

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
July 7, 2015–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Resume' Minutes.
 - A.
 - A. RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the May 26, 2015 and June 2, 2015 Planning Board Meetings.
 - B. Planning Board Monthly Action Follow-up Report for June 2015.
 - C. Planning Board 6-Month Outlook for July 2015.
5. Public Hearings.
 - A. SSA-2015-04 - A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map.
 - B. SSA-2015-05 - A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map
 - C. A Public Hearing to Review an LDC Ordinance Amending Chapter 3 Zoning Regulations

6. C & D Ordinance Discussion
7. Public Forum.
8. Director's Review.
9. County Attorney's Report.
10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, August 4, 2015 at 8:35 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 07/07/2015

Agenda Item:

A. RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the May 26, 2015 and June 2, 2015 Planning Board Meetings.

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

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

Attachments

5-26-15 Special Planning Board Mtg Resume'

6-2-15 Quasi-Judicial Resume'

6-2-15 Planning Board Regular Mtg Resume'

June Monthly Action Follow-Up Report

July Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD May 26, 2015

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 10:50 A.M.)

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

Absent: Stephanie Oram, Navy (Non voting)

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Senior. Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney
Karen Bohon, Sr Office Assistant

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication was acknowledged by Karen Bohon, Board Clerk.
4. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 2, Development and Compliance Review. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2 Development and Compliance Review

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 2 Development and Compliance Review. The ordinance will be adding criteria that is to be considered by the Board of Adjustments when reviewing a conditional use

application, and adding a section for the Appeal of Administrative Decisions.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to continue this item to the 6/2/2015 Planning Board meeting.

Vote: 7 - 0 Approved

- B. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 3, Zoning Regulations. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning Regulations 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) Chapter 3, Section 3-2.11 and 3-2.15 adding offices for government agencies and public utilities as a permitted use.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to recommend approval to the BCC.

Vote: 7 - 0 Approved

5. Action/Discussion/Info Items.
6. Public Forum.
7. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, June 2, 2015 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

8. Announcements/Communications.
9. Adjournment.

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING June 2, 2015

CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE, BOARD CHAMBERS PENSACOLA, FLORIDA (8:30 A.M. – 10:25 A.M.)

Present: Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Absent: Wayne Briske, Chairman
Patty Hightower, School Board (non-voting)

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney
Karen Bohon, Sr Office Assistant

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

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion was made to waive the reading of the Legal Advertisement.

Vote: 6 - 0 Approved - Unanimously

4. Quasi-judicial Process Explanation.
5. Public Hearings.

- A. Case #: Z-2015-11
Applicant: Wiley C. "Buddy" Page, Agent
for Robertson Brazwell, LLC,
Owner
Address: 2755 Fenwick Road
Property Size: 0.77 (+/- acres)
From: HDMU, High Density
Mixed-use district, (25 du/acres)
To: HC/LI-NA, Heavy Commercial
and Light Industrial district,
prohibits the subsequent
establishment of bars,
nightclubs, or adult
entertainment uses. (Dwelling
unit density limited to vested
residential development.
Lodging unit density not limited
by zoning).

Alvin Wingate and Timothy Pyle 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 any conflict of interest.

Motion by Rodger Lowery, Seconded by Timothy Pyle

Motion to add Affidavit of Acknowledgment as Exhibit A

Vote: 6 - 0 Approved - Unanimously

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion to accept scrivener's error corrections.

Vote: 6 - 0 Approved - Unanimously

Motion by Rodger Lowery, Seconded by Alvin Wingate

Planning Board members amended staff criteria consistent with the LDC since it adjoins parcel with same zoning which is compatible, therefore, moved to approve.

Vote: 6 - 0 Approved - Unanimously

- B. Case #: Z-2015-12

Applicant: Kerry Anne Schultz Agent for
The Busbee Limited
Partnership and Murphy J.
Jacob Trust

Address: 9600 BLK Tower Ridge Road

Property Size: 78.72 (+/-Acres)

Size:

From: RMU, Rural Mixed-use district
(two du/acre)

To: LDMU, Low Density Mixed-use
district (seven du/acre)

Alvin Wingate 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 any conflict of interest.

Motion by Rodger Lowery, Seconded by Alvin Wingate

Planning Board members recommended approval and amended staff findings on:

Criteria B, stating that LDMU is consistent due to adjoining property with same zoning.

Criteria D, stating that LDMU is consistent due to the changing development patterns in the area.

Vote: 6 - 0 Approved - Unanimously

6. Adjournment.

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD June 2, 2015

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(10:40 A.M. – 11:12 A.M.)

Present: Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Absent: Wayne Briske, Chairman
Patty Hightower, School Board (non-voting)

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney
Karen Bohon, Sr Office Assistant

1. Call to Order.
2. Proof of Publication was acknowledged by Karen Bohon, Board Clerk.
3. Approval of May 5, 2015 Resume' Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 5, 2015 Planning Board Meeting.

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

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

Motion by Timothy Pyle, Seconded by Bob Cordes

Motion was made to approve the minutes from the previous months' meeting.

Vote: 6 - 0 Approved

4. Public Hearings.

- A. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 2, Development and Compliance Review. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2 Development and Compliance Review

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 2 Development and Compliance Review. The ordinance will be adding criteria that is to be considered by the Board of Adjustments when reviewing a conditional use application, and adding a section for the Appeal of Administrative Decisions.

Motion by Rodger Lowery, Seconded by Bob Cordes

Motion was made to recommend approval to the BCC.

Vote: 6 - 0 Approved

- B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the Comprehensive Plan, Chapter 7, Policy FLU 1.3.1, Future Land Use categories, by removing all residential minimum densities.

Motion by Rodger Lowery, Seconded by Bob Cordes

Motion was made to recommend approval to the BCC.

Vote: 6 - 0 Approved

- C. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 5, Family Conveyance A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 5, Family Conveyance.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 5, Article 3, Division of Land, modifying the exception requirements language for family conveyance.

Motion by Bob Cordes, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC.

Vote: 6 - 0 Approved

- D. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 3, Barrancas Overlay District A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 3, Barrancas Overlay District.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3 Article 3. To amend certain site and building requirements in Medium Density Residential (MDR) or High Density Residential (HDR) zoning within the Barrancas Overlay District

Motion by Bob Cordes, Seconded by Rodger Lowery

Motion was made to recommend approval to the BCC.

Reid Rushing left the meeting at 10:57 A.M.

Vote: 5 - 0 Approved

- E. A Public Hearing Concerning the Review of an Ordinance to Amend Chapter 3, Article 3, Warrington Overlay District A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 3, Warrington Overlay District

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending Chapter 3, Article 3. To amend prohibited uses within the Warrington Overlay District.

Motion by Rodger Lowery, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

5. Action/Discussion/Info Items.

There will be a discussion on the C&D ordinance during the July 7, 2015 Planning Board Meeting.

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, July 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.

**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: Karen Bohon, Board Clerk
DATE: June 10, 2015
RE: Monthly Action Follow-Up Report for June 2015.

The following is a status report of Planning Board (PB) agenda items for the prior month of **June**. 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:**

SSA-2015-01

400 Neal Road

04-07-15 PB recommended approval

05-07-15 BCC approved

LSA-2015-01

9600 Blk Tower Ridge Road

04-07-15 PB recommended approval

05-07-15 BCC approved for transmittal to DEO

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
04-16-15 BCC approved

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, BCC approved

CRA Ordinance, Article 2 changes

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

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 approved
4. **Rezoning Case Z-2015-06**
04-07-15 PB recommended approval
05-07-15 Pulled at BCC meeting
5. **Rezoning Case Z-2015-07**
04-07-15 PB recommended approval
05-07-15 BCC approved
6. **Rezoning Case Z-2015-08**
04-07-15 PB recommended approval
05-07-15 BCC approved
7. **Rezoning Case Z-2015-09**
05-05-15 Pulled at PB meeting
8. **Rezoning Case Z-2015-10**
05-05-15 Pulled at PB meeting
9. **Rezoning Case Z-2015-11**
06-02-15 PB recommended approval
07-07-15 BCC meeting

10. **Rezoning Case Z-2015-12**
06-02-15 PB recommended approval
07-07-15 BCC Meeting

Miscellaneous Items

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JULY 2015

(Revised 06/10/15)

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, July 7, 2015	<ul style="list-style-type: none"> • Min. Lot Size in LDR 	<ul style="list-style-type: none"> • SSA-2015-04 • SSA-2015-05 		<ul style="list-style-type: none"> • C&D Ordinance
Tuesday, August 4, 2015				
Tuesday, September 1, 2015				
Tuesday, October 6, 2015				
Tuesday, November 3, 2015				
Tuesday, December 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

5. A.

Meeting Date: 07/07/2015

Issue: SSA-2015-04 - A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map.

From: Horace Jones, Department Director

Organization: Development Services

RECOMMENDATION:

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

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to amend the Future Land Use Map.

BACKGROUND:

The applicant is requesting to amend the 2030 Future Land Use Map of a parcel within Section 46, Township 1S, Range 30W, parcel number 46-1S-30-1105-000-002, totaling 4.92 (+/-) acres. located on "W" ST, north of Beverly Pkwy. from Recreation (REC) to Commercial (C).

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

Draft Ordinance

Staff Analysis

Maps

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA-2015-04 North Beverly Pkwy

Date: 6/3/15

Date requested back by: 6/8/15

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by *Kennar A. Smite*

Date Received: *6/3/15*

Approved as to form and legal sufficiency. *-/ changes.*

Not approved.

Make subject to legal signoff.

Additional comments:

Conditioned on the inclusion of the appropriate parcel number in the title and Section 3 of the ordinance.

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

2
3 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
4 2015-04."

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 46, Township 1S, Range 30W, parcel number 46-
15 1S-30-1105-000-002 totaling 4.92 (+/-) acres, located on "W" Street, North
16 of Beverly Parkway, as more particularly described by Kenneth J. Monie
17 PSM, signed and sealed by Kenneth J. Monie, in the boundary survey
18 dated June 2, 2015, attached as Exhibit A, from Recreation (REC) to
19 Commercial (C).

20
21 **Section 4. Severability**

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

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

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

34
35
36
37 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become
4 effective until 31 days after adoption. If challenged within 30 days after adoption, this
5 Ordinance shall not become effective until the Department of Economic Opportunity or
6 the Administration Commission enters a final order determining the Ordinance to be in
7 compliance.
8

9
10 **DONE AND ENACTED** this _____ day of _____, 2015.

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

14
15
16 By: _____
17 Steven Barry, Chairman

18
19 ATTEST: PAM CHILDERS
20 Clerk of the Circuit Court

21
22
23 By: _____
24 Deputy Clerk

25
26
27 (SEAL)

28
29
30 ENACTED:

31
32 FILED WITH THE DEPARTMENT OF STATE:

33
34 EFFECTIVE DATE:

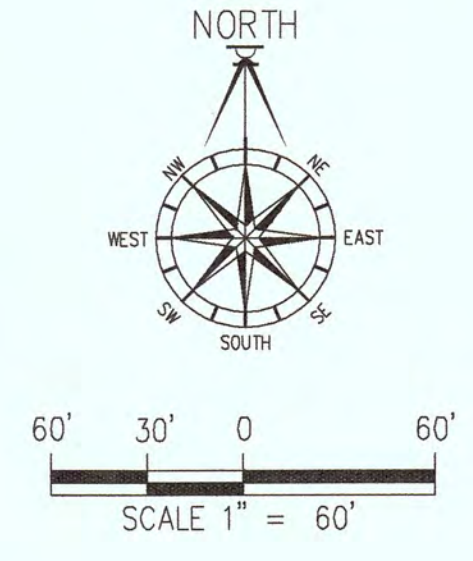


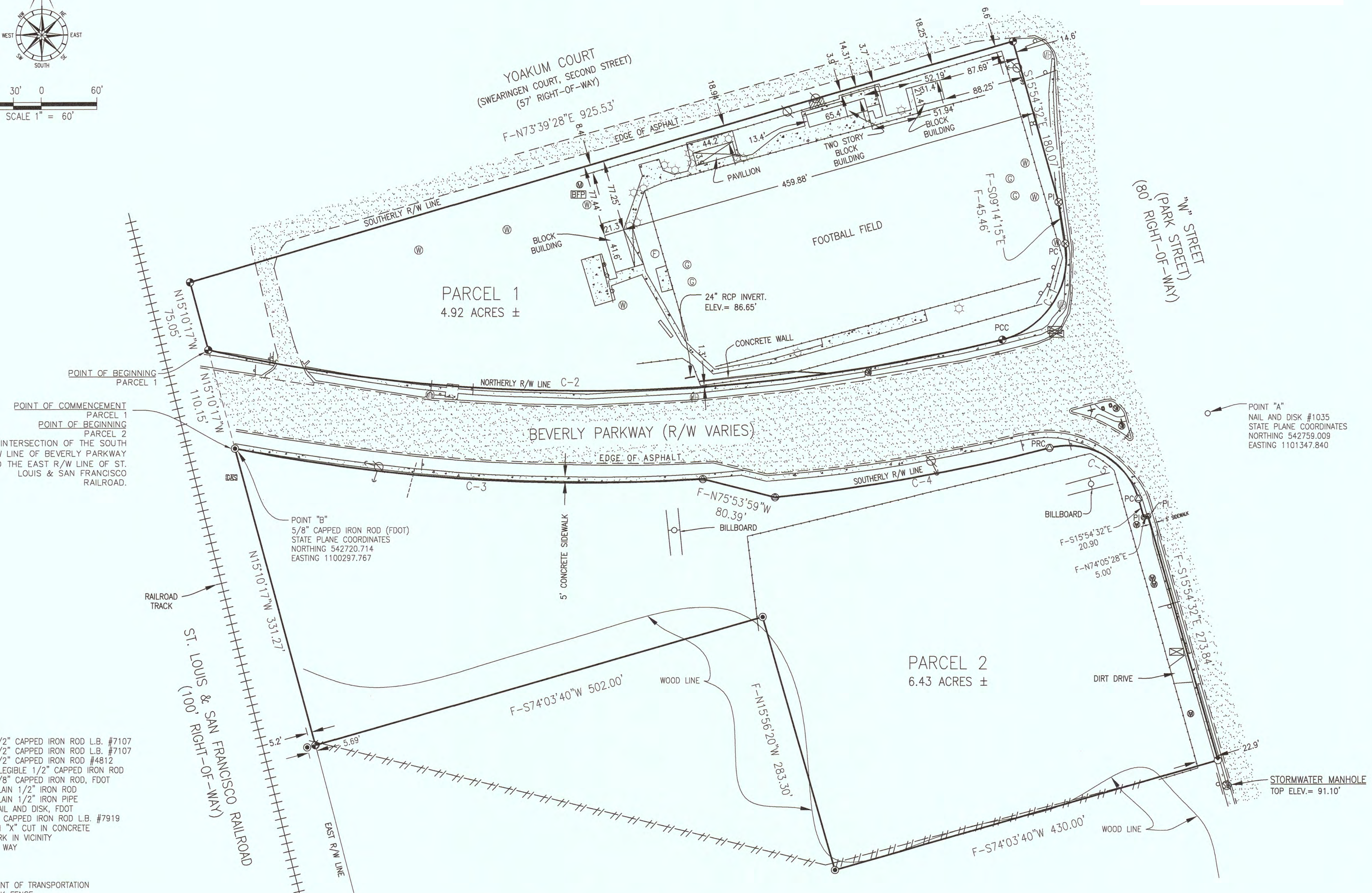
EXHIBIT A

SURVEYOR'S NOTES:
 - THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
 - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
 - ERROR OF CLOSURE MEETS MANUAL TECHNIQUE STANDARDS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN.
 - BASIS OF RECORDING IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN:
 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION, COPY OF PLAN OF BROWNWOOD PARK, PLAT BOOK 1, PAGE 11, COPY OF F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 48011-2603, SHEETS 2, 3 AND 10 OF 13.
 - DIMENSIONS ARE AS SHOWN.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
 ZONE:
 ELEVATION: N/A
 PANEL NUMBER: 1333C 0360 C
 AS DATED: SEPTEMBER 28, 2008
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC IS L.B. #7919.

STATE PLANE COORDINATES SHOWN ARE BASED ON TIES TO THE ESCAMBIA COUNTY GPS SYSTEM. REFERENCE MONUMENTS USED WERE ESC 4089 AND ESC 4090. DATUM IS THE NORTH AMERICAN DATUM OF 1983.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 PARCEL 1:
 A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEVERLY PARKWAY (R/W VARIES) AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS & SAN FRANCISCO RAILROAD (100' R/W); THENCE GO NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID ST. LOUIS AND SAN FRANCISCO RAILROAD A DISTANCE OF 110.15 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 75.05 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF YOAKUM COURT (57' R/W);
 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE GO NORTH 73 DEGREES 39 MINUTES 28 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID YOAKUM COURT A DISTANCE OF 925.53 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF "W" STREET (80' R/W);
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID "W" STREET A DISTANCE OF 180.07 FEET TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 09 DEGREES 14 MINUTES 15 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 45.46 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 91.50 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 135.99 FEET (DELTA ANGLE= 85°09'13", CHORD BEARING= S33°20'22"W, CHORD DISTANCE= 123.81 FEET) TO A POINT OF COMPOUND CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEVERLY PARKWAY, SAID CURVE BEING CONVEX TO THE NORTH AND HAVING A RADIUS OF 1859.86 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE A DISTANCE OF 864.95 FEET (DELTA ANGLE= 28°39'46", CHORD BEARING= S89°14'21"W, CHORD DISTANCE= 857.17 FEET) TO THE POINT OF BEGINNING.
 CONTAINING 4.92 ACRES, MORE OR LESS.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 PARCEL 2:
 A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF BEVERLY PARKWAY (R/W VARIES) AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS & SAN FRANCISCO RAILROAD (100' R/W); SAID CURVE BEING CONVEX TO THE NORTH AND HAVING A RADIUS OF 1859.86 FEET;
 THENCE GO ALONG THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID BEVERLY PARKWAY AN ARC DISTANCE OF 507.42 FEET (DELTA ANGLE= 14°50'03", CHORD BEARING= S89°14'21"W, CHORD DISTANCE= 506.00 FEET) TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 75 DEGREES 53 MINUTES 59 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 80.39 FEET TO A POINT OF INTERSECTION, SAID POINT BEING ON A CURVE CONVEX TO THE NORTH AND HAVING A RADIUS OF 1985.86 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 301.40 FEET (DELTA ANGLE= 08°41'45", CHORD BEARING= N79°46'53"E, CHORD DISTANCE= 301.11 FEET) TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 79.00 FEET;
 THENCE GO ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 122.24 FEET (DELTA ANGLE= 88°39'28", CHORD BEARING= S60°14'16"E, CHORD DISTANCE= 110.41 FEET) TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF "W" STREET (80' R/W);
 THENCE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 20.90 FEET TO A POINT OF INTERSECTION;
 THENCE GO NORTH 74 DEGREES 05 MINUTES 28 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 273.84 FEET;
 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE GO SOUTH 74 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 430.00 FEET;
 THENCE GO NORTH 15 DEGREES 56 MINUTES 20 SECONDS WEST A DISTANCE OF 283.30 FEET;
 THENCE GO SOUTH 74 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 502.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ST. LOUIS AND SAN FRANCISCO RAILROAD;
 THENCE GO NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 331.27 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.43 ACRES, MORE OR LESS.



- LEGEND**
- - FOUND 1/2" CAPPED IRON ROD L.B. #7107
 - - FOUND 1/2" CAPPED IRON ROD L.B. #7107
 - - FOUND 1/2" CAPPED IRON ROD #4812
 - - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
 - - FOUND 5/8" CAPPED IRON ROD, FDOT
 - - FOUND PLAIN 1/2" IRON ROD
 - - FOUND PLAIN 1/2" IRON PIPE
 - - FOUND NAIL AND DISK, FDOT
 - - SET 1/2" CAPPED IRON ROD L.B. #7919
 - - SET PLAIN "X" CUT IN CONCRETE
 - ⊕ - BENCHMARK IN VICINITY
 - R/W - RIGHT OF WAY
 - D - DEED
 - P - PLAT
 - F - FIELD
 - DOT - DEPARTMENT OF TRANSPORTATION
 - - CHAIN LINK FENCE
 - - WOOD FENCE
 - - WIRE FENCE
 - ⊕ - POWER POLE
 - ⊕ - LIGHT POLE
 - ⊕ - GUY WIRE ANCHOR
 - ⊕ - BURIED FIBER OPTIC CABLE MARKER
 - ⊕ - GAS MARKER
 - ⊕ - CONTROL PANEL
 - ⊕ - SANITARY SEWER MANHOLE
 - ⊕ - STORM WATER MANHOLE
 - ⊕ - BELL SOUTH MANHOLE
 - ⊕ - MANHOLE
 - ⊕ - MONITORING WELL
 - ⊕ - TRAFFIC SIGNAL BOX
 - ⊕ - CROSS WALK LIGHT
 - ⊕ - WATER METER
 - ⊕ - SIGN
 - ⊕ - OVERHEAD WIRES
 - ⊕ - FIELD GOAL POST
 - ⊕ - WOOD POLE
 - ⊕ - BACK FLOW PREVENTER
 - ⊕ - ELECTRICAL BOX
 - ⊕ - MONITORING WELL

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	91.50'	85°09'13"	135.99'	123.81'	S33°20'22"W
C-2	1859.86'	28°39'46"	864.95'	857.17'	S89°14'21"W
C-3	1985.86'	14°50'03"	507.42'	506.00'	S89°14'21"W
C-4	1985.86'	08°41'45"	301.40'	301.11'	N79°46'53"E
C-5	79.00'	88°39'28"	122.24'	110.41'	S60°14'16"E

ADDRESS: BEVERLY PARKWAY
 REQUESTED BY: LARRY GOODWIN
 TYPE: BOUNDARY SURVEY
 SECTION 46, TOWNSHIP 1 - SOUTH, RANGE - 30 - WEST, ESCAMBIA COUNTY

SCALE: 1" = 60'	FIELD BOOK	PAGE	DATE	DRAWN BY	CHECKED BY
	550	17-25	CJ/JV	1/14-19/11	KES

NO.	DATE	REVISIONS	APPROVED BY
1	01/28/11	ADDITIONAL IMPROVEMENTS & TOPO, F.B. 550, PAGE 26-27, C/J/V, 01/27/11, KES	[Signature]
2	09/20/12	BOUNDARY SURVEY, F.B. 589, PAGE 4, 09/14/12, JP	[Signature]

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17.020, 11-17.021 AND 11-17.022, PURSUANT TO SECTION 11-17.020, FLORIDA STATUTES.

KJM Surveying, Inc.
 Kenneth J. Martin
 Professional Engineer and Mapper
 2000 W. US Highway 90, Suite 100
 Gulf Breeze, FL 32563
 904-438-0202 Fax 904-438-1307

DATE: 6/2/15
 STATE OF FLORIDA

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: SSA 2015-04
Location: Beverly Parkway North
Parcel #s: 46-1S-30-1105-000-002
Acreage: 4.92 (+/-) acres
Request: From Recreation (REC) to Commercial (C)
Agent: Escambia County

Meeting Dates: Planning Board July 7, 2015
BCC July 23, 2015

Summary of Proposed Amendment:

The proposed amendment is for a parcel totaling 4.92 (+/-) acres, accessed from Beverly Parkway. The agent has requested a future land use (FLU) map amendment to change the FLU category from Recreation (REC) to Commercial (C). The zoning designation for the referenced parcel is Heavy Commercial and Light Industrial District (HC-LI).

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 4.92 (+/-) acres which is under the 10 acres or fewer as stated in 163.3187(1)(a).
- b) This amendment is the fourth 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.

Land Use Impacts:

Residential Impact

Comprehensive Plan Policy (CPP) 1.3.1, the current Recreation FLU category has no residential densities and a maximum non-residential intensity of 0.5 Floor Area Ratio (FAR). Range of allowed uses encompass active and passive recreation activities and amenities, park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. No new residential development is allowed.

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 property is located in the southwest corner of a commercial intersection served by two minor arterial urban roads, Beverly Parkway and W Street, and within one and a quarter mile of Highway 29, a principal arterial hub. The location and intensity of allowed uses 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

The adopted level of service (LOS) standards for potable water is established in Comprehensive Plan Policy INF 4.1.7. 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.

Sanitary Sewer

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.7 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

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.

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 location's proximity to minor 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.

Staff Analysis: The parcel is located within the 20 year well-head travel time contours; all impacts to the wellhead protection area will be reviewed in detail by ECUA, as part of the Site Plan Review process.

The applicant provided a document signed by Paige Phillips, Archeological Data Analyst, Florida Master Site File which states that there are no previously recorded cultural resources in that section of Escambia County. (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.

Any proposed project within the parcel 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:

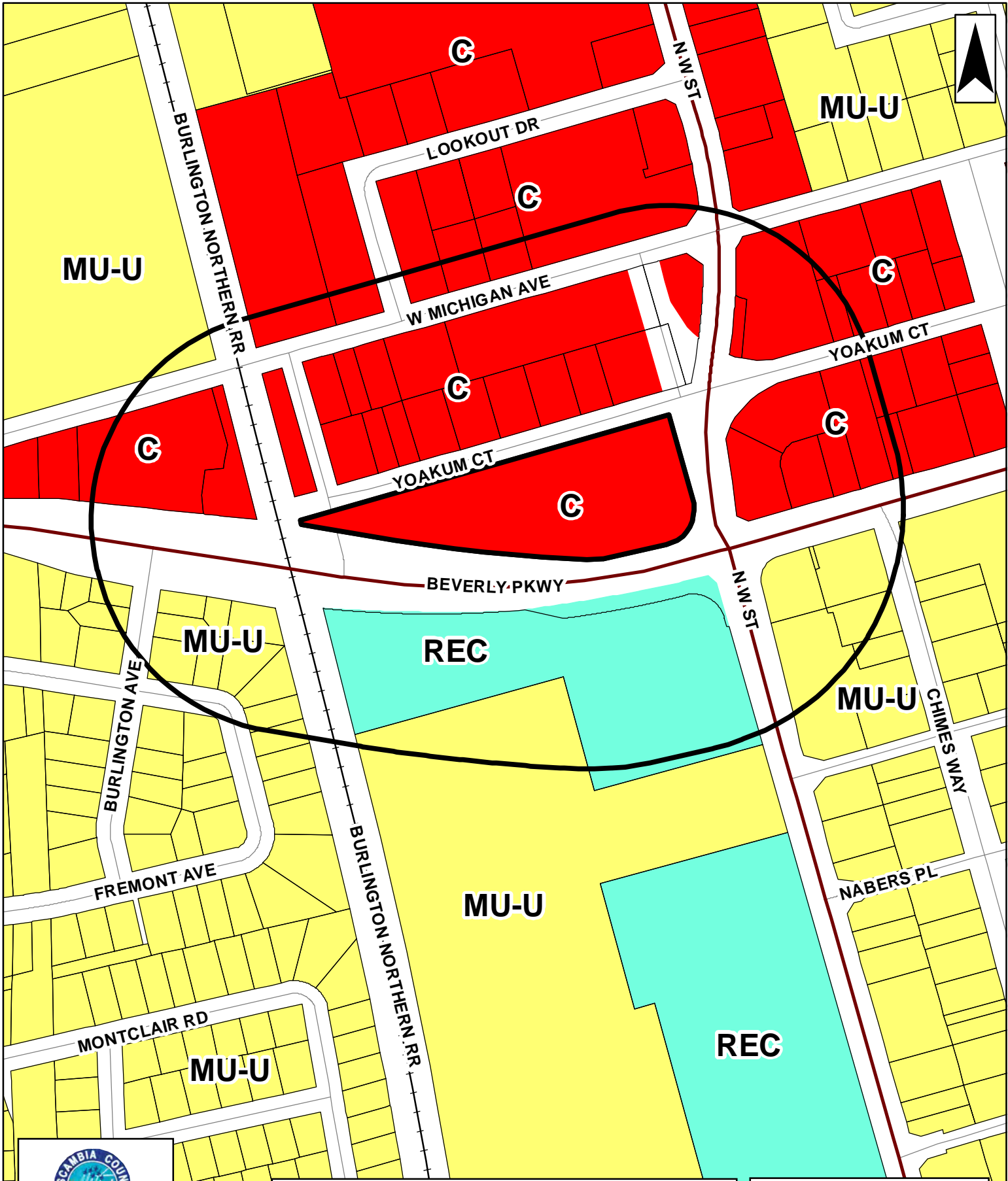
FLU 1.3.1 The Commercial category general description states that the Commercial designation is intended for professional office, retail, wholesale, service and general business trade. New residential and non-residential uses in the Commercial (C) category may be permitted only if secondary to a primary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

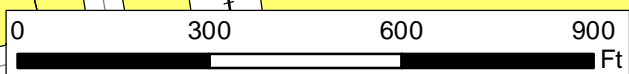
Staff Analysis: Any proposed development will be analyzed during the Site Plan Review process, to ensure that the planned activities on site are compatible with the existing surrounding uses, allowed by the current zoning and will not have a negative impact upon existing public roads, utilities and service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







Summary: 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.

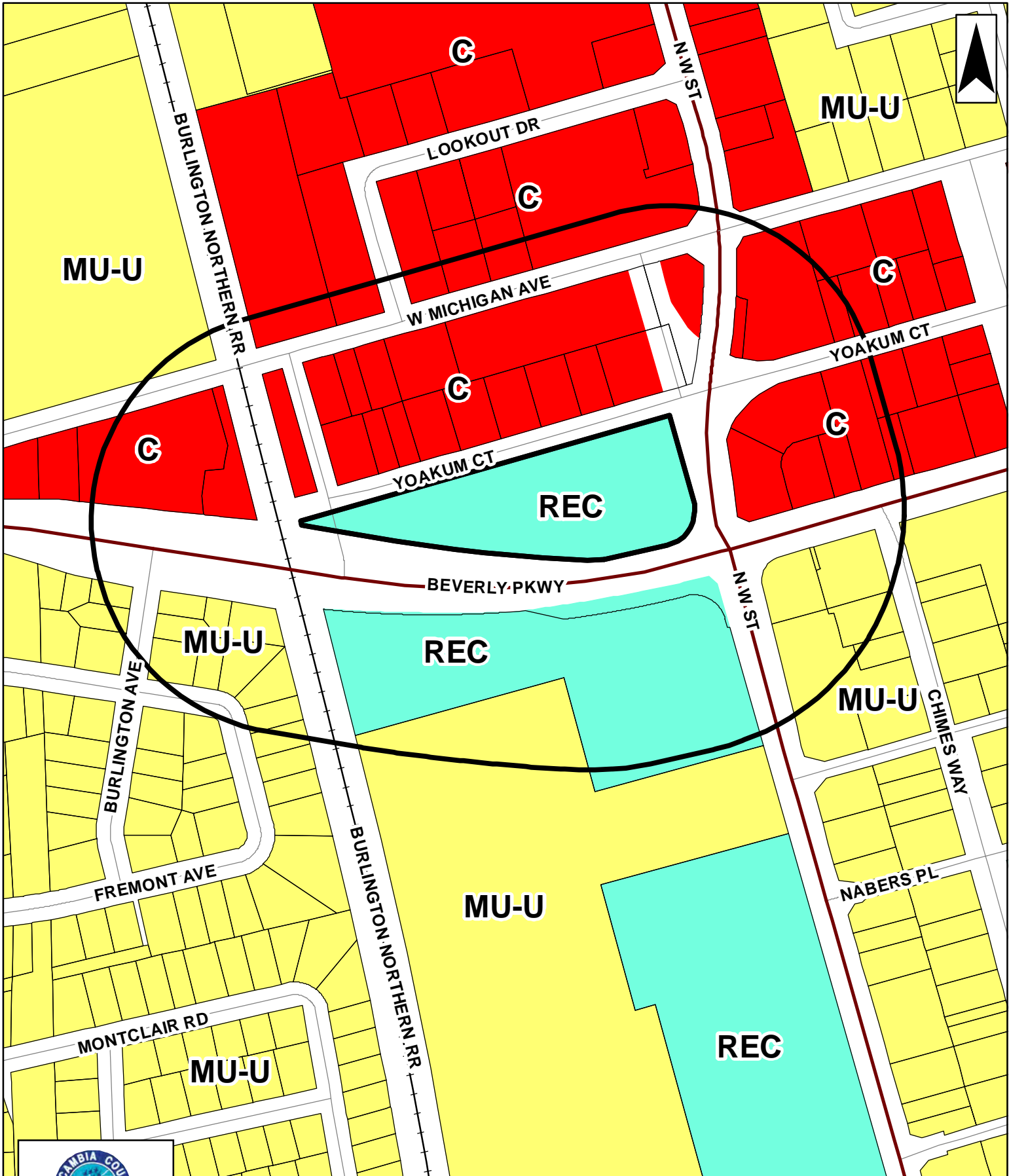



 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.

**SSA-2015-04
 PROPOSED FLU**



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



MU-U

MU-U

C

C

C

C

C

C

REC

BEVERLY PKWY

REC

MU-U

MU-U

BURLINGTON AVE

FREMONT AVE

BURLINGTON NORTHERN R.R.

N.W. ST.

CHIMES WAY

NABERS PL

MU-U

REC

MONTCLAIR RD

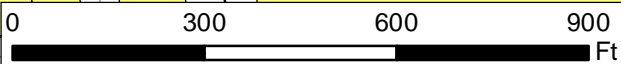
MU-U



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Andrew Holmer
Planning and Zoning Dept.

SSA-2015-04 CURRENT FLU



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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 07/07/2015

Issue: SSA-2015-05 - A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

From: Horace Jones, Department Director

Organization: Development Services

RECOMMENDATION:

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

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Future Land Use Map.

BACKGROUND:

The applicant request to amend the 2030 Future Land Use Map of a parcel within Section 46, Township 1S, Range 30W, parcel number 46-1S-30-1105-000-003 totaling 6.43 (+/-) acres, located on "W" Street south of Beverly Pkwy. from Recreation(REC) to Commercial (C).

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 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

Draft Ordinance

Staff Analysis

Maps

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA-2015-05 South Beverly Pkwy

Date: 6/3/15

Date requested back by: 6/8/15

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by Kenna A. Smith

Date Received: 6/3/15

Approved as to form and legal sufficiency. *w/changes.*

Not approved.

Make subject to legal signoff.

Additional comments:

Conditioned on inclusion of the appropriate parcel number in the title and section 3 of the ordinance. Parcel # should indicate this parcel is a separate parcel from parcel 46-15-30-1105-000-000 and the parcel referenced in SSA-2015-04.

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

2
3 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
4 2015-05."

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

6
7 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
8 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
9 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
10 notations, references and information shown thereon, is further amended to include the
11 following future land use change.

12
13 A parcel within Section 46, Township 1S, Range 30W, parcel number 46-
14 1S-30-1105-000-003 totaling 6.43 (+/-) acres, located on "W" Street, South
15 of Beverly Parkway, as more particularly described by Kenneth J. Monie,
16 PSM, signed and sealed by Kenneth J. Monie, in the boundary survey
17 dated June 2, 2015, attached as Exhibit A, from Recreation (REC) to
18 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

1 Ordinance shall not become effective until the Department of Economic Opportunity or
2 the Administration Commission enters a final order determining the Ordinance to be in
3 compliance.

4
5 **DONE AND ENACTED** this _____ day of _____, 2015.

6
7 BOARD OF COUNTY COMMISSIONERS
8 OF ESCAMBIA COUNTY, FLORIDA
9

10
11 By: _____
12 Steven Barry, Chairman

13
14 ATTEST: PAM CHILDERS
15 Clerk of the Circuit Court

16
17
18 By: _____
19 Deputy Clerk

20
21
22 (SEAL)

23
24
25 ENACTED:

26
27
28 FILED WITH THE DEPARTMENT OF STATE:

29
30 EFFECTIVE DATE:

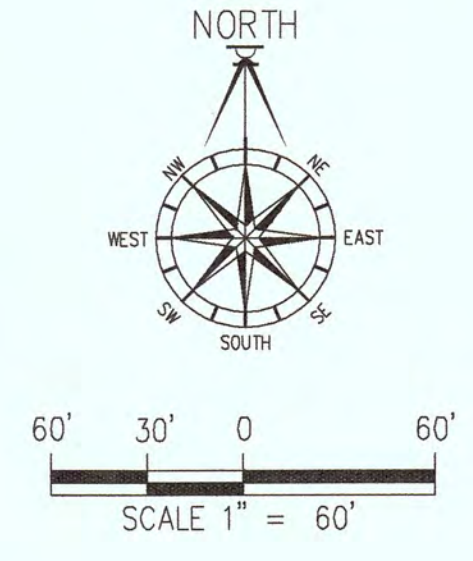


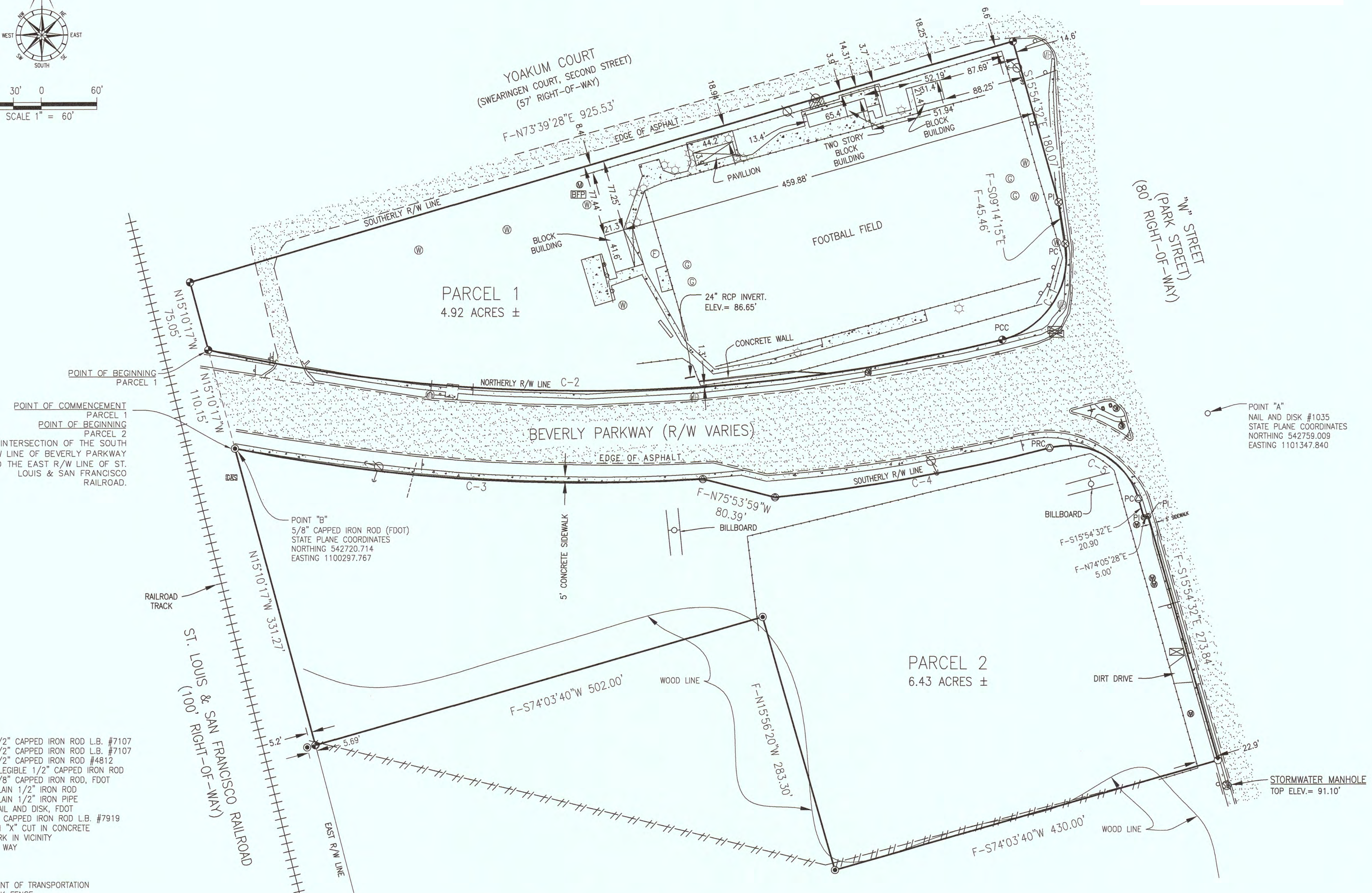
EXHIBIT A

SURVEYOR'S NOTES:
 - THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
 - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
 - ERROR OF CLOSURE MEETS MANUAL TECHNIQUE STANDARDS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN.
 - BASIS OF RECORDING IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN:
 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION, COPY OF PLAN OF BROWNWOOD PARK, PLAT BOOK 1, PAGE 11, COPY OF F.D.O.T. RIGHT-OF-WAY MAPS, SECTIONS 4801-2803, SHEETS 2, 3 AND 10 OF 13.
 - DIMENSIONS ARE AS SHOWN.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
 ZONE:
 ELEVATION: N/A
 PANEL NUMBER: 1333C 0360 C
 AS DATED: SEPTEMBER 28, 2008
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC IS L.B. #7919.

STATE PLANE COORDINATES SHOWN ARE BASED ON TIES TO THE ESCAMBIA COUNTY GPS SYSTEM. REFERENCE MONUMENTS USED WERE ESC 4089 AND ESC 4090. DATUM IS THE NORTH AMERICAN DATUM OF 1983.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 PARCEL 1:
 A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEVERLY PARKWAY (R/W VARIES) AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS & SAN FRANCISCO RAILROAD (100' R/W); THENCE GO NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG A NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID ST. LOUIS AND SAN FRANCISCO RAILROAD A DISTANCE OF 110.15 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 75.05 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF YOAKUM COURT (57' R/W);
 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE GO NORTH 73 DEGREES 39 MINUTES 28 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID YOAKUM COURT A DISTANCE OF 925.53 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF "W" STREET (80' R/W);
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID "W" STREET A DISTANCE OF 180.07 FEET TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 59 DEGREES 14 MINUTES 15 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 45.46 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 91.50 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 135.99 FEET (DELTA ANGLE= 85°09'13", CHORD BEARING= S33°20'22"W, CHORD DISTANCE= 123.81 FEET) TO A POINT OF COMPOUND CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEVERLY PARKWAY, SAID CURVE BEING CONVEX TO THE NORTH AND HAVING A RADIUS OF 1859.86 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE A DISTANCE OF 864.95 FEET (DELTA ANGLE= 28°39'46", CHORD BEARING= S89°14'21"W, CHORD DISTANCE= 857.17 FEET) TO THE POINT OF BEGINNING.
 CONTAINING 4.92 ACRES, MORE OR LESS.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
 PARCEL 2:
 A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF BEVERLY PARKWAY (R/W VARIES) AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS & SAN FRANCISCO RAILROAD (100' R/W); SAID CURVE BEING CONVEX TO THE NORTH AND HAVING A RADIUS OF 1859.86 FEET;
 THENCE GO ALONG THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID BEVERLY PARKWAY AN ARC DISTANCE OF 507.42 FEET (DELTA ANGLE= 14°50'03", CHORD BEARING= S89°14'21"W, CHORD DISTANCE= 506.00 FEET) TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 75 DEGREES 53 MINUTES 59 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 80.39 FEET TO A POINT OF INTERSECTION, SAID POINT BEING ON A CURVE CONVEX TO THE NORTH AND HAVING A RADIUS OF 1985.86 FEET;
 THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 301.40 FEET (DELTA ANGLE= 08°41'45", CHORD BEARING= N79°46'53"E, CHORD DISTANCE= 301.11 FEET) TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 79.00 FEET;
 THENCE GO ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 122.24 FEET (DELTA ANGLE= 88°39'28", CHORD BEARING= S60°14'16"E, CHORD DISTANCE= 110.41 FEET) TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF "W" STREET (80' R/W);
 THENCE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 20.90 FEET TO A POINT OF INTERSECTION;
 THENCE GO NORTH 74 DEGREES 05 MINUTES 28 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION;
 THENCE GO SOUTH 15 DEGREES 54 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 273.84 FEET;
 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE GO SOUTH 74 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 430.00 FEET;
 THENCE GO NORTH 15 DEGREES 56 MINUTES 20 SECONDS WEST A DISTANCE OF 283.30 FEET;
 THENCE GO SOUTH 74 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 502.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ST. LOUIS AND SAN FRANCISCO RAILROAD;
 THENCE GO NORTH 15 DEGREES 10 MINUTES 17 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 331.27 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.43 ACRES, MORE OR LESS.



- LEGEND**
- - FOUND 1/2" CAPPED IRON ROD L.B. #7107
 - - FOUND 1/2" CAPPED IRON ROD L.B. #7107
 - - FOUND 1/2" CAPPED IRON ROD #4812
 - - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
 - - FOUND 5/8" CAPPED IRON ROD, FDOT
 - - FOUND PLAIN 1/2" IRON ROD
 - - FOUND PLAIN 1/2" IRON PIPE
 - - FOUND NAIL AND DISK, FDOT
 - - SET 1/2" CAPPED IRON ROD L.B. #7919
 - - SET PLAIN "X" CUT IN CONCRETE
 - - BENCHMARK IN VICINITY
 - R/W - RIGHT OF WAY
 - D - DEED
 - P - PLAT
 - F - FIELD
 - DOT - DEPARTMENT OF TRANSPORTATION
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE ANCHOR
 - BURIED FIBER OPTIC CABLE MARKER
 - GAS MARKER
 - CONTROL PANEL
 - SANITARY SEWER MANHOLE
 - STORM WATER MANHOLE
 - BELL SOUTH MANHOLE
 - MANHOLE
 - MONITORING WELL
 - TRAFFIC SIGNAL BOX
 - CROSS WALK LIGHT
 - WATER METER
 - SIGN
 - OVERHEAD WIRES
 - FIELD GOAL POST
 - WOOD POLE
 - BACK FLOW PREVENTER
 - ELECTRICAL BOX
 - MONITORING WELL

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	91.50'	85°09'13"	135.99'	123.81'	S33°20'22"W
C-2	1859.86'	28°39'46"	864.95'	857.17'	S89°14'21"W
C-3	1985.86'	14°50'03"	507.42'	506.00'	S89°14'21"W
C-4	1985.86'	08°41'45"	301.40'	301.11'	N79°46'53"E
C-5	79.00'	88°39'28"	122.24'	110.41'	S60°14'16"E

ADDRESS: BEVERLY PARKWAY
 REQUESTED BY: LARRY GOODWIN
 TYPE: BOUNDARY SURVEY
 SECTION 46, TOWNSHIP 1 - SOUTH, RANGE - 30 - WEST, ESCAMBIA COUNTY

SCALE: 1" = 60'	FIELD BOOK	PAGE	DATE	BY	CHECKED BY
	550	17-25	CJ/JV	1/14-19/11	KES

NO.	DATE	REVISIONS	APPROVED BY
1	01/28/11	ADDITIONAL IMPROVEMENTS & TOPO, F.B. 550, PAGE 26-27; C/J/V, 01/27/11, KES	[Signature]
2	09/20/12	BOUNDARY SURVEY, F.B. 589, PAGE 4; ON: 09/14/12; JP	[Signature]

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.020, 5J-17.021 AND 5J-17.022, PURSUANT TO SECTION 462.021, FLORIDA STATUTES.

KJM Surveying, Inc.
 Kenneth J. Martin
 Professional Engineer and Mapper
 2010 E. US Highway 1, Suite 200
 Gulf Breeze, FL 32563
 904-438-0202 Fax 904-438-1307

DATE: 6/2/15
 STATE OF FLORIDA

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: SSA 2015-05
Location: Beverly Parkway South
Parcel #s: 46-1S-30-1105-000-003
Acreage: 6.43 (+/-) acres
Request: From Recreation (REC) to Commercial (C)
Agent: Escambia County

Meeting Dates: Planning Board July 7, 2015
BCC July 23, 2015

Summary of Proposed Amendment:

The proposed amendment is for a parcel totaling 6.43 (+/-) acres, accessed from Beverly Parkway. The agent has requested a future land use (FLU) map amendment to change the FLU category from Recreation (REC) to Commercial (C). The zoning designation for the referenced parcel is Heavy Commercial and Light Industrial District (HC-LI).

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 6.43 (+/-) acres which is under the 10 acres or fewer as stated in 163.3187(1)(a).
- b) This amendment is the fourth 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.

Land Use Impacts:

Residential Impact

Comprehensive Plan Policy (CPP) 1.3.1, the current Recreation FLU category has no residential densities and a maximum non-residential intensity of 0.5 Floor Area Ratio (FAR). Range of allowed uses encompass active and passive recreation activities and amenities, park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. No new residential development is allowed.

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 property is located in the southwest corner of a commercial intersection, served by two minor arterial urban roads, Beverly Parkway and W Street, and within one and a quarter miles of Highway 29, a principal arterial hub. The location and intensity of allowed uses 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

The adopted level of service (LOS) standards for potable water is established in Comprehensive Plan Policy INF 4.1.7. 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.

Sanitary Sewer

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.7 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

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.

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 location's proximity to minor 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.

Staff Analysis: The parcel is located within the 20 year well-head travel time contours; all impacts to the wellhead protection area will be reviewed in detail by ECUA, as part of the Site Plan Review process.

The applicant provided a document signed by Paige Phillips, Archeological Data Analyst, 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.

Any proposed project within the parcel 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:

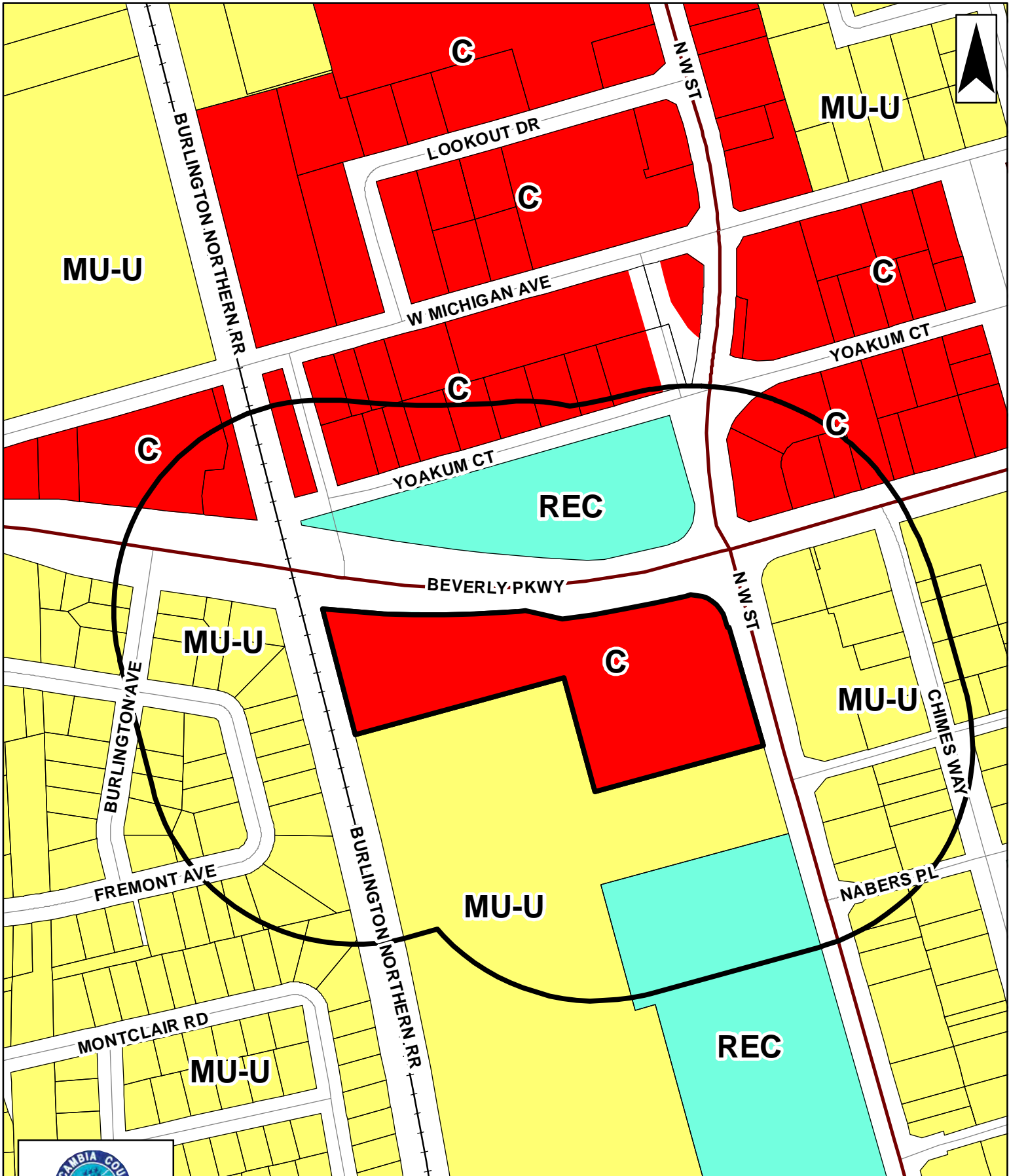
FLU 1.3.1 The Commercial category general description states that the Commercial designation is intended for professional office, retail, wholesale, service and general business trade. New residential and non-residential uses in the Commercial (C) category may be permitted only if secondary to a primary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



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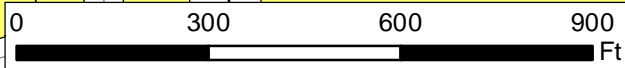
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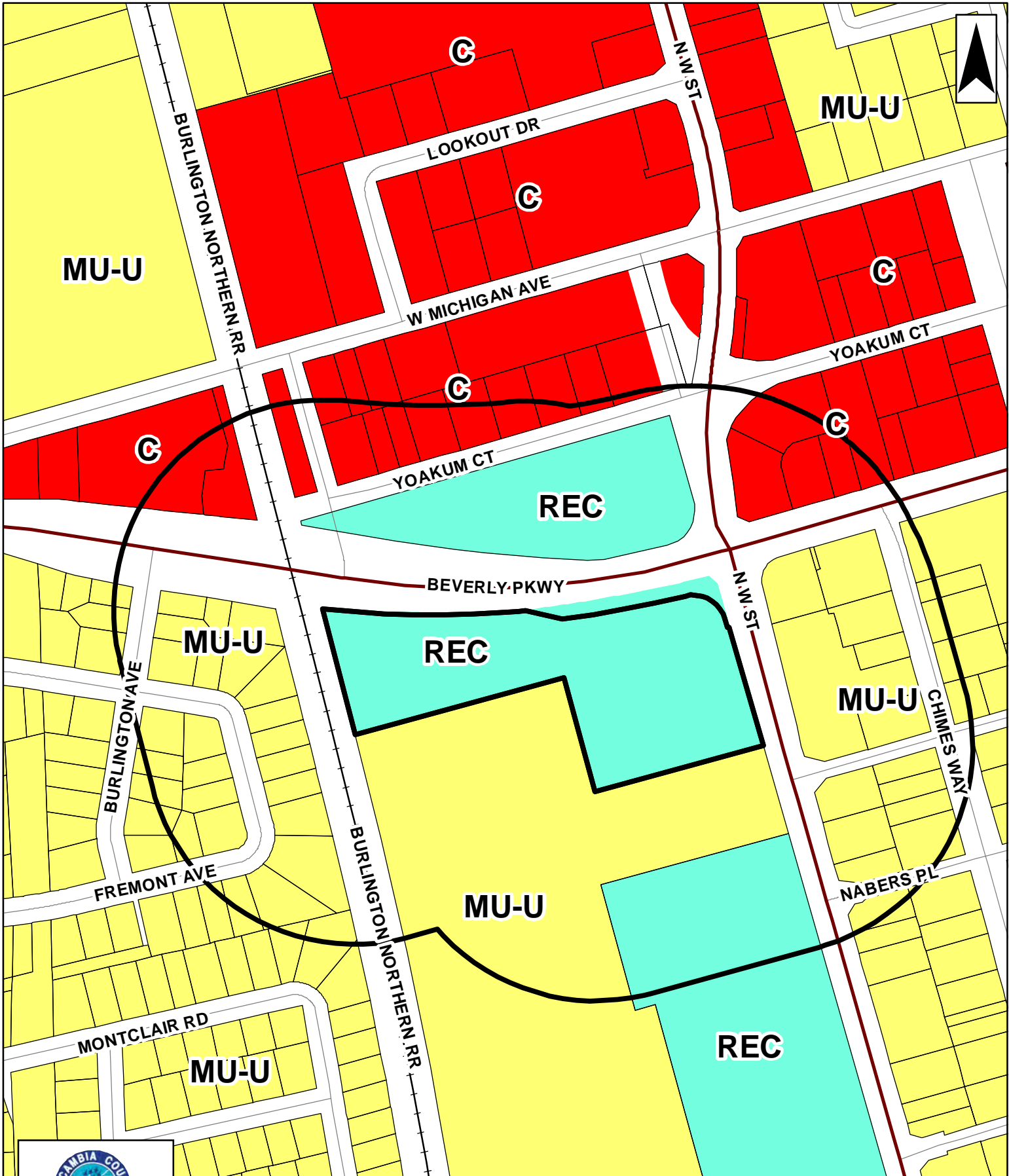
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

SSA-2015-05 PROPOSED FLU



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



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MU-U

C

C

C

C

C

REC

BEVERLY PKWY

REC

MU-U

MU-U

FREMONT AVE

MU-U

NABERS PL

MONTCLAIR RD

MU-U

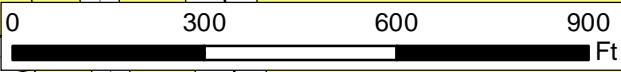
REC



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Andrew Holmer
Planning and Zoning Dept.

SSA-2015-05 CURRENT FLU



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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 07/07/2015

Issue: A Public Hearing to Review an LDC Ordinance Amending Chapter 3 Zoning Regulations

From: Horace Jones, Department Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Section 3-2.5

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3, Zoning Regulations. In the Low Density Residential district (LDR), land zoned V-1 prior to the adoption of this code requires a one acre minimum lot size.

BACKGROUND:

On February 6, 2014, the BCC adopted an Ordinance creating a minimum lot size of one acre for parcels zoned V-1. The BCC adopted a new LDC on April 16, 2015 with combined zoning districts. Within the Low Density Residential district (LDR) the minimum lot size was inadvertently omitted.

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 LDC 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

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Minimum Lot size LDC Ordinance

Date: 6/8/15

Date requested back by: 6/15/15 or sooner(PB 7/7)

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by Kenna A. Smith

Date Received: 6/9/15

Approved as to form and legal sufficiency. *As modified* KAS

Not approved.

Make subject to legal signoff.

Additional comments:

1 (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
2 maximum semi-impervious and impervious cover) for all uses.

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

4 a. **Front and rear.** Twenty-five feet in the front and rear.

5 b. **Sides.** On each side, five feet or 10 percent of the lot width at the front building
6 line, whichever is greater, but not required to exceed 15 feet.

7 (8) **Other requirements.**

8 a. **Horse shelters.** Stables or other structures for sheltering horses or other
9 domesticated *equines* shall be at least 50 feet from any property line and at
10 least 130 feet from any dwelling on the property of another landowner.

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

13
14 **Section 2. Severability.**

15
16 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
17 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
18 affect the validity of the remaining portions of this Ordinance.

19
20 **Section 3. Inclusion in Code.**

21
22 It is the intention of the Board of County Commissioners that the provisions of this
23 ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
24 sections, subsections and other provisions of this ordinance may be renumbered or re-
25 lettered and the word "ordinance" may be changed to "section," "article," or such other
26 appropriate word or phrase in order to accomplish such intentions.

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Section 4. Effective Date.

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

DONE AND ENACTED this _____ day of _____, 2015.

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

By: _____
Steven Barry, Chairman

**ATTEST: Pam Childers
Clerk of the Circuit Court**

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE: