

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 6, 2016–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 1, 2016 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for November 2016.
 - C. Planning Board 6-Month Outlook for December 2016.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-03

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the 2030 Future Land Use Map.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Section 6-0.3 "Definitions", Subsection "I" and Subsection "S"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 6, Section 6-0.3 "Terms defined," subsection "I" by

adding "Incompatible Development" and Subsection "S" by adding in "Spot Zoning" into the LDC.

7. Action/Discussion/Info Items.
 - A. Scenic Highway Overlay Design Change
8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 3, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 12/06/2016

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 1, 2016 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for November 2016.
- C. Planning Board 6-Month Outlook for December 2016.
-

Attachments

November 1, 2016 Draft Regular Planning Board Meeting Minutes
Monthly Action Follow-Up
Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD November 1, 2016

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 11:05 A.M.)

Present: Reid Rushing
Bob Cordes
Tim Tate, Vice Chairman
Wayne Briske, Chairman
Edwin Howard
Patty Hightower, School Board (non-voting)

Absent: Alvin Wingate
Timothy Pyle
Stephanie Oram, Navy (Non voting)

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Debbie Lockhart, Administrative Assistant
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Bobbie Ellis-Wiggins, Assistant County Attorney

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

Motion by Edwin Howard, Seconded by Bob Cordes

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

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Timothy Pyle (ABSENT)

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 6, 2016 Rezoning and Regular Planning Board Meetings.

B. Planning Board Monthly Action Follow-up Report for October 2016..

C. Planning Board 6-Month Outlook for November 2016.

Motion by Edwin Howard, Seconded by Bob Cordes

Motion was made to approve the minutes from the Rezoning Planning Board Meeting and the Regular Planning Board Meeting minutes held on October 4, 2016.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)

Timothy Pyle (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

The Board acknowledged that items B., C., and D. from the October 4, 2016 Planning Board were not addressed at the November 1st Planning Board meeting but will be addressed at future meetings.

Motion by Bob Cordes, Seconded by Edwin Howard

Motion was made to accept the November 1, 2016 Regular Planning Board Meeting Packet.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)

Timothy Pyle (ABSENT)

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning Regulations and Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3, Zoning Regulations, Article 1, General Provisions, Section 3-1.4 Allowed Uses; Article 2, Mainland Districts, Sections 3-2.2,

3-2.4, 3-2.6, 3-2.9, 3-2.10, and 3-2.11; Article 4 Perdido Key Districts, Sections 3-4.5, 3-4.6 and 3-4.7; Article 5, Pensacola Beach Districts, Sections 3-5.4, 3-5.6 and 3-5.7 and Chapter 6, Definitions, Section 6-0.3 Terms defined, to address the compassionate use of low-THC and medical cannabis.

Motion by Bob Cordes, Seconded by Wayne Briske

Motion was made to recommend approval to the BCC.

Vote: 3 - 2 Approved

Voted No: Tim Tate

Edwin Howard

Other: Alvin Wingate (ABSENT)

Timothy Pyle (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter (3), Article 2, Section(s) 3-2.2-3-2.15, Chapter (3), Article 4 Section(s) 3-4.2-3-4.9, Site and Building Requirements.

That the Board review and forward to the board of County Commissioners (BCC) for review, an Ordinance to the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.2 "Agricultural (Agr)," Section 3-2.3 "Rural residential District (RR)," Section 3-2.4 "Rural Mixed-Use District (RMU)," Section 3-2.5 "Low Density Residential District (LDR)," Section 3-2.6 "Low Density Mixed-Use District (LDMU)," Section 3-2.7 "Medium Density Residential District (MDR)," Section 3-2.8 "High Density Residential District (HDR)," Section 3-2.9 "High Density Mixed-Use District (HDMU)," Section 3-2.10 "Commercial District (COM)," Section 3-2.11 "Heavy Commercial and Light Industrial (HC/LI)," Section 3-2.12 "Industrial (Ind)," Section "Recreation (Rec)," Section 3-2.14 "Conservation (Con)," Section 3-2.15 "Public (Pub)," Chapter 3, Article 4, Section 3-4.2 "Low Density Residential (LDR-PK)," Section 3-4.3 "Medium Density Residential (MDR-PK)," Section 3-4.4 "High Density Residential (HDR-PK)," Section 3-4.5 "Commercial (Com-PK)," Section 3-4.6 "Commercial Core (CC-PK)," Section 3-4.7 "Commercial Gateway (CG-PK)," Section 3-4.8 "Planned Resort (PR-PK)," and Section 3-4.9 "Recreation (Rec-PK)," to modify "Site And Building Requirements".

Motion by Tim Tate, Seconded by Edwin Howard

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)

Timothy Pyle (ABSENT)

C. A Public Hearing Concerning the Review of the Updated Brownsville Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the updated Brownsville Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

Motion by Bob Cordes, Seconded by Tim Tate

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Alvin Wingate (ABSENT)
Timothy Pyle (ABSENT)

7. Action/Discussion/Info Items.

A. Outdoor Signs Discussion.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, December 6, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

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



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: November 23, 2016
RE: Monthly Action Follow-Up Report for November 2016.

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

PROJECTS, PLANS, & PROGRAMS

Ensley Redevelopment

08-02-16 PB recommended approval

Atwood Redevelopment

9-6-16 PB recommended approval

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

• **Text Amendments:**

CPA-2016-02

OLF Saufley Airport

08-02-16 PB Recommended Approval

09-01-16 BCC approved transmittal to DEO

CPA-2016-03

Definition added for "Limited Ag Uses"

10-06-16 PB recommended approval

11-03-16 BCC approved transmittal to DEO

- **Map Amendments:**

LSA-2016-02

Saufley Field Road

09-06-16 PB recommended approval

10-06-16 BCC approved transmittal to DEO

LAND DEVELOPMENT CODE ORDINANCES

Residential Uses in Zoning Districts

09-6-16 PB recommended more review by staff

On hold – waiting for input from County Attorney’s Office

OSP-2016-01

09-06-16 PB recommended approval

12-08-16 BCC meeting (first of two)

AICUZ Maps

09-06-16 PB recommended approval

12-08-16 BCC meeting

REZONING CASES

1. Rezoning Case Z-2016-07

10-06-16 PB recommended denial

11-03-16 BCC denied

2. Rezoning Case Z-2016-08

10-06-16 PB recommended approval contingent upon LSA-2016-02

3. Rezoning Case Z-2016-09

10-06-16 PB recommended approval

11-03-16 BCC approved

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR DECEMBER 2016

(Revised 11/23/16)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, December 6, 2016	<ul style="list-style-type: none"> • Spot Zoning 	<ul style="list-style-type: none"> • LSA-2016-03 	<ul style="list-style-type: none"> • Z-2016-10 • Z-2016-11 • Z-2016-12 • Z-2016-13 	<ul style="list-style-type: none"> • Scenic Hwy Overlay Design Change
Tuesday, January 3, 2016	<ul style="list-style-type: none"> • 2500 Foot Radius 	<ul style="list-style-type: none"> • Tentative: McDonald's Property (Jail site) 	<ul style="list-style-type: none"> • Tentative: McDonald's Property (Jail site) 	
Tuesday, February 7, 2017				
Tuesday, March 7, 2017				
Tuesday, April 4, 2017				
Tuesday, May 2, 2017				

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

** Residential Uses Ordinance – waiting on input from the County Attorney's Office

** Signs Ordinance – waiting on input from the BCC

** CPA-2016-01 Extraction and Reclamation – on hold



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 12/06/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-03

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, LSA-2016-03

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

BACKGROUND:

The agent requests a Future Land Use (FLU) map amendment to change the FLU category of a 93.01 (+/-) acres parcel from (I) Industrial FLU to (MU-S) Mixed-Use Suburban FLU. The zoning designation for the referenced parcel is (I) Industrial District (non-cumulative). The applicant is aware that the current zoning and proposed FLU are not compatible. The applicant plans on submitting a rezoning request at a later time for FLU and Zoning compatibility. The applicant understands that a rezoning approval will be necessary to make the FLU compatible.

The subject parcel can be accessed along Isaacs Lane and Beulah Road. It is located north of SR 10 (US 90A)/West Nine Mile Road and south of Interstate 10. The property is surrounded by heavy vegetation to the north and to the east. Residential homes are located adjacent to the south and across Isaacs lane to the west.

The applicant has indicated that the proposed activity will be for an approximate 110 lot subdivision. This is in anticipations demand for the growth of the expansion of Navy Federal Credit Union Campus as they move their headquarters to Escambia County.

The subject parcel had a FLU change from MU-S Mixed-Suburban to (I) Industrial, case number LSA-2014-02 (14-3ESR) in 2014. Also the parcel was rezoned from (VAG-2), Villages Agricultural District to (ID-2) General Industrial District, case number Z-2014-12 on September 4, 2014.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith 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:

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

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Comprehensive Plan will be filed with the Department of State following adoption by the board.

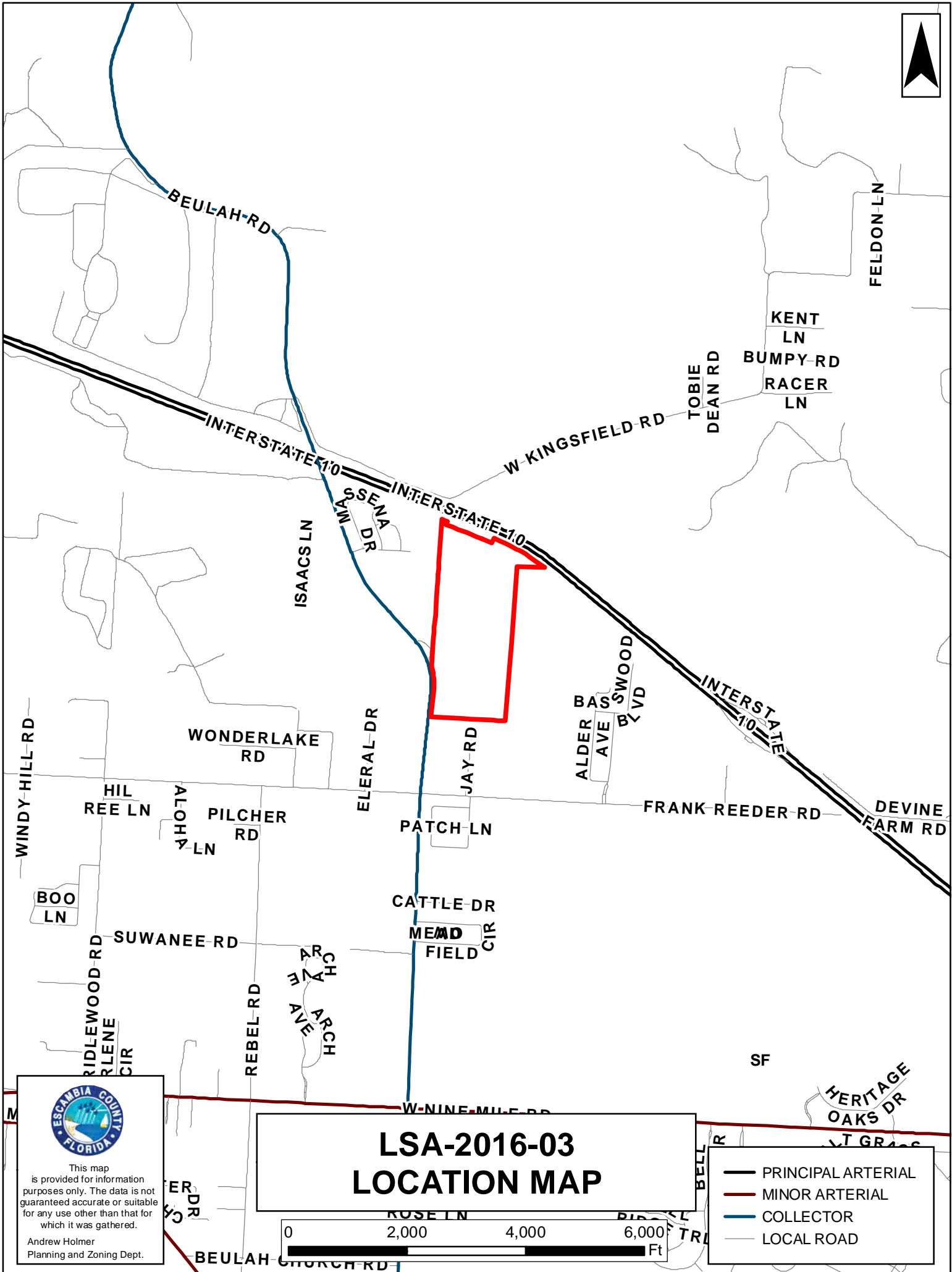
Implementation of this Ordinance will consist of an amendment to the Comp Plan and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

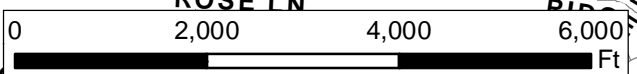

LSA-2016-03
Draft Ordinance

LSA-2016-03



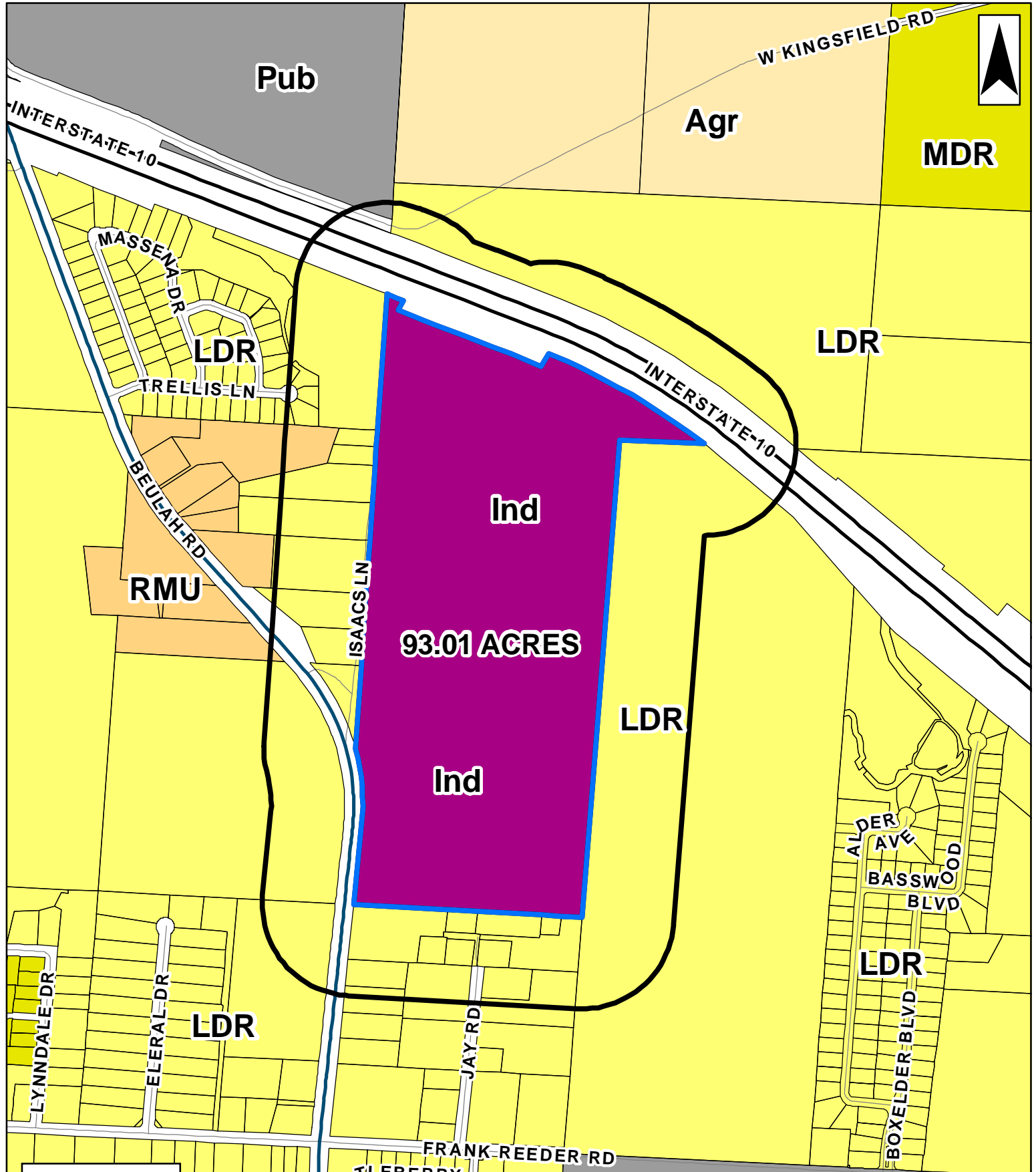
LSA-2016-03 LOCATION MAP


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

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

Andrew Holmer
Planning and Zoning Dept.



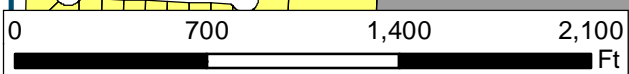





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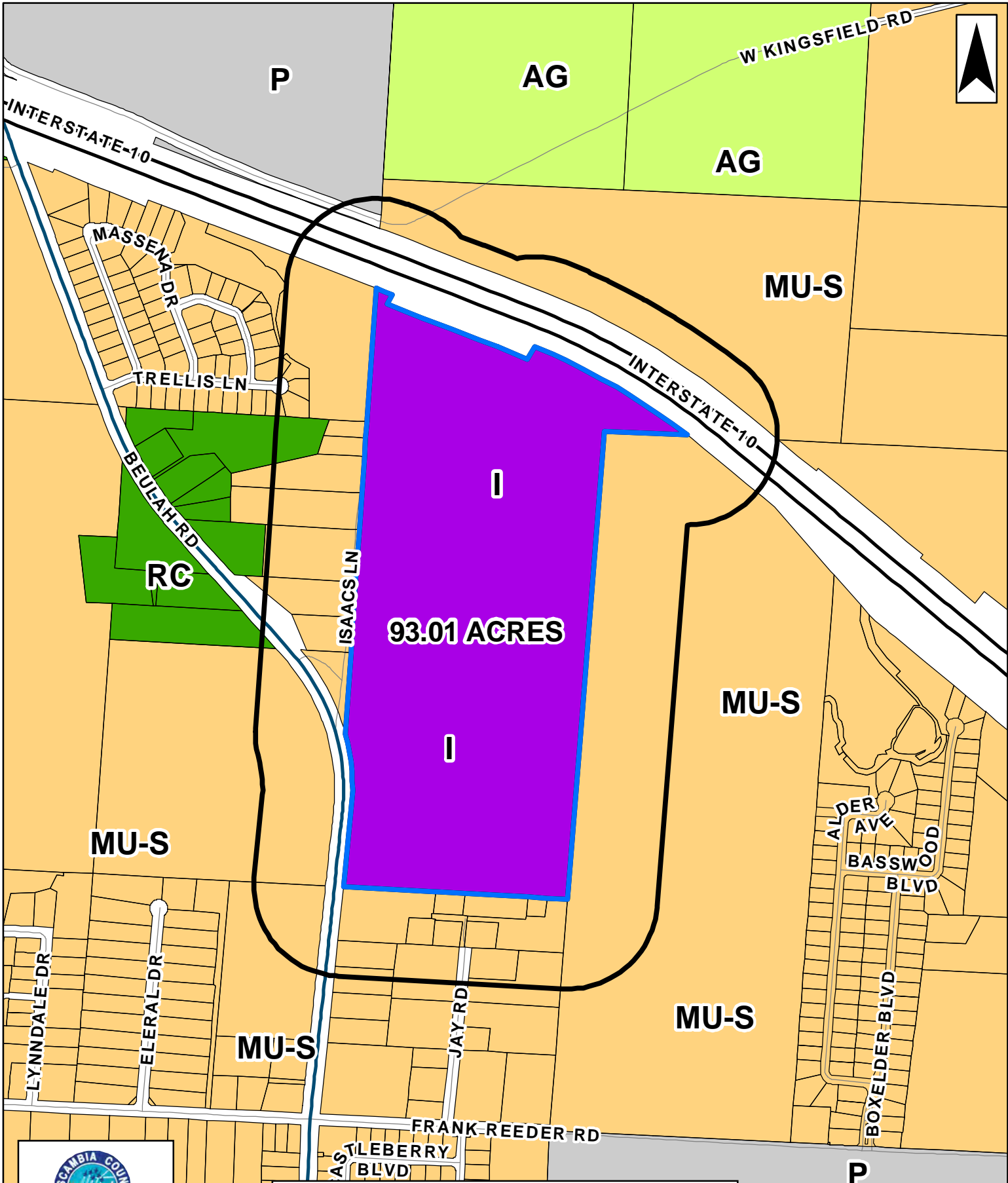
 Andrew Holmer

 Planning and Zoning Dept.






LSA-2016-03
500' RADIUS ZONING

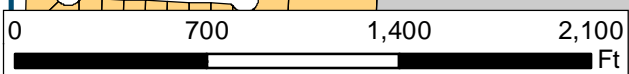



- Pub**
-  PARCELS
 -  PRINCIPAL ARTERIAL
 -  MINOR ARTERIAL
 -  COLLECTOR
 -  LOCAL ROAD



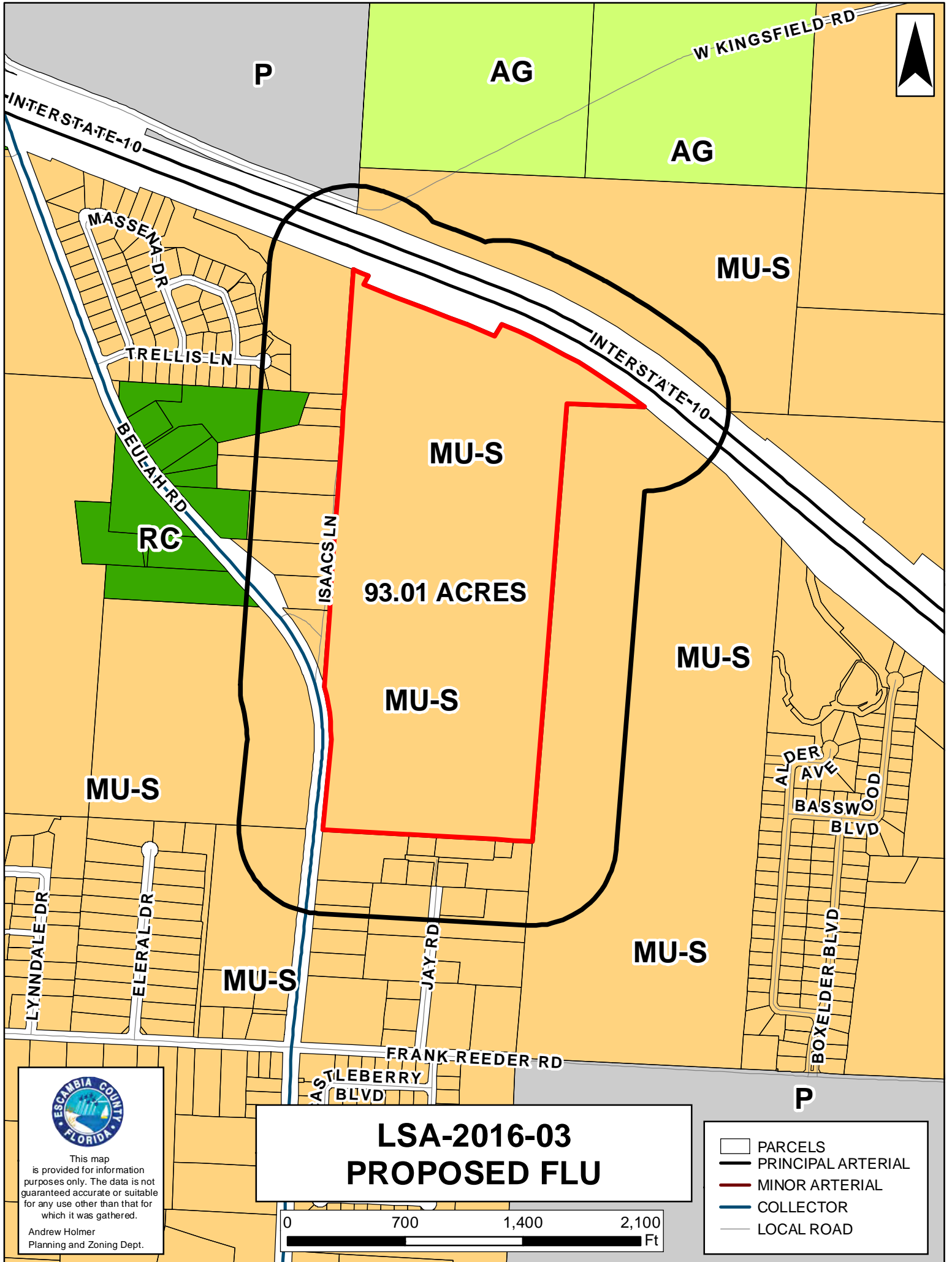
LSA-2016-03 CURRENT FLU

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









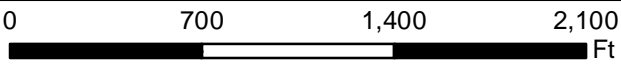
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Andrew Holmer
Planning and Zoning Dept.

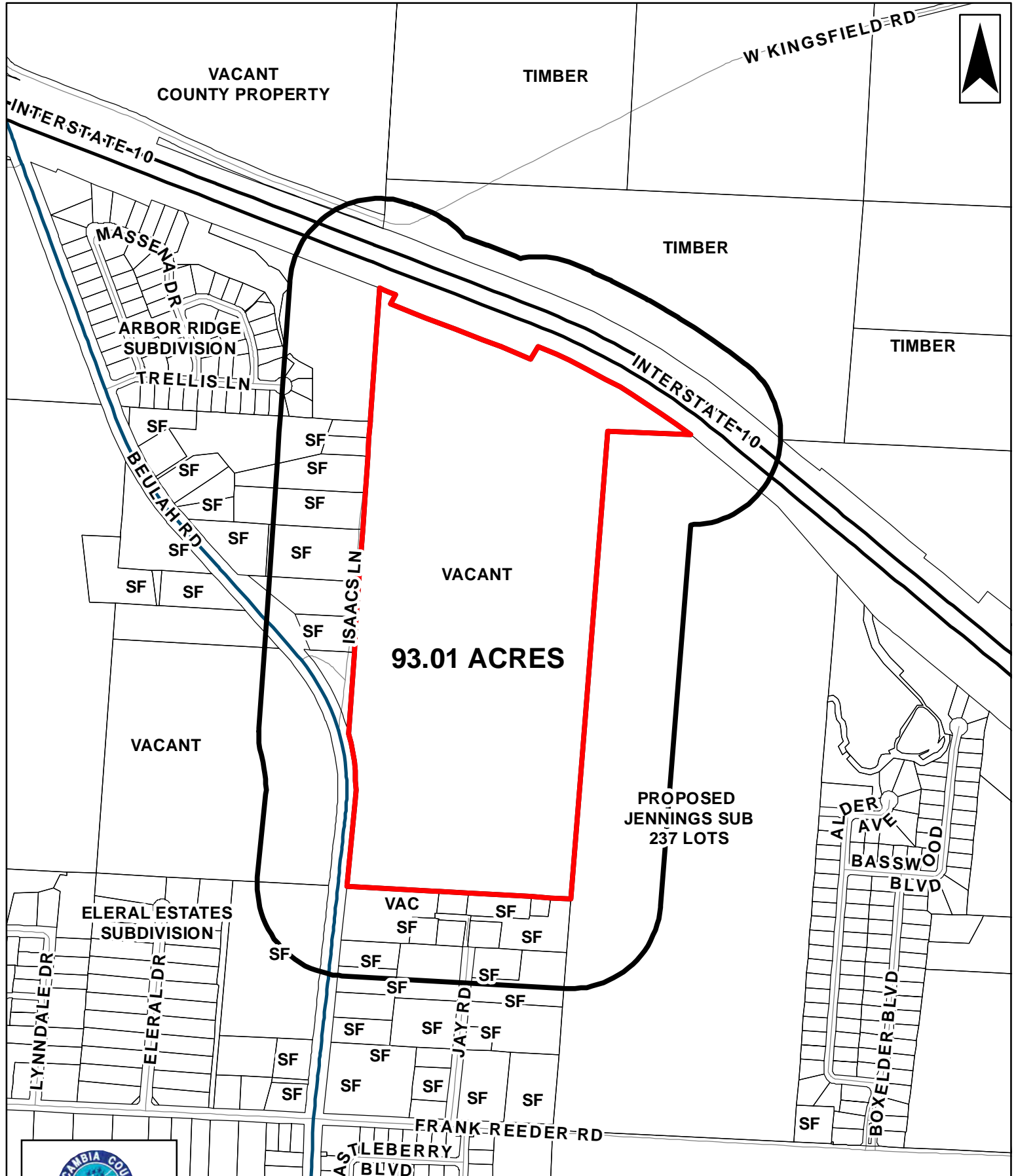


**LSA-2016-03
PROPOSED FLU**

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




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 Andrew Holmer
 Planning and Zoning Dept.



VACANT
93.01 ACRES

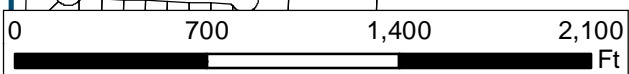
PROPOSED
JENNINGS SUB
237 LOTS



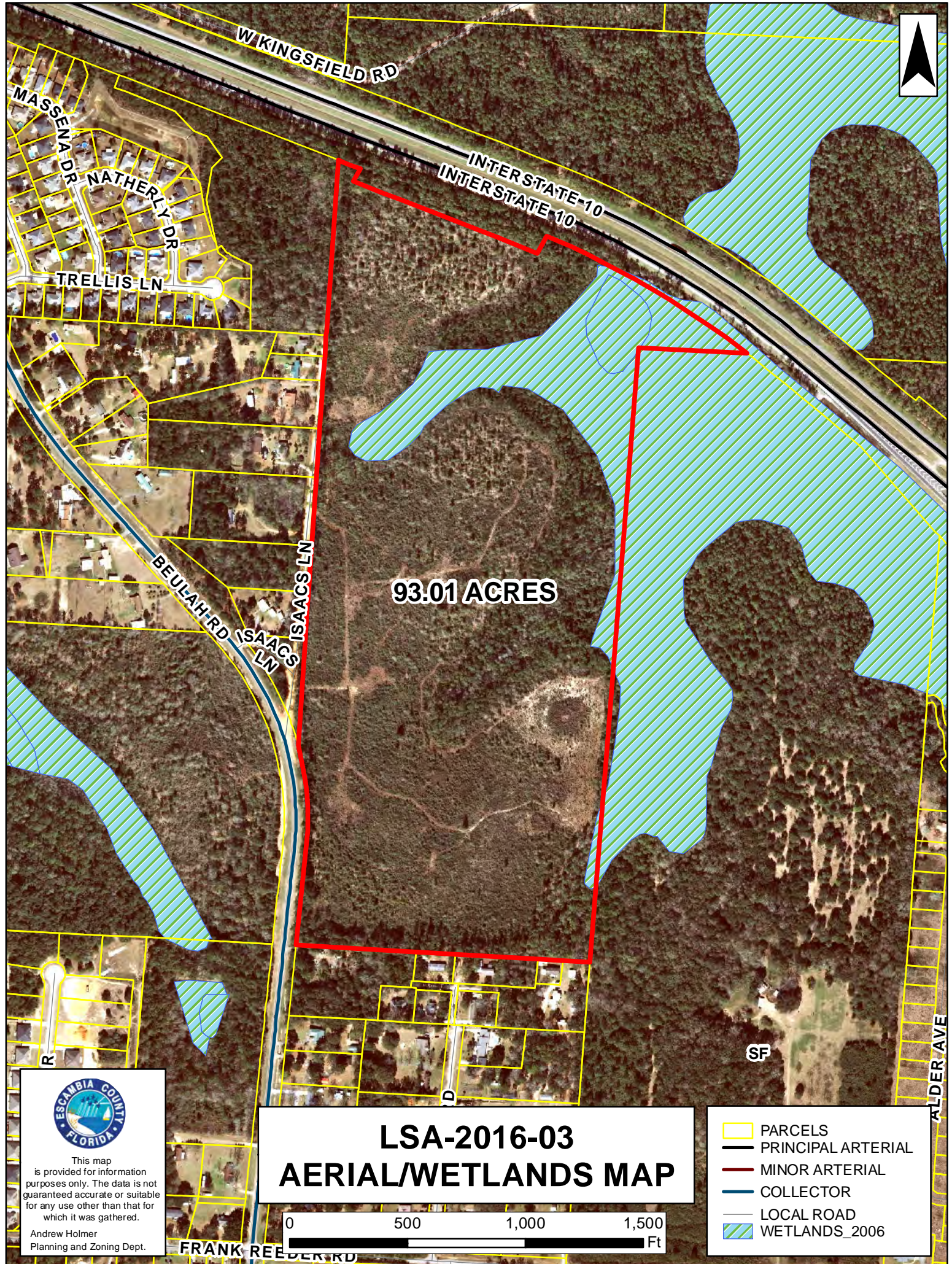
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Andrew Holmer
Planning and Zoning Dept.

LSA-2016-03 EXISTING LAND USE



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



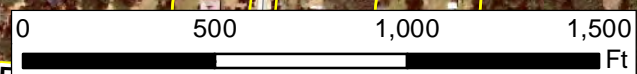
93.01 ACRES



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Andrew Holmer
Planning and Zoning Dept.

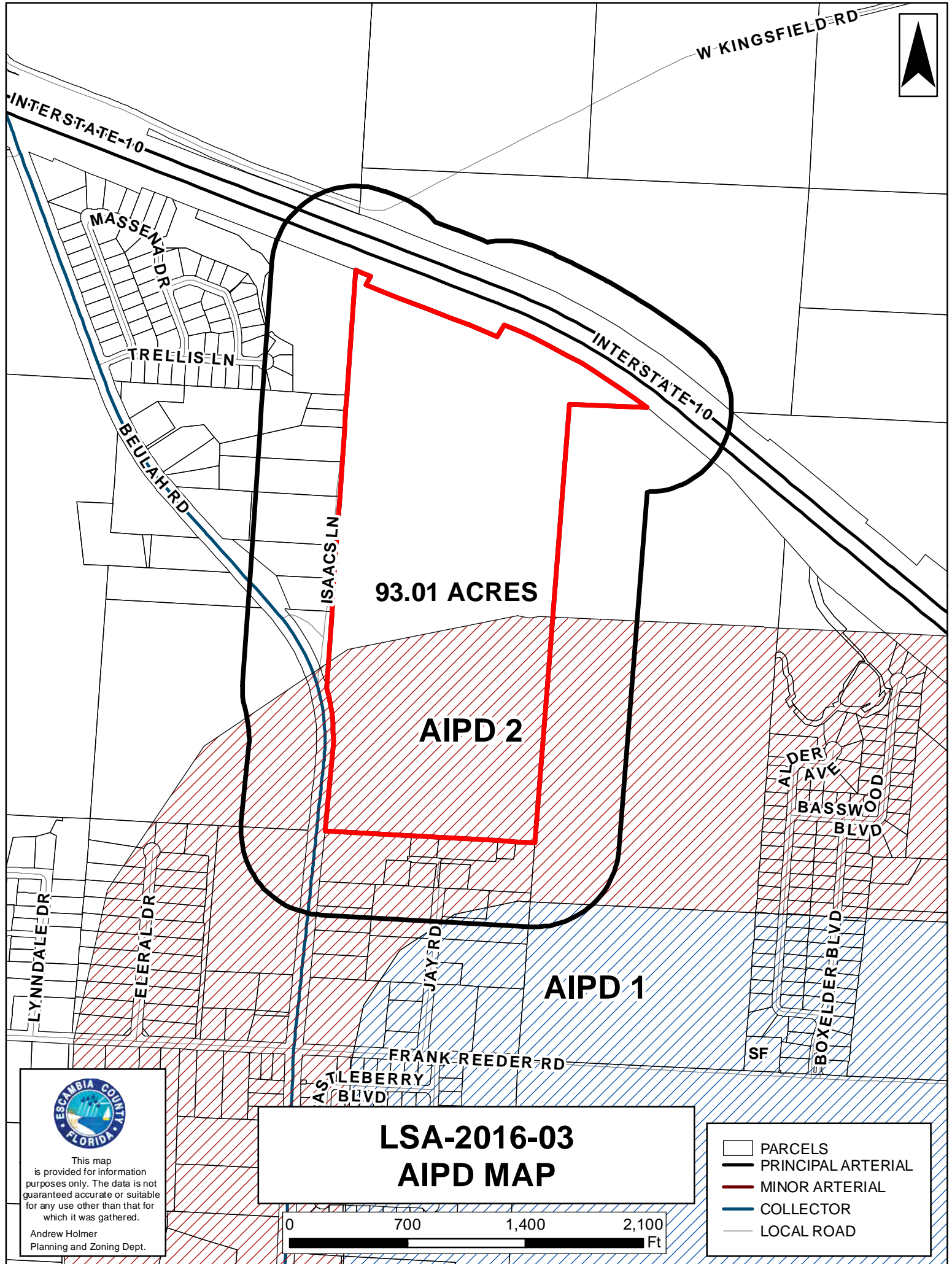
LSA-2016-03 AERIAL/WETLANDS MAP



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

FRANK REEDER RD

ALDER AVE



INTERSTATE-10

W KINGSFIELD RD

MASSEN DR

TRELLIS LN

BEUEAH RD

INTERSTATE-10

ISAACS LN

93.01 ACRES

AIPD 2

ALDER AVE
BASSWOOD BLVD

AIPD 1

BOXELDER BLVD

LYNNDALE DR

ELERAL DR

JAY RD

FRANK REEDER RD

SF

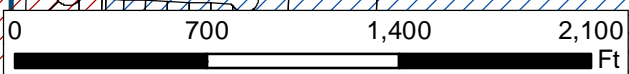
ASTLEBERRY BLVD



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Andrew Holmer
Planning and Zoning Dept.

LSA-2016-03 AIPD MAP



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



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE Ind

PROPOSED FUTURE LAND USE MU-S

CPA NUMBER LSA-2016-03

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 12/06/16 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
2903 WEST PARK PLACE
BOARD MEETING ROOM

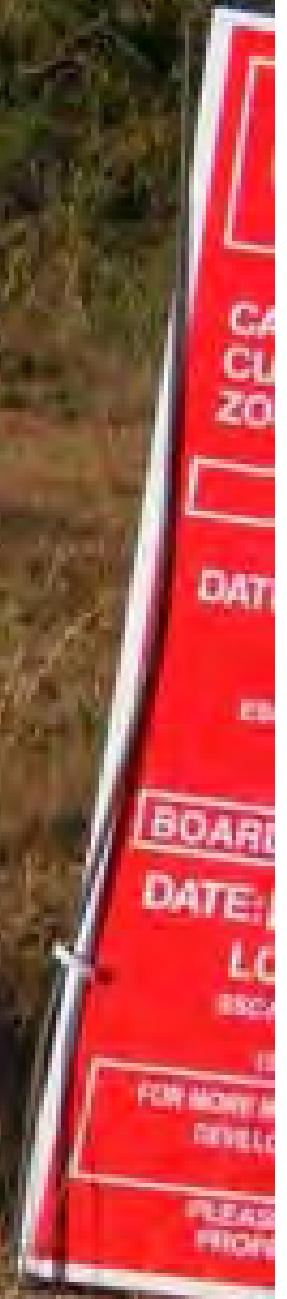
BOARD OF COUNTY COMMISSIONERS

DATE: 01/05/17 TIME: 5:46 PM.

ESCAMBIA COUNTY COURTHOUSE
321 PALAFOX PLACE
14TH FLOOR SOC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
890-3475

PUBLIC HEARING SIGN





LOOKING NORTH ALONG BEULAH ROAD



LOOKING EAST AT THE SUBJECT PROPERTY



LOOKING SOUTH ALONG BEULAH ROAD



LOOKING WEST ACROSS BEULAH ROAD

LSA-2010-03

FUTURE LAND USE MAP AMENDMENT APPLICATION

PPB101100004

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT X

Current FLU: INDUSTRIAL Desired FLU: MU-S Zoning: ID-2 Taken by: _____

Planning Board Public Hearing, date(s): 12/06/2016

BCC Public Hearing, proposed date(s): 01/05/2017

Fees Paid _____ Receipt # _____ Date: 10/26/2016

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

Name: BRIAR RIDGE LLC

Address: PO BOX 1392

City: PENSACOLA State: FL Zip Code: 32591

Telephone: () _____

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 11975 BEULAH ROAD

Subdivision: _____

Property reference number: Section 34 Township 1N Range 31W

Parcel 2101 Lot 000 Block 001

Size of Property (acres) 93

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

By my signature, I hereby certify that:

- 1) I am duly qualified as owner or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand there are no guarantees as to the outcome of this request, the application fee is non-refundable; and
- 4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and
- 5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and
- 6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

Bolley L. Johnson **Bolley L. Johnson, Briar Ridge LLC** **10/26/2016**
 Signature (Property Owner) Printed Name Date

Joe A. Rector, Jr., Dewberry|Preble-Rish **10/26/2016**
 Signature (Agent's Name (or owner if representing oneself) Printed Name Date

Address: **25 W Cedar Street, Suite 110**

City: **Pensacola** State: **FL** Zip: **32502**

Telephone (**850**) **435** - **7424** Fax # () -

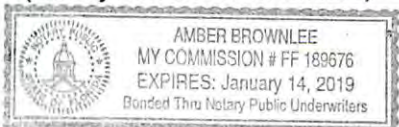
Email: **jrector@dewberry.com**

STATE OF *Florida*
 COUNTY OF *Escambia*

The forgoing instrument was acknowledged before me this *26th* day of *October*, year of *2016* by *Bolley L. Johnson* who () did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] *10-26-16* *Amber Brownlee*
 Signature of Notary Public Date Printed Name of Notary

My Commission Expires *January 14, 2019* Commission No. *FF 189676*
 (Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 11975 BEULAH ROAD,
Pensacola, Florida, Property Reference Number(s) 34-1N-31-2101-000-001,

I hereby designate Joe A. Rector, Jr., Dewberry|Preble-Rish, for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property.

This Limited Power of Attorney is granted on this 26 day of OCTOBER, the year of 2016, and is effective until the Board of County Commissioners has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Planning and

Engineering Department

<u><i>Bolley L. Johnson</i></u>		Bolley L. Johnson, Briar Ridge LLC
Signature of Property Owner	Date	Printed Name of Property Owner
<u><i>[Signature]</i></u>	10/26/2016	Joe A. Rector, Jr., Dewberry Preble-Rish
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of October, year of 2016, by Bolley L. Johnson who did () did not take an oath.

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

<u><i>[Signature]</i></u>	<u>10-26-16</u>	<u>Amber Brownlee</u>
Signature of Notary Public	Date	Printed Name of Notary Public
Commission Number <u>FF189676</u>	My Commission Expires <u>Jan. 14, 2019</u>	



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

Project name:

KAHEELEY RIDGE

Property reference #: Section 34 Township 1N Range 31W

Parcel # 34-1N-31-2101-000-001

Project Address:

11975 BEULAH ROAD

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 2 DAY OF Nov, 2016

Owner's signature

Agent's signature

Bolley L. Johnson, Briar Ridge LLC

Owner's name (print)

Joe A. Rector, Jr., Dewberry|Preble-Rish

Agent's name (print)

November 3, 2016

RE: Letter of Request

To Whom It May Concern:

We respectfully request the property described herein be granted the change of Future Land Use to **MU-S** as depicted. The parcel previously held a Future Land use for residential prior to a land use change and rezoning that predated the recent real estate recession.

In the current adjusted market and following current development trends in the area, the subject property would be more appropriately used a single family residential. Much new development has occurred along Beulah Road over the past 6-8 years and this area in the western portion of the county continues to be the leader in new construction activities. The largest development on east end of Nine Mile Road continues to be the expanding Navy Federal Credit Union Campus. Navy Federal has relocated its North American headquarters to the site and will soon be the largest single employer in Escambia County, announcing in October of 2016 a plan to grow another 54 percent over the next five years. Ground breaking has occurred and much of the expansion is currently underway. This Nine Mile Road corridor of the county continues to be the strongest developing portion of the area which will further increase the housing demand.

Thank you for consideration of our application and we trust you will find sufficient documentation supporting our request.

Sincerely,



Joe A. Rector, Jr.
Senior Associate
Dewberry | Preble-Rish

Source: Escambia County Property Appraiser

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General Information		Assessments				
Reference:	341N312101000001	Year	Land	Imprv	Total	Cap Val
Account:	114454010	2016	\$7,591	\$0	\$7,591	\$7,591
Owners:	BRIAR RIDGE LLC	2015	\$7,591	\$0	\$7,591	\$7,591
Mail:	PO BOX 1392 PENSACOLA, FL 32591	2014	\$7,591	\$0	\$7,591	\$7,591
Situs:		Disclaimer				
Use Code:	TIMBERLAND, MISC. - PINES	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data					Official Records (New Window)		2016 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type			Legal Description	
02/01/2008	6285	1699	\$1,200,000	WD	View Instr		N 1/2 OF NW 1/4 LYING S OF INTERSTATE 10 AND NW 1/4 OF SW 1/4 AND SW 1/4 OF NW 1/4 OR 6285 P 1699 LESS OR 492 P...	
09/2006	5993	21	\$825,500	WD	View Instr		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							None	

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[34-1N-31](#)

Approx. Acreage:
93.6200

Zoned:
Ind

Evacuation & Flood Information
[Open Report](#)

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

Recorded in Public Records 02/11/2008 at 01:59 PM OR Book 6285 Page 1699,
Instrument #2008010662, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$8400.00

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Stephen B. Shell Brian Hoffman
Witness Name: Janice M. Nickel

Heron's Forest Development Company
By: *Garrett W. Walton*
Garrett W. Walton, President

(Corporate Seal)

DoubleTimes

BK: 6285 PG: 1700 Last Page

State of Florida
County of Escambia

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



Printed Name: Stephen D. Stett Brian Hoffman

My Commission Expires: _____

November 3, 2016

Data and Analysis

Beulah Road Proposed Residential Development

Pensacola, Florida

The subject site is accessible from Beulah Road and Isaac Lane from the west. The property is located along the southerly right-of-way of I-10 (see location maps), and is adjacent to the proposed Beulah Expressway corridor. The site is approximate one and one-quarter mile north of W. Nine Mile Road which is a multi-lane facility designated as a hurricane evacuation route and the W. Nine Mile Road and Beulah Road intersection contains decell/accel lanes and dedicated turn and acceleration lanes for east and west bound traffic exiting from W. Nine Mile Road (see location map). Beulah Road is a two lane minor collector roadway which is a part of the County's plan to designate Beulah Expressway as a proposed transportation corridor.

AREA GROWTH CORRIDOR: Much new development has occurred along Beulah Road over the past 6-8 years and this area in the western portion of the county continues to be the leader in new construction activities. The largest development on east end of Nine Mile Road continues to be the expanding Navy Federal Credit Union Campus. Navy Federal has relocated its North American headquarters to the site and will soon be the largest single employer in Escambia County, announcing in October of 2016 a plan to grow another 54 percent over the next five years. Ground breaking has occurred and much of the expansion is currently underway. This Nine Mile Road corridor of the county continues to be the strongest developing portion of the area which will further increase the housing demand. (See Attached)

UTILITY IMPACTS: A letter identifying potential development impacts on utility capacities including water, sanitary sewer and garbage collection, has been requested.

STORMWATER MANAGEMENT Topographical features show that the site is higher on the west end. As shown on the attached site/contour map, the southwesterly end was found to have an elevation of 130 feet, while the easterly edge of the site had an 86 feet elevation contour. With a 56' downhill gradient, the existing stormwater drainage pattern is from southwest to northeast. This is similar to the existing stormwater drainage system within Arbor Ridge Subdivision, located to west of the property, as evidenced by the location of the existing drainage pond located at the extreme northern end of the property.

The proposed stormwater design for the 53 acre site will include the use of pipe, curb and gutter and swales, among others. The collected stormwater will be directed into two large ponds running along the edge of the existing wetland. The northern and easterly end of the site has been designed to avoid any construction activities within areas that could potentially be classified as jurisdictional wetlands. Prior to any site activity these areas will be flagged by environmental scientists to precisely identify any plants, wetlands and any other flora/fauna of concern. The proposed stormwater plan will then

be designed and submitted for review and approval by all appropriate county, state and federal regulatory offices.

TRAFFIC: Access to the site from the west will be from Beulah Road, and a second access point will likely be a connection from the site to Isaac Lane which is an existing county road that terminates at the southerly right-of-way of I-10. These connection points will be designed during the approval process to make necessary accommodations for the proposed Beulah Expressway corridor. As shown on the attached access map, the single family lots will have two ingress/egress points.

RECREATION AND OPEN SPACE: The site is located just 2.4 miles from the Beulah Regional Park as well as the Escambia County Equestrian Center. (See Attached). It is anticipated that existing facilities have sufficient capacity to meet the recreation and open space needs of this proposed new development.

SCHOOLS: A letter identifying potential development impacts on the area school facilities has been requested. Schools of potential impact include:

K - 3: PINE MEADOW ELEMENTARY

Grades 4 - 5: PINE MEADOW ELEMENTARY

RANSOM MIDDLE SCHOOL

TATE HIGH SCHOOL

November 3, 2016

Navy Federal adds space for thousands of workers



Carlos Gieseken , cgieseken@pnj.com

10:40 p.m. CST November 27, 2015



(Photo: Special to the News Journal)

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Navy Federal Credit Union is bursting at the seams.

With 4,500 employees at its 9 Mile Road campus and an additional 700 at leased space in Milton and on Pace Boulevard, the Pensacola location of the world's largest credit union can't grow fast enough.

The first phase of an almost 1.5 million square foot expansion project is scheduled to open next summer, providing more than 400,000 square feet of space. The offices, parking facilities, energy plant and infrastructure will provide capacity for 2,000

employees at a price tag of \$245 million.

But that will serve as the appetizer to the main dish, a 1.1 million square foot, \$594 million second phase that will add capacity for 5,000 more employees. Construction will begin next month and there is an expected completion in late 2018 or early 2019.

Navy Federal is pushing toward the 10,000 mark of local employees by the year 2020.



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Escambia County Beulah Beltway/I-10 Interchange Project

+A -A



Escambia County has solicited the services of Atkins Global, Inc. to conduct the Corridor Feasibility Study (CFS) and subsequent PD&E Study for the Beulah Beltway. The Beltway purposes the widening of Beulah Road from Nine Mile Road north to I-10 with the construction of a new interchange at I-10, then a new roadway from I-10 North to US 29. While Escambia County and Atkins work through the CFS and PD&E Study phases to meet NEPA standards, the Florida Department of Transportation (FDOT) is conducting the required Interchange Justification Report (IJR) to meet NEPA standards. The IJR is a report that will essentially determine where the new interchange will be located along I-10. FDOT has solicited the services of Parsons Transportation Group to conduct the IJR. Parsons and Atkins are working collaboratively to ensure proper planning.

County staff is working with Atkins to begin the Environmental Assessment (EA) phase for the southern portion of the project while concurrently undergoing the Environment Impact Statement (EIS) for the northern portion. Once the EA & EIS are complete, the county will begin design, right of way acquisition and then construction of the project.

The Escambia County BCC is seeking to expedite the project all the while meeting all necessary NEPA requirements as this is a high priority project for many. If funding is allocated, the county anticipates construction to be complete in 2027 with the hopes of completing the southern segment and I-10 interchange by 2023-2025.

Project Manager: [David Forte](#)

District: [District 1](#), [District 5](#)

Status: Pre-Design

Sponsoring Division: Public Works - Traffic



Contracts Administration

Contracts Administration / CAO Divisions / District Contracts Offices / District Three / Design Build

Design Build



District Three Design Build Projects

- Design Build Ads
- Design Build Selections
- Exempt Documents Request

Contract Number	Financial Project ID	Description	Schedule of Events	Addenda	Other Information
E3N51	40933415201	SR 30 (US 98) Pensacola Bay Bridge Replacement (Br. No. 480035) in Escambia County	Revised Schedule 11/23/15 E3N51	1, 2	Draft RFP from advertisement
E3054	21860565201; 21860575201	SR 10 (US 90A / Nine Mile Rd.) Multilane from CR 99 (Beulah Rd.) to SR 297 (Pine Forest Rd.) in Escambia County	Revised Schedule 12/7/15 Revised Schedule 10/23/15 Revised Schedule 10/19/15 Revised Schedule 7/2/15 E3054	1, 2, 3, 4, 5, 6	10/19/2015 Additional HEC-RAS Files
E3015	21790945201; 21790955201; 21790975201; 21790985201	SR 77 Multilane from North of CR 279 to North of Blue Lake Road in Washington County	Revised Schedule 5/5/15 E3015	1, Addendum #1 Geotech Information 2, Addendum #2 Reference Docs	5/29/2015 DRPRRD01.DGN 5/15/2015 Information Package No. 4 5/12/2015 Information Package No. 3 4/30/2015 Information Package No. 2 ERC Ph III Submittal Report 3/26/2015 Information Package No. 1
E3N27	41403235201 & 41627215201	Ochlockonee Bay Multi-Use Trail SR 375 (US 319/Sopchoppy Hwy.) (Phaes 5B) from Clermont Ave. to CR 372 (Surf Rd.) and CR 372 (Surf Rd.) (Phase 2) from Joe Dr. to West of Ulmore Bayou Bridge in Wakulla County.	Revised Schedule 3/31/15 Revised Schedule 3/17/15 E3N27	1, 2, 3	

November 3, 2016

RECREATION AND OPEN SPACE

The Beulah Community Park is located at 7820 Mobile Hwy, Pensacola, FL 32526 between the intersections of Eight Mile Creek Rd and Beulah Rd.



Complete with plenty of parking and covered picnic tables, this park also features:



- Children's Playground
- Climbing wall in children's playground
- Swings
- Covered Picnic area with pavilion
- Sand Volleyball Court
- Tennis Courts
- Basketball Court
- Paved Walking Path ~ 3 Laps = 1 Mile

RECREATION AND OPEN SPACE

November 3, 2016

- Dog Park with large fenced area (see dog park photo for rules)

The park is free and open daily during daylight hours as there are no safety lights to accommodate night use.



Sand Volleyball, Free Tennis Courts, and basketball courts!



Credit: Nicole St. Aubin, Broker Associate ~ Email me: Nicoles@PensacolaRealtyMasters.com

The Escambia County Equestrian Center, a 151-acre park, serves as a multi-use event facility. The center hosts numerous horse shows, supporting both English and Western style equine events, Rodeos, dog shows, runs, festivals, and other types of events.

About The Escambia County Equestrian Center

On March 18, 1999, the Board of County Commissioners adopted the Escambia County Parks & Recreation Comprehensive Master Plan, which included a multi-use facility to host horse and agricultural events. Groundbreaking for the new multi-million dollar facility was held February 5, 2001.

The Escambia County Equestrian Center hosted its first event in April of 2002. The first large event of note was the Tate High School FFA Rodeo, which brought approximately 10,000 spectators to the new facility in May of 2002. This event is still going strong and still held at the center. The center continues to attract local and out-of-area equine and dog enthusiasts in large numbers.

Other events held at the facility include equine clinics and symposiums, BeulahFest, Association of Realtors Roundup, Monster Truck Show, Motocross Events, Santa Hay Ride, Flea Market, and Classic Car Unit Shriner's Rodeo. These events bring approximately 200,000 spectators and participants each year to the Equestrian Center. In the future there are plans to add additional programs such as weddings, summer camps, dog training, and riding lessons, bringing in an even more diverse group of participants.

The American Kennel Club voted the Escambia County Equestrian Center as The Best Facility in the Southeast. Florida Parks and Recreation Association showcased the facility in the FRPA Journal in 2004. The National Association of County Parks and Recreation Officials selected the Escambia County Equestrian Center as a 2004 Parks & Recreation Class III Facility Award winner. As the facility grows and improves, we will continue to win accolades and awards and to draw even larger events and crowds.

Our location

The Escambia County Equestrian Center, in Pensacola, FL, is ideally situated for equine-related events. We are a very short drive off Interstate 10, making us an easy reach for competitors throughout the southeast.

Drive times from southeast locations:

- ◆ New Orleans, LA - 200 miles/3 hours
- ❖ Birmingham, AL - 250 miles/4 hours
- Atlanta, GA - 325 miles/5 hours
- ⌘ Jacksonville, FL - 350 miles/5 hours
- Ocala, FL - 375 miles/5.5 hours
- Nashville, TN - 450 miles/7 hours
- ◆ Houston, TX - 525 miles/8 hours



Our amenities

The Escambia County Equestrian Center has an array of amenities designed to accommodate both local events and larger competitions.

Arena Amenities:

- 375' x 225' Clear Span multi-purpose covered arena that seats 4,500
- Air-conditioned announcer's building/show office with voice/data communication and public address system
- Raised announcer's booth over livestock pens
- Professional quality livestock pens and rodeo chutes
- Four outdoor show rings (2 - 200' x 300' & 2 - 150' x 250'; 5th ring scheduled for completion in September 2012), with announcer/judges booths at each and two with outdoor lighting.
- Radio-based announcement system, capable of tying all arenas together
- Concession stand and public eating area

Barns and Stabling

- 294 12' x 12' Permanent stalls in covered barns and 600 additional temporary stall capability
- 4 Wash racks and manure dump bins for each barn

RV and Trailers

- 65 RV sites with water and electricity; some include sewer
- Dump station with wash down
- 50/30/110 individual electrical service



Additional Amenities:

- Restrooms and shower facilities convenient to covered arena and rings
- Warm-up area adjacent to arena
- Vendor areas adjacent to the indoor and outdoor arenas
- Rodeo loading/unloading area
- Ample vehicle parking
- Ticket sales pavillion
- Indoor space that can be used as a show office, judges lounge, or trophy room
- Maintenance crew on grounds during all events

November 3, 2016

Consistency with Relevant Portions of the Escambia Comprehensive Plan

Beulah Road Proposed Residential Development

Pensacola, Florida

OBJ FLU 1.1 Growth Strategies

Apply accepted planning principles and utilize innovative and flexible planning strategies to achieve orderly and balanced growth and development.

POLICIES

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM.

RESPONSE: If approved by the Escambia County Planning Board, this proposed development will be consistent with this policy.

OBJ FLU 1.3 Future Land Use Map Designations

Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.

POLICIES

FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in below.

FLUM Mixed-Use Suburban (MU-S) General Description: Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of Allowable Uses: Residential, retail services, professional office, recreational facilities, public and civic. Standards: Residential Minimum Density: 2 du/acre Maximum Density: 25 du/acre Non-Residential Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR) Escambia County intends to achieve the following mix of land uses for new development within ¼ mile of arterial roadways or transit

corridors by 2030: a) Residential 8% to 25% b) Public/Rec/Inst. 5% to 20% c) Non-Residential: Retail Service-30% to 50% Office-25% to 50% In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated: a) Residential 70% to 85% b) Public/Rec/Inst. 10% to 25% c) Non-Residential 5% to 10%

RESPONSE: If approved by the Escambia County Planning Board, this proposed development will be consistent with this policy.

OBJ FLU 2.1 Urban Development

Direct growth toward those areas where infrastructure and services exist to support development at approved densities and intensities.

POLICIES

FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

RESPONSE: This application is requesting approval to construct a single family residential use on the site south of the existing wetlands. The site location is west and is within the water/sewer/garbage service area of the Emerald Coast Utility Authority (ECUA). The attached ECUA letter concludes that it has all needed infrastructure elements in place with sufficient capacity available. (See service provider's letter in application)

OBJ FLU 2.2 Provision of Public Services

Promote orderly and balanced growth and development as a fiscal management technique to provide cost-efficient public services and facilities.

POLICIES

FLU 2.2.3 Right-of-way Dedication. Escambia County will continue to require dedication of adequate rights-of-way as approved by the County.

RESPONSE: The development of this site would result in roadways that meet the Escambia County Engineering Manuals Specifications for Roadways of which the rights-of-ways would be dedicated to Escambia County.

OBJ MOB 1.1 Transportation System

Continue to provide a safe, convenient, efficient and cost-effective multimodal transportation system and roadway network for present and future residents.

POLICIES

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

Nothing in this policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with construction of any transportation improvement made necessary by the development.

RESPONSE: This proposed development will submit detailed site plans identifying required improvements all of which will be paid by the developer.

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

RESPONSE: Preliminary internal circulation design shows the site will be accessible from the west, at two locations. These plans will be submitted to the County for review and approval. The plans will contain overall traffic circulation patterns and will comply with this element of the Comprehensive Plan.

OBJ MOB 1.4 Corridor Preservation

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

POLICIES

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

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

RESPONSE: This proposed development is adjacent to the proposed Beulah Expressway. Detailed site plans identifying necessary additional right-of-way to accommodate the Beulah Expressway corridor will be developed during the review process.

OBJ INF 3.1 Provision of Stormwater Management

Ensure the safe and efficient provision of stormwater management through maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies, and protection of natural resources.

POLICIES

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

RESPONSE: Required stormwater management plan and facilities will be designed and installed at the developer's expense.

OBJ INF 4.1 Provision of Potable Water Service Ensure the safe and efficient provision of potable water services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies, water conservation, and protection of natural resources. POLICIES

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

RESPONSE: The developer will pay for all agreed costs associated with any required modifications to the water lines.

OBJ COA 1.1 General Hazard Mitigation

Reduce the exposure of people and property to natural hazards.

POLICIES

COA 1.1.3 Flood Elevation. Escambia County will, as supported by federal emergency management regulations (Title 44, Code of Federal Regulations (CFR) 60.1) and the County's experience of significant flood hazard events, require additional height above the base flood elevation to more effectively reduce the exposure of people and property to losses from flood hazards.

RESPONSE: The developer will pay for all agreed costs associated with any required modifications to the water lines

OBJ CON 1.1 General Resource Management

Effectively manage the natural resources of Escambia County through sound conservation principles.

POLICIES

CON 1.1.2 Wetland and Habitat Indicators. Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the FFWCC Land Satellite (LANDSAT) imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

RESPONSE: Existing inventory maps indicate that an area in the middle and eastern edge of the site may likely contain jurisdictional wetlands. As shown on the preliminary site layout, this area is being completely avoided and will remain in its natural state.

OBJ CON 1.3 Surface Water Resources

Protect and improve the quality, biological health, and natural function of all surface water systems to preserve their ecological and aesthetic values.

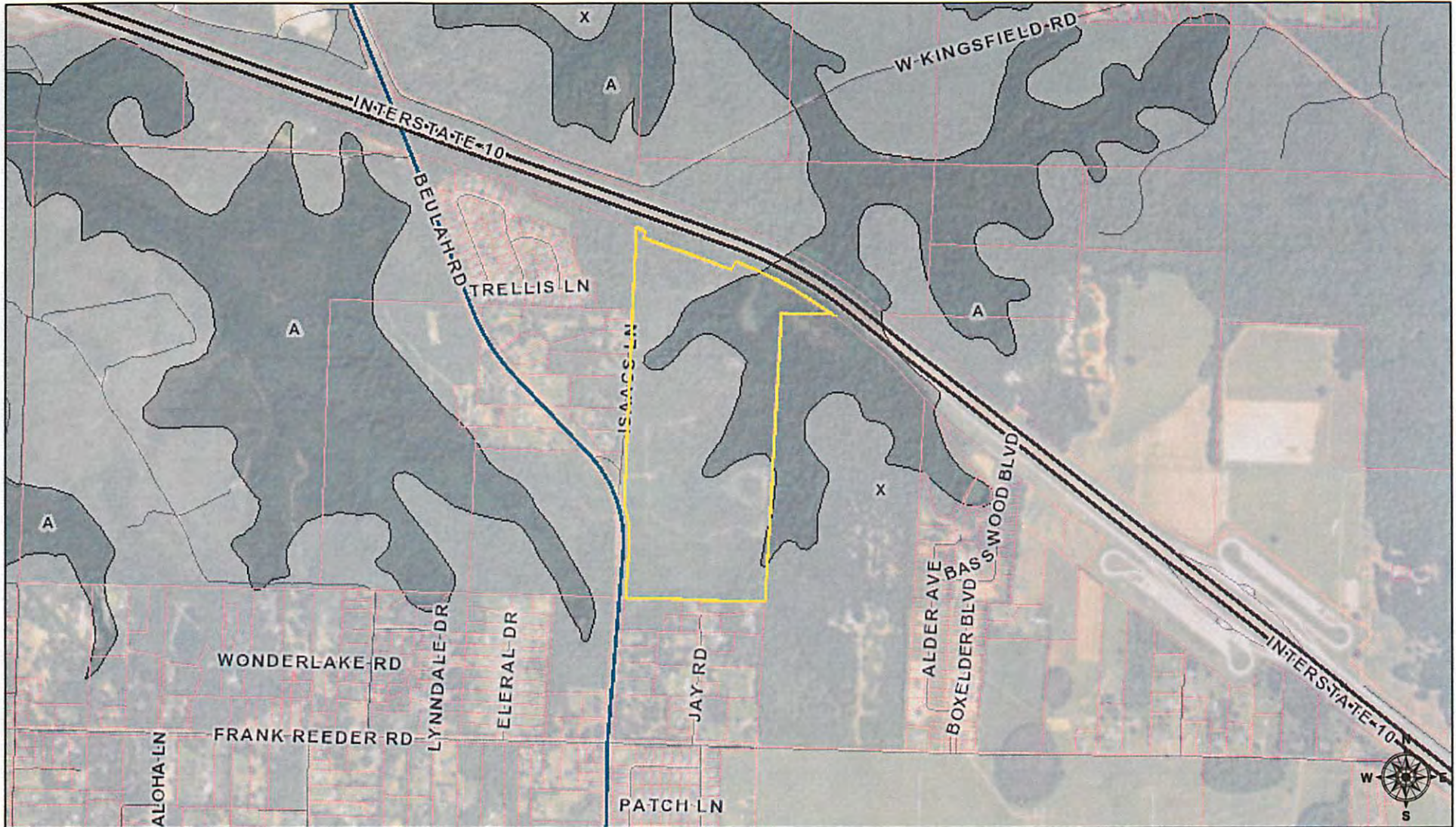
POLICIES

CON 1.3.1 Stormwater Management. Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater

RESPONSE: Plans depicting stormwater management and treatment will be submitted to Escambia County for review and approval to assure compliance with this requirement.

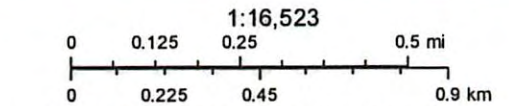
OTHER: The site is not located within any designated Area of Critical State Concern.

FLOOD ZONE



November 1, 2016

polygonLayer	polygonLayer	Streets	 COLLECTOR
Override 1	Override 1	 PRINCIPAL ARTERIAL	 LOCAL ROAD
		 MINOR ARTERIAL	 Parcels



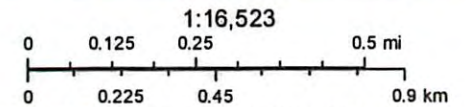
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

NWI WETLANDS



November 1, 2016

- | | | | | |
|---------------------|---------------------|--------------------|------------|----------------|
| polygonLayer | polygonLayer | Streets | COLLECTOR | Wetlands |
| Override 1 | Override 1 | PRINCIPAL ARTERIAL | LOCAL ROAD | County Outline |
| | | MINOR ARTERIAL | Parcels | |



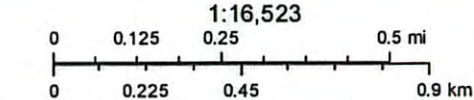
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Airfield Influence Planning District



November 1, 2016

polygonLayer	Streets	— LOCAL ROAD	 AIPD 2
Override 1	— PRINCIPAL ARTERIAL	□ Parcels	□ County Outline
polygonLayer	— MINOR ARTERIAL	Airfield Influence Planning District	
Override 1	— COLLECTOR	 AIPD 1	



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

General Data

Project Name: LSA 2016-03 – Beulah Road and Isaac’s Lane
Location: 11975 Beulah Road
Parcel #s: 34-1N-31-2101-000-001
Acreage: 93.01 (+/-) acres
Request: From Industrial (I) to Mixed-Use Suburban (MU-S)
Agent: Joe A. Rector, Jr., Dewberry/Prebble-Rish, Agent for Bolley L. Johnson, Briar ridge LLC.
Meeting Dates: Planning Board, December 6, 2016
BCC, January 5, 2017

Site Description and Summary of Proposed Amendment:

The agent requests a Future Land Use (FLU) map amendment to change the FLU category of a 93.01 (+/-) acres parcel from (I) Industrial FLU to (MU-S) Mixed-Use Suburban FLU. The zoning designation for the referenced parcel is (I) Industrial District (non-cumulative). The applicant is aware that the current zoning and proposed FLU are not compatible. The applicant plans on submitting a rezoning request at a later time for FLU and Zoning compatibility. The applicant understands that a rezoning approval will be necessary to make the FLU compatible.

The subject parcel can be accessed along Isaacs Lane and Beulah Road. It is located north of SR 10 (US 90A)/West Nine Mile Road and south of Interstate 10. The property is surrounded by heavy vegetation to the north and to the east. Residential homes are located adjacent to the south and across Isaacs lane to the west.

The applicant has indicated that the proposed activity will be for an approximate 110 lot subdivision. This is in anticipations demand for the growth of the expansion of Navy Federal Credit Union Campus as they move their headquarters to Escambia County.

The subject parcel had a FLU change from MU-S Mixed-Suburban to (I) Industrial, case number LSA-2014-02 (14-3ESR) in 2014. Also the parcel was rezoned from (VAG-2), Villages Agricultural District to (ID-2) General Industrial District, case number Z-2014-12 on September 4, 2014.

Analysis of Availability of Facilities and Services:

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

Sanitary Sewer Service.

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

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

Analysis: The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.7 states that the LOS requirements shall be based upon an equivalent residential connection calculated by the provider. The applicant must coordinate with the local provider to ensure capacity is available for the project. Once the project is submitted, all of the LOS will have to be achieved and the project will be further evaluated during the Site Plan Review process. The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer. Connection to ECUA's system in compliance with its requirements is the responsibility of the developer.

Solid Waste Disposal.

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

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

Analysis: As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. The Perdido Landfill current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 68 years. Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process.

Potable Water Service.

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

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

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

Analysis: Emerald Coast Utilities Authority (ECUA) standard for residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Once the project is submitted and in coordination with ECUA, all of the LOS standards will be evaluated, during the Site Plan Review process.

Stormwater Management.

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

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

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

Analysis: The applicant has documented and understands the requirements for stormwater management. The applicant acknowledges that separate requirements and permitting thru other state agencies such as the Northwest Florida Water Management District may be required. If approved, based on the proposed operations, further analysis and evaluation will be conducted during the Site Plan Review process.

The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth assessment by the agencies involved. The County stormwater engineer will evaluate the proposed project to ensure all of the stormwater management standards are met. Once the project is formally submitted, all of the LOS will be evaluated during the site plan review process.

Streets and Access.

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

Analysis: The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations (TTO) Division staff:

LSA-2016-03 – Isaacs Lane is programmed in the current FL-AL Long Range Transportation Plan and Escambia County Capital Improvement Program to be widened to four lanes. The recommended total right-of-way needed along this portion of Beulah Rd is 100 feet. The existing right-of-way of Isaacs Lane is unknown. Section 5-5.3 (e) (1) of Escambia County's Land Development Code states that the developer shall set aside the necessary right-of-way for dedication. This location would require 100 feet to be donated to the county for right-of-way along Isaacs Lane.

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.

Public School Facilities.

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

Analysis: Representatives from the Escambia County School District will review and comment on all proposals that could have an impact in the projected school capacities and LOS.

Analysis of Suitability of Amendment for Proposed Use:

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

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County.*

Analysis: The current Industrial (I) FLU is intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. Range of Allowable Uses light to intensive industrial, ancillary retail and office. No new residential development is allowed.

The proposed Mixed-Use Suburban (MU-S) FLU is intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of Allowable Uses includes residential, retail services, professional office, and recreational facilities, public and civic. The residential density has a maximum of 25 dwelling per acre and maximum intensity 1.0 floor area ration.

Approval of the amendment would allow residential uses and a range of activities such as retail services and office.

Impact on Wellheads.

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

Analysis: Further evaluation by the Environmental Division and ECUA will be required to ensure standards for wellhead protection areas will be maintained. Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process.

Impact on Historically Significant Sites.

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

Analysis: The applicant stated it will assist in any way possible, however did not provide any site requested information from the State of Florida Division of Historical Resources (DHR), or the University of West Florida to identify any historic or archaeological resources.

Staff was not provided with any historical information from the applicant.

Impact on the Natural Environment.

CP Policy CON 1.1.2 Wetland and Habitat Indicators. *Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils*

Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

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

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

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

CP CON 1.5.4 Extraction and Reclamation Review. *Escambia County will subject all new or expanded resource extraction and reclamation activities to a mandatory development review process to assess technical standards for public safety, environmental protection, and engineering design.*

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

The north and easterly side of the site have been identified with wetlands and hydric soils using Escambia County GIS layers.

Analysis: The applicant has provided staff with wetlands information from County GIS. Staff's review of the County's GIS layer shows a large amount of wetlands on the northern and eastern side of the parcel. The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth evaluation by the agencies involved. Escambia County staff will evaluate the proposed project to ensure all of the standards for wetlands protection indicated in the LDC, are met. Once the project is formally submitted, it will be evaluated during the Site Plan Review process.

SUMMARY: The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the subject parcel. Staff will need a more in-depth evaluation of the land to conclude that the proposed development could satisfy all of the requirements listed within the suitability analysis.

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

Analysis: The proposed amendment is in close proximity to the extensive infrastructure that is accessed by other similar uses within the area. The development promotes the principle of good development by taking advantage of an existing roads and interstate highway as a close proximity for development. As a result of the proximity to similar existing uses, the proposed amendment would reduce transportation costs, including the per capita costs to consumers to own and operate vehicles, road and parking facility costs, traffic accidents and pollution emissions.

The proposed amendment is part of a strategy directing this type of development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North; The proposed Industrial use expansion will direct economic growth and the associated land development to an area that will complement the existing growth patterns of development in the vicinity of the property, thereby minimizing the adverse impacts to natural resources and the existing ecosystems.

The proposed amendment will ensure that the proposed development is conducted in an efficient manner. Specifically, the proximity of the subject property to other existing development will provide for an efficient integration of infrastructure and services that will conserve both water and energy.

As previously elaborated, the site has been evaluated for potable water, sanitary sewer, solid waste disposal, stormwater management, and traffic concurrency. The adopted levels of service would appear to be maintained with the proposed subdivision development of the parcel. If the amendment is approved, the parcel must go through the quasi-judicial rezoning process. The completed application packet will then be reviewed and evaluated for concurrency as part of the Site Development Review process.



**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: November 9, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the agenda for the upcoming Planning Board meeting scheduled for December 6, 2016. Please see staff comments below:

- LSA-2016-03 – Isaacs Lane is programmed in the current FL-AL Long Range Transportation Plan and Escambia County Capital Improvement Program to be widened to four lanes. The recommended total right-of-way needed along this portion of Beulah Rd is 100 feet. The existing right-of-way of Isaacs Lane is unknown. Section 5-5.3 (e) (1) of Escambia County's Land Development Code states that the developer shall set aside the necessary right-of-way for dedication. This location would require 100 feet to be donated to the county for right-of-way along Isaacs Lane.

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

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Large Scale LSA 2016-03

Date: 11/10/16

Date requested back by: when you can/ for December PB

Requested by: John C Fisher

Phone Number: 595-4651



(LEGAL USE ONLY)

Legal Review by Macraunford

Date Received: 11/10/16

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2016-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 34, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 2101-000-001 TOTALING 93.01 (+/-) ACRES, LOCATED EAST OF ISAACS LANE, FROM INDUSTRIAL (I) TO MIXED USE SUBURBAN (MU-S); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

Section 1. Purpose and Intent

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2016-03."

Section 3. Changes to the 2030 Future Land Use Map

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

A parcel within Section 34, Township 1N, Range 31W, parcel number 2101-000-001 and totaling 93.01 (+/-) acres, located East of Isaacs Lane, as more particularly described in the Boundary Survey description produced by Merrill Parker Shaw, Inc., Professional Engineering & Surveying Services as Exhibit A, from Industrial (I) to Mixed Use Suburban (MU-S).

Section 4. Severability

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

Section 5. Inclusion in the Code

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

INTENTIONALLY LEFT BLANK

Section 6. Effective Date

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

DONE AND ENACTED this _____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Douglas B. Underhill, IV, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

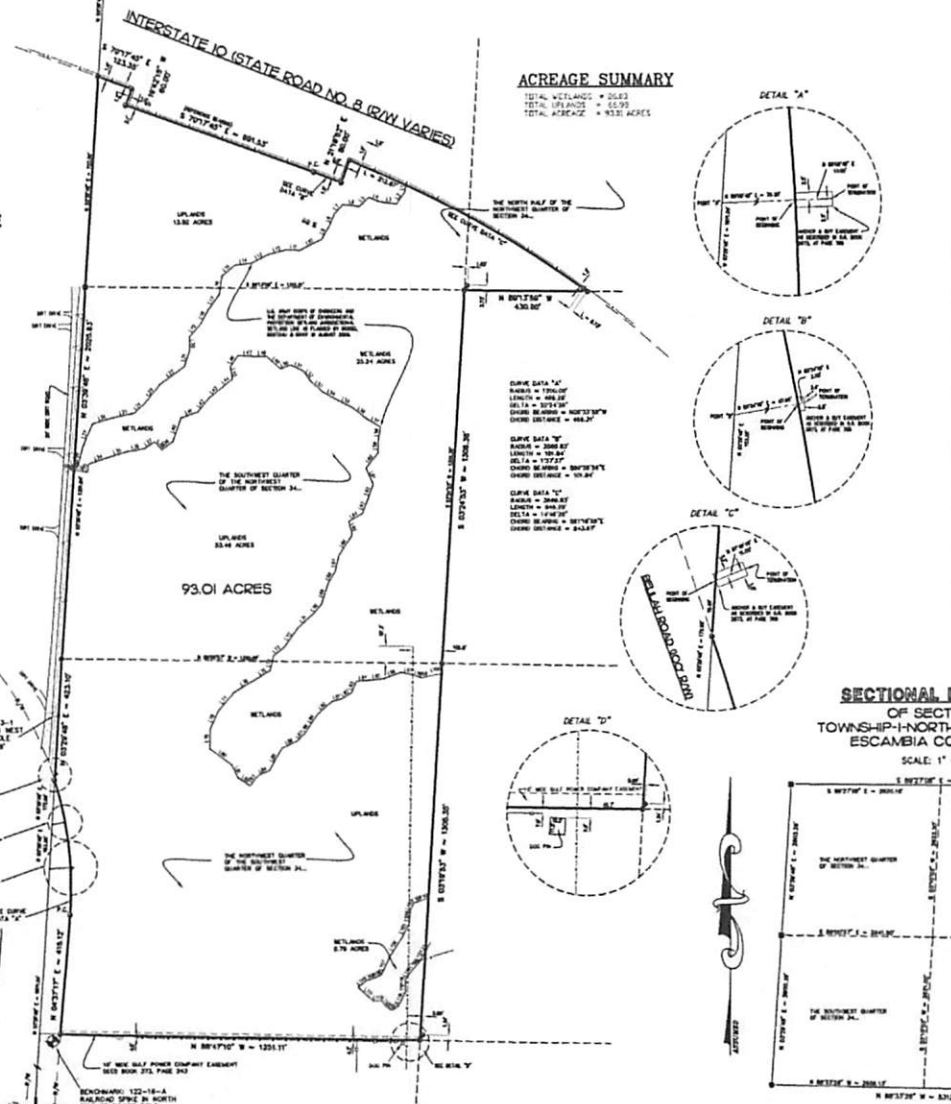
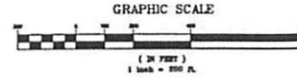
(SEAL)

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

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

ACREAGE SUMMARY

TOTAL UNCLASSED	= 25.83
TOTAL FENCED	= 55.99
TOTAL ACREAGE	= 81.82 ACRES



DESCRIPTION: (AS FURNISHED)

All of that portion of the following described property lying boundary of Section 34 (approx. 48.74 ft. of the NW 1/4, the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4, all being in Section 34, Township 1 North, Range 31 West, Escambia County, Florida, 125B AND 125C27T land adjacent to Bellah Road 50 as recorded in O.R. Book 465, Page 794, Public Records of Escambia County, Florida.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED MERIDIAN OF BATHUS TO CORNER 17 MEASURED 45 DEGREES EAST ALONG THE SOUTHERLY BOUNDARY OF BELLAH ROAD TO (STATE ROAD NO. 8) AND EXISTING FIELD MONUMENTATION.
- 2.) SOURCE OF INFORMATION: THE DESCRIPTION AS FURNISHED BY CLIENT AND EXISTING FIELD MONUMENTATION.
- 3.) NO GROUND SEARCH WAS PERFORMED BY OR FOR MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTED COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE SHOULD VISIBLE ENCROACHMENTS AND APPROXIMATIONS WERE FIELD LOCATED AS SHOWN HEREON. UNLESS OTHERWISE NOTED, UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR KNOWN UNLESS OTHERWISE NOTED.
- 5.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 6.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THIRTY (30) AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 7.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- 8.) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN MEAN SEA LEVEL DATUM OF 1885 FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED "TIO W 8" HAVING A PUBLISHED ELEVATION OF 116.57 FEET.
- 9.) THE UTILITIES AS SHOWN HEREON INDICATE VISIBLE LOCATION ONLY. THERE MAY BE OTHER UNOBTAINABLE UTILITIES THAT HAVE NOT BEEN LOCATED OR VERIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESPECTABLE UTILITY SPOTTERS PRIOR TO THE COMMENCEMENT TO WORK ON ANY UNDERGROUND UTILITIES.

LINE	START POINT	END POINT	DISTANCE	BEARING	TYPE	REMARKS
1	1213.22	1215.42	2.20	S 12° 15' 43" E	1215.42	1215.42
2	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
3	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
4	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
5	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
6	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
7	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
8	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
9	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
10	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
11	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
12	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
13	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
14	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
15	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
16	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
17	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
18	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
19	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
20	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
21	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
22	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
23	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
24	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
25	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
26	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
27	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
28	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
29	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
30	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
31	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
32	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
33	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
34	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
35	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
36	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
37	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
38	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
39	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
40	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
41	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
42	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
43	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
44	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
45	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
46	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
47	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
48	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
49	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42
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54	1215.42	1215.42	18.74	N 72° 48' 00" E	1215.42	1215.42
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71	1215.42	1215.42	12.47	S 72° 48' 00" E	1215.42	1215.42

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

SCALE: 1" = 1000'



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DATE: 3/7/05
SCALE: 1" = 200'

FIELD DATE: 9/7/05
FIELD BOOK: 122, PAGE 11-17

MERRILL PARKER SHAW, INC.
PROFESSIONAL ENGINEERING & SURVEYING SERVICES
PENSACOLA, FL 32504
PHONE: 904-437-0000
FAX: 904-437-0001
WWW.MPSHAW.COM

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

REQUESTED BY: RICKY WIGGINS
PREPARED FOR: GARRETT WALTON

JOB NO.: 3555
SHEET: 1 of 1



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 12/06/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Section 6-0.3 "Definitions", Subsection "I" and Subsection "S"

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Section 6-0.3 "Definitions", Subsection "I" and Subsection "S"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 6, Section 6-0.3 "Terms defined," subsection "I" by adding "Incompatible Development" and Subsection "S" by adding in "Spot Zoning" into the LDC.

BACKGROUND:

These proposed changes are to add additional terms (Incompatible Development and Spot Zoning) into Chapter 6 Section 6-0.3 "Definitions".

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by 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:

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

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the board.

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Spot Zoning and Incompatible Development Definitions Ordinance

Date: 11-2-2016

Date requested back by: 11-10-2016

Requested by: John C Fisher

Phone Number: 595-4651



(LEGAL USE ONLY)

Legal Review by M. Cranford

Date Received: 11/3/2016

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 6, SECTION 6-0.3 "DEFINITIONS," SUBSECTION "I" BY ADDING "INCOMPATIBLE DEVELOPMENT" IN TERMS DEFINED; AMENDING CHAPTER 6, SECTION 6-0.3 "DEFINITIONS," SUBSECTION "S" BY ADDING "SPOT ZONING" IN TERMS DEFINED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to establish regulations for land development in the unincorporated areas of the County pursuant to general law

WHEREAS, the Escambia County Board of County Commissioners finds that modifying the terms defined within its Land Development Code to define "incompatible development" and "spot zoning" promotes the efficient regulation of land use;

WHEREAS, through its Land Development Code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation and do business; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

SECTION 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 6, Section 6-0.3 "Terms defined," subsection "I" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 6-0.3 Terms defined.

As used within the LDC, the following terms have the meanings established here:

- I -

Identification sign. A sign giving the name, and/or address of a building, business development or establishment on the premises where it is located. Also known as name plate sign.

1 **illuminated sign.** A sign lighted by or exposed to artificial lighting either by lights on, or
2 in the sign, or directed towards the sign.

3 **Impervious surface.** Any surface that does not allow or only minimally allows the
4 infiltration of water. Such highly impermeable surfaces include structure roofs, regular
5 concrete and asphaltic pavements, and other surfaces for which runoff coefficients no
6 less than 0.90 are typically used for stormwater management calculations.

7 **Impervious surface ratio.** An objective measure of the intensity of land use determined
8 by dividing the total area of all impervious surfaces covering a lot by the total area of the
9 lot.

10 **Improvement.** Any manmade permanent item, fixture, or facility that becomes part of, is
11 placed upon, or is affixed to real property, including structures, street and alley
12 pavements, curbs and gutters, walkway pavements, water supply mains, sanitary
13 sewers, storm sewers or drains, permanent signs, landscaping, and permanent
14 reference monuments and control points.

15 **Incompatible development:** A condition in which a land use, activity, or condition is
16 unable to coexist in relative proximity to another existing land use, activity, or condition
17 in a stable fashion over time such that the existing land use, activity, or condition is
18 unduly negatively impacted either directly or indirectly by the development.

19 **Industrial-related activity.** An activity in support of or accessory to industry.

20 **Industry or industrial use.** A use in which the primary activity is the manufacture of
21 materials or products, including their fabrication, assembly, rebuilding, treatment,
22 processing, finishing, extraction, reduction, and bulk storage. Industry or industrial use
23 may be further characterized as either of the following:

24 *Heavy industry.* An industry primarily engaged in the basic processing of
25 materials or products predominantly from extracted or raw materials, or an
26 industry otherwise having significant external effects or risks due to its scale of
27 operations, processes or materials involved, or outdoor activity or storage
28 required. Heavy industry includes salvage yards, solid waste transfer facilities,
29 materials recovery facilities, recovered materials processing facilities, recycling
30 facilities, resource recovery facilities, volume reduction plants, landfills, concrete
31 and asphalt batch plants, mineral extraction, paper mills, power plants, chemical
32 plants, refineries, slaughter houses, rendering plants, etc.

1 *Light industry.* An industry primarily engaged in the indoor fabrication,
2 compounding, processing, assembly, or treatment of finished or semi-finished
3 products from previously prepared materials or components in a manner which is
4 unlikely to cause undesirable effects outside of the building enclosing the
5 industrial activity. Light industry includes research and development activities,
6 printing and binding, warehousing, and the manufacture of electrical appliances
7 and electronic equipment, apparel, food products, beverages, tools and
8 hardware, furniture, pharmaceuticals, etc.

9 ***Infill development.*** The development of new housing or other land uses on vacant or
10 underutilized land in existing developed areas, focusing on the reuse and renovation of
11 obsolete or underutilized buildings and sites.

12 ***Informational sign.*** An on-premises sign commonly associated with, but not limited to,
13 information and directions necessary or convenient for visitors coming on the property,
14 including signs marking entrances and exits, parking areas, circulation direction, rest
15 rooms, and pickup and delivery areas. Also known as a directional sign.

16 ***Infrastructure.*** Facilities and services needed to sustain land use activities, including
17 streets, potable water service, wastewater service, solid waste facilities, stormwater
18 management facilities, power grids, telecommunication facilities, and public schools.

19 ***Intensity.*** An objective measurement of the extent to which land may be developed or
20 used, including the consumption or use of space above, on, or below the ground; the
21 use of or demand on natural resources; and the use of or demand on facilities or
22 services.

23 ***Invasive species.*** A non-indigenous or exotic species that is not native to the
24 ecosystem under consideration and that has the ability to establish self-sustaining,
25 expanding, free-living populations that may cause economic and/or environmental
26 harm, or harm to human health.

27 **SECTION 2.** Part III of the Escambia County Code of Ordinances, the Land
28 Development Code of Escambia County, Chapter 6, Section 6-0.3 "Terms defined,"
29 subsection "S" is hereby amended as follows (words underlined are additions and words
30 ~~stricken~~ are deletions):

31 - S -

32 ***Salvage yard.*** An industrial facility or area for the collection, storage, sale or exchange,
33 disassembly, shredding, compaction, bailing, or other handling of scrap or discarded

1 material or equipment for salvage, including metals, paper, rags, tires, bottles and cans,
2 motor vehicles, machinery, appliances, and structural steel.

3 **Sand dune.** Naturally occurring accumulations of sand in ridges or mounds landward
4 of the beach.

5 **Screened or screening.** A method of visually shielding or obscuring a structure or use
6 from view by fencing, walls, berms, or vegetation.

7 **Seawall.** A wall or an embankment designed to halt the encroachment of a waterbody.

8 **Sediment.** Mineral or organic particulates that have been transported from their origin
9 by wind or water and deposited at another location.

10 **Sedimentation.** The deposition of sediment.

11 **Self-storage facility.** A building or group of buildings containing separate individual
12 storage units available for lease or rent for varying periods of time for the self-service
13 storage of goods. Self-service storage facilities may also be known as mini-
14 warehouses.

15 **Semi-impervious surface.** Any surface that is more resistant to the infiltration of water
16 than a pervious surface, but more easily allows infiltration than an impervious surface.
17 Such moderately impermeable surfaces include compacted stone, gravel, recycled
18 asphalt, shell, or clay serving vehicular traffic; paver stones and “pervious” concrete;
19 and other surfaces for which runoff coefficients no less than 0.60 are typically used for
20 stormwater management calculations.

21 **Setback.** The required minimum distance from a property line or other boundary line
22 that establishes the area within which a structure is allowed to be erected or placed.

23 **Shooting range.** An indoor or outdoor facility designed for archery, paintball, or the
24 discharge of firearms, including rifles, shotguns, pistols, muzzle loading and black
25 powder guns. The term “shooting range” includes facilities for the purpose of sport
26 shooting or for military or law enforcement training, including mock hazard response,
27 target practice, skeet and trap.

28 **Shopping center.** An integrated group of retail sales and service establishments that is
29 planned, constructed, and managed to function as a unit, with customer and employee
30 parking provided on site and the delivery of goods separated from customer access.

31 **Sign.** Any object, device, display, or structure, or part thereof, which is positioned and
32 used to advertise, identify, announce, direct or attract attention, or otherwise visually
33 communicate a message outdoors using words, letters, numerals, emblems, figures,
34 symbols, pictures, or other images. Signs are more specifically defined by form and use
35 in the signage standards of Chapter 5.

1 **Sign area.** The surface area of a sign shall be computed as including the entire area
2 within the smallest rectangle, triangle, circle or other regular geometric form, or
3 aggregates thereof, encompassing all of the display area of the sign and including all of
4 the elements of the matter displayed. Base, apron, supports and other structural
5 members not bearing advertising matter shall not be included in computation of surface
6 area. Border or trim shall be included in computation of surface area. One side only of a
7 double-sided sign shall be used in computing sign area where they are placed back to
8 back on a single sign structure and are at no point more than three feet apart.

9 **Sign face.** The area or display surface used for the message.

10 **Sign triangle.** See visual clearance section of landscaping provisions.

11 **Silviculture.** The management of forest establishment, growth, composition, health,
12 and quality to produce lumber, pulp wood, or other forest products on a sustainable
13 basis. The term "silviculture" includes site preparation, planting, prescribed burning,
14 harvesting, and replanting activities.

15 **Site plan.** A scaled plan depicting proposed site development or redevelopment within
16 a parcel as required by the LDC for compliance review and approval.

17 **Solid waste.** Materials regulated by the state as solid waste, including sludge from a
18 waste treatment works, water supply treatment plant, or air pollution control facility; or
19 garbage, rubbish, refuse, special waste, or other discarded material, including solid,
20 liquid, semisolid or contained gaseous material resulting from domestic, industrial,
21 commercial, mining, agricultural, or governmental operations.

22 **Solid waste collection point.** A site for the collection of non-hazardous solid waste
23 from individual generators and transport to waste transfer, material recovery, waste
24 disposal or other solid waste management facilities.

25 **Solid waste disposal facility.** See "Landfill."

26 **Solid waste transfer facility.** An industrial facility where non-hazardous solid waste
27 from collection vehicles is consolidated, temporarily stored, and may be sorted, for
28 subsequent transport to other facilities for processing or final disposal.

29 **Spot zoning.** Rezoning of a lot or parcel of land that will create an isolated zoning
30 district that may be incompatible with the adjacent and nearby zoning districts and uses,
31 or as spot zoning is otherwise defined by Florida law.

32 **Sprawl or urban sprawl.** A haphazard development pattern of dispersed and strip
33 growth in suburbs and rural areas and along highways that is characterized by low
34 density, automobile-dependent development with either a single use or multiple uses
35 that are not functionally related, requiring the extension of public facilities and services

1 in an inefficient manner, and failing to provide a clear separation between urban and
2 rural uses.

3 **Stable, public.** A structure where horses, ponies or other domesticated *equines* are
4 kept for sale or hire, including their boarding, training, breeding, and riding.

5 **Stable, private.** An accessory structure where horses, ponies or other domesticated
6 *equines* are kept for the private use of the occupants of the premises and their guests,
7 and not kept for hire.

8 **Stadium or arena.** A structure with tiers of spectator seats rising around all or part of
9 an open or enclosed field or place used for athletic, entertainment, or other major
10 events. Stadiums may include food service, retail stores, meeting rooms and other
11 incidental uses customarily accessory to the principal use.

12 **Start of construction.** The date the building permit was issued, provided the actual
13 start of construction, repair, reconstruction, or improvement was within 180 days of the
14 permit date. The actual start means the first placement of permanent construction of a
15 structure (including a manufactured home) on a site, such as the pouring of slabs or
16 footings, installation of piles, construction of columns, or any work beyond the stage of
17 excavation or the placement of a manufactured home on a foundation. Permanent
18 construction does not include land preparation, such as clearing, grading and filling; nor
19 does it include the installation of streets or walkways; nor does it include excavation for
20 a basement, footings, piers or foundations or the erection of temporary forms; nor does
21 it include the installation on the property of accessory buildings, such as garages or
22 sheds not occupied as dwelling units or not part of the main structure. This definition
23 does not apply to new construction or substantial improvements under the Coastal
24 Barrier Resources Act (P.L. 97-348).

25 **Storage.** The placement, accumulation, or keeping of things, or the condition of things
26 placed, accumulated, or kept, in a specific location for preservation, future use, or
27 disposal.

28 **Storage, outdoor or outside.** The storage of any equipment, goods, junk, material,
29 merchandise, or vehicles outside of an enclosed building in the same area on a site for
30 more than 72 hours.

31 **Stormwater.** The flow of water which results from, and which occurs immediately
32 following, a rainfall event.

33 **Stormwater management.** Any technique, apparatus, or facility that controls or
34 manages the path, storage, quality, or rate of release of stormwater runoff, including
35 storm sewers, retention and detention ponds, drainage channels and swales, and inlet
36 and outlet structures.

1 **Stormwater management plan.** A professionally certified plan to manage stormwater
2 runoff from development by providing concurrent control of erosion, water quality,
3 sedimentation, and flooding in compliance with all applicable regulatory authorities.

4 **Stormwater management system.** The designed features of the property which
5 collect, convey, channel, hold, inhibit, or divert the movement of stormwater.

6 **Stormwater pond.** A stormwater storage facility that may be further characterized as:

7 *Detention pond.* A facility for the collection and temporary storage of stormwater
8 runoff for treatment through physical, chemical, or biological processes and for
9 attenuating discharge with subsequent gradual controlled discharge.

10 *Retention pond.* A facility for the collection and prevention of discharge of
11 stormwater runoff surface waters by complete on-site storage where the capacity to
12 store the given volume must be provided by a decrease of stored water caused only
13 by percolation through soil, evaporation, or evapotranspiration (loss of water from
14 soil by both evaporation and transpiration from plants)

15 *Dry pond.* A facility designed to collect and store stormwater runoff in a normally dry
16 basin.

17 *Wet pond.* A facility designed to collect and store stormwater runoff in a
18 permanently wet impoundment with a gently sloping littoral zone shelf designed to
19 support the growth of rooted aquatic plants. A wet pond provides for treatment
20 through physical, chemical, and biological processes.

21 **Story.** That portion of a building included between the surface of any floor and the
22 surface of the next floor above, or if there is no floor above it, then the space between
23 such floor and the ceiling next above it. In computing the number of stories in a
24 building, a basement shall not be considered a story if more than one-half of its height is
25 below the mean grade. For areas governed by FDEP or FEMA elevation requirements,
26 the number of stories in a building shall be counted from the minimum required
27 elevation established by FDEP or FEMA for the habitable first floor, whichever is
28 higher.

29 **Street.** A public or private right-of-way designed and used primarily for vehicular
30 transportation, including all of the land lying between the right-of-way lines delineating
31 the access way, whether improved or unimproved, and typically affording the principal
32 means of access to adjoining land. The term "street" includes the terms "road,"
33 "avenue," "boulevard," "lane," "thoroughfare" and "highway" when used for such access
34 ways. However, the term does not include alleys, access ways such as easements and
35 rights-of-way intended solely for limited utility purposes, or access ways and driveways

1 designed as part of or access to on-site parking. Streets may be classified as the
2 following:

3 *Arterial street, major.* A street providing service that is relatively continuous and of
4 relatively high traffic volume, long trip length, and high operating speed, including
5 every United States numbered highway.

6 *Arterial street, minor.* A street providing connections between major activity centers
7 of the county, and which augments the major arterial system for local and inter-
8 county traffic by feeding traffic from collector and local street systems onto major
9 arterials.

10 *Collector street.* A street providing service that is of relatively moderate traffic
11 volume, moderate trip length, and moderate operating speed, and which distributes
12 traffic between local streets or arterial streets.

13 *Local street.* A street providing service that is of relatively low traffic volume, short
14 average trip length, or minimal through traffic movements, and high quantity land
15 access for abutting property.

16 *Private street.* A privately owned and maintained street.

17 *Public street.* A street under the jurisdiction of and maintained by a public entity for
18 public travel.

19 **Structural alteration.** Any change in the supporting members of a building, such as
20 bearing walls, bearing partitions, columns, beams or girders, or any complete rebuilding
21 of the roof, exterior walls or any other change which results in increased or decreased
22 height of a structure.

23 **Structure.** Anything constructed, assembled or erected, the use of which requires
24 location on or in the ground, or attachment to something having location on or in the
25 ground. The term “structure” does not include unroofed paved surfaces, such as
26 sidewalks, driveways, parking lots, or paved areas used for sports activities. For the
27 purposes of floodplain management, “structure” means a walled and roofed building,
28 including a gas or liquid storage tank, which is principally above ground, as well as a
29 manufactured home.

30 **Subdivision.** The division of a parcel of land, whether improved or unimproved, into
31 three or more contiguous lots or parcels of land or, if the establishment of a new street
32 is involved, any division of the parcel. When appropriate to the context, the term
33 “subdivision” refers to the process of subdividing or to the land subdivided.

34 **Subdivision, recorded.** The plat of an approved subdivision as recorded in the office
35 of the Clerk of the Court, Escambia County, according to Florida Statutes.

1 **Substance abuse treatment facility.** A state licensed residential or inpatient facility
2 which provides professionally planned and directed clinical treatment in a structured
3 live-in environment within a nonhospital setting on a 24-hours-per-day, 7-days-per-week
4 basis, designed to reduce or eliminate the misuse of drugs and alcohol and promote a
5 healthy, drug-free lifestyle.

6 **Substantial construction.** All required permits necessary to continue the development
7 have been obtained; permitted clearing and grading has been completed on a
8 significant portion of the development subject to a single final development order; and
9 the actual construction of buildings or water and sewer lines, streets, or the stormwater
10 management system has been completed on a significant portion of the development or
11 is progressing in a manner that significantly moves the entire development toward
12 completion of construction.

13 **Substantial damage.** Damage of any origin sustained by a structure whereby the cost
14 of restoring the structure to its before-damaged condition would equal or exceed 50
15 percent of the market value of the structure before the damage occurred. The “cost” of
16 the restoration is the fair market value of the material and services necessary to
17 accomplish the entire restoration and is unaffected by incremental restoration work.[MO
18 202]

19 **Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other
20 improvement of a structure, the cost of which equals or exceeds 50 percent of the
21 market value of the structure before the improvement or repair is started. If the
22 structure has incurred "substantial damage," any repairs are considered substantial
23 improvement regardless of the actual repair work performed. The term does not,
24 however, include either of the following:

- 25 1. Any project for improvement of a building required to correct existing health,
26 sanitary, or safety code violations identified by the Building Official and that are the
27 minimum necessary to assure safe living conditions.
- 28 2. Any alteration of an historic structure provided the alteration will not preclude the
29 structure's continued designation as a historic structure and the alteration is
30 approved by variance issued according to the provisions of the LDC.

31 **Suitability.** The degree to which the existing characteristics and limitations of land and
32 water are compatible with a proposed use or development.

33 **Surface water.** Water upon the surface of the earth, whether contained in bounds
34 created naturally or artificially or diffused. Water from natural springs is classified as
35 surface water when it exits from the spring onto the earth's surface.

1 **SECTION 3. Severability.**

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

5

6 **SECTION 4. Inclusion in Code.**

7 It is the intention of the Board of County Commissioners that the provisions of this
8 Ordinance shall be codified as required by F.S. § 125.68 (2016); and that the sections,
9 subsections and other provisions of this Ordinance may be renumbered or re-lettered
10 and the word "ordinance" may be changed to "section," "chapter," or such other
11 appropriate word or phrase in order to accomplish such intentions.

12

13 **SECTION 5. Effective Date.**

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

15

16 **DONE AND ENACTED** this _____ day of _____, 2016.

17

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

20

21 **By:** _____
22 **Douglas B. Underhill, Chairman**

23

24 **ATTEST: PAM CHILDERS**
25 **Clerk of the Circuit Court**

26
27 **By:** _____
28 **Deputy Clerk**

29 **(SEAL)**

30

31 **ENACTED:**

32 **FILED WITH THE DEPARTMENT OF STATE:**

33 **EFFECTIVE DATE:**

34

35