It is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.

An application is not considered complete until all of the items listed on the Future Land Use Map Amendment Application Checklist (attached herein) are received.

Please note the completion and notarized certification(s) required herein. The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. Signatures must be properly notarized. If an agent is handling the request, the owner must sign the application and submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf.

FEES: An application fee of \$2,964.50 for a large-scale amendment and \$2,117.50 for a small-scale amendment. **For a large-scale amendment only**, a \$1000.00 advertising deposit is required upon application submittal. Applications should be accompanied by a check made payable to Escambia County and submitted prior to 3:00 p.m. no later than the closing date for acceptance of applications. In addition, the applicant and agent are responsible for payment of advertisement fees for required public hearings and any remedial reports or analyses which may be required (in accordance with the Escambia County Land Development Code, Chapter 2, Section 2.09.05). An estimated minimum cost of advertisement fees for two public hearings is \$1200.00; however, additional hearings may be required. The exact amount will be billed to the applicant and agent after the newspaper has agreed to run the ad(s). Should applicant fail to submit final payment within 90 days of invoice date (refer to Affidavit of Ownership and FLU Change Request) for advertising costs, agent and applicant may be temporarily suspended from submitting projects until advertising fee balance has been paid in full.

Please remember, the Planning Board meets only once a month. Applications received after the deadline for a particular meeting will not be heard until the following meeting.

NOTE: Whenever an applicant would like any County Staff member to appear and testify at a hearing other than the normal public hearings required to process your request, a minimum notification of 5-10 days to the individual staff member and the Development Services Department is required in advance of the hearing.

**FUTURE LAND USE MAP AMENDMENT
APPLICATION**

CHECKLIST

1. Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).
2. Letter of request, including reason(s) for map amendment and desired future land use category
3. Notarized Affidavit of Ownership and Authorization (form herein)
4. Notarized Affidavit of Ownership and Limited Power of Attorney (form herein) if agent will act in owner's behalf
5. Concurrency Determination Acknowledgement (form herein)
6. Proof of Ownership (Copy of Warranty Deed or Tax Notice)
- Also need copy of Contract for Sale if the change of ownership has not yet been recorded.
7. Street Map depicting general property location
8. Legal Description of exact property area proposed for a future land use map amendment, including:
 - Street Address
 - Property Reference Number(s)
 - Boundary Survey
 - Total acreage requested for amendment
9. Land Use Map Amendment Application fee
10. Complete Data and Analysis (See applicable page herein)

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____

LARGE SCALE FLU AMENDMENT ✓

Current FLU: RC Desired FLU: MUS Zoning: AG Taken by: A Cain

Planning Board Public Hearing, date(s): April 7, 2015

BCC Public Hearing, proposed date(s): May 7, 2015

Fees Paid _____ Receipt # _____ Date: 3/6/15

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

Name: The Busbee Limited Partnership

Address: 1 South A Street, Suite 104, Pensacola, FL 32502

Telephone: (850) 485-1100

Email: ronbusbee@aol.com

DESCRIPTION OF PROPERTY:

Street address: 9600 BLK Tower Ridge Road, Pensacola, Florida, 32526

Subdivision: N/A

Property reference number: Section _____ Township _____ Range _____

Parcel (See below) _____ Lot _____ Block _____

Size of Property: 65 Acres - Parcels: 011S32-1000-070-003; 011S32-1000-050-003; 011S32-1000-050-004;
011S32-1000-110-003

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

Project name: Residential Subdivision at 9600 BLK Tower Ridge Road

Property reference #: Section 1 Township 1S Range 32W

Parcel #: 011S32-1000-070-003; 011S32-1000-050-003; 011S32-1000-050-004;

011S32-1000-110-003

Project Address: 9600 BLK Tower Ridge Road

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

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

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

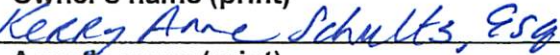
I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 20TH DAY OF FEBRUARY, 2015


Owner's signature

JAN B. BUSBEE

Owner's name (print)


Agent's signature


Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.
 - A. Sanitary Sewer
 - B. Solid Waste Disposal
 - C. Potable Water
 - D. Stormwater Management
 - E. Traffic
 - F. Recreation and Open Space
 - G. Schools

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from University of West Florida)
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)
3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein



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](#)

<p>General Information</p> <p>Reference: 011S321000070003 Account: 102383000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: 9600 BLK TOWER RIDGE RD 32526 Use Code: TIMBER 2 </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window</p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$765</td> </tr> <tr> <td>Total:</td> <td style="text-align: right; border-top: 1px solid black;">\$765</td> </tr> <tr> <td><u>Non-Homestead Cap:</u></td> <td style="text-align: right;">\$765</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$765	Total:	\$765	<u>Non-Homestead Cap:</u>	\$765																
Improvements:	\$0																								
Land:	\$765																								
Total:	\$765																								
<u>Non-Homestead Cap:</u>	\$765																								
<p>Sales Data</p> <table 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>06/2001</td> <td>4726</td> <td>89</td> <td>\$211,300</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1973</td> <td>698</td> <td>801</td> <td>\$10,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1973</td> <td>698</td> <td>650</td> <td>\$35,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	89	\$211,300	WD	View Instr	01/1973	698	801	\$10,000	WD	View Instr	01/1973	698	650	\$35,500	WD	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>LTS 7 & 10 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P 89</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
06/2001	4726	89	\$211,300	WD	View Instr																				
01/1973	698	801	\$10,000	WD	View Instr																				
01/1973	698	650	\$35,500	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
9.7900

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)



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



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](#)

<p>General Information</p> <p>Reference: 011S321000050003 Account: 102382000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: OFF 9600 BLK TOWER RIDGE RD 32526 Use Code: CROPLAND CLASS I </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$1,617</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$1,617</td> </tr> <tr> <td>Non-Homestead Cap:</td> <td style="text-align: right;">\$1,617</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$1,617	Total:	\$1,617	Non-Homestead Cap:	\$1,617
Improvements:	\$0								
Land:	\$1,617								
Total:	\$1,617								
Non-Homestead Cap:	\$1,617								

<p>Sales Data</p> <table 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>06/2001</td> <td>4726</td> <td>96</td> <td>\$290,300</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	96	\$290,300	WD	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LTS 5 6 12 BLK 3 S/D PLAT DB 1 02 P 600 OR 4726 P 96</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
06/2001	4726	96	\$290,300	WD	View Instr								

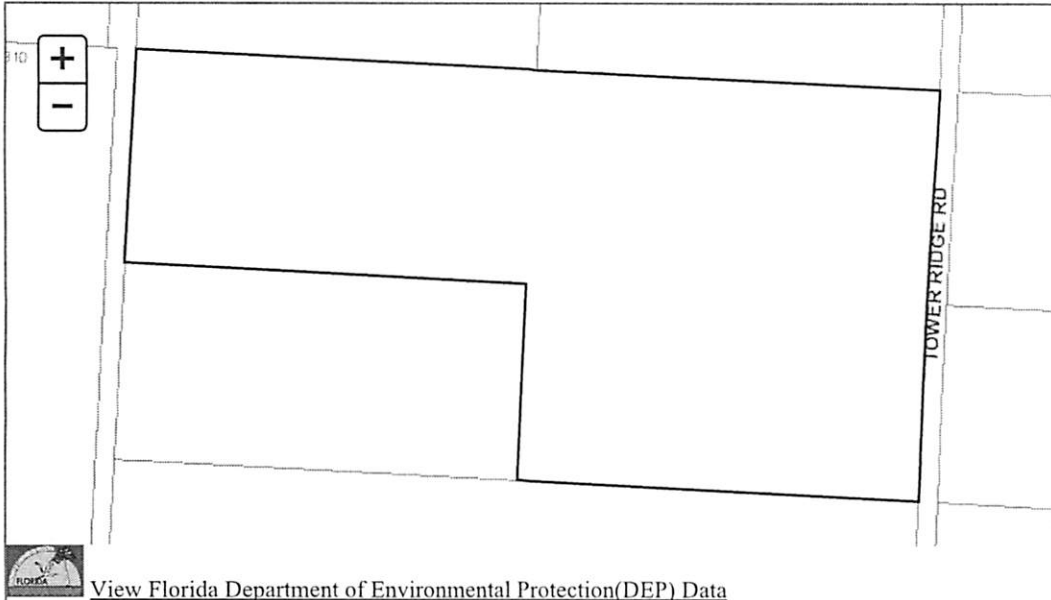
Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
14.8700

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)



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



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](#)

<p>General Information</p> <p>Reference: 011S321000050004 Account: 102391000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: SOUTH OF SPICEWOOD RD 32526 Use Code: CROPLAND CLASS I </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window</p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p>2014 Certified Roll Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvements:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">\$3,132</td> </tr> <tr> <td>Total:</td> <td style="text-align: right; border-top: 1px solid black;">\$3,132</td> </tr> <tr> <td><i>Non-Homestead Cap:</i></td> <td style="text-align: right;">\$3,132</td> </tr> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$3,132	Total:	\$3,132	<i>Non-Homestead Cap:</i>	\$3,132
Improvements:	\$0								
Land:	\$3,132								
Total:	\$3,132								
<i>Non-Homestead Cap:</i>	\$3,132								

<p>Sales Data</p> <table 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>06/2001</td> <td>4726</td> <td>93</td> <td>\$609,500</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>665</td> <td>513</td> <td>\$2,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>598</td> <td>268</td> <td>\$1,800</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>566</td> <td>536</td> <td>\$1,030</td> <td>TD</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	93	\$609,500	WD	View Instr	01/1972	665	513	\$2,000	WD	View Instr	01/1972	598	268	\$1,800	WD	View Instr	01/1971	566	536	\$1,030	TD	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>LTS 5 THUR 11 BLK 4 S/D PLAT D B 102 P 600 OR 4726 P 93</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
06/2001	4726	93	\$609,500	WD	View Instr																										
01/1972	665	513	\$2,000	WD	View Instr																										
01/1972	598	268	\$1,800	WD	View Instr																										
01/1971	566	536	\$1,030	TD	View Instr																										

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
34.1500

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

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



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](#)

<p>General Information</p> <p>Reference: 011S321000110003 Account: 102385000 Owners: BUSBEE LIMITED PARTNERSHIP Mail: PO BOX 158 GULF BREEZE, FL 32561 Situs: OFF TOWER RIDGE RD 32526 Use Code: GRAZING LAND II </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window</p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p>2014 Certified Roll Assessment</p> <table> <tr><td>Improvements:</td><td style="text-align: right;">\$0</td></tr> <tr><td>Land:</td><td style="text-align: right;">\$474</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$474</td></tr> <tr><td><i>Non-Homestead Cap:</i></td><td style="text-align: right;">\$474</td></tr> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Improvements:	\$0	Land:	\$474	Total:	\$474	<i>Non-Homestead Cap:</i>	\$474
Improvements:	\$0								
Land:	\$474								
Total:	\$474								
<i>Non-Homestead Cap:</i>	\$474								

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/2001</td> <td>4726</td> <td>86</td> <td>\$62,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1991</td> <td>2988</td> <td>577</td> <td>\$15,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>415</td> <td>32</td> <td>\$2,410</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2001	4726	86	\$62,000	WD	View Instr	04/1991	2988	577	\$15,000	WD	View Instr	01/1968	415	32	\$2,410	WD	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 11 BLK 3 S/D PLAT DB 102 P 600 OR 4726 P 86</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
06/2001	4726	86	\$62,000	WD	View Instr																				
04/1991	2988	577	\$15,000	WD	View Instr																				
01/1968	415	32	\$2,410	WD	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-1S-32

Approx. Acreage:
4.6700

Zoned:
AG

Evacuation & Flood Information
[Open Report](#)

+

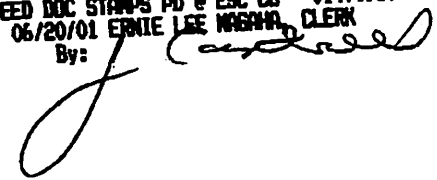
-

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

950
1479.10

PREPARED BY:
CHARLES L. HOFFMAN, JR. OF
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 SOUTH PALAFOX PLACE
SEVILLE TOWER - NINTH FLOOR
PENSACOLA, FLORIDA 32501
SFD&M FILE NO.: H3080-00002

OR BK 4726 PG0089
Escambia County, Florida
INSTRUMENT 2001-854980

DEED DOC STAMPS PD @ ESC CO \$1479.10
06/20/01 ERNIE LEE WAGNER, CLERK
By: 

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that W. Clyde Busbee and Ida Jeanette Busbee, husband and wife, whose address is P.O. Box 158, Gulf Breeze, Florida 32561, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to **The Busbee Limited Partnership**, whose address is 136 Siguenza Drive, Pensacola Beach, Florida 32561, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

See attached Exhibit "A" for legal descriptions.


The above referenced property is not and never has been the Grantor's homestead property.

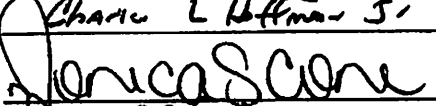
Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 18th day of June, 2001.

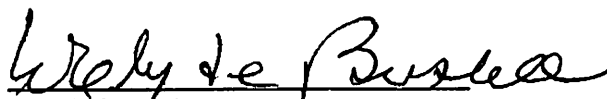
Signed, sealed and delivered
in the presence of:

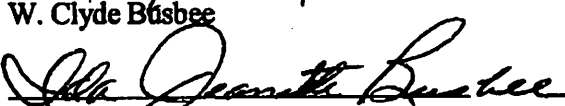


Charles L. Hoffman, Jr.


Monica Scone

Monica Scone



W. Clyde Busbee


Ida Jeanette Busbee

DR BK 4726 P80090
Escambia County, Florida
INSTRUMENT 2001-854980

COUNTY OF ESCAMBIA

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 18th day of June, 2001, by W. Clyde Busbee and Ida Jeanette Busbee, () who are personally known to me or () who have _____ as identification.



NOTARY PUBLIC - STATE OF FLORIDA

Name:

My Commission Expires: 2/28/05

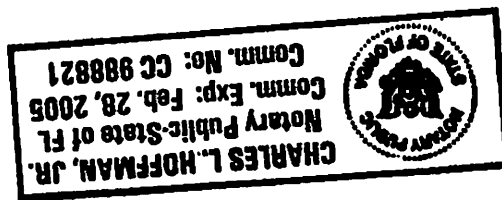


EXHIBIT "A"

Parcel 1:

All of Lots 7 and 10, Block 3, of Section 1, Township 1 South, Range 32 West, according to subdivision of said Section 1 as recorded in Deed Book 102 at Page 600 of the public records of Escambia County, Florida, less and except one-half of all mineral and oil rights reserved by Margurite Joyce Busbee in her deed to James W. Rutland, Jr. and John B. Noble, Jr.

The west one-half of the southwest one-quarter of the northwest one-quarter of Section 6, Township 1 South, Range 31 West, less and except the east one-quarter of the west 330 feet of the south 330 feet as described in Deed Book 680 at page 772 of the public records of Escambia County, Florida.

Less and except that property deeded to the Board of Commissioners of Escambia County, Florida as recorded in O.R. Book 2991, Page 529, public records of Escambia County, Florida.

Parcel ID#06-1S-31-2301-000-000

Parcel 2:

Begin at a point in the Southwest Quarter of the Southeast Quarter of Section 39, Township 1 South, Range 31 West, Escambia County, Florida, 165 feet West of the East line of said Southwest Quarter of Southeast Quarter and 427.3 feet South of the North line of said Southwest Quarter of Southeast Quarter for point of beginning of this description from such point run South a distance of 100 feet; thence due East to the Western right-of-way line of State Road No. 1; thence Northwesterly along the West line of said State Road No. 1 a distance of 112 feet, more or less, to a point, thence run due West to the point of beginning. Said parcel containing 1 acre, more or less, and lying and being in Section 39, Township 1 South, Range 31 West, Escambia County, Florida, less right-of-way described in Deed Book 497 at Page 457 of the public records of Escambia County, Florida.

Parcel ID#39-1S-31-4401-000-000

Parcel 3:

That portion of the West 1/2 of Government Lot 3, Section 42, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at a railroad spike at the Southeast corner of said West 1/2; thence North 1 degree 37'10" East along the East line of said West 1/2 a distance of 417.39 feet to a concrete monument at the Southeast corner of Weyland Park Subdivision, according to Plat filed in Plat Book 7, at Page 66 of the records of said County; thence North 88 degrees 27'30" West along the South line of said subdivision 245.0 feet to an iron rod for the point of beginning; thence South 1 degree 37'30" West 367.97 feet to an iron rod in the North right of way line of Michigan Avenue (100 foot right of way); thence North 88 degrees 34'30" West along the North line of said right of way 384.42 feet to an iron rod in the East right of way line of Memphis Street (66 foot right of way); thence North 1 degree 37'30" East along said line

367.32 feet to an iron rod in the South line of said Weyland Park Subdivision; thence South 88 degrees 27'30" East along said subdivision 384.42 feet to the point of beginning.

Parcel ID#42-1S-30-3001-000-001

Parcel 4:

All of Lots 7 & 10, Block 3, according to that certain subdivision of Section 1, Township 1 South, Range 32 West, as recorded in Plat Deed Book 102, Page 600 of the public records of Escambia County, Florida.

Parcel ID#01-1S-32-1000-070-003

RCD Jun 20, 2001 10:33 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-854980

FUTURE LAND USE MAP (FLUM) AMENDMENT

For

Tower Ridge Road Subdivision

Parcel IDs: 01-1S-32-1000-050-003,
01-1S-32-1000-120-004,
01-1S-32-1000-110-003,
01-1S-32-1000-050-004,
01-1S-32-1000-070-003,
01-1S-32-1000-080-003

Escambia County, Florida

Prepared by:



REBOL-BATTLE & ASSOCIATES, LLC.

Civil Engineers & Surveyors

FL Certificate of Authorization #9657

2301 N 9th Avenue, Suite 300
Pensacola, FL 32503
850.438.0400

www.rebol-battle.com

March 2015

Prepared for:

Olson Land Partners, LLC
4300 Legendary Drive, Suite 234
Destin, FL 32541

RBA Project No.: 2015.006

TABLE OF CONTENTS

1. Introduction.....	1
2. General Property Information.....	1
3. Compatibility Analysis.....	2
4. Public Facilities Impacts	2
4.1 Sanitary Sewer	2
4.2 Solid Waste Disposal	3
4.3 Potable Water	3
4.4 Stormwater Management	3
4.5 Traffic.....	4
4.6 Recreation and Open Space.....	4
4.7 Schools.....	4
5. Environmental, Historical and Archeological Impacts.....	4
6. Consistency with Comprehensive Plan	5

SUPPLEMENTAL DOCUMENTS

- A. Project Location, Existing Future Land Use Map, Proposed Future Land Use Map, Existing Land Use Map, and Surrounding Roads Map**
- B. Emerald Coast Utilities Authority (ECUA) – Water and Sewer Availability Letter**
- C. Preliminary Traffic Concurrency Analysis (Source: Escambia County)**
- D. Escambia County Schools Level of Service Determination (Source: Escambia County School District)**
- E. Wetland Maps (Source: Bosso-Imhof Environmental Sciences, Inc.)**
- F. Historical & Archeological Data (Source: Florida Master Site File)**

1. Introduction

This report provides a written request for a Future Land Use Map (FLUM) Amendment of Parcel Number 01-1S-32-1000-050-003, 01-1S-32-1000-120-004, 01-1S-32-1000-110-003, 01-1S-32-1000-050-004, 01-1S-32-1000-070-003, & 01-1S-32-1000-080-003 in Pensacola, Florida. The existing FLUM designation for the property is Rural Community (RC). The desired FLUM Classification is Mixed-Use Suburban (MU-S).

2. General Property Information

PROPERTY ADDRESS: 9600 Block of Tower Ridge Road

PARCEL ID #: 01-1S-32-1000-050-003, 01-1S-32-1000-120-004, 01-1S-32-1000-110-003, 01-1S-32-1000-050-004, 01-1S-32-1000-070-003, & 01-1S-32-1000-080-003

INTENDED PROPERTY USE: Residential Subdivision

PROPERTY OWNER: Olson Land Partners, LLC (see enclosed "Contract for Sale") 4300
Legendary Drive, Suite 234
Destin, FL 32541

AUTHORIZED AGENT: Kerry Anne Schultz, Esquire
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct., Ste A
Navarre, FL 32566

LEGAL DESCRIPTION: See enclosed Boundary Survey

PROOF OF OWNERSHIP: See enclosed Tax Ownership Documents

CURRENT ZONING: Agricultural District (AG)

PROPOSED ZONING: One- and Two-Family District, Medium Density (R-3)*
*To be applied for at a future date

CURRENT FLU: Rural Community (RC)

PROPOSED FLU: Mixed-Use Suburban (MU-S)

The property is located at 9600 Block of Tower Ridge Road in central Escambia County, approximately 3500 feet north of the intersection of W Nine Mile Road and Mobile Highway. The combined parcels include approximately 80 acres of property (65 acres of uplands) along the west side of Tower Ridge Road. Maps of the existing property are included in the "Supplemental Documents" section of this report.

The requested FLUM Amendment to MU-S would allow for development of up to twenty-five (25) dwelling units per acre for the site; however the developer is anticipating construction of approximately 325 residential units which calculates to 5.0 dwelling units per acre (325 units ÷ 65 acres) on the uplands portion of the property. Total proposed density equates to 4.06 units/acre (325 units ÷ 80 acres)

3. Compatibility Analysis

The property is currently designated Rural Community (RC). The desired FLUM Category is Mixed-Use Single Family Residential (MU-S). Existing properties adjacent to the subject property have the following FLUM designations:

Current FLUM Designations of Surrounding Properties

North:	Rural Community (RC)
South:	Rural Community (RC), 50% Mixed-Use Suburban (MU-S) 50%
East:	Mixed-Use Suburban (MU-S)
West:	Rural Community (RC)

Maps of the above listed properties and their designations is included in the “Supplemental Documents” section of this report. The maps show the limits of the Rural Community (RC) and Mixed-Use Suburban (MU-S) FLUM categories. Outside of the adjacent properties, the surrounding areas to the east are predominantly designated as MU-S.

Based on the surrounding property information, the proposed land use amendment is considered compatible with adjacent land uses.

4. Public Facilities Impacts

The desired Zoning and Future Land Use Map changes have been analyzed to determine what impacts the maximum development conditions would have to the various public facilities and infrastructure that currently exists and serves the site. As mentioned, the requested FLUM Amendment to MU-S would allow for development of up to twenty-five (25) dwelling units per acre for the site; however the developer is anticipating construction of a maximum 325 residential units (4.06 units/acre).

The following analysis compares impacts to public facilities for current conditions and future conditions (years 2015 & 2025) based on the maximum density calculated (325 dwelling units):

4.1 Sanitary Sewer

The property is located within the Emerald Coast Utilities Authority (ECUA) service area for sanitary sewer collection. Although an existing ECUA collection system is not readily available to the site, connection to the sanitary sewer system can be achieved. An existing ECUA 8” sanitary force main is located approximately 1.5 miles east of the property near Allegheny Avenue (Keystone Subdivision). Construction of an on-site sanitary lift station and connection to the existing force main would be proposed if designed, permitted and approved by ECUA. In addition, a proposed subdivision recently permitted directly to the

south of the subject property will bring sewer to its development on Nine Mile Rd, therefore significantly shortening the distance to bring sewer to the subject parcel if the southern subdivision is constructed first. The southern parcel subdivision is owned by the same developer and therefore sewer service will be master planned.

The estimated sanitary sewer demand for the maximum development conditions of 325 dwelling units is approximately 65,000 gallons per day (200 gallons per household per day x 325 households). The Emerald Coast Utilities Authority has indicated that they have the capacity to service the developed property. A copy of the ECUA water and sewer availability letter is included in the "Supplemental Documents" section of this report.

According to the information listed above, it is determined that ECUA has the necessary capacity to provide sanitary sewer collection service to the developed site. However, any proposed development at the subject property would require the proper review and approval from ECUA prior to service connection.

4.2 Solid Waste Disposal

Solid waste collection service for development of the subject property shall be provided by the Emerald Coast Utilities Authority. Disposal of solid waste in the region is routed to the Perdido Landfill in Cantonment, Florida. The landfill is operated by the Escambia County Department of Waste Management.

Projected solid waste for the proposed development can be estimated at 6,825 pounds per day (6ppc/day x 325 units x 3.5 persons per unit). This value is estimated for a 325 dwelling units and, according to ECUA and Escambia County officials, is within the population projections for the landfill. Any future development of the site will not adversely affect the County landfill Level of Service (LOS).

4.3 Potable Water

The property is located within the Emerald Coast Utilities Authority (ECUA) service area for potable water distribution. An existing ECUA water service main (8") is located along the east side of Tower Ridge Road. Connection to this water service line would be proposed if designed, permitted and approved by ECUA.

The estimated potable water demand for the maximum development conditions of 325 dwelling units is approximately 65,000 gallons per day (200 gallons per household per day x 325 households). The Emerald Coast Utilities Authority has indicated that they have the capacity to service the developed property. A copy of the ECUA water and sewer availability letter is included in the "Supplemental Documents" section of this report.

According to the information listed above, it is determined that ECUA has the necessary capacity to provide potable water service to the developed site. However, any proposed development at the subject property would require the proper review and approval from ECUA prior to service connection.

4.4 Stormwater Management

Stormwater management systems shall be designed, permitted and approved by all necessary regulatory agencies prior to development of the subject property. These agencies include (at a minimum) Escambia County, the Florida Department of Environmental Protection and the Northwest Florida Water Management District. Current regulations require the site to obtain permitting through the State of Florida's Environmental Resource Permitting (ERP) program with design criteria that includes water quality and flood control devices which meet the current County and State requirements.

The property owner shall obtain all necessary State and County permits for development prior to performing any proposed improvements to the site.

4.5 Traffic

The subject property includes approximately 1,320 feet of frontage along Tower Ridge Road. Access to the site shall be provided with a proposed connection to Tower Ridge Road. Further review and analysis shall be required for the permitting of the future connection and the determination of any need for left/right turn lane additions.

Additional analysis and design shall be required to meet the Level of Service standards of the current roadway segments. All roadway improvements shall be permitted through Escambia County prior to development. An "Initial Test for Traffic Concurrency", provided from the Escambia County Traffic Division, shows that the roadway segment meets the test for concurrency. A copy of this worksheet is included in the "Supplemental Documents" portion of this report.

4.6 Recreation and Open Space

Escambia County provides the community with a number of parks, recreation facilities and open spaces. The proposed FLUM amendment shall not exceed the capacity for such facilities however use of the existing County recreational facilities will be enjoyed by the residents of the proposed development. Numerous parks and recreational facilities are located along State Road 10A (Mobile Highway) south of the proposed development.

4.7 Schools

The requested Future Land Use Map amendment would allow for a greater density of the existing property. The proposed development desires 325 dwelling units which would generate a potential impact to Escambia County schools, however discussions with School Board officials revealed that schools within the County currently have the capacity for the proposed density. According to the Escambia County School District, the proposed project meets the level of service requirements of the Florida Statutes. A copy of the School District's "Level of Service Determination" letter is included in the "Supplemental Documents" section of this report.

5. Environmental, Historical and Archeological Impacts

Environmental impacts to the existing property shall be minimal. The subject property size totals roughly 80 acres. No known wellheads are located near the property. Conversations with officials from both Escambia County and ECUA confirmed that no wellheads are in the project vicinity. According to officials, the closest known wellhead is over five (5) miles east of the property.

The majority of the site is heavily wooded and is currently used as grazing lands, croplands, and timberlands. The southern and northwestern portions of the site include significantly sized wetland areas. These wetland areas have been identified and delineated totaling approximately 12.61 acres. Protection of these areas will be ensured in the design and permitting of the proposed development. A map of the delineated wetland areas is included in the "Supplemental Documents" portion of this report.

A preliminary investigation of the site shows no current signs of threatened or endangered species present on the property. The existing land cover on the western and northwestern portions of the property consists of wetland vegetation, magnolias, pines and brush. Any protected trees or vegetation shall be identified prior to development.

The State of Florida Division of Historical Resources was contacted regarding the subject property. A preliminary historic and archeological investigation revealed no significant buildings, bridges, sensitive areas or other items of historical significance on or near the property. The discovery of such items is highly unlikely in the region. A copy of the correspondence received from the Florida Master Site File is included in the "Supplemental Documents" portion of this report.

6. Consistency with Comprehensive Plan

The following discussion demonstrates that the proposed Future Land Use Map amendment is consistent with the adopted Escambia County Comprehensive Plan (2030). Applicable sections from the Comprehensive Plan have been included with responses following each section.

GOAL CMS 1 CONCURRENCY MANAGEMENT SYSTEM: Escambia County will adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System will be determined by the provisions of the LDC.

RESPONSE: *The proposed development is well within the service areas of the County and Utility infrastructure and will not negatively impact or degrade the level of service. In addition, the applicant understands the development must meet County standards concurrent with the CMS requirements.*

OBJ FLU 1.5: Sustainable Development - Escambia County will promote sustainable development by encouraging compact, mixed- and multi-use land use patterns.

Policy FLU 1.5.2: Compact Development and Maximum Densities and Intensities - To ensure developments are designed to be compact and to accommodate travel mode choice, especially for short, local trips, the County will require minimum densities in the Mixed-Use-Suburban Future Land Use category and encourage the maximum densities and intensities in the Mixed Use-Urban Future Land Use category.

RESPONSE: *The Future Land Use Change request for the property is Mixed-Use Suburban (MU-S). Most of the properties to the east and south (outside of those immediately adjacent to the property) are also designated MU-S; therefore, compact development is continuing to be promoted in this region. The requested density for the development is over two (2) units per acre thus meeting the minimum density requirement for MU-S.*

Chapter 10: Infrastructure Element - The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems and rural and agricultural areas, and preserve the public health, safety, and general welfare of Escambia County's citizens.

RESPONSE: *The subject parcel is located in central Escambia County. As proven in Section 4 of this report, the proposed FLUM amendment for the subject parcel meets the goals, objectives and policies regarding potable water, wastewater, solid waste, stormwater management, traffic, schools, and aquifer protection. See attached availability letters in the "Supplemental Documents" section of this report.*

OBJ CON 1.3: Surface Water Resources - Protect and improve the quality, biological health, and natural function of all surface water systems to preserve their ecological and aesthetic values.

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

RESPONSE: *Stormwater management facilities shall be designed, permitted and approved by all necessary regulatory agencies prior to development of the subject property. These agencies include (at a minimum) Escambia County, the Florida Department of Environmental Protection and the Northwest Florida Water Management District. The property owner shall obtain all necessary State and County permits for development prior to performing any proposed improvements to the site.*

CON 1.3.6: Wetland Development Provisions - Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses at a

maximum of one unit per five acres or to the density established by the future land use map containing the parcel, whichever is more restrictive, or one unit per lot of record if less than five acres in size. (For this policy, lots of record do not include contiguous multiple lots under single ownership.)

- a. With the exception of water-dependent uses, commercial and industrial land uses will not be located in wetlands that have a high degree of hydrological or biological significance, including the following types of wetlands:
1. Wetlands that are contiguous to Class II or Outstanding Florida Waters;
 2. Wetlands located in the FEMA Special Flood Hazard Areas;
 3. Wetlands that have a high degree of biodiversity (three or more focal species) or habitat value based on maps prepared by the Florida Fish and Wildlife Conservation Commission (FFWCC) or Florida Natural Areas Inventory (see attached maps adopted as part of the comprehensive plan), unless a site survey demonstrates that there are no listed plant or animal species on the site. The Escambia County Biodiversity Hot Spots Map and the Escambia County Critical Habitat Map are attached to this Ordinance as Exhibits O and P, respectively.

RESPONSE: The wetland areas on the subject property have been identified and delineated. Protection of these areas will be ensured in the design and permitting of the proposed development. A map of the delineated wetland areas is included in the "Supplemental Documents" portion of this report.

OBJ CON 1.4: Groundwater Resources - Protect and conserve the quality and quantity of groundwater resources to ensure public health and safety, adequate potable water supplies.

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

RESPONSE: The subject parcel is located approximately five (5) miles from the nearest wellhead owned by ECUA. No wellhead impacts are anticipated.

SUPPLEMENTAL DOCUMENTS

For

Tower Ridge Road Subdivision

Parcel IDs: 01-1S-32-1000-050-003,
01-1S-32-1000-120-004,
01-1S-32-1000-110-003,
01-1S-32-1000-050-004,
01-1S-32-1000-070-003,
01-1S-32-1000-080-003

Escambia County, Florida

March 2015

Prepared by:



REBOL-BATTLE & ASSOCIATES, LLC.

Civil Engineers & Surveyors

FL Certificate of Authorization #9657

2301 N 9th Avenue, Suite 300
Pensacola, FL 32503
850.438.0400

www.rebol-battle.com

Prepared for:

Olson Land Partners, LLC
4300 Legendary Drive, Suite 234
Destin, FL 32541

RBA Project No.: 2015.006

SECTION “A”

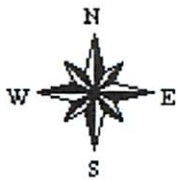
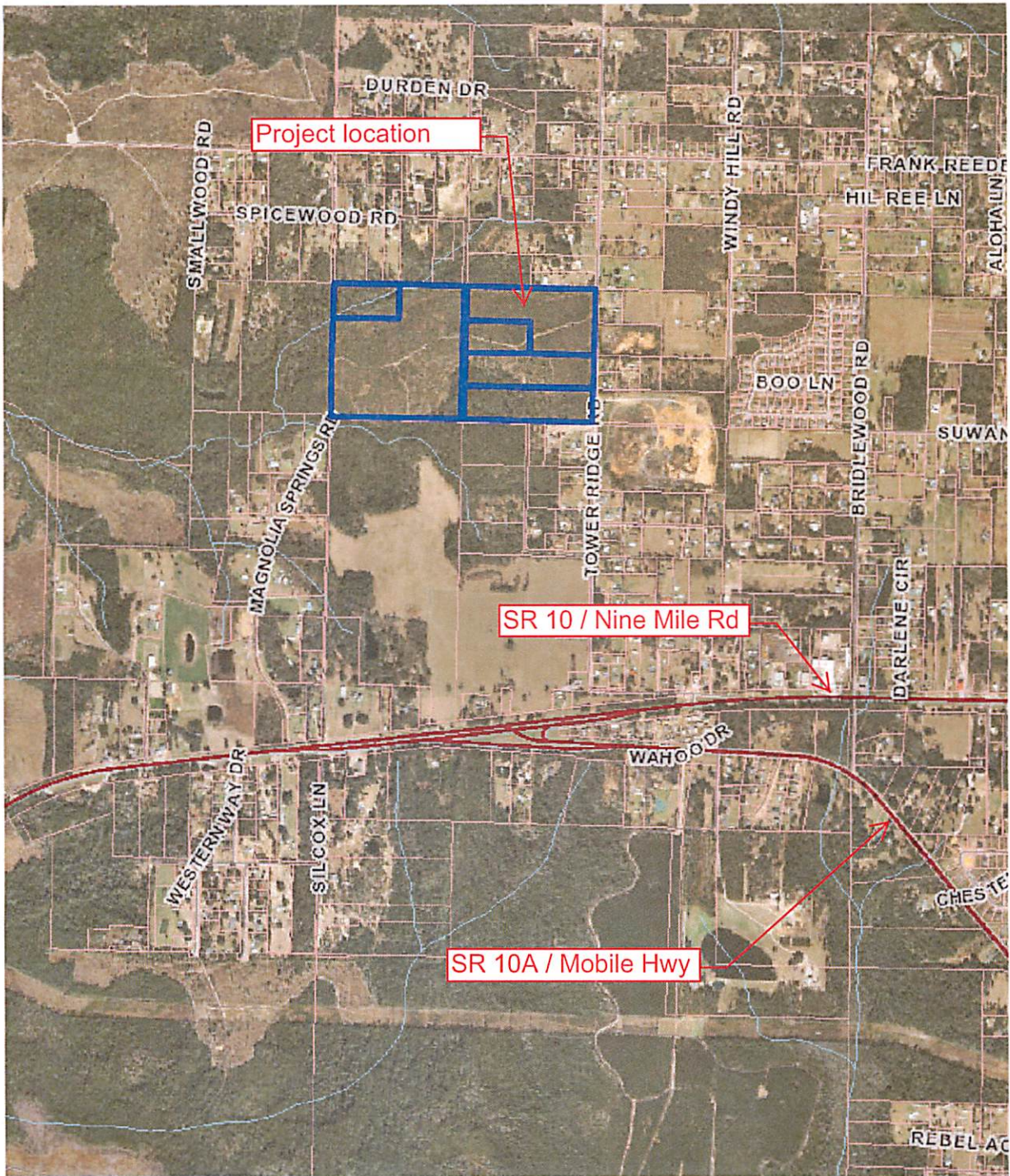
- **Project Location**
- **Existing Future Land Use Map**
- **Proposed Future Land Use Map**
 - **Current Land Use Map**
 - **Surrounding Roads Map**



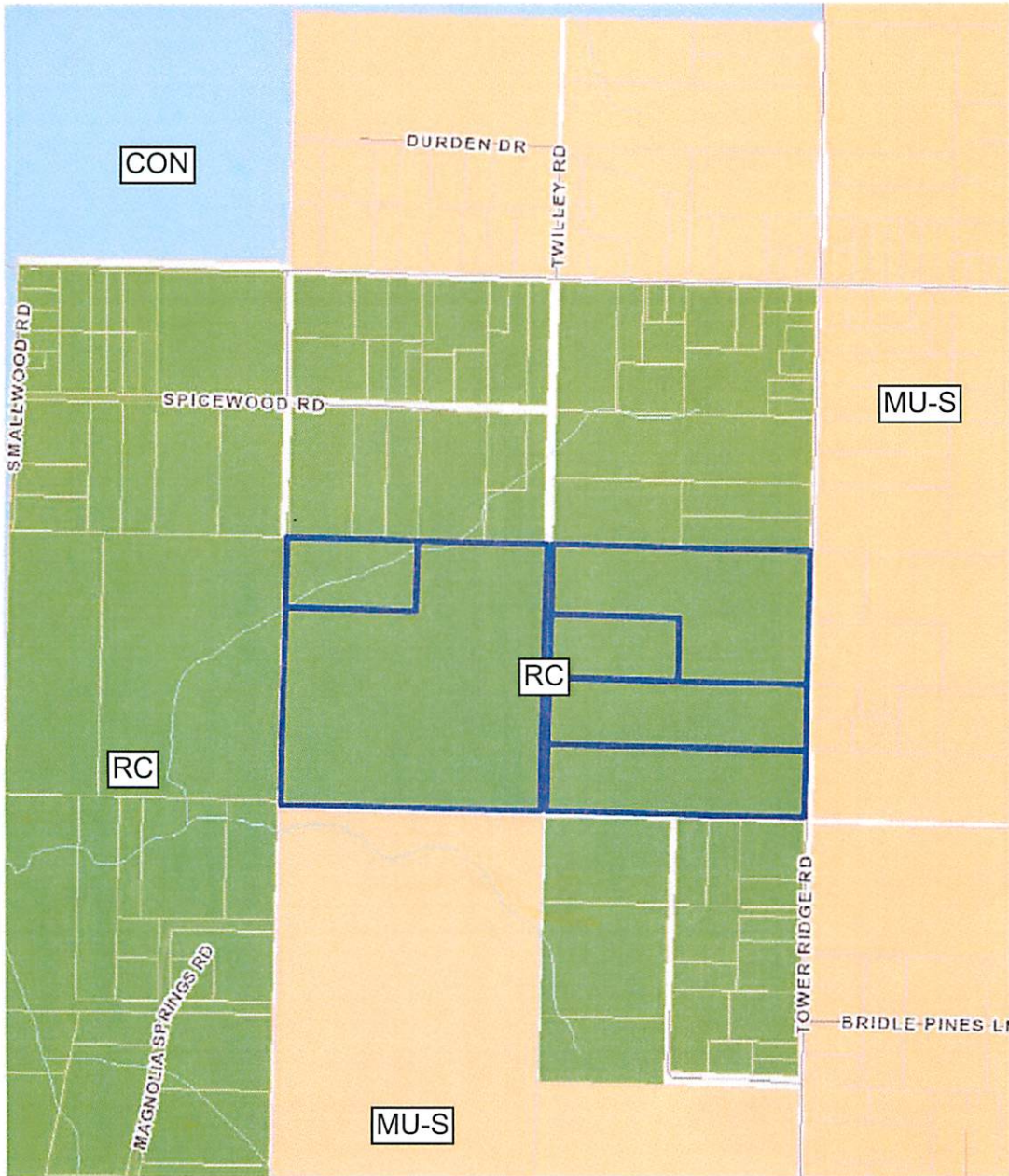
Project Location



Printed: Mar 02, 2015



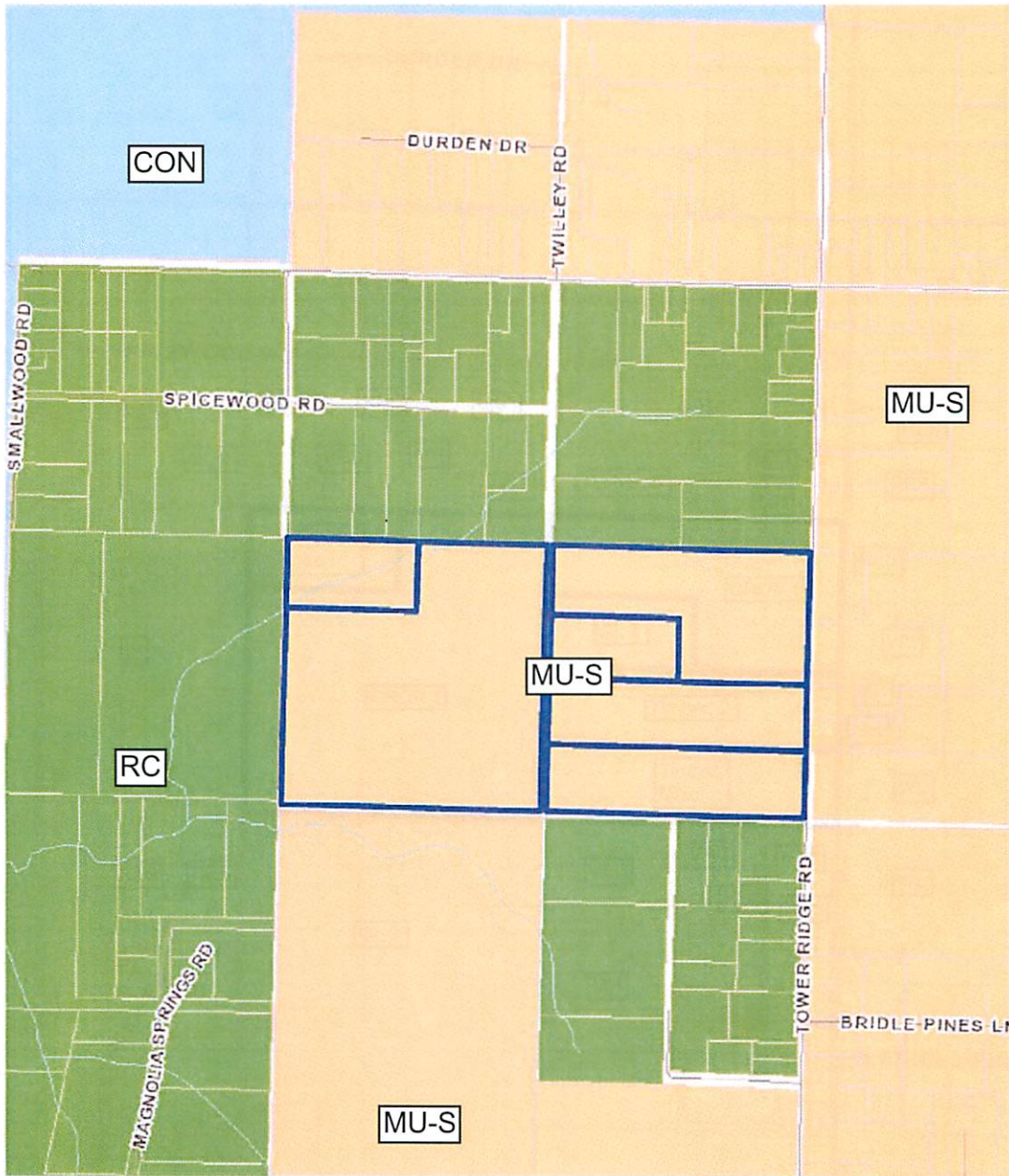
Printed: Feb 26, 2015



Existing FLU



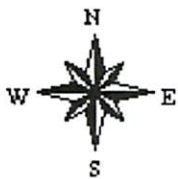
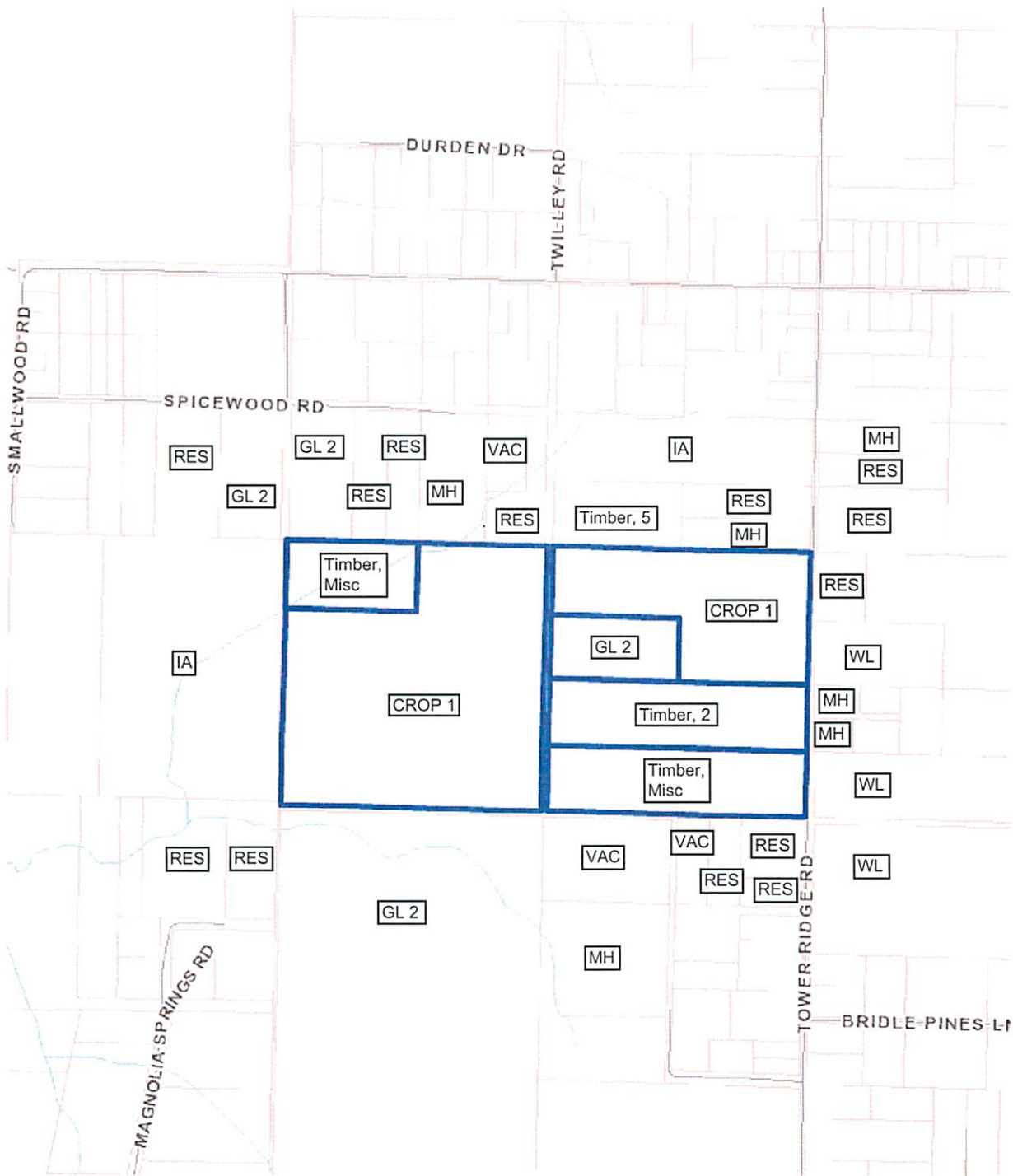
Printed: Mar 02, 2015



Proposed FLU



Printed: Mar 02, 2015

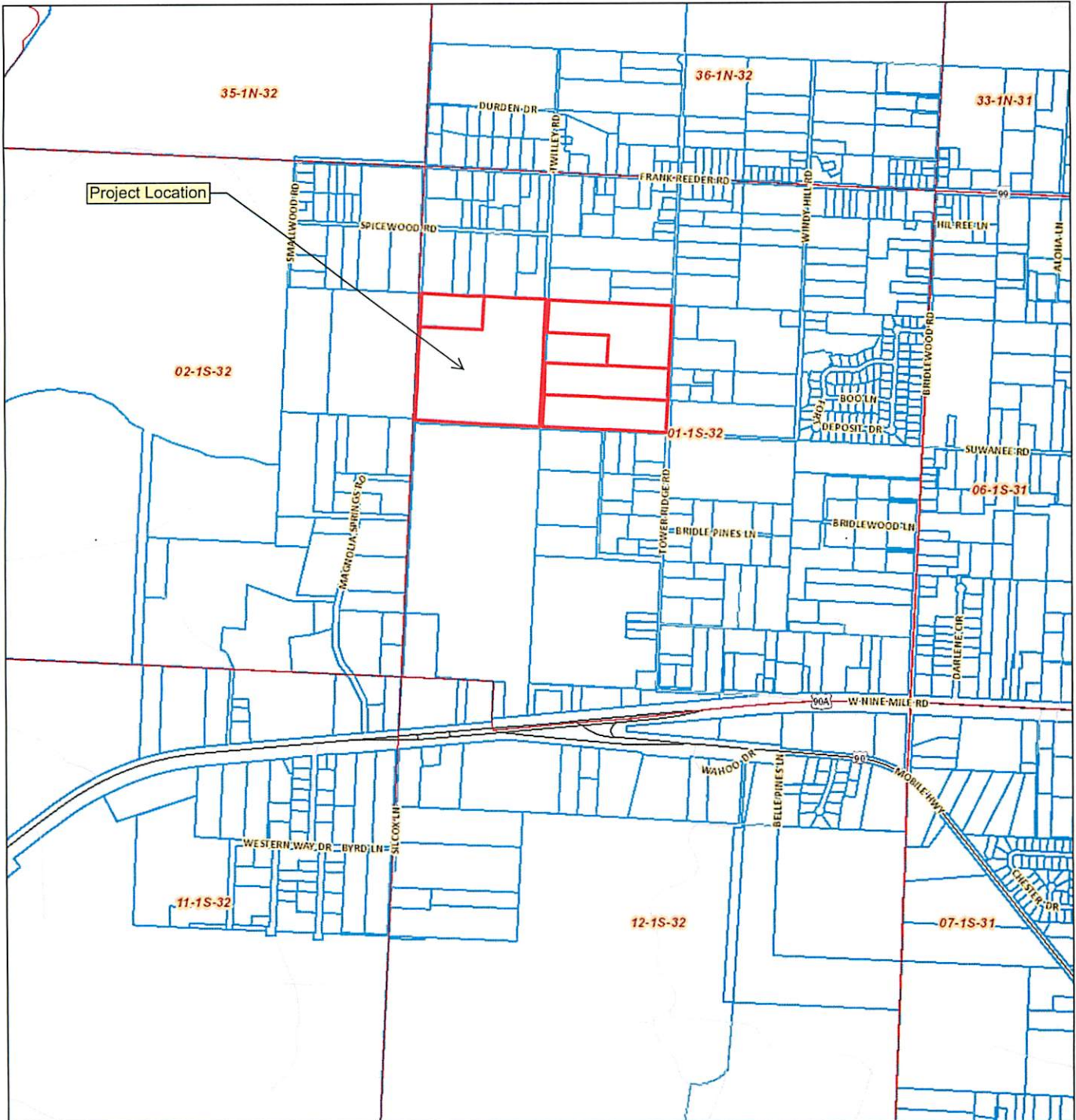


Existing Land Use



Printed: Mar 02, 2015

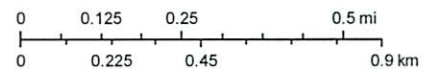
Chris Jones Escambia County Property Appraiser



March 2, 2015

1:12,203

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



Surrounding Roads Map

SECTION “B”

**Emerald Coast Utilities Authority
(ECUA)**

Water and Sewer Availability Letter



P.O. Box 15311 • 9255 Sturdevant Street
Pensacola, Florida 32514-0311
ph: 850 476-5110 • fax: 850 969-3308

February 27, 2015

Mr. Paul Battle, P.E.
Rebol-Battle & Associates, LLC
2301 N. 9th Avenue
Pensacola, FL 32503

Re: **Letter of Capacity Reservation
Busbee Subdivision (Tower Ridge Road)**

Dear Mr. Battle:

In response to your inquiry concerning availability of water and sewer services for the above referenced project, ECUA anticipates no problems in water supply or sewage treatment plant capacity. Our review indicates this project will not degrade ECUA's water and sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service as defined in the Escambia County Comprehensive Plan.

For the purpose of concurrency review, ECUA will guarantee the availability of water and sewer system capacity up to the requested demand and flow for a period not to exceed one year from the date of this letter. The administration of the Concurrency Review Process is the sole responsibility of Escambia County. This letter is provided to assist in that process.

Connection of the proposed project to ECUA's systems is the responsibility of the developer. Extensions to the ECUA potable water distribution and sewage collection systems to serve this project must be designed, approved, and constructed in accordance with ECUA's policies and procedures and all applicable permitting requirements. Wastewater capacity impact fees are due and payable prior to issuance of building permits. Water capacity impact fees are due prior to actual connection to the ECUA system.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. E. Johnson, Jr.', is written over a blue circular stamp or seal.

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

WEJ/vlf

x:\tracking\concurrency-availability ltr from request for service form\2015\busbee subdivision-tower ridge road.docx

Vicki Campbell
District One

Lois Benson
District Two

Elvin McCorvey
District Three

Dale Perkins
District Four

Larry Walker
District Five

SECTION “C”

Preliminary Traffic Concurrency Analysis

(Source: Escambia County)

INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

DEVELOPMENT REVIEW COMMENTS

At a minimum, trip distribution/assignment report will be required per Land Development Code 5.12.02. Applicant is encouraged to discuss methodology prior to preparing trip distribution.

Rev 01/28/03

Planning ID #:

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

Project Name & Address: Busbee Subdivision - Rebel Rd

Roadway Facility: US 90-Mobile Hwy from AL State Line to Nine Mile Rd

Project Description: Residential Subdivision District: _____ TAZ: _____

Worksheet Prepared By: Thomas Brown, Jr Phone: (850) 595-3434 Date: 03/03/15

TRIP GENERATION

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

ITE Land Use: <u> Single Family Detached Housing </u>	ITE Code: <u> 210 </u>	Page #: _____
Independent Variable: <u> Dwelling Units </u>		
Size of Independent Variable:	325.0	[A]
Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic:	<u> 1.01 </u>	[B]
Driveway Trips (A*B), result from fitted curve equation or trips from locally collected data:	328.3	[C]
Internal Capture Rate Percentage (if applicable):		0% [D]
Internal Trips (C*D):		0.0 [E]
Adjusted Driveway Trips (C-E):		328.3 [F]
Pass-By Trip Percentage (if applicable):		0% [G]
Pass-By Trips (F*G):		31.0 [H]
New Driveway Trips (F-H):		<u> 328 </u> [I]

AREA OF INFLUENCE FOR TRIP DISTRIBUTION / ASSIGNMENT

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

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

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

ROADWAY IMPACT ANALYSIS

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

Attachment 1 of 1

Project Name & Address: Busbee Subdivision - Rebel Rd
Roadway Facility: US 90-Mobile Hwy from AL State Line to Nine Mile Rd

PART I: De Minimis Determination

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

New Driveway Trips (F-H):	328	[I]
Trip Distribution (% exiting):	63%	[K]
Allocated Trips (I*K):	<u>207</u>	[L]

2-Way PM PH Service Volume (column 18):	<u>1,460</u>	[M]
1% of Service Volume (column 21 or M*.01):	<u>15</u>	[N]

Are Allocated Trips greater than 1% of the Service Volume (is L > N)? 192 YES [O]

Existing Total Trips (column 16):	<u>605</u>	[P]
Proposed Total Trips (L+P):	<u>812</u>	[Q]
110% of Service Volume (column 23 or M*1.10):	<u>1,606</u>	[R]

Are Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? -794 NO [S]

Is the roadway segment on a designated hurricane evacuation route (column 24)? YES [T]

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

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

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

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

PART II: Non De Minimis Concurrency Determination

If "YES" to [T], is the number of Proposed Total Trips greater than the Service Volume (is Q > M)? -648 NO [U]

If "NO" to [T], is the number of Proposed Total Trips greater than 110% of the Service Volume (is Q > R)? -794 N/A [V]

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

 If "YES," identify which method will be used to maintain the adopted Level of Service:

- applying applicable trip reduction methods for service or commercial developments,
- conducting a Traffic Impact Analysis Report (TIAR),
- reducing the scale or scope of the proposed project,
- withdrawing the application, or
- identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

SECTION "D"

Escambia County Schools Level of Service Determination

(Source: Escambia County School District)



"Making a Positive Difference"

THE SCHOOL DISTRICT OF ESCAMBIA COUNTY

30 E. Texar Drive Pensacola, Florida 32503 (850) 469-5660

Malcolm Thomas, Superintendent

www.escambia.k12.fl.us

Facilities Planning
Anthony B. Noles, Director
30 E. Texar Drive, Room 158
Pensacola, Florida 32503
(850) 469-5660 Fax: (850) 469-5634

Level of Service Determination Letter

Project Information	
Project Name	Busbee Subdivision
Project Location	Tower Ridge Road
Parcel ID Numbers	
Property Owner/Developer	Olson Land Partners, LLC
Applicant	Rebol-Battle & Associates, LLC (Paul Battle, PE)

School Level of Service Reservation			
Level of Service	Beulah Elementary	Ransom Middle	Pine Forest High
Reserved Students	62	31	31
Comments:			

This School Level of Service Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Level of Service requirements of Florida Statute 163.3180 and the adopted Interlocal Agreement

This Level of Service Reservation shall expire two (2) years from date of issuance of this letter.



Anthony B. Noles, Director
Facilities Planning

February 27, 2015

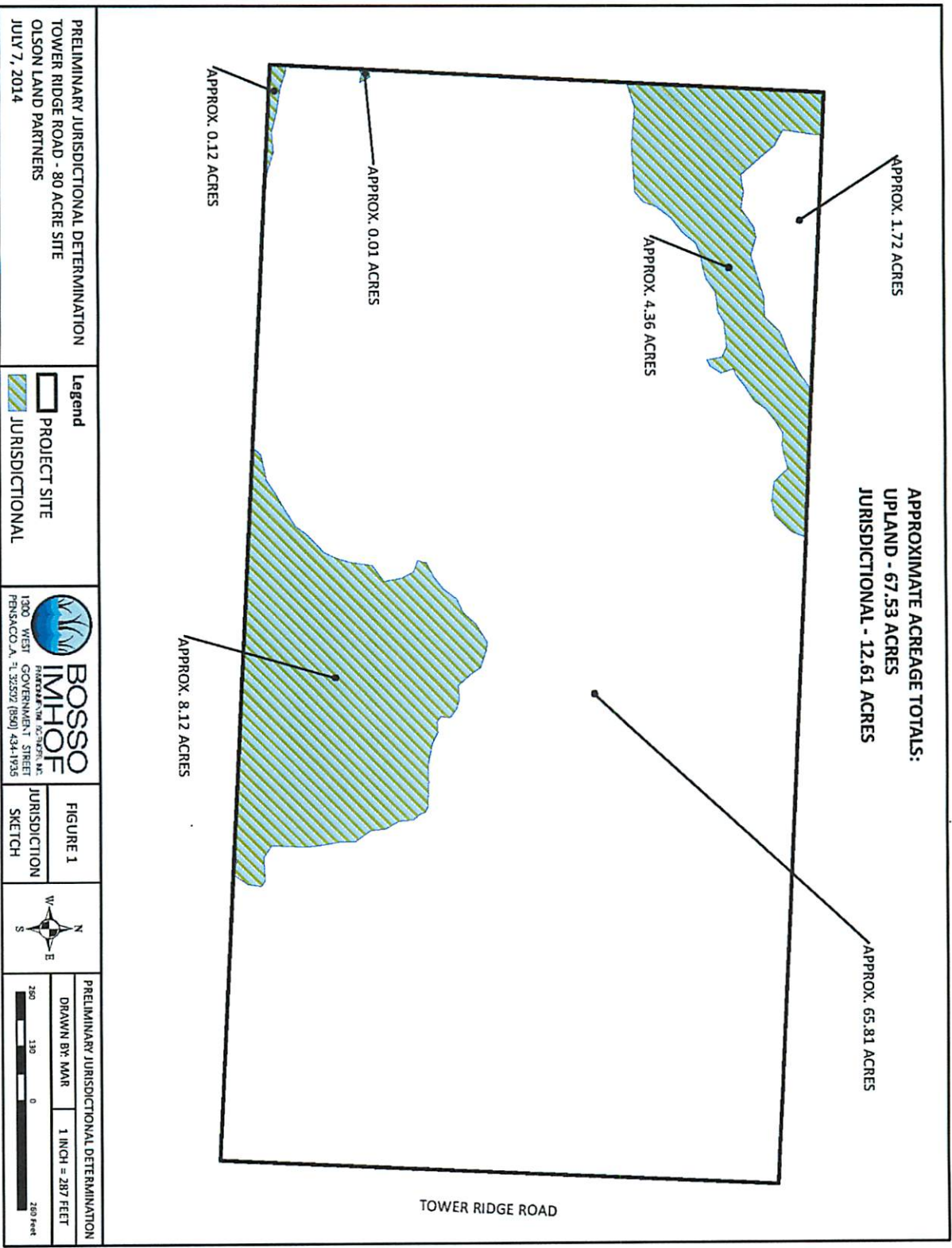
Issue Date

C: Shawn Dennis, Assistant Superintendent of Operations

SECTION "E"

Wetland Maps

(Source: Bosso-Imhof Environmental
Sciences, Inc.)



PRELIMINARY JURISDICTIONAL DETERMINATION
 TOWER RIDGE ROAD - 80 ACRE SITE
 OLSON LAND PARTNERS
 JULY 7, 2014

Legend
 PROJECT SITE
 JURISDICTIONAL

BOSSO IMHOFF
 PARTNERSHIP, INC.
 1300 WEST GOVERNMENT STREET
 PENSACOLA, FL 32502 (850) 434-1935

FIGURE 1
 JURISDICTION
 SKETCH



PRELIMINARY JURISDICTIONAL DETERMINATION
 DRAWN BY: MMR
 1 INCH = 287 FEET

 260 Feet

SECTION "F"

Historical & Archeological Data
(Source: Florida Master Site File)



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

February 27, 2015



Paul Battle
Rebol-Battle & Associates, LLC
2301 N 9th Avenue, Suite 300
Pensacola, FL 32503
Phone: 850.438.0400
Email: paulb@rebol-battle.com

In response to your inquiry of February 27, 2015, the Florida Master Site File lists three archaeological sites, five surveys, one resource group, and eleven standing structures, found in the following parcels of Escambia County:

The portions of T01S R31W Sections 06, 07, & 33, and T01S R32W Sections 01, 02, 11, 12, 35, & 36, indicated by the map submitted with search request (including a project area, and a 1 mile buffer).

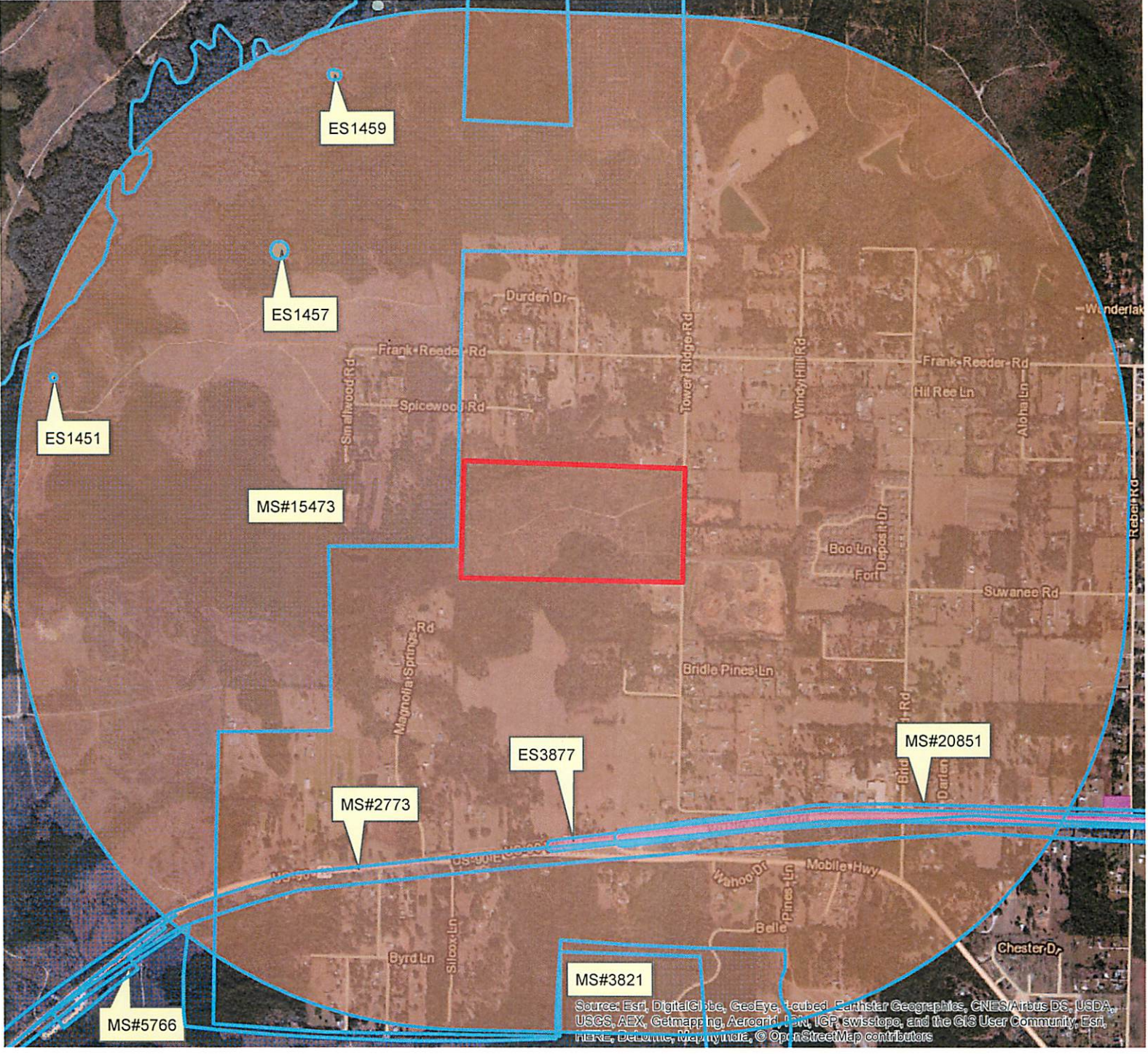
When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

SurvNum	Title	Pub_Date	Author1
2773	A Cultural Resources Survey of a Segment of SR 10 (US 90-A, Nine Mile Road) and Segments of SR 297 (Pine Forest Road), Escambia County, Florida.	1991	ALMY, MARION M.
3821	Fatal Flaw Cultural Resource Analysis of the Rainwater Tract, Escambia County, Florida	1991	PHILLIPS, JOHN C.
5766	Phase I Cultural Resources Survey and Archeological Inventory of the Proposed US 90 (SR 10) Weigh Station Project, Escambia County, Florida	1999	ATHENS, WILLIAM P.
15473	Phase I Reconnaissance Survey of the Northwest Florida Water Management District Perdido River, Grassy Point, and Lafayette Creek Tracts, Escambia, Santa Rosa, and Walton Counties, Florida (DHR Grant No. SO825 and Chapter 1a-32 permit No. 0708.27)	2008	Mikell, Gregory A.
20851	Cultural Resource Assessment Survey, S.R. 10 (Nine Mile Road/U.S. 90A) From S. R. 10A (U.S. 90, Mobile Highway) to S.R. 297 (Pine Forest Road), Major PD&E Study Reevaluation, Escambia County, Florida	2014	ACI

Author2	Author3	Sponsor	Num_New	Num_Old	CratNum
DEMING, JOAN G.	THOMPSON, SHARYN	FL Depart. of Transportation	18		199101526
		CH2M-HILL	10	6	
KECK, CHARLENE	LABADIA, CATHERINE	FLORIDA DEPT OF TRANSPORTATION			199907888
Shoemaker, Brian O.		North West Florida Water Management District	47	12	
		FDOT District Three	25	6	201402092

Archaeo	Struc	Marine	Cell	Shape_Leng	Shape_Area
YES				0.48662031987	0.00013437966
YES				0.51650113637	0.00447581167
YES	YES			0.01742816130	0.00000278591
YES				0.93590963117	0.00382569067
YES	YES			0.25271234394	0.00007053722

SiteID	PLOTMTHD	SiteName	Address	Destroyed	SurveyNum	Architect	YearBuilt
ES01524	M	REINHARDT-MAYNARD HOUSE	9700 MOBILE HWY	NO	2773		c1932
ES01525A	M	ROCKY'S MOTEL-OFFICE	9765 MOBILE HWY	NO	2773		1941
ES01525B	M	ROCKY'S MOTEL-COTTAGE	9765 MOBILE HWY	NO	2773		1941
ES03879	D	9650 SR 10A	9650 State 10A RD	NO	20851		c1940
ES03880	D	7600 SR 10	7600 State 10 RD	NO	20851		c1940
ES03881	D	7300 SR 10	7300 State 10 RD	NO	20851		c1958
ES03882	D	9404 Darlene Circle	9404 Darlene CIRC	NO	20851		c1955
ES03883	D	6440 SR 10	6440 State 10 RD	NO	20851		c1955
ES03884	D	6179 SR 10	6179 State 10 RD	NO	20851		c1968
ES03885	D	6200 SR 10	6200 State 10 RD	NO	20851		c1963
ES03918	D	9101 Mobile Highway	9101 Mobile HWY	NO	20851		c1959

Style	ExtPlan	StrucSys1	StrucSys2	StrucSys3	ExtFabric1	ExtFabric2	ExtFabric3
Frame Vernacular	Rectangular	Balloon wood frame			Wood/plywood		
Masonry vernacular	Rectangular	Concrete block			Stucco		
Masonry vernacular	Rectangular	Concrete block			Stucco		
Frame Vernacular	Irregular	Wood frame			Vinyl		
Ranch	Irregular	Wood frame			Vinyl		
Masonry vernacular	Irregular	Concrete block			Stucco		
Frame Vernacular	Irregular	Wood frame			Brick	Vinyl	Wood/plywood
Frame Vernacular	Irregular	Wood frame			Aluminum		
Masonry vernacular	Rectangular	Wood frame			Brick		
Masonry vernacular	Irregular	Concrete	Wood frame		Brick	Concrete block	Wood/plywood
Masonry vernacular	Irregular	Wood frame			Brick		

ExtFabric4	StrucUse1	StrucUse2	StrucUse3	SurvEval	SurvDist
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Hotel, Motel, Inn	Abandoned or vacant		Ineligible for NRHP	Ineligible as contributor to NR district
	Hotel, Motel, Inn	Abandoned or vacant		Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district
	House of worship			Ineligible for NRHP	Ineligible as contributor to NR district
	Private residence			Ineligible for NRHP	Ineligible as contributor to NR district

SiteID	SiteName	RgType	NRCategory	City	ContribCR	NonContrib
ES03877	State Road 10	Linear Resource	STRU	Cantonment	1	0

TimeSig1
Twentieth century American, 1900-present

TimeSig2 TimeSig3 Narrative
See continuation sheet

HistAssc1 HistAssc2 HistAssc3 HistAssc4

HistAssc5	HistAssc6	SurveyNum	Evaluation	d_NRListed	ShpoEval	Shape_Leng	Shape_Area
		20851	See continuation sheet		Ineligible for NRHP	0.19662681817	0.00003537816

SiteID	SiteName	SiteType1	SiteType2	SiteType3	SiteType4	SiteType5
ES01451	BEULAH 1	Indeterminate	Historic refuse / Dump			
ES01457	PERDIDO RIVER 7	Indeterminate	Artifact scatter-low density (< 2 per sq meter)			
ES01459	PERDIDO RIVER 9	Indeterminate	Artifact scatter-low density (< 2 per sq meter)			

SiteType6	Culture1	Culture2	Culture3	Culture4	Culture5
	Nineteenth century American, 1821-1899	Twentieth century American, 1900-present			
	Woodland				
	Woodland				

Culture6	Culture7	Culture8	SurvEval	SurveyNum	D_NRListed	ShpoEval	PlotType	HumanRemns
			Insufficient Information	15473		Not Evaluated by SHPO	NORM	
			Not Evaluated by Recorder	1656		Not Evaluated by SHPO	NORM	
			Not Evaluated by Recorder	1656		Not Evaluated by SHPO	NORM	

Shape_Leng	Shape_Area
0.00082582961	0.00000005190
0.00189336818	0.00000028010
0.00131500645	0.00000012895

FUTURE LAND USE MAP (FLUM) AMENDMENT – Urban Sprawl

For

Tower Ridge Road Subdivision

Parcel IDs: 01-1S-32-1000-050-003,
01-1S-32-1000-120-004,
01-1S-32-1000-110-003,
01-1S-32-1000-050-004,
01-1S-32-1000-070-003,
01-1S-32-1000-080-003

Escambia County, Florida

Prepared by:



REBOL-BATTLE & ASSOCIATES, LLC.

Civil Engineers & Surveyors

FL Certificate of Authorization #9657

2301 N 9th Avenue, Suite 300
Pensacola, FL 32503
850.438.0400

www.rebol-battle.com

March 2015

Prepared for:

Olson Land Partners, LLC
4300 Legendary Drive, Suite 234
Destin, FL 32541

RBA Project No.: 2015.006

1. Introduction

This report addresses the topic of “Urban Sprawl” for the Future Land Use Map (FLUM) Amendment request of Parcel Number 01-1S-32-1000-050-003, 01-1S-32-1000-120-004, 01-1S-32-1000-110-003, 01-1S-32-1000-050-004, 01-1S-32-1000-070-003, & 01-1S-32-1000-080-003 in Pensacola, Florida. The existing FLUM designation for the property is Rural Community (RC). The desired FLUM Classification is Mixed-Use Suburban (MU-S).

2. General Property Information

PROPERTY ADDRESS:	9600 Block of Tower Ridge Road
PARCEL ID #:	01-1S-32-1000-050-003, 01-1S-32-1000-120-004, 01-1S-32-1000-110-003, 01-1S-32-1000-050-004, 01-1S-32-1000-070-003, & 01-1S-32-1000-080-003
INTENDED PROPERTY USE:	Residential Subdivision
CURRENT ZONING:	Agricultural District (AG)
PROPOSED ZONING:	One- and Two-Family District, Medium Density (R-3)* *To be applied for at a future date
CURRENT FLU:	Rural Community (RC)
PROPOSED FLU:	Mixed-Use Suburban (MU-S)

The property is located at 9600 Block of Tower Ridge Road in central Escambia County, approximately 4,750 LF northwest from the intersection of Tower Ridge Road and Nine Mile Road. The combined parcels include approximately 80 acres of property (65 acres of uplands) along the west side of Tower Ridge Road. Maps of the existing property are included in the “Supplemental Documents” section of this report.

3. Urban Sprawl

Urban Sprawl can be defined as a “development pattern characterized by low density, automobile- dependent development with uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner.” The purpose of this report is to prove that the proposed Future Land Use Map Amendment does not encourage the proliferation of urban sprawl as required by Florida Statute (F.S.) 163.3177. The preferred development pattern characteristics are listed and addressed below.

Excerpt from F.S. 163.3177:

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

The existing natural resources and ecosystems within the vicinity of the project shall be protected and not be negatively impacted as a result of the proposed residential

development. Public water and sewer systems are available at, or near, the site and will be connected to for service. The site will not contain wells or septic systems which could impact natural resources. In addition, the ecosystems, specifically the wetland areas, located on the property shall be protected by the appropriate buffers required by the County and State for development.

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

The proposed development is located along frontage of Tower Ridge Road. No major public infrastructure "extension" would be required to support the site. However, State and County infrastructure improvements near the site are already in conceptual stages. For example, the Florida Department of Transportation (FDOT) is currently performing a Project Development and Environmental (PD&E) study of the areas along Nine Mile Road west of the project site eastward to Pine Forest Road. In addition, Escambia County has a "Sector Plan" to improve Beulah Road which is located just east of the proposed project. The subject property falls within limits of "planned" infrastructure areas which promotes efficient development.

- (III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

The proposed residential subdivision shall provide for compact development and mixed densities/intensities. The community shall be designed with low speed roadways and sidewalks. In addition, amenities of the development shall include recreational areas such as a park and/or clubhouse within a walkable distance. The project will connect to nearby developed areas which could further promote pedestrian and bicycle accessible routes. In addition, the development shall include a mix of lot and home sizes for varying incomes and/or desires.

- (IV) *Promotes conservation of water and energy.*

As previously mentioned, public water and sewer systems are available at, or near, the site and will be connected to for service. The site will not contain wells which could consume natural resources. In addition, construction of the homes within the subdivision shall be in accordance with the Florida Building and Plumbing Code which regulates energy conservation and protection of the potable water supply.

- (V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

N/A – Preservation agricultural areas and activities are not proposed.

- (VI) *Preserves open space and natural lands and provides for public open space and recreation needs.*

The proposed residential development shall preserve areas of open space for recreational use. In addition, the existing wetland areas on the property shall be protected and conserved by including natural buffers in upland areas.

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

N/A – The proposed development includes only residential uses.

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

Although the proposed development does not provide a “transit-oriented” community, the development does remediate urban sprawl by constructing adjacent to “planned” infrastructure areas. In addition, the uses, densities and intensities of the project shall not over compensate with high density residential lots despite the amount of wetlands on the property.

4. Conclusion

The proposed residential development and Future Land Use Map Amendment does not encourage the proliferation of urban sprawl. This conclusion is based on the factors described above and summarized below as the development:

- Shall protect the existing natural resources and ecosystems within the vicinity.
- Falls within limits of “planned” infrastructure areas which promotes efficient development. Shall provide for compact development and mixed densities/intensities.
- Shall promote energy conservation and protection of the potable water supply. Shall preserve areas of open space and conserve natural lands.
- Shall remediate urban sprawl by constructing adjacent to “planned” infrastructure areas.

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

General Data

Project Name: LSA 2015-01 – Tower Ridge Road Subdivision

Location: 9600 Block of Tower Ridge Road

Parcel #s: 01-1S-32-1000-080-003 (Jacob)
01-1S-32-1000-120-004 (Jacob)
01-1S-32-1000-070-003 (Busbee)
01-1S-32-1000-050-003 (Busbee)
01-1S-32-1000-050-004 (Busbee)
01-1S-32-1000-110-003 (Busbee)

Acreage: 78.72 (+/-) acres

Request: From Rural Community (RC) to Mixed-Use Suburban (MU-S)

Agent: Kerry Anne Schultz, Agent for owners Murphy J. Jacob and Jan Jacob Graham Reed, Trustees of the Murphy J. Jacob Revocable Trust Agreement; and the Busbee Limited Partnership

Meeting Dates: Planning Board, April 7, 2015
BCC, May 7, 2015

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 79-acre six-parcel site from Rural Community (RC) to Mixed-Use Suburban (MU-S). The current zoning designation of the referenced parcels is AG, an agricultural low density district. The FLU change is proposed to allow a residential subdivision of approximately 325 dwelling units - a density for which a zoning change would be required.

The subject parcels are located along and beyond the west side of Tower Ridge Road between Nine Mile Road and Frank Reeder Road. Together they provide the site with approximately 1300 feet of frontage on Tower Ridge Road. The property is primarily vacant woodland containing several areas of jurisdictional wetlands.

The site is entirely within a RC future land use designation, but it adjoins a recently amended area of Mixed-Use Suburban to the south and an expansive area of MU-S eastward from Tower Ridge Road.

The site is largely surrounded by a semi-rural land use pattern of large-lot single-family residential uses. The pattern is interrupted on the site's west side by vacant woodland, on the east side by one public and one private borrow pit, and on the south side by a recently approved 115-acre subdivision (Vintage Creek) to be developed at 1.4 dwelling units per acre. Except for one AG zoned parcel on the north side of the site, R-3 (one-

family and two-family district, medium density) zoning adjoins to the north and south and RR (rural residential, low density) zoning adjoins to the east and west.

Subdivision development will require review and approval for compliance with the preliminary plat, infrastructure construction plan, and final platting requirements of Escambia County and all associated regulations and standards of the Land Development Code (LDC). No conceptual plans or applications for subdivision development have been submitted as of the time of the FLU amendment request.

Analysis of Availability of Facilities and Services:

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

Sanitary Sewer Service.

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

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

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer. The FLU amendment application includes a letter from ECUA stating, without reference to a proposed number of dwelling units, that sewer service is available at the requested demand and flow, and that the proposed subdivision would not cause the affected system to fail to meet the levels of service adopted in the Comprehensive Plan.

Connection to ECUA's system in compliance with its requirements is the responsibility of the developer. The application indicates that construction of an on-site lift station and connection to an existing sanitary sewer force main within approximately 1.5 miles can be accomplished and would likely be coordinated with the same facilities required for the adjoining Vintage Creek subdivision under development. The applicant acknowledges that the design and construction of all sewer system extensions to serve the proposed development must comply with ECUA requirements.

Solid Waste Disposal.

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

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

Analysis: The FLU amendment application indicates that ECUA will provide solid waste collection service for the proposed subdivision. Based on population growth projections and estimated annual Class 1 municipal solid waste received, the Perdido Landfill can accommodate the development.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.*

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

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

Analysis: The subject property is within the service area of ECUA for potable water. The FLU amendment application includes a letter from ECUA stating, without reference to a proposed number of dwelling units, that water service is available at the requested demand and flow, and that the proposed subdivision would not cause the affected system to fail to meet the levels of service adopted in the Comprehensive Plan.

Connection to ECUA's system in compliance with its requirements is the responsibility of the developer. The applicant anticipates connection to existing ECUA facilities along Tower Ridge Road and acknowledges that the design and construction of all water system extensions to serve the proposed development must comply with ECUA requirements.

Stormwater Management.

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

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

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

Analysis: The FLU amendment application indicates that stormwater management systems would be designed, approved, and permitted by all necessary agencies, including Escambia County, the Northwest Florida Water Management District, and the Florida Department of Environmental Protection, prior to subdivision development.

Streets and Access.

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

Analysis: The FLU amendment application includes an initial test for traffic concurrency prepared by the Transportation and Traffic Operations Division of the Escambia County Public Works Department. The test provides a preliminary indication that a development of 325 single-family dwellings should comply with the level of service standards of the county for an impacted roadway segment of U.S. 90/Nine Mile Road from the Alabama state line to Mobile Highway.

The developer would pay all costs and construct all streets within the proposed subdivision, as well as proposed access to the development. The design and construction must comply with applicable Escambia County standards so that upon their construction the streets and accesses could be accepted for maintenance by the county. Development of the site may require the dedication of additional right-of-way for existing streets or the vacation of existing unopened rights-of-way.

Public School Facilities.

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

Analysis: The FLU amendment application includes a Level of Service Determination Letter from the School District of Escambia County stating, without reference to a proposed number of dwelling units, that specific elementary, middle, and high school student capacities are reserved for two years for the subject development and confirming that the development meets the School Level of Service requirements of Florida Statutes (Ch. 163.3180) and the adopted Interlocal Agreement with Escambia County.

Analysis of Suitability of Amendment for Proposed Use:

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

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in Table 1 [of the Escambia County Comprehensive Plan].*

Analysis: The referenced Comprehensive Plan table describes the current Rural Community FLU as intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County. Residential density is limited to two dwelling units per acre. The proposed Mixed-Use Suburban FLU, as described by the same policy, is intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Residential density within the MU-S category is limited to 25 dwelling units per acre.

The area at the western end of Nine Mile Road continues to transition from rural and semi-rural to suburban development patterns. Approval of the amendment would eliminate agricultural uses from among the range of allowable uses on the subject site and replace compact, traditional neighborhood supportive commercial development options with opportunities for professional offices and general retail sales and service uses. The availability of residential, recreational, public, and civic uses would remain unchanged. The density limit of MU-S would allow some zoning districts with densities incompatible with the surrounding development, but there is no other FLU category available to less substantially increase residential density from that of RC.

Impact on Wellheads.

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

Analysis: There are no known public potable water wells in proximity to the subject property.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The FLU amendment application includes a response letter to a record search request indicating that the Florida Master Site File, the state's official inventory of historical and cultural resources maintained by the Florida Department of State, lists no archaeological sites within the requested FLU change area. The letter cautions, however, that there may be unrecorded archaeological sites, historical structures or other resources. Development of the site remains subject to LDC provisions requiring the cessation of construction or other development activities should archaeological or historical artifacts or resources be discovered until a determination of significance is completed.

Impact on the Natural Environment.

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

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

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

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:*

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

Analysis: The FLU amendment application includes a map prepared by environmental consultants making a preliminary determination of approximately 12.5 acres total of jurisdictional wetlands among several areas within the subject site. The wetlands correspond with hydric soils identified by the Soil Survey of Escambia County prepared by the U.S. Department of Agriculture. However, the soil survey does not indicate prime farmland soils within the site. The application states that protection of the wetland areas would be ensured in the design and permitting of the proposed subdivision and that a

preliminary investigation found no current site indications of threatened or endangered species.

Urban Sprawl

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas."*

Analysis: The proposed Mixed-Use Suburban FLU amendment would discourage urban sprawl through the characteristics of the development pattern it would encourage within the modest expansion of existing MU-S area. Single-family residential use allowed by the proposed FLU, and strongly associated with on-going growth and development along W. Nine Mile Road, would be required to be developed in a manner that will protect and not have an adverse impact on natural resources and ecosystems. The close proximity of the development to public infrastructure and services already in place and serving a mix of uses would promote the efficient and cost-effective provision or extension of those facilities and services and would avoid the potential adverse impacts of on-site wells and septic systems. The higher residential density allowed by the FLU change, if appropriately limited by zoning, would support a continued balance with the existing and expanding nonresidential uses in the area. The required protection of wetlands would promote the preservation of a substantial proportion of the subject site as open space and natural lands with the potential to provide some level of passive recreation.

CON

MU-S

FRANK-REEDER-RD

SPICEWOOD RD

SMALLWOOD-RD

WINDY-HILL-RD

MU-S

RC

RC

78.72 ACRES±

RC

RC

MAGNOLIA SPRINGS RD

TOWER RIDGE RD

BRIDLE PINES LN

MU-S

MU-S

RC

W-NINE-MILE-RD

MOBILE-HWY

C

WINDY HILL LN

SILCOX LN



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

Andrew Holmer
Planning and Zoning Dept.

LSA-2015-01 EXISTING FLU



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



CON

MU-S

FRANK-REEDER-RD

SPICEWOOD RD

SMALLWOOD-RD

WINDY-HILL-RD

MU-S

RC

MU-S

78.72 ACRES±

RC

RC

MAGNOLIA SPRINGS RD

TOWER RIDGE RD

BRIDLE PINES LN

MU-S

MU-S

RC

W-NINE-MILE-RD

MOBILE-HWY

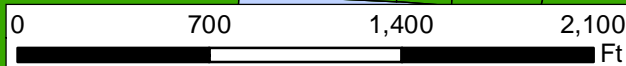
C



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

Andrew Holmer
Planning and Zoning Dept.

LSA-2015-01 PROPOSED FLU



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



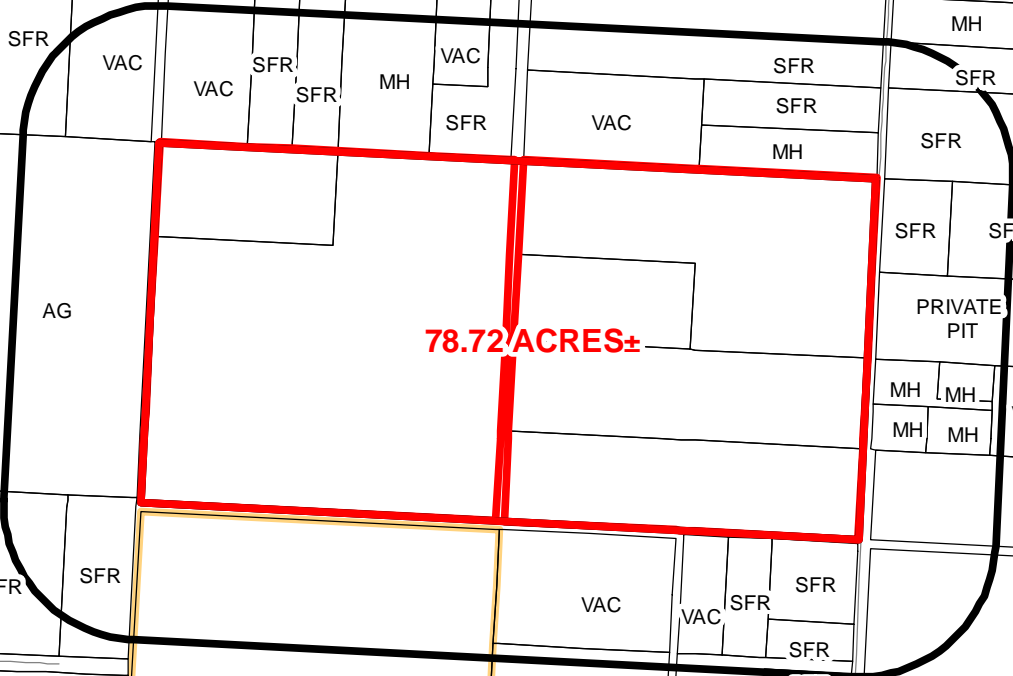


FRANK REEDER RD

SPICEWOOD RD

SMALLWOOD RD

WINDY HILL RD



78.72 ACRES±

Labels for various land use types: SFR, VAC, MH, AG, PRIVATE PIT, COUNTY PIT, and VINTAGE CREEK SUBDIVISION 1.4 D/U PER ACRE.

MAGNOLIA SPRINGS RD

TOWER RIDGE RD

BRIDLE PINES LN

W NINE MILE RD

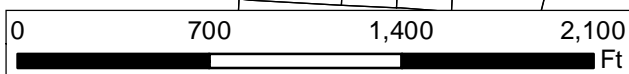
MOBILE HWY



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

Andrew Holmer
Planning and Zoning Dept.

LSA-2015-01 EXISTING LAND USE



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

SILCOX LN

W... DR LN

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA-2015-01 (legal advertisement title)


Date: 03/11/15

Date requested back by: 03/16/15

Requested by: Griffin Vickery

Phone Number: 595-3471

.....
(LEGAL USE ONLY)

Legal Review by Kenna Smith 

Date Received: 3/11/15

Approved as to form and legal sufficiency. a/changes.

Not approved.

Make subject to legal signoff.

Additional comments:
Approval relates to form and legal sufficiency only, which does not include verification of accuracy of FLV categories.

ORDINANCE NUMBER 2015-___

1
2
3
4
5 AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING
6 PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE
7 ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED;
8 AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT,"
9 **POLICY FLU 1.1.1, TO- PROVIDEING** FOR AN AMENDMENT TO THE
10 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE
11 CATEGORY OF SIX PARCELS WITHIN SECTION 01, TOWNSHIP 1S,
12 RANGE 32W, PARCEL NUMBERS 1000-050-003, 1000-050-004, 1000-
13 070-003, 1000-080-003, 1000-110-003 AND 1000-120-004, TOTALING
14 79 ACRES, LOCATED OFF 9600 BLOCK OF TOWER RIDGE ROAD,
15 FROM RURAL COMMUNITY (RC) TO MIXED-USE SUBURBAN (MU-
16 S); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY;
17 PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR
18 AN EFFECTIVE DATE.
19

20
21 **WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County
22 adopted its Comprehensive Plan on April 29, 2014 ~~January 20, 2011~~; and
23
24

25 **WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County
26 Commissioners of Escambia County, Florida to prepare, amend and enforce
27 comprehensive plans for the development of the County; and
28
29

30 **WHEREAS**, the Escambia County Planning Board conducted a public hearing and
31 forwarded a recommendation to the Board of County Commissioners to approve
32 changes (amendments) to the Comprehensive Plan; and
33
34

35 **WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that
36 the adoption of this amendment is in the best interest of the County and its citizens;
37
38

39 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
40 Escambia County, Florida, as follows:
41

1 **Section 1. Purpose and Intent**

2
3 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
4 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
5 Florida Statutes.
6
7

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

9
10 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment
11 2015-01."
12
13

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

15
16 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
17 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
18 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
19 notations, references and information shown thereon, is further amended to include the
20 following future land use change:
21

22 Six Parcels Within Section 01, Township 1S, Range 32W, Parcel Numbers
23 1000-050-003, 1000-050-004, 1000-070-003, 1000-080-003, 1000-110-
24 003 and 1000-120-004 totaling 79 acres, located in the 9600 block of
25 Tower Ridge Road, as more particularly described by Rebol-Battle &
26 Associates, Civil Engineers and Surveyors, in the Busbee Survey
27 boundary survey dated February 19, 2015, attached as Exhibit A, from
28 Rural Community (RC) to Mixed-Use Suburban (MU-S) .
29
30

31 **Section 4. Severability**

32
33 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
34 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
35 the validity of the remaining portions of this Ordinance.
36
37

38 **Section 5. Inclusion in the Code**

39
40 It is the intention of the Board of County Commissioners that the provisions of this
41 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
42 the sections, subsections and other provisions of this Ordinance may be renumbered or
43 relettered and the word "ordinance" may be changed to "section," "article," or such other
44 appropriate word or phrase in order to accomplish such intentions.

1
2 **Section 6. Effective Date**
3

4 Pursuant to Section 163.3184(3)(c)~~-(4)~~, Florida Statutes, this Ordinance shall not
5 become effective until 31 days after the Department of Economic Opportunity notifies
6 Escambia County that the plan amendment package is complete. If timely challenged,
7 this Ordinance shall not become effective until the Department of Economic Opportunity
8 or the Administration Commission enters a final order determining the Ordinance to be
9 in
10 compliance.
11
12
13

14 **DONE AND ENACTED** this _____ day of _____, 2015.
15
16

17 BOARD OF COUNTY COMMISSIONERS
18 OF ESCAMBIA COUNTY, FLORIDA
19

20
21 By: _____
22 Steven Barry, Chairman
23

24 ATTEST: PAM CHILDERS
25 CLERK OF THE CIRCUIT COURT
26

27
28 By: _____
29 Deputy Clerk
30
31

32
33 (SEAL)
34

35
36 ENACTED:
37

38
39 FILED WITH THE DEPARTMENT OF STATE:
40

41
42 EFFECTIVE DATE:
43
44

ORDINANCE NUMBER 2015-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF SIX PARCELS WITHIN SECTION 01, TOWNSHIP 1S, RANGE 32W, PARCEL NUMBERS 1000-050-003, 1000-050-004, 1000-070-003, 1000-080-003, 1000-110-003 AND 1000-120-004, TOTALING 79 ACRES, LOCATED OFF 9600 BLOCK OF TOWER RIDGE ROAD, FROM RURAL COMMUNITY (RC) TO MIXED-USE SUBURBAN (MUS); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

1 **Section 1. Purpose and Intent**

2
3 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
4 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
5 Florida Statutes.
6
7

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

9
10 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment
11 2015-01."
12
13

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

15
16 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
17 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
18 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
19 notations, references and information shown thereon, is further amended to include the
20 following future land use change:
21

22 Six Parcels Within Section 01, Township 1S, Range 32W, Parcel Numbers
23 1000-050-003, 1000-050-004, 1000-070-003, 1000-080-003, 1000-110-
24 003 and 1000-120-004 totaling 79 acres, located in the 9600 block of
25 Tower Ridge Road, as more particularly described by Rebol-Battle &
26 Associates, Civil Engineers and Surveyors, in the Busbee Survey
27 boundary survey dated February 19, 2015, attached as Exhibit A, from
28 Rural Community (RC) to Mixed-Use Suburban (MU-S) .
29
30

31 **Section 4. Severability**

32
33 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
34 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
35 the validity of the remaining portions of this Ordinance.
36
37

38 **Section 5. Inclusion in the Code**

39
40 It is the intention of the Board of County Commissioners that the provisions of this
41 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
42 the sections, subsections and other provisions of this Ordinance may be renumbered or
43 relettered and the word "ordinance" may be changed to "section," "article," or such other
44 appropriate word or phrase in order to accomplish such intentions.

1
2 **Section 6. Effective Date**
3

4 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not
5 become effective until 31 days after the Department of Economic Opportunity notifies
6 Escambia County that the plan amendment package is complete. If timely challenged,
7 this Ordinance shall not become effective until the Department of Economic Opportunity
8 or the Administration Commission enters a final order determining the Ordinance to be
9 in compliance.
10

11
12
13 **DONE AND ENACTED** this _____ day of _____, 2015.
14

15
16 BOARD OF COUNTY COMMISSIONERS
17 OF ESCAMBIA COUNTY, FLORIDA
18

19
20 By: _____
21 Steven Barry, Chairman
22

23 ATTEST: PAM CHILDERS
24 CLERK OF THE CIRCUIT COURT
25

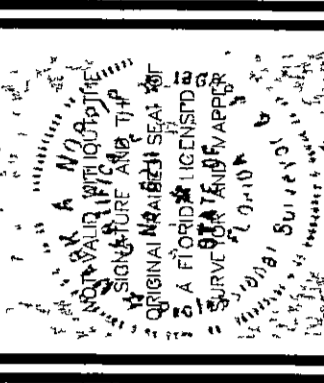
26
27 By: _____
28 Deputy Clerk
29

30
31
32 (SEAL)
33

34
35 ENACTED:
36

37
38 FILED WITH THE DEPARTMENT OF STATE:
39

40
41 EFFECTIVE DATE:
42
43



NO.	DATE	APPROVED	REVISION/TAKEN

NO.	DATE	APPROVED	REVISION/TAKEN

