

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
July 7, 2016–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the June 7, 2016, Rezoning Planning Board Meeting.

5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2016-05
Applicant: Wiley C. "Buddy" Page, Agent for Scott D. and Tracy C. Hayes, Owners
Address: 251 East Johnson Avenue
Property Size: 1.95 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: Com, Commercial district (25 du/acre, lodging unit density not limited by zoning)

B. A Public Hearing Concerning the Review of Antietam Subdivision, a Planned Unit Development

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

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

4.

Meeting Date: 07/07/2016

Agenda Item:

Approval of Minutes.

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the June 7, 2016, Rezoning Planning Board Meeting.

Attachments

Draft 06-07-16 Quasi-Judicial Planning Board Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING June 7, 2016

CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE, BOARD CHAMBERS PENSACOLA, FLORIDA (8:33 A.M. – 9:16 A.M.)

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

Absent: Rodger Lowery
Bob Cordes

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

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

Motion by Timothy Pyle, Seconded by Tim Tate

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

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

4. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to accept the June 7, 2016 Rezoning Planning Board Meeting packet.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

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

- A. Case #: Z-2016-04
Applicant: Tom Hammond, Agent for Eric Hovind, with God Quest, Inc., Owner
Address: 400 Block of Cummings Road and 29 Cummings Road
Property Size: 2.34 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HC/LI-NA, Heavy Commercial and Light Industrial district, prohibiting the subsequent establishment of any bars, nightclubs, or adult entertainment (25 du/acre. Lodging unit density is not limited by zoning.)

No planning board member acknowledged visiting the site.

Tim Tate acknowledged ex parte communication regarding this item.

Tim Tate abstained from voting on this matter due to any conflict of interest.

Motion by Timothy Pyle, Seconded by Alvin Wingate

Motion was made to approve, accepting applicant's compatibility study and testimony and recommend approval to the BCC.

Vote: 4 - 0 Approved

Other: Tim Tate (RECUSE)
Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

- B. Case #: Z-2016-05
Applicant: Wiley C. "Buddy" Page, Agent for Scott D. and Tracy C. Hayes, Owners
Address: 251 East Johnson Avenue
Property Size: 1.95 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: Com, Commercial district (25 du/acre)

Motion by Tim Tate, Seconded by Timothy Pyle

Motion was made to continue this rezoning case to the July Planning Board meeting per the request of the Applicant due to an emergency.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

7. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 07/07/2016
CASE : Z-2016-05
APPLICANT: Wiley C. "Buddy" Page, Agent for Scott D & Tracy C Hayes, Owners
ADDRESS: 251 East Johnson Avenue
PROPERTY REF. NO.: 21-1S-30-2101-001-006
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 3
OVERLAY DISTRICT: Ensley
BCC MEETING DATE: 08/04/2016

SUBMISSION DATA:

REQUESTED REZONING:

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

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

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

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

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

Facilities, Public and Civic. The maximum residential density is 25 dwelling units per acre.

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

FINDINGS

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

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

Consistent with The Land Development Code

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

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

(a) Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Sec. 3-2.10 Commercial district (Com).

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

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

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

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

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

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

a. Any Intrusion into a recorded subdivision is limited to a corner lot.

b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

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

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.

b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

FINDINGS

The proposed amendment **is not consistent** with the intent and purpose of the Land Development Code. The Commercial zoning allows for an intense mix of commercial development that is in a predominantly residential area as well as a predominantly MDR and HDMU zoning area. The proposed rezoning to Commercial is a up zoning which will allow the property owner to develop a more intense use on the property. The subject property must also meet the locational criteria. The applicant has submitted findings to the locational criteria where staff has reviewed and agrees that the elementary school would be considered a major traffic generator of at least 600 daily trips. A small portion of the parcel is in the Ensley overlay area and the CRA department has included findings of no concern.

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

Compatible with surrounding uses

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

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR and HDMU. The surrounding uses consist of one church, 14 mobile homes, 20 single family, and 21 vacant residential parcels. There is no Com in the surrounding area which makes the proposed zoning incompatible to the existing surrounding zoning.

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

Changed conditions

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

FINDINGS

The proposed rezoning **would not** be compatible do to the new uses aloud, higher density and a more land use intensity that are allowed in the commercial zoning district. Staff found rezoning case Z-2011-08, located at 310 E Johnson Ave, zoned R-5 which was denied their C-1 zoning request and approved to R-6 zoning from the BCC on June 2, 2011.

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

Development patterns

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

FINDINGS

The proposed amendment **would not result** in a logical and orderly development pattern. There is no commercial zoning in the surrounding area which makes the proposed zoning incompatible to surrounding existing zoning and densities. Granting the commercial zoning would allow more intense land uses in a relatively low to medium density residential area.

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

Effect on natural environment

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

FINDINGS

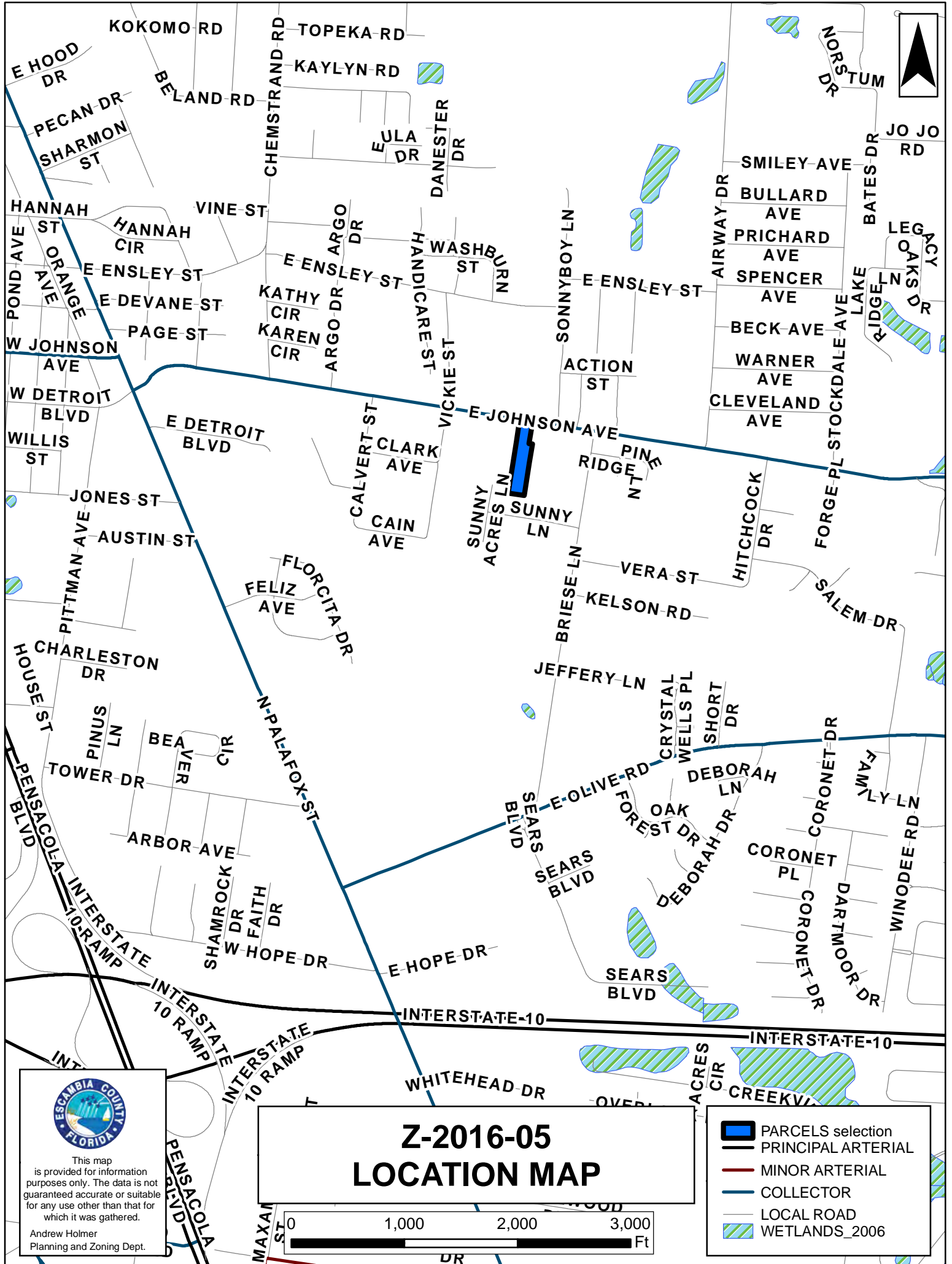
According to the National Wetland Inventory, wetlands and hydric soils **were**

not indicated on the subject property. When applicable, further review during the Site Plan Review process will be necessary to determine if there would be any significant adverse impact on the natural environment.

Attachments

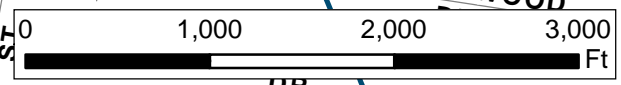
Z-2016-05


Z-2016-05



Z-2016-05 LOCATION MAP

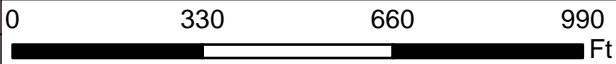
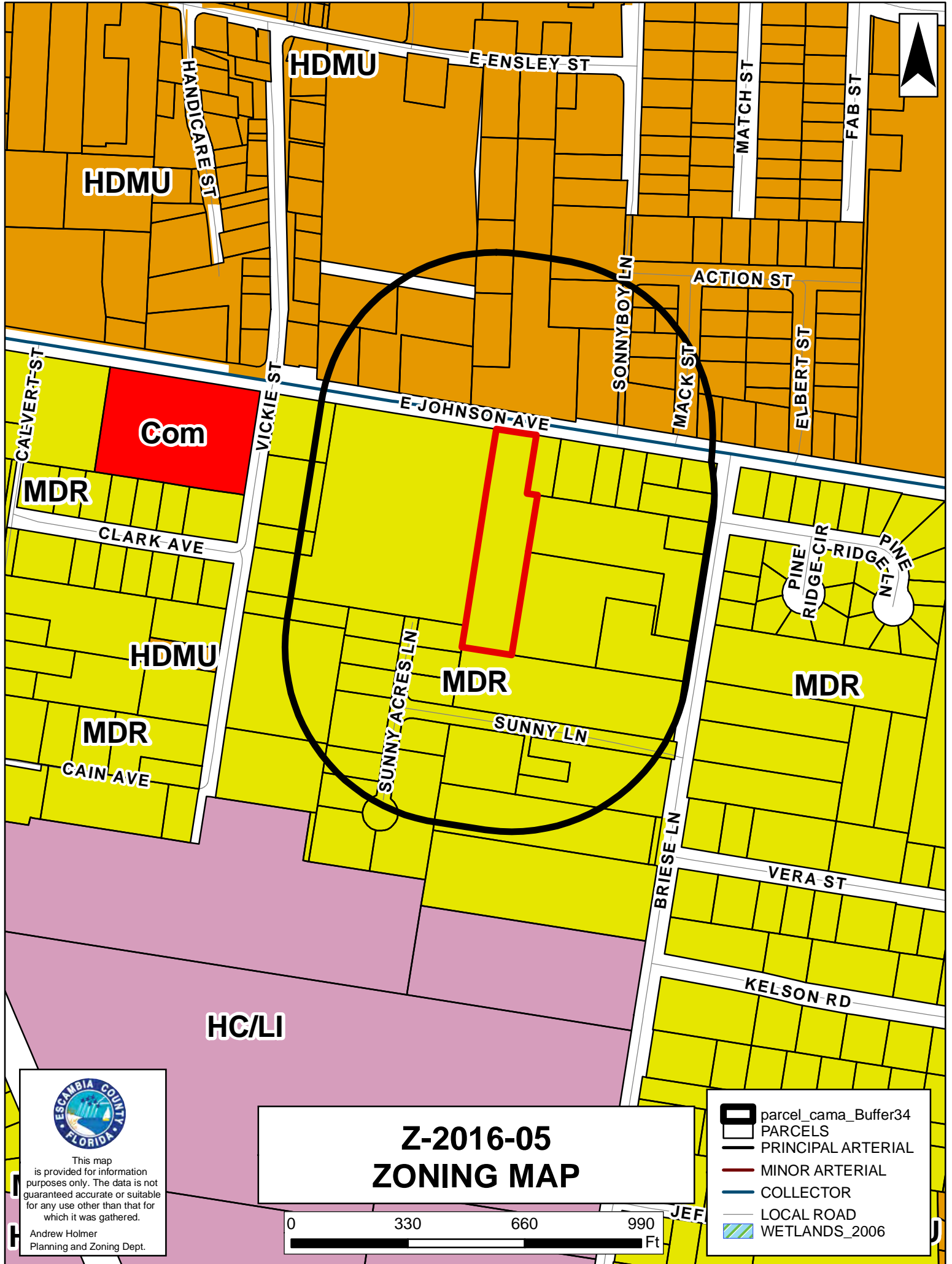
- PARCELS selection
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006






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

Andrew Holmer
Planning and Zoning Dept.



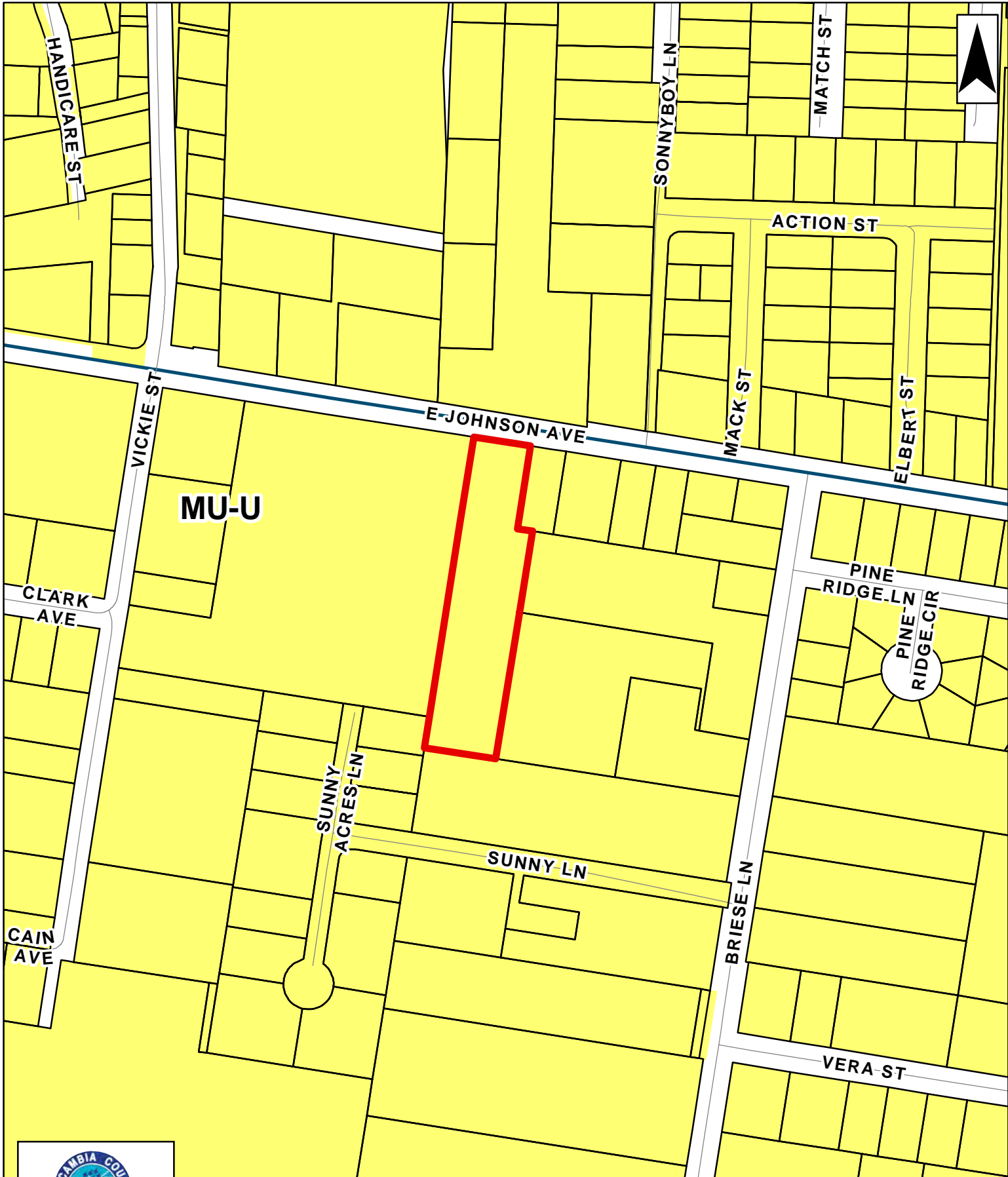
Z-2016-05 ZONING MAP

- parcel_cama_Buffer34
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



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Planning and Zoning Dept.



MU-U

E-JOHNSON-AVE

ACTION ST

MATCH ST

SONNYBOY LN

HANDICARE ST

MACK ST

ELBERT ST

VICKIE ST

CLARK AVE

PINE RIDGE LN

PINE RIDGE CIR

SUNNY ACRES LN

SUNNY LN

BRIESE LN

CAIN AVE

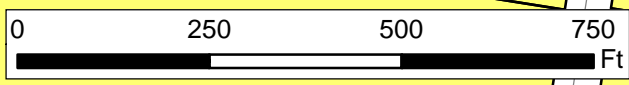
VERA ST



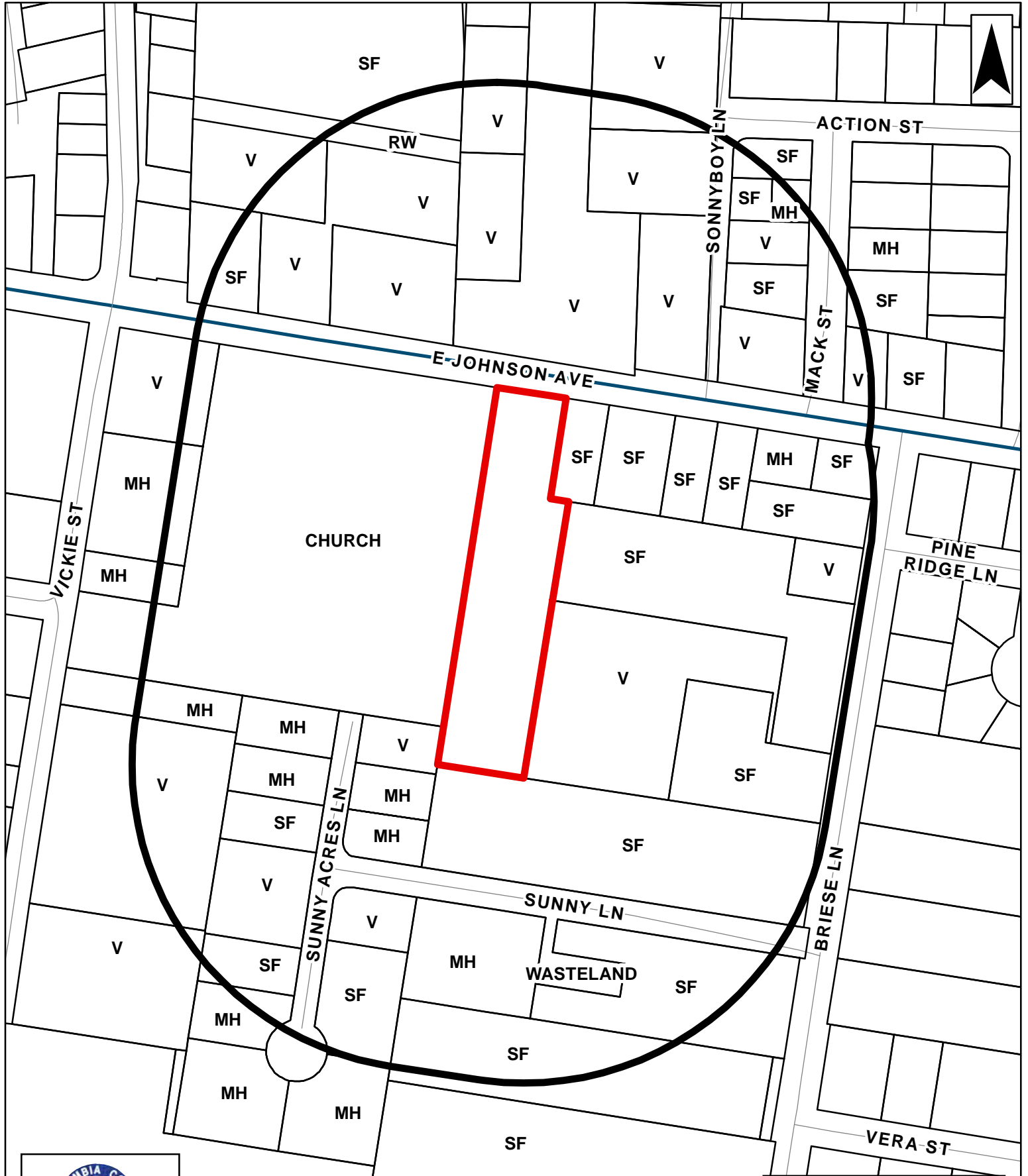
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Planning and Zoning Dept.

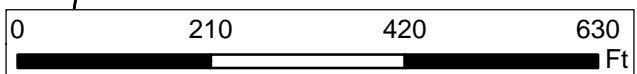
Z-2016-05 FUTURE LAND USE MAP



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



Z-2016-05
EXISTING LAND USE MAP



- parcel_cama_Buffer34
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



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Andrew Holmer
 Planning and Zoning Dept.



E JOHNSON AVE

SONNYBOY LN

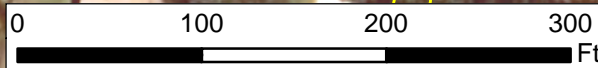
SUNNY ACRES LN








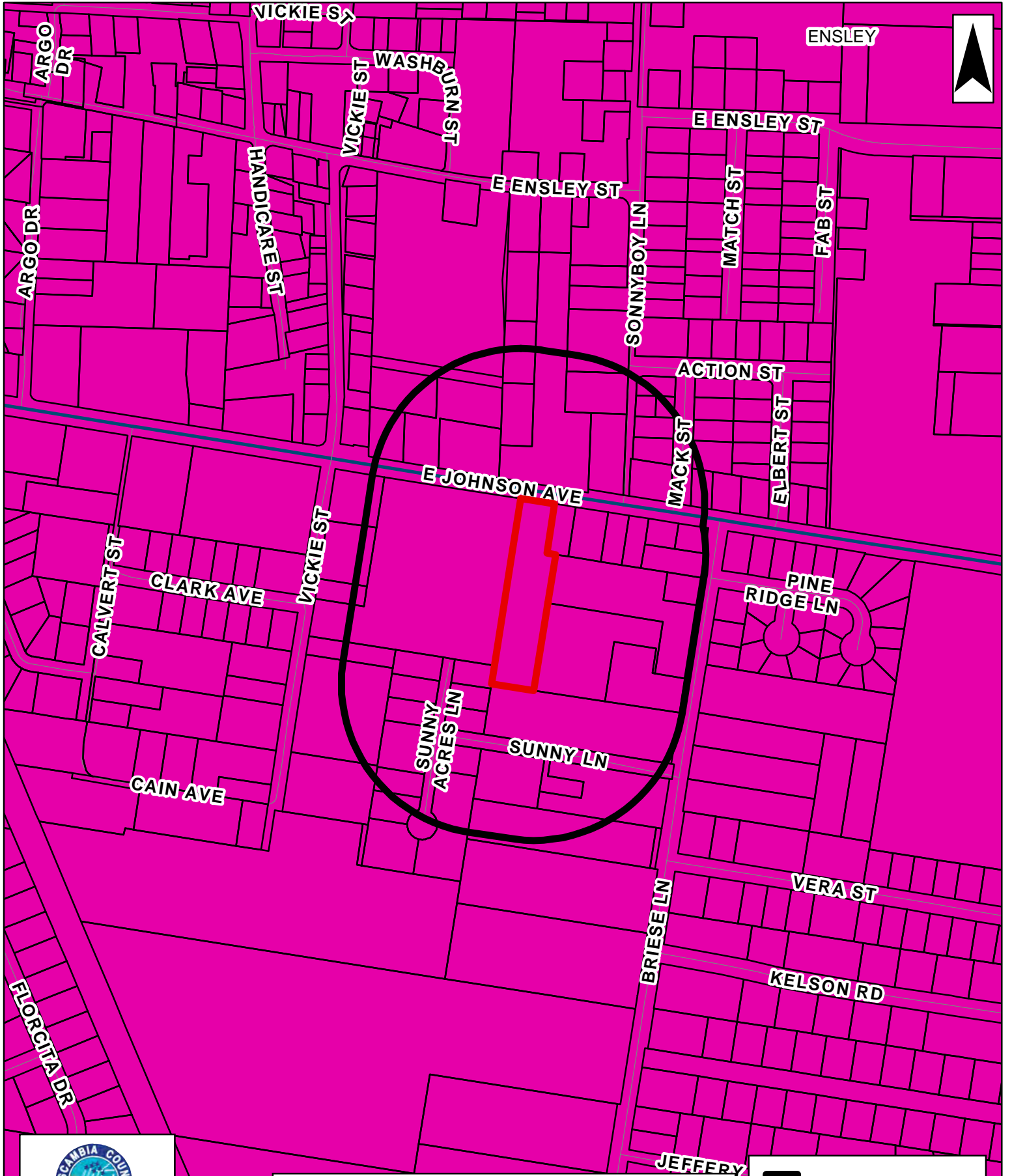

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Andrew Holmer
Planning and Zoning Dept.

Z-2016-05 AERIAL MAP



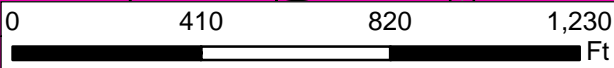
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD











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Andrew Holmer
Planning and Zoning Dept.

Z-2016-05 CRA ENSLEY MAP



-  parcel_cama_Buffer34
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



Pubic Hearing Sign



Looking East on E Johnson Ave.



Looking Southeast onto subject property.



Looking East onto the subject property.



Looking East on Southwest.



Looking West on E Johnson Ave.



Looking Southeast onto Subject Property.

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

April 29, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

**RE: Hayes 251 East Johnson Ave Rezoning
Property Parcel No. 21-1S-30-2101-001-006**

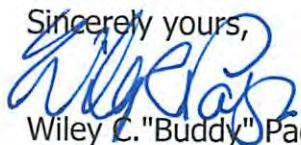
Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **MDR to Corn-Commercial**. This requested zoning category is consistent with the Future Land Use Map classification of Mixed Use Urban suggesting no changes will be required to the FLUM map. The owner is proposing to further develop the property into landscape/nursery business as a listed allowed use under Commercial at **LDC 32.10(b)7b**.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located within a 1/4 mile radius of an elementary school containing some 80,000sf of building space. The attached FDOT spread sheet identifies the use of an Elementary School under the ITE Code 520 as generating over 1,234 trips per day. As such, the proposed use meets the location criteria as being near an activity that generates more than the minimum required 600 vehicle trips per day.

Additionally, a large church offering a Day Care facility and services is located adjacent and west of the site. The attached spread sheet suggests this facility generates some 500+ daily trips indicating a second large trip generator in the immediate, adjacent area.

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

Sincerely yours,

Wiley C. "Buddy" Page

copy: Scott Hayes



Development Services Department

Escambia County, Florida

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: _____

Rezoning Request from: MDR to: COM

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

Owner(s) Name: Scott D. & Tracy C. Hayes Phone: _____

Address: 1765 E. Nine Mile Rd Ste 1, Box 110 Email: _____

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

Property Address: FL 251 East Johnson Ave. Pensacola, FL 32514

Property Reference Number(s)/Legal Description: 21-15-30-2101-001-006

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

Scott D. Hayes
Printed Name Owner/Agent

2/29/16
Date

[Signature]
Signature of Owner

Tracy C. Hayes
Printed Name of Owner

2/29/16
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of February 20 16.

by Scott & Tracy Hayes

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

[Handwritten initials]



Kyle Brown
Printed Name of Notary

FOR OFFICE USE ONLY

Meeting Date(s): 6/7/16 Accepted/Verified by: [Signature] Date: 5/5/16

Fees Paid: \$1275.50 Receipt #: _____ Permit #: PRZ10050005



Development Services Department
Escambia County, Florida

FOR OFFICE USE
CASE #: Z-2016-05

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 21-15-3D-2101-001-006

Property Address: 251 East Johnson Avenue Pensacola, FL 32514

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 29th DAY OF February, YEAR OF 2016.

[Signature]
Signature of Property Owner

Scott D. Hayes
Printed Name of Property Owner

2/29/16
Date

[Signature]
Signature of Property Owner

Tracy C. Hayes
Printed Name of Property Owner

2/29/16
Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 251 East Johnson Ave. Pensacola, FL 32514
Florida, property reference number(s) 21-15-30-2101-001-006

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

Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

Board of Adjustment to request a(n) _____ on the above referenced property.

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

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

[Signature]
Signature of Property Owner

Scott D. Hayes
Printed Name of Property Owner

2/29/16
Date

[Signature]
Signature of Property Owner

Tracy C. Hayes
Printed Name of Property Owner

2/29/16
Date

STATE OF Florida COUNTY OF Escambia

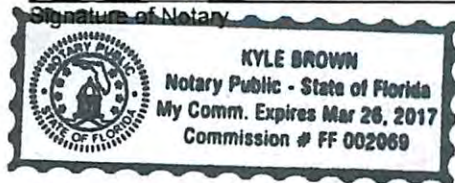
The foregoing instrument was acknowledged before me this 29th day of February, 20 16,
by Scott & Tracy Hayes.

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

[Signature]
Signature of Notary

Kyle Brown
Printed Name of Notary

(Notary Seal)



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

May 23, 2016
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

**RE: Hayes 251 East Johnson Ave Rezoning Property
Parcel No. 21-1S-30-2101-001-006**

Dear Mr. Jones:

The attached application requests consideration to rezone the referenced property from **MDR to Com-Commercial**. This requested zoning category is consistent with the Future Land Use Map classification of Mixed Use Urban suggesting no changes will be required to the FLUM map. The owner is proposing to further develop the property into landscape/nursery business as a listed allowed use under Commercial at **LDC 32.10(b)7b**.

With regard to **LDC 3-2.11(e) Locational Criteria** requirements, the site is located within a 1/4 mile radius of an elementary school containing some 60,000sf of building space. This figure includes the main school combined with space found in 8 portable classrooms on the school grounds. The attached FDOT spread sheet identifies the use of an Elementary School under the ITE Code 520 as generating over 900 trips per day. As such, the proposed use meets the location criteria as being near an activity that generates more than the minimum required 600 vehicle trips per day.

Other non-residential land uses in the neighborhood include St. James Missionary Church which offers a day care facility and an Early Learning Center. This church is located adjacent and west of the site. The attached spread sheet suggests this facility

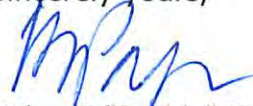
May23,2016
p.2

generates some 500+ daily trips indicating a second large trip generator in the immediate, adjacent area.

Overall, the neighborhood exemplifies a mixture of existing nearby non-residential uses including two home occupations, auto sales, auto paint and body shop, an abandoned service station, and the nearby Green Acres Convenience store. If the request is approved, it is our belief that uses allowed under the Commercial zoning category will be consistent with those existing mixed uses within the neighborhood.

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

Sincerely yours,



Wiley C. "Buddy" Page

copy: Scott Hayes

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

| | Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculate d Daily Trips | PM Peak Trips - Total | PM In | PM Out | |
|-----|-----------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|-------------------------|-----------------------|-------|--------|-------------------------|
| 115 | Private School (K-12) 536 | Students | 2.48 | 0.17 | 43% | 57% | | 0 | 0 | NA | NA | Caution- Only 2 studies |
| 116 | Middle/ JR. High School 522 | Students | 1.62 | 0.16 | 49% | 51% | | 0 | 0 | NA | NA | |
| 117 | Middle/ JR. High School 522 | KSF ² | 13.78 | 1.19 | 52% | 48% | | 0 | 0 | NA | NA | |
| 118 | High School 530 | Students | 1.71 | 0.13 | 47% | 53% | | 0 | 0 | NA | NA | |
| 119 | High School 530 | KSF ² | 12.89 | 0.97 | 54% | 46% | | 0 | 0 | NA | NA | |
| 120 | High School 530 | Employees | 19.74 | 1.55 | 54% | 46% | | 0 | 0 | NA | NA | |
| 121 | Junior/ Comm. College 540 | Students | 1.20 | 0.12 | 64% | 36% | | 0 | 0 | NA | NA | |
| 122 | Junior/ Comm. College 540 | KSF ² | 27.49 | 2.54 | 58% | 42% | | 0 | 0 | NA | NA | |
| 123 | Junior/ Comm. College 540 | Employees | 15.55 | 1.39 | 58% | 42% | | 0 | 0 | NA | NA | |
| 124 | University/College 550 | Students | 2.38 | 0.21 | 30% | 70% | | 0 | 0 | NA | NA | |
| 125 | University/College 550 | Employees | 9.13 | 0.88 | 29% | 71% | | 0 | 0 | NA | NA | |
| 126 | Church 560 | KSF ² | 9.11 | 0.55 | 48% | 52% | 20.0 | 182 | 11 | 5 | 6 | For Weekday |
| 127 | Synagogue 561 | KSF ² | 10.64 | 1.69 | 47% | 53% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| 128 | Daycare Center 565 | KSF ² | 79.26 | 12.46 | 47% | 53% | 4.0 | 317 | 50 | 23 | 26 | |
| 129 | Daycare Center 565 | Students | 4.48 | 0.82 | 47% | 53% | | 0 | 0 | NA | NA | |
| 130 | Daycare Center 565 | Employees | 28.13 | 4.79 | 47% | 53% | | 0 | 0 | NA | NA | |
| 131 | Cemetery 566 | Employees | 58.09 | 7.00 | 33% | 67% | | 0 | 0 | NA | NA | |

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available
 DU: Dwelling Unit
 Occ.Room: Occupied Room
 KSF²: Units of 1,000 square feet
 Fuel Position: # of vehicles that could be fueled simultaneously

| | Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculate d Daily Trips | PM Peak Trips - Total | PM In | PM Out | |
|-----|-----------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|-------------------------|-----------------------|-------|--------|-------------------------|
| 115 | Private School (K-12) 536 | Students | 2.48 | 0.17 | 43% | 57% | | 0 | 0 | NA | NA | Caution- Only 2 studies |
| 116 | Middle/ JR. High School 522 | Students | 1.62 | 0.16 | 49% | 51% | | 0 | 0 | NA | NA | |
| 117 | Middle/ JR. High School 522 | KSF ² | 13.78 | 1.19 | 52% | 48% | | 0 | 0 | NA | NA | |
| 118 | High School 530 | Students | 1.71 | 0.13 | 47% | 53% | | 0 | 0 | NA | NA | |
| 119 | High School 530 | KSF ² | 12.89 | 0.97 | 54% | 46% | | 0 | 0 | NA | NA | |
| 120 | High School 530 | Employees | 19.74 | 1.55 | 54% | 46% | | 0 | 0 | NA | NA | |
| 121 | Junior/ Comm. College 540 | Students | 1.20 | 0.12 | 64% | 36% | | 0 | 0 | NA | NA | |
| 122 | Junior/ Comm. College 540 | KSF ² | 27.49 | 2.54 | 58% | 42% | | 0 | 0 | NA | NA | |
| 123 | Junior/ Comm. College 540 | Employees | 15.55 | 1.39 | 58% | 42% | | 0 | 0 | NA | NA | |
| 124 | University/College 550 | Students | 2.38 | 0.21 | 30% | 70% | | 0 | 0 | NA | NA | |
| 125 | University/College 550 | Employees | 9.13 | 0.88 | 29% | 71% | | 0 | 0 | NA | NA | |
| 126 | Church 560 | KSF ² | 9.11 | 0.55 | 48% | 52% | 20.0 | 182 | 11 | 5 | 6 | For Weekday |
| 127 | Synagogue 561 | KSF ² | 10.64 | 1.69 | 47% | 53% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| 128 | Daycare Center 565 | KSF ² | 79.26 | 12.46 | 47% | 53% | 4.0 | 317 | 50 | 23 | 26 | |
| 129 | Daycare Center 565 | Students | 4.48 | 0.82 | 47% | 53% | | 0 | 0 | NA | NA | |
| 130 | Daycare Center 565 | Employees | 28.13 | 4.79 | 47% | 53% | | 0 | 0 | NA | NA | |
| 131 | Cemetery 566 | Employees | 58.09 | 7.00 | 33% | 67% | | 0 | 0 | NA | NA | |

| | | | | | | | | | | |
|--|------------------|--------|-------|-----|-----|------|-----|----|----|----|
| Business Hotel 312 | Occ. Room | 7.27 | 0.62 | 60% | 40% | | 0 | 0 | NA | NA |
| Business Hotel 312 | Employees | 72.67 | 7.60 | 60% | 40% | | 0 | 0 | NA | NA |
| Motel 320 | Occ. Room | 9.11 | 0.58 | 53% | 47% | | 0 | 0 | NA | NA |
| Motel 320 | Rooms | 5.63 | 0.47 | 54% | 46% | | 0 | 0 | NA | NA |
| Motel 320 | Employees | 12.81 | 0.73 | 54% | 46% | | 0 | 0 | NA | NA |
| Resort Hotel 330 | Occ. Room | 13.43 | 0.49 | 43% | 57% | | 0 | 0 | NA | NA |
| Resort Hotel 330 | Rooms | NA | 0.42 | 43% | 57% | | 0 | 0 | NA | NA |
| City Park 411 | Picnic Sites | 5.87 | NA | NA | NA | | 0 | NA | NA | NA |
| County Park 412 | Acres | 2.28 | 0.06 | 41% | 59% | | 0 | 0 | NA | NA |
| State Park 413 | Picnic Sites | 9.95 | 0.65 | 43% | 57% | | 0 | 0 | NA | NA |
| State Park 413 | Employees | NA | 4.67 | 43% | 57% | | 0 | 0 | NA | NA |
| Water Slide Park 414 | Parking Space | 2.27 | NA | NA | NA | | 0 | NA | NA | NA |
| Beach Park 415 | Acres | 29.81 | 1.30 | 29% | 71% | | 0 | 0 | NA | NA |
| Campground/RV Park 416 | Acres | 74.38 | 0.39 | NA | NA | | 0 | 0 | NA | NA |
| Regional Park 417 | Picnic Sites | 61.82 | 9.60 | 41% | 59% | | 0 | 0 | NA | NA |
| Regional Park 417 | Employees | 79.77 | 10.26 | 45% | 55% | | 0 | 0 | NA | NA |
| National Monument 418 | Employees | 31.05 | 5.58 | NA | NA | | 0 | 0 | NA | NA |
| Marina 420 | Berths | 2.96 | 0.19 | 60% | 40% | | 0 | 0 | NA | NA |
| Golf Course 430 | Employees | 20.52 | 1.48 | 48% | 52% | | 0 | 0 | NA | NA |
| Golf Course 430 | Holes | 35.74 | 2.78 | 45% | 55% | | 0 | 0 | NA | NA |
| Miniature Golf Course 431 | Holes | NA | 0.33 | 33% | 67% | | 0 | 0 | NA | NA |
| Golf Driving Range 432 | Tees | NA | 1.25 | 45% | 55% | | 0 | 0 | NA | NA |
| Multipurpose Rec. Facility 435 | Acres | 90.38 | 5.77 | NA | NA | | 0 | 0 | NA | NA |
| Live Theater 441 | Seats | NA | 0.02 | 50% | 50% | | 0 | 0 | NA | NA |
| Movie Theater w/o matinee 443 | KSF ² | 78.06 | 6.16 | 94% | 6% | | 0 | 0 | NA | NA |
| Movie Theater w/o matinee 443 | Movie Screens | 220.00 | 24.00 | 41% | 59% | | 0 | 0 | NA | NA |
| Movie Theater w/o matinee 443 | Seats | 1.76 | 0.07 | 75% | 25% | | 0 | 0 | NA | NA |
| Movie Theater w/o matinee 443 | Employees | 53.12 | 4.20 | NA | NA | | 0 | 0 | NA | NA |
| Movie Theater w/ matinee 444 | KSF ² | NA | 3.80 | 64% | 36% | | 0 | 0 | NA | NA |
| Movie Theater w/ matinee 444 | Movie Screens | 153.33 | 20.22 | 40% | 60% | | 0 | 0 | NA | NA |
| Movie Theater w/ matinee 444 | Seats | NA | 0.14 | 53% | 47% | | 0 | 0 | NA | NA |
| Horse Track 452 | Employees | 2.60 | NA | 50% | 50% | | 0 | NA | NA | NA |
| Dog Track 454 | Attendees | 1.09 | 0.13 | 66% | 34% | | 0 | 0 | NA | NA |
| Arena 460 | Employees | 10.00 | NA | 50% | 50% | | 0 | NA | NA | NA |
| Ice Rink 465 | Seats | 1.26 | 0.12 | NA | NA | | 0 | 0 | NA | NA |
| Casino/Video Lottery Establishment 473 | KSF ² | NA | 13.43 | 56% | 44% | | 0 | 0 | NA | NA |
| Amusement Park 480 | Employees | 8.33 | 0.50 | 61% | 39% | | 0 | 0 | NA | NA |
| Zoo 481 | Acres | 114.88 | NA | 50% | 50% | | 0 | NA | NA | NA |
| Zoo 481 | Employees | 23.93 | NA | 50% | 50% | | 0 | NA | NA | NA |
| Tennis Courts 490 | Courts | 31.04 | 3.88 | NA | NA | | 0 | 0 | NA | NA |
| Tennis Courts 490 | Employees | 66.67 | 5.67 | NA | NA | | 0 | 0 | NA | NA |
| Racquet Club 491 | Courts | 38.70 | 3.35 | NA | NA | | 0 | 0 | NA | NA |
| Racquet Club 491 | KSF ² | 14.03 | 1.06 | NA | NA | | 0 | 0 | NA | NA |
| Racquet Club 491 | Employees | 45.71 | 4.95 | NA | NA | | 0 | 0 | NA | NA |
| Health Club 492 | KSF ² | 32.93 | 3.53 | 57% | 43% | | 0 | 0 | NA | NA |
| Bowling Alley 494 | KSF ² | 33.33 | 3.54 | 35% | 65% | | 0 | 0 | NA | NA |
| Recreational Com. Center 495 | KSF ² | 22.88 | 1.45 | 37% | 63% | | 0 | 0 | NA | NA |
| Recreational Com. Center 495 | Employees | 27.25 | 3.16 | 44% | 56% | | 0 | 0 | NA | NA |
| Military Base 501 | Employees | 1.78 | 0.39 | NA | NA | | 0 | 0 | NA | NA |
| Elementary School 520 | Students | 1.29 | 0.15 | 49% | 51% | | 0 | 0 | NA | NA |
| Elementary School 520 | KSF ² | 15.43 | 1.21 | 45% | 55% | 60.0 | 926 | 73 | 33 | 40 |
| Elementary School 520 | Employees | 15.71 | 1.81 | 49% | 51% | | 0 | 0 | NA | NA |
| Private School (K-12) 536 | Students | 2.48 | 0.17 | 43% | 57% | | 0 | 0 | NA | NA |
| Middle/ JR. High School 522 | Students | 1.62 | 0.16 | 49% | 51% | | 0 | 0 | NA | NA |
| Middle/ JR. High School 522 | KSF ² | 13.78 | 1.19 | 52% | 48% | | 0 | 0 | NA | NA |
| High School 530 | Students | 1.71 | 0.13 | 47% | 53% | | 0 | 0 | NA | NA |
| High School 530 | KSF ² | 12.89 | 0.97 | 54% | 46% | | 0 | 0 | NA | NA |
| High School 530 | Employees | 19.74 | 1.55 | 54% | 46% | | 0 | 0 | NA | NA |
| Junior/ Comm. College 540 | Students | 1.20 | 0.12 | 64% | 36% | | 0 | 0 | NA | NA |
| Junior/ Comm. College 540 | KSF ² | 27.49 | 2.54 | 58% | 42% | | 0 | 0 | NA | NA |
| Junior/ Comm. College 540 | Employees | 15.55 | 1.39 | 58% | 42% | | 0 | 0 | NA | NA |
| University/College 550 | Students | 2.38 | 0.21 | 30% | 70% | | 0 | 0 | NA | NA |
| University/College 550 | Employees | 9.13 | 0.88 | 29% | 71% | | 0 | 0 | NA | NA |
| Church 560 | KSF ² | 9.11 | 0.55 | 48% | 52% | 20.0 | 182 | 11 | 5 | 6 |
| Synagogue 561 | KSF ² | 10.64 | 1.69 | 47% | 53% | | 0 | 0 | NA | NA |



Chris Jones - Escambia County Property Appraiser

12-1S-30-2

E JOHNSON AVE

PINE RIDGE LN

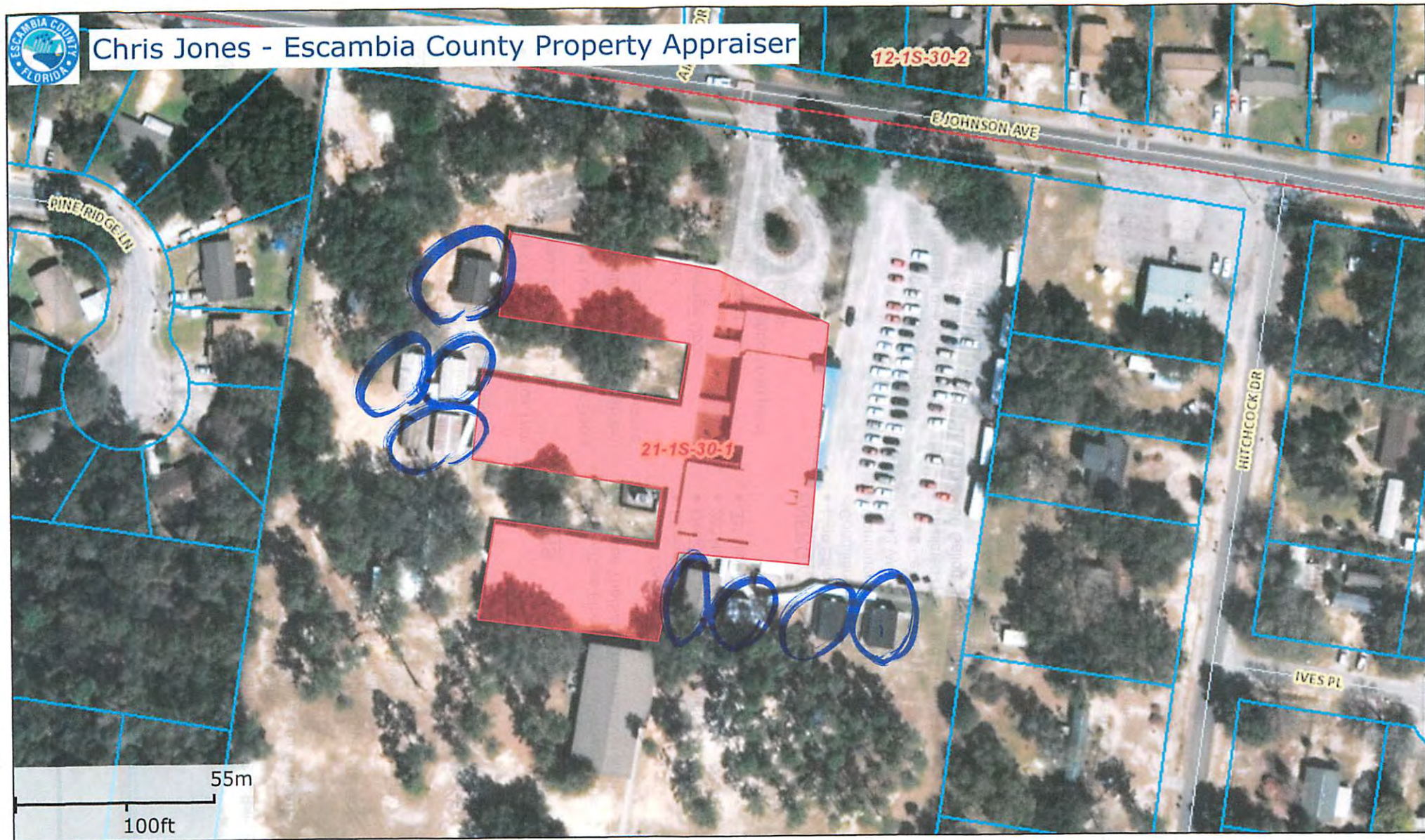
21-1S-30-1

HITCHCOCK DR

IVES PL

55m

100ft



Prepared By:
JAMES C. TAYLOR
Taylor & Van Matre, P.A.
4390 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM12-1592
Sales Price \$216,000.

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated December 11, 2012
by

Larry Sanders, an unmarried man
whose post office address is:
251 E. Johnson Ave., Pensacola, Florida 32514
hereinafter called the GRANTOR, to
Scott D. Hayes and Tracy C. Hayes, husband and wife
whose post office address is:
18 Simon Ct., Pensacola, FL 32505
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:
The West 110 feet of the North 198 feet and the West 145.5 feet of the South 462 feet of Lot numbered Six (6), East of the Louisville & Nashville Railroad in Section 21, Township 1 South, Range 30 West in Escambia County, Florida, containing two acres, less that portion thereof contained in the right-of-way of road on the North side, all as shown on plat of said Section recorded in Deed Book 2 at Page 90 of the Public records of said County and less deed recorded in Official Record Book 4433, Page 365 of the Public Records of Escambia County, Florida.
Parcel ID Number:211S302101001006

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

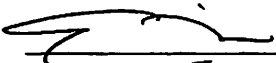
Signed, sealed and delivered in our presence:



Witness Printed Name J. TAYLOR



Larry Sanders (Seal)

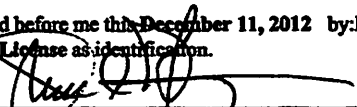


Witness Printed Name Elizabeth H. Her

(Seal)

State of FLORIDA
County of ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this December 11, 2012 by: Larry Sanders who is personally known to me or who has produced Driver's License as identification.



NOTARY PUBLIC
My Commission Expires:



General Information
Reference: 211S302101001006
Account: 023581000
Owners: HAYES SCOTT D &
 HAYES TRACY C
Mail: 1765 E NINE MILE RD STE 1 BOX 110
 PENSACOLA, FL 32514
Situs: 251 E JOHNSON AVE 32514
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|----------|----------|-----------|-----------|
| 2015 | \$37,050 | \$80,289 | \$117,339 | \$117,339 |
| 2014 | \$37,050 | \$75,455 | \$112,505 | \$112,505 |
| 2013 | \$37,050 | \$69,132 | \$106,182 | \$106,182 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 12/11/2012 | 6948 | 579 | \$216,000 | WD | View Instr |
| 11/13/2012 | 6935 | 204 | \$100 | WD | View Instr |
| 08/2004 | 5491 | 1077 | \$100 | WD | View Instr |
| 01/1973 | 669 | 113 | \$5,500 | WD | View Instr |

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2015 Certified Roll Exemptions
 None

Legal Description
 W 110 FT OF N 198 FT AND W 145 5/10 FT OF S 462 FT
 OF LT 6 S /D E OF R/R PLAT DB 2 P 90 OR 6948 P 579
 LESS OR 4433 P 365...

Extra Features
 None

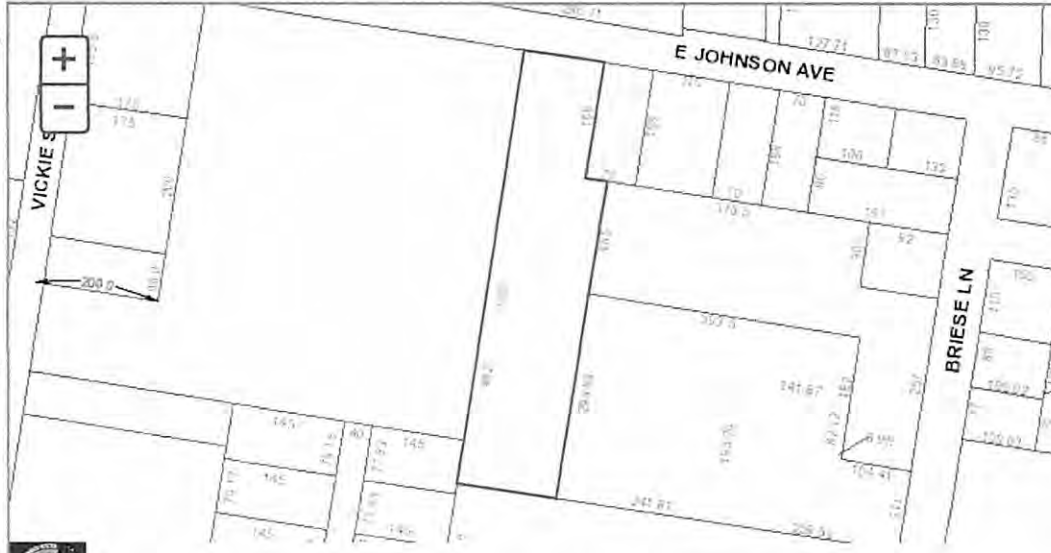
Parcel Information

Section Map Id:
 21-1S-30-1

Approx. Acreage:
 1.9500

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Janet Holley

Ad Valorem Taxes and Non-Ad Valorem Assessments

Escambia County Tax Collector

REAL ESTATE 2014 93549

| Account Number | Payor | Exemptions | Taxable Value | Millage Code |
|----------------|-------|------------|---------------|--------------|
| 02-3581-000 | | See Below | See Below | 06 |

HAYES SCOTT D &
 HAYES TRACY C
 18 SIMON CT
 PENSACOLA FL 32505

211S30-2101-001-006 251 E JOHNSON
 AVE W 110 FT OF N 198 FT AND W 145
 5/10 FT OF S 462 FT OF LT 6 S/D E
 OF R/R PLAT DB 2 P 90 OR 6948 P 579
 LESS OR 4433 P 365 COUNTY RD R/W

| Ad Valorem Taxes | | | | |
|----------------------|----------------|--------------------|---------------|-------------------|
| Taxing Authority | Rate | Exemption Amount | Taxable Value | Taxes Levied |
| COUNTY | 6.6165 | | \$112,505 | \$744.39 |
| PUBLIC SCHOOLS | | | | |
| By Local Board | 2.0850 | | \$112,505 | \$234.57 |
| By State Law | 5.2370 | | \$112,505 | \$589.19 |
| WATER MANAGEMENT | 0.0390 | | \$112,505 | \$4.39 |
| SHERIFF | 0.6850 | | \$112,505 | \$77.07 |
| M.S.T.U. LIBRARY | 0.3590 | | \$112,505 | \$40.39 |
| Total Millage | 15.0215 | Total Taxes | | \$1,690.00 |

| Non-Ad Valorem Assessments | | |
|----------------------------|-------------------|----------------|
| Code | Levying Authority | Amount |
| NFP | FIRE - 595-4960 | \$85.00 |
| Total Assessments | | \$85.00 |

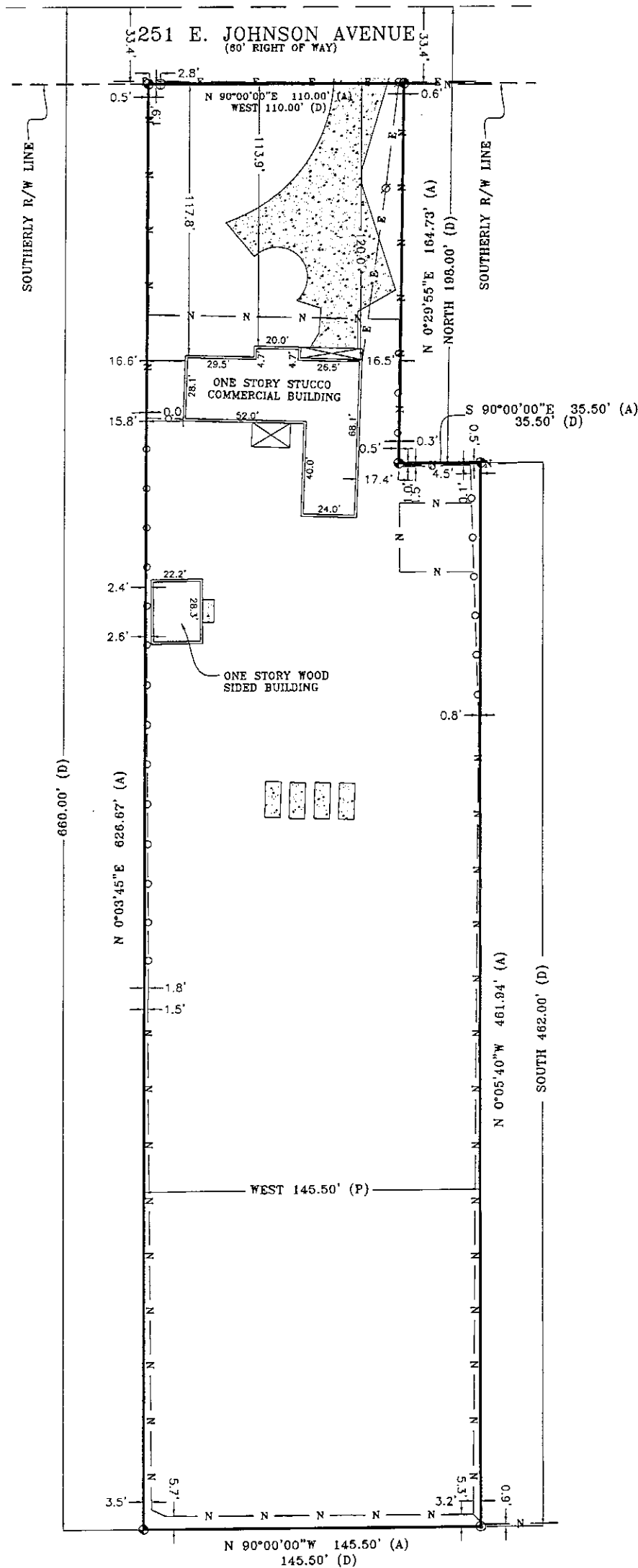
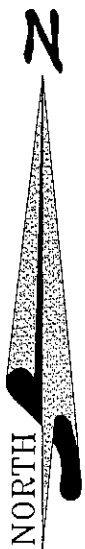
| | |
|--------------------------------|-------------------|
| Taxes & Assessments | \$1,775.00 |
|--------------------------------|-------------------|

8192 SIX PENCE DRIVE
Pensacola, FL 32514



(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

DRAWN BY CHIP EVANS



THE SETBACK LINES AND/OR EASEMENTS SHOWN HEREON, IF ANY, ARE PER INFORMATION FOUND IN THE RECORDED PLAT OF SAID SUBDIVISION OR ARE AS PROVIDED BY THE CLIENT, DESIGNER, BUILDER, TITLE COMPANY AND S.R.L.A. AND SHOULD BE VERIFIED WITH AFOREMENTIONED ENTITIES.

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FENCES ALONG BOUNDARIES ARE SHOWN EXAGGERATED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.

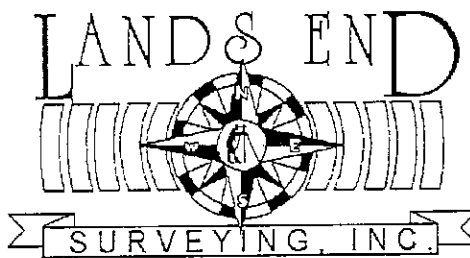
PAGE 1 OF 2

NOTE: This map is not complete or valid without report on page 2 of 2

THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 11"x17" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID.

| | | | | |
|---|---|--|---|--|
| Bearing Reference HELD THE SOUTHERLY R/W LINE OF JOHNSON AVE AS N 90°00'00"E | | Source of Information: Field Evidence & Recorded Plat | | |
| <p>NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SEE PAGE 2 FOR SIGNATURE AND EMBOSSED SEAL</p> <p>LARRY E. STEGALL P.L.S., FLA #4747 LB # 6832 LARRY@LANDSENDSURVEYING.COM</p> | Survey Number: 653-2015 | <p>LEGEND</p> <p>o Degree ' Feet or Minutes " Inches or Seconds N North S South E East W West P.C.P. Permanent Control Point P.R.C. Point of Reverse Curve P.C. Point of Curvature P.T. Point of Tangency P.O.C. Point of Commencement P.O.B. Point of Beginning R/W Right of Way</p> | <p>P.R.M. Permanent Reference Monument R.P. Radius Point L.A. Length of Arc C.H. Chord and Chord Bearing <0.0> Existing Spot Elevation B.S.L. Building Setback Line Deed (P) Plat (A) Actual field measurement Existing Hole in Concrete Set "X" Cut in Concrete 1/2" Metal Rod-Found Capped Iron rod-Found #3578 Capped Iron rod-Found Capped Iron rod-Found Capped Iron rod-Found 1" Metal Pipe-Found</p> | <p>Capped Iron rod-set Lb.6832 Nail & disk found Nail & disk set Lb.6832 Concrete Monument Found Utility Pole Meter Utility wires overhead Concrete or Pavement Chain link fence Wooden fence Wire Fence Plastic Fence Wood Deck or Dock Covered area (porch, carport, etc.) Pavers or Brick</p> |
| | Scale: 1"=60' | | | |
| | Field Date: 12-2-2015 | | | |
| | Field Book/Page: 295/34-35 | | | |
| | Type of Survey: Boundary & Improvements | | | |
| Revisions: | | | | |

8192 Six Pence Dr.
Pensacola, FL 32514



Telephone (850) 433-8545
(850)932-8585
Fax (850) 433-8282/932-0004

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

Scott D. Hayes

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

Scott D. Hayes;

;
;
;

Legal Description:(O.R. Book 6948, Page 579)

THE WEST 110 FEET OF THE NORTH 198 FEET AND THE WEST 145.5 FEET OF THE SOUTH 462 FEET OF LOT NUMBER (6), EAST OF THE LOUISVILLE AND NASHVILLE RAILROAD IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST IN ESCAMBIA COUNTY, FLORIDA, CONTAINING 2 ACRES, LESS THAT PORTION THEREOF CONTAINED IN THE RIGHT OF WAY OF ROAD ON THE NORTH SIDE, ALL AS SHOWN ON PLAT OF SAID SECTION RECORDED IN DEED BOOK 2 AT PAGE 90 OF THE PUBLIC RECORDS OF SAID COUNTY AND LESS DEED RECORDED IN OFFICIAL RECORD BOOK 4433, PAGE 365 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Use of this Survey by any other Party not listed above is not authorized. This Survey Drawing will be void for any such unauthorized use. Updates of this Survey are available by calling Lands End Surveying, Inc. Payment in full acknowledges receipt and acceptance of this Survey by all Clients, Agents, and Companies.

© Copyright 2015 by Lands End Surveying, Inc.

This Map-Drawing is protected from unauthorized use by State and Federal Copyright Acts. This Map is not to be copied or reproduced, either in whole or part, or to be used for any other purpose or transaction. This drawing cannot be used for the benefit of any other person, company, or firm not listed above without the prior written consent of the copyright owner.

Page 2 of 2

Note: This Report not valid without Map on Page one of two on reverse side

Flood Statement:

Surveyor's Notes:

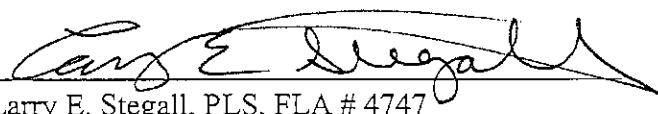
1. No Title Search of the Public Records has been performed, and lands shown hereon were not abstracted for ownership, easements, or right-of-ways by this firm. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P)
4. Underground portions of foundations, footings, or other underground structures were not located unless otherwise noted.
5. Fence locations as shown are exaggerated and are not to scale for clarity purposes. Building eaves/overhangs were not located unless otherwise noted on map.

Revisions:

Survey #653-2015

Surveyor's Certificate:

I hereby state that I have recently surveyed or that a survey of the above described property was made under my direct supervision and that the above-ground survey and subsequent map as shown are true, accurate, and correct to the best of my knowledge and belief and that this Survey and Map meet the Florida Standards of Practice as set forth by the Florida Board of Surveyors and Mappers, pursuant to Rule 5J-17.050 thru 17.052 and §472.027 of the Florida Statutes.

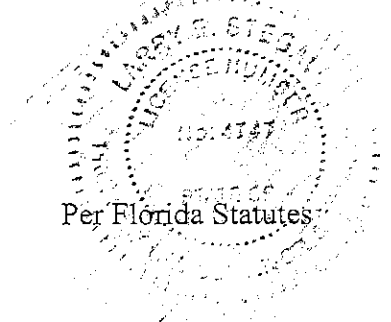

Larry E. Stegall, PLS, FLA # 4747

December 2, 2015

Date

Florida Licensed Business #6832

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



Per Florida Statutes

From: [Clara F Long \(CRA\)](#)
To: [John C. Fisher](#)
Cc: [Andrew D. Holmer](#)
Subject: RE: Rezoning in Ensely CRA
Date: Friday, May 13, 2016 12:37:45 PM

Hello John,

CRA did not find any opposing objections to this Rezoning case and this project is not located within an additional overlay area for the Ensley District. Applicant would have to comply with current zoning and code ordinance. Thanks in advance, Clara.

Clara Long, FRA-RP, Division Manager

Community Redevelopment Agency (CRA)

221 Palafox Place, Suite 305

Pensacola, FL 32502

850-595-3596 wk

850-595-3218 fax

Email: cflong@myescambia.com

Website: www.myescambia.com

From: John C. Fisher
Sent: Thursday, May 12, 2016 10:54 AM
To: Clara F Long (CRA)
Cc: Andrew D. Holmer
Subject: Rezoning in Ensely CRA

Clara,

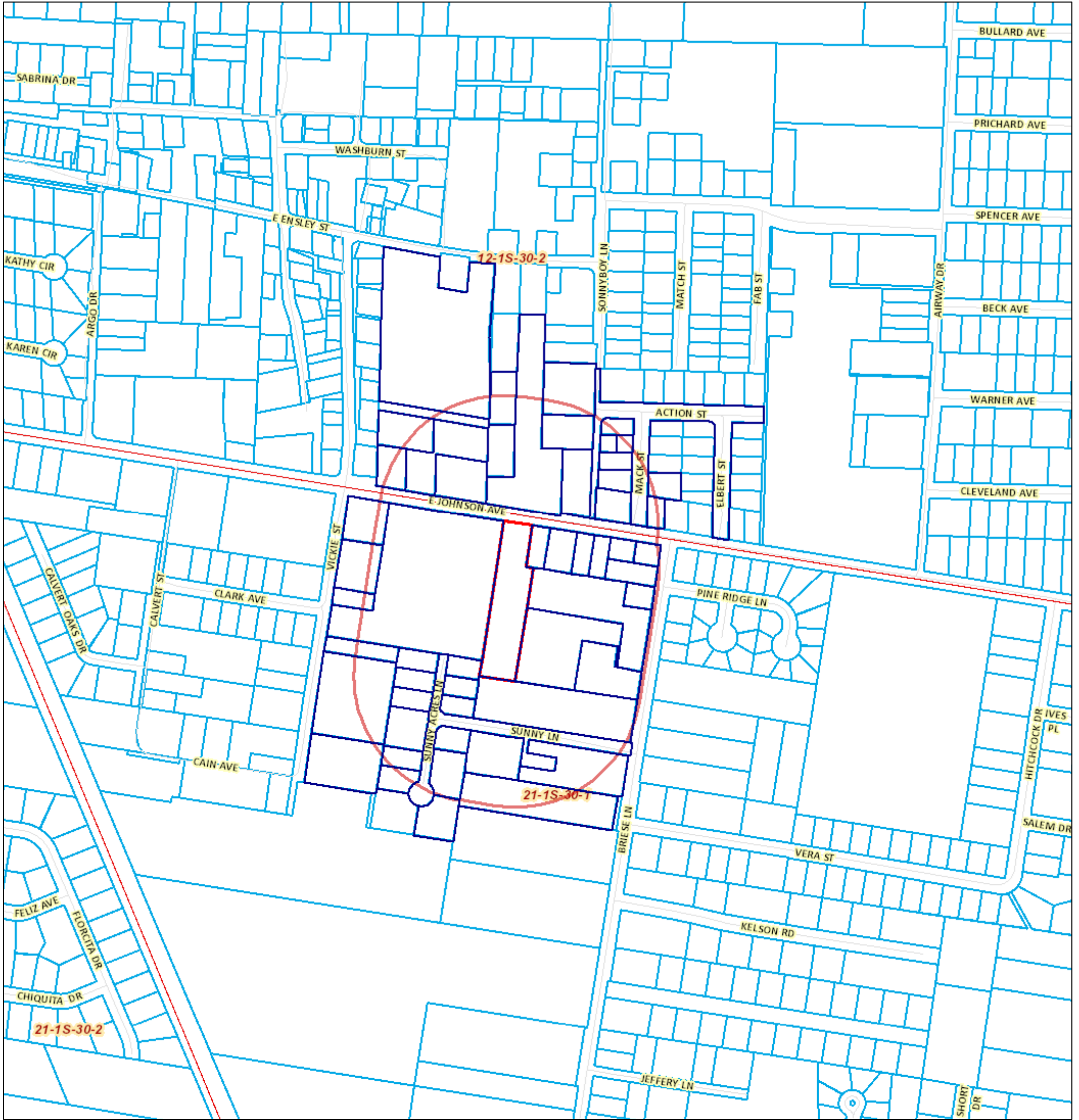
Please see attachments and comment on the rezoning case for the June 7th Planning board.

Comments due May 20th

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

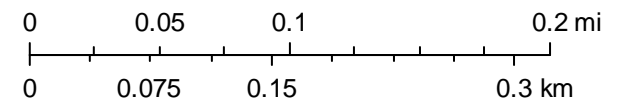
Chris Jones Escambia County Property Appraiser



May 5, 2016

1:4,674

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



HAYES SCOTT D &
1765 E NINE MILE RD STE 1 BOX 110
PENSACOLA, FL 32514

HARRIS JOSEPHINE EST OF &
C/O KIMBERLY COBB
3060 N GUILLEMARD ST
PENSACOLA, FL 32503
HODGES HAROLD & BARBARA ANN
8541 MACK ST
PENSACOLA, FL 32514

FLOURNOY SHOANE D
2600 W MICHIGAN AVE LOT 113B
PENSACOLA, FL 32526

SMART FILL LLC
2101 NORTH E ST
PENSACOLA, FL 32501

ST JAMES MISSIONARY BAPTIST
CHURCH INC
219 E JOHNSON AVE
PENSACOLA, FL 32514

SANDERS WILLIE J
2604 NORTH N ST
PENSACOLA, FL 32501

MACALL DERRICK J &
301 E JOHNSON AVE
PENSACOLA, FL 32514

BOOKER CHARLES F & SARAH E
8331 BRIESE LN
PENSACOLA, FL 32514

YOUNG JOHN D &
8346 SUNNY ACRES LN
PENSACOLA, FL 32514

SMART DEBRA J
1644 LEPLEY RD
PENSACOLA, FL 32534

MAKAI PROPERTIES LLC
2710 EMERSON AVE
BOULDER, CO 80305

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

BALDWIN PRISCILLA C &
8510 SONNYBOY LN
PENSACOLA, FL 32514

BRIESE LANE ACRES INC
2691 WEST ROBERTS RD
CANTONMENT, FL 32533

GARNER JOHN RAY
494 BUNKER HILL RD
EVERETT, PA 15537

VEITCH DIANA L
305 E JOHNSON AVE
PENSACOLA, FL 32514

DAUGHTRY C J & RACHEL
271 E JOHNSON AVE
PENSACOLA, FL 32514

PAREKH PARDEEP
754 BOULDER CREEK DR
PENSACOLA, FL 32514

WILLIAMS RUTH HENRY
8342 SUNNY ACRES LN
PENSACOLA, FL 32514

COOK GAY LEE
C/O NELL PETERSON
PO BOX 2416
TAMPA, FL 33601-2416

SALTER CURTIS L
1000 MESA CT
SUMMERVILLE, SC 29483

BBJD VENTURES LLC
15400 KNOLL TRAIL STE 350
DALLAS, TX 75248

PEAGLER JESSIE L EST OF
PEAGLER ROBBIN
8510 MACK ST
PENSACOLA, FL 32514

SANDERS LARRY
8423 BRIESE LN
PENSACOLA, FL 32514

MILLER RICHARD A
8350 VICKIE ST
PENSACOLA, FL 32514

LEWIS TERRY E & VERA
8410 VICKIE ST
PENSACOLA, FL 32514

TURNER MARY E
8465 BRIESE LN
PENSACOLA, FL 32514

YOUNG CHARLES E & SHAUNDA L
455 MEHARG RD
MOLINO, FL 32577

WADE MICKEY
8351 SUNNY ACRES LN
PENSACOLA, FL 32514

BIVINS JANICE L
8345 SUNNY ACRES LN
PENSACOLA, FL 32514

RONNLOF CAROLYN
7382 BAIN DR
MILTON, FL 32583

WEADEN RONALD A
PO BOX 702
GONZALEZ, FL 325600702

BARGNARE WENDELL & ROSA
8353 SUNNY ACRES LN
PENSACOLA, FL 32514

HART RICHARD P
3518 WIGGINS LN
CANTONMENT, FL 32533

POWERS WILLIE LOUISE
934 MONTCLAIR RD
PENSACOLA, FL 32505-2753

BROUGHTON ERNESTINE J
8341 BRIESE LN
PENSACOLA, FL 32514

HOOKS TIMOTHY &
291 SUNNY ACRES LN
PENSACOLA, FL 32514

MCCORVEY EDWARD A TRUSTEE FOR
331 E ENSLEY ST
PENSACOLA, FL 32514

WISOR JAY R &
8329 BRIESE LN
PENSACOLA, FL 32514

HAWKINS JOYCE M
1153 WEBSTER DR
PENSACOLA, FL 32505

RAMSWELL JENNIFER
8403 BRIESE LN
PENSACOLA, FL 32514



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

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

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

DATE: May 16, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the future land use map amendment case for the upcoming Escambia County Planning Board Quasi-Judicial Hearing. Please see comments below:

- Z-2016-04 – No comments at this time
- Z-2016-05 – No comments at this time

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

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

7. B.

Meeting Date: 07/07/2016

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

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

Preble-Risch Inc, Consulting Engineers, project agent and engineer, submitted a preliminary plat and associated subdivision development plans for PUD approval. The proposed subdivision is located in Section 01, Township 1 South, Range 32 West and is currently zoned LDR. The site is North of Nine Mile Road and West of Tower Ridge Road. The project encompasses approximately 80 acres, including parcels 01-1S-32-1000-120-004, 01-1S-32-1000-050-004, 01-1S-32-1000-050-003, 01-1S-32-1000-110-003, 01-1S-32-1000-070-003, 01-1S-32-1000-080-003 and will include 199 lots.

Sewer and Water are provided by ECUA. There is currently an 8" line that is accessed off Tower Ridge Road. Storm water treatment and attenuation will be accomplished by a retention pond meeting Escambia County and NFWFMD requirements. Conveyance of storm water will be accomplished through a retention pond discharging into surrounding wetlands. No wetland impacts are expected with the proposed development. The proposed site plan indicates that the lot will be accessed from Tower Ridge Road.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

Attachments

Master Plan Drawing

Master Plan Rendering

Project Information

PUD applicant's narrative

Legal Review (advertisement)

Staff Analysis

MASTER PLAN FOR ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 198 LOT, PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST BEING A SUBDIVISION OF A PORTION OF LOTS 5 THRU 12, BLOCK 3 AND LOTS 5 THRU 12, BLOCK 4. A REPLAT OF A PORTION OF NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600.

ESCAMBIA COUNTY, FLORIDA
MAY 2016

DESCRIPTION:

LOTS 5 THROUGH 12, BLOCK 3, AND LOTS 5 THROUGH 12, BLOCK 4, NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT RECORDED IN DEED BOOK 102, PAGE 600 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

AND

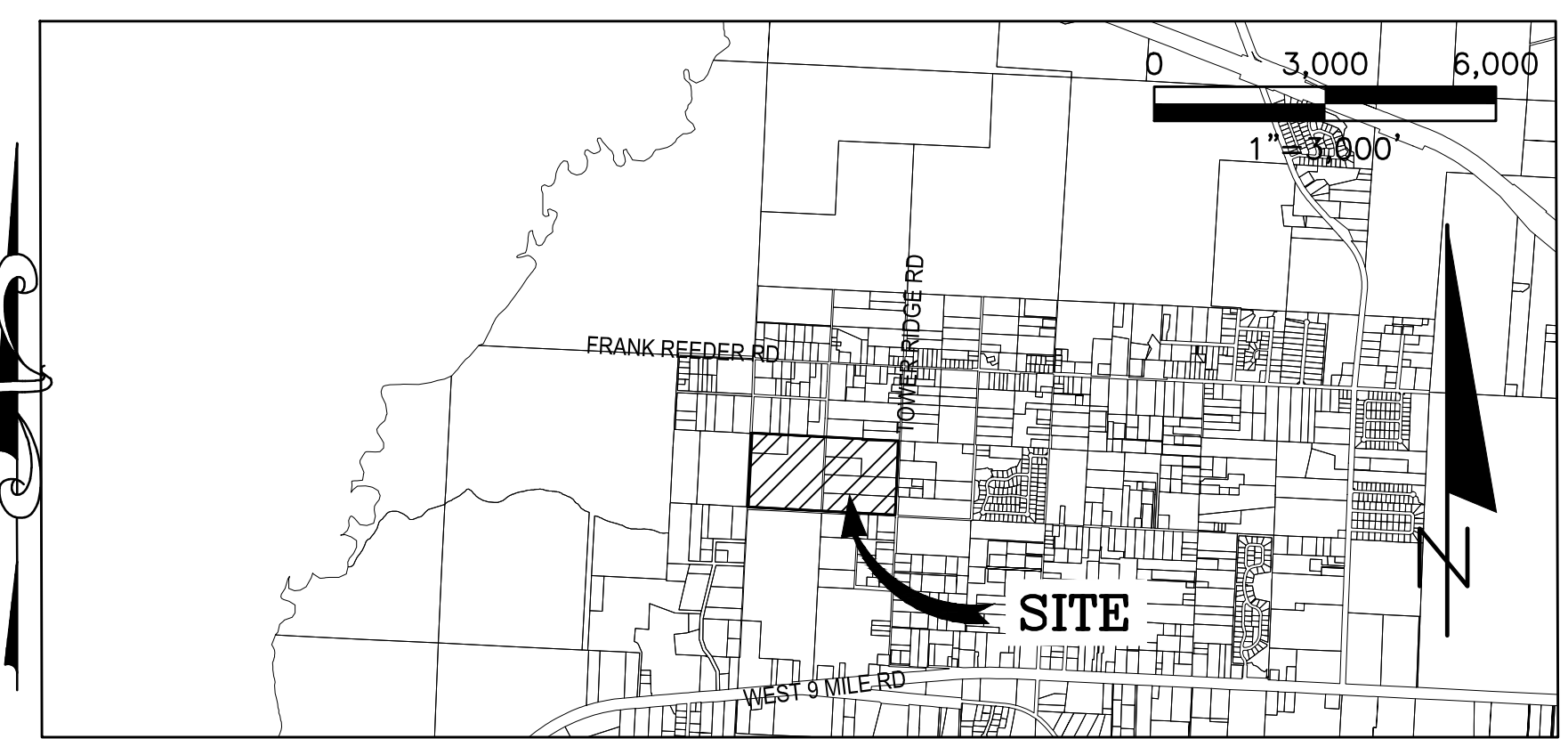
"THAT PORTION OF THE 30 FOOT RIGHT-OF-WAY AS SHOWN ON THE NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT RECORDED IN DEED BOOK 102, PAGE 600 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING WEST OF BLOCK 3, EAST OF BLOCK 4, AND BEING SOUTH OF THE EASTERLY EXTENSION OF LOT 5 OF SAID BLOCK 4 AND NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 OF SAID BLOCK 4 OF THE ABOVE SAID NATIONAL LAND SALES COMPANY'S SUBDIVISION" AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, RESOLUTION NUMBER 2015-150, RECORDED AT BOOK 7443, PAGE 1459, CIRCUIT COURT, ESCAMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

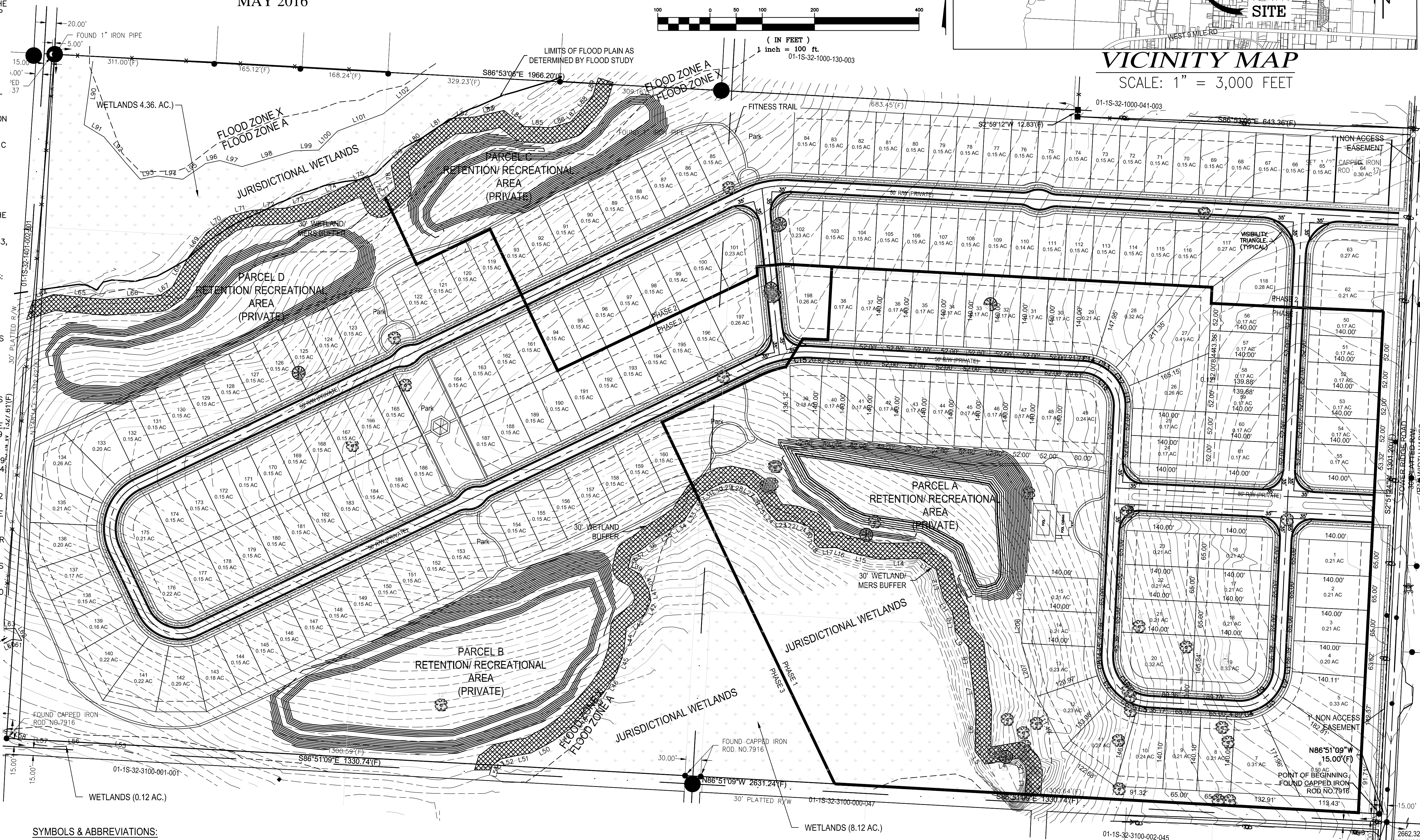
COMMENCE AT A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND PROCEED NORTH 86 DEGREES 50 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 2,662.32 FEET TO NAIL AND DISK NO. 7916 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 02 DEGREES 51 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID EAST LINE, PROCEED NORTH 86 DEGREES 51 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 51 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 2,631.24 FEET TO 5/8 INCH IRON ROD NO. 7916; THENCE NORTH 03 DEGREES 48 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 1,312.62 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 1,966.20 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 02 DEGREES 59 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 12.83 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 86 DEGREES 53 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 643.36 FEET; THENCE SOUTH 02 DEGREES 51 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 1,301.20 FEET TO THE POINT OF BEGINNING, CONTAINING 78.811 ACRES, MORE OR LESS.

"THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL-CHANCE FLOOD EVENT, BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN), AND FLOOD ZONE X AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0270G, MAP REVISION DATED SEPTEMBER 29, 2006."

GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 3,000 FEET



WETLANDS (0.01 AC.)

WETLANDS AND BUFFERS ONSITE WILL BE PLACED IN CONSERVATION EASEMENT BOOK # AND PAGE #

| ITEM | PRE-PROJECT (ACRE) |
|---|--------------------|
| PROJECT PARCEL | 78.81 |
| TOTAL WETLANDS | 12.61 |
| TOTAL UPLANDS | 66.20 |
| TOTAL WETLAND BUFFER | 2.24 |
| WETLANDS AND/OR WETLAND BUFFERS TO BE PLACED IN PRESERVATION/CONSERVATION | 14.85 |
| WETLAND IMPACTS | 0.00 |

| PHASE | IMPROVEMENTS |
|---------|--|
| PHASE 1 | CLUBHOUSE, STREET LIGHTING REQUIRED FOR PHASE, LANDSCAPING OF BOULEVARD ENTRANCE CONSISTING OF CANOPY AND UNDERSTORY TREES AND SHRUBS, SIDEWALKS BOTH SIDES OF STREET. |
| PHASE 2 | COMMON GROUND PARK STREET LIGHTING REQUIRED FOR PHASE, SIDEWALKS BOTH SIDES OF STREET. |
| PHASE 3 | STREET LIGHTING REQUIRED FOR PHASE, SIDEWALKS BOTH SIDES OF STREET, PAVILION/PARK, FITNESS TRAIL. |

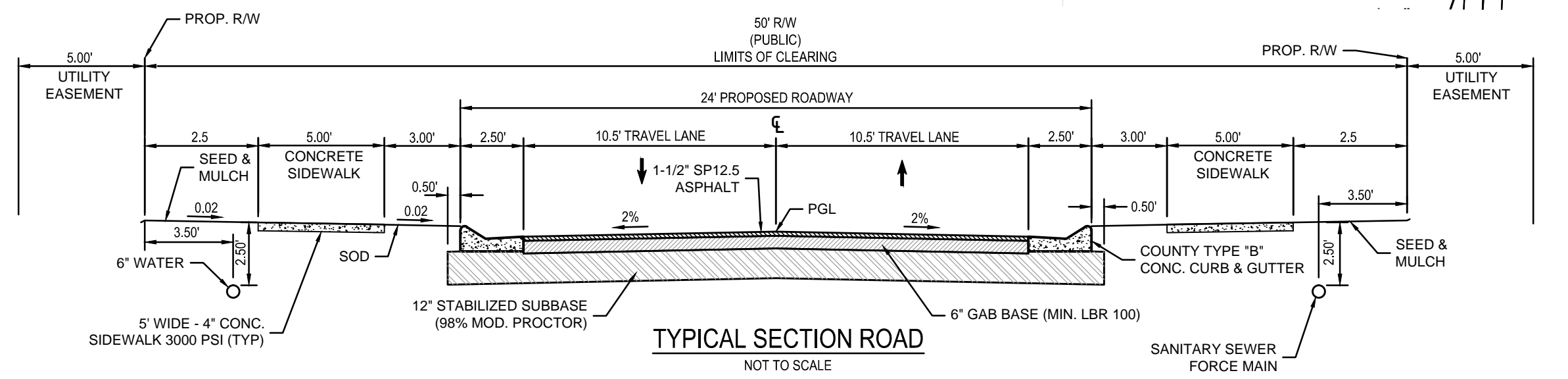
- SYMBOLS & ABBREVIATIONS:**
- No. = NUMBER
 - # = NUMBER
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - O.R. = OFFICIAL RECORDS
 - ± = MORE OR LESS
 - (F) = FIELD MEASUREMENT
 - (D) = DESCRIPTION DATA
 - L = ARC LENGTH
 - R = RADIUS
 - Δ = DELTA ANGLE
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - ERC/P = ELLIPTICAL REINFORCED CONCRETE PIPE
 - R/W = RIGHT OF WAY
 - = SET 1/2" CAPPED IRON ROD L.B. #7137
 - ⊙ = FOUND 1/2" CAPPED IRON ROD L.B. #4400
 - ⊠ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #7107
 - ⊡ = FOUND 4" BY 4" CONCRETE MONUMENT STATE ROAD DEPT.
 - ⊕ = STORM SEWER MANHOLE
 - = GUY ANCHOR
 - ⊕ = UTILITY POLE
 - OU— = OVERHEAD UTILITY LINE
 - ▨ = EXISTING WETLANDS
 - ▩ = DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER

DEVELOPMENT DATA

Owner-Developer: Fortuna Investments, LLC
32128 Broken Branch Circle
Spanish Fort, AL 36527
LDR: 011532100050003, 0115321000120004, 011532100070003, 011532100050004, 011532100080003
MU-S

Zoning: MU-S
Parcel Info: 01-15-32-3100-001-001, 01-15-32-3100-000-047, 01-15-32-3100-002-045

FLU: FRONT SETBACK: 20'
REAR SETBACK: 19'
LOTS: 198
TOTAL AREA: 78.81 ACRES
TOTAL WETLANDS: 12.61 ACRES



NOTES: 1. LANDSCAPE DESIGN SHALL BE PROVIDED BY A LICENSED LANDSCAPE ARCHITECT.
2. STREET LIGHTING SHALL BE A DECORATIVE OPTION AS PROVIDED BY GULF POWER AT A SPACING OF APPROX. 1 LIGHT EVERY 3/4 LOTS MINIMUM.
3. FITNESS TRAIL IS PROPOSED TO BE A 8' ASPHALT PATH

SIDEWALKS IN FRONT OF LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER. SIDEWALKS IN FRONT OF COMMON AREAS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR.

REVISION:

| NO. | DATE | APPROVED |
|-----|------|----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING
216 S. TARRAGONA ST. • PENSACOLA, FL 32502 • (904) 200-4783
Report: 1 - Canalville | Tallahassee | Panama City | Lake City | Marietta

SCALE: AS SHOWN
DESIGNED: MJJ
DRAWN: CTR
CHECKED: MJJ
DATE:

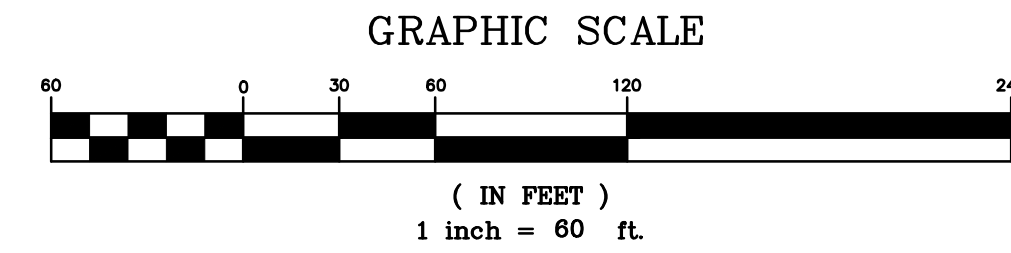
OVERALL PLAN
ANTIETAM
SECTION 1, TOWNSHIP 1 S., RANGE 32 W.
ESCAMBIA COUNTY, FLORIDA

PROJECT NO: 776.037
SHEET: 1

MASTER PLAN FOR ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 198 LOT, PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST BEING A SUBDIVISION OF A PORTION OF LOTS 5 THRU 12, BLOCK 3 AND LOTS 5 THRU 12, BLOCK 4. A REPLAT OF A PORTION OF NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600.

PHASE 1 (61 LOTS)



ESCAMBIA COUNTY, FLORIDA

| Line # | Length | Direction |
|--------|--------|------------------|
| L1 | 41.21 | N3° 53' 33.93"E |
| L2 | 15.36 | N12° 54' 32.77"W |
| L3 | 17.72 | N42° 42' 28.90"W |
| L4 | 65.59 | S80° 16' 02.13"W |
| L5 | 30.80 | N37° 12' 37.30"W |
| L6 | 82.35 | N1° 21' 31.77"E |
| L7 | 68.79 | N7° 51' 37.98"W |
| L8 | 49.22 | N5° 30' 01.61"W |
| L9 | 38.62 | N40° 17' 27.05"W |
| L10 | 37.15 | N9° 29' 00.11"W |
| L11 | 33.37 | N31° 50' 37.90"W |
| L12 | 55.63 | N14° 05' 20.46"W |
| L13 | 37.54 | N55° 31' 30.43"W |
| L14 | 80.94 | S89° 01' 17.82"W |
| L15 | 62.17 | N76° 14' 26.95"W |
| L16 | 20.23 | N69° 27' 41.64"W |
| L17 | 32.30 | S89° 47' 30.30"W |
| L18 | 15.22 | N41° 39' 36.78"W |
| L19 | 16.87 | N1° 54' 08.58"E |
| L20 | 15.70 | N40° 14' 45.31"W |
| L21 | 26.51 | N69° 33' 19.24"W |
| L22 | 20.61 | N81° 43' 54.20"W |
| L23 | 17.21 | S89° 16' 23.00"W |
| L24 | 24.73 | N43° 11' 11.06"W |
| L25 | 20.85 | N29° 27' 28.79"W |
| L26 | 18.99 | N30° 56' 26.37"W |
| L27 | 25.51 | N54° 29' 15.54"W |
| L28 | 30.68 | N78° 09' 28.12"W |
| L29 | 17.57 | S80° 33' 09.09"W |
| L30 | 25.59 | S64° 21' 47.15"W |
| L31 | 22.58 | S54° 23' 11.22"W |
| L32 | 31.60 | S33° 53' 01.12"W |
| L33 | 22.94 | S31° 08' 46.29"W |
| L34 | 26.02 | S56° 19' 33.06"W |
| L35 | 39.89 | S58° 24' 29.19"W |
| L36 | 32.93 | S52° 02' 22.51"W |
| L37 | 24.60 | S57° 51' 24.32"W |
| L38 | 22.82 | S13° 08' 45.62"W |
| L39 | 27.54 | S61° 02' 35.20"E |
| L40 | 32.65 | S27° 45' 01.32"E |
| L41 | 21.50 | S10° 55' 58.03"E |
| L42 | 28.53 | S23° 41' 49.37"W |
| L43 | 44.66 | S53° 23' 32.30"W |
| L44 | 43.31 | S5° 39' 29.30"W |
| L45 | 44.62 | S18° 12' 43.58"W |
| L46 | 46.59 | S33° 32' 55.64"W |
| L47 | 43.19 | S41° 38' 35.92"W |
| L48 | 47.62 | S43° 39' 18.64"W |
| L49 | 41.66 | S54° 16' 53.24"W |
| L50 | 48.42 | S61° 22' 14.47"W |
| L51 | 34.75 | S79° 32' 25.51"W |
| L52 | 25.14 | S77° 12' 26.39"W |
| L53 | 20.12 | S52° 31' 18.21"W |

| Line # | Length | Direction |
|--------|--------|------------------|
| L54 | 17.97 | S16° 24' 32.95"W |
| L55 | 53.96 | S73° 58' 32.43"E |
| L56 | 74.42 | N87° 07' 19.86"E |
| L57 | 50.70 | S83° 01' 04.06"E |
| L58 | 39.12 | S68° 59' 38.28"E |
| L59 | 28.86 | S86° 35' 24.97"E |
| L60 | 19.91 | S63° 13' 16.06"W |
| L61 | 18.50 | N83° 15' 28.07"W |
| L62 | 26.24 | S28° 28' 35.49"E |
| L63 | 20.30 | N88° 16' 07.80"E |
| L64 | 42.19 | N72° 13' 57.32"E |
| L65 | 100.17 | S84° 26' 42.64"E |
| L66 | 104.16 | N85° 51' 26.45"E |
| L67 | 29.19 | N55° 29' 38.25"E |
| L68 | 65.71 | N28° 00' 22.94"E |
| L69 | 58.23 | N37° 09' 08.40"E |
| L70 | 54.11 | N54° 24' 13.03"E |
| L71 | 42.64 | N75° 26' 31.73"E |
| L72 | 66.91 | N86° 04' 34.86"E |
| L73 | 51.49 | N75° 28' 07.45"E |
| L74 | 86.03 | N65° 06' 53.10"E |
| L75 | 30.70 | N64° 30' 10.68"E |
| L76 | 55.07 | S24° 12' 26.83"E |
| L77 | 39.91 | N50° 13' 14.92"E |
| L78 | 43.82 | N11° 12' 39.68"W |
| L79 | 49.64 | N47° 10' 03.18"E |
| L80 | 38.21 | N49° 25' 15.28"E |
| L81 | 57.61 | N56° 13' 00.73"E |
| L82 | 47.36 | N86° 27' 13.42"E |
| L83 | 56.71 | N77° 19' 23.38"E |
| L84 | 48.93 | S51° 23' 34.71"E |
| L85 | 51.16 | S87° 21' 47.94"E |
| L86 | 40.04 | N73° 54' 03.15"E |
| L87 | 24.09 | N41° 55' 53.32"E |
| L88 | 40.48 | N39° 35' 23.49"E |
| L89 | 36.62 | N16° 58' 13.11"E |
| L90 | 122.91 | S7° 48' 51.09"W |
| L91 | 44.65 | S58° 45' 14.73"E |
| L92 | 63.35 | S39° 50' 13.57"E |
| L93 | 33.94 | N79° 30' 19.19"E |
| L94 | 48.61 | S82° 41' 32.32"E |
| L95 | 53.23 | N55° 24' 16.29"E |
| L96 | 27.47 | N77° 59' 26.65"E |
| L97 | 44.23 | S74° 34' 29.96"E |
| L98 | 104.20 | N73° 08' 24.30"E |
| L99 | 46.86 | N88° 09' 15.04"E |
| L100 | 51.28 | N44° 59' 47.11"E |
| L101 | 93.55 | N69° 16' 34.34"E |
| L102 | 109.33 | N51° 19' 13.19"E |
| L205 | 65.00 | N2° 51' 23.00"E |
| L206 | 65.00 | N2° 51' 23.00"E |
| L207 | 105.89 | N16° 39' 50.10"W |



- = EXISTING WETLANDS
- = DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER

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PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING
 216 S. TARRAGONA ST. • PENSACOLA, FL 32502 • (850) 200-4783
 Freeport | Cantonment | Tallahassee | Cross City | Lake City | Egmont | Mississippi

SCALE: AS SHOWN
 DESIGNED: MLJ
 DRAWN: CTR
 CHECKED: MLJ
 DATE:

PHASE 1
 ANTIETAM
 SECTION 1, TOWNSHIP 1 S., RANGE 32 W.
 ESCAMBIA COUNTY, FLORIDA

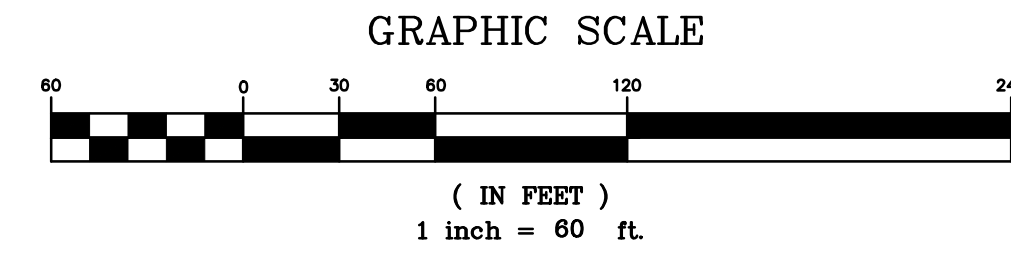
PROJECT NO: 776.037
 SHEET: 2

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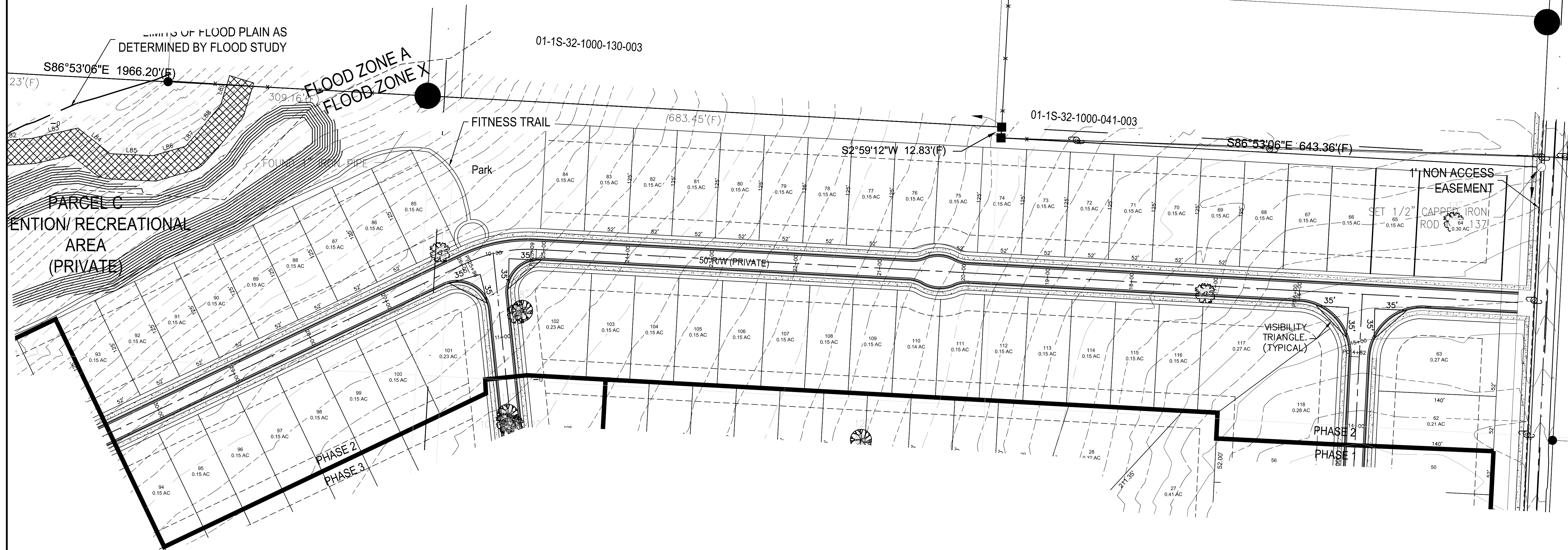
MASTER PLAN FOR ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 198 LOT, PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST BEING A SUBDIVISION OF A PORTION OF LOTS 5 THRU 12, BLOCK 3 AND LOTS 5 THRU 12, BLOCK 4. A REPLAT OF A PORTION OF NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600.

ESCAMBIA COUNTY, FLORIDA



PHASE 2 (57 LOTS)



- = EXISTING WETLANDS
- = DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER

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| MLJ | CTR | MLJ | |

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING
 216 S. PARRAGONA ST. • PENSACOLA, FL 32502 • (904) 200-4783
 Tallahassee | Tallahassee | Panama City | Lake City | Egmont | Mississippi

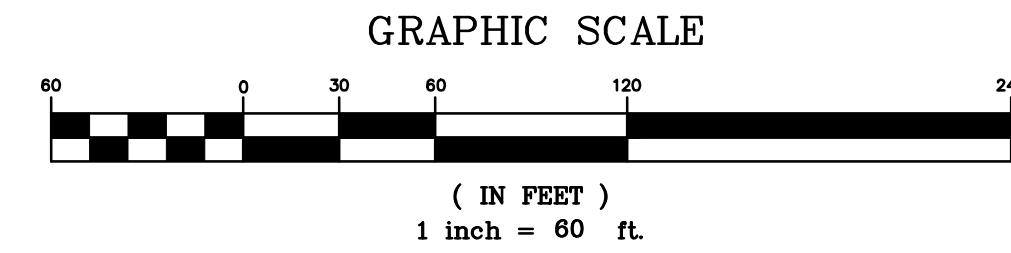
PHASE 2
 ANTIETAM
 SECTION 1, TOWNSHIP 1 S., RANGE 32 W.
 ESCAMBIA COUNTY, FLORIDA

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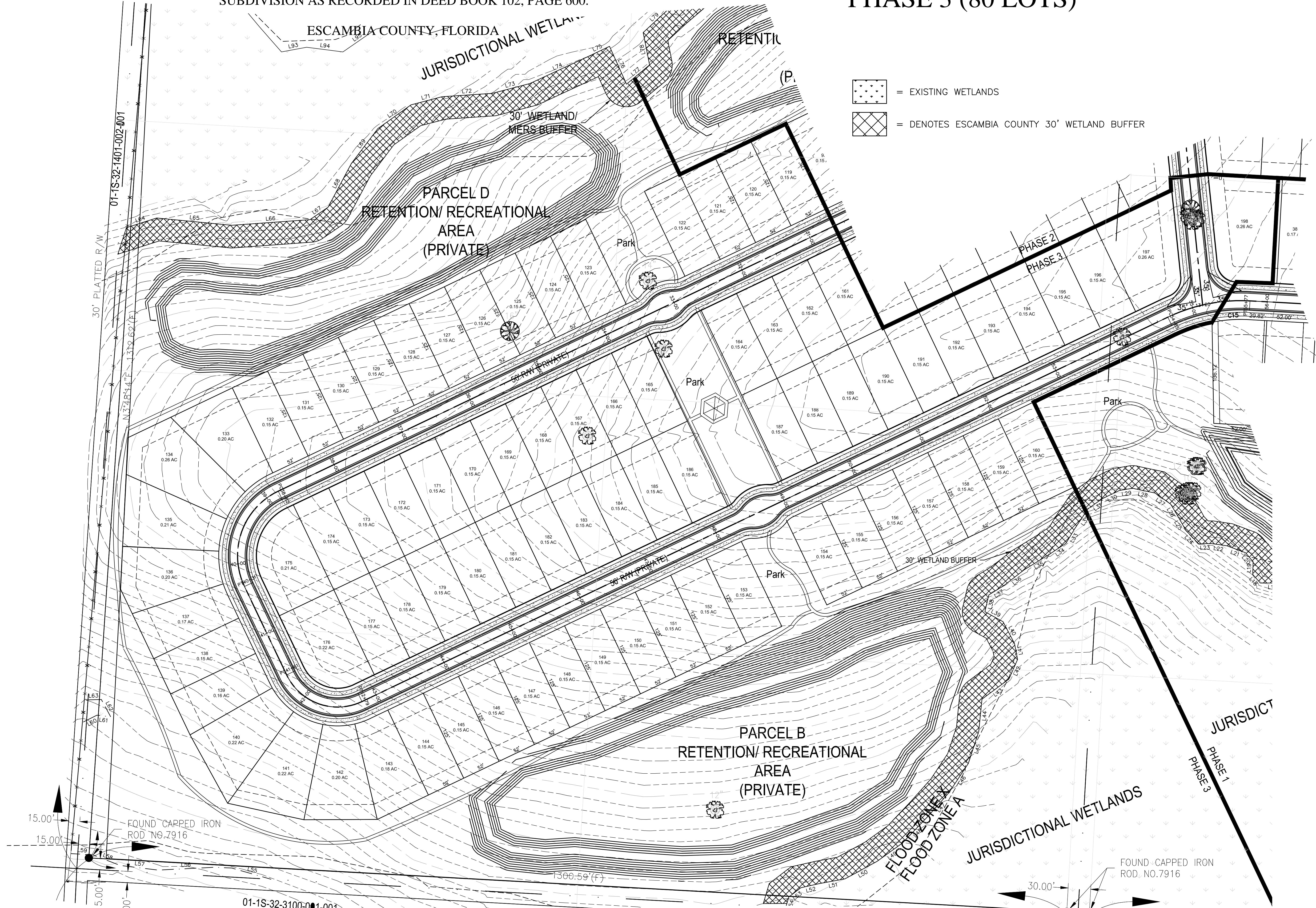
MASTER PLAN FOR ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 198 LOT, PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST BEING A SUBDIVISION OF A PORTION OF LOTS 5 THRU 12, BLOCK 3 AND LOTS 5 THRU 12, BLOCK 4. A REPLAT OF A PORTION OF NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600.

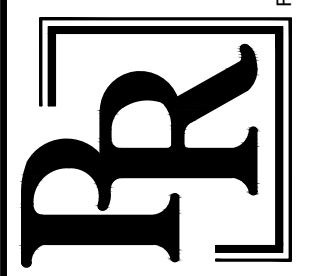


PHASE 3 (80 LOTS)

- = EXISTING WETLANDS
- = DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER



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 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING
 216 S. TARRAGONA ST. • PENSACOLA, FL 32502 • (850) 200-4783
 Freeport | Cantonment | Tallahassee | Panama City | Lake City | Egmont | Mississippi



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| SCALE: AS SHOWN | DESIGNED: MLJ | DRAWN: CTR | CHECKED: MLJ | DATE: |
| | MLJ | | MLJ | |

PHASE 3
 ANTIETAM
 SECTION 1, TOWNSHIP 1 S., RANGE 32 W.
 ESCAMBIA COUNTY, FLORIDA

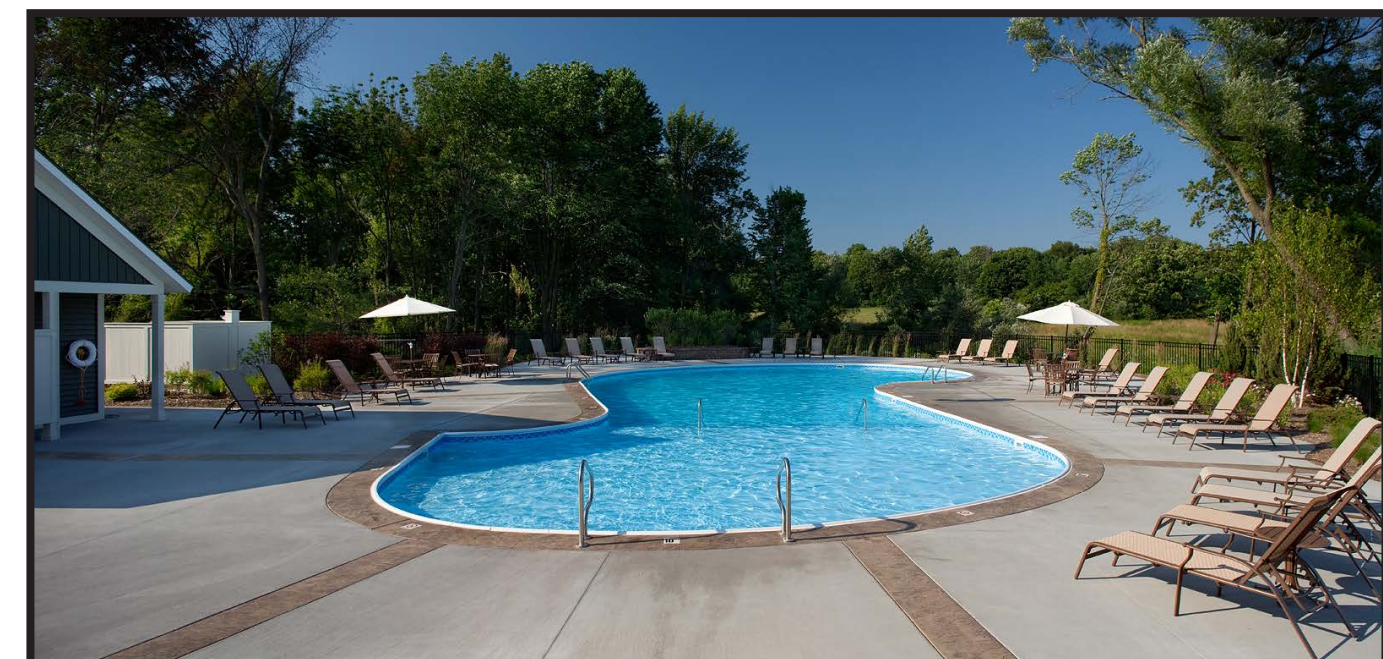
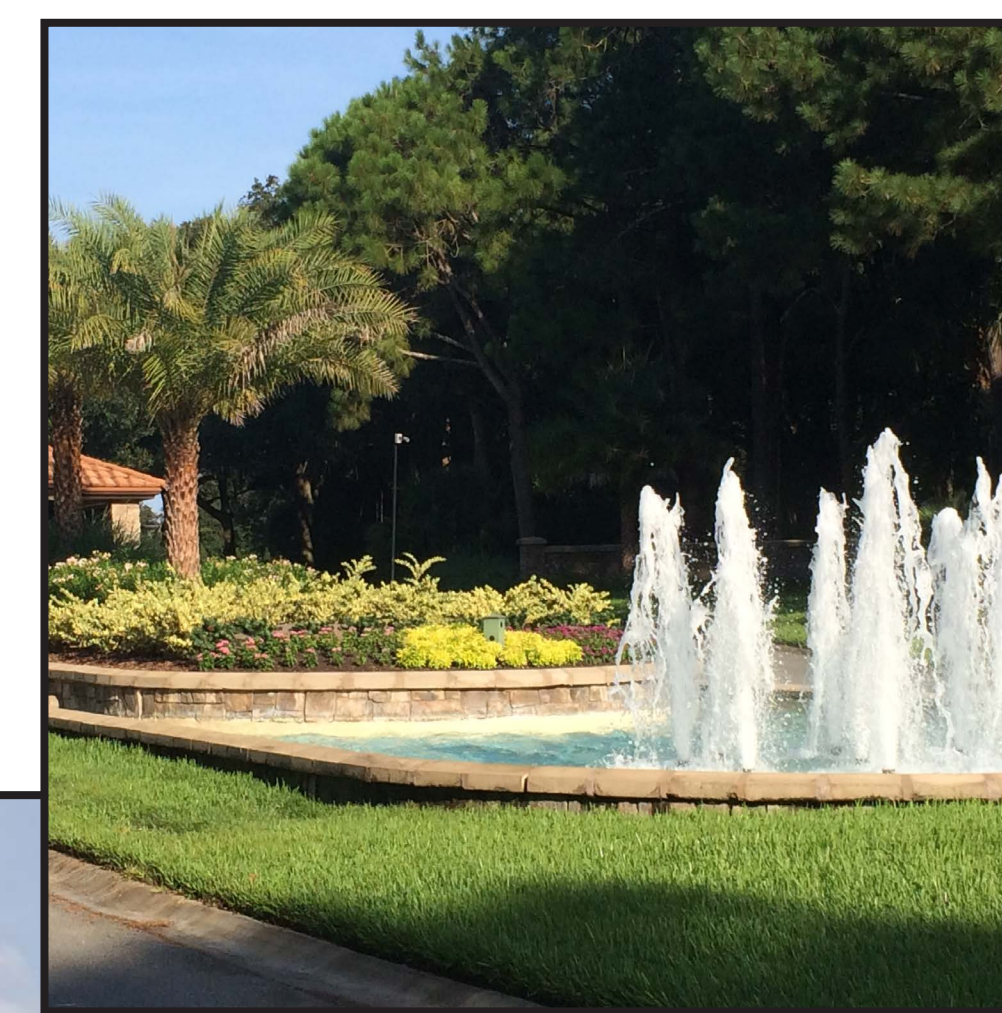
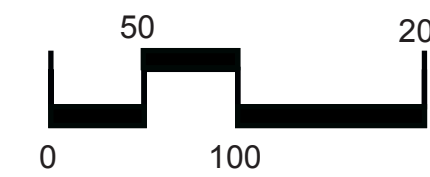
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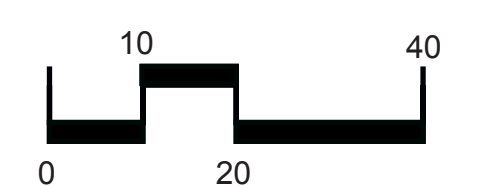
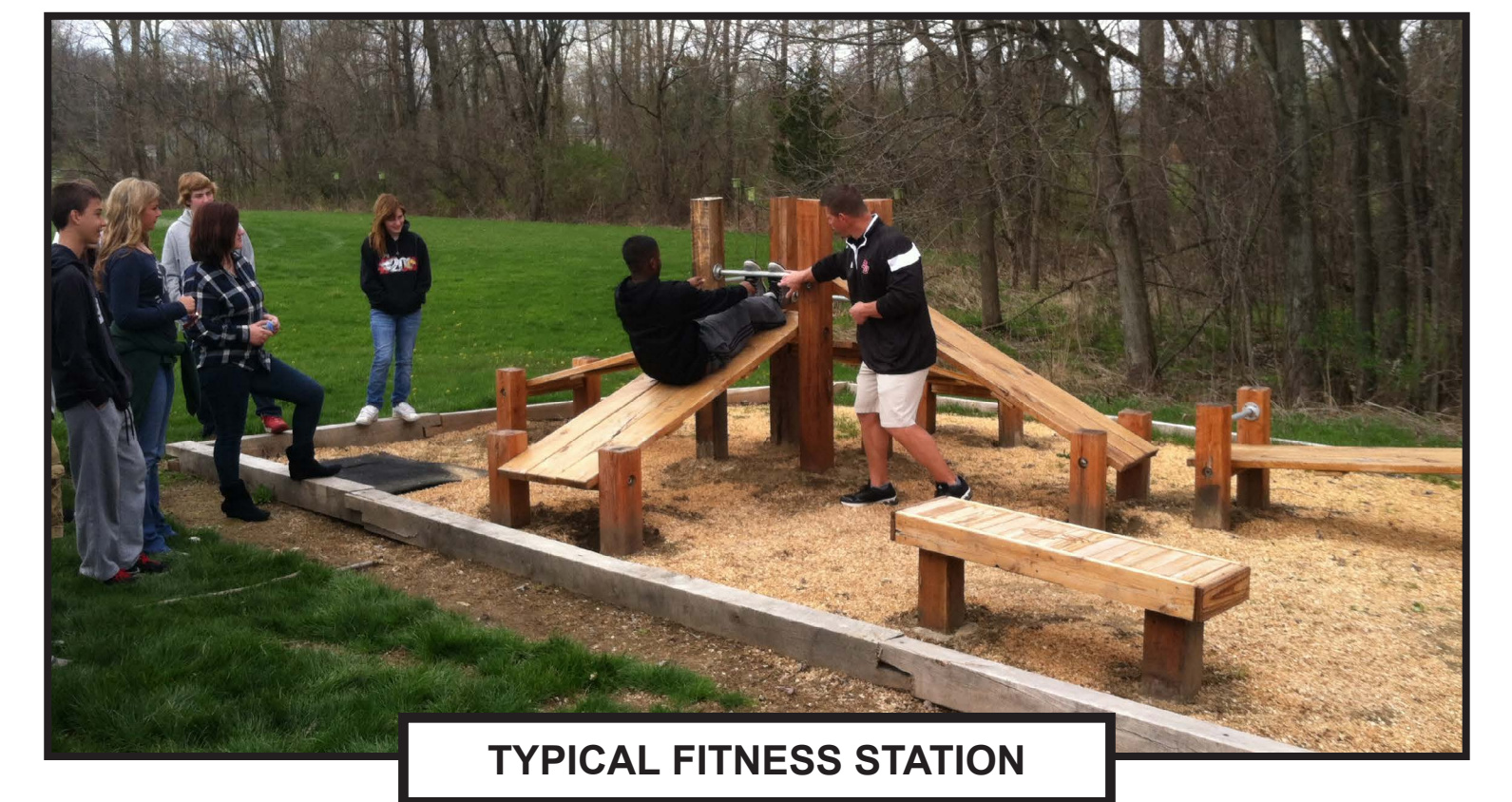
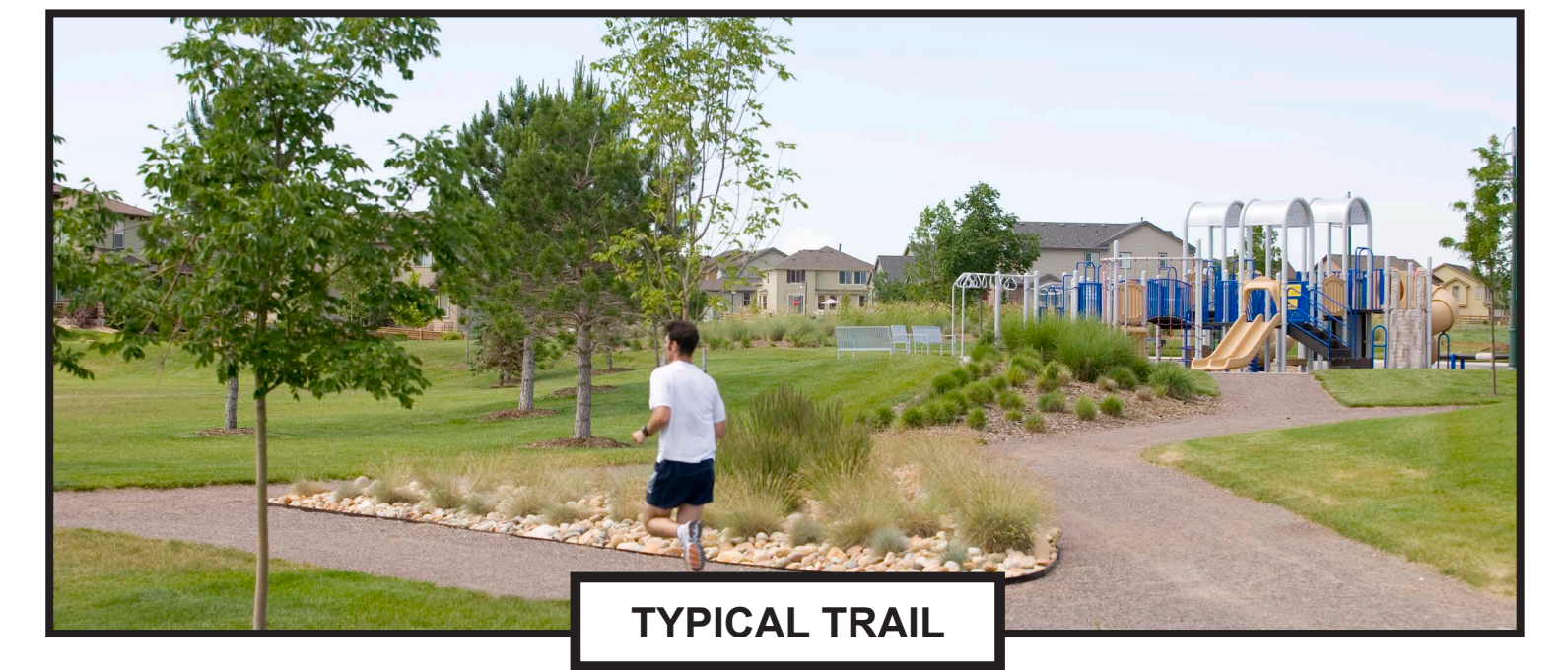
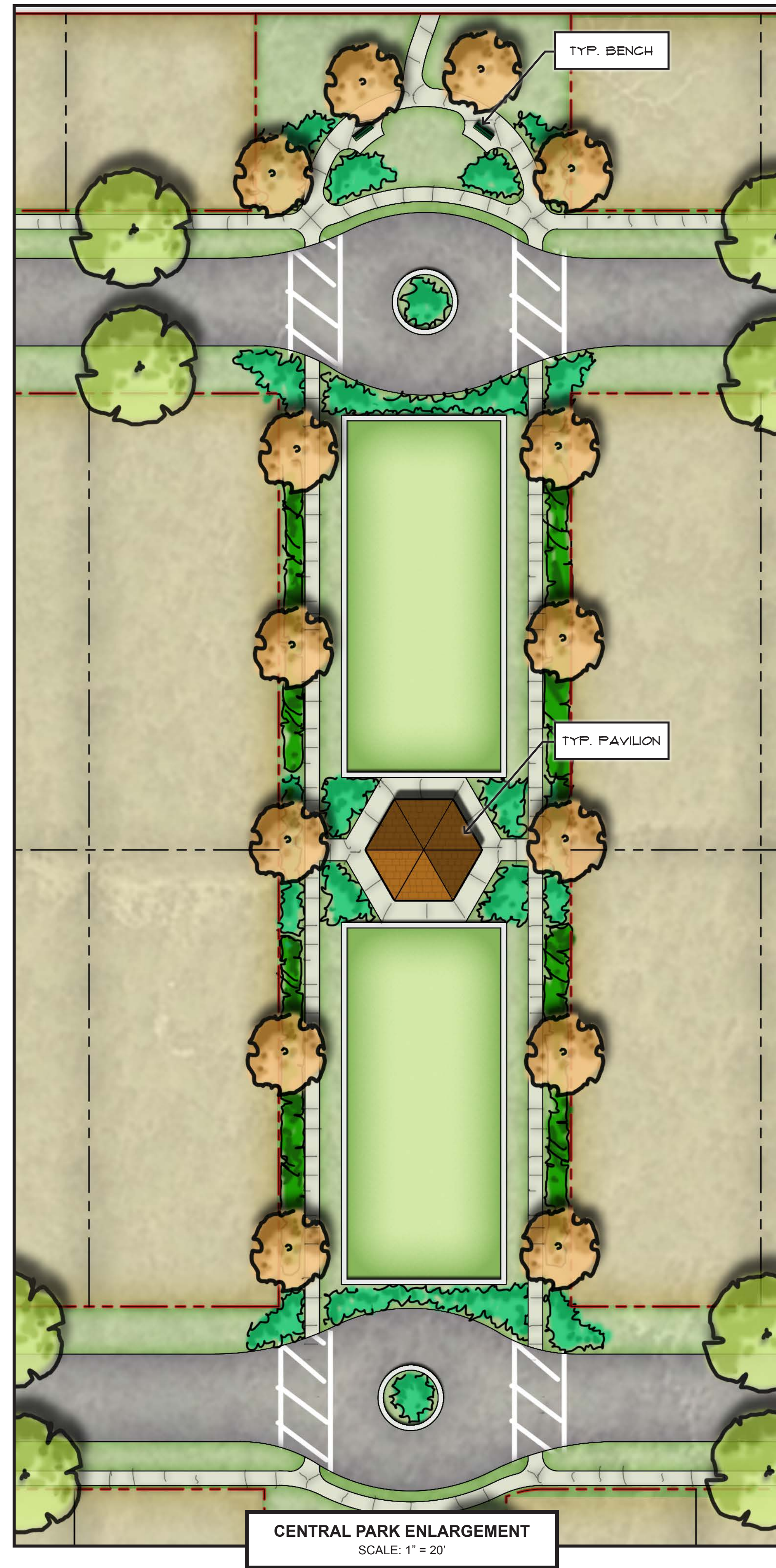
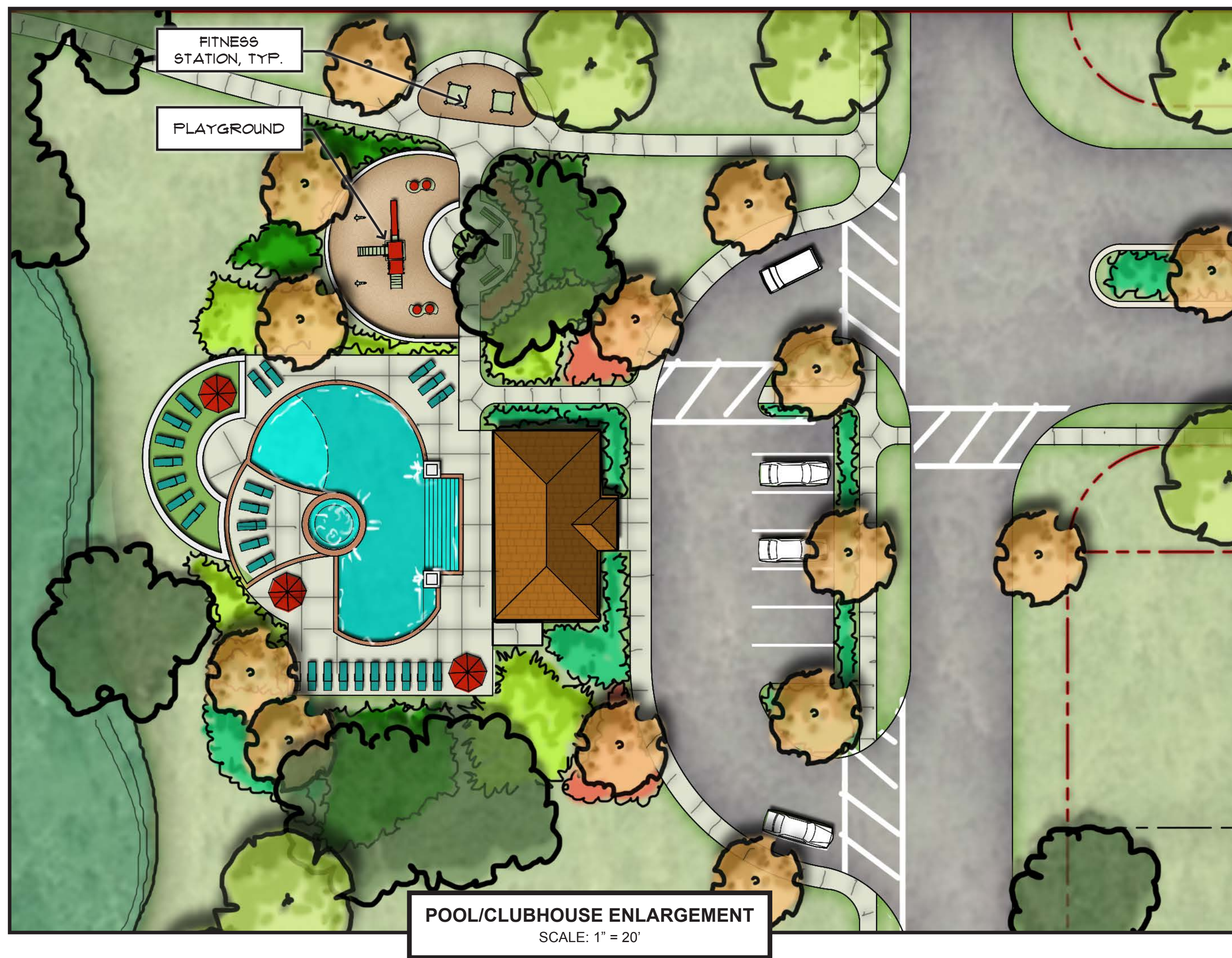
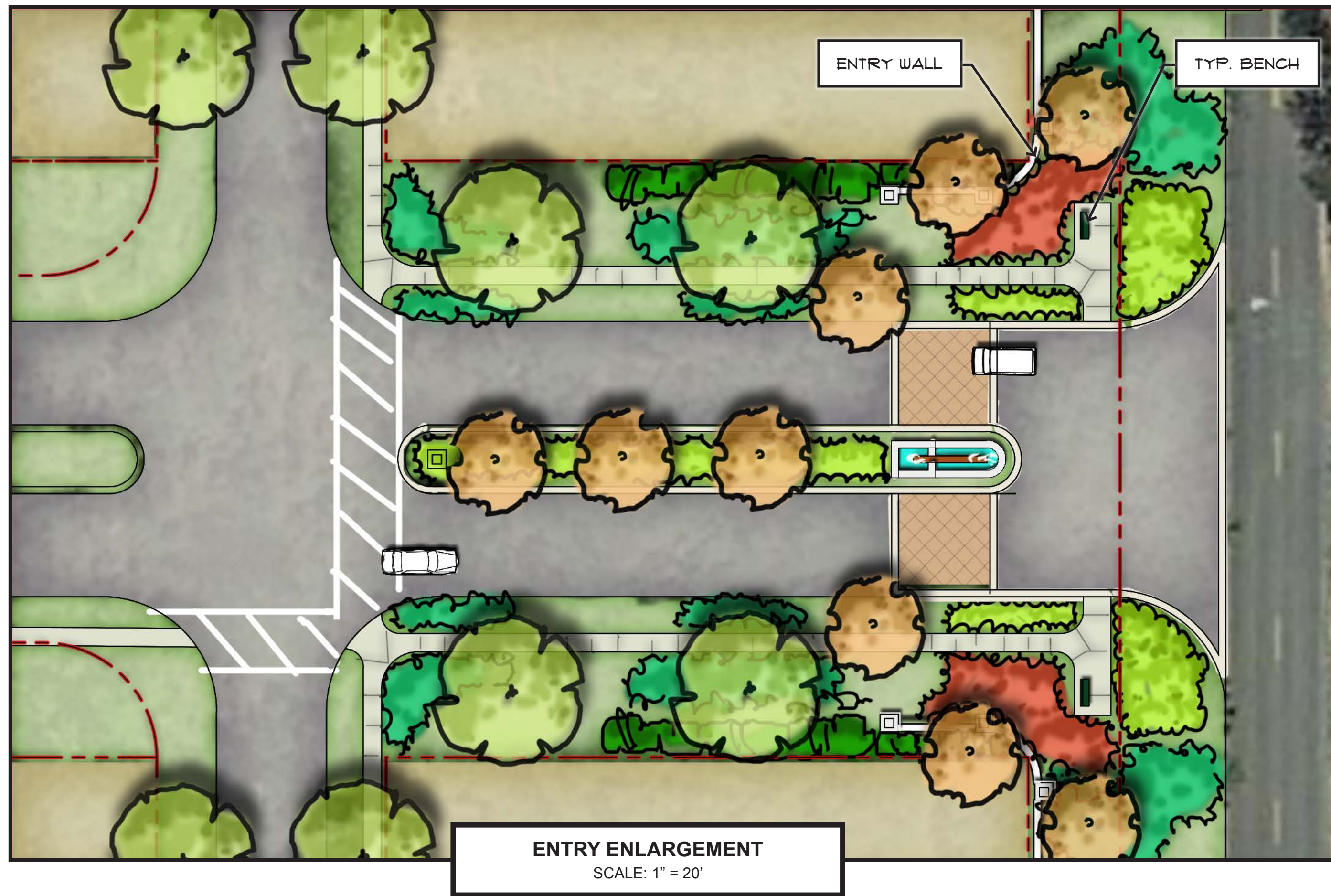
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MASTER PLAN
SCALE: 1" = 100'





PROJECT INFORMATION FORM

Development Services Department, 3363 West Park Place, Pensacola, FL 32505 (Phone) 850-595-3475 (Fax) 850-595-3703
www.myescambia.com

Allow 2 working days for the return of this form

SECTION 1-A: MANDATORY – THIS SECTION TO BE COMPLETED BY APPLICANT

Applicant/Company Name: Preble-Rish, Inc. Phone: 850-497-6053 Fax: 850-497-6551

Mailing Address: 218 E. Government Street State: FL Zip Code: 32502

Project Name: Antietam Subdivision Proposed Use: Residential Subdivision

Property Reference Number(s): 01-1S-32-1000-070-003 01-1S-32-1000-050-003 01-1S-32-1000-050-004 01-1S-32-1000-110-003 01-1S-32-1000-080-003 01-1S-32-1000-120-004

Project Address: 9600 Block Tower Ridge Road Estimated Parcel Acreage: 80 +/-

Is Site currently developed? NO YES If YES, describe existing development _____

Is a Conditional Use, Variance, Rezoning or Future Land Use Amendment required for the Proposed development? NO YES

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact (850) 595-3475.**

Select Type of Submittal:

Site Plan: _____ Site Plan Minor: _____ Minor Subdivision: _____

Master Plan: _____ Preliminary Plat: Construction Plans: Final Plat: _____

Would you like a Project Champion (Optional Customer Service Program)? Yes No

Site Plan Project Submittals

Estimated SQ. FT. of Building Footprint: _____

Estimated SQ. FT. of Impervious Surface
(Including Bldg Footprint): _____

Subdivision Project Submittals

Total # of Phases: 1 Total # of Lots: 199

of Lots in Phase 1: _____ # of Lots in Phase 2: _____

of Lots in Phase 3: _____ # of Lots in Phase 4: _____

SECTION 2: This section to be completed by County Staff.

Parcel Future Land Use(s): MUB Surrounding Future Land Use(s): RCU

Parcel Zoning District(s): RM-U Surrounding Zoning Districts: I

Airport Environment(s): / Overlay District(s): / Commissioner District: _____

Drainage Basin: 14 Hurricane Evacuation Zone: / Flood Zone: AX

Notes: _____

Checked by: [Signature] Date: 10.22.15

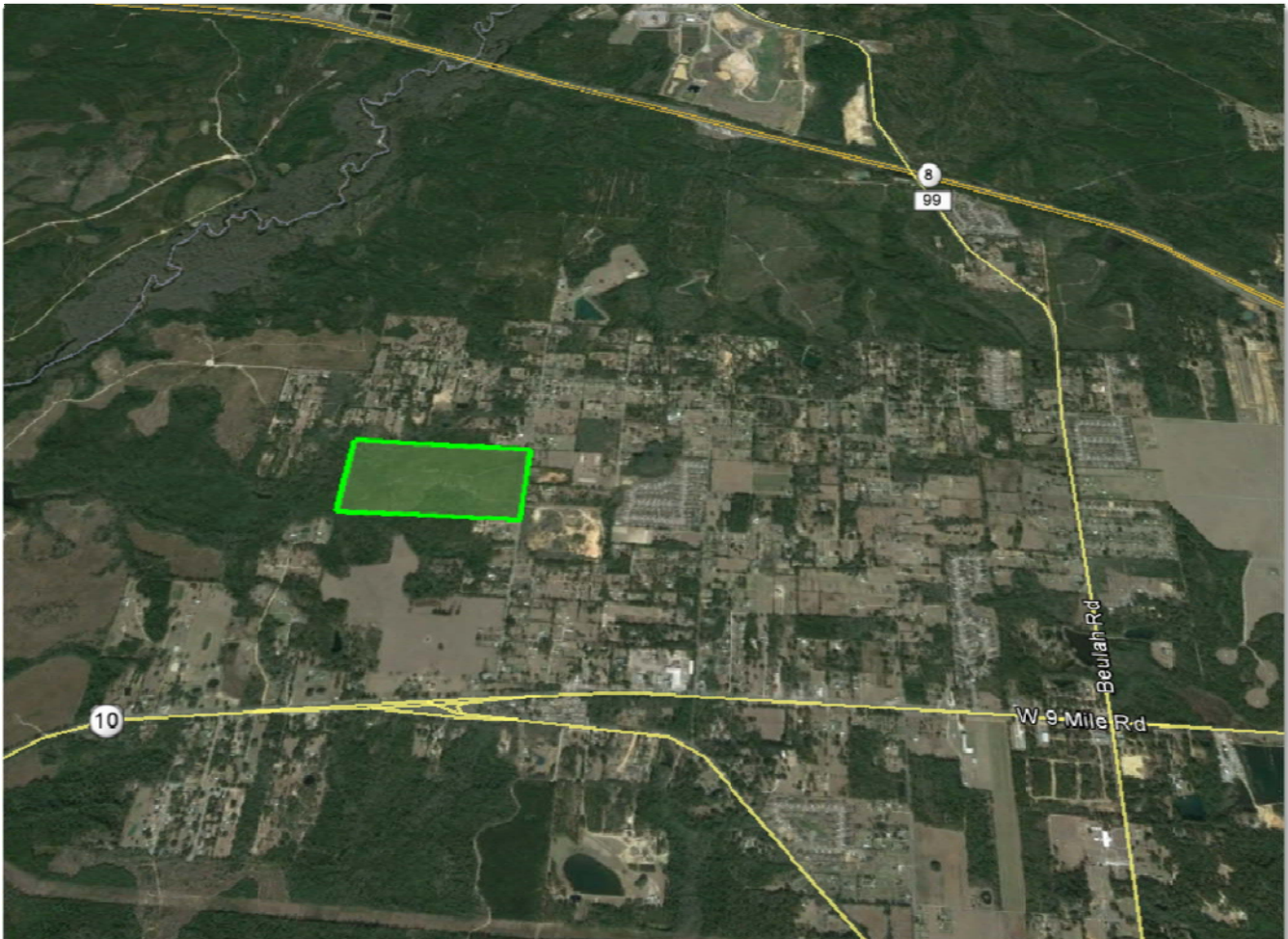
Planner/Project Champion Verified: _____ Date: _____

PSD 151000046

PLANNED UNIT DEVELOPMENT - PUD For The Proposed Antietam Subdivision Escambia County, Florida

Introduction

The project is located in Escambia County approximately 0.75 +/- miles north of the US Highway 90, aka 9-Mile Road, on Tower Ridge Road. From the US 90 and Tower Ridge Road intersection, go north on Tower Ridge Road approximately 4,200 ft. to the property. The site is located on the west side of Tower Ridge Road in Section 1, Township 1 South, Range 32 West. The project is a proposed planned unit development, situated on an approximate (+/-) total 80 acres located within the MU-S, Mixed Use - Suburban, Future Land Use Category according to the adopted Escambia County Future Land Use Map.



218 East Government Street, Pensacola, FL 32502

Pensacola | Panama City | Port St. Joe | Tallahassee | Santa Rosa Beach | Ft. Walton Beach
Freeport | Quincy | Crawfordville | Blountstown | Lake City | Daphne

Developer

The Developer of the site is Fortuna Investments, LLC. Nathan Cox is the Managing Member of Fortuna Investments, LLC. Their address is 32128 Broken Branch Circle, Spanish Fort, AL 36527.

Existing Conditions and Existing Use

The 80 +- acre site is a portion of a previously platted subdivision recorded at D.B. 102, PG 600, and is currently vacant. Currently, there are no structures on the site. The property's current use is approximately 20 +- acres of timber land with the remaining 60 +- designated as crop/grazing land.

Drainage is primarily from east to west flowing through multiple pathways all leading towards the Perdido River located approximately one mile to the west of the subject property. The existing floodplain for the subject property has mixed FEMA Flood zones including Zone A and Zone X. No other Environmentally Sensitive Lands are located within the site boundary.

Proposed Use

Fortuna Investments, LLC is requesting Master Plan Approval of the Antietam Planned Unit Development (PUD). The purpose of the Planned Unit Development (PUD) is to provide flexible land use and design regulations to permit planned diversification and integration of residential uses environmental features and structures, and to allow flexibility in LDC requirements to encourage greater creativity in land use planning and design for the mutual benefit of developers and the public.

Development Standards in the Escambia County Land Development Code

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

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

- (d) Site and building requirements. The following site and building requirements apply to uses within the LDR district:
 - (1) Density. A maximum density of four dwelling units per acre.
 - (2) Floor area ratio. A maximum floor area ratio of 1.0 for all uses.
 - (3) Structure height. A maximum structure height of 45 feet. See height definition.

- (4) Lot area. No minimum lot area unless prescribed by use.
- (5) Lot width. A minimum lot width of 20 feet at the street right-of-way for cul-de-sac lots and 50 feet for all other lots, and a minimum width of 70 feet at the front building line for all lots.
- (6) Lot coverage. Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) Structure setbacks. For all principal structures, minimum setbacks are:
 - a. Front and rear. Twenty-five feet in the front and rear.
 - b. Sides. On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.

Antietam PUD Deviations

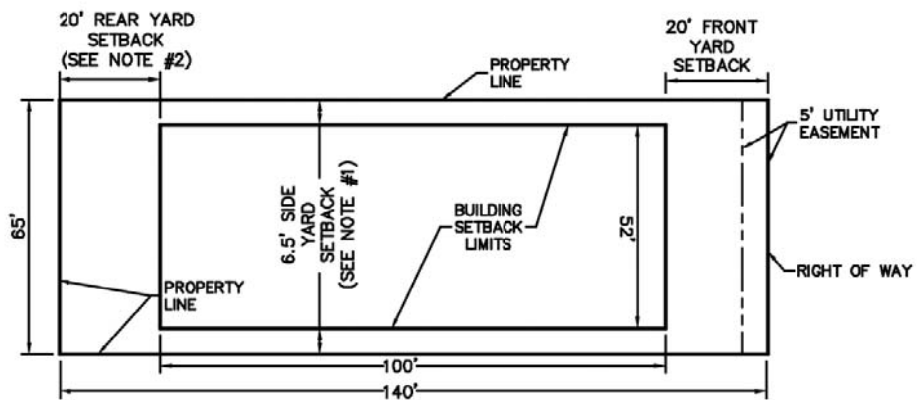
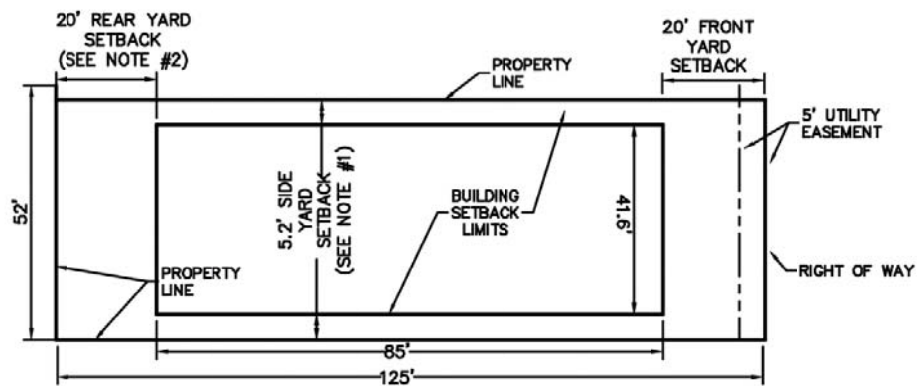
Minimum Lot Width and Setback Requirements

3-2.5.d.5: A minimum width of 70 feet at the front building line for all lots

Requested: A minimum width of 52 feet at the front building line for all lots

3-2.5.d.7: A minimum front and rear setback of 25' for all lots

Requested: A minimum front and rear setback of 20' for all lots



TYPICAL LOT LAYOUT

218 East Government Street, Pensacola, FL 32502

Criteria for PUD approval

The Antietam Master Plan has been designed to meet the following criteria:

- I. Creative Planning. Uses and structures are arranged in a manner that demonstrates creative concepts of land use planning throughout the development area. Residential uses include a complementary and sustainable mix of dwelling unit types or mix with non-residential uses.
- II. Natural amenities. Clustering, setbacks, easements and other methods are utilized to preserve to the greatest extent practicable the natural amenities and characteristics of the land, including open space, topography, natural vegetation, groundwater recharge, waterways, and scenic views. Deficiencies in natural amenities are supplemented through landscaping and other enhancements.
- III. Desirable environment. A more desirable environment in which to live or work is created than would be possible through the strict application of the minimum requirements of the LDC. Common open space area is within reasonable walking distance of all dwelling units in the development.
- IV. Mobility. Internal circulation systems promote both pedestrian and vehicular mobility, especially between residential areas and local public open space, schools, retail sales and services, and employment. Sidewalks are located on at least one side of every street to support safe pedestrian mobility within the development and appropriate access to surrounding uses.
- V. Efficient land use. An efficient use of land results in smaller networks of streets and utilities. If street rights-of-way are proposed to be less than standard width, easements will provide adequate space to install and maintain utilities.
- VI. Compatibility. The development is compatible with surrounding areas and provides stable conditions and character to maintain long-term compatibility.



Improvements

The development proposes several improvements that will provide a community benefit and enhance the quality of life within the subdivision. The first phase of the development will include a clubhouse with pool and a landscaped entrance boulevard and decorative signage. The second phase will include the construction on a landscaped common area/park. The final phase will include the construction of the remaining park areas and playgrounds. Also included in this phase will be the completion of the community and interpretive trail and fitness stations. Street lighting will be installed as each phase is completed.

Justification

The Antietam PUD will be a subdivision of approximately 80+/- acres into 193 single family lots. The density will be approximately 2.4 units per acres, which is well below the allowable 4 units per acre for the zoning district maintaining the districts stated objective of low densities within suburban areas. The reduction of lots size is to allow for clustering of dwellings on smaller residential lots to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas as stated in Sec. 3-2.5 Low Density Residential district.

The development will feature a joint amenity package with club house and swimming pool, community sidewalks and nature walking trails, parks, interpretive trails, fitness trails and community playgrounds for the public benefit and enhancement of natural amenities.

The clustering of lots within the phases are designed to encourage mobility of both pedestrian and vehicular access between residential areas, open spaces and recreation areas.

218 East Government Street, Pensacola, FL 32502

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Potable Water & Sewer Availability

The water and sewer provider shall be ECUA. No potable water wells or septic tanks shall be utilized for this project.

Phasing Schedule

The Antietam Planned Unit Development is to be constructed in three development phases. Construction is planned to commence after approval and receipt of a Development Order from Escambia County. Construction of the project will follow the phasing depicted on the master plan.

Stormwater Management Plan

The Stormwater Management Plan will be submitted to Escambia County and Northwest Florida Water Management District with the Technical Review Submittal.

Applicant / Owner Information / Representatives

Owner: Busbee Limited Partnership
Jan B. Busbee
Po Box 158
Gulf Breeze, FL 32561

Developer: Nathan L. Cox
Battle Plan Capital
32128 Broken Branch Circle
Spanish Fort, AL 36527
251.625.1198

Consultants: Preble-Rish, Inc.
Micah Jones, P.E.
218 East Government Street
Pensacola, FL 32502
850.200.4783

Enviro: BIOME Consulting Group
Michael Rogers
1300 West Government Street
Pensacola, FL 32502
850.435.9367

218 East Government Street, Pensacola, FL 32502

Pensacola | Panama City | Port St. Joe | Tallahassee | Santa Rosa Beach | Ft. Walton Beach
Freeport | Quincy | Crawfordville | Blountstown | Lake City | Daphne

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Antietam PUD Advertisement

Date: 06/14/16

Date requested back by: 06/14/16

Requested by: Terry

Phone Number: 3632



(LEGAL USE ONLY)

Legal Review by Meredith Crawford

Date Received: 6/13/16

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Staff Analysis of Specific Land Development Code (LDC) Planned Unit Development (PUD) Approval Criteria for Antietam PUD

LDC Sec. 2-6.8 Planned Unit Developments.

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

-General description of proposed development: The project is located in Escambia County approximately 0.75 +/- miles north of the US Highway 90, aka 9-Mile Road, on Tower Ridge Road. From the US 90 and Tower Ridge Road intersection, go north on Tower Ridge Road approximately 4,200 ft. to the property. The site is located on the west side of Tower Ridge Road in Section 1, Township 1 South, Range 32 West. The project is a proposed planned unit development, situated on an approximate (+-) total 80 acres located within the Low Density Residential zoning district and the Mixed Use-Suburban, (MU-S) Future Land Use Category.

The applicant is requesting variations as follows:

1. A reduction of the required minimum width at the front building line from 70 feet to 52 feet, for all lots.

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

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

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

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

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

The proposed number of dwelling units does not exceed the residential density allowed by the zoning district and the applicable future land use category.

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

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

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

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

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

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

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

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

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

The presence of wetlands and FEMA's Special Flood Hazard Areas on the development parcel constrains viable arrangements of uses and structures and limits creative development options on the remaining uplands. Single-family dwellings appear to be a sustainable land use for the site, but no mix of dwelling unit types is documented in the submitted plans. No non-residential uses other than accessory to the dwellings are proposed within the subdivision.

Recommendation: That the PUD document the characteristics of dwelling units to which the PUD can commit, including floor area, stories, provision of garage or other parking outside of rights-of-way, and any diversity of housing styles and materials.

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

Smaller lots and reduced building setbacks are among the methods used to maintain viable density while preserving natural amenities. However, there is no documentation that at least 90 percent of the site wetlands will remain undisturbed and maintained under a conservation easement or other method as LDC clustering provisions would require.

Recommendation: That the PUD cluster the proposed development on the upland area of the site such that at least 90 percent of wetland and wetland buffer area is excluded from residential lots, a conservation easement is executed, and the conservation area is dedicated to the home owners association to comply with the minimum clustering provisions of the LDC (DSM Sec. 1-2). The complete exclusion of wetlands from individual lots and minimized buffer impacts is preferred.

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

The proposed development identifies three construction phases. Plan includes park/commons, fitness stations, community trail, sidewalks, swimming pool and clubhouse to serve the subdivision with neighborhood oriented amenities not required by the LDC. The plan indicates the pool, clubhouse and boulevard entrance will be completed with phase 1. Common areas and parks will be completed during phase 2. The final phase will include the construction of remaining park areas, playgrounds, trail and fitness stations. Street lighting will be installed as each phase is completed. Sidewalks will be provided throughout the development and along the Tower Ridge road frontage.

Recommendation: The PUD development plan would benefit from more specific documentation of the proposed amenities to the minimum extent that their installation is intended. Without such documentation the compliance of an implementing subdivision construction plan cannot be confirmed. Given that a community swimming pool and bathrooms, a perimeter park fence and landscaping, lighting throughout the development, and other improvements are proposed as part of the more desirable environment required of a PUD, their minimum specifications (e.g., dimensions, quantities, materials) should be included in the plan.

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

Safe and effective pedestrian and vehicular mobility within the subdivision is promoted through compact upland development, looped streets, central park placement, and a network of sidewalks that includes the park perimeter and Tower Ridge road frontage. The two connections of subdivision streets with public streets support vehicular mobility for both residents and public service vehicles.

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

The interconnection of subdivision streets, small lots, and the limitation of improvements limited by environmental features support an efficient use of land that results in smaller networks of streets and utilities. Easements

will supplement proposed less-than-standard width rights-of-way to accommodate underground utilities.

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

The proposed density of single-family detached dwellings is compatible with the predominantly low density single-family development of the surrounding areas, and the constructed improvements of a residential subdivision will provide the stable conditions and character to maintain that compatibility long term.

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