

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
January 3, 2017–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
  - A. **RECOMMENDATION:** That the Planning Board review and approve the Rezoning Meeting Resume' Minutes of the December 6, 2016 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
  - A. Case #: Z-2016-15  
Applicant: Escambia County  
Address: 2816 N Pace Blvd, 3080 N Pace Blvd, 1800 St Mary Street and 1807 W Fairfield Dr.  
Property Size: 29.10 (+/-) acres  
From: HDR, High Density Residential district (18 du/acre), HC/LI, Heavy Commercial and Light Industrial district (Dwelling unit density limited to vested residential development)  
To: Pub, Public (Dwelling unit density limited to vested residential development)

7. Public Hearings.

8. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Planning Board-Rezoning**

**4. A.**

**Meeting Date: 01/03/2017**

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**Agenda Item:**

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

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**Attachments**

**December 6, 2016 Draft Rezoning Planning Board Minutes**

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# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING December 6, 2016

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:31 A.M. – 8:41 A.M.)  
(9:10 A.M. - 10:46 A.M.)  
(11:01 A.M - 11:35 A.M.)

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

Absent: Alvin Wingate

Staff Present: Caleb MacCartee, Urban Planner, Planning & Zoning  
Horace Jones, Director, Development Services  
John Fisher, Senior Urban Planner, Planning & Zoning  
Kayla Meador, Sr Office Assistant  
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was given by Wayne Briske, Chairman.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Tim Tate

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

**Vote:** 6 - 0 Approved

Other: Alvin Wingate (ABSENT)

4. Approval of Minutes.
5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Tim Tate

Motion was made to accept the Rezoning Planning Board meeting packet for December 6, 2016.

**Vote:** 6 - 0 Approved

Other: Alvin Wingate (ABSENT)



6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2016-11  
Applicant: Joe Rector, Agent for  
Briar Ridge LLC, Owner  
Address: 11975 Beulah Road  
Property Size: 93.01 (+/-) acres  
From: Ind, Industrial district (du  
density limited to vested  
residential development)  
To: LDR, Low Density  
Residential district (four  
du/acre)

Jay Ingwell acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to drop the case from the agenda.

**Vote:** 6 - 0 Approved

Other: Alvin Wingate (ABSENT)

- B. Case #: Z-2016-10  
Applicant: Joe Rector, Agent for  
John & Margarita Berry,  
Charles and Shirley  
Rettew, and John &  
Angela Russo, Owners  
Address: Beulah Road, 10035  
Beulah Road, 10000 BLK  
Beulah Road, 10000 BLK  
Rebel Road  
Property Size: 26.58 (+/-) acres  
From: LDR, Low Density  
Residential district (four  
du/acre)  
To: MDR, Medium Density  
Residential district (10  
du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Edwin Howard, Seconded by Timothy Pyle

Motion was made to reject, based on changed conditions, consistency with use, and orderly development.

**Vote:** 5 - 1 Approved

Voted No: Tim Tate

Other: Alvin Wingate (ABSENT)

- C. Case #: Z-2016-12  
Applicant: Wiley C. "Buddy" Page,  
Agent for Frederick &  
Dorothy Bousquet, Owners  
Address: 599 Fairfield Drive  
Property Size: 1.15 (+/-) acres  
From: HDR, High Density  
Residential district (18  
du/acre)  
To: Com, Commercial district  
(25 du/acre, lodging unit  
density not limited by  
zoning)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

Reid Rushing abstained from voting on this matter due to any conflict of interest.

Motion by Tim Tate, Seconded by Edwin Howard

Motion was made to accept Staff's Findings of Fact and recommend approval to the BCC.

**Vote:** 5 - 0 Approved

Other: Reid Rushing (RECUSE)  
Alvin Wingate (ABSENT)

- D. Case #: Z-2016-13  
Applicant: Wiley C. "Buddy" Page,  
Agent for Shaun Romero,  
Owner  
Address: 6013 Hilburn Road  
Property Size: 1.52 (+/-) acres  
From: HDR, High Density  
Residential district (18  
du/acre)  
To: Com, Commercial district  
(25 du/acre, lodging unit  
density not limited by  
zoning)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Tim Tate, Seconded by Timothy Pyle

Motion was made to accept applicant's traffic count report into evidence.

**Vote:** 5 - 0 Approved

Other: Alvin Wingate (ABSENT)  
Edwin Howard (ABSENT)

Motion by Timothy Pyle, Seconded by Tim Tate

Motion was made to approve as amended and forward to the BCC.

**Vote:** 5 - 0 Approved

Other: Alvin Wingate (ABSENT)  
Edwin Howard (ABSENT)

8. Adjournment.

**Planning Board-Rezoning**

**6. A.**

**Meeting Date:** 01/03/2017

**CASE :** Z-2016-15

**APPLICANT:** Escambia County, Owner

**ADDRESS:** 2816 N Pace Blvd, 3080 N Pace Blvd, 1800 St Mary Street and 1807 W Fairfield Dr.

**PROPERTY REF. NO.:** 17-2S-30-5015-000-002, 5015-000-009, 5015-002-001, 5015-003-001

**FUTURE LAND USE:** C Commercial, MU-U  
Mixed-Use Urban (P Public,  
Pending State Review)

**DISTRICT:** 3

**OVERLAY DISTRICT:** Englewood District

**BCC MEETING DATE:** 01/19/2017

**SUBMISSION DATA:**

**REQUESTED REZONING:**

**FROM: HDR,** High Density Residential district (18 du/acre), **HC/LI,** Heavy Commercial and Light Industrial district (Dwelling unit density limited to vested residential development)

**TO: Pub,** Public (Dwelling unit density limited to vested residential development)

**RELEVANT AUTHORITY:**

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

**APPROVAL CONDITIONS**

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

**Consistent with Comprehensive Plan**

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

**Comprehensive Plan Policy (CPP) FLU 1.1.1** Development Consistency. New

development and redevelopment in unincorporated Escambia County will be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

**CPP FLU 1.3.1** Future Land Use Categories. Public (P) is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or other public institutions or agencies. Residential density within the Public category is none.

**CPP FLU 2.2.1** Location. Public facilities and services will be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency will be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

**CPP FLU 2.2.4** Existing Facilities. Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

## **FINDINGS**

In determining consistency with the Comprehensive Plan, several factors must be considered. First, several of the parcels in question are developed properties with existing businesses and retail establishments that are privately owned and currently in operation. As stated in **CPP FLU 1.3.1** cited above, the future land use category of Public allows for uses or facilities owned or managed by the Federal, State, or county government or other public institutions or agencies. Per this regulation, it appears that private sector retail establishments and businesses would not be allowed in the future land use designation of Public. *Furthermore, those existing use would be deemed as “non-conforming use” as define in **Chapter 3 Definitions, Section 3.01** of the Escambia County Comprehensive Plan: Non-conforming use. Any lawfully established use of a structure, land, or water, in any combination that does not conform to the land use regulations of the zoning district and **future land use category** in which the use located.*

Secondly, CPP FLU 1.4.1 affirms that the expansion of nonconformities is prohibited by Escambia County and that the LDC will restrict any activity that would expand the land use in question, improve structures, or expand improvements associated with a nonconforming land use. Now, it has been established that the desired use for the subject parcels will be allowed per the stated future land use category; furthermore, the background information discloses that the existing businesses will be removed with no expansion of the existing structures. As a result of this understanding, it can be concluded that the regulations provides a mechanism for the existing businesses and

retail establishments to continue to operate without hampering the effectiveness of the Comprehensive Plan of Escambia County and within the provisions as set forth in the Land Development Code (LDC).

Lastly, **Comprehensive Plan Policy (CPP) FLU 1.1.1** asserts that new development and redevelopment in unincorporated Escambia County will be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). Based upon the all the provisions regarding nonconformities, the background information as it relates governmental use of the property, and the other regulations as cited with this proposed rezoning request, staff concludes that Public is **consistent** with the intent and purpose of Future Land Use (FLU) category Public.

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

##### **Consistent with The Land Development Code**

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

#### **Sec. 3-2.8 High Density Residential district (HDR).**

**(a) Purpose.** The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. On residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

#### **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).**

**(a) Purpose.** The Heavy Commercial and Light Industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.

#### **Sec. 3-2.15 Public district (Pub).**

**(a) Purpose.** The Public (Pub) district establishes appropriate areas and land use regulations for publicly owned parcels with public uses generally having greater potential for adverse off-site impacts.

**Under section 1-1.7.3 Nonconformance.** Lawfully established and maintained uses,

structures, site conditions, and lots made nonconforming by later adoption or amendment of any land development regulations may continue, subject to the nonconformance provisions of Article 2. The provisions protect the interests of owners in continuing to use their property while providing the community a gradual remedy for existing undesirable conditions resulting from nonconformance. Actions that would expand nonconformance are prohibited and actions that would make nonconformance more permanent are restricted. Nothing in the LDC shall be interpreted as authorizing or approving the continuation or expansion of any uses, structures, conditions, or lots not lawfully established according to regulations in effect at the time of establishment.

## **Article 2 Nonconformance**

### **Sec. 1-2.1 Purpose of article.**

The purpose of this article is to establish land use regulations that define the legal status of nonconformance with LDC regulations, prohibit the expansion of any nonconformance, restrict activities that would make any nonconformance more permanent, and correct nonconformance to the extent practical. This article establishes specific provisions through which nonconforming uses, structures, lots and site conditions may be maintained, altered or reconstructed, and conditions under which the nonconformance is terminated.

### **Sec. 1-2.2 General conditions.**

**(a) Continuation.** Lawfully established and maintained uses, structures, lots and site conditions that no longer comply with one or more land development regulations may continue in productive use as legal exceptions to those regulations only as prescribed by the nonconformance provisions of this article and related sections of the LDC. In allowing the continuation of such nonconformance it remains the intent of the LDC to prohibit the expansion and limit the alteration or reconstruction of nonconformities, and to discourage the continuation of those that are inconsistent with the purposes of applicable regulations. Where multiple nonconformities exist, each must comply with the provisions regarding their lawful continuation.

**(b) Nonconformance status.** Any nonconformance status of a use, structure, lot or site condition runs with the land and is not lost by changes of ownership, or management. However, once nonconforming status is lost, the use, structure, lot or condition shall comply with current LDC regulations. For the purposes of determining whether the right to continue a nonconformance is lost, all of the activities and structures on a lot are generally to be considered as a whole. For example, a unit vacancy in a nonconforming multi-tenant building does not result in the loss of the right to rent the unit if the use of the building as a whole is maintained.

## **FINDINGS**

The proposed amendment **is consistent** with the stated purposes and intent of the Land Development Code (LDC) and meets all section of the Land Development Code for a rezoning. The current site is already developed, any new development will have to meet all the requirements of the LDC and be evaluated for consistency during the Site Plan Review process.

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

### **Compatible with surrounding uses**

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

### **FINDINGS**

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR, HDR, Pub, Com, and HC/LI. Within the 500' radius there is one Escambia County Sheriff Office, Town & Country Shopping Center, Escambia County Area Transit, a repair shop, and multiple restaurants, multiple stores, multiple vacant properties and multiple single family properties.

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

#### **Changed conditions**

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

### **FINDINGS**

Staff found no changed conditions that **would not** impact the amendment or property(s). Staff find rezoning case Z-2015-23 at 1200 Block of W Leonard Street, 1211 W Fairfield, N "H" Street and W Cross Street. from: HDMU, High Density Mixed Use district (25 du/acre), HDR, High Density Residential district (18 du/acre), HC/LI, Heavy Commercial and Light Industrial district (Dwelling unit density limited to vested residential development.), Rec, Recreation (Dwelling unit density limited to vested development.) TO: Pub, Public (Dwelling unit density limited to vested residential development.) Approved by the BCC on 02/02/2016. Staff also found LSA 2015-02 at 1200 Block of W Leonard Street, 1211 W Fairfield, N "H" Street and W Cross Street was had a Future Land Use changed from Mixed-Use Urban (MU-U) and Recreation (Rec) to Public (P), from Commercial (C) to Public (P), from Mixed-Use Urban (MU-U) to Public (P). Approved by the BCC 02/02/2016.

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

#### **Development patterns**

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

### **FINDINGS**

The proposed amendment **would result** in a logical and orderly development pattern. The proposed Public district amendment would not change any logical or orderly development pattern, for that the properties are currently used as a Public established zoning district, as well as owned by local government. The zoning amendment proposed is to make existing county government or other public institutions or agencies on already



Escambia County owned property compliant with the Land Development Code and 2030 Future Land Use.

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

**Effect on natural environment**

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

**FINDINGS**

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

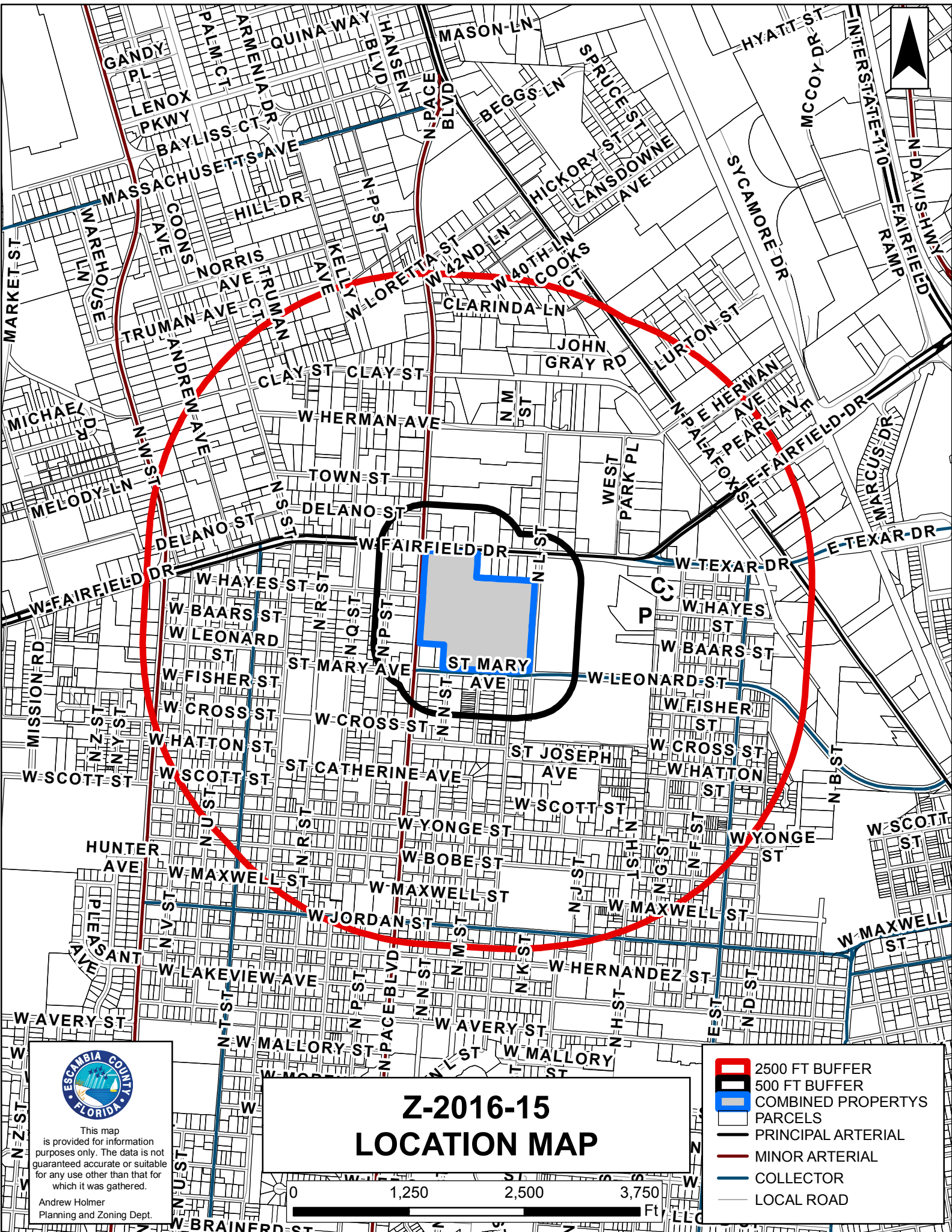
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**Attachments**

Z-2016-15

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Z-2016-15



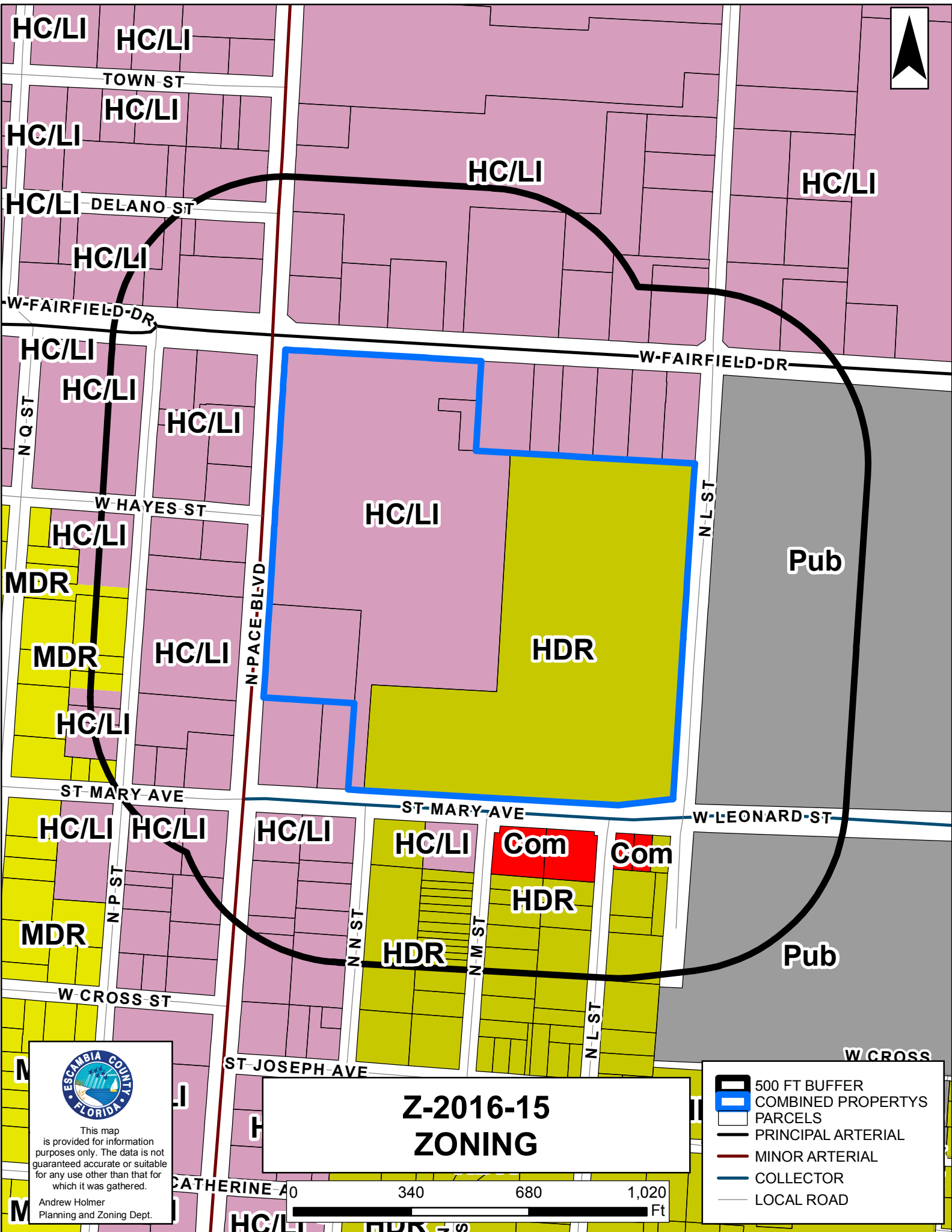
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.








# Z-2016-15 LOCATION MAP

-  2500 FT BUFFER
-  500 FT BUFFER
-  COMBINED PROPERTIES
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD






# Z-2016-15 ZONING

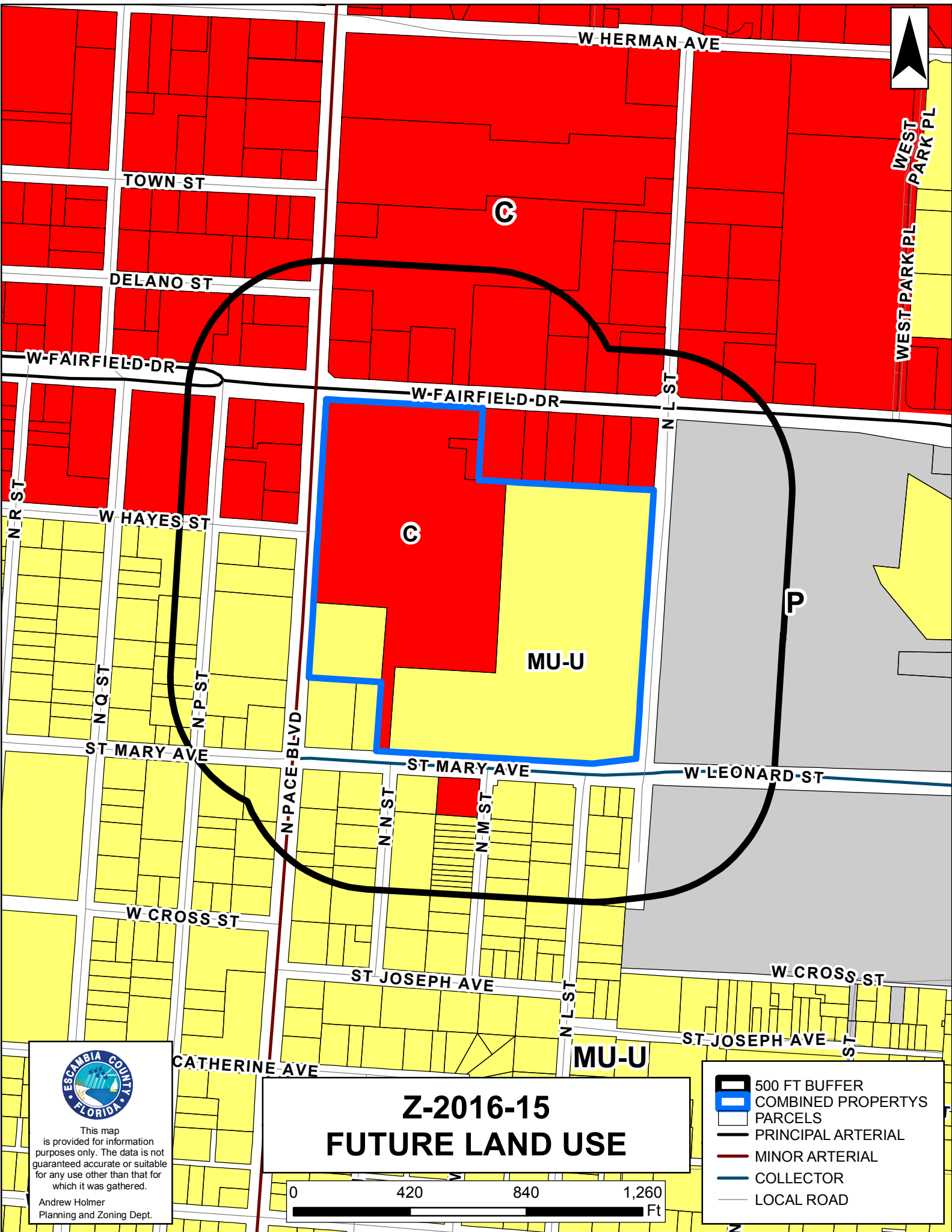
-  500 FT BUFFER
-  COMBINED PROPERTIES
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

0 340 680 1,020  
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This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

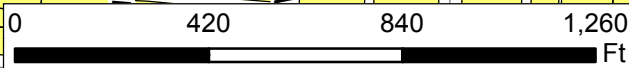
Andrew Holmer  
Planning and Zoning Dept.



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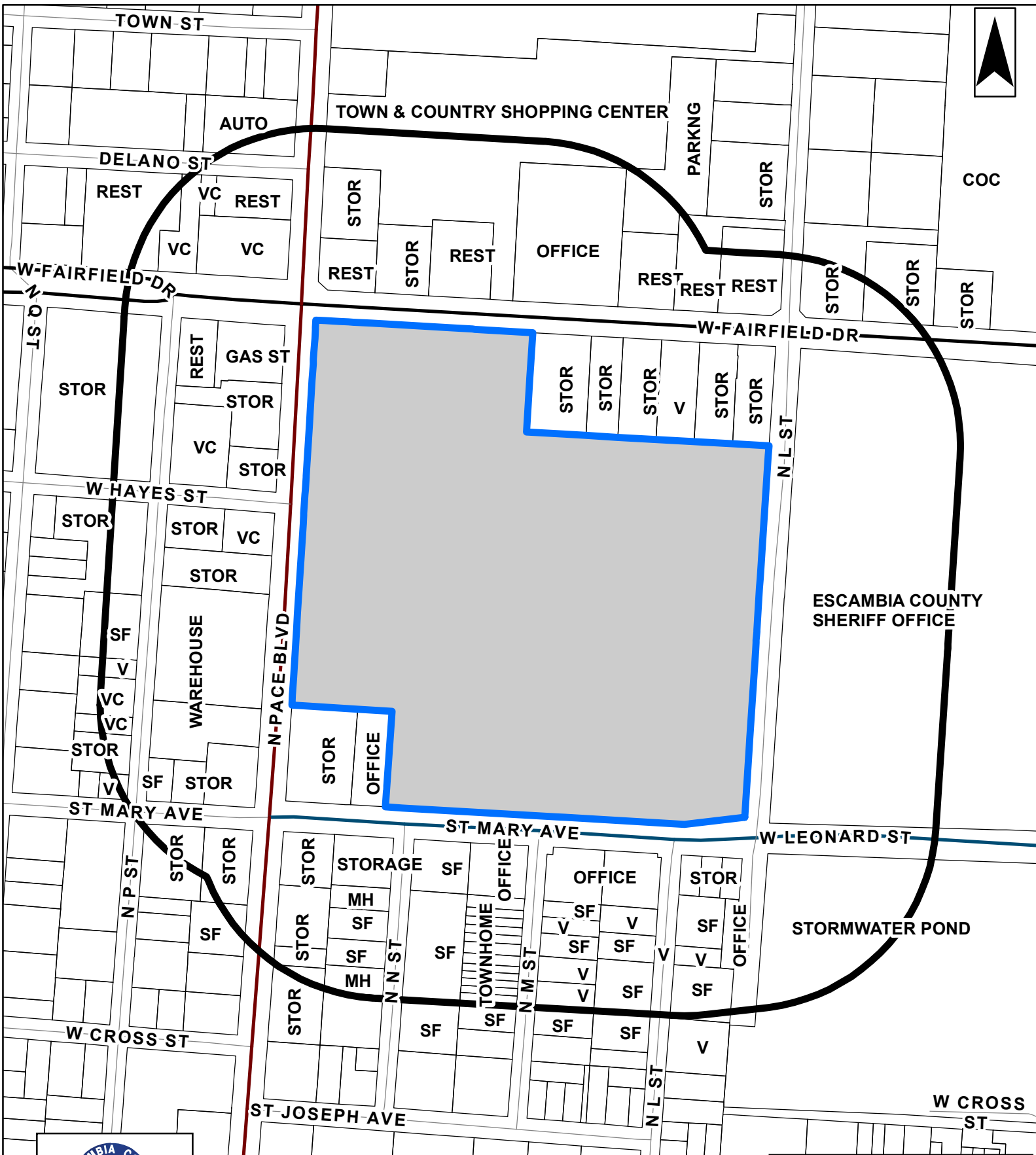
Andrew Holmer  
Planning and Zoning Dept.

# Z-2016-15 FUTURE LAND USE

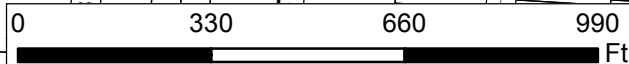


- 500 FT BUFFER
- COMBINED PROPERTY PARCELS
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





# Z-2016-15 ELU MAP



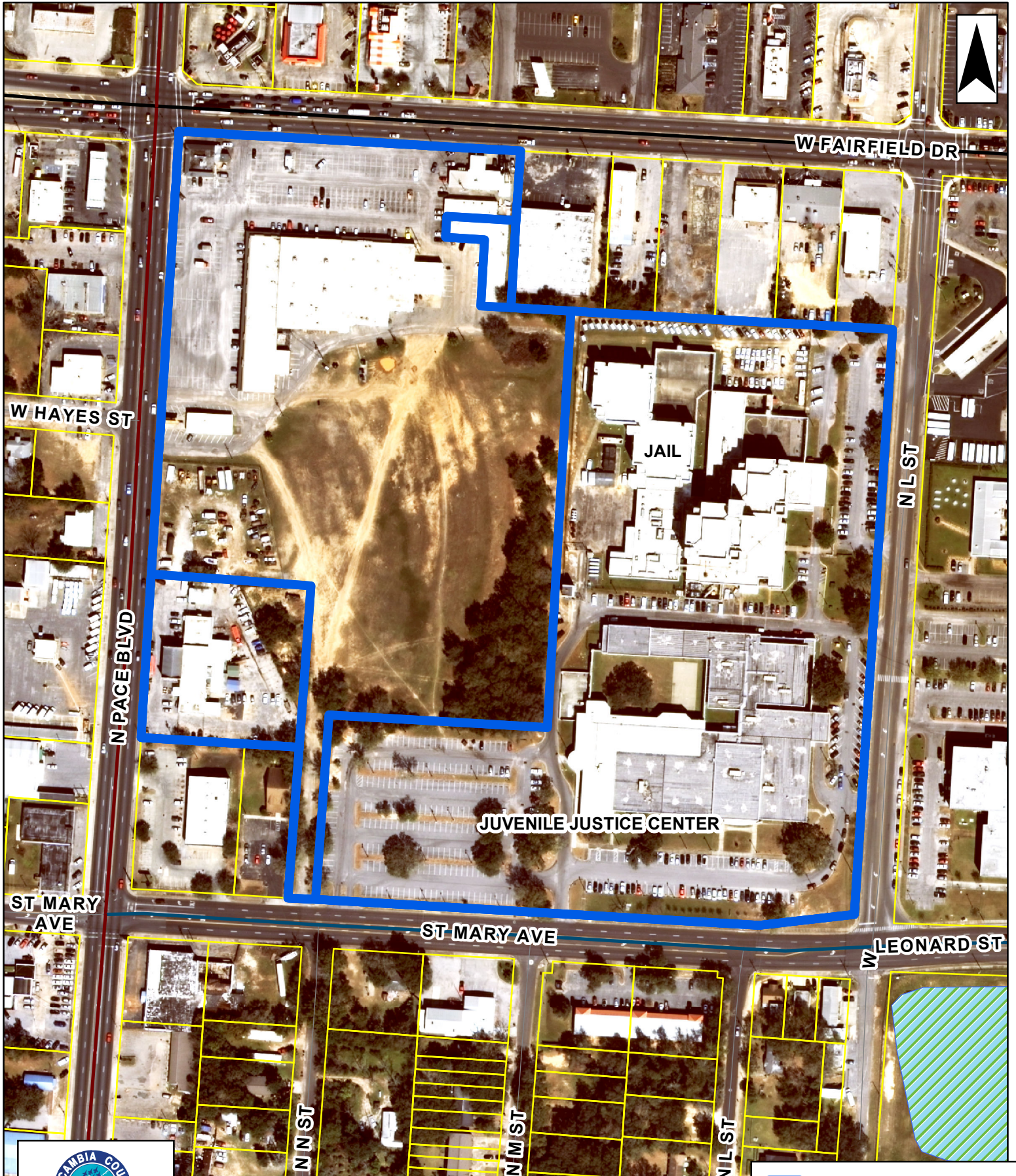

- 500 FT BUFFER
- COMBINED PROPERTIES
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer  
Planning and Zoning Dept.

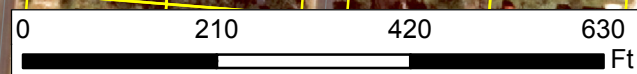


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Andrew Holmer  
Planning and Zoning Dept.

# Z-2016-15 AERIAL/WETLANDS MAP



-  COMBINED\_PROPERTIES
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS\_2006





TOWN ST

DELANO ST

PALAFX

PALAFX

W-FAIRFIELD-DR

W-FAIRFIELD-DR

ENGLEWOOD

W HAYES ST

ENGLEWOOD

N PACE BLVD

N L ST

ST MARY AVE

ST MARY AVE

W LEONARD ST

N P ST

N N ST

N M ST

N L ST

W CROSS ST

ST JOSEPH AVE

W CROSS ST

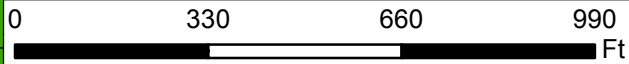
CATHERIN



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Andrew Holmer  
Planning and Zoning Dept.

# Z-2016-15 CRA MAP



- 500 FT BUFFER
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





Public Notice Sign on L Street



Looking east across L Street from subject parcel



Subject parcel on L street



Looking north from subject parcel  
along L Street



Looking west along L Street from subject parcel



Public Notice Sign on St Mary Ave



Looking south on St Mary Street  
across from subject parcel



Subject parcel on St Mary Avenue





Looking east along St Mary Avenue  
from subject parcel



Looking west on St Mary Avenue  
toward Pace Blvd



Public Notice Sign on N Pace Blvd



Looking west across Pace Blvd from subject parcel



Looking south along Pace Blvd from subject parcel



Looking north along Pace Blvd





Looking into subject  
parcel on Pace Blvd



Looking south into subject parcel on W. Fairfield Dr.





Public Notice Sign on W. Fairfield Dr.



## NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE MU-U C

PROPOSED FUTURE LAND USE P

CPA NUMBER LSA-2016-04

### PUBLIC MEETING/HEARING

#### PLANNING BOARD

DATE: 01/03/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
2300 WEST PARK PLACE  
BOARD MEETING ROOM

#### BOARD OF COUNTY COMMISSIONERS

DATE: 01/19/17 TIME: 5:45 PM

ESCAMBIA COUNTY COURTHOUSE  
521 PALAFOX PLACE  
1<sup>st</sup> FLOOR BOO CHAMBERS

FOR MORE INFORMATION CALL:  
ESCAMBIA COUNTY DEVELOPMENT SERVICES  
905-3475

Public Notice Sign on W.  
Fairfield Dr.



Looking onto subject  
parcel on W. Fairfield Dr.



Looking west on W.  
Fairfield parcel



Looking east along W. Fairfield  
from subject parcel







# Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

## Rezoning Application

FOR OFFICE USE ONLY - Case Number: \_Z-2016-04\_ Accepted by: \_John F\_\_ PB Meeting: 1/03/2017

### 1. Contact Information:

**A. Property Owner/Applicant:** Escambia County Board of County Commissioners

Mailing Address: 221 Palafox PL STE 420

Business Phone: \_850-595-3475 Cell: \_\_\_\_\_

Email: \_N/A

**B. Authorized Agent (if applicable):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

*Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.*

### 2. Property Information:

**A. Existing Street Address:** 1800 ST Mary St, 2816 N Pace Blvd, 3080 N Pace Blvd, and 1807 W Fairfield Dr.

Parcel ID (s): 17-2S-30-5015-000-002, 5015-000-009, 5015-002-001, 5015-003-001

**B. Total acreage of the subject property:** \_\_\_\_\_29.30±\_\_\_\_\_

**C. Existing Zoning:** \_HC/LI, HDR

Proposed Zoning: \_(P) Public

FLU Category: \_current (C) & MU-U; Pending LSA-2016-04 (P) Public\_

**D. Is the subject property developed (if yes, explain):** \_\_YES, Escambia County Jail, Juvenile Justice Center, Retail Sales Buildings\_\_\_\_\_

**E. Sanitary Sewer:** \_X\_ Septic: \_\_\_\_\_



**4. Please complete the following Forms: Concurrency Determination Acknowledgement and Affidavit of Owner/Limited Power of Attorney (if applicable).**

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Property Reference Number(s): 17-2S-30-5015-000-002, 5015-000-009, 5015-002-001, 5015-003-001

Property Address: 2816 N Pace Blvd and 3080 N Pace Blvd = (14.52 ±), 1800 St Mary Street (Juvenile Justice Center 8.79 ±, Jail Site 5.99 ±).

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

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

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

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

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

\_\_\_\_\_  
Signature of Property Owner

Escambia County  
Printed Name of Property Owner

12/8/2016  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

**From:** [Meredith D. Crawford](#)  
**To:** [John C. Fisher](#); [Horace L Jones](#)  
**Cc:** [Stephen G. West](#); [Alain Espinosa](#)  
**Subject:** FW: McDonalds Property  
**Date:** Monday, December 19, 2016 9:03:05 AM  
**Attachments:** [LSA 2016-04 FLU Application.docx](#)  
[Z-2016-15 rezoning-application.pdf](#)

---

Good morning, John and Horace,

These forms need to be completed by Planning and Zoning and/or administration. I have discussed this with Steve and the email from Mr. Bookman along with the Purchase Contract are sufficient in place of an Agency Form.

Please let me know if you have any questions.  
Meredith

Meredith D. Crawford  
Assistant County Attorney  
Escambia County Attorney's Office  
221 Palafox Place, Suite 430  
Pensacola, FL 32502  
Telephone: (850) 595-4970  
Fax: (850) 595-4979

---

**From:** John C. Fisher  
**Sent:** Friday, December 16, 2016 11:02 AM  
**To:** Meredith D. Crawford; Horace L Jones; Allyson Cain; Stephen G. West  
**Cc:** Alain Espinosa  
**Subject:** RE: McDonalds Property

Steve,

Can you please complete the forms for the Jail Rezoning and the Large Scale Map Amendment.

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

---

**From:** Meredith D. Crawford  
**Sent:** Friday, December 16, 2016 8:51 AM  
**To:** John C. Fisher; Horace L Jones; Allyson Cain  
**Cc:** Alain Espinosa  
**Subject:** RE: McDonalds Property

These should be completed showing the County as both the Owner (of the parcels that are ours) and showing the County as the agent (for the parcels that we do not own).

The current owner of the other properties has authorized the County to act as its agent – see prior emails to Horace from Alison – however, as discussed previously they would need to complete an agency form- which should be accomplished through Steve West. You may complete the form, forward it to Steve, and he will have their attorney sign. Or send him a blank form and have their attorney complete it- whatever works best for you.

Horace and/or Jack or someone from planning would be the person to sign the FLUM and rezoning request forms for presentation to the PB.

Meredith

Meredith D. Crawford  
Assistant County Attorney  
Escambia County Attorney's Office  
221 Palafox Place, Suite 430  
Pensacola, FL 32502  
Telephone: (850) 595-4970  
Fax: (850) 595-4979

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**From:** John C. Fisher  
**Sent:** Thursday, December 15, 2016 11:20 AM  
**To:** Horace L Jones; Allyson Cain; Meredith D. Crawford  
**Subject:** RE: McDonalds Property

Meredith,

These are the forms that have been completed for the Jail Rezoning and Large Scale. I attached the two applications and a full rezoning application because some of the pages have been taken out of the Z-2016-15 rezoning application which I didn't think we needed. Please review the applications and let me know who the Agent and if anyone needs to sign the applications.

Thanks

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

---

**From:** Horace L Jones  
**Sent:** Wednesday, December 14, 2016 11:27 AM  
**To:** John C. Fisher; Allyson Cain  
**Subject:** FW: McDonalds Property

Please get the proper form and forward it on. Thanks!!

---

**From:** Meredith D. Crawford  
**Sent:** Wednesday, December 14, 2016 11:18 AM  
**To:** Horace L Jones  
**Cc:** Alain Espinosa  
**Subject:** McDonalds Property

Do we have an agency form on file authorizing us to act as the agent from the seller? This would have been accomplished through Steve. If not, can you send it to me and I will forward to Steve to ask Mr. Bookman, the attorney for the property owner to execute it, this would authorize us to proceed at least through the preliminary actions.

Please let me know.

Meredith

Meredith D. Crawford  
Assistant County Attorney  
Escambia County Attorney's Office  
221 Palafox Place, Suite 430  
Pensacola, FL 32502  
Telephone: (850) 595-4970  
Fax: (850) 595-4979

**From:** [Meredith D. Crawford](#)  
**To:** [John C. Fisher](#)  
**Cc:** [Alain Espinosa](#)  
**Subject:** FW: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments  
**Date:** Friday, December 16, 2016 8:55:02 AM  
**Attachments:** [image001.png](#)

---

FYI.

Meredith D. Crawford  
Assistant County Attorney  
Escambia County Attorney's Office  
221 Palafox Place, Suite 430  
Pensacola, FL 32502  
Telephone: (850) 595-4970  
Fax: (850) 595-4979

---

**From:** Horace L Jones  
**Sent:** Wednesday, December 14, 2016 1:12 PM  
**To:** Alison A. Rogers  
**Cc:** Meredith D. Crawford; Dianne C. Simpson  
**Subject:** RE: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Thanks!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

---

**From:** Alison A. Rogers  
**Sent:** Wednesday, December 14, 2016 12:59 PM  
**To:** Horace L Jones  
**Cc:** Meredith D. Crawford; Dianne C. Simpson  
**Subject:** Fwd: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Horace,

You may continue.

A

Sent from my iPhone

Begin forwarded message:

**From:** Alan Bookman <[ABB@esclaw.com](mailto:ABB@esclaw.com)>  
**Date:** December 14, 2016 at 12:52:06 PM CST  
**To:** "Alison A. Rogers" <[aaperdue@co.escambia.fl.us](mailto:aaperdue@co.escambia.fl.us)>  
**Cc:** "Stephen G. West" <[sgwest@co.escambia.fl.us](mailto:sgwest@co.escambia.fl.us)>, "Dianne C. Simpson" <[dcsimpso@co.escambia.fl.us](mailto:dcsimpso@co.escambia.fl.us)>  
**Subject:** RE: 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Correct—please proceed.

---

**From:** Alison A. Rogers [<mailto:aaperdue@co.escambia.fl.us>]  
**Sent:** Wednesday, December 14, 2016 11:05 AM  
**To:** Alan Bookman  
**Cc:** Stephen G. West; Dianne C. Simpson  
**Subject:** 09865-135563 McDonald Shopping Center, LLC s/t Escambia County: land use amendments

Alan,

I need to confirm with you the schedule for the large scale future land use change and the rezoning for the McDonald property. The Planning staff intends to take the future land use amendment to the Planning Board on January 3, to the BCC on January 19<sup>th</sup> and then it goes to the state DEO for comments before it returns to the BCC for final adoption. The rezoning may go to the Planning Board at the same time, but wouldn't go to the BCC for final action until the future land use amendment is ready for final vote, so well after January. Can I assume these preliminary votes by the Planning Board are okay with your client prior to the closing?

Alison P. Rogers  
County Attorney  
Escambia County Board of County Commissioners  
221 Palafox Place, Suite 430  
Pensacola, Florida 32502  
Phone: (850) 595-4970  
Fax: (850) 595-4979



CITY, COUNTY &  
LOCAL  
GOVERNMENT LAW



- LEGEND:**
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - 4"x4" Concrete monument found no #
  - "X" cut in concrete
  - 1/2" Capped iron rod set #1073
  - 1/2" Capped iron rod found #noted
  - 1" Iron pipe found
  - 1/2" Iron rod found
  - Sanitary sewer manhole
  - Storm manhole
  - Storm inlet
  - Light pole with base
  - Sewer cleanout
  - Electric equipment
  - Backflow preventor
  - Power pole
  - Guy wire
  - Telephone marker
  - Chain link fence
  - Wood fence
  - Sanitary sewer line
  - Storm sewer line
  - Electric/telephone/cable line

**SURVEYOR'S NOTES:**

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Footers and foundations below natural grade not located.

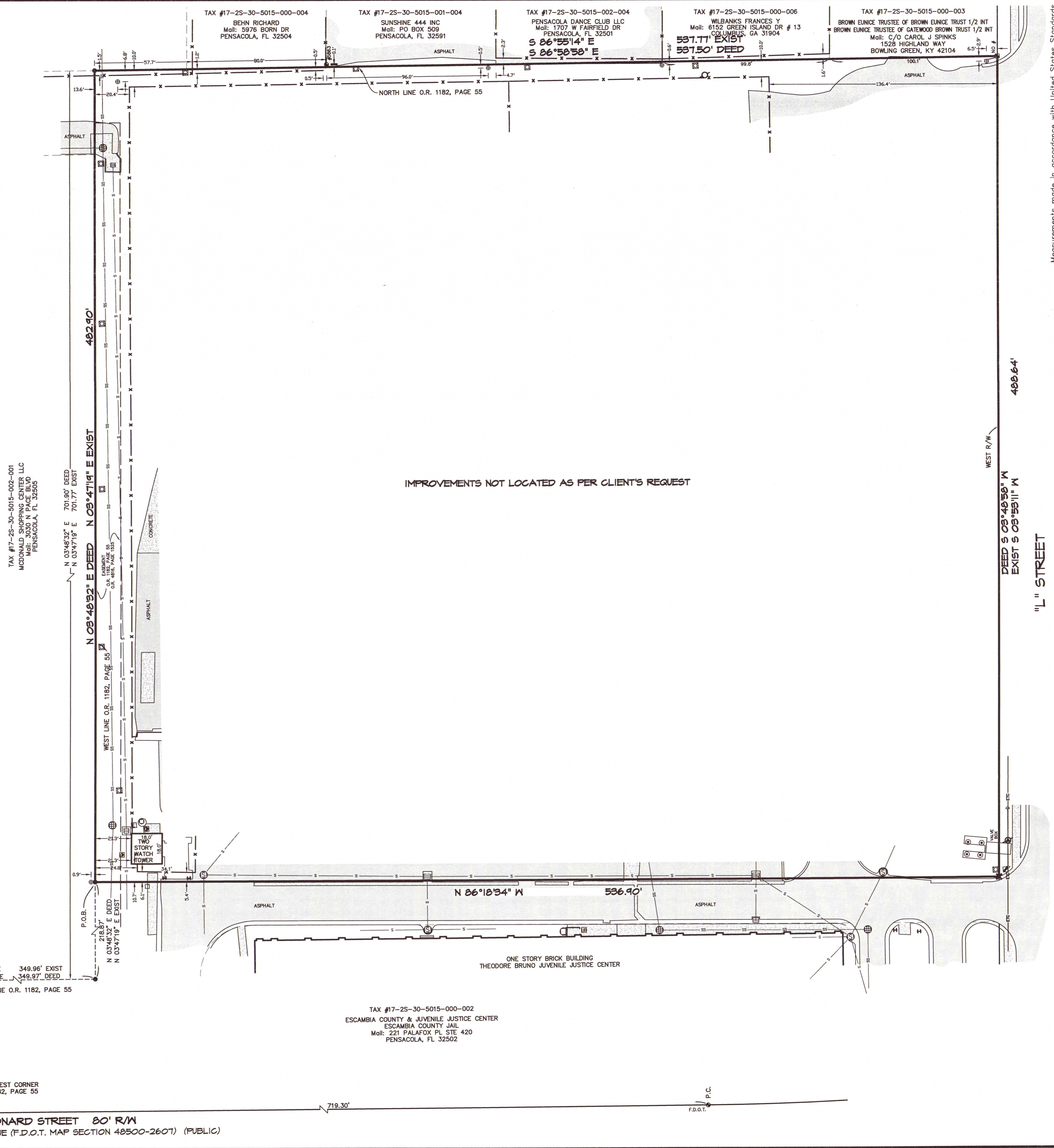
**LEGAL DESCRIPTION:**

Commence at the intersection of the north right of way line of Leonard Street (per Florida Department of Transportation map Section #48500-2607, also known as St. Mary Avenue, 80' R/W) and the east right of way line of Pace Boulevard (per Florida Department of Transportation map Section 4805-1044201, State Road #292, 80' R/W); thence South 86 degrees 38'56" East along said north right of way line for a distance of 306.73 feet to the southwest corner of the parcel described in Official Record Book 1182 at page 55 of the public records of said County; thence North 04 degrees 14'02" East (North 04 degrees 20'04" East exist) (this course and the next four courses along said west line and north line of said parcel described in Official Record Book 1182 at page 55) for a distance of 298.66 feet (298.66 feet exist); thence South 86 degrees 44'53" East (South 86 degrees 38'56" East exist) for a distance of 349.47 feet (349.46 feet exist); thence North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 218.87 feet for the point of beginning.

Thence continue North 03 degrees 48'32" East (North 03 degrees 47'19" East exist) for a distance of 482.90 feet; thence South 86 degrees 58'58" East (South 86 degrees 53'14" East exist) for a distance of 537.50 feet (537.77 feet exist) to the west right of way line of "L" Street; thence South 03 degrees 48'58" West (South 03 degrees 53'11" West exist) along said west right of way line for a distance of 488.64 feet; thence North 86 degrees 18'34" West for a distance of 536.90 feet to the point of beginning.

All lying and begin in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. Containing 5.49 acres, more or less.

NORTH SCALE 1" = 30'



PACE BOULEVARD STATE ROAD #292 80' R/W  
(F.D.O.T. MAP SECTION 4805-1044201) (PUBLIC)

EAST R/W  
P.O.C. - INTERSECTION OF NORTH  
R/W LEONARD STREET AND EAST  
R/W PACE BOULEVARD

LEONARD STREET 80' R/W  
A.K.A. ST. MARY AVENUE (F.D.O.T. MAP SECTION 48500-2607) (PUBLIC)

TAX #17-25-30-5015-000-002  
ESCAMBIA COUNTY & JUVENILE JUSTICE CENTER  
ESCAMBIA COUNTY JAIL  
MOR: 221 PALAFOX FL STE 420  
PENSACOLA, FL 32502

IMPROVEMENTS NOT LOCATED AS PER CLIENT'S REQUEST

Measurements made in accordance with United States Standards.

**PITTMAN, AND  
GAZLIE ASSOCIATES, INC.**  
LAND SURVEYORS  
500 N. DAVIS HIGHWAY, SUITE 3  
PENSACOLA, FL 32506  
Phone: (850) 934-4444  
Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 50-17.050, 50-17.051 and 50-17.052, pursuant to Section 472.027 Florida Statutes.

*David D. Glaze*  
David D. Glaze  
PSM #5605

*Walter J. Glaze*  
Walter J. Glaze  
PSM #6190

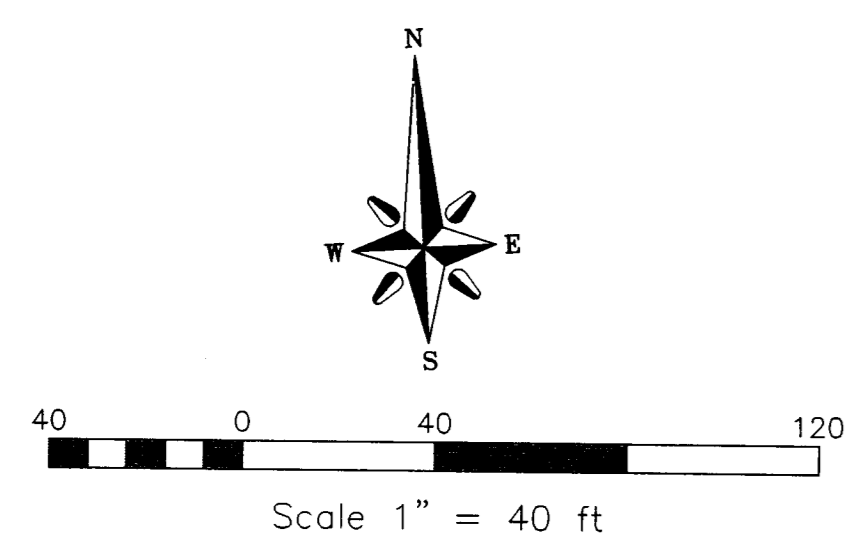
SHEET	1
OF	1
LR No. 1073	NOT VALID UNLESS IMPRINTED WITH AND SIGN BY SURVEYOR
File No.	C-7547
Job No.	37072-16
Scale	1" = 30'
Date of Survey	11-23-2016
Date of Plat	11-20-2016
Date of Revision	4-1-19
FB 1521 Pg	1-31
FB 1607 Pg	1-31
Drawn by	FMJ
Checked by	WJG

Bearing Reference: NORTH BASED ON THE NORTH R/W LEONARD STREET AS (GRID NORTH)  
Ordered By: MR. DANNY SWAIN  
Encroachments: FENCES, ASPHALT, CONCRETE  
Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292, SECTION 4805-104, S.R. #294, SECTION 48500-2602 & SECTION 48500-2604.  
SURVEYS BY: COLCADO, HINSON & THIS FIRM

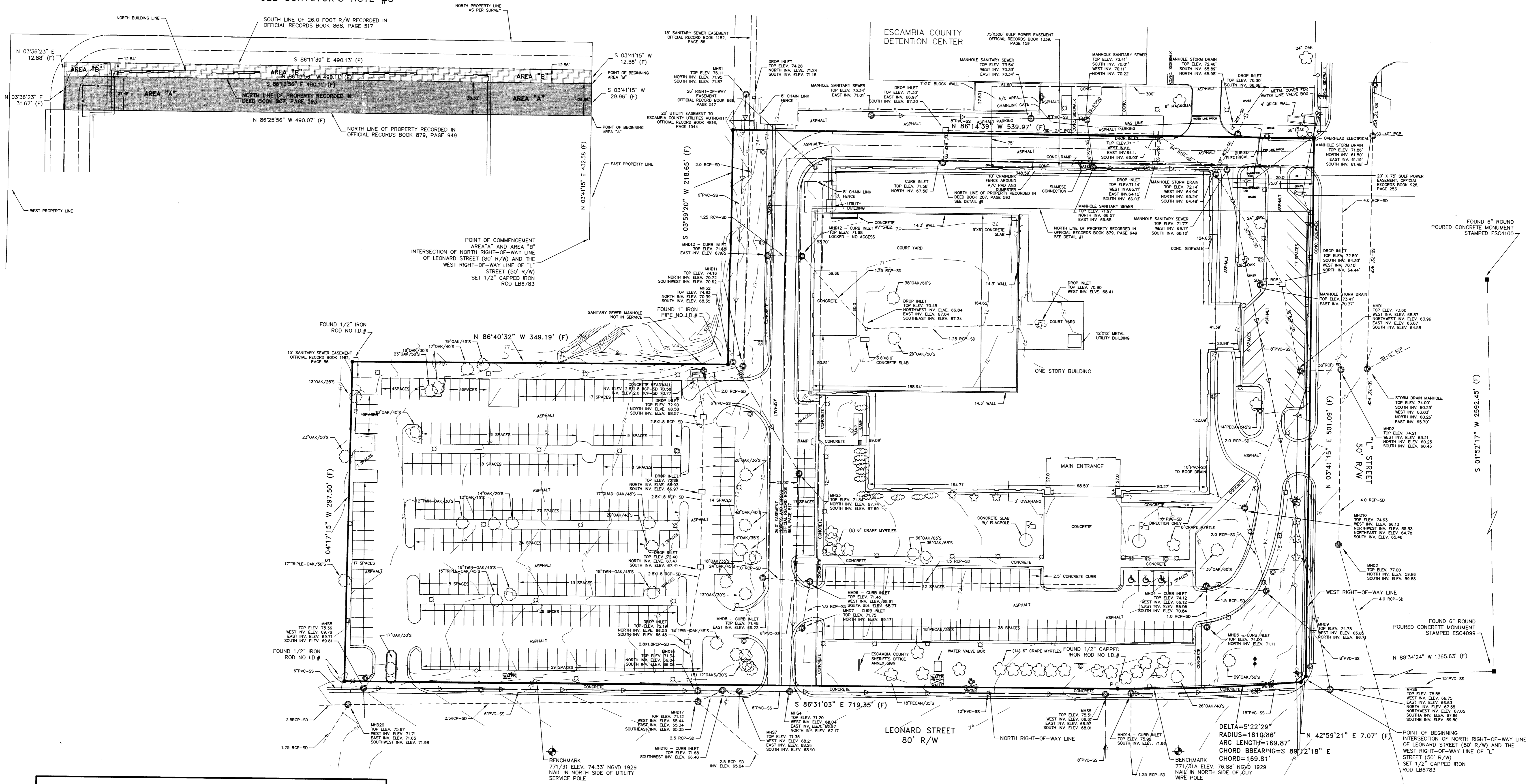
A BOUNDARY SURVEY AND LEGAL DESCRIPTION  
OF A PORTION OF SECTION 17, T-2-S, R-30-W



# ESCAMBIA COUNTY JUVENILE JUSTICE CENTER



DETAIL #1  
SEE SURVEYOR'S NOTE #5



DESCRIPTION OF PROPERTY SURVEYED  
PREPARED AT CLIENTS REQUEST  
JUVENILE JUSTICE CENTER  
NNM PROJECT NO. 201254  
April 21, 2004

A portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, being more particularly described as follows:

Begin at the intersection of the North right-of-way line of Leonard Street (80' R/W) and the West right-of-way line of "L" Street as shown on Florida Department of Transportation Right-of-way Map, Section 48500-2807, Sheet 1 of 2, dated February 16, 1976, thence North 03°41'15" East along said West Street 539.97 feet; thence South 03°59'20" West for 218.65 feet; thence North 86°40'32" West for 349.19 feet; thence South 04°17'15" West for 297.50 feet to the aforementioned North right-of-way line of Leonard Street (80' R/W); thence (this call and the succeeding two calls are along said North right-of-way line) South 86°31'03" East for 719.35 feet to the Point of Curvature of a circular curve concave to the North having a radius of 1810.86 feet and a central angle of 03°22'29"; thence in an Easterly direction along the arc of said curve for an arc distance of 169.87 feet (Chord Bearing South 89°12'18" East - Chord Distance 169.81 feet) to the Point of Tangency of said curve; thence North 42°59'21" East for 7.07 feet to the Point of Beginning. Containing 8.79 acres, more or less.

Subject to the following easements found in the public records of Escambia County, Florida:

15.0 foot Sanitary Sewer Easement as recorded in Official Record Book 1182 at page 56.

26.0 foot Easement for Right-of-Way as recorded in Official Record Book 868 at page 517.

Underground Easements in favor of Gulf Power recorded in Official Records Book 926 at page 253 and Official Records Book 1339 at page 159.

20.0 foot Easement to Escambia County Utilities Authority recorded in Official Records Book 4816 at page 1544.

- LEGEND**
- ◻ FLAG POLE
  - SIGNAL SPAN POLE
  - ⊕ TRAFFIC SIGN
  - ⊕ FIRE HYDRANT
  - ⊕ WIRE ANCHOR
  - ⊕ LIGHT POLE W/ 1.5 SQ. CONCRETE BASE
  - ⊕ STORM DRAIN MANHOLE (MHD)
  - ⊕ SANITARY SEWER MANHOLE (MHS)
  - ⊕ WATER METER
  - ⊕ WOOD POWER POLE
  - ⊕ WATER VALVE
  - ⊕ ORNAMENTAL PLANT
  - ⊕ SHRUB
  - ⊕ BACKFLOW PREVENTOR
  - ⊕ GAS METER
- (F) = FIELD MEASUREMENT
- RCP-SD = REINFORCED CONCRETE PIPE STORM DRAIN
- RCP-SS = REINFORCED CONCRETE PIPE SANITARY SEWER
- INV. ELEV. = INVERT ELEVATION
- = SET 1/2" CAPPED IRON ROD LIBR783 UNLESS NOTED OTHERWISE
- P.C. = POINT OF CURVATURE
- 20"OAK/50'S = SIZE & TYPE OF TREE/DRIPLINE DIAMETER

**SURVEYOR'S NOTES:**

- NORTH AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983. THE REFERENCE MONUMENTS USED: OFF 4099, NORTHINGS: 534381.5396; EASTINGS: 1107700.0917; ESC 4100, NORTHINGS: 427172.6001; EASTINGS: 1107804.7537
- ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE REFERENCED TO BENCHMARKS 706-27A, ELEVATION 75.56' (NGVD 1929) AND BENCHMARK 706-27B, ELEVATION 80.32' (NGVD 1929) AS SHOWN ON A SURVEY BY PITTMAN AND ASSOC., JOB NUMBER 23361-96, DATED 02-25-1994.
- A TITLE SEARCH BY ESCAROSA LAND RESEARCH CO., FILE NO. 10330, WAS FURNISHED TO HATCH MOTT MACDONALD FLORIDA LLC BY MIKE MARSHALL OF SAM MARSHALL ARCHITECTS.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THERE IS A 31.0'± GAP BETWEEN DEED RECORDED IN DEED BOOK 207, PAGE 593 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 949, ALONG THE NORTH LINE OF AS SHOWN IN DETAIL #1. THERE IS ALSO A 12.5'± GAP BETWEEN DEED RECORDED (DEED BOOK 207, PAGE 593 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 517, ALONG THE NORTH LINE OF AS SHOWN IN DETAIL #1).

INCREASMENTS AND OR IMPROVEMENTS ARE AS SHOWN ON NOTES. NO INSTRUMENTS OR RECORDS REFLECTING EASEMENTS, RIGHT OF WAYS AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. ALL MEASUREMENTS AND/OR ELEVATIONS WERE MADE IN ACCORDANCE TO UNITED STATES STANDARDS AND/OR UNITED STATES COAST AND GEODETIC DATUM. DISTANCES ARE IN FEET, DEGREES AND MINUTES OR AS NOTED.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RADIUS SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID FOR ANY LEGAL PURPOSES.

R. S. COLOCCO

FLORIDA PROFESSIONAL SURVEYOR  
AND MAPPER REGISTRATION # 5049

CERTIFICATE OF AUTHORIZATION LB#6783

**Hatch Mott MacDonald**  
Florida, LLC  
1111 North 17th Avenue (2nd floor)  
P. O. Box 25148 (206132818)  
Tallahassee, FL 32309  
Telephone: (850) 494-0011 • Fax: (850) 494-9199

**ESCAMBIA COUNTY JUVENILE JUSTICE CENTER**  
PORTION OF SECTION 17,  
TOWNSHIP 2 SOUTH, RANGE 30 WEST  
ESCAMBIA COUNTY  
PENSACOLA, FLORIDA

DATE ISSUED:	FIELD DATE:	REVISION	DESCRIPTION	DATE	REV.	BY	DATE	BY
10-24-2003	10-16-2003	1	ADD EASEMENTS	10/27/2004	778	28.54	05-08	

DATE ISSUED: 10-24-2003  
FIELD DATE: 10-16-2003

REVISION: 1  
DESCRIPTION: ADD EASEMENTS  
DATE: 10/27/2004  
REV: 778  
BY: 28.54  
DATE: 05-08

DATE ISSUED: 10-24-2003  
FIELD DATE: 10-16-2003

REVISION: 1  
DESCRIPTION: ADD EASEMENTS  
DATE: 10/27/2004  
REV: 778  
BY: 28.54  
DATE: 05-08

DATE ISSUED: 10-24-2003  
FIELD DATE: 10-16-2003

REVISION: 1  
DESCRIPTION: ADD EASEMENTS  
DATE: 10/27/2004  
REV: 778  
BY: 28.54  
DATE: 05-08

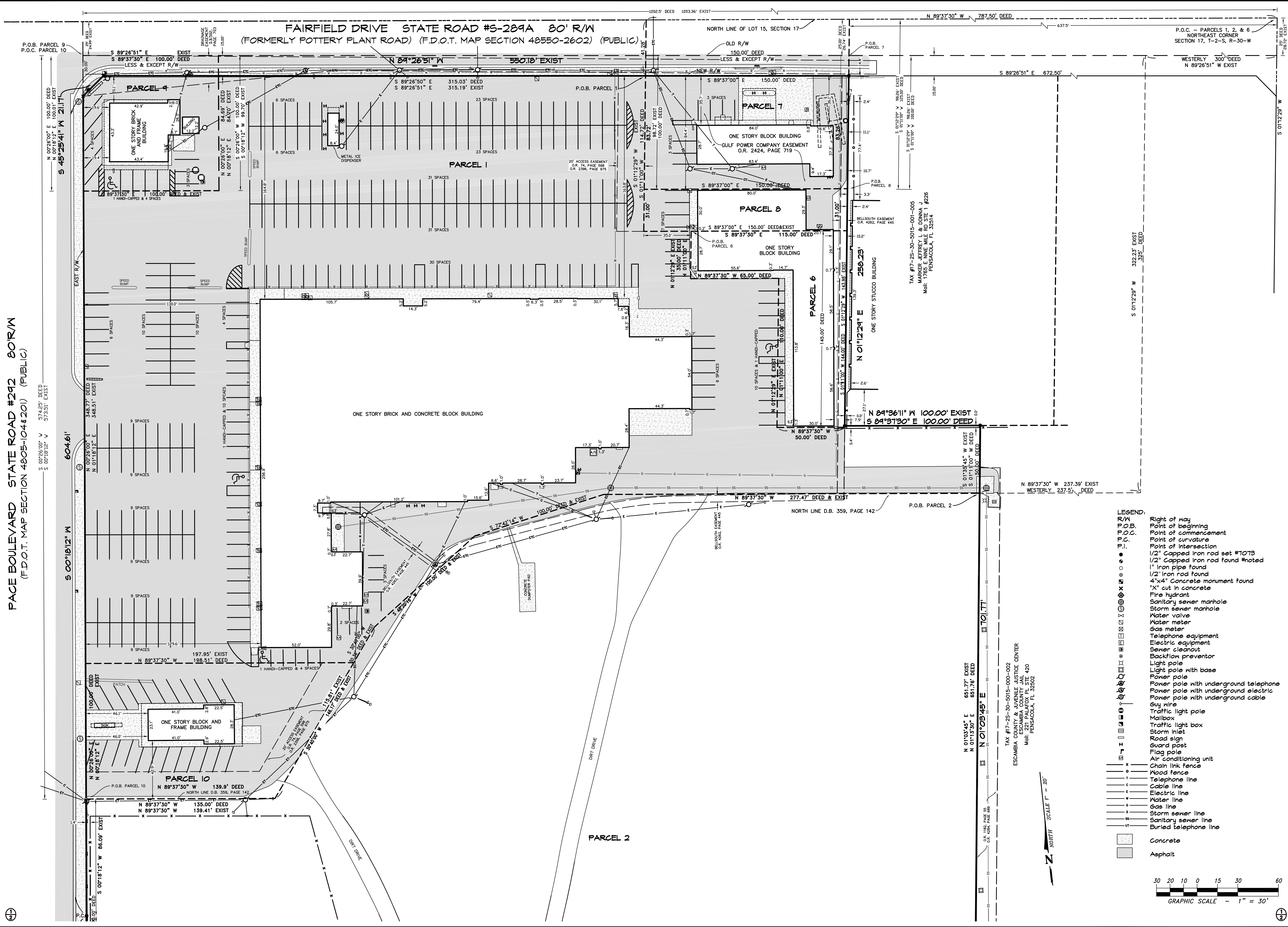
DATE ISSUED: 10-24-2003  
FIELD DATE: 10-16-2003

REVISION: 1  
DESCRIPTION: ADD EASEMENTS  
DATE: 10/27/2004  
REV: 778  
BY: 28.54  
DATE: 05-08

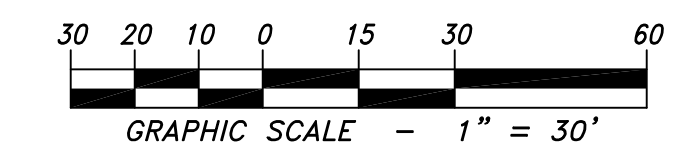


**PACE BOULEVARD STATE ROAD #292 80'R/W**  
(F.D.O.T. MAP SECTION 4805-104&201) (PUBLIC)

**FAIRFIELD DRIVE STATE ROAD #9-289A 80' R/W**  
(FORMERLY POTTERY PLANT ROAD) (F.D.O.T. MAP SECTION 48550-2602) (PUBLIC)



- LEGEND:**
- R/W Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - P.I. Point of intersection
  - 1/2" capped iron rod set #T07B
  - 1/2" capped iron rod found #noted
  - 1" iron pipe found
  - 1/2" iron rod found
  - 4"x4" concrete monument found
  - "X" cut in concrete
  - Fire hydrant
  - Sanitary sewer manhole
  - Storm sewer manhole
  - Water valve
  - Water meter
  - Gas meter
  - Telephone equipment
  - Electric equipment
  - Sewer cleanout
  - Backflow preventer
  - Light pole
  - Light pole with base
  - Road sign
  - Power pole with underground telephone
  - Power pole with underground electric
  - Power pole with underground cable
  - Guy wire
  - Traffic light pole
  - Mailbox
  - Traffic light box
  - Storm inlet
  - Road sign
  - Sward post
  - Flag pole
  - Air conditioning unit
  - Chain link fence
  - Wood fence
  - Telephone line
  - Cable line
  - Electric line
  - Water line
  - Gas line
  - Storm sewer line
  - Sanitary sewer line
  - Buried telephone line
  - Concrete
  - Asphalt



**NORTH**  
SCALE 1" = 20'

TAX #17-25-30-5015-000-002  
ESCAMBIA COUNTY & JUVENILE JUSTICE CENTER  
MAIL ROOM  
3221 W. WASHINGTON AVE. SUITE 420  
PENSACOLA, FL 32502

N 01°03'45" E 651.77' EXIST  
N 01°13'30" E 651.76' DEED  
N 01°08'45" E 651.77' EXIST  
N 01°13'30" E 651.76' DEED

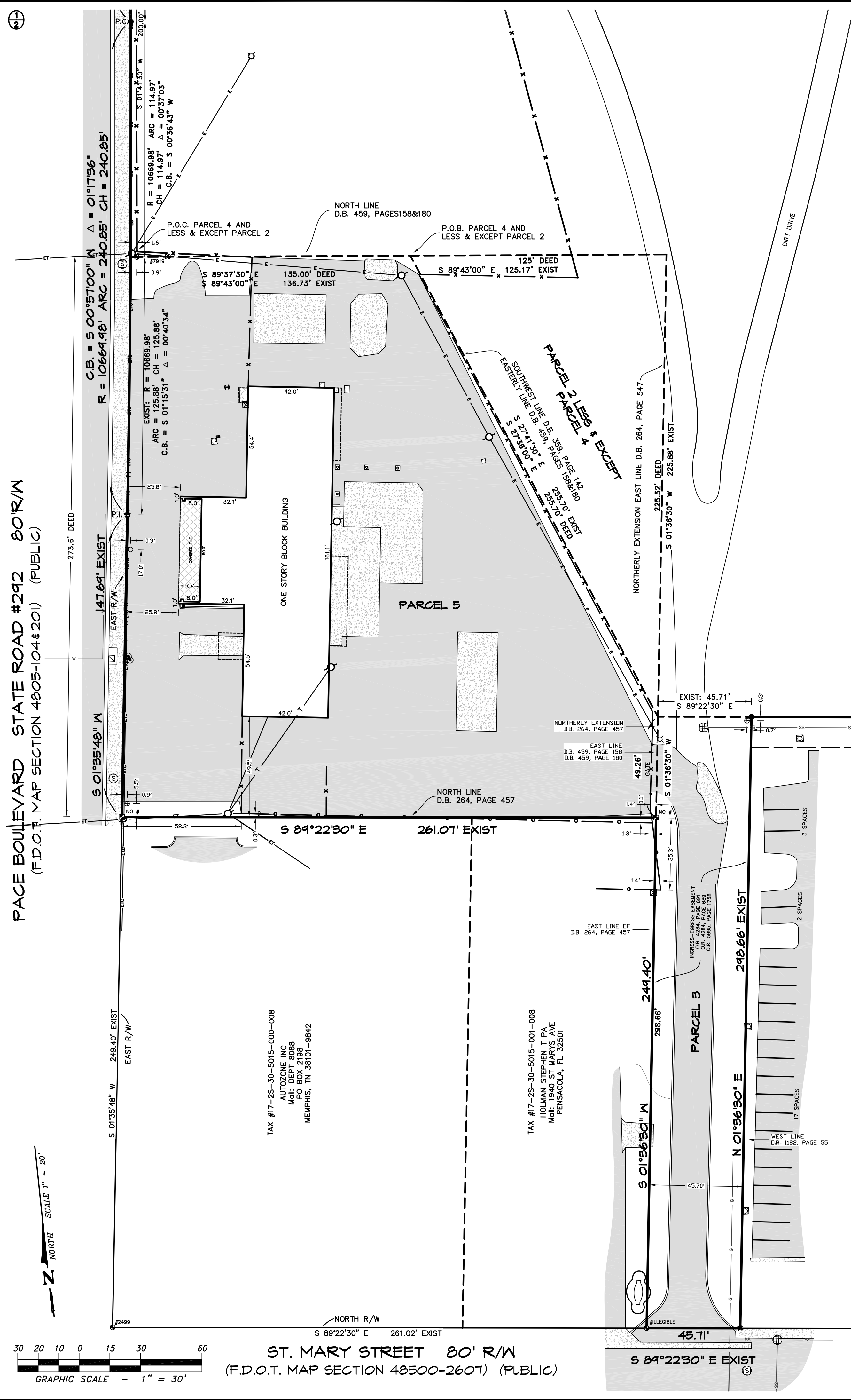
TAX #17-25-30-5015-001-005  
MARKER NINE MILE RD STA 1 #226  
PENSACOLA, FL 32514

Bearing Reference NORTH BASED ON THE NORTH LINE OF LOT 15, SECTION 17  
AS N 89°26'51" W (DEED CALL)  
Ordered By MS. STACY WARD  
Encroachments ASPHALT, CONCRETE, FENCES, POWER POLES, AERIAL UTILITY LINES  
Source of Information TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292,  
SECTION 4805-104, SR #292A, SECTION 48550-2602 & SECTION 48550-2604,  
SURVEYS BY: COLODADO, HINSON & THIS FIRM  
**AN ALTANSPS LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 17, T-2-S, R-30-W**

**PITTMAN, PILLAZE AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
300 N. JAMES HERRING WAY, SUITE 100  
PENSACOLA, FL 32503  
Phone (850) 434-6666 Fax (850) 434-6661  
Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.		<b>Walter J. Glaze</b> PSM #6190
<b>SHEET</b>	<b>1</b>	<b>David D. Glaze</b> PSM #5605
<b>OF</b>	<b>2</b>	
<b>LB No. 7073</b>	<b>NOT VALID UNLESS IMPRESSED WITH APPROVED SEAL AND SIGN BY SURVEYOR</b>	
File No.	C-1580	
Job No.	36418-16	
Scale	1" = 30'	
Date of Survey	9-22-2016	
Date of Plot	9-22-2016	
Date of Revision		
FB	1547 PC 41-15	
FB	PC	
Drawn by	FMJ	
Checked by	MS	





**SURVEYOR'S NOTES:**

1. Subject to setbacks, easements and restrictions of record.
2. This survey is based on Chicago Title Insurance Company title commitment Order No. 5904424, effective date of September 13, 2016.
3. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
4. Foundations and foundations below natural grade not located.
5. The subject parcel has 328 parking spaces and 4 handicapped parking spaces.
6. The subject parcel has 14.52 acres, more or less.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no observed encroachments of site use as a solid waste dump, sump or sanitary landfill.
9. There are no locations of wetland areas as delineated by appropriate authorities.
10. There are no visible encroachments over the setbacks, easements and boundary lines.
11. No information has been furnished to this firm regarding any proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.
12. Only visible utilities have been shown. The location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be needed.

**FLOOD STATEMENT:**

1. I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 1% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 120932C03806. Effective September 29, 2006.

**SCHEDULE B SECTION II EXCEPTIONS:**

Item 6. Parcels 1 and 9 subject to Drainage Easement recorded in Deed Book 502, Page 703. (Shown on survey)

Item 7. Subject to terms and conditions of Lease Agreement by and between McDonald Shopping Center Partnership and The Lamar Corporation recorded in Official Records Book 2794, Page 461. (Blanket in nature)

Item 8. Parcel 1 subject to Distribution Easement(s) in favor of Gulf Power Company set forth in instrument(s) recorded in Official Records Book 2424, Page 718. (Blanket in nature)

Item 9. Parcels 2 and 3 subject to Easement contained in that certain Northerly Deed recorded in Official Records Book 1182, Page 55, as affected by Final Judgment recorded in Official Records Book 4161, Page 642, together with Quitclaim Deed and Release of Easement in Official Records Book 4816, Page 1525. (Shown on survey)

Item 10. Parcel 1 subject to Easement(s) in favor of BellSouth Telecommunications, Inc. set forth in instrument(s) recorded in Official Records Book 4262, Page 445. (Shown on survey)

Item 11. Subject to Easement contained in Deed recorded in Official Records Book 64, Page 575, Official Records Book 74, Page 548, Official Records Book 2346, Page 475, Official Records Book 4283, Page 689, Official Records Book 4284, Page 691 and Official Records Book 5495, Page 1758.

Item 12. Subject to Official Records Book 74, Page 575 and Official Records Book 2346, Page 475 - 20' Access, shown on survey. Parcel 3 subject to Official Records Book 4284, Page 689 & 691 and Official Records Book 5495, Page 1758 - Ingress/Egress, blanket in nature. Parcel 1 subject to Official Records Book 64, Page 575 - blanket in nature. Parcel 10 subject to Official Records Book 74, Page 548 and Official Records Book 2346, Page 475 - 20' Access, shown on survey.

**STREET ADDRESS:** 3080 N. Pace Blvd., 1807 N. Fairfield Drive, 2816 North Pace Boulevard

**LEGAL DESCRIPTION:**  
 PARCEL 1  
 Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West, thence North 84 degrees 37 minutes 30 seconds West along the North line of said lot for a distance of 171.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 289-A, 80 foot right-of-way) to the point of beginning; thence continue

South 1 degree 11 minutes West for a distance of 114.72 feet; thence South 84 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; thence South 1 degree 11 minutes West for a distance of 144.20 feet; thence South 84 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence South 1 degree 11 minutes West for a distance of 50.00 feet to the Tringas Property as described in the deed recorded in Deed Book 354 at page 142 of the public records of Escambia County, Florida; thence North 84 degrees 37 minutes 30 seconds West along the North line of the said Tringas Property for a distance of 271.47 feet; thence South 72 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; thence South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas Property that abuts Pace Boulevard; thence North 84 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas Property that abuts Pace Boulevard for a distance of 149.51 feet to the Eastern right-of-way line of Pace Boulevard (O' Street, S. R. No. 292, 80 foot right-of-way); thence North 0 degrees 26 minutes East along the said Eastern right-of-way line for a distance of 348.77 feet; thence South 84 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence North 0 degrees 26 minutes East for a distance of 84.64 feet to the said Southerly right-of-way line of Fairfield Drive; thence South 84 degrees 26 minutes 50 seconds East along the said Southerly right-of-way line for a distance of 915.03 feet to the point of beginning, lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

**PARCEL 2**  
 Commence at the Northeast corner of Lot 15 of the Brainerd and McIntyre Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; thence run Westerly a distance of 300 feet; thence run Southerly a distance of 323 feet; thence run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 84 degrees 37-1/2 minutes West 271.47 feet; thence run South 72 degrees 42 minutes 14 seconds West a distance of 100 feet; thence run South 30 degrees 40 minutes West 146.17 feet; thence run North 84 degrees 37-1/2 minutes West 135 feet; thence run South 1 degree 41-1/2 minutes West 200 feet; thence run South 84 degrees 37-1/2 minutes East 135 feet; thence run South 27 degrees 36 minutes East 255.70 feet; thence run South 84 degrees 17 minutes East 315.67 feet; thence run North 1 degree 15-1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by property of Escambia County on the East and South to the Kathryn C. McDonald Property on the South and to the right of way of Pace Boulevard on the West.

**LESS AND EXCEPT** the following described portion thereof:  
 Commence at the Northwest corner of that certain deed to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 454, Page 180 of the public records of Escambia County, Florida and to the East of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northerly of the East boundary line of the property conveyed to Kathryn C. McDonald by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northerly extension approximately 225.52 feet to the Eastern most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 180 of the public records of said county; thence run Northerly along the Eastern boundary line of the parcel described in Deed Book 454 at Page 180 approximately 255.70 feet to the point of beginning.

**PARCEL 3**  
 A parcel of land 45.71 feet wide located to the East of the East boundary of the property conveyed by S. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 454, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by S. R. McDonald to Perry E. Hopkins and Lawrence L. Hopkins, his wife, by deed recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by S. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by

deed recorded in Official Record Book 1182, Page 55 of the public records of said county.

**PARCEL 4**  
 Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 454 at Page 180 of the public records of Escambia County, Florida; thence continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Eastern boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northerly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northerly extension approximately 225.52 feet to the Eastern most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 454 at Page 180 of the public records of said county; thence run Northerly along the Eastern boundary line of the parcel described in Deed Book 454 at Page 180 approximately 255.70 feet to the point of beginning.

**PARCEL 5**  
 A parcel of land 45.71 feet wide located to the East of the East boundary of the property conveyed by S. R. McDonald to Kathryn C. McDonald by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county; thence run Northerly along the Eastern boundary of said parcel northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas, his wife, by deed dated July 1952, recorded in Deed Book 354 at page 142 of the public records of said county.

And also the right in the grantee, their successors and assigns, for ingress and egress, of a strip of land 45.71 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

**PARCEL 6**  
 Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 84 degrees 37 minutes 30 seconds West along the North line of said lot for a distance of 171.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. #289-A, 80 foot R/W); thence continue South 1 degree 11 minutes West for a distance of 144.20 feet; thence South 84 degrees 37 minutes 30 seconds East for a distance of 95 feet to the point of beginning; thence continue along the same line South 84 degrees 37 minutes 30 seconds East a distance of 115 feet; thence South 1 degree 11 minutes West for a distance of 145 feet; thence North 84 degrees 37 minutes 30 seconds West a distance of 50 feet; thence North 1 degree 11 minutes East 110 feet; thence North 84 degrees 37 minutes 30 seconds West 65 feet; thence North 1 degree 11 minutes West 35 feet to the point of beginning.

**PARCEL 7**  
 Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet west of the northeast corner of said Lot 15; thence South 1 degree 11 minutes West a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; thence continue on same course a distance of 100 feet; thence East parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11 minutes East a distance of 100 feet to the south line of said Pottery Plant Road; thence East along said south line 150 feet to point of beginning. Less and except right of way of State Road #292, as shown on Florida Department of Transportation map, Section 48550-2602.

**PARCEL 8**  
 Beginning at a point on the north line of said Lot 15 that is 637.5 feet west of the northeast corner of said lot; thence run South 1 degree 11 minutes West a distance of 125 feet to the point of beginning of the property hereby conveyed; thence run North 84 degrees 37.5 minutes West parallel to the south line of Pottery Plant Road a distance of 150 feet; thence run South 1 degree 11 minutes West a distance of 31 feet; thence run East parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11 minutes East a distance of 31 feet to point of beginning.

**PARCEL 9**  
 Begin at a point on the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; thence run South 84 degrees 37.5 minutes East along the south line of said Pottery Plant Road a distance of 100 feet; thence run South 0 degrees 26 minutes West parallel to the east line of Pace Boulevard a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; thence North 0 degrees 26 minutes East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #292-A as shown on Florida Department of Transportation map, Section 48550-2602.

**PARCEL 10**  
 Beginning at a point of the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South 0 degrees 26 minutes West a distance of 374 feet 9 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 354 at page 142, intersects said east line of Pace Boulevard; thence being the point of beginning of the property hereby conveyed; thence run North 0 degrees 26 minutes East along said east line of Pace Boulevard a distance of 100 feet; thence run South 84 degrees 37.5 minutes East to the point of intersection with the northerly line of the property conveyed to John K. Tringas and others as aforesaid; thence South 84 degrees 40 minutes West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; thence North 84 degrees 37.5 minutes West a distance of 139.95 feet along said north line of the Tringas Property to the point of beginning.

**CERTIFICATION:**  
 I, Ermanuel Sheppard & Condon, Chicago Title Insurance Company, Escambia County, a political subdivision of the State of Florida; McDonald Shopping Center, LLC, a Florida limited liability company; Kathryn C. McDonald, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 1(a), 1(b), 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on September 22, 2016.

Date of Plat or Map: September 22, 2016

Walter J. Glaze, PSM #6190

Bearing Reference: NORTH BASED ON THE NORTH LINE OF LOT 15, SECTION 17, AS N 84°37'30" W (DEED CALL)

Order By: MS. STACY WARD

Encroachments: ASPHALT, CONCRETE, FENCES, POWER POLES, AERIAL UTILITY LINES

Source of Information: TAX MAPS, PUBLIC RECORDS, D.O.T. R/W MAPS, SR #292, SECTION 4805-104, SR #294A, SECTION 48550-2602 & SECTION 48550-2604, SURVEYS BY: COLOCCADO, HINSON & THIS FIRM

**AN ALTA/NSPS LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 17, T-2-S, R-30-W**

Measurements made in accordance with United States Standards.

**PITTMAN, WILKINSON & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 500 N. JAMES HERRMAN SUITE 1200  
 PENSACOLA, FL 32501  
 Phone: (850) 434-6666 Fax: (850) 434-6661  
 Email: pitmsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze, PSM #6190  
 David D. Glaze, PSM #5605

**SHEET 2 OF 2**  
 LB No. 7013  
 NOT VALID UNLESS IMPROVED WITH EMPROVED SEAL AND SIGN BY SURVEYOR

File No. C-7551  
 Job No. 364TB-16  
 Scale: 1" = 30'  
 Date of Survey: 9-22-2016  
 Date of Plat: 9-22-2016  
 Date of Revision: FB 1547 PC 41-15  
 Drawn by: PMJ  
 Checked by: MJS

LEGAL DESCRIPTION:

PARCEL 1

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. No. 289-A, 80 foot right-of-way) to the point of beginning; Thence continue South 1 degree 11 minutes West for a distance of 114.72 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 150.00 feet; thence South 1 degree 11 minutes West for a distance of 144.00 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence South 1 degree 11 minutes West for a distance of 50.00 feet to the Tringas property as described in the deed recorded in Deed Book 359 at page 142 of the public records of Escambia County, Florida; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said Tringas property for a distance of 277.47 feet; thence South 72 degrees 42 minutes 14 seconds West for a distance of 100.00 feet; thence South 48 degrees 20 minutes 16 seconds West for a distance of 100.00 feet; thence South 30 degrees 40 minutes West for a distance of 30.36 feet to a point that is 100.00 feet North of (as measured at a right angle) to the North line of that portion of the Tringas property that abuts Pace Boulevard; thence North 89 degrees 37 minutes 30 seconds West parallel to and 100 feet North of that portion of the Tringas property that abuts Pace Boulevard for a distance of 198.51 feet to the Easterly right-of-way line of Pace Boulevard ("O" Street, S. R. No. 292, 80 foot right-of-way); thence North 0 degrees 26 minutes East along the said Easterly right-of-way line for a distance of 348.77 feet; thence South 89 degrees 37 minutes 30 seconds East for a distance of 100.00 feet; thence North 0 degrees 26 minutes East for a distance of 84.69 feet to the said Southerly right-of-way line of Fairfield Drive; thence South 89 degrees 26 minutes 50 seconds East along the said Southerly right-of-way line for a distance of 315.03 feet to the point of beginning; lying and being in Lot 15, Section 17, Township 2 South, Range 30 West, Escambia County, Florida.

PARCEL 2

Commence at the Northeast corner of Lot 15 of the Brainerd and McIntyre Subdivision of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, and run thence Southerly 25 feet to Northerly line of Pottery Plant Road; thence run Westerly a distance of 300 feet; thence run Southerly a distance of 325 feet; thence run Westerly a distance of 237.5 feet to the Point of Beginning of the property hereby conveyed; from said point of beginning continue North 89 degrees 37-1/2 minutes West 277.47 feet; thence run South 72 degrees 42 minutes 14 seconds West a distance of 100 feet; thence run South 48 degrees 20 minutes 16 seconds West a distance of 100 feet; thence run South 30 degrees 40 minutes West 146.17 feet; thence run North 89 degrees 37-1/2 minutes West 135 feet; thence run South 1 degree 41-1/2 minutes West 200 feet; thence run South 89 degrees 37-1/2 minutes East 135 feet; thence run South 27 degrees 36 minutes East 255.70 feet; thence run South 89 degrees 17 minutes East 395.67 feet, thence run North 1 degree 13-1/2 minutes East 651.76 feet to the Point of Beginning, all lying and being in Section 17, Township 2 South, Range 30 West, Escambia County, Florida. It is the intent of the Grantor to convey all property bounded by



property of Escambia County on the East and South, to the Kathryn C. McDonald property on the South and to the right of way of Pace Boulevard on the West.

LESS AND EXCEPT the following described portion thereof:

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 158 of the public records of Escambia County, Florida; thence continue Easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 158; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 158 approximately 255.70 feet to the point of beginning.

PARCEL 3

A parcel of land 45.7 feet wide located to the East of the East boundary of the property conveyed by G. R. McDonald to Kathryn C. McDonald by deed dated December 28, 1956, recorded in Deed Book 459, Page 180 of the public records of Escambia County, Florida and to the East of the East boundary of the property conveyed by G. R. McDonald to Perry E. Hopkins and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264, Page 457 of the public records of said county, also located to the West of the West boundary line of the property conveyed by G. R. McDonald and Kathryn C. McDonald to Escambia County, Florida by deed recorded in Official Record Book 1182, Page 55 of the public records of said County.

PARCEL 4

Commence at the Northwest corner of that certain parcel of land conveyed to Kathryn C. McDonald in that certain deed to her recorded in Deed Book 459 at Page 180 of the public records of Escambia County, Florida; thence continue easterly along the Northern boundary of said parcel a distance of approximately 135 feet to the Easterly boundary of said parcel for a Point of Beginning; thence continue along an extension of said Northerly boundary approximately 125 feet to a point at the intersection of said extension with an extension Northwardly of the East boundary line of the property conveyed to Perry E. and Lawrence L. Hopkins by a deed recorded in Deed Book 264 at Page 457 of the public records of said county; thence run Southerly along said Northwardly extension approximately 225.52 feet to the Easterly most boundary of the property conveyed to Kathryn C. McDonald by the aforementioned deed recorded in Deed Book 459 at Page 180; thence run Northwesterly along the Easterly boundary line of the parcel described in Deed Book 459 at Page 180 approximately 255.70 feet to the point of beginning.

It is the intent of the Grantor to convey to the Grantees a triangular parcel of property which, when added to the property described in that certain deed recorded in Deed Book 459 at Page 180 will produce a rectangularly-shaped parcel of property whose North and South boundaries

will measure approximately 260.93 feet and whose East and West boundaries will measure approximately 273.6 feet.

PARCEL 5:

A parcel of land fronting 273.6 feet on the east side of Pace Boulevard (formerly "O" Street) having for its south boundary the north line of the property conveyed to Perry E. and Lawrence L. Hopkins by deed dated July 30, 1947, recorded in Deed Book 264 at page 457 of the public records of said county, having for its east boundary an extension northwardly of the east line of the property so conveyed to Perry E. and Lawrence L. Hopkins and having for its northeast and north boundaries the southwest and south boundaries of the land conveyed to John K. Tringas and Constantine J. Tringas and Anna Y. Tringas, his wife by deed dated June 11, 1952, recorded in Deed Book 359 at page 142 of the public records of said county.

And also the right in the grantees, their successors and assigns, for ingress and egress, of a strip of land 45.7 feet wide along and lying to the east of the east boundary of the property herein conveyed and of the property conveyed to Perry E. and Lawrence L. Hopkins as aforesaid.

PARCEL 6:

Commence at the Northeast corner of Lot 15, Section 17, Township 2 South, Range 30 West; thence North 89 degrees 37 minutes 30 seconds West along the North line of the said lot for a distance of 787.50 feet; thence South 1 degree 11 minutes West for a distance of 41.28 feet to a point on the Southerly right-of-way line of Fairfield Drive (Pottery Road, S.R. #289-A, 80 foot R/W); thence continue South 1 degree 11 minutes West for a distance of 114.72 feet, thence South 89 degrees 37 minutes 30 seconds East for a distance of 35 feet to the point of beginning; thence continue along the same line South 89 degrees 37 minutes 30 seconds East a distance of 115 feet; thence South 1 degree 11 minutes West for a distance of 145 feet; thence North 89 degrees 37 minutes 30 seconds West a distance of 50 feet; thence North 1 degree 11 minutes East 110 feet; thence North 89 degrees 37 minutes 30 seconds West 65 feet; thence North 1 degree 11 minutes East 35 feet to the point of beginning.

PARCEL 7

Beginning at a point on the north line of Lot 15, Section 17, Township 2 South, Range 30 West, that is 637.5 feet west of the northeast corner of said Lot 15; thence run South 1 degrees 11' West a distance of 25 feet to the present south line of Pottery Plant Road for the point of beginning of the parcel hereby conveyed; thence continue on same course a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degrees 11' East a distance of 100 feet to the south line of said Pottery Plant Road; thence East along said south line 150 feet to point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 8

Beginning at a point on the north line of said Lot 15 that is 637.5 feet west of the northeast corner of said lot; thence run South 1 degrees 11' West a distance of 125 feet to the point of beginning of the property hereby conveyed; thence run North 89 degrees 37.5' West parallel to the south line of Pottery plant Road a distance of 150 feet; thence run South 1 degrees 11' West a distance of 31 feet; thence run East parallel to

said south line of Pottery Plant Road a distance of 150 feet; thence run North 1 degree 11' East a distance of 31 feet to point of beginning.

PARCEL 9

Begin at a point on the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said lot; thence run South a distance of 25 feet to the present intersection of the south line of Pottery Plant Road with the east line of Pace Boulevard for point of beginning of the parcel hereby conveyed; thence run South 89 degrees 37.5' East along the south line of said Pottery Plant Road a distance of 100 feet; thence run South 0 degrees 26' West parallel to the east line of Pace Boulevard a distance of 100 feet; thence run West parallel to said south line of Pottery Plant Road a distance of 100 feet to the east line of Pace Boulevard; thence North 0 degrees 26' East along the east line of Pace Boulevard 100 feet to the point of beginning. Less and except right of way of State Road #S-289A as shown on Florida Department of Transportation map. Section 48550-2602.

PARCEL 10

Beginning at a point of the north line of said Lot 15 that is 1202.5 feet west of the northeast corner of said Lot; thence run South 0 degrees 26' West a distance of 574 feet 3 inches, more or less, to a point on the east line of Pace Boulevard where the north line of the property conveyed by the grantors to John K. Tringas and others by deed dated June 11, 1952, recorded in Deed Book 359 at page 142, intersects said east line of Pace Boulevard, this being the point of beginning of the property hereby conveyed; thence run North 0 degrees 26' East along said east line of Pace Boulevard a distance of 100 feet; thence run South 89 degrees 37.5' East to the point of intersection with the northwesterly line of the property conveyed to John K. Tringas and others as aforesaid; thence South 30 degrees 40' West along said northwestern boundary line of Tringas Property to its intersection with said north line of the Tringas Property; thence North 89 degrees 37.5' West a distance of 139.9 feet along said north line of the Tringas Property to the point of beginning.



**From:** [Clara F Long \(CRA\)](#)  
**To:** [John C. Fisher](#)  
**Subject:** RE: LSA-2016-04 Jail Rezoning  
**Date:** Tuesday, December 13, 2016 10:43:19 AM

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CRA has no comments to this rezoning project. Thanks Clara

*Clara Long, FRA-RP, Division Manager*

Community Redevelopment Agency (CRA)

221 Palafox Place, Suite 305

Pensacola, FL 32502

850-595-3596 wk

850-595-3218 fax

Email: [cflong@myescambia.com](mailto:cflong@myescambia.com)

Website: [www.myescambia.com](http://www.myescambia.com)

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**From:** John C. Fisher  
**Sent:** Tuesday, December 13, 2016 10:41 AM  
**To:** Clara F Long (CRA)  
**Subject:** LSA-2016-04 Jail Rezoning

Clara,

Please comment on the Large Scale Map Amendment for the Jail coming to the January PB.

Thanks

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



**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: December 21, 2016

RE: Transportation & Traffic Operations (TTO) Comments – Z-2016-15

TTO Staff has reviewed the Rezoning (Z)-2016-15, Escambia County Jail Site, Juvenile Justice Center and Surrounding Escambia County Owned Property, agenda item for the upcoming Planning Board meeting scheduled for January 3, 2017. Please see the below comment.

- Z-2016-15 – Current traffic patterns generated by the existing commercial development will be reduced by approximately thirty-two percent based on the Institute of Transportation Engineers trip generation rates. Attached are the trip generation rate worksheets for reference...

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

## INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

### DEVELOPMENT REVIEW COMMENTS

Rev 01/28/03

Planning ID #:

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

Project Name & Address:   McDonald's Property Rezoning Case 2016-15  

Roadway Facility:   Fairfield Dr and Pace Blvd  

Project Description:   Proposed New Jail  

Worksheet Prepared By:   Thomas Brown, Jr        Phone:   (850) 595-0272        Date:   12/20/16  

### EXISTING TRIP GENERATION

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

ITE Land Use: <u>  Specialty Retail Center  </u>	ITE Code: <u>  814  </u>	Page #: <u>  1388  </u>
Independent Variable: <u>  1,000 Sq Ft Gross Leasable Area  </u>		
Size of Independent Variable:	38	[A]
Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic:	<u>  2.71  </u>	[B]
Driveway Trips (A*B), result from fitted curve equation or trips from locally collected data:	101.6	[C]
Internal Capture Rate Percentage (if applicable):		0% [D]
Internal Trips (C*D):		0.0 [E]
Adjusted Driveway Trips (C-E):		101.6 [F]
Pass-By Trip Percentage (if applicable):		0% [G]
Pass-By Trips (F*G):		0.0 [H]
Existing Driveway Trips (F-H):		<u>  102  </u> [I]

## INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

### DEVELOPMENT REVIEW COMMENTS

Rev 01/28/03

Planning ID #:

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

Project Name & Address:   McDonald's Property Rezoning Case 2016-15  

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Project Description:   Proposed New Jail  

Worksheet Prepared By:   Thomas Brown, Jr        Phone:   (850) 595-0272        Date:   12/20/16  

### NEW TRIP GENERATION

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

ITE Land Use: <u>  Prison  </u>	ITE Code: <u>  571  </u>	Page #: <u>  1111  </u>
Independent Variable: <u>  Beds  </u>		
Size of Independent Variable:	1400	[A]
Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic:	<u>  0.05  </u>	[B]
Driveway Trips (A*B), result from fitted curve equation or trips from locally collected data:	70.0	[C]
Internal Capture Rate Percentage (if applicable):		0% [D]
Internal Trips (C*D):		0.0 [E]
Adjusted Driveway Trips (C-E):		70.0 [F]
Pass-By Trip Percentage (if applicable):		0% [G]
Pass-By Trips (F*G):		0.0 [H]
New Driveway Trips (F-H):		<u>  70  </u> [I]