

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
July 10, 2017–8:35 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. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2017 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for June 2017.
 - C. Planning Board 6-Month Outlook for July 2017.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-03

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2017-03.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-01

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, a Small Scale Map Amendment, SSA-2017-01, amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended;

amending the Future Land Use (FLU) Map designation.

C. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-02

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, a Small Scale Map Amendment, SSA 2017-02, amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use (FLU) Map designation.

D. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2, Section 2-5.7, Final Plats

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 2, Section 2-5.7, Final Plats.

7. Action/Discussion/Info Items.
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, August 1, 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: 07/10/2017

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2017 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June 2017.

C. Planning Board 6-Month Outlook for July 2017.

Attachments

Draft June 6, 2017 Planning Board Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD June 6, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:58 A.M. – 11:19 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Edwin Howard
Patty Hightower
William Clay
Stephen Opalenik

Absent: Timothy Pyle
Eric Fears

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Meredith Crawford, 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 Reid Rushing, Seconded by William Clay
Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 2, 2017 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for May 2017.
 - C. Planning Board 6-Month Outlook for June 2017.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to approve the minutes from the May 2, 2017, Regular Planning Board meeting.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the Regular Planning Board meeting packet for June 6, 2017.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Dog-friendly Outdoor Dining

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC), Chapter 4, to establish provisions for authorizing public food service establishments to offer outdoor areas for dog-friendly dining as an accessory use to those establishments.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to recommend approval and move forward with small grammatical changes.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 4, Article 5, Section 4-5.4, Threatened and Endangered Species Habitat

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 4, Article 5, Section 4-5.4 Threatened and endangered species habitat, to modify assessment for Perdido Key beach mouse.

Motion by Edwin Howard, Seconded by Reid Rushing

Motion was made to recommend approval and forward to the BCC.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

7. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2015/2016

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2015/2016 Comprehensive Plan Annual Report.

Motion by Reid Rushing, Seconded by Edwin Howard

Motion was made to capitalize the word "Navy" on page 5, and forward to the BCC.

Vote: 5 - 0 Approved

Other: Timothy Pyle (ABSENT)
Eric Fears (ABSENT)

B. Spot Zoning/Rezoning Discussion.

The Board, Staff, and members of the public discussed this item. Director will take the item before the BCC Committee of the Whole for further direction.

C. Zoning/FLU Inconsistencies.

The Board, Staff, and members of the public discussed this item. Staff will write a new version and bring back for more discussion.

D. Clustering Discussion.

The Board, Staff, and members of the public discussed this item. More discussion will be held at the August PB meeting.

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, July 11, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

The Board discussed changing the next Planning Board meeting to **Monday, July 10, 2017**, since the agenda for next month will be large. Please check the website for any changes or updates to the meeting schedule.

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: June 30, 2017
RE: Monthly Action Follow-Up Report for June 2017

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

Comp Plan Annual Report

06-06-17 PB recommended approval
07-06-17 BCC meeting

- **Text Amendments:**
- **Map Amendments:**

LAND DEVELOPMENT CODE ORDINANCES

Dog Friendly Dining Ord

06-06-17 PB recommended approval
07-06-17 BCC meeting

Beach Mouse Assessment Ord

06-06-17 PB recommended approval
07-06-17 BCC meeting

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-2017-01 (formerly 2016-01)

09-06-16 PB recommended approval
12-08-16 BCC wanted to reschedule for DEO to be in attendance to meeting
03-07-17 PB recommended approval
03-16-17 BCC transmitted to DEO

Spot Zoning

12-06-16 PB dropped item and wanted more discussion

REZONING CASES

1. Rezoning Case Z-2017-05

06-06-17 PB recommended approval
07-06-17 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JULY 2017

(Revised 6/30/17)

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
Monday, July 10, 2017	<ul style="list-style-type: none"> • Final Plat DWG Req. Ord. 	<ul style="list-style-type: none"> • SSA-2017-01 • SSA-2017-02 • SSA-2017-03 	<ul style="list-style-type: none"> • Z-2017-07 • Z-2017-08 • Z-2017-09 • Z-2017-10 	
Tuesday, August 1, 2017			<ul style="list-style-type: none"> • Z-2017-06 • Z-2017-11 • Z-2017-12 • Z-2017-13 	<ul style="list-style-type: none"> • Zoning/FLU Inconsistencies • Clustering • Storage Containers
Tuesday, September 5, 2017		<ul style="list-style-type: none"> • SSA-2017-04 	<ul style="list-style-type: none"> • Z-2017-04 	
Tuesday, October 1, 2017				
Tuesday, November 7, 2017				
Tuesday, December 5, 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: 07/10/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-03

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-03

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2017-03.

BACKGROUND:

The applicant request to amend the 2030 FLU Map designation of a parcel within Section 38, Township 5N, Range 33W, totaling 2.50 (+/-) acre, located on Pine Forest Road, as depicted in the signed and sealed survey submitted with the application from Agricultural (AG) to Rural Community (RC).

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 Future Land Use Map of the Comprehensive 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

SSA-2017-03

Draft Ordinance

SSA-2017-03



ROCKAWAY CREEK RD

MEADOWS LN

NOKOMIS RD

PINE-BARREN-CHURCH RD

W-HIGHWAY-4

PINE FOREST RD

HOLLOW SANDY RD

ROCKAWAY CREEK RD

FICKLIN RD

SEALES RD

YOUNG RD

PELT RD

DEER LAKE RD

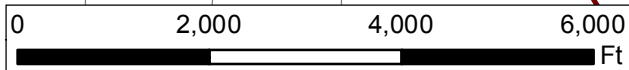
SANDY HOLLOW RD



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

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-03 LOCATION MAP



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



Agr

Agr

Agr

RR

RR

Agr

RR

RR

Agr

Agr

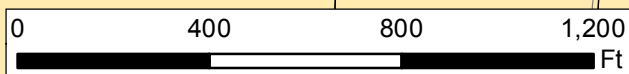
PINE FOREST RD



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Andrew Holmer
Planning and Zoning Dept.

SSA-2017-03 500' RADIUS ZONING



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



AG

RC

+/- 130.84
acres

RC

PINE FOREST RD

AG

+/- 2.5
acres

AG

RC

AG

AG

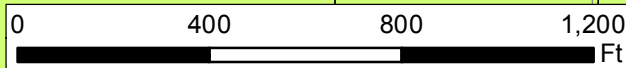
AG



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Andrew Holmer
Planning and Zoning Dept.

SSA-2017-03 FUTURE LAND USE



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



AG

RC

AG

RC

PINE FOREST RD

RC

AG

AG

AG

AG



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Andrew Holmer
Planning and Zoning Dept.

SSA-2017-03 PROPOSED FLU









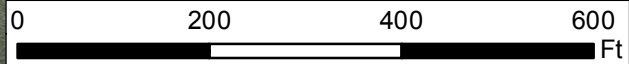
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



PINE FOREST RD

SSA-2017-03 AERIAL MAP

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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE AG
PROPOSED FUTURE LAND USE RC
CPA NUMBER SSA-2017-03

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 07/10/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 08/03/17 TIME: 5:48 PM

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT

Public Hearing
Sign



Looking East across Pine Forest Rd from subject parcel



Looking Northeast from Pine Forest Rd



Looking Northwest from Pine Forest Rd



Looking Southwest from parcel onto
Pine Forest Rd

NOTICE OF
PUBLIC HEARING
REZONING

May 24, 2017

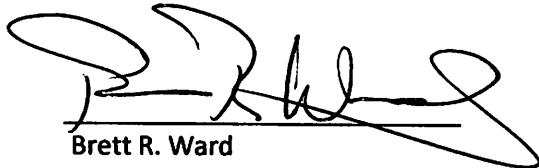
To Whom it May Concern,

Re: Parcel ID 38-5N-33-3301-000-000 / 5700 Pine Forest Road, Walnut Hill, FL

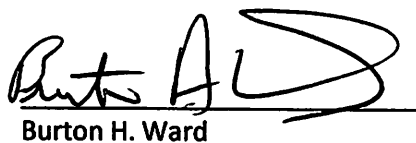
My son and I are row-crop and cattle farmers, and in efforts to expand our production, we along with our wives, recently bought approximately 255 +/- acres (individual parcels, but all abutting). We purchased this property for the sole reason of it being prime farmland. However, the property came with a single-family residence of which we have no need for. So that we are following the rules and regulations of Escambia County, we are formally requesting a Future Land Use Map Amendment, as well as, a Rezoning. We are requesting this so that we can properly cut out the single-family residence, and have it meet code, so that any future buyer will not have any issues regarding the zoning uses and/or building permits for the property.

Currently, the parcel that we are asking to be changed is zoned Agriculture with a FLU designation of Agriculture. We would like to request a Future Land Use Map Amendment change to the Rural Community designation so that we do not have to carve out 20 acres of the prime farmland that we just purchased for our business. The designation of Rural Community would be consistent with our rezoning request of Rural Residential.

Thank you for your consideration,


Brett R. Ward


Susan R. Ward


Burton H. Ward


Kathryn Elisabeth H. Ward

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

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

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

Planning Board Public Hearing, date(s): _____

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Brett + Susan Ward

Address: 4761 Hwy 99-A

City: Walnut Hill State: FL Zip Code: 32568

Telephone: (850) 327-4659

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 5700 Pine Forest Road

Subdivision: N/A

Property reference number: Section 38 Township 5N Range 33

Parcel 3301 Lot 000 Block 000

Size of Property (acres) 2.5 Sewer _____ Septic Tank

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

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

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

Planning Board Public Hearing, date(s): _____

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Burton Heath and Kathryn Elisabeth H. Ward

Address: 5090 Arthur Brown Road

City: Walnut Hill State: FL Zip Code: 32568

Telephone: (251) 359-4600

Email: ehward7@gmail.com

DESCRIPTION OF PROPERTY:

Street address: _____

Subdivision: _____

Property reference number: Section _____ Township _____ Range _____

Parcel _____ Lot _____ Block _____

Size of Property (acres) _____

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

By my signature, I hereby certify that:

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

[Signature] BRETT R WARD 5/24/17
Signature (Property Owner) Printed Name Date

Susan R. Ward Susan R. Ward 5/24/17
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: _____
City: _____ State: _____ Zip: _____
Telephone () _____ - _____ Fax # () _____ - _____
Email: _____

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 24th day of May, year of 2017 by Brett & Susan Ward who () did () did not take an oath. He/she is (X) personally known to me, () produced current Florida/Other driver's license, and/or () produced current N/A as identification.

[Signature] 5/24/17 Brandy White
Signature of Notary Public Date Printed Name of Notary

My Commission Expires 8/15/20 Commission No. GG021411
(Notary seal must be affixed)



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

Project name:

Property reference #: Section 38 Township 5N Range 33

Parcel # 38-5N-33-3301-000-000

Project Address:

5700 Pine Forest 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 24th DAY OF May, 2017


Owner's signature

BRETT R WARD
Owner's name (print)

Agent's signature

Agent's name (print)

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

Project name:

Property reference #: Section 38 Township 5N Range 33

Parcel # 38-5N-33-3301-000-000

Project Address:
5700 Pine Forest 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 24th DAY OF May, 20 17


Owner's signature

Robert Heath Verd
Owner's name (print)

Agent's signature

Agent's name (print)

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

Project name:

Property reference #: Section 38 Township 5N Range 33

Parcel # 38-5N-33-3301-000-000

Project Address:

5700 Pine Forest 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 24th DAY OF May, 2017

Susan R. Ward
Owner's signature

Susan R. Ward
Owner's name (print)

Agent's signature

Agent's name (print)

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

Project name:

Property reference #: Section 38 Township 5N Range 33

Parcel # 38-5N-33-3301-000-000

Project Address:

5700 Pine Forest 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 24th DAY OF May, 2011

Kathryn Elisabeth H Ward
Owner's signature

Kathryn Elisabeth H Ward
Owner's name (print)

Agent's signature

Agent's name (print)

5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

Note: Application fees include a \$5 technical fee. Cost of the public notice mailing is to be borne by the applicant. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted (a 3% fee will be added for credit card payments).

- C. _____ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)
- D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)
- E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

[Signature]
 Signature of Owner/Agent
Susan R. Ward
 Signature of Owner

BRETT R WARD
 Printed Name Owner/Agent
Susan R. Ward
 Printed Name of Owner

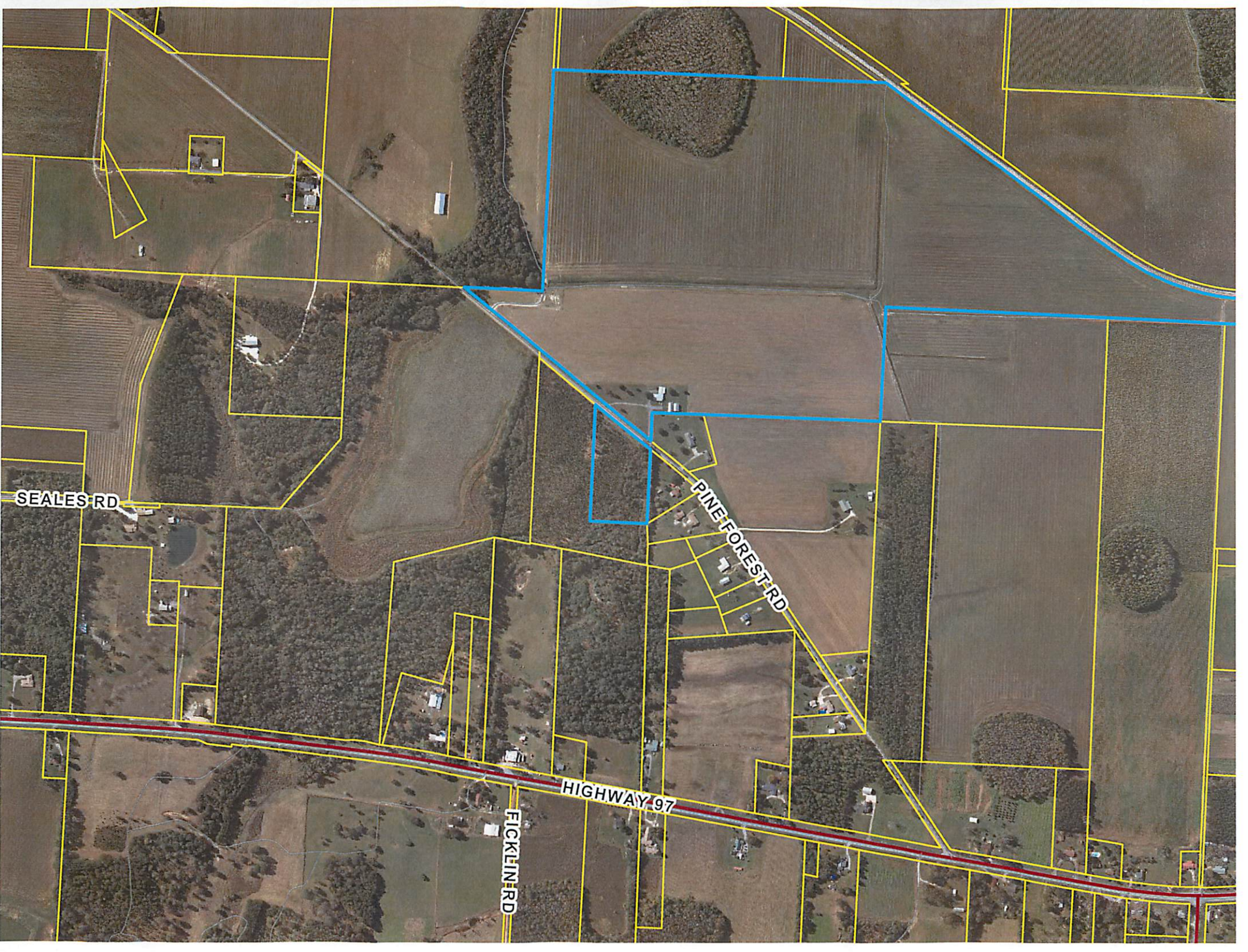
5/24/17
 Date
5/24/17
 Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 24th day of May 20 17 by Brett & Susan Ward
 Personally Known OR Produced Identification . Type of Identification Produced: N/A

[Signature]
 Signature of Notary

Brandy White
 Printed Name of Notary



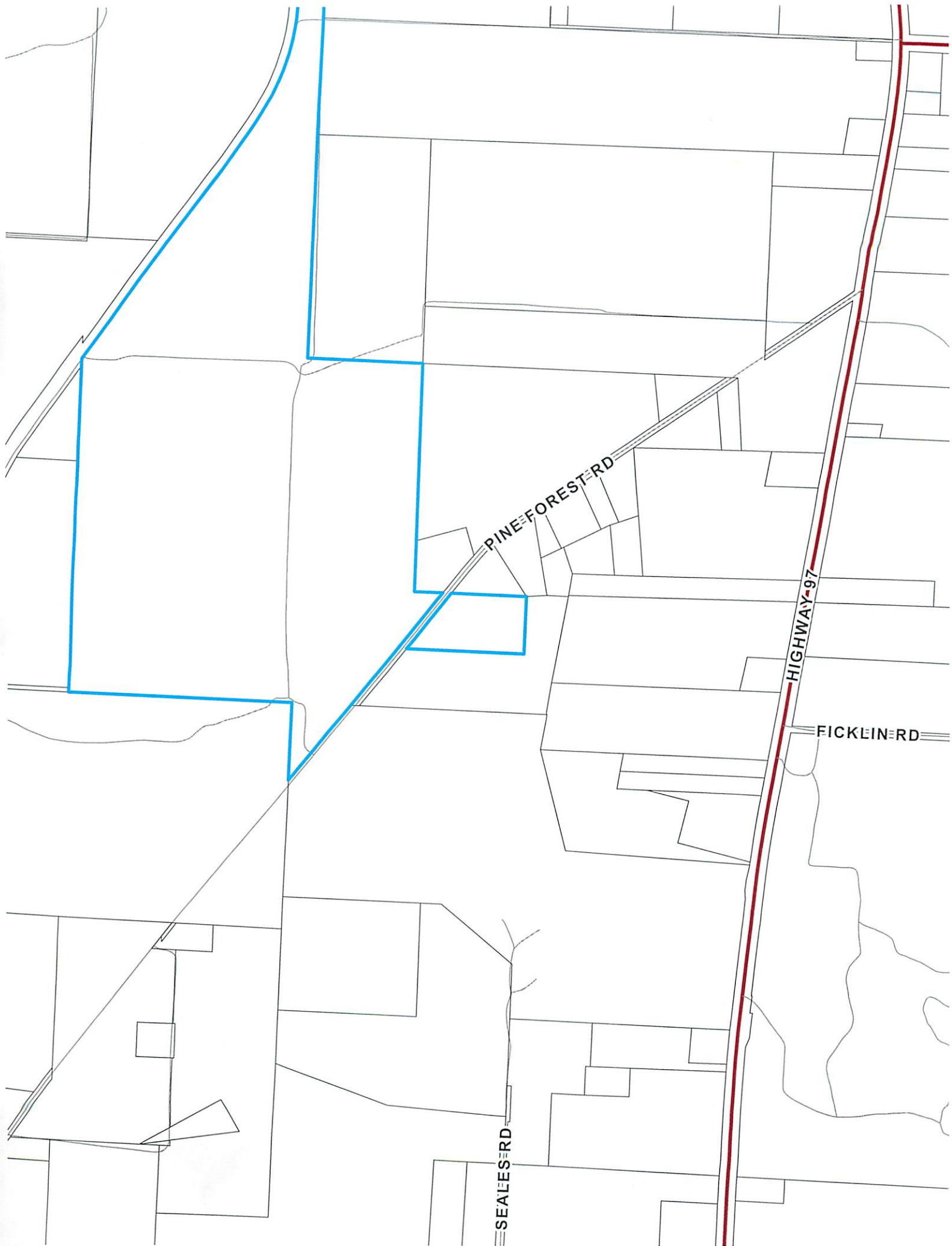


SEALES RD

PINE FOREST RD

FICKLIN RD

HIGHWAY 97

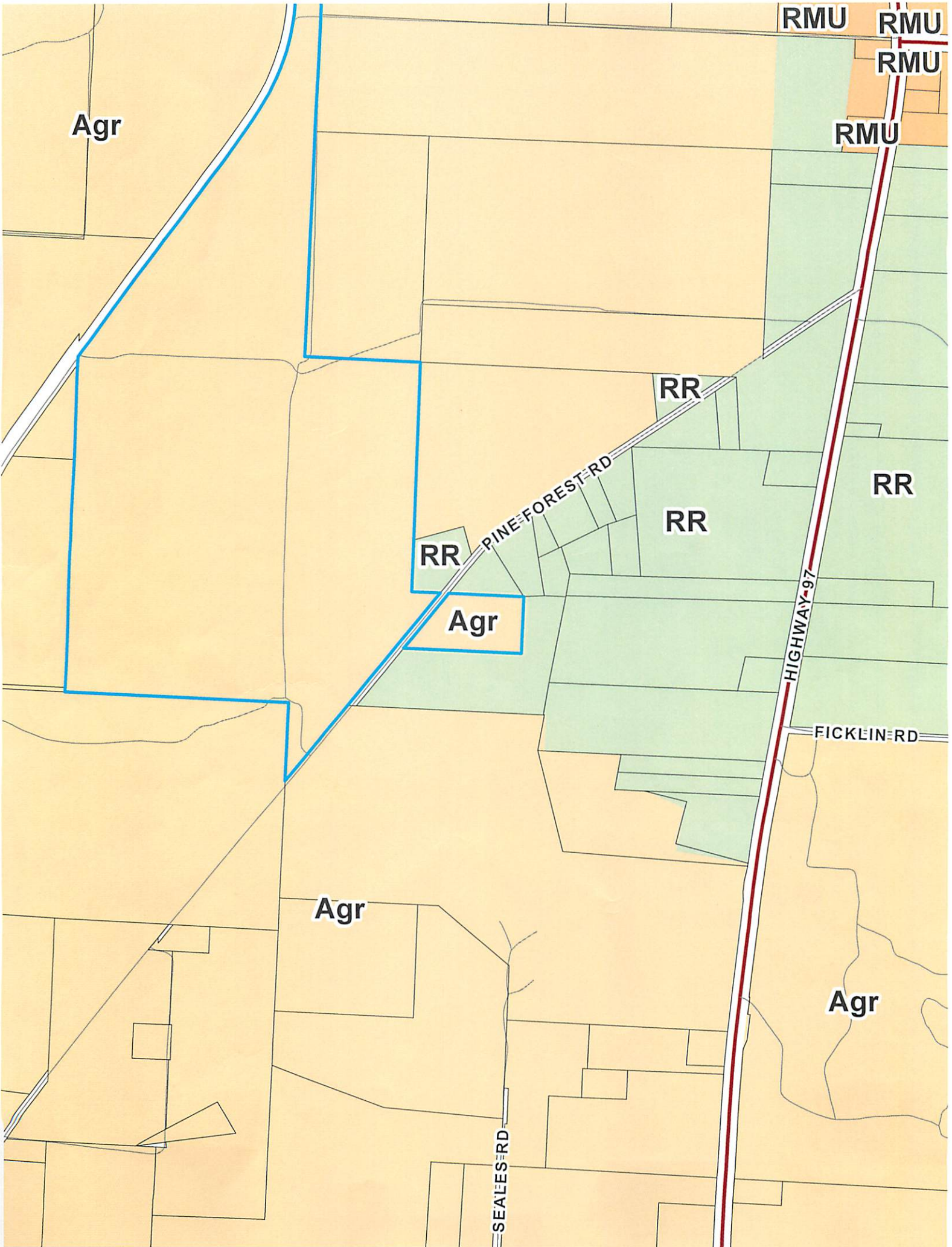


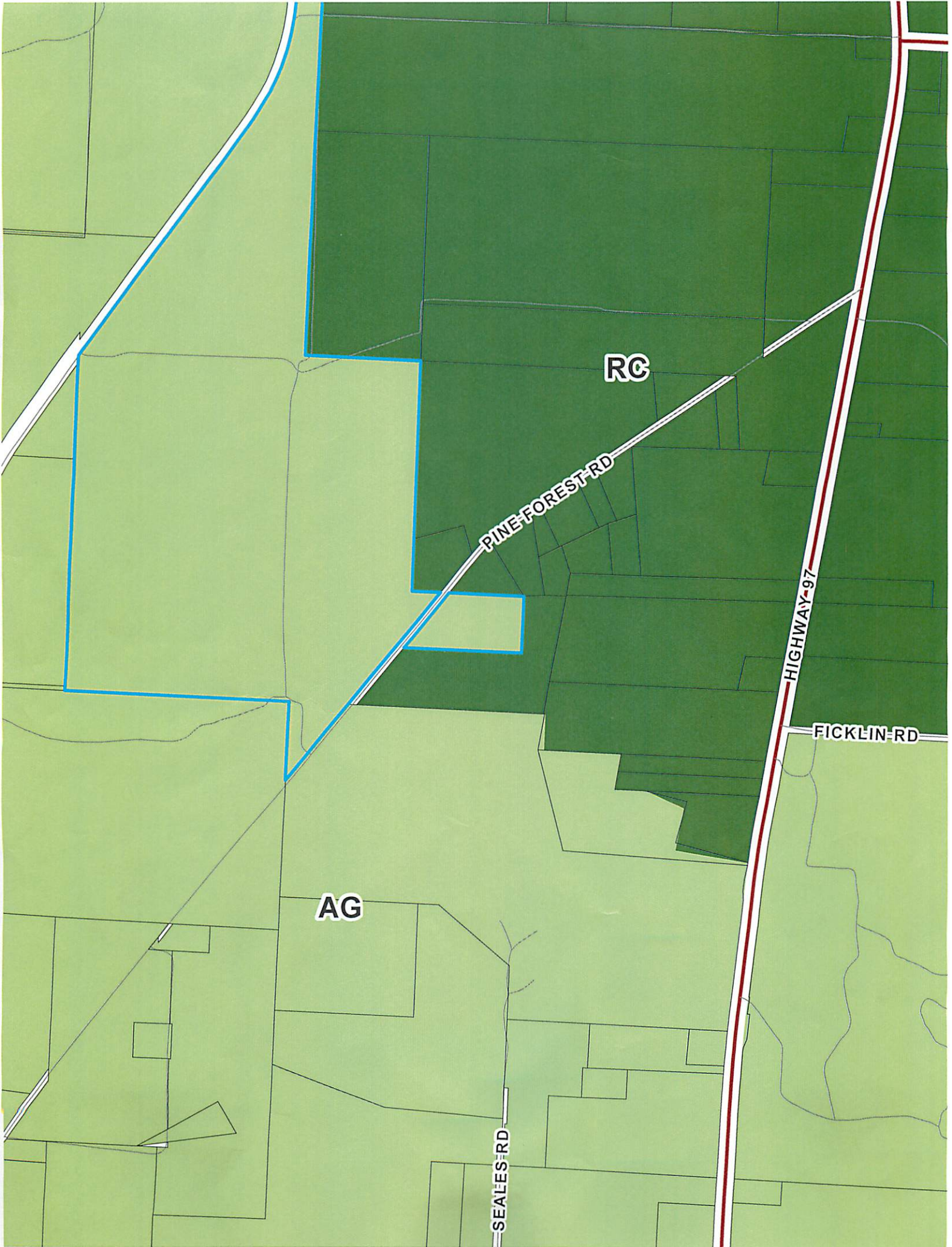
PINE FOREST RD

HIGHWAY-97

FICKLIN RD

SEALES RD





RC

PINE FOREST RD

HIGHWAY-97

FICKLIN RD

AG

SEALES RD

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File #17GL-5789

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Janis W. Harms, an un-remarried widow, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Janis W. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010 Grantor*, Address: 5700 Pine Forest Road, Walnut Hill, Florida 32568 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99A, Walnut Hill, Florida 32568, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia State of Florida, to wit:

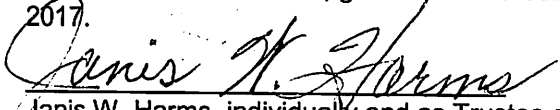
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

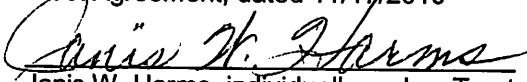
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 28th day of April, 2017.

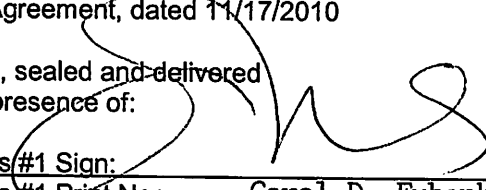


Janis W. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010

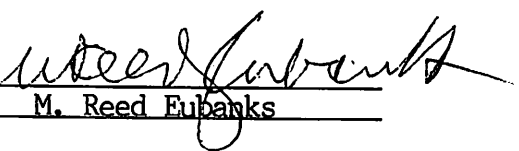


Janis W. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered in the presence of:



Witness #1 Sign: _____
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 
Witness #2 Print Name: M. Reed Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of April, 2017, by Janis W. Harms, an un-remarried widow, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Janis W. Harms, an un-remarried widow, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires: _____
(Notary Seal)

M. Reed Eubanks
Notary Public-State of FL
Comm. Exp. June 2, 2018
Comm. No. FF 106262

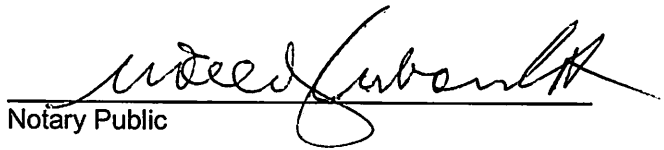

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 17FL-5789

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 5700 Pine Forest Road
Legal Address of Property: 5700 Pine Forest Road, Walnut Hill, FL 32568

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Janis Harms
Seller's Name: Janis W. Harms, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010

Janis Harms
Seller's Name:
Janis W. Harms, individually and as Trustee of
The Lowell C. Harms Revocable Trust Agreement,
Dated 11/17/2010

[Signature]
Witness #1 Sign:
Witness #1 Print Name: Carol D. Eubanks

[Signature]
Witness #2 Sign:
Witness #2 Print Name: M. Reed Eubanks

[Signature]
Witness #1 Sign:
Witness #1 Print Name: Carol D. Eubanks

[Signature]
Witness #2 Sign:
Witness #2 Print Name: M. Reed Eubanks

As to Buyer(s):

[Signature]
Buyer's Name: Brett R. Ward

Susan R. Ward
Buyer's Name: Susan R. Ward

[Signature]
Buyer's Name: Burton Heath Ward

Kathryn Elisabeth H. Ward
Buyer's Name: Kathryn Elisabeth H. Ward

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 17FL-5789

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, Grantor*, Address: 5700 Pine Forest Road, Walnut Hill, Florida 32568 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99 A, Walnut Hill, Florida 32568 grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The above described property is not the homestead of the Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 25 day of April, 2017.



David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010



David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered
in the presence of:

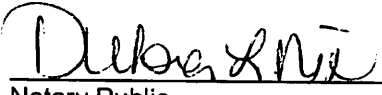
Witness #1 Sign: Hali McCaw
Witness #1 Print Name: Hali McCaw

Witness #2 Sign: Debra Nix
Witness #2 Print Name: Debra C. Nix

STATE OF Alabama
COUNTY OF Baldwin

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of April, 2017, by David L. Harms, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and David L. Harms, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010 who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:
~~My Commission Expires August 26, 2016~~
(Notary Seal)



Notary Public

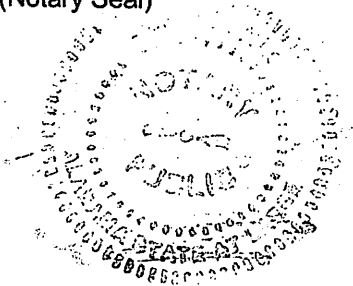


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel1:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No.17FL-5789


ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road, Walnut Hill, Florida
Legal Address of Property: 5700 Pine Forest Road, Walnut Hill, Florida 32568

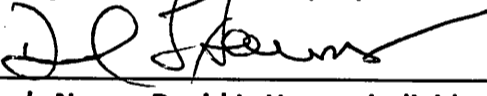
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

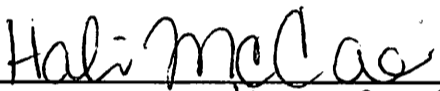
As to Seller(s):



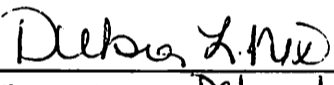
Seller's Name: David L. Harms, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010



Seller's Name: David L. Harms, individually
And as Trustee of the Lowell C. Harms Revocable
Trust Agreement, dated 11/17/2010

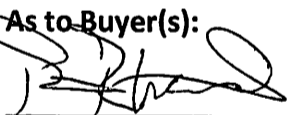


Witness Name: Hali McCaw



Witness Name: Debra L. Nix

As to Buyer(s):



Buyer's Name: Brett R. Ward



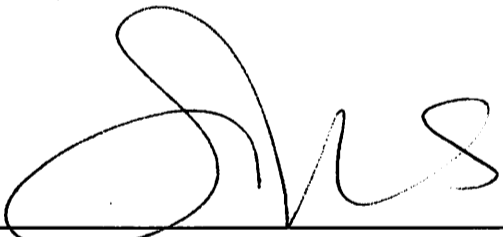
Buyer's Name: Susan R. Ward



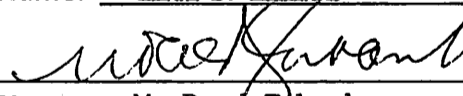
Buyer's Name: Burton Heath Ward



Buyer's Name: Kathryn Elisabeth H. Ward



Witness Name: Carol D. Eubanks



Witness Name: M. Reed Eubanks

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 17FL-5789

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017031712 5/1/2017 10:46 AM
OFF REC BK: 7704 PG: 106 Doc Type: WD
Recording \$27.00 Deed Stamps \$2,088.80

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, Grantor*, Address: 45288 Pine Hill Drive, Hammond, LA 70401 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Brett R. Ward and Susan R. Ward, husband and wife and Burton Heath Ward and Kathryn Elisabeth H. Ward, husband and wife, Grantee*, Address: 4761 Highway 99 A, Walnut Hill, Florida 32568, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

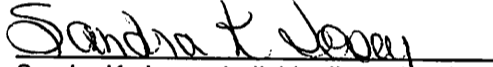
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The Above described property is not the homestead of the Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

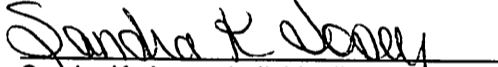
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

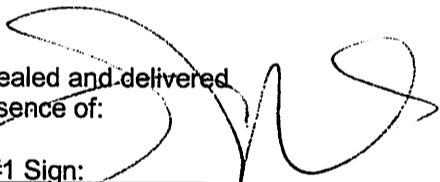
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 28th day of April, 2017.



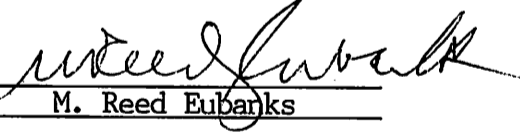
Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010



Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010

Signed, sealed and delivered in the presence of:


Witness #1 Sign: _____
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 
Witness #2 Print Name: M. Reed Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of April, 2017, by Sandra K. Josey, individually and as Trustee of the Janis W. Harms Revocable Trust Agreement, dated 11/17/2010 and Sandra K. Josey, individually and as Trustee of the Lowell C. Harms Revocable Trust Agreement, dated 11/17/2010, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:
(Notary Seal)

M. Reed Eubanks
Notary Public-State of FL
Comm. Exp. June 2, 2018
Comm. No. FF 106262

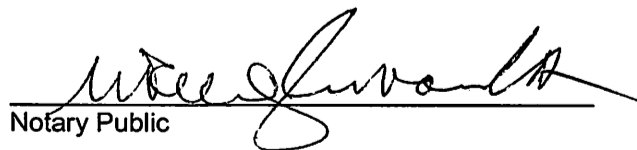

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel:

Beginning at the Southwest corner of Section 38, Township 5 North, Range 33 West, Escambia County, Florida; thence South 89° 52' 46" West along the South line of the Northwest 1/4 of Section 13, Township 5 North, Range 33 West a distance of 2117.40 feet to the Easterly R/W line of Burlington Northern Railroad (R/W varies); thence go along said Easterly R/W line the following 7 courses: North 14° 00' 09" East a distance of 881.76 feet to the Point of Curvature of a curve; thence along said curve, turning to the right with an arc length of 634.32 feet, with a radius of 1628.62 feet, with a chord bearing of North 23° 25' 21" East, with a chord length of 630.32 feet to the Point of Tangency; thence go North 34° 05' 26" East a distance of 572.31 feet; thence go North 00° 15' 59" West a distance of 44.30 feet; thence go North 34° 05' 26" East a distance of 1633.18 feet to the Point of Curvature of a curve; thence along said curve, turning to the left with an arc length of 940.42 feet, with a radius of 1456.57 feet, with a chord bearing of North 15° 37' 49" East, with a chord length of 924.17 feet to the Point of Tangency; thence go North 00° 05' 40" East a distance of 1110.44 feet to the North line of the Southwest 1/4 of Section 12, Township 5 North, Range 33 West; thence go South 89° 54' 30" East along said line a distance of 151.17 feet to the Northwest corner of said Section 38; thence go South 89° 44' 28" East, along the North line of Section 38 a distance of 1323.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 05' 11" West a distance of 1332.48 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 89° 36' 34" West a distance of 1320.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 38; thence go South 00° 40' 04" East a distance of 662.47 feet; thence go North 89° 36' 49" East a distance of 2674.80 feet to the Range line of Range 33 West and Range 32 West; thence go South 03° 51' 02" West along said Range line a distance of 655.39 feet; thence go South 00° 25' 27" East a distance of 331.21 feet; thence go South 89° 47' 24" West a distance of 1981.09 feet; thence go South 00° 46' 51" East a distance of 1654.05 feet; thence go North 88° 15' 14" East a distance of 163.69 feet; thence go South 36° 54' 26" West a distance of 1383.36 feet to the West line of the Southeast 1/4 of Section 13; thence go North 00° 18' 27" West along said West line a distance of 438.78 feet to the Northwest corner of said Southeast 1/4 of Section 13, also being the Southwest corner of Section 38 and the Point of Beginning.

LESS and except that certain property as described in Deeds recorded in Official Records Book 7675, Page 396, Official Records Book 7675, Page 399 and Official Records Book 7675, Page 402, all of the Public Records of Escambia County, Florida.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 17FL-5789

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road, Walnut Hill, Florida
Legal Address of Property:

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Sandra K Josey
Seller's Name: Sandra K. Josey, individually
And as Trustee of the Janis W. Harms Revocable
Trust Agreement, dated 11/17/2010

Carol D. Eubanks
Witness Name: Carol D. Eubanks

Sandra K Josey
Seller's Name: Sandra K. Josey, individually
And as Trustee of the Lowell C. Harms Revocable
Trust Agreement, dated 11/17/2010

M. Reed Eubanks
Witness Name: M. Reed Eubanks

As to Buyer(s):

Brett R. Ward
Buyer's Name: Brett R. Ward

Carol D. Eubanks
Witness Name: Carol D. Eubanks

Susan R. Ward
Buyer's Name: Susan R. Ward

M. Reed Eubanks
Witness Name: M. Reed Eubanks

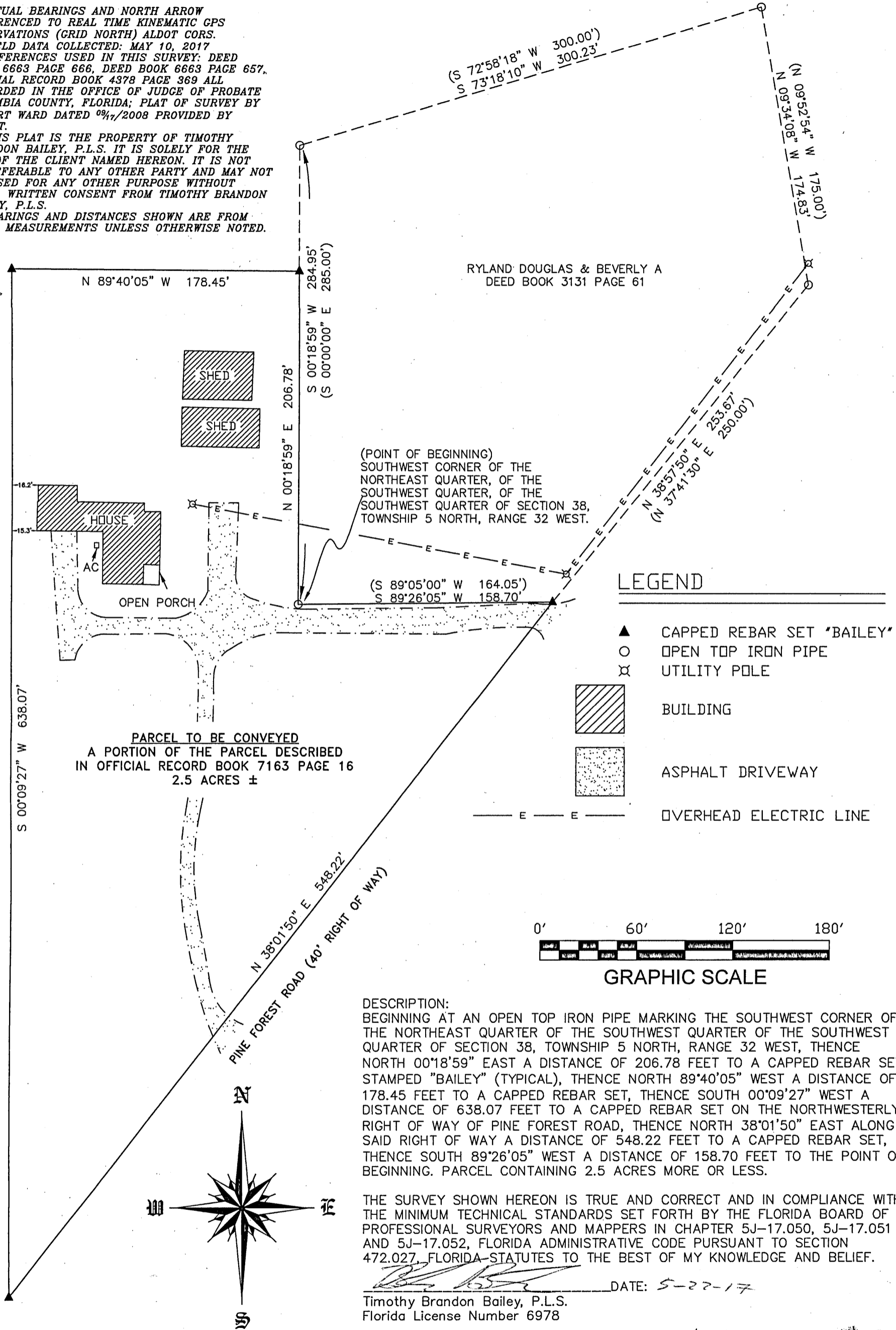
Burton Heath Ward
Buyer's Name: Burton Heath Ward

Kathryn Elisabeth H. Ward
Buyer's Name: Kathryn Elisabeth H. Ward

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) ALDOT CORS.
2. FIELD DATA COLLECTED: MAY 10, 2017
3. REFERENCES USED IN THIS SURVEY: DEED BOOK 6663 PAGE 666, DEED BOOK 6663 PAGE 657, OFFICIAL RECORD BOOK 4378 PAGE 369 ALL RECORDED IN THE OFFICE OF JUDGE OF PROBATE ESCAMBIA COUNTY, FLORIDA; PLAT OF SURVEY BY ROBERT WARD DATED 09/17/2008 PROVIDED BY CLIENT.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
5. BEARINGS AND DISTANCES SHOWN ARE FROM FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



HARMS JANIS W LIFE ESTATE
DEED BOOK 7163 PAGE 16

PARCEL TO BE CONVEYED
A PORTION OF THE PARCEL DESCRIBED
IN OFFICIAL RECORD BOOK 7163 PAGE 16
2.5 ACRES ±

CLIENT: BRETT WARD	TYPE OF SURVEY: CONVEYANCE	SCALE: 1" = 60'	
Survey Prepared By: Timothy Brandon Bailey, P.L.S. 208 Mohawk Street Mobile, Alabama 36606	FILE NO.: 30-17	THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.	



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: June 7, 2017

**RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-03
and Z-2017-07**

TTO Staff has reviewed the Small Scale Map Amendment (SSA)-2017-03 and Rezoning Case (Z)-2017-03, 5700 SR297 (Pine Forest Road), agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program or the State of Florida's Florida Department of Transportation (FDOT) 5-Year Work Program along Pine Forest Road within the vicinity of the subject parcel.

Per the Florida-Alabama Transportation Planning Organization (TPO) Congestion Management Process Plan, Pine Forest Road is currently functioning within its allowable capacity for traffic volumes between the segment of SR10A (Mobile Hwy) and I-10. The maximum level-of-service (LOS) for the roadway segment is LOS D (39,800 trips/day), and currently the roadway segment is functioning at a LOS C (26,000 trips/day) and is not expected to exceed 29,000 trips/day by Year 2024, which is still within the allowable LOS roadway standard.

The TPO 2040 Long Range Transportation Plan (LRTP) does include a capacity project along Mobile Highway from Nine Mile Road to Godwin Lane, which lies just west of the subject parcel, to widen to 4 lanes. The 2040 LRTP proposes Federal/State dollars to fund the engineering design phase (\$10.4M) for this section of Mobile Highway within the 2026-2030 timeframe. However, no right-of-way (\$17.3M) or construction (\$39.7M) funds are proposed in the LRTP at this time.

Due to the information provided above, TTO Staff does not have any concerns with the proposed SSA and/or the rezoning request; however, TTO's review 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

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: SSA 2017-03
Location: 5700 Pine Forest Road
Parcel #s: 38-5N-33-3301-000-000 (Parent Parcel)
Acreage: 2. 50 (+/-) acres
Request: From Agricultural (AG) to Rural Community (RC)
Applicant: Brett and Susan Ward, Owners

Meeting Dates: Planning Board July 10, 2017
BCC August 3, 2017

Summary of Proposed Amendment:

The proposed amendment is for a parcel totaling 2.50 (+/-) acre, accessed from Pine Forest Road.

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

- a) The parcel is 2.50 (+/-) acres which is under the 10 acres or fewer as stated in 163.3187(1)(a).
- b) This amendment is the third small scale amendment for this calendar year; therefore, it will not exceed the maximum of 120 acres in a calendar year as stated in F.S 163.3187(1)(b).
- c) The proposed amendment is not located within a designated area of critical state concern.

The applicants have requested a Future Land Use (FLU) map amendment to change the FLU category of a parcel totaling 2.50(+/-) acre, from Agricultural (AG) to Rural Community (RC). Based on the request, the FLU change along with a concurrently requested rezoning from Agriculture (Agr), to Rural Residential (RR), would allow for the separation of an existing residential unit from the primary farmland operations.

Sec. 2-7.3 Comprehensive Plan future land use and text amendments.

(3) Compliance review. The Planning Board shall consider a requested Comprehensive Plan map amendment during the noticed meeting of the board and determine any subsequent actions. At the conclusion of the hearing, the Planning Board shall adopt a recommendation to the BCC for adoption, adoption with modification, or rejection of the amendment.

a. General amendment conditions. All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

- 1. Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly

warranted.

2. Professional practices. The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Staff Analysis: To provide protection to prime farmland and prevent the unnecessary and irreversible conversion of large tracks of farmland into non-agricultural uses, the RC FLU recognize existing residential development that serves the rural and agricultural areas of Escambia County. Farming is an important aspect of our community; planning principles used to encourage the protection of prime farmland in the County, as provided for specific allowances in the Comprehensive Plan and in the Land Development Code. In the Land Development Code (LDC), Sec. 3-2.3 Rural Residential district (RR) describe the clustering of smaller residential lots where needed to protect prime farmland from non-agricultural use.

b. FLUM amendment conditions. In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses by Florida Statute.

Land Use Impacts:

Residential Impact

Comprehensive Plan Policy (CPP) 1.3.1, the current Agriculture (AG) FLU is intended for routine agricultural and silvicultural related activities and very low density residential uses. Also, allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services. The range of allowable uses includes agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial. The residential maximum density is 1 du/20 acres.

The proposed amendment to Rural Community (RC) is intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County. The range of allowable uses includes agriculture, silviculture, residential, recreational facilities, public and civic, compact traditional neighborhood supportive commercial. The residential maximum density is 2 du/acre

Staff Analysis: The applicant is concurrently requesting a rezoning from Agr to RR. If the rezoning is approved, then the proposed FLU change to RC would be compatible with the existing surrounding area densities and intensities. The current development trend in this area of the County identifies the existence of rural residential development along existing roadways, in support of the primary agricultural development. The parcel already has a single-family residence and accessory structures on-site.

Infrastructure Availability:

FLU 1.5.1 New Development and Redevelopment in Built Areas

To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (except for residential development).

GOAL CMS 1 Concurrency Management System

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

Potable Water

The applicant has the responsibility to contact the local water provider to ensure the provider can support the proposed use. The adopted level of service (LOS) standards for potable water is established in Comprehensive Plan Policy INF 4.1.7.

Sanitary Sewer

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

Solid Waste Disposal

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

Stormwater Management

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

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

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

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

INF 3.1.8 **Natural Drainage Features.** Existing functioning drainage features will be utilized whenever sufficient capacity is available within such features. Utilization of natural drainage features will be required when such use does not impact sensitive natural resources. The LDC will include land use regulations that require site-specific development plans to protect natural

drainage features and incorporate such features into the site planning and development process.

INF 3.1.9 **Untreated Stormwater.** Channeling untreated run-off directly into receiving waters will be prohibited. Thus, no new "direct" discharge of untreated stormwater will be permitted. Note: For the purposes of this plan, adequate vegetative filtration of sheet flow from pervious surfaces may be considered treatment.

Transportation System

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

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

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

Staff Analysis: The parcel has a single-family residence on-site promoting the efficient use of existing public roads and infrastructure. The applicant is not proposing any other development.

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

Wellheads:

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

Historically Significant Sites:

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

Wetlands:

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

Staff Analysis: Based on public records, the existing residence was built in 1975 and it's the primary residential use of the new 2.5 +/- acre parcel created. The parcel appears to be located outside of the well-head travel time contours. The applicant did not provide a significant historical site review; however, it's worth noting that the parcel in question contains existing residential and accessory structures. The applicant is not proposing any other development on-site; we recommend that any new proposed development within the parcel would have to be reviewed for cultural resources. From a review of the available National Wetland Inventory maps, there appears to be **no environmentally sensitive lands** on the subject parcel. Any future development shall be analyzed for environmental compliance with regulations prior to the issuance of any site plan approval.

Comprehensive Plan Consistency and Relevant Policies:

Rural Community Future Land Use Category:

FLU 1.3.1 FLUM Rural Community (RC)

General Description: Intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County.

Staff Analysis: The proposed FLU change to RC **is compatible** with the existing surrounding uses and will not have a negative impact upon existing public roads, utilities and service infrastructures. The development trend is rural residential development along the existing roadways. The existing residence already makes use of available infrastructure and is compatible with the surrounding uses and intensities.

Summary: If the rezoning application to RR is approved, then the request to assign a FLU of RC **would be** compatible with the current requirements of the Comprehensive Plan and of the Land Development Code. To protect the agricultural and rural character of that area in Escambia County, both the LDC and the Comprehensive Plan have allowances to accommodate single-family residences as accessory and supportive uses to the farming operations.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: small scale map amendment 2017-03

Date: 06-08-17

Date requested back by: 06-15-17

Requested by: Juan Lemos

Phone Number: 595-3471



(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 6/13/17

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

- Approved as to title block & ordinance format only -

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

2 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
3 2017-03."

4
5 **Section 3. Changes to the 2030 Future Land Use Map**

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

12
13 A parcel within Section 38, Township 5N, Range 33W, parent parcel
14 reference number 38-5N-33-3301-000-000 totaling 2.50 (+/-) acres,
15 located on Pine Forest Road, as more particularly described by Timothy
16 Brandon Bailey, P. L. S, signed and sealed by Timothy Brandon Bailey in
17 the conveyance survey dated May 22, 2017 attached as Exhibit A, from
18 Agricultural (AG) to Rural Community (RC).

19
20 **Section 4. Severability**

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

25
26 **Section 5. Inclusion in the Code**

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

33
34 **Section 6. Effective Date**

35
36 Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become
37 effective until 31 days after adoption. If challenged within 30 days after adoption, this

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

4 **DONE AND ENACTED** this _____ day of _____, 2017.

5
6 BOARD OF COUNTY COMMISSIONERS
7 OF ESCAMBIA COUNTY, FLORIDA
8

9
10 By: _____
11 D. B. Underhill, Chairman

12
13 ATTEST: PAM CHILDERS
14 Clerk of the Circuit Court

15
16
17 By: _____
18 Deputy Clerk

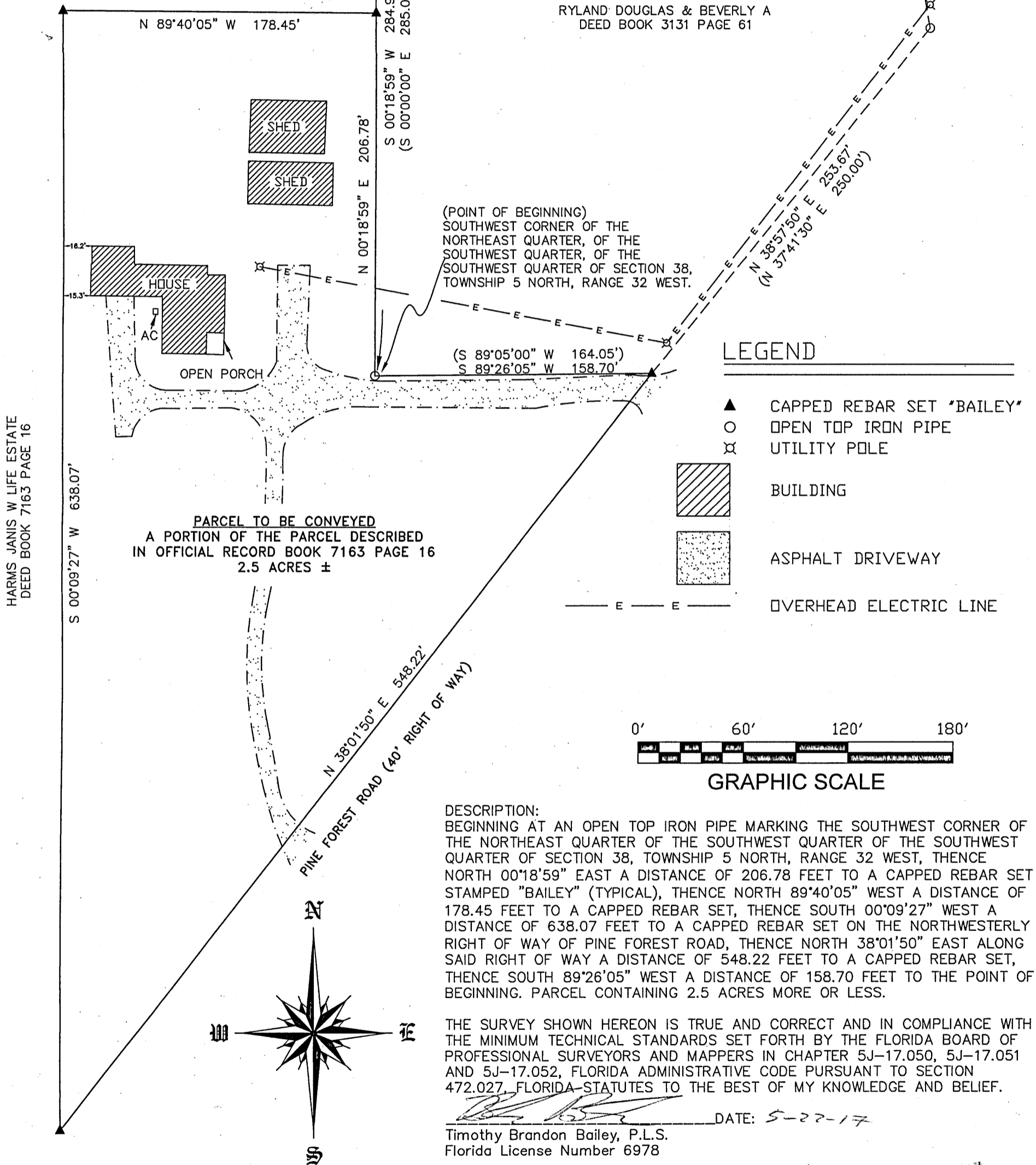
19
20
21 (SEAL)

22
23
24 ENACTED:

25
26
27 FILED WITH THE DEPARTMENT OF STATE:
28

NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) ALDOT CORS.
2. FIELD DATA COLLECTED: MAY 10, 2017
3. REFERENCES USED IN THIS SURVEY: DEED BOOK 6663 PAGE 666, DEED BOOK 6663 PAGE 657, OFFICIAL RECORD BOOK 4378 PAGE 369 ALL RECORDED IN THE OFFICE OF PROBATE ESCAMBIA COUNTY, FLORIDA; PLAT OF SURVEY BY ROBERT WARD DATED 09/17/2008 PROVIDED BY CLIENT.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
5. BEARINGS AND DISTANCES SHOWN ARE FROM FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



CLIENT: BRETT WARD	TYPE OF SURVEY: CONVEYANCE	SCALE: 1" = 60'	<p>PLAT NOT VALID WITHOUT RAISED SEAL AND SIGNATURE</p>
Survey Prepared By: Timothy Brandon Bailey, P.L.S. 208 Mohawk Street Mobile, Alabama 36606 Telephone: 251-564-7295 tbbailey@hotmail.com		FILE NO.: 30-17	



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 07/10/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-01

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-01

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, a Small Scale Map Amendment, SSA-2017-01, amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use (FLU) Map designation.

BACKGROUND:

The applicant is requesting a FLU Map amendment for a 3.25 (+/-) acre parcel, from Commercial (C) to Mixed-Use Urban (MU-U), that would eliminate the FLU constraint of residential development permitted only as secondary to primary commercial development of the parcel.

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 recommendations or comments from that review are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the Comprehensive Plan requires public hearing review and recommendation by the Board prior to action by the BCC. 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 BCC.

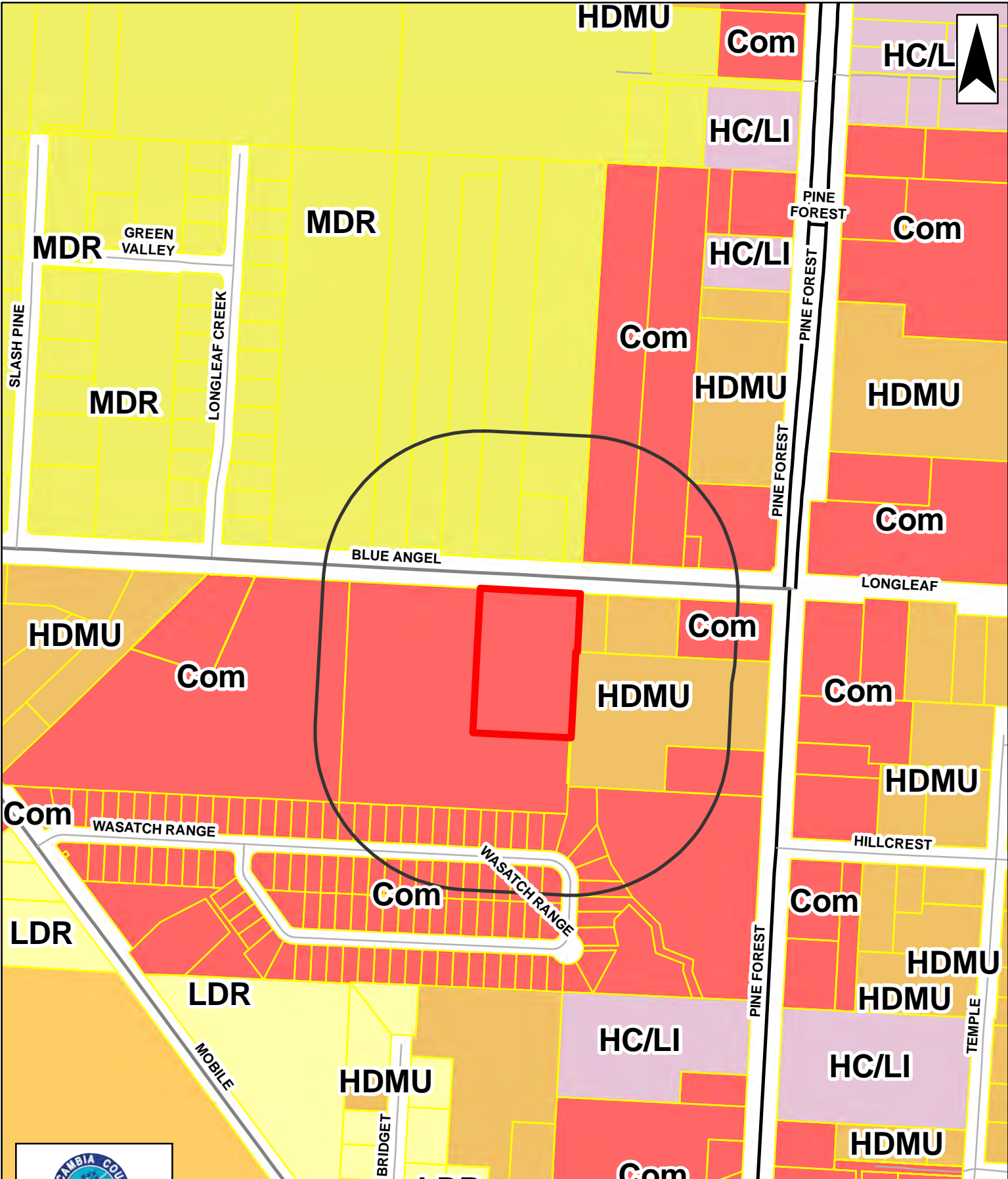
Implementation of this Ordinance will consist of an amendment to the Future Land Use Map of the Comprehensive Plan and distribution of a copy of the adopted Ordinance to interested citizens and staff.


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

SSA-2017-01
Draft Ordinance







SSA-2017-01




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

SSA-2017-01
500' RADIUS ZONING



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



MU-U

GREEN VALLEY

SLASH PINE

LONGLEAF CREEK

PINE FOREST

PINE FOREST

PINE FOREST

BLUE ANGEL

LONGLEAF

WASATCH RANGE

WASATCH RANGE

HILLCREST

MOBILE

BRIDGET

PINE FOREST

TEMPLE

C



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

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-01 FUTURE LAND USE



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



MU-U

GREEN VALLEY

SLASH PINE

LONGLEAF CREEK

PINE FOREST

PINE FOREST

PINE FOREST

BLUE ANGEL

LONGLEAF

WASATCH RANGE

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PINE FOREST

TEMPLE

C



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

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-01 PROPOSED FLU



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



N-BLUE ANGEL PKWY

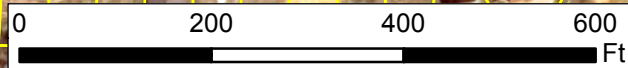
ST-RD










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

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-01 AERIAL



-  Buffer_of_PARCELS_16
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE C

PROPOSED FUTURE LAND USE MU-U

GPA NUMBER SSA-2017-01

~~REVIEW BOARD MEETING~~

PLANNING BOARD

DATE: 07/10/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 08/03/17 TIME: 5:46 PM

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1ST FLOOR BCC CHAMBERS

FOR MORE INFORMATION, CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
585-3475

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpage1@att.net

May 15, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

**RE: Small Scale Future Land Use Change
From Commercial to Mixed Use-Urban MU-U
Parcel Number 25-1S-31-2304-000-005, 
Address: 7155 North Blue Angel Parkway
Owners: Hershel and Debra H. Horne**


Dear Mr. Jones:

This letter together with the attached application and supporting documentation requests Planning Board consideration to change the referenced property Future Land Use from Commercial to Mixed Use-Urban MU-U.

If approved, the parcel will then have the same zoning and future land use classifications as the existing apartment complex located west and adjacent to the site. With regard to location criteria, the site is located within 1,000 feet from the Pine Forest Road intersection, which is a major collector roadway. Owners contemplate construction of another apartment complex.

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

Sincerely yours,


Wiley C. "Buddy" Page

SSN 2017-01
PPB 170500004

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

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

Current FLU: Com Desired FLU: MU-U Zoning: Com Taken by: Acari

Planning Board Public Hearing, date(s): 7/11/2017

BCC Public Hearing, proposed date(s): 8/3/2017

Fees Paid _____ Receipt # _____ Date: 5/25/17

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

Name: Hershel H. & Debra H. Horne

Address: 7155 Blue Angel Parkway

City: Pensacola State: Florida Zip Code: 32534

Telephone: () 850.232.9853

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 7155 Blue Angel Parkway Pensacola, Florida 32526

Subdivision: _____

Property reference number: Section 25 Township 1S Range 31

Parcel 2304 Lot 000 Block 001

Size of Property (acres) 3.25ac

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

By my signature, I hereby certify that:

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

[Signature] Herschel N. Horne
Signature Printed Name Date

[Signature] Debra H. Horne
Signature Printed Name Date

Address: 7155 RD 7000 Blue Angel Parkway

City: Pensacola, State: FL Zip: 32526

Telephone () 850 - 232-9853 Fax # () _____

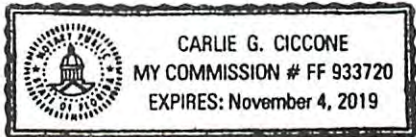
Email: [Signature] 5/22/2017

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 22nd day of May, year of 2017 by Herschel Horne / Debra Horne 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 FL ID as identification.

[Signature] 5/22/2017 Carlie G Ciccone
Signature of Notary Public Date Printed Name of Notary

My Commission Expires FF 933720 Commission No. 114119
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7155 ~~788~~
7000 Blue Angel Parkway,
Pensacola, Florida, Property Reference Number(s) 28-1S-31-2304-000-001,

I hereby designate W.C. "Buddy" Page, 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 22 day of MAY, the year of 2017, 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.

✓ [Signature] Debra Horne
Herschel N. Horne Debra H. Horne

Signature of Property Owner Date Printed Name of Property Owner

[Signature] 5-22-2017

Signature of Agent Date Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

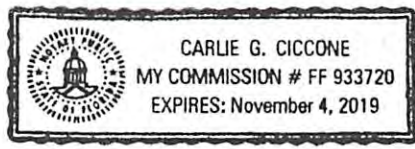
The foregoing instrument was acknowledged before me this 22nd day of May, year of 2017, by Herschel Horne, Debra Horne who () did () did not take an oath.

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

✓ [Signature] 5/22/17 Carlie G. Ciccone
Signature of Notary Public Date Printed Name of Notary Public

Commission Number FF 933720 My Commission Expires 11/4/19

(Notary seal must be affixed)



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

Project name:

Horne Small Scale Amendment

Property reference #: Section 28 Township 1S Range 31

Parcel # 2304-000-001

Project Address:

7155 Blue Angel Parkway

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

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

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

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

Herschel N. Horne
Owner's signature

Debra H. Horne
Owner's name (print)

Owner's signature

Owner's name (print)

Agent's signature

Agent's name (print)

W.C. PAGE
5/22/2017

Record - 4/10/02
Joclar 6.20
\$11.20

OR BK 4853 P60467
Escambia County, Florida
INSTRUMENT 2002-932913

DEED DOC STAMPS PD @ ESC CO \$ 0.70
02/15/02 ERIN LEE WISNIA, CLERK
By: *[Signature]*

Prepared by and return to:
Linda F. Christenson

Lawrence C. Schill, P.A.
226 South Palafox Street 6th Floor
Pensacola, FL 32501
File Number: 01-02BAP
Will Call No.:

[Space Above This Line For Recording Data]

CORRECTIVE
Warranty Deed

This Warranty Deed made this 30th day of August, 2001 between Blue Angel Parkway, L. L. C., a Florida Limited Liability Company whose post office address is Post Office Box 710, Pensacola, FL 32593, grantor, and Herschel H. Horne and Debra H. Horne, husband and wife whose post office address is 7585 Mobile Highway, Pensacola, FL 32526, grantee:

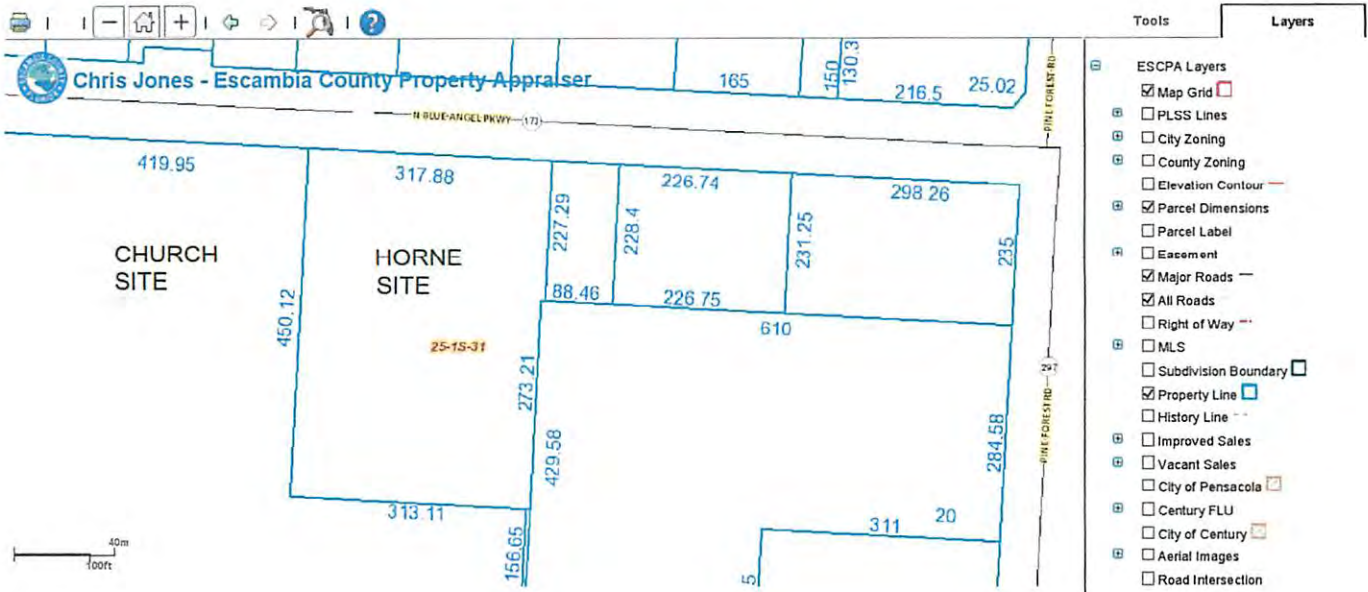
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Commence at a 4" x 4" concrete monument, unnumbered, marking the Northwest corner of Section 25, Township 1 South, Range 31 West, Escambia County, Florida, thence go S.01 degrees 49' 14" W. along the West line of said Section 25, a distance of 1369.84 Feet to a point on the Southerly right of way line of "Blue Angel Parkway", (a/k/a State Road #297, a 100' R/W); thence go S. 88 degrees 25' 44" E. along the said Southerly right of way line for 1671.24 Feet to the point of beginning; Thence continue along said Southerly right of way, S. 88 degrees 25' 44" E. a distance of 317.88 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said section 25, Township 1 South, Range 31 West; thence departing from right of way line S. 01 degrees 45' 54" W. a distance of 177.01 feet; thence go N. 87 degrees 43' 10" West. a distance of 5.54 feet; thence go S. 01 degrees 39' 45" W. a distance of 273.21 feet; thence go N. 88 degrees 25' 18" W. a distance of 273.21 feet; thence go N. 88 degrees 25' 18" W. a distance of 312.95 feet; thence go N. 01 degrees 48' 01" E. a distance of 450.12 feet to the point of beginning.

The above portion of land is situated in a portion of Section 25, Township 1 South, Range 31 West, Escambia County, Florida containing 3.25 acres.

Parcel Identification Number: 25-1S-31-2304-000-000



Both lots are located less than 1,000' from Pine Forest Road Intersection
 $313' + 89' + 227' + 299' = 933'$



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode
 Account
 Reference
 [Printer Friendly Version](#)

General Information Reference: 251S312304000001 Account: 091416150 Owners: HORNE HERSCHEL H & HORNE DEBRA H Mail: 7155 N BLUE ANGEL PKWY PENSACOLA, FL 32526 Situs: 7155 N BLUE ANGEL PKWY 32526 Use Code: SINGLE FAMILY RESID P Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small>	Assessments <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$154,375</td> <td>\$237,306</td> <td>\$391,681</td> <td>\$251,161</td> </tr> <tr> <td>2015</td> <td>\$154,375</td> <td>\$226,614</td> <td>\$380,989</td> <td>\$249,416</td> </tr> <tr> <td>2014</td> <td>\$154,375</td> <td>\$217,825</td> <td>\$372,200</td> <td>\$247,437</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2016	\$154,375	\$237,306	\$391,681	\$251,161	2015	\$154,375	\$226,614	\$380,989	\$249,416	2014	\$154,375	\$217,825	\$372,200	\$247,437
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Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/2002</td> <td>4853</td> <td>467</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/2001</td> <td>5098</td> <td>249</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/2001</td> <td>4765</td> <td>1994</td> <td>\$205,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/2002	4853	467	\$100	WD	View Instr	08/2001	5098	249	\$100	WD	View Instr	08/2001	4765	1994	\$205,000	WD	View Instr	2016 Certified Roll Exemptions HOMESTEAD EXEMPTION,VETERANS <hr/> Legal Description P BEG AT NW COR OF SEC S 1 DEG 49 MIN 14 SEC W ALG W LI OF SEC 1369 84/100 FT TO PT ON SLY R/W LI OF BLUE ANGEL PKY... <hr/> Extra Features BARN METAL SHED POOL POOL SCREEN
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
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08/2001	5098	249	\$100	WD	View Instr																				
08/2001	4765	1994	\$205,000	WD	View Instr																				

Parcel Information

Section Map Id: [25-1S-31](#)

Approx. Acreage: 3.2500

Zoned: [P](#)
Com

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings	
Address: 7155 N BLUE ANGEL PKWY, Year Built: 1970, Effective Year: 1970	
Structural Elements	
DECOR/MILLWORK-ABOVE AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-BRICK-FACE/VENEER	
FLOOR COVER-CARPET	



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

Mar. 28, 2017

Mr. Buddy Page
5337 Hamilton Lane
Pace, FL 32571

Re: 7000 & 7155 Blue Angel Parkway, Pensacola, FL 32526

Dear Mr. Page:

In response to your request, this letter will confirm that the Emerald Coast Utilities Authority does own, operate, and maintain a potable water distribution system and a sanitary sewer collection system to serve the above referenced addresses.

ECUA also has the capacity to provide solid waste disposal service to this location.

If you should have any questions or need any further information, please feel free to call me at 969-6562.

Sincerely,

Thomas E. Justice
GPS Field Coordinator

TEJ/VF

c:\users\spannc\appdata\local\microsoft\windows\temporary internet files\content.outlook\le9tc0kgd\7000 7155 blue angel parkway pensacola fl.doc

DATA AND ANALYSIS RESPONSE

7000/7155 Blue Angel Parkway Pensacola, Florida

UTILITE SERVICES

The attached letter dated March 28, 2017 from the Emerald Coast Utilities Authority (ECUA) affirms that the site is within their service boundary area and that there is current capacity to provide the required water, sanitary sewer and solid waste services to the site.

STORMWATER MANAGEMENT

The detailed site plan will identify specific stormwater management plans which will include design, capacities, collection techniques and treatment details which will be submitted to the County for review and approval.

TRAFFIC

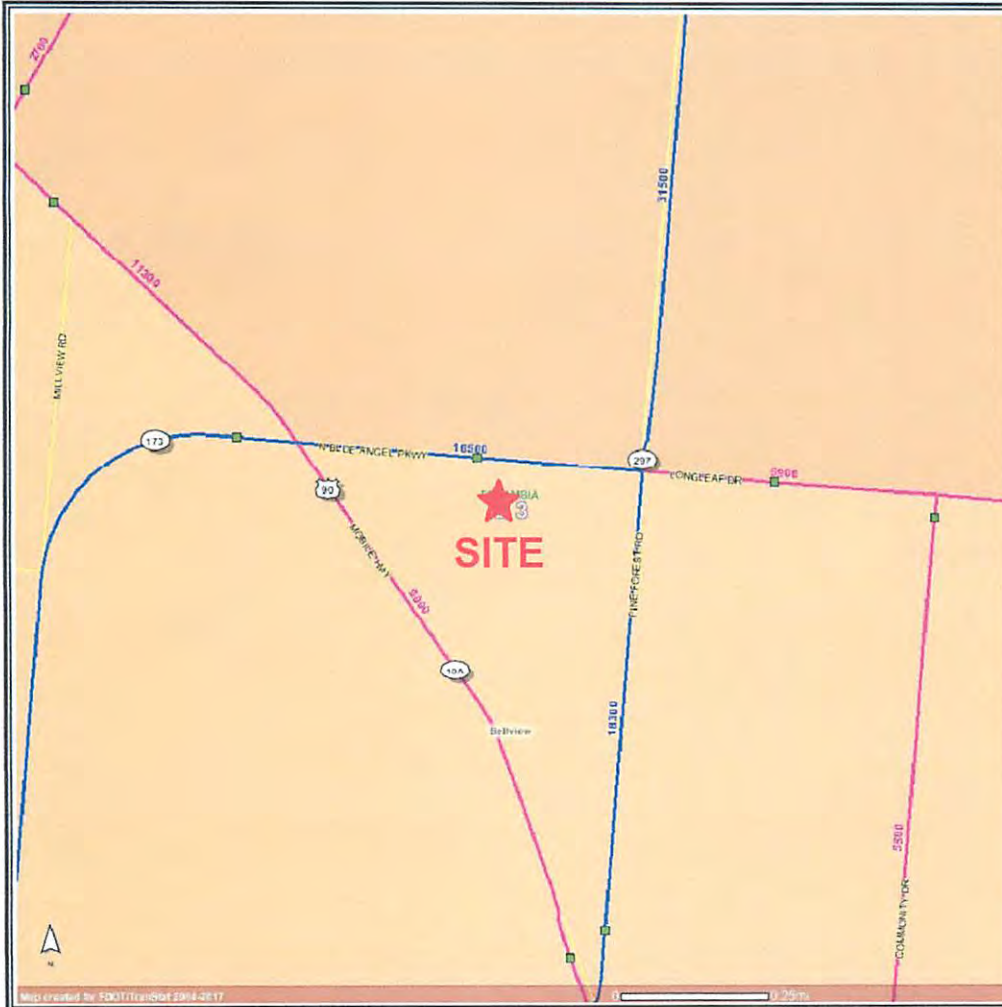
The site fronts on the south side of Blue Angel Parkway between Pine Forest Road to the east and Mobile Highway to the west. The roadway at this location has been recently upgraded to a three lane facility with the center serving as a left turn lane. Exhibit "A" depicts location and a 2016 daily traffic count of 16,500 vehicles. Using a trip generation application, Exhibits B and C depict potential afternoon trips generated from two possible developments . Exhibit "B" depicts PM trips from a proposed 150 unit apartment complex would contribute some 93 PM traffic to the roadway compared to Exhibit "C" depicting a potential government office building at this location generating some 94 PM trips to the roadway. The existing roadway capacity could absorb either of these potential added volumes without having significant impact on the level of service.

RECREATION AND OPEN SPACE

While the site will contain open space and recreational facilities for its residents, this commercially related development will not adversely impact the area public recreation and open spaces.

SCHOOLS This proposed development will likely house residents of school age. The apartment design of potentially 150 units will likely contain some 60 two bedroom units allowing the possibility for some school age populations to impact the capacity of the area schools.

7000 & 7155 Blue Angel Pkwy



- Portable Traffic Monitoring Sites
 - Telemetered Traffic Monitoring Sites
- AADT**
- Less than 15000
 - 15001 - 36000
 - 36001 - 70000
 - 70001 - 130000
 - More than 130000
- Toll Roads
 - Interstates
 - Roads
 - Rivers
 - Lakes
 - County Lines
 - Cities and Towns
 - FDOT Urban Areas
 - County Boundaries

This map was printed from the FDOT Florida Traffic Online ArcIMS mapping application - (<http://fto.dot.state.fl.us/website/FloridaTrafficOnline/>).

For more information regarding FDOT Florida Traffic data, please contact the FTI Support Group of the FDOT/Transportation Statistics Office at 800-399-5503 or TDD/TTY: 850/410-5708.

For more information regarding the Florida Traffic Online site, please contact the GIS Section Manager of the FDOT/Transportation Statistics Office at 850/414-4040 or TDD/TTY: 850/410-5700.

DISCLAIMER: This product has been compiled from the most accurate source data from the Florida Department of Transportation's Transportation Statistics Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The Florida Department of Transportation assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.



EXHIBIT "A"

Traffic Acount AADT = 16,500

EXHIBIT "B"

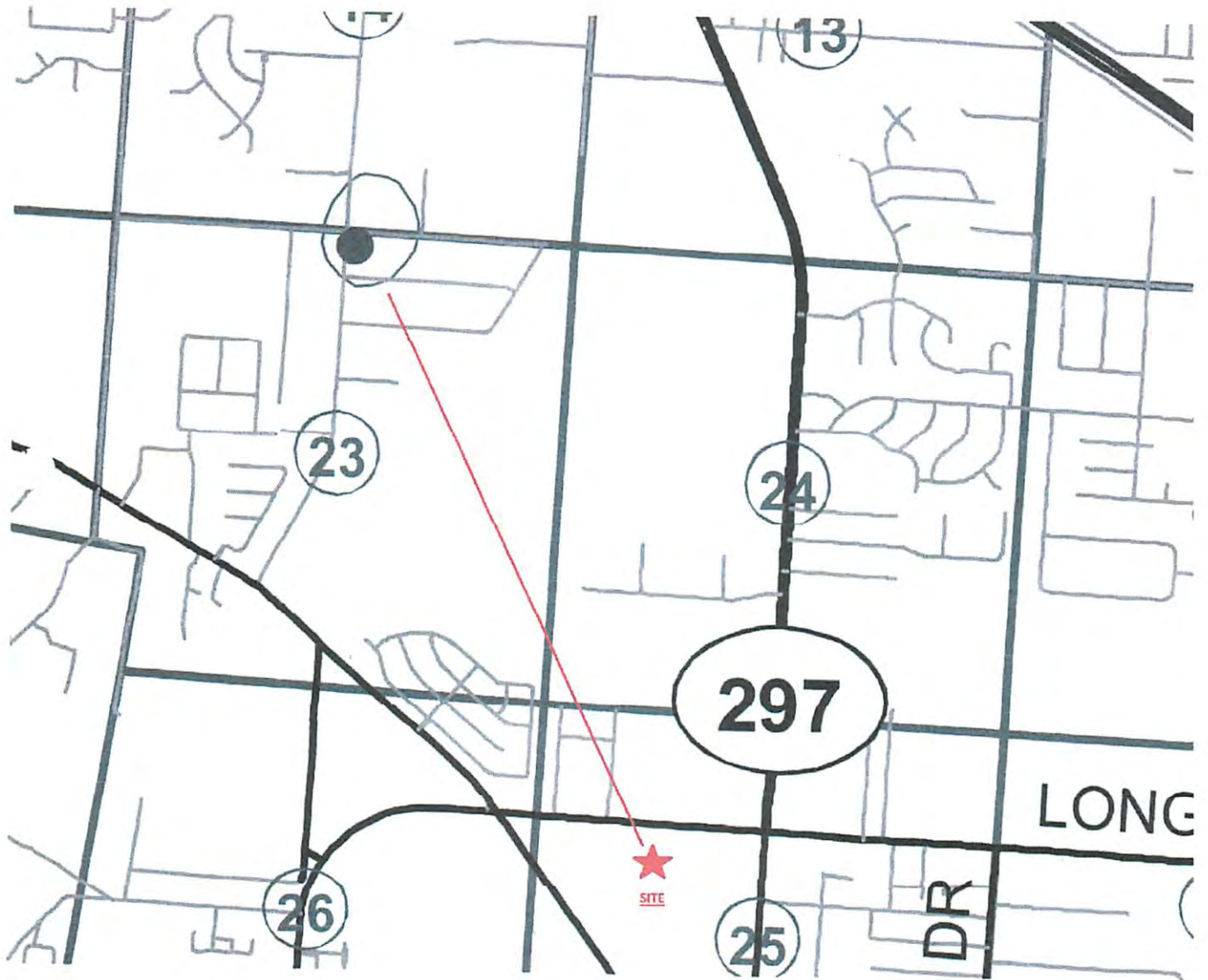
Prison 571	KSF ²	NA	7.27	2.91		NA	NA	NA	NA		0	0	0	NA	
Prison 571	Employees	1.80	0.42	0.23		66%	34%	28%	72%		0	0	0	0	
Library 590	KSF ²	56.24	1.04	7.30		71%	29%	48%	52%		0	0	0	0	
Library 590	Employees	52.52	1.03	5.40		69%	31%	47%	53%		0	0	0	0	
Lodge/Fraternal Organization591	Members	0.29	0.01	0.03		NA	NA	NA	NA		0	0	0	NA	
Lodge/Fraternal Organization591	Employees	46.90	2.10	4.05		NA	NA	NA	NA		0	0	0	NA	
Hospital 610	KSF ²	16.50	1.12	1.14		59%	41%	42%	58%		0	0	0	0	
Hospital 610	Beds	11.81	1.14	1.31		71%	29%	36%	64%		0	0	0	0	
Hospital 610	Employees	5.20	0.33	0.33		72%	28%	31%	69%		0	0	0	0	
Nursing Home 620	Beds	2.37	0.17	0.22		NA	NA	33%	67%		0	0	0	NA	
Nursing Home 620	Employees	6.55	0.19	0.80		69%	31%	NA	NA		0	0	0	0	
Nursing Home 620	KSF ²	7.58	0.55	0.74		71%	29%	52%	48%		0	0	0	0	
Clinic 630	KSF ²	31.45	NA	5.18		NA	NA	NA	NA		0	NA	0	NA	
Clinic 630	Employees	7.75	0.90	1.23		50%	50%	41%	59%		0	0	0	0	
Animal/Veterinary Hospital/Clinic 640	KSF ²	NA	4.08	4.72		72%	28%	39%	61%				0	0	
General Office 710 (Equation)	KSF ²	Equations				88%	12%	17%	83%		0	0	0	0	
General Office 710	KSF ²	11.01	1.55	1.49		88%	12%	17%	83%		0	0	0	0	
Corporate Headquarters 714	KSF ²	7.98	1.49	1.40		93%	7%	10%	90%		0	0	0	0	
Corporate Headquarters 714	Employees	2.33	0.45	0.38		93%	7%	11%	89%		0	0	0	0	
Single Tenant Office Bldg 715	KSF ²	11.57	1.80	1.73		89%	11%	15%	85%		0	0	0	0	
Single Tenant Office Bldg 715	Employees	3.62	0.53	0.50		89%	11%	15%	85%		0	0	0	0	
Medical Dental Office 720	KSF ²	36.13	2.30	3.46		79%	21%	27%	73%	5.0	181	12	17	9	
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%		0	0	0	0	
Government Office Building 730	KSF ²	68.93	5.88	1.21		84%	16%	31%	69%	78.0	5,377	459	94	385	
Government Office Building 730	Employees	11.95	1.02	1.91		84%	16%	74%	26%		0	0	0	0	
State Motor Vehicles Dept. 731	KSF ²	166.02	9.84	17.09		NA	NA	NA	NA		0	0	0	NA	
State Motor Vehicles Dept. 731	Employees	44.54	2.64	4.58		NA	NA	NA	NA		0	0	0	NA	
US Post Office 732	KSF ²	108.19	8.21	11.12		52%	48%	51%	49%		0	0	0	0	
US Post Office 732	Employees	28.32	2.01	2.84		52%	48%	51%	49%		0	0	0	0	
Gov. Office Complex 733	KSF ²	27.92	2.21	2.65		89%	11%	31%	69%	78.0	2,178	172	222	153	
Gov. Office Complex 733	Employees	7.75	0.81	0.75		89%	11%	31%	69%		0	0	0	0	
Office Park 750	KSF ²	11.42	1.71	1.48		89%	11%	14%	86%		0	0	0	0	
Office Park 750	Employees	3.50	0.43	0.39		92%	8%	15%	85%		0	0	0	0	
Office Park 750	Acres	195.11	25.65	28.28		92%	8%	15%	85%		0	0	0	0	
R&D Center 760	KSF ²	8.11	1.22	1.07		83%	17%	15%	85%		0	0	0	0	
R&D Center 760	Employees	2.77	0.43	0.41		86%	14%	10%	90%		0	0	0	0	
R&D Center 760	Acres	79.61	16.77	15.44		84%	16%	12%	88%		0	0	0	0	
Business Park 770	KSF ²	12.76	1.43	1.29		84%	16%	23%	77%		0	0	0	0	
Business Park 770	Employees	4.04	0.45	0.38		85%	15%	22%	78%		0	0	0	0	
Business Park 770	Acres	149.79	18.86	16.84		85%	15%	20%	80%		0	0	0	0	
Building Materials/Lumber 812	KSF ²	45.16	2.60	4.49		67%	33%	47%	53%		0	0	0	0	
Building Materials/Lumber 812	Employees	32.12	2.42	2.77		62%	38%	51%	49%		0	0	0	0	
Free Standing Discount Superstore 814	KSF ²	53.13	1.67	4.61	28%	56%	44%	49%	51%		0	0	0	0	
Specialty Retail Center 814	KSF ²	44.32	6.84	2.71		48%	52%	44%	56%		0	0	0	0	
Specialty Retail Center 814	Employees	22.38	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	1.06	5.00	17%	68%	32%	50%	50%		0	0	0	0	
Free-Standing Discount Store 815	Employees	28.84	0.51	3.48	17%	66%	34%	50%	50%		0	0	0	0	
Hardware/Paint Store 816	KSF ²	51.29	1.08	4.84	26%	NA	NA	47%	53%		0	0	0	NA	
Hardware/Paint Store 816	Employees	53.21	1.13	5.05	26%	NA	NA	NA	NA		0	0	0	NA	
Hardware/Paint Store 816	Acres	545.77	11.54	51.79	26%	NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	KSF ²	36.08	1.31	3.80		NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	Employees	22.13	0.69	1.99		NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	Acres	96.21	2.59	7.52		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	KSF ²	39.00	2.40	5.17		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	Employees	23.40	0.34	0.47		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	Acres	19.50	0.26	0.45		NA	NA	NA	NA		0	0	0	NA	
Shopping Center 820 (Equation)	KSF ²	Equations				34%	61%	39%	49%	51%		0	0	0	0
Shopping Center 820 Rate	KSF ²	42.94	1.00	3.73	34%	61%	39%	49%	51%		0	0	0	0	
Factory Outlet Center 823	KSF ²	26.59	0.67	2.29		73%	27%	47%	53%		0	0	0	0	
New Car Sales 841	KSF ²	33.34	2.03	2.59		74%	26%	39%	61%		0	0	0	0	
New Car Sales 841	Employees	21.14	0.67	0.96		44%	56%	48%	52%		0	0	0	0	
Automobile Parts Sales 843	KSF ²	61.91	2.21	5.98	43%	NA	NA	49%	51%		0	0	0	NA	
Tire Store 848	Service Bays	NA	2.10	3.54	28%	64%	36%	42%	58%		0	0	0	0	
Tire Store 848	KSF ²	24.87	2.89	4.15	28%	63%	37%	43%	57%		0	0	0	0	
Tire Superstore 849	Service Bays	30.55	2.01	3.17		65%	35%	47%	53%		0	0	0	0	
Tire Superstore 849	KSF ²	20.36	1.34	2.11		65%	35%	47%	53%		0	0	0	0	
Supermarket 850	KSF ²	102.24	3.59	10.50	36%	61%	39%	51%	49%		0	0	0	0	
Convenience. Mkt. (Open 24 hrs) 851	KSF ²	737.99	67.03	52.41	61%	50%	50%	51%	49%		0	0	0	0	
Convenience. Mkt. (Open 16 Hrs) 852	KSF ²	NA	31.02	34.57		50%	50%	49%	51%		0	0	0	0	
Convenience. Mkt w/ Gas Pumps 853	KSF ²	845.60	43.90	59.69	66%	50%	50%	50%	50%		0	0	0	0	
Convenience. Mkt w/ Gas Pumps 853	Fuel Position	542.60	16.57	19.07	66%	50%	50%	50%	50%		0	0	0	0	
Discount Supermarket 854	KSF ²	96.82	2.74	8.90	23%	58%	42%	50%	50%		0	0	0	0	
Discount Club 857	KSF ²	41.80	0.58	4.24		71%	29%	50%	50%		0	0	0	0	
Discount Club 857	Employees	32.21	0.36	2.79		77%	23%	48%	52%		0	0	0	0	
Wholesale Market 860	KSF ²	6.73	0.51	0.88		67%	33%	53%	47%		0	0	0	0	
Sporting Goods Superstore 861	KSF ²	NA	NA	3.10		NA	NA	47%	53%		0	NA	0	NA	
Home Improvement Superstore 862	KSF ²	29.80	1.26	2.37	48%	57%	43%	48%	52%		0	0	0	0	
Electronics Superstore 863	KSF ²	45.04	0.28	4.50	40%	NA	NA	49%	51%		0	0	0	NA	
Toy/Children's Superstore 864	KSF ²	NA	NA	4.99		NA	NA	50%	50%		0	NA	0	NA	
Baby Superstore 865	KSF ²	NA	NA	1.82		NA	NA	50%	50%		0	NA	0	NA	
Pet Supply Superstore 866	KSF ²	NA	NA	3.38		NA	NA	50%	50%		0	NA	0	NA	
Office Supply Superstore 867	KSF ²	NA	NA	3.40		NA	NA	53%	47%		0	NA	0	NA	

EXHIBIT "C"

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Description/ITE Code FDOT	Units	(peak hours are for peak hour of adjacent street traffic unless highlighted)								Units	Generated Trips			
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In
Waterport/Marine Terminal 010	Acres	11.93	NA	NA	NA	NA	NA	NA	NA		0	NA	NA	NA
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA	NA	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.82	0.80		55%	45%	54%	46%		0	0	0	0
Commercial Airport 021	Avg Flights/Day	104.73	5.40	5.75		54%	46%	45%	55%		0	0	0	0
Commercial Airport 021	Com. Flights/Day	122.21	6.43	6.88		55%	45%	54%	46%		0	0	0	0
General Aviation Airport 022	Employees	14.24	0.69	1.03		83%	17%	45%	55%		0	0	0	0
General Aviation Airport 022	Avg. Flights/Day	1.97	0.24	0.30		NA	NA	NA	NA		0	0	0	NA
General Aviation Airport 022	Based Aircraft	5.00	0.24	0.37		83%	17%	45%	55%		0	0	0	0
Truck Terminal 030	Acres	81.90	7.28	6.55		41%	59%	43%	57%		0	0	0	0
Truck Terminal 030	Employees	6.99	0.65	0.65		40%	60%	47%	53%		0	0	0	0
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.72	0.62		81%	19%	23%	77%		0	0	0	0
Park&Ride w/ Bus Service 090	Acres	372.32	48.81	43.75		NA	NA	NA	NA		0	0	0	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	1.26	0.81		69%	31%	28%	72%		0	0	0	0
Light Rail Station w/ Park. 093	Parking Space	2.51	1.07	1.24		80%	20%	58%	42%		0	0	0	0
Light Rail Station w/ Park. 093	Occ. Spaces	3.91	1.14	1.33		80%	20%	58%	42%		0	0	0	0
General Light Industrial 110	KSF ²	6.97	0.92	0.97		88%	12%	12%	88%		0	0	0	0
General Light Industrial 110	Acres	51.80	7.51	7.26		83%	17%	22%	78%		0	0	0	0
General Light Industrial 110	Employees	3.02	0.44	0.42		83%	17%	21%	79%		0	0	0	0
General Heavy Industrial 120	KSF ²	1.50	0.51	0.19		NA	NA	NA	NA		0	0	0	NA
General Heavy Industrial 120	Acres	6.75	1.98	2.16		NA	NA	NA	NA		0	0	0	NA
General Heavy Industrial 120	Employees	0.82	0.51	0.88		NA	NA	NA	NA		0	0	0	NA
Industrial Park 130	KSF ²	6.96	0.84	0.86		82%	18%	21%	79%		0	0	0	0
Industrial Park 130	Acres	63.11	8.55	8.84		83%	17%	21%	79%		0	0	0	0
Industrial Park 130	Employees	3.34	0.47	0.46		86%	14%	20%	80%		0	0	0	0
Manufacturing 140	KSF ²	3.82	0.73	0.73		78%	22%	36%	64%		0	0	0	0
Manufacturing 140	Acres	38.88	7.44	8.35		93%	7%	53%	47%		0	0	0	0
Manufacturing 140	Employees	2.13	0.40	0.36		73%	27%	44%	56%		0	0	0	0
Warehousing 150	KSF ²	3.56	0.30	0.32		79%	21%	25%	75%		0	0	0	0
Warehousing 150	Acres	57.23	10.03	8.69		72%	28%	35%	65%		0	0	0	0
Warehousing 150	Employees	3.89	0.51	0.59		72%	28%	35%	65%		0	0	0	0
Mini Warehouse 151	KSF ²	2.50	0.15	0.26		59%	41%	51%	49%		0	0	0	0
Mini Warehouse 151	Storage Units	0.25	0.02	0.02		67%	33%	NA	NA		0	0	0	0
Mini Warehouse 151	Acres	35.43	2.62	3.45		NA	NA	52%	48%		0	0	0	NA
Mini Warehouse 151	Employees	61.90	5.26	6.04		67%	33%	52%	48%		0	0	0	0
High-Cube Warehouse 152	KSF ²	1.44	0.09	0.10		65%	35%	33%	67%		0	0	0	0
Utilities 170	KSF ²	NA	0.80	0.76		NA	NA	45%	55%		0	0	0	NA
Utilities 170	Employees	NA	0.76	0.76		90%	10%	15%	85%		0	0	0	0
Single Family Homes 210	DU	9.57	0.75	1.01		25%	75%	63%	37%		0	0	0	0
Single Family Homes 210	Acres	26.04	2.06	2.74		31%	69%	66%	34%		0	0	0	0
Single Family Homes 210	Persons	2.55	0.21	0.28		31%	69%	66%	34%		0	0	0	0
Single Family Homes 210	Vehicles	6.02	0.51	0.67		31%	69%	66%	34%		0	0	0	0
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	150.0	998	77	93	15
Apartment 220	Persons	3.31	0.28	0.40		NA	NA	NA	NA		0	0	0	NA
Apartment 220	Vehicles	5.10	0.46	0.60		NA	NA	NA	NA		0	0	0	NA
Low Rise Apartment 221	Occ. DU	6.59	0.46	0.58		21%	79%	65%	35%		0	0	0	0
High Rise Apartment 222	DU	4.20	0.30	0.35		25%	75%	61%	39%		0	0	0	0
Mid-Rise Apartment 223	DU	NA	0.30	0.39		31%	69%	58%	42%		0	0	0	0
Rental Townhouse 224	DU	NA	0.70	0.72		33%	67%	51%	49%		0	0	0	0
Resd. Condo/Townhouse 230	DU	5.81	0.44	0.52		17%	83%	67%	33%		0	0	0	0
Resd. Condo/Townhouse 230	Persons	2.49	0.19	0.24		16%	84%	67%	33%		0	0	0	0
Resd. Condo/Townhouse 230	Vehicles	3.34	0.24	0.32		16%	84%	66%	34%		0	0	0	0
Low Rise Resd. Condo 231	DU	NA	0.67	0.78		25%	75%	58%	42%		0	0	0	0
High Rise Resd. Condo 232	DU	4.18	0.34	0.38		19%	81%	62%	38%		0	0	0	0
Luxury Condo/Townhouse 233	Occ. DU	NA	0.56	0.56		23%	77%	63%	37%		0	0	0	0
Mobile Home Park 240	Occ. DU	4.99	0.44	0.59		20%	80%	62%	38%		0	0	0	0
Mobile Home Park 240	Persons	2.46	0.20	0.26		18%	82%	63%	37%		0	0	0	0
Mobile Home Park 240	Acres	39.61	3.20	4.45		18%	82%	63%	37%		0	0	0	0
Mobile Home Park 240	Vehicles	3.38	0.27	0.36		16%	84%	63%	37%		0	0	0	0
Senior Adult Housing-Detached 251	DU	3.71	0.22	0.27		35%	65%	61%	39%		0	0	0	0
Senior Adult Housing- Attached 252	Occ. DU	3.48	0.13	0.16		36%	64%	60%	40%		0	0	0	0
Congregate Care Facility 253	Occ. DU	2.15	0.05	0.17		61%	39%	56%	44%		0	0	0	0
Congregate Care Facility 253	DU	2.02	0.06	0.17		59%	41%	55%	45%		0	0	0	0
Assisted Living 254	Occ. Beds	2.74	0.17	0.29		73%	27%	52%	48%		0	0	0	0
Assisted Living 254	Beds	2.66	0.14	0.22		65%	35%	44%	56%		0	0	0	0
Assisted Living 254	Employees	3.93	NA	0.55		NA	NA	NA	NA		0	NA	0	NA
Retirement Community 255	Occ. Units	2.81	0.18	0.29		64%	36%	48%	52%		0	0	0	0
Recreational Homes 260	DU	3.16	0.16	0.25		67%	33%	41%	59%		0	0	0	0
Recreational Homes 260	Acres	1.33	0.07	0.11		67%	33%	41%	59%		0	0	0	0
Timeshare 265	DU	10.03	0.48	0.75		NA	NA	NA	NA		0	0		NA
Residential PUD 270	DU	7.50	0.51	0.62		22%	78%	65%	35%		0	0	0	0
Residential PUD 270	Acres	46.78	2.88	4.05		NA	NA	NA	NA		0	0	0	NA
Hotel 310	Occ. Room	8.92	0.67	0.70		58%	42%	49%	51%		0	0	0	0
Hotel 310	Rooms	8.17	0.56	0.59		61%	39%	53%	47%		0	0	0	0
Hotel 310	Employees	14.34	0.69	0.80		60%	40%	54%	46%		0	0	0	0
All Suites Hotel 311	Occ. Room	6.24	0.48	0.55		67%	33%	42%	58%		0	0	0	0
All Suites Hotel 311	Rooms	4.90	0.38	0.40		55%	45%	45%	55%		0	0	0	0

WELL HEAD LOCATION MAP



NEAREST WELLHEAD LOCATED AT THE SOUTHEAST CORNER OF WILDE LAKE BLVD. AND EIGHT MILE CREEK ROAD SOME 1.5 MILES NORTHWEST OF SITE

Escambia County Comprehensive Plan Consistency

The following is a compliance review of the proposed development to relevant requirements of the adopted Comprehensive Plan.

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM. The 2030 FLUM is attached herein to this Plan as Exhibit B.

RESPONSE - The proposed development is allowed under the uses for the requested Mixed Use- Urban category, thus being otherwise consistent.

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.

RESPONSE - The applicant has requested the Archeology Department at the University of West Florida to advise the County if they have any listing that indicates if the site is included/classified as having any historical or archeological significant characteristics.

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

RESPONSE - If approved, this site will then located within the Mixed Use - Urban FLUM category and will produce efficient use of the listed infrastructure items.

FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential re-zonings to allow for higher residential densities to be allowed in the MU-U and MU-S future land use categories.

OBJ FLU 2.3 Infill Development Encourage infill development in appropriate urbanized areas where infrastructure is sufficient to meet demands, such as in MU-U and MU-S.

RESPONSE - Again, this site is located within the MU-U category, responding and being consistent with this objective.

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 - Once detailed preliminary site plans regarding on-site traffic flow are developed, they will be submitted to the county Development Review Committee for review and approval.

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

RESPONSE - Although preliminary, it is anticipated that ingress and egress points will be provided at the northerly edge of the site. Access proposals will be submitted to the County and Florida DOT for appropriate review and approval.

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

RESPONSE - Once the stormwater facility(s) are approved, it is understood that the facility will be constructed to County standards and paid for by the developer.

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 - Should any modifications or extensions of water lines be required to support the proposed FLUM change, the resulting costs will be paid by the developer.

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. The Escambia County Hydric Soils Map is attached to this application.

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.

RESPONSE - The site fronts on Blue Angel Parkway while a large apartment complex is located on the westerly side and existing single family residences are located east and south of the site. It is not presently known if the site contains any protected wildlife habitat. If any are discovered during the site plan development or construction phase, the developer will notify the County for guidance.

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.

RESPONSE - All stormwater management plans will be presented to the County for review to determine consistency with rules identified in the adopted Land Development Code and the Future Land Use

regulations.

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

RESPONSE - According to the attached Well Head Protection Map, this site is located approximately 1.5 miles south east of the nearest well head. At this location, it is anticipated that there will not be any adverse impacts.

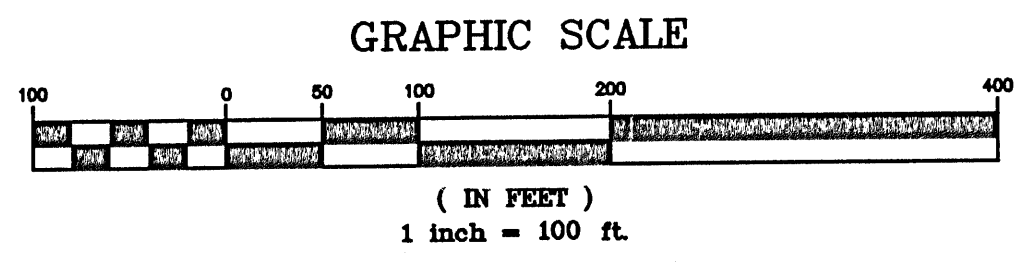
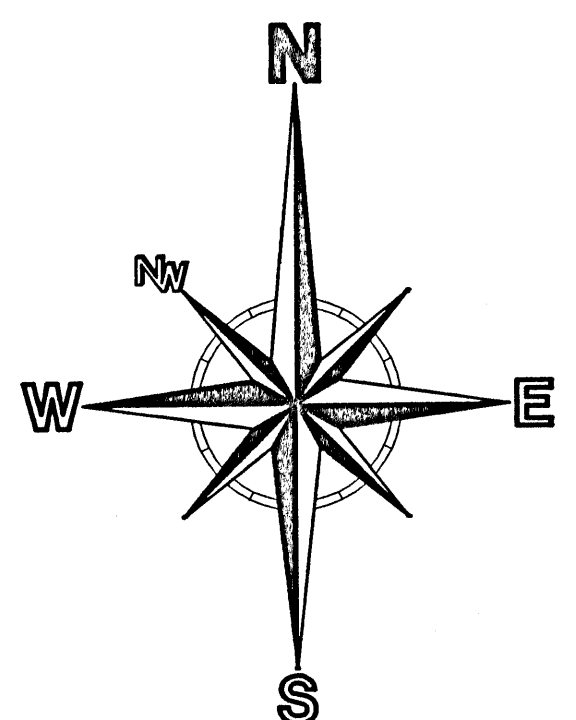
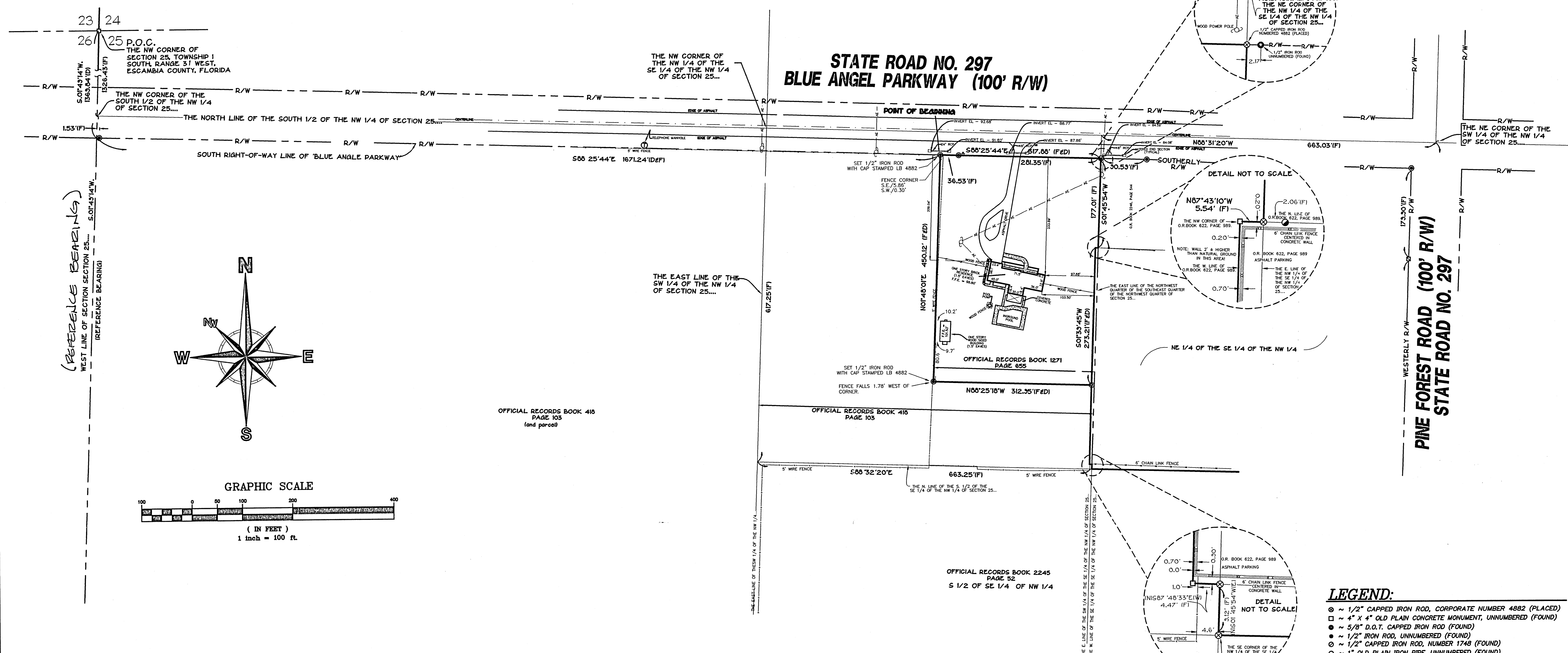
FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may 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 - The site has existing water and sewer service available. A letter from ECUA confirming utility availability is attached within is the application

BOUNDARY SURVEY WITH IMPROVEMENTS

STATE ROAD NO. 297 BLUE ANGEL PARKWAY (100' R/W)

PINE FOREST ROAD (100' R/W) STATE ROAD NO. 297



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC.

COMMENCE AT A 4"x4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO S.01°49'14"W. ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1369.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 'BLUE ANGEL PARKWAY', (A/K/A/ STATE ROAD #297, A 100' R/W); THENCE GO S.88°25'44"E. ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE FOR 1671.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY, S.88°25'44"E. A DISTANCE OF 317.88 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST; THENCE DEPARTING FROM RIGHT OF WAY LINE, S.01°45'54"W. A DISTANCE OF 177.01 FEET; THENCE GO N.87°43'10"W. A DISTANCE OF 5.54 FEET; THENCE GO S.01°39'45"W. A DISTANCE OF 273.21 FEET; THENCE GO N.88°25'18"W. A DISTANCE OF 312.95 FEET; THENCE GO N.01°48'01"E. A DISTANCE OF 450.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE PORTION OF LAND IS SITUATED IN A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 3.25 ACRES

CERTIFIED TO:
BLUE ANGEL LAND, L.L.C.
LAWRENCE C. SCHILL, P.A.
CITIZENS & PEOPLES BANK, N.A.
STEVEN C. MERRITT
ATTORNEY'S TITLE INSURANCE FUND, INC.

SURVEYOR'S NOTES:

- 1.) THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 01 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.
- 2.) THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DESCRIPTIONS AS FURNISHED, DEEDS OF RECORD, AND TO EXISTING FIELD MONUMENTATION.
- 3.) THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN); BASE FLOOD ELEVATION N/A FEET, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 120080 0290 F, EFFECTIVE DATE: FEBRUARY 23, 2000.
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- LEGEND:**
- ⊙ ~ 1/2" CAPPED IRON ROD, CORPORATE NUMBER 4882 (PLACED)
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NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
150 NORTH PALAFOX STREET, PENSACOLA, FLORIDA 32501

Russell T. Weaver 08/21/01
RUSSELL T. WEAVER, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NUMBER 6224 CORPORATE NUMBER 4882
STATE OF FLORIDA

PARTY CHIEF = A. STARKEL FIELD BOOK = C-115 PAGE 71 FIELD DATE = 08/16/01		NO. DATE		REVISIONS	
BOUNDARY SURVEY OF A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA		NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER		APPR. DATE	
NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC. 100 WILKING ST. MILWAUKEE, WI 53211 (800) 688-8870		DATE 8/24/00		RTW	
SCALE 1" = 100'		DRAWN		S.A.M.	
PREPARED FOR & REQUESTED BY: TRACY REYNOLDS		CHECKED		DRAWN	
PROJECT NO. 11875-00	INDEX 10	NO. 1	OF 1	SHEETS	



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

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

DATE: June 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-01

TTO Staff has reviewed the Small Scale Amendment (SSA)-2017-01, Escambia County 7155 (SR173) North Blue Angel Parkway, agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comment.

- SSA-2017-01 – Upon review of regional and local transportation plans, there are currently no programmed improvements within the FDOT 5-Year Work Program for North Blue Angel Parkway in the vicinity of this application. Seeing none, TTO Staff has no immediate comments with the Small Scale Amendment request.

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

Comprehensive Plan Small Scale Map Amendment Staff Analysis

General Data

Project Name: SSA-2017-01
Location: 7155 Blue Angel Parkway
Parcel #: 25-1S-31-2304-000-001
Acreage: 3.25 (+/-) acres
Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Agent: Wiley C. "Buddy" Page for Hershel H. and Debra H. Horne, Owners
Meeting Dates: Planning Board: July 10, 2017
BCC: August 3, 2017

Summary of proposed amendment

The small scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of a 3.25-acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel is currently occupied by a single-family dwelling and accessed along approximately 318 feet of frontage on the south side of Blue Angel Parkway between Mobile Hwy. and Pine Forest Road. A vacant commercial parcel adjoins the subject parcel on the west and south. A single-family parcel and a commercially developed parcel adjoin the east side. The zoning designation for the subject parcel is Commercial (Com).

The existing and proposed future land use categories are described in Comprehensive Plan policy FLU 1.3.1 and summarized as follows:

Commercial. The current Commercial FLU is intended for professional office, retail, wholesale, service, and general business trade, with residential development permitted only if secondary to a primary commercial development. The listed range of allowable uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Commercial FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Mixed-Use Urban. The proposed Mixed-Use Urban FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed range of allowed uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic uses. Mixed-Use Urban has a maximum residential density of 25 du/acre, a maximum FAR of 2.0 and a minimum non-residential FAR of 0.25.

Land Development Code FLU map amendment requirements

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

a. **General amendment conditions.** All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

1. **Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Analysis: The application cover letter states that the “owners contemplate construction of another apartment complex,” apparently referring to the existing Village at Southern Oaks apartments west of but not adjoining the subject parcel. Unlike the existing Commercial FLU, the proposed MU-U does not require residential development to be secondary to a primary commercial development. Conversion to MU-U would eliminate the FLU dedication to commercial use and provide greater accommodation of residential uses within a mixed-use environment.

Although the applicant provided no need-based justification for apartments, the 2016 Rental Market Study (Shimberg Center for Housing Studies, University of Florida, for Florida Housing Finance Corp.) reported that more households are renting. Florida’s home ownership rate fell from 71 percent in 2007 to 65 percent in 2014, and statewide renting is up for both lower and higher income households.

The “Data and Analysis Response” in the application combines the subject parcel with an adjoining larger parcel of different ownership and the subject of a separate FLU map small scale amendment application. The analysis consistently refers to “the site,” appearing to consider both parcels as one. Regarding potential multi-family development, the analysis makes several references to a potential 150 unit apartment complex. Multi-family residential is a permitted use within the existing Commercial zoning of the subject 3.25-acre parcel and not limited to a predominantly commercial

development if within the requested MU-U FLU, but otherwise is limited to 25 du/acre or 81 total dwelling units for the parcel.

- 2. Professional practices.** The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Analysis: Accepting multi-family residential use as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property. The application of other appropriate professional practices in potential multi-family development is addressed in the remaining sections of this analysis.

- b. FLUM amendment conditions.** In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.

Analysis: The proposed amendment complies with all four conditions established by Florida Statutes, §163.3187(1), for the adoption of any small scale comprehensive plan amendment:

- (a) The subject 3.25-acre parcel is a use of 10 acres or fewer.
- (b) The amendment is the first proposed small scale amendment for calendar year 2017 and will not exceed the cumulative maximum of 120 acres in a calendar year.
- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity.
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.

Other applicable Comprehensive Plan objectives and policies

1. Housing

Policy HOU 1.1.1 **Residential Areas**. The Escambia County FLUM and zoning maps will identify areas suitable for residential development and/or redevelopment.

Analysis: The proposed MU-U is a suitable replacement of the existing Commercial future land use to accommodate the suggested residential development, and is consistent with the FLU of the largely residential surrounding development.

2. Future Land Use

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.

Analysis: Mixed-Use Urban, the applicable FLU for much of the land surrounding the subject parcel, would promote more mixed use and compact development for the subject parcel and be more likely to discourage urban sprawl than the current Commercial FLU.

3. Infrastructure

Policy HOU 1.1.4 **Adequate infrastructure**. To assure the sustainability of residential communities, Escambia County will require new residential development to locate where adequate infrastructure is available.

Analysis: The application includes documentation of the general adequacy of potable water, wastewater, and solid waste services. The site is located along a minor arterial street and within 700 feet of a major arterial. Redevelopment of the subject parcel from the existing single-family dwelling to multi-family would promote the efficient use of this available infrastructure.

GOAL CMS 1 Concurrency Management System

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

Potable Water.

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.

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.

Sanitary Sewer.

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.

Policy INF 1.1.11 **Required New Service Connection**. All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUC 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.

Solid Waste Disposal.

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.

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

Analysis: The Emerald Coast Utilities Authority provides potable water distribution, sanitary sewer collection and treatment, and solid waste collection and disposal for the subject parcel. The application includes a letter from the ECUA stating that those services are currently available at the parcel for an unspecified demand.

Stormwater Management.

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.

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

Transportation and Mobility.

Policy 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.

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

Analysis: Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.

4. Protected Resources

Wellheads.

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

Analysis: The subject parcel is approximately 1.5 miles south southeast from the nearest public potable water wellhead, outside of any wellhead protection area.

Historically Significant Sites.

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

Analysis: The applicant provided no confirmation of the presence or absence of historically significant sites or documentation of a referenced request made to the Archaeology Department of the University of West Florida.

Wetlands and Habitat.

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.

Urban Forest.

Policy CON 1.6.4 **Urban Forest Management.** Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

Analysis: There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. There are indications from public record photos that the subject property likely contains protected trees. Any future development will be

analyzed for compliance with applicable environmental regulations prior to the issuance of development plan approval.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: small scale map amendment 2017-01

Date: 06-08-17

Date requested back by: 06-15-17

Requested by: Griffin Vickery

Phone Number: 595-3471

.....
(LEGAL USE ONLY)

Legal Review by M. Cranford

Date Received: 6/13/17

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

- Approved as to title block & ordinance format only

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

2 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
3 2017-01."

4
5 **Section 3. Changes to the 2030 Future Land Use Map**

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

11
12 A parcel within Section 25, Township 1S, Range 31W, parcel number
13 25-1S-31-2304-000-001, totaling 3.25 (+/-) acres, located on Blue Angel
14 Parkway, as more particularly described in the boundary survey by
15 Northwest Florida Engineering & Surveying, Inc., signed and sealed by
16 Russell T. Weaver, August 27, 2001, attached as Exhibit A, changing from
17 Commercial (C) to Mixed-Use Urban (MU-U).

18
19 **Section 4. Severability**

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

23
24 **Section 5. Inclusion in the Code**

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

30
31 **Section 6. Effective Date**

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

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DONE AND ENACTED this _____ day of _____, 2017.

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

By: _____
D. B. Underhill, Chairman

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

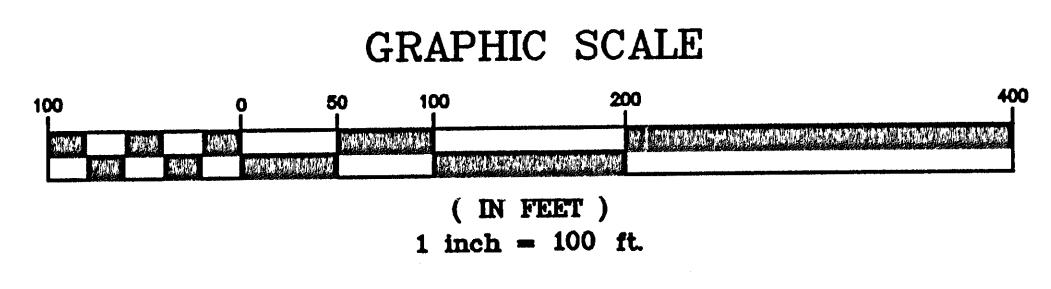
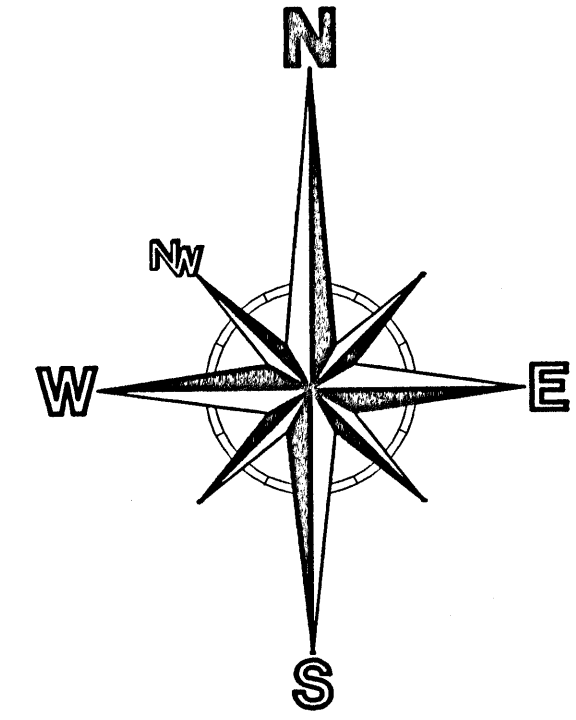
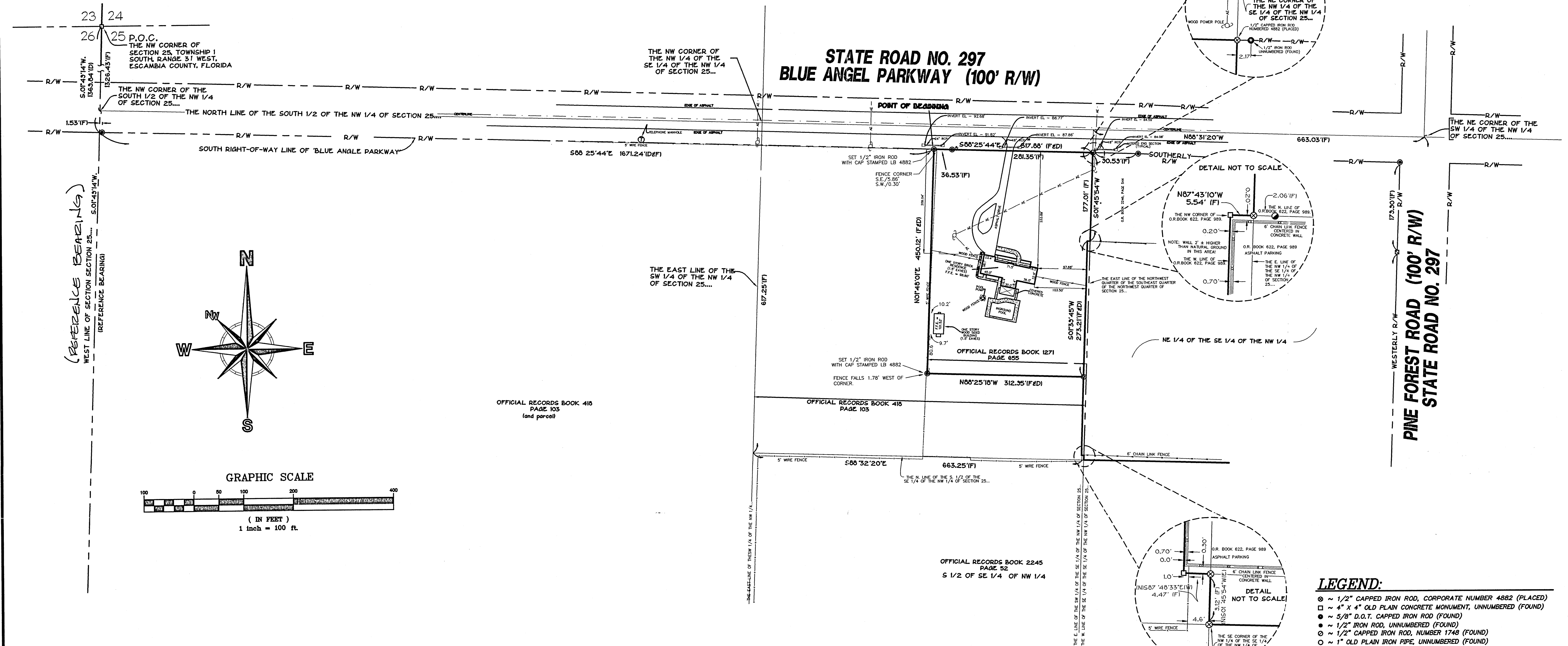
By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

BOUNDARY SURVEY WITH IMPROVEMENTS



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING INC.

COMMENCE AT A 4"x4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO S.01°49'14"W. ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1369.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 'BLUE ANGE PARKWAY', (A/C/A/ STATE ROAD #297, A 100' R/W); THENCE GO S.88°25'44"E. ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE FOR 1671.24 FEET TO THE POINT OF BEGINNING;

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NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
 1500 NORTH PALAFOX STREET, PENSACOLA, FLORIDA 32501
 Russell T. Weaver
 RUSSELL T. WEAVER PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NUMBER 6224 CORPORATE NUMBER 4882
 STATE OF FLORIDA

PARTY CHIEF = A. STARKER FIELD BOOK = C-115 PAGE 71 FIELD DATE = 08/16/01		REVISIONS	
PROJECT NO.	11875-00	DATE	
INDEX	10	NO.	1
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PREPARED FOR & REQUESTED BY: TRACY REYNOLDS		DATE	8/24/00
DRAWN		BTW	
SCALE 1" = 100'		CHECKED	
DRAWN		SAM	



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. C.

Meeting Date: 07/10/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-02

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-02

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, a Small Scale Map Amendment, SSA 2017-02, amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use (FLU) Map designation.

BACKGROUND:

The applicant is requesting a FLU Map amendment for a 8.59 (+/-) acre parcel, from Commercial (C) to Mixed-Use Urban (MU-U), that would eliminate the FLU constraint of residential development permitted only as secondary to primary commercial development of the parcel.

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 recommendations or comments from that review are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the Comprehensive Plan requires Public hearing review and recommendation by the Board prior to action by the BCC. 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 BCC.

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

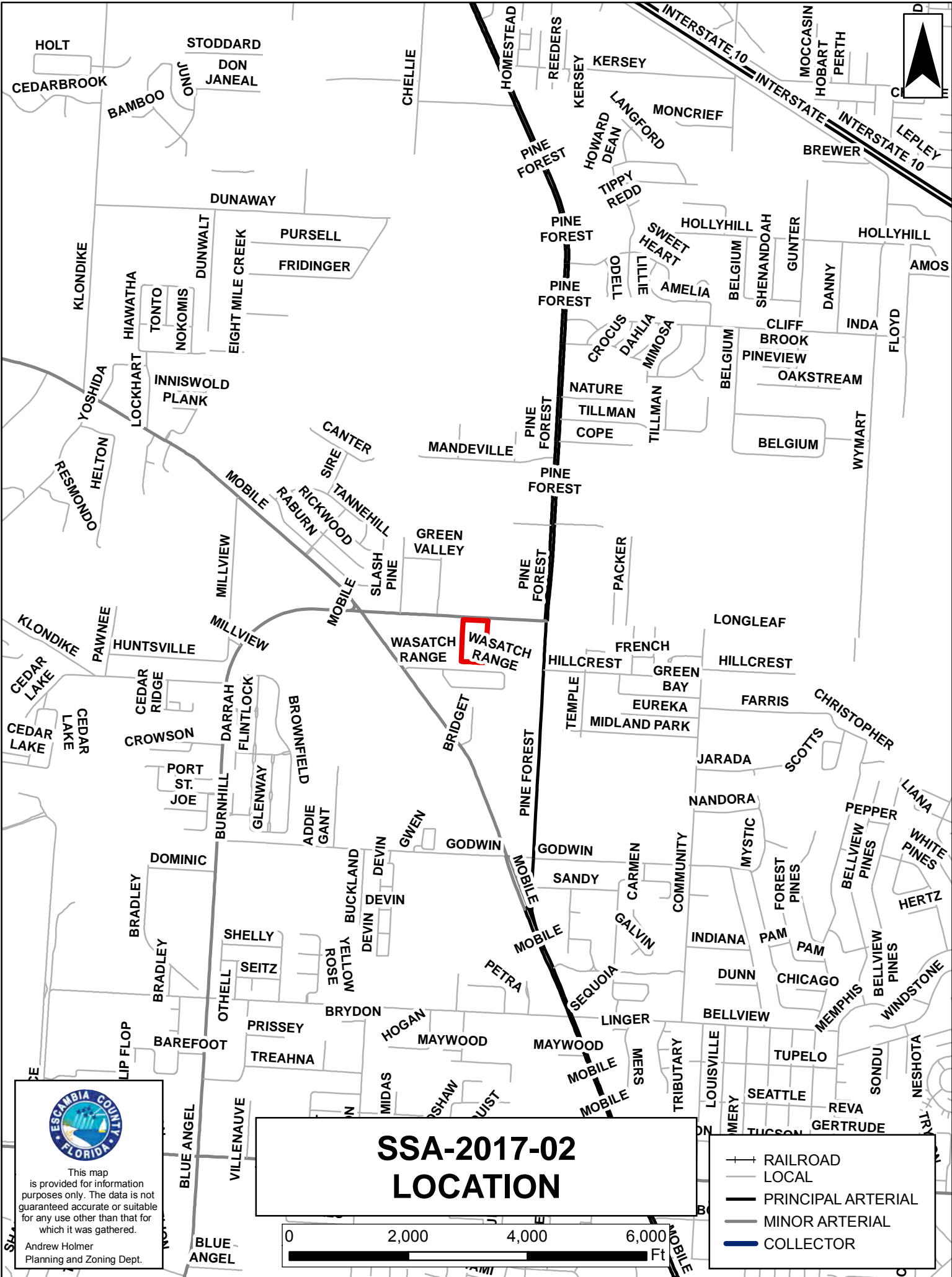

The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

SSA-2017-02

Draft Ordinance

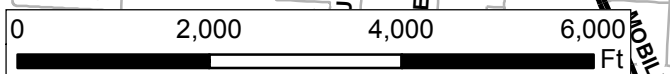
SSA-2017-02









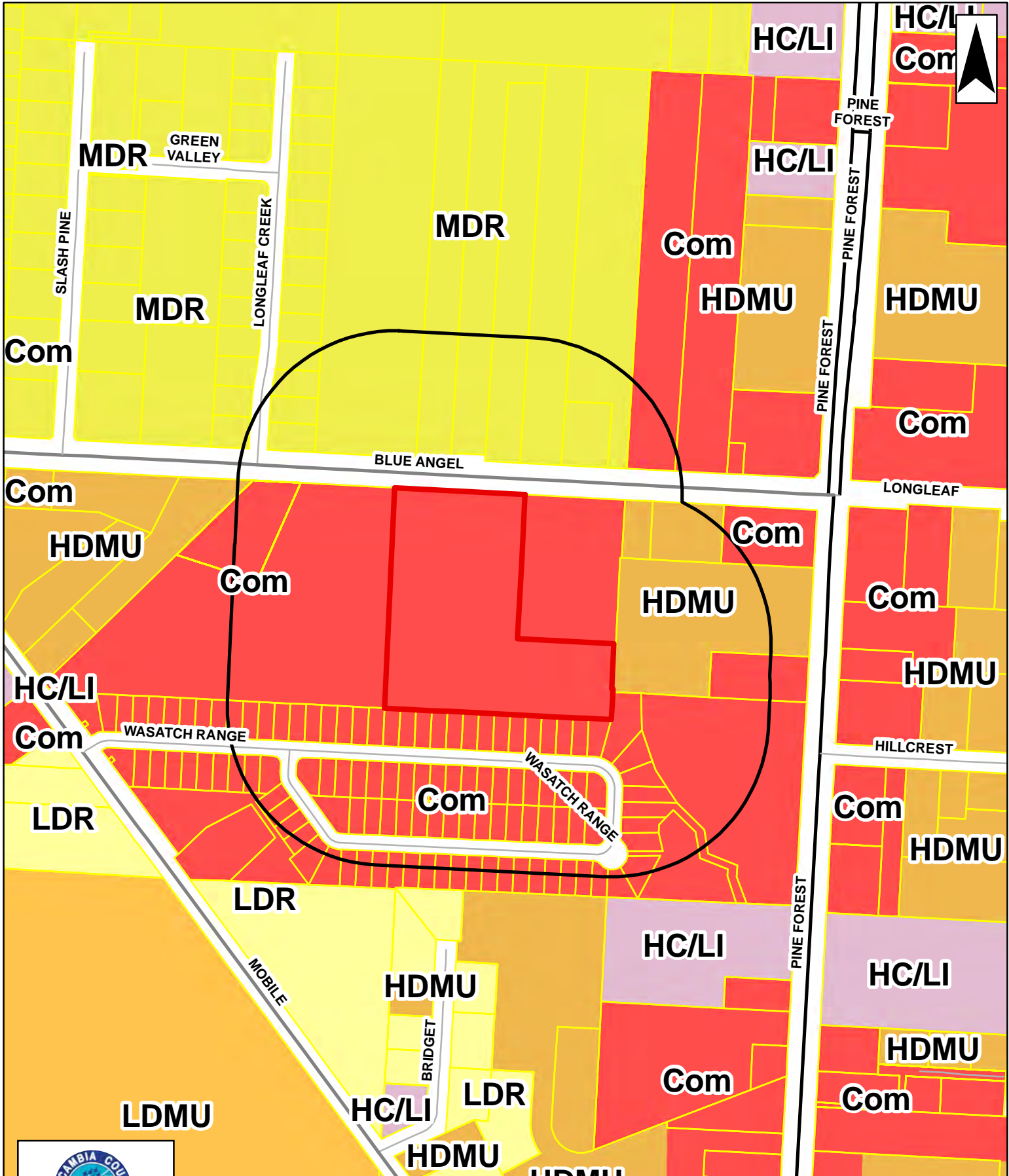

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-02 LOCATION



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










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

Andrew Holmer
Planning and Zoning Dept.

SSA-2017-02
500' RADIUS ZONING



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



MU-U

GREEN VALLEY

SLASH PINE

LONGLEAF CREEK

PINE FOREST

PINE FOREST

PINE FOREST

BLUE ANGEL

LONGLEAF

WASATCH RANGE

HILLCREST

WASATCH RANGE

MOBILE

BRIDGET

PINE FOREST

MU-S

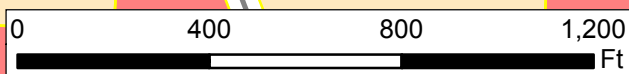
C



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Andrew Holmer
Planning and Zoning Dept.

SSA-2017-02 FUTURE LAND USE



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



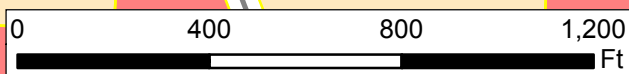

MU-U

MU-S

C

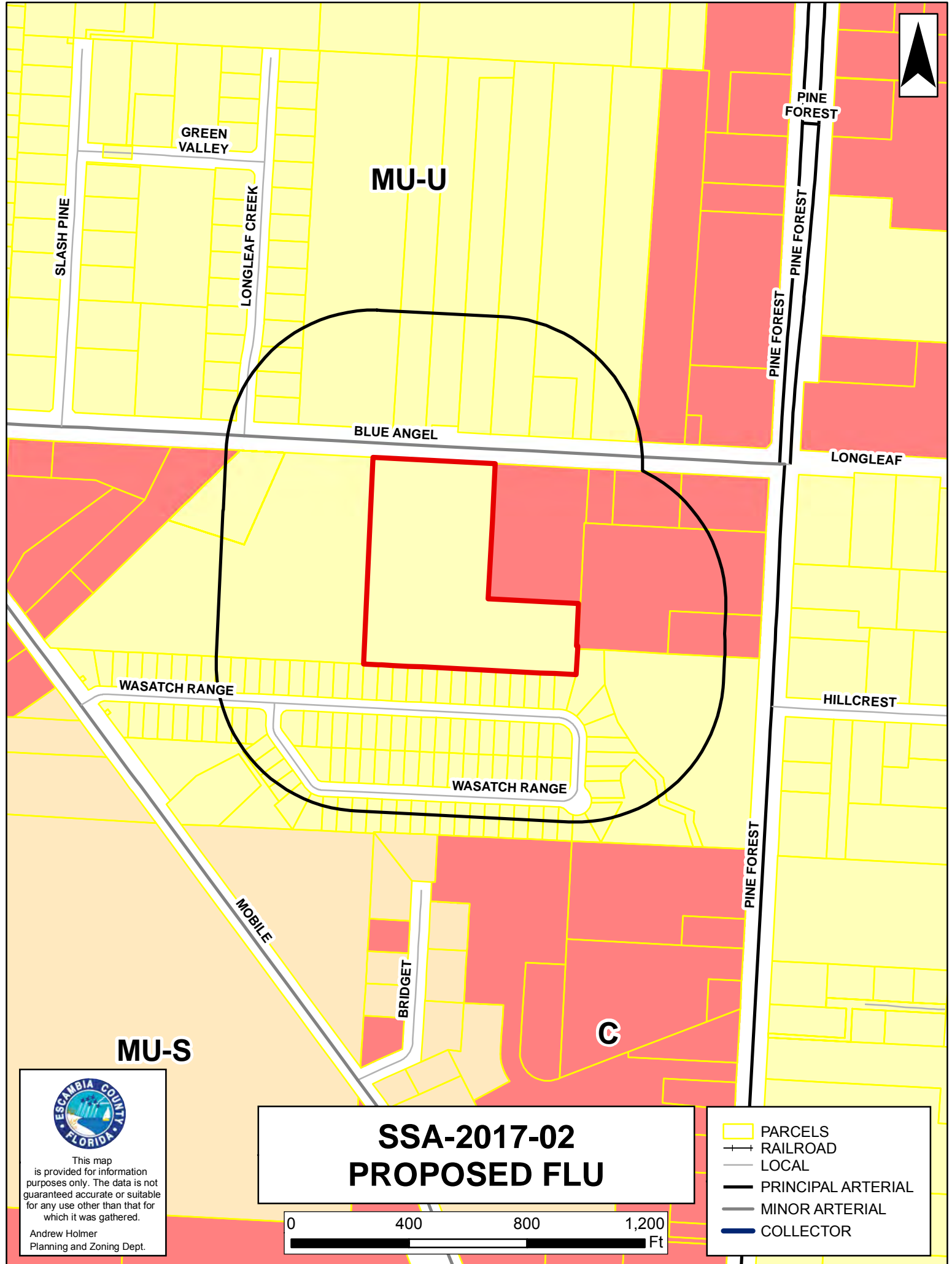
SSA-2017-02 PROPOSED FLU

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

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Andrew Holmer
Planning and Zoning Dept.

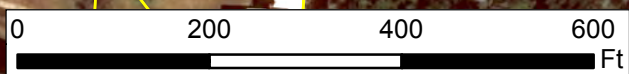




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Andrew Holmer
Planning and Zoning Dept.

SSA-2017-02 AERIAL



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



NOTICE OF REQUEST FOR FUTURE LAND USE CHANGE

EXISTING FUTURE LAND USE C

PROPOSED FUTURE LAND USE MU-U

CPA NUMBER SSA-2017-02

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 07/10/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

COURT OF COUNTY COMMISSIONERS

DATE: 08/03/17 TIME: 5:47 PM

ESCAMBIA COUNTY COURTHOUSE
221 PALAFOX PLACE
1st FLOOR ECC CHAMBERS

FOR MORE INFORMATION CALL:
ESCAMBIA COUNTY DEVELOPMENT SERVICES
595-3175

SSA-2017-02

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC

5337 Hamilton Lane Pace, Florida 32571
Cell 850.232.9853
budpage1@att.net

May 15, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department
1363 Park Place Central Complex
Pensacola, Florida 32505

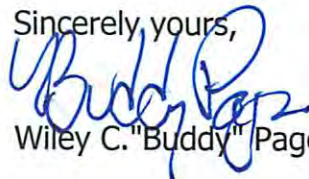
RE: Small Scale Future Land Use Change
From Commercial to Mixed Use-Urban MU-U
Parcel Number 25-1S-31-2304-000-005
Address: 7000 North Blue Angel Parkway
Owners: Kings Way Church & Christian Center

Dear Mr. Jones:

This letter together with the attached application and supporting documentation requests Planning Board consideration to change the referenced property Future Land Use from Commercial to Mixed Use-Urban MU-U.

If approved, the parcel will then have the same zoning and future land use classifications as the existing apartment complex located west and adjacent to the site. With regard to location criteria, the site is located within 1,000 feet from the Pine Forest Road intersection, which is a major collector roadway. Owners contemplate construction of another apartment complex.

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

Sincerely yours,

Wiley C. "Buddy" Page

PPB 170 50005
SSA-2017-02

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

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

Current FLU: Com Desired FLU: MU-U Zoning: Com Taken by: ACan

Planning Board Public Hearing, date(s): 7/11/17

BCC Public Hearing, proposed date(s): 8/3/17

Fees Paid _____ Receipt # _____ Date: 5/25/2017

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

Name: King's Way Church and Christian Center

Address: 7895 Pensacola Blvd.

City: Pensacola State: Florida Zip Code: 32534

Telephone: () 850.494.2244

Email: David@bowensports.com

DESCRIPTION OF PROPERTY:

Street address: 7000 Blue Angel Parkway Pensacola, Florida 325

Subdivision:

Property reference number: Section 25 Township 1S Range 30

Parcel 2304 Lot 000 Block 005

Size of Property (acres) 8.59ac

**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.

Felicia Bourn The Dwelling Place of NW Florida / aka 5/18/17
King's Way Church & Christian Center
 Signature (Property Owner) Printed Name Date

David 5-18-2017
 Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 7895 Pensacola Boulevard ~~7895~~ 7000 BLUE ANGEL PKWY

City: Pensacola, State: FL Zip: 325

Telephone () 850 - 494-2244 Fax # () _____ - _____

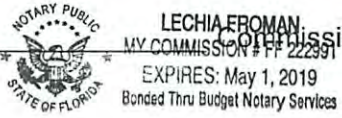
Email: david@bowensports.com

STATE OF Florida
 COUNTY OF Santa Rosa

The forgoing instrument was acknowledged before me this 18th day of May, year of 2017 by Felicia Bourn 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.

Lechia Froman 5-18-17 LECHIA FROMAN
 Signature of Notary Public Date Printed Name of Notary

My Commission Expires _____
 (Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 7000 ~~7895~~ Blue Angel Parkway

Pensacola, Florida, Property Reference Number(s) 28-1S-31-2304-000-005

I hereby designate W.C. "Buddy" Page, 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 18th day of MAY, the year of 2017, 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.

The Dwelling Place of NW FL, Inc aka
King's Way Church & Christian Center

5/18/17

Felicia Bowen

Signature of Property Owner

Date

Printed Name of Property Owner

Page

MAY 18, 2017

Signature of Agent

Date

Printed Name of Agent

STATE OF Florida

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 18th day of May, year of 2017, by Felicia Bowen 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.

Lechia Froman

5-18-17

Signature of Notary Public

Date

Printed Name of Notary Public

Commission Number _____



LECHIA FROMAN

MY COMMISSION # FF 222991

EXPIRES: May 1, 2019

Bonded Thru Budget Notary Services

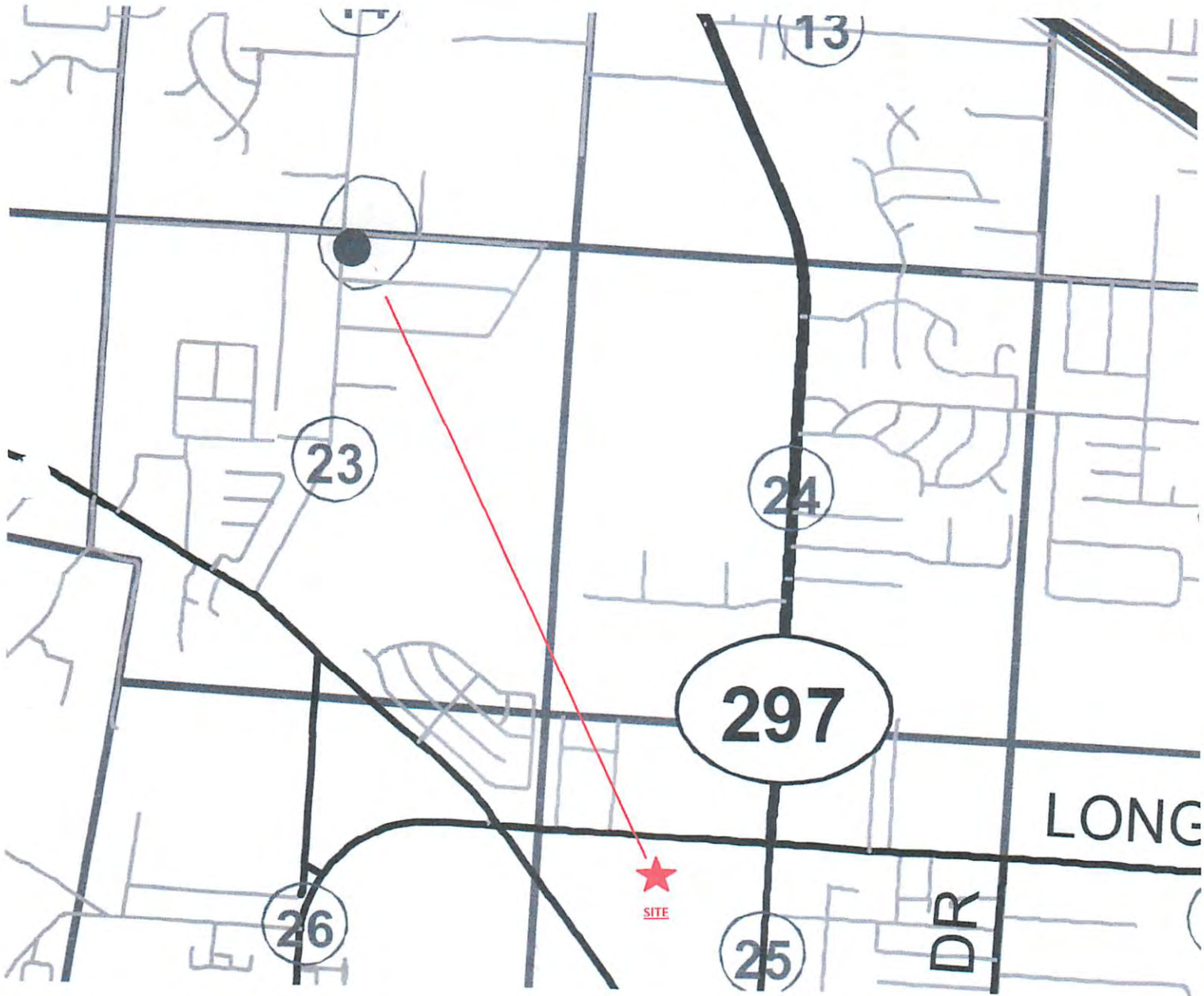
(Notary seal must be affixed)

My Commission Expires _____

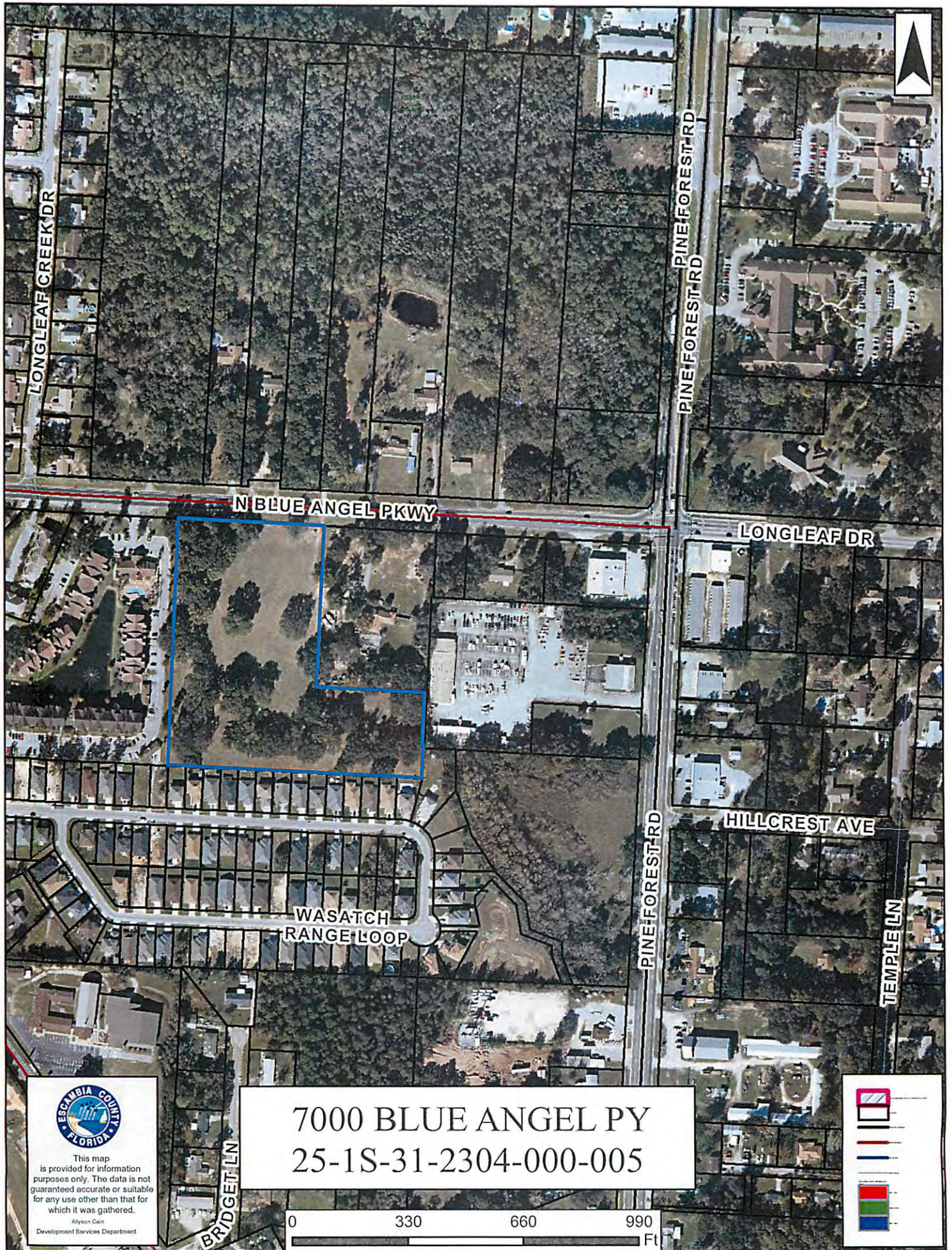
Agent's signature

Agent's name (print)

WELL HEAD LOCATION MAP



NEAREST WELLHEAD LOCATED AT THE SOUTHEAST CORNER OF WILDE LAKE BLVD. AND EIGHT MILE CREEK ROAD SOME 1.5 MILES NORTHWEST OF SITE



7000 BLUE ANGEL PY
 25-1S-31-2304-000-005



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.

Alyson Cain
 Development Services Department





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation
KING'S WAY CHURCH AND CHRISTIAN CENTER, INC.

Filing Information

Document Number	N02000002652
FEI/EIN Number	75-3035379
Date Filed	04/05/2002
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/05/2016
Event Effective Date	NONE

Principal Address

7895 PENSACOLA BLVD
PENSACOLA, FL 32534

Changed: 11/21/2014

Mailing Address

7895 PENSACOLA BLVD
PENSACOLA, FL 32534

Changed: 11/21/2014

Registered Agent Name & Address

LEUCHTMAN, GARY B
921 PALAFOX STREET
PENSACOLA, FL 32501

Name Changed: 08/05/2016

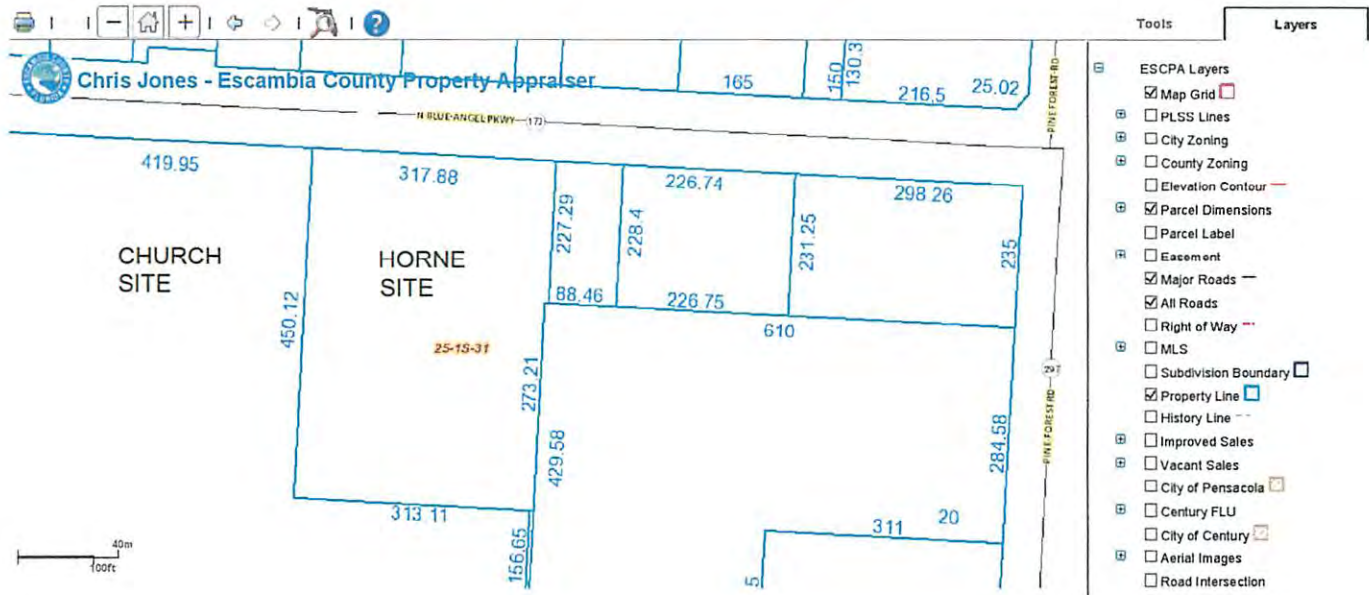
Address Changed: 08/05/2016

Officer/Director Detail

Name & Address

Title P

BOWEN, FELECIA
7895 PENSACOLA BLVD.
PENSACOLA, FL 32534



Both lots are located less than 1,000' from Pine Forest Road Intersection
 $313' + 89' + 227' + 299' = 933'$



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

Mar. 28, 2017

Mr. Buddy Page
5337 Hamilton Lane
Pace, FL 32571

Re: 7000 & 7155 Blue Angel Parkway, Pensacola, FL 32526


Dear Mr. Page:

In response to your request, this letter will confirm that the Emerald Coast Utilities Authority does own, operate, and maintain a potable water distribution system and a sanitary sewer collection system to serve the above referenced addresses.

ECUA also has the capacity to provide solid waste disposal service to this location.

If you should have any questions or need any further information, please feel free to call me at 969-6562.

Sincerely,


Thomas E. Justice
GPS Field Coordinator

TEJ/VF

c:\users\spannc\appdata\local\microsoft\windows\temporary internet files\content.outlook\9tc0kgd\7000 7155 blue angel parkway pensacola fl.doc

DATA AND ANALYSIS RESPONSE

7000/7155 Blue Angel Parkway Pensacola, Florida

UTILITE SERVICES

The attached letter dated March 28, 2017 from the Emerald Coast Utilities Authority (ECUA) affirms that the site is within their service boundary area and that there is current capacity to provide the required water, sanitary sewer and solid waste services to the site.

STORMWATER MANAGEMENT

The detailed site plan will identify specific stormwater management plans which will include design, capacities, collection techniques and treatment details which will be submitted to the County for review and approval.

TRAFFIC

The site fronts on the south side of Blue Angel Parkway between Pine Forest Road to the east and Mobile Highway to the west. The roadway at this location has been recently upgraded to a three lane facility with the center serving as a left turn lane. Exhibit "A" depicts location and a 2016 daily traffic count of 16,500 vehicles. Using a trip generation application, Exhibits B and C depict potential afternoon trips generated from two possible developments . Exhibit "B" depicts PM trips from a proposed 150 unit apartment complex would contribute some 93 PM traffic to the roadway compared to Exhibit "C" depicting a potential government office building at this location generating some 94 PM trips to the roadway. The existing roadway capacity could absorb either of these potential added volumes without having significant impact on the level of service.

RECREATION AND OPEN SPACE

While the site will contain open space and recreational facilities for its residents, this commercially related development will not adversely impact the area public recreation and open spaces.

SCHOOLS This proposed development will likely house residents of school age. The apartment design of potentially 150 units will likely contain some 60 two bedroom units allowing the possibility for some school age populations to impact the capacity of the area schools.

EXHIBIT "B"

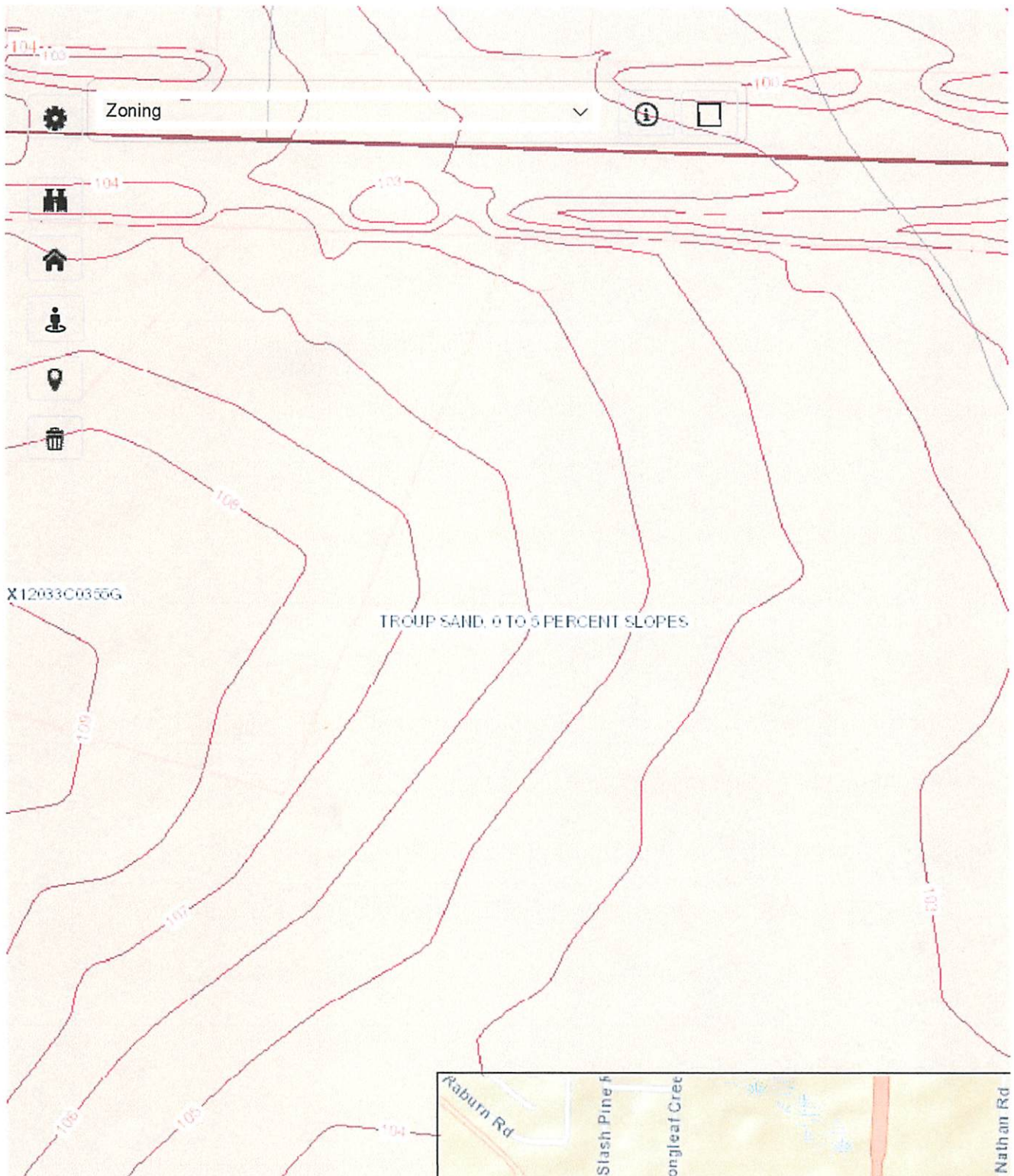
Prison 571	KSF ²	NA	7.27	2.91		NA	NA	NA	NA		0	0	0	NA	
Prison 571	Employees	1.80	0.42	0.23		66%	34%	28%	72%		0	0	0	0	
Library 590	KSF ²	56.24	1.04	7.30		71%	29%	48%	52%		0	0	0	0	
Library 590	Employees	52.52	1.03	5.40		69%	31%	47%	53%		0	0	0	0	
Lodge/Fraternal Organization591	Members	0.29	0.01	0.03		NA	NA	NA	NA		0	0	0	NA	
Lodge/Fraternal Organization591	Employees	46.90	2.10	4.05		NA	NA	NA	NA		0	0	0	NA	
Hospital 610	KSF ²	16.50	1.12	1.14		59%	41%	42%	58%		0	0	0	0	
Hospital 610	Beds	11.81	1.14	1.31		71%	29%	36%	64%		0	0	0	0	
Hospital 610	Employees	5.20	0.33	0.33		72%	28%	31%	69%		0	0	0	0	
Nursing Home 620	Beds	2.37	0.17	0.22		NA	NA	33%	67%		0	0	0	NA	
Nursing Home 620	Employees	6.55	0.19	0.80		69%	31%	NA	NA		0	0	0	0	
Nursing Home 620	KSF ²	7.58	0.55	0.74		71%	29%	52%	48%		0	0	0	0	
Clinic 630	KSF ²	31.45	NA	5.18		NA	NA	NA	NA		0	NA	0	NA	
Clinic 630	Employees	7.75	0.90	1.23		50%	50%	41%	59%		0	0	0	0	
Animal/Veterinary Hospital/Clinic 640	KSF ²	NA	4.08	4.72		72%	28%	39%	61%		0	0	0	0	
General Office 710 (Equation)	KSF ²	Equations					88%	12%	17%	83%		0	0	0	0
General Office 710	KSF ²	11.01	1.55	1.49		88%	12%	17%	83%		0	0	0	0	
Corporate Headquarters 714	KSF ²	7.98	1.49	1.40		93%	7%	10%	90%		0	0	0	0	
Corporate Headquarters 714	Employees	2.33	0.45	0.38		93%	7%	11%	89%		0	0	0	0	
Single Tenant Office Bldg 715	KSF ²	11.57	1.80	1.73		89%	11%	15%	85%		0	0	0	0	
Single Tenant Office Bldg 715	Employees	3.62	0.53	0.50		89%	11%	15%	85%		0	0	0	0	
Medical Dental Office 720	KSF ²	36.13	2.30	3.46		79%	21%	27%	73%	5.0	181	12	17	9	
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%		0	0	0	0	
Government Office Building 730	KSF ²	68.93	5.88	1.21		84%	16%	31%	69%	78.0	5,377	459	94	385	
Government Office Building 730	Employees	11.95	1.02	1.91		84%	16%	74%	26%		0	0	0	0	
State Motor Vehicles Dept. 731	KSF ²	166.02	9.84	17.09		NA	NA	NA	NA		0	0	0	NA	
State Motor Vehicles Dept. 731	Employees	44.54	2.64	4.58		NA	NA	NA	NA		0	0	0	NA	
US Post Office 732	KSF ²	108.19	8.21	11.12		52%	48%	51%	49%		0	0	0	0	
US Post Office 732	Employees	28.32	2.01	2.84		52%	48%	51%	49%		0	0	0	0	
Gov. Office Complex 733	KSF ²	27.92	2.21	2.85		89%	11%	31%	69%	78.0	2,178	172	222	153	
Gov. Office Complex 733	Employees	7.75	0.61	0.79		89%	11%	31%	69%		0	0	0	0	
Office Park 750	KSF ²	11.42	1.71	1.48		89%	11%	14%	86%		0	0	0	0	
Office Park 750	Employees	3.50	0.43	0.39		92%	8%	15%	85%		0	0	0	0	
Office Park 750	Acres	195.11	25.65	28.28		92%	8%	15%	85%		0	0	0	0	
R&D Center 760	KSF ²	8.11	1.22	1.07		83%	17%	15%	85%		0	0	0	0	
R&D Center 760	Employees	2.77	0.43	0.41		86%	14%	10%	90%		0	0	0	0	
R&D Center 760	Acres	79.61	16.77	15.44		84%	16%	12%	88%		0	0	0	0	
Business Park 770	KSF ²	12.76	1.43	1.29		84%	16%	23%	77%		0	0	0	0	
Business Park 770	Employees	4.04	0.45	0.39		85%	15%	22%	78%		0	0	0	0	
Business Park 770	Acres	149.79	18.86	16.84		85%	15%	20%	80%		0	0	0	0	
Building Materials/Lumber 812	KSF ²	45.16	2.60	4.49		67%	33%	47%	53%		0	0	0	0	
Building Materials/Lumber 812	Employees	32.12	2.42	2.77		62%	38%	51%	49%		0	0	0	0	
Free Standing Discount Superstore 814	KSF ²	53.13	1.67	4.61	28%	56%	44%	49%	51%		0	0	0	0	
Specialty Retail Center 814	KSF ²	44.32	6.84	2.71		48%	52%	44%	56%		0	0	0	0	
Specialty Retail Center 814	Employees	22.36	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	1.06	5.00	17%	68%	32%	50%	50%		0	0	0	0	
Free-Standing Discount Store 815	Employees	28.84	0.51	3.48	17%	66%	34%	50%	50%		0	0	0	0	
Hardware/Paint Store 816	KSF ²	51.29	1.08	4.84	26%	NA	NA	47%	53%		0	0	0	NA	
Hardware/Paint Store 816	Employees	53.21	1.13	5.05	26%	NA	NA	NA	NA		0	0	0	NA	
Hardware/Paint Store 816	Acres	545.77	11.54	51.79	26%	NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	KSF ²	36.08	1.31	3.80		NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	Employees	22.13	0.69	1.99		NA	NA	NA	NA		0	0	0	NA	
Nursery (Garden Center) 817	Acres	96.21	2.59	7.52		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	KSF ²	39.06	2.40	5.17		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	Employees	23.46	0.34	0.47		NA	NA	NA	NA		0	0	0	NA	
Nursery (Wholesale) 818	Acres	19.50	0.26	0.45		NA	NA	NA	NA		0	0	0	NA	
Shopping Center 820 (Equation)	KSF ²	Equations					34%	61%	39%	49%	51%		0	0	0
Shopping Center 820 Rate	KSF ²	42.94	1.00	3.73	34%	61%	39%	49%	51%		0	0	0	0	
Factory Outlet Center 823	KSF ²	26.59	0.67	2.29		73%	27%	47%	53%		0	0	0	0	
New Car Sales 841	KSF ²	33.34	2.03	2.59		74%	26%	39%	61%		0	0	0	0	
New Car Sales 841	Employees	21.14	0.67	0.96		44%	56%	48%	52%		0	0	0	0	
Automobile Parts Sales 843	KSF ²	61.91	2.21	5.98	43%	NA	NA	49%	51%		0	0	0	NA	
Tire Store 848	Service Bays	NA	2.10	3.54	28%	64%	36%	42%	58%		0	0	0	0	
Tire Store 848	KSF ²	24.87	2.89	4.15	28%	63%	37%	43%	57%		0	0	0	0	
Tire Superstore 849	Service Bays	30.55	2.01	3.17		65%	35%	47%	53%		0	0	0	0	
Tire Superstore 849	KSF ²	20.36	1.34	2.11		65%	35%	47%	53%		0	0	0	0	
Supermarket 850	KSF ²	102.24	3.59	10.50	36%	61%	39%	51%	49%		0	0	0	0	
Convenience. Mkt. (Open 24 hrs) 851	KSF ²	737.99	67.03	52.41	61%	50%	50%	51%	49%		0	0	0	0	
Convenience. Mkt. (Open 16 Hrs) 852	KSF ²	NA	31.02	34.57		50%	50%	49%	51%		0	0	0	0	
Convenience. Mkt w/ Gas Pumps 853	KSF ²	845.60	43.90	59.69	66%	50%	50%	50%	50%		0	0	0	0	
Convenience. Mkt w/ Gas Pumps 853	Fuel Position	542.60	16.57	19.07	66%	50%	50%	50%	50%		0	0	0	0	
Discount Supermarket 854	KSF ²	96.82	2.74	8.90	23%	58%	42%	50%	50%		0	0	0	0	
Discount Club 857	KSF ²	41.80	0.56	4.24		71%	29%	50%	50%		0	0	0	0	
Discount Club 857	Employees	32.21	0.36	2.79		77%	23%	48%	52%		0	0	0	0	
Wholesale Market 860	KSF ²	6.73	0.51	0.88		67%	33%	53%	47%		0	0	0	0	
Sporting Goods Superstore 861	KSF ²	NA	NA	3.10		NA	NA	47%	53%		0	NA	0	NA	
Home Improvement Superstore 862	KSF ²	29.80	1.26	2.37	48%	57%	43%	48%	52%		0	0	0	0	
Electronics Superstore 863	KSF ²	45.04	0.28	4.50	40%	NA	NA	49%	51%		0	0	0	NA	
Toy/Children's Superstore 864	KSF ²	NA	NA	4.99		NA	NA	50%	50%		0	NA	0	NA	
Baby Superstore 865	KSF ²	NA	NA	1.82		NA	NA	50%	50%		0	NA	0	NA	
Pet Supply Superstore 866	KSF ²	NA	NA	3.36		NA	NA	50%	50%		0	NA	0	NA	
Office Supply Superstore 867	KSF ²	NA	NA	3.40		NA	NA	53%	47%		0	NA	0	NA	

EXHIBIT "C"

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Description/ITE Code FDOT	Units	(peak hours are for peak hour of adjacent street traffic unless highlighted)								Generated Trips				To
		Weekday	AM	PM	Pass-By	AM In		PM In		Daily	AM Hour	PM Hour	AM In	
						AM In	AM Out	PM In	PM Out					
Waterport/Marine Terminal 010	Acres	11.93	NA	NA	NA	NA	NA	NA	NA	0	NA	NA	NA	
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA	NA	NA	NA	NA	0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.82	0.80		55%	45%	54%	46%	0	0	0	0	
Commercial Airport 021	Avg. Flights/Day	104.73	5.40	5.75		54%	46%	45%	55%	0	0	0	0	
Commercial Airport 021	Com. Flights/Day	122.21	6.43	6.88		55%	45%	54%	46%	0	0	0	0	
General Aviation Airport 022	Employees	14.24	0.69	1.03		83%	17%	45%	55%	0	0	0	0	
General Aviation Airport 022	Avg. Flights/Day	1.97	0.24	0.30		NA	NA	NA	NA	0	0	0	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.24	0.37		83%	17%	45%	55%	0	0	0	0	
Truck Terminal 030	Acres	81.90	7.28	6.55		41%	59%	43%	57%	0	0	0	0	
Truck Terminal 030	Employees	6.99	0.65	0.55		40%	60%	47%	53%	0	0	0	0	
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.72	0.62		81%	19%	23%	77%	0	0	0	0	
Park&Ride w/ Bus Service 090	Acres	372.32	48.81	43.75		NA	NA	NA	NA	0	0	0	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	1.26	0.81		69%	31%	28%	72%	0	0	0	0	
Light Rail Station w/ Park. 093	Parking Space	2.51	1.07	1.24		80%	20%	58%	42%	0	0	0	0	
Light Rail Station w/ Park. 093	Occ. Spaces	3.91	1.14	1.33		80%	20%	58%	42%	0	0	0	0	
General Light Industrial 110	KSF ²	6.97	0.92	0.97		88%	12%	12%	88%	0	0	0	0	
General Light Industrial 110	Acres	51.80	7.51	7.26		83%	17%	22%	78%	0	0	0	0	
General Light Industrial 110	Employees	3.02	0.44	0.42		83%	17%	21%	79%	0	0	0	0	
General Heavy Industrial 120	KSF ²	1.50	0.51	0.19		NA	NA	NA	NA	0	0	0	NA	
General Heavy Industrial 120	Acres	6.75	1.98	2.16		NA	NA	NA	NA	0	0	0	NA	
General Heavy Industrial 120	Employees	0.82	0.51	0.88		NA	NA	NA	NA	0	0	0	NA	
Industrial Park 130	KSF ²	6.96	0.84	0.86		82%	18%	21%	79%	0	0	0	0	
Industrial Park 130	Acres	63.11	8.55	8.84		83%	17%	21%	79%	0	0	0	0	
Industrial Park 130	Employees	3.34	0.47	0.46		86%	14%	20%	80%	0	0	0	0	
Manufacturing 140	KSF ²	3.82	0.73	0.73		78%	22%	36%	64%	0	0	0	0	
Manufacturing 140	Acres	38.88	7.44	8.35		93%	7%	53%	47%	0	0	0	0	
Manufacturing 140	Employees	2.13	0.40	0.36		73%	27%	44%	56%	0	0	0	0	
Warehousing 150	KSF ²	3.56	0.30	0.32		79%	21%	25%	75%	0	0	0	0	
Warehousing 150	Acres	57.23	10.03	8.69		72%	28%	35%	65%	0	0	0	0	
Warehousing 150	Employees	3.89	0.51	0.59		72%	28%	35%	65%	0	0	0	0	
Mini Warehouse 151	KSF ²	2.50	0.15	0.26		59%	41%	51%	49%	0	0	0	0	
Mini Warehouse 151	Storage Units	0.25	0.02	0.02		67%	33%	NA	NA	0	0	0	0	
Mini Warehouse 151	Acres	35.43	2.62	3.45		NA	NA	52%	48%	0	0	0	NA	
Mini Warehouse 151	Employees	61.90	5.26	6.04		67%	33%	52%	48%	0	0	0	0	
High-Cube Warehouse 152	KSF ²	1.44	0.09	0.10		65%	35%	33%	67%	0	0	0	0	
Utilities 170	KSF ²	NA	0.80	0.76		NA	NA	45%	55%	0	0	0	NA	
Utilities 170	Employees	NA	0.76	0.76		90%	10%	15%	85%	0	0	0	0	
Single Family Homes 210	DU	9.57	0.75	1.01		25%	75%	63%	37%	0	0	0	0	
Single Family Homes 210	Acres	26.04	2.06	2.74		31%	69%	66%	34%	0	0	0	0	
Single Family Homes 210	Persons	2.55	0.21	0.28		31%	69%	66%	34%	0	0	0	0	
Single Family Homes 210	Vehicles	6.02	0.51	0.67		31%	69%	66%	34%	0	0	0	0	
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	150.0	998	77	93	15
Apartment 220	Persons	3.31	0.28	0.40		NA	NA	NA	NA	0	0	0	0	NA
Apartment 220	Vehicles	5.10	0.46	0.60		NA	NA	NA	NA	0	0	0	0	NA
Low Rise Apartment 221	Occ. DU	6.59	0.46	0.58		21%	79%	65%	35%	0	0	0	0	0
High Rise Apartment 222	DU	4.20	0.30	0.35		25%	75%	61%	39%	0	0	0	0	0
Mid-Rise Apartment 223	DU	NA	0.30	0.39		31%	69%	58%	42%	0	0	0	0	0
Rental Townhouse 224	DU	NA	0.70	0.72		33%	67%	51%	49%	0	0	0	0	0
Resd. Condo/Townhouse 230	DU	5.81	0.44	0.52		17%	83%	67%	33%	0	0	0	0	0
Resd. Condo/Townhouse 230	Persons	2.49	0.19	0.24		16%	84%	67%	33%	0	0	0	0	0
Resd. Condo/Townhouse 230	Vehicles	3.34	0.24	0.32		16%	84%	66%	34%	0	0	0	0	0
Low Rise Resd. Condo 231	DU	NA	0.67	0.78		25%	75%	58%	42%	0	0	0	0	0
High Rise Resd. Condo 232	DU	4.18	0.34	0.38		19%	81%	62%	38%	0	0	0	0	0
Luxury Condo/Townhouse 233	Occ. DU	NA	0.56	0.55		23%	77%	63%	37%	0	0	0	0	0
Mobile Home Park 240	Occ. DU	4.99	0.44	0.59		20%	80%	62%	38%	0	0	0	0	0
Mobile Home Park 240	Persons	2.46	0.20	0.26		18%	82%	63%	37%	0	0	0	0	0
Mobile Home Park 240	Acres	39.61	3.20	4.45		18%	82%	63%	37%	0	0	0	0	0
Mobile Home Park 240	Vehicles	3.38	0.27	0.36		16%	84%	63%	37%	0	0	0	0	0
Senior Adult Housing-Detached 251	DU	3.71	0.22	0.27		35%	65%	61%	39%	0	0	0	0	0
Senior Adult Housing- Attached 252	Occ. DU	3.48	0.13	0.16		36%	64%	60%	40%	0	0	0	0	0
Congregate Care Facility 253	Occ. DU	2.15	0.06	0.17		61%	39%	56%	44%	0	0	0	0	0
Congregate Care Facility 253	DU	2.02	0.06	0.17		59%	41%	55%	45%	0	0	0	0	0
Assisted Living 254	Occ. Beds	2.74	0.17	0.29		73%	27%	52%	48%	0	0	0	0	0
Assisted Living 254	Beds	2.66	0.14	0.22		65%	35%	44%	56%	0	0	0	0	0
Assisted Living 254	Employees	3.93	NA	0.55		NA	NA	NA	NA	0	NA	0	NA	NA
Retirement Community 255	Occ. Units	2.81	0.18	0.29		64%	36%	48%	52%	0	0	0	0	0
Recreational Homes 260	DU	3.16	0.16	0.26		67%	33%	41%	59%	0	0	0	0	0
Recreational Homes 260	Acres	1.33	0.07	0.11		67%	33%	41%	59%	0	0	0	0	0
Timeshare 265	DU	10.03	0.48	0.75		NA	NA	NA	NA	0	0			NA
Residential PUD 270	DU	7.50	0.51	0.62		22%	78%	65%	35%	0	0	0	0	0
Residential PUD 270	Acres	46.78	2.88	4.05		NA	NA	NA	NA	0	0	0	0	NA
Hotel 310	Occ. Room	8.92	0.67	0.70		58%	42%	49%	51%	0	0	0	0	0
Hotel 310	Rooms	8.17	0.56	0.59		61%	39%	53%	47%	0	0	0	0	0
Hotel 310	Employees	14.34	0.69	0.80		60%	40%	54%	46%	0	0	0	0	0
All Suites Hotel 311	Occ. Room	6.24	0.48	0.55		67%	33%	42%	58%	0	0	0	0	0
All Suites Hotel 311	Rooms	4.90	0.38	0.40		55%	45%	45%	55%	0	0	0	0	0

NO HYDRIC SOILS INDICATED



Escambia County Comprehensive Plan Consistency

The following is a compliance review of the proposed development to relevant requirements of the adopted Comprehensive Plan.

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM. The 2030 FLUM is attached herein to this Plan as Exhibit B.

RESPONSE - The proposed development is allowed under the uses for the requested Mixed Use- Urban category, thus being otherwise consistent.

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.

RESPONSE - The applicant has requested the Archeology Department at the University of West Florida to advise the County if they have any listing that indicates if the site is included/classified as having any historical or archeological significant characteristics.

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

RESPONSE - If approved, this site will then located within the Mixed Use - Urban FLUM category and will produce efficient use of the listed infrastructure items.

FLU 2.1.2 Compact Development. To promote compact development, FLUM amendments and residential re-zonings to allow for higher residential densities to be allowed in the MU-U and MU-S future land use categories.

OBJ FLU 2.3 Infill Development Encourage infill development in appropriate urbanized areas where infrastructure is sufficient to meet demands, such as in MU-U and MU-S.

RESPONSE - Again, this site is located within the MU-U category, responding and being consistent with this objective.

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 - Once detailed preliminary site plans regarding on-site traffic flow are developed, they will be submitted to the county Development Review Committee for review and approval.

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

RESPONSE - Although preliminary, it is anticipated that ingress and egress points will be provided at the northerly edge of the site. Access proposals will be submitted to the County and Florida DOT for appropriate review and approval.

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

RESPONSE - Once the stormwater facility(s) are approved, it is understood that the facility will be constructed to County standards and paid for by the developer.

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 - Should any modifications or extensions of water lines be required to support the proposed FLUM change, the resulting costs will be paid by the developer.

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. The Escambia County Hydric Soils Map is attached to this application.

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.

RESPONSE - The site fronts on Blue Angel Parkway while a large apartment complex is located on the westerly side and existing single family residences are located east and south of the site. It is not presently known if the site contains any protected wildlife habitat. If any are discovered during the site plan development or construction phase, the developer will notify the County for guidance.

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.

RESPONSE - All stormwater management plans will be presented to the County for review to determine consistency with rules identified in the adopted Land Development Code and the Future Land Use

regulations.

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

RESPONSE - According to the attached Well Head Protection Map, this site is located approximately 1.5 miles south east of the nearest well head. At this location, it is anticipated that there will not be any adverse impacts.

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.

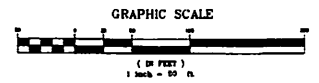
RESPONSE - The site has existing water and sewer service available. A letter from ECUA confirming utility availability is attached within is the application

MS

ALTA/ACSM LAND TITLE BOUNDARY SURVEY OF A PORTION OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

POINT OF COMMENCEMENT:
A 4" x 4" CONCRETE MONUMENT UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W)

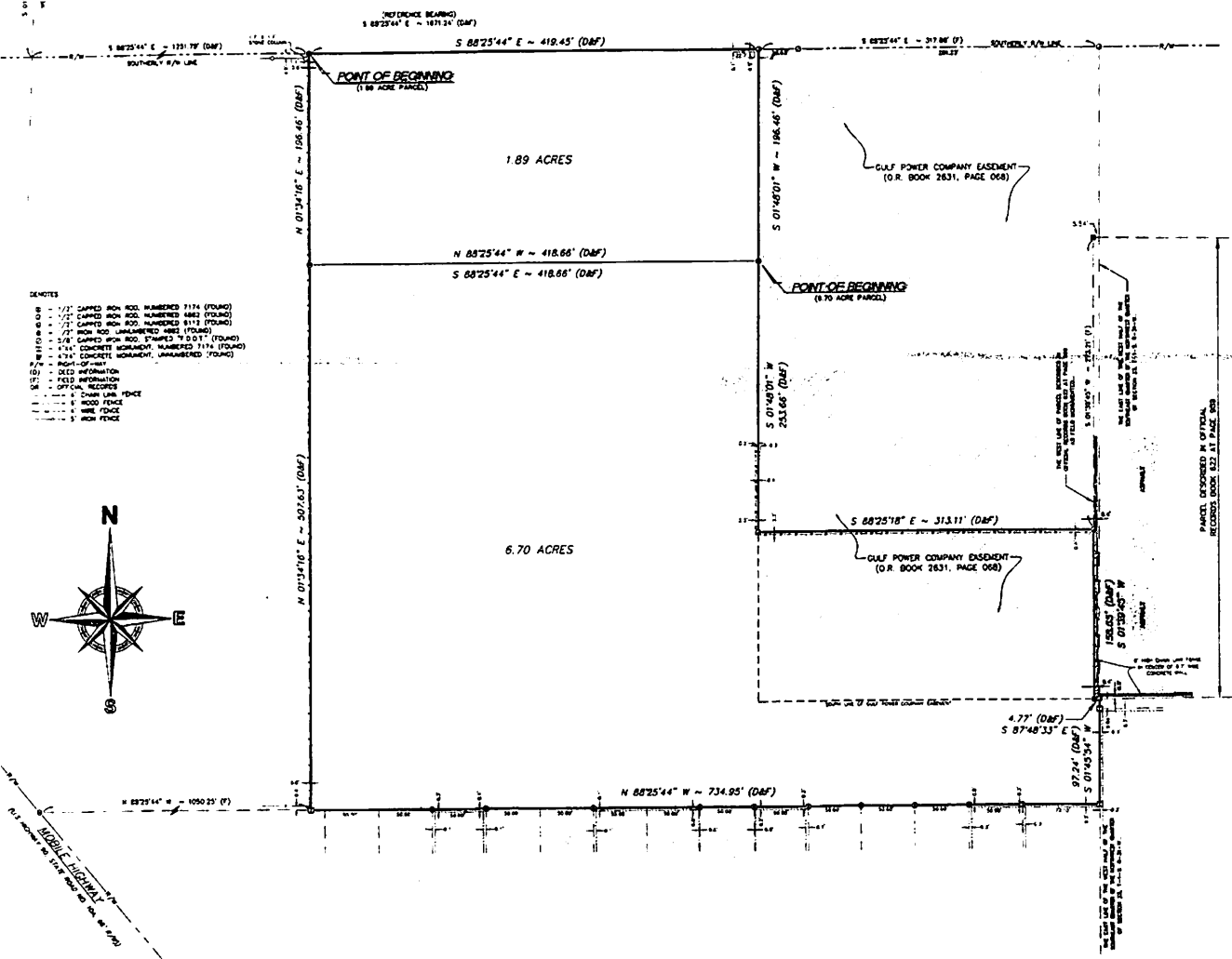


DESCRIPTION: (PREPARED BY MERRILL PARKER SHAW, INC.)
(1.89 ACRE PARCEL)
COMMENCE AT A 4" x 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO SOUTH 01 DEGREES 48 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 FOR A DISTANCE OF 1,268.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W). THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY FOR A DISTANCE OF 1,211.78 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH BY COURSES AS FOLLOWS: THENCE GO SOUTH 01 DEGREES 48 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 186.46 FEET; THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 186.46 FEET; THENCE GO NORTH 01 DEGREES 48 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 186.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 1.89 ACRES.

DESCRIPTION: (PREPARED BY MERRILL PARKER SHAW, INC.)
(6.70 ACRE PARCEL)
COMMENCE AT A 4" x 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO SOUTH 01 DEGREES 48 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 FOR A DISTANCE OF 1,268.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W). THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY FOR A DISTANCE OF 1,211.78 FEET. THENCE CONTINUE SOUTH BY COURSES AS FOLLOWS: THENCE GO SOUTH 01 DEGREES 48 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 186.46 FEET; THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 186.46 FEET; THENCE GO NORTH 01 DEGREES 48 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 186.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF THIS CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 822 AT PAGE 888 OF THE PUBLIC RECORDS OF SAO COUNTY AS FIELD MONUMENTED. THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE OF PARCEL DESCRIBED IN A OFFICIAL RECORDS BOOK 822 AT PAGE 888 OF THE PUBLIC RECORDS OF SAO COUNTY AS FIELD MONUMENTED FOR A DISTANCE OF 186.46 FEET TO A 4" x 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 822 AT PAGE 888. THENCE GO SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 822 AT PAGE 888 AS FIELD MONUMENTED FOR A DISTANCE OF 4.77 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE INTERSECTING SECTION 25. THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 186.46 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH BY COURSES AS FOLLOWS: THENCE GO SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 186.46 FEET; THENCE GO SOUTH 01 DEGREES 48 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 186.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 6.70 ACRES.

SURVEYOR'S NOTES:
1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 88 DEGREES 23 MINUTES 44 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH BLUE ANGEL PARKWAY (STATE ROAD NUMBER 173, 100' RIGHT-OF-WAY) AS PER DEED OF RECORD.
2. THE SURVEY DATA AS SHOWN HEREON IS REFERENCED TO THE DEED OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. A TITLE COMMITTEE HAS PROVIDED TO MERRILL PARKER SHAW, INC. BY FIRST AMERICA TITLE ASSURANCE COMPANY, FILE NUMBER 2013-01-0001, DATED 01/07/2013, THE SUBJECT PROPERTY THEREIN MAY BE UNRECORDED DEEDS, COLLATERAL INSTRUMENTS, ETC. WHICH MAY AFFECT THE INTERESTS OF OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
5. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 58-17.001 AND 58-17.002 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.071, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
6. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO 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 IN 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. ONLY THE AREAS BOUND BY DOUBLE DASHED LINES AND APPROXIMATIONS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED UNDER UNUSUAL ENCUMBRANCES AND APPROXIMATIONS, IF ANY, WERE NOT FIELD LOCATED OR MARKED, UNLESS OTHERWISE NOTED.
9. A GULF POWER COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2631 AT PAGE 068 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, SAID EASEMENT IS SHOWN HEREON.

CERTIFIED TO:
UPWARD CHURCH
THE INTERNATIONAL PENTACOSTAL HOLINESS CHURCH EXTENSION LOW FUND, INC.
FIRST MEMORIAL TITLE ASSURANCE COMPANY
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 58-17.001 AND 58-17.002, PURSUANT TO CHAPTER 472.071, FLORIDA STATUTES.
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503
E. J. Shaw *Robt. L. H. H.*
E. J. SHAW, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5863 CORPORATE NUMBER 7174
STATE OF FLORIDA



- MONUMENTS**
- 1/2" CAPED IRON ROD, NUMBERED 7174 (FOUND)
 - 1/2" CAPED IRON ROD, NUMBERED 8882 (FOUND)
 - 1/2" CAPED IRON ROD, NUMBERED 8112 (FOUND)
 - 1/2" IRON ROD, UNNUMBERED 4882 (FOUND)
 - 1/8" CAPED IRON ROD, NUMBERED 710011 (FOUND)
 - 1/4" CONCRETE MONUMENT, UNNUMBERED 7174 (FOUND)
 - 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- NOTES:**
- (1) POINT OF BEGINNING
 - (2) POINT OF END
 - (3) FIELD INFORMATION
 - (4) FIELD INFORMATION
 - (5) OFFICIAL RECORDS
 - (6) CHAIN LINE FENCE
 - (7) CHAIN LINE FENCE
 - (8) CHAIN LINE FENCE
 - (9) CHAIN LINE FENCE
 - (10) CHAIN LINE FENCE



OFFICE © 2013 BY MERRILL PARKER SHAW, INC.

NO.	DATE	APPROVED	REVISIONS

MERRILL PARKER SHAW, INC.
PROFESSIONAL SURVEYING SERVICES
1000 N. DAVIS HWY., SUITE 100
PENSACOLA, FL 32503
FLORIDA CORPORATION NUMBER 111111
SCALE: 1" = 50'
DRAWN: AFS
CHECKED: AFS
DATE: 1/30/13
FIELD BOOK 231, PAGES 71-72
FIELD DATE: 1/7/13

ALTA/ACSM LAND TITLE
BOUNDARY SURVEY
OF A PORTION OF SECTION 25, TOWNSHIP-1-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.
REQUESTED BY: MRS. BEA
PREPARED FOR: UPWARD CHURCH

JOB NO.	SHEET
03-948	1 of 1
5-2	



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

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

DATE: June 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-02

TTO Staff has reviewed the Small Scale Amendment (SSA)-2017-02, Escambia County 7000 (SR173) North Blue Angel Parkway, agenda item for the upcoming Planning Board meeting scheduled for July 11, 2017. Please see the below comment.

- SSA-2017-02 – Upon review of regional and local transportation plans, there are currently no programmed improvements within the FDOT 5-Year Work Program for North Blue Angel Parkway in the vicinity of this application. Seeing none, TTO Staff has no immediate comments with the Small Scale Amendment request.

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

Comprehensive Plan Small Scale Map Amendment Staff Analysis

General Data

Project Name: SSA-2017-02
Location: 7000 Blue Angel Parkway
Parcel #: 25-1S-31-2304-000-005
Acreage: 8.59 (+/-) acres
Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Agent: Wiley C. "Buddy" Page for King's Way Church & Christian Center, Inc., Owner
Meeting Dates: Planning Board: July 10, 2017
BCC: August 3, 2017

Summary of proposed amendment

The small scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of an 8.59-acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The currently vacant parcel can be accessed along approximately 420 feet of frontage on the south side of Blue Angel Parkway between Mobile Hwy. and Pine Forest Road. An apartment complex (Village at Southern Oaks) adjoins the subject parcel on the west and a single-family subdivision (Logan Place) adjoins on the south. A single-family parcel and a commercially developed parcel adjoin the east side. The zoning designation for the subject parcel is Commercial (Com).

The existing and proposed future land use categories are described in Comprehensive Plan policy FLU 1.3.1 and summarized as follows:

Commercial. The current Commercial FLU is intended for professional office, retail, wholesale, service, and general business trade, with residential development permitted only if secondary to a primary commercial development. The listed range of allowable uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Commercial FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Mixed-Use Urban. The proposed Mixed-Use Urban FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed range of allowed uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic uses. Mixed-Use Urban has a maximum residential density of 25 du/acre, a maximum FAR of 2.0 and a minimum non-residential FAR of 0.25.

Land Development Code FLU map amendment requirements

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

a. **General amendment conditions.** All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

1. **Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Analysis: The application cover letter states that the “owners contemplate construction of another apartment complex,” apparently referring to the existing Village at Southern Oaks apartments on the west side of the subject parcel. Unlike the existing Commercial FLU, the proposed MU-U does not require residential development to be secondary to a primary commercial development. Conversion to MU-U would eliminate the FLU dedication to commercial use and provide greater accommodation of residential uses within a mixed-use environment.

Although the applicant provided no need-based justification for apartments, the 2016 Rental Market Study (Shimberg Center for Housing Studies, University of Florida, for Florida Housing Finance Corp.) reported that more households are renting. Florida’s home ownership rate fell from 71 percent in 2007 to 65 percent in 2014, and statewide renting is up for both lower and higher income households.

The “Data and Analysis Response” in the application combines the subject parcel with an adjoining smaller parcel of different ownership and the subject of a separate FLUM small scale amendment application. The analysis consistently refers to “the site,” appearing to consider both parcels as one. Regarding potential multi-family development, the analysis makes several references to a potential 150 unit apartment complex. Multi-family residential is a permitted use within the existing Commercial zoning of the subject 8.59-acre parcel and not limited to a predominantly commercial

development if within the requested MU-U FLU, but otherwise is limited to 25 du/acre or 215 total dwelling units for the parcel.

- 2. Professional practices.** The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Analysis: Accepting multi-family residential use as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property. The application of other appropriate professional practices in potential multi-family development is addressed in the remaining sections of this analysis.

- b. FLUM amendment conditions.** In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.

Analysis: The proposed amendment complies with all four conditions established by Florida Statutes, §163.3187(1), for the adoption of any small scale comprehensive plan amendment:

- (a) The subject 8.59-acre parcel is a use of 10 acres or fewer.
- (b) The amendment is the second proposed small scale amendment for calendar year 2017 and will not exceed the cumulative maximum of 120 acres in a calendar year.
- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity.
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.

Other applicable Comprehensive Plan objectives and policies

1. Housing

Policy HOU 1.1.1 **Residential Areas**. The Escambia County FLUM and zoning maps will identify areas suitable for residential development and/or redevelopment.

Analysis: The proposed MU-U is a suitable replacement of the existing Commercial future land use to accommodate the suggested residential development, and is consistent with the FLU of the largely residential surrounding development.

2. Future Land Use

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.

Analysis: Mixed-Use Urban, the applicable FLU for much of the land surrounding the subject parcel, would promote more mixed use and compact development for the subject parcel and be more likely to discourage urban sprawl than the current Commercial FLU.

3. Infrastructure

Policy HOU 1.1.4 **Adequate infrastructure**. To assure the sustainability of residential communities, Escambia County will require new residential development to locate where adequate infrastructure is available.

Analysis: The application includes documentation of the general adequacy of potable water, wastewater, and solid waste services. The site is located along a minor arterial street and within 1000 feet of a major arterial. Redevelopment of the subject parcel from the existing single-family dwelling to multi-family would promote the efficient use of this available infrastructure.

GOAL CMS 1 Concurrency Management System

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

Potable Water.

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.

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.

Sanitary Sewer.

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.

Policy INF 1.1.11 **Required New Service Connection**. All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUC 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.

Solid Waste Disposal.

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.

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

Analysis: The Emerald Coast Utilities Authority provides potable water distribution, sanitary sewer collection and treatment, and solid waste collection and disposal for the subject parcel. The application includes a letter from the ECUA stating that those services are currently available at the parcel for an unspecified demand.

Stormwater Management.

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.

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

Transportation and Mobility.

Policy 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.

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

Analysis: Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.

4. Protected Resources

Wellheads.

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

Analysis: The subject parcel is approximately 1.5 miles south southeast from the nearest public potable water wellhead, outside of any wellhead protection area.

Historically Significant Sites.

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

Analysis: The applicant provided no confirmation of the presence or absence of historically significant sites or documentation of a referenced request made to the Archaeology Department of the University of West Florida.

Wetlands and Habitat.

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.

Urban Forest.

Policy CON 1.6.4 **Urban Forest Management.** Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

Analysis: There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. There are indications from public record photos that the subject property likely contains protected trees. Any future development will be

analyzed for compliance with all applicable environmental regulations prior to the issuance of development plan approval.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: small scale map amendment 2017-02

Date: 06-08-17

Date requested back by: 06-15-17

Requested by: Griffin Vickery

Phone Number: 595-3471



(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 6/13/17

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

- Approved as to title block & ordinance format only

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

2 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment
3 2017-02."

4
5 **Section 3. Changes to the 2030 Future Land Use Map**

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

11
12 A parcel within Section 25, Township 1S, Range 31W, parcel number
13 25-1S-31-2304-000-005, totaling 8.59 (+/-) acres, located on Blue Angel
14 Parkway, as more particularly described in the boundary survey by Merrill
15 Parker Shaw, Inc., signed and sealed by E. Wayne Parker, February 1,
16 2013, attached as Exhibit A, changing from Commercial (C) to Mixed-Use
17 Urban (MU-U).

18
19 **Section 4. Severability**

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

23
24 **Section 5. Inclusion in the Code**

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

30
31 **Section 6. Effective Date**

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

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DONE AND ENACTED this _____ day of _____, 2017.

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

By: _____
D. B. Underhill, Chairman

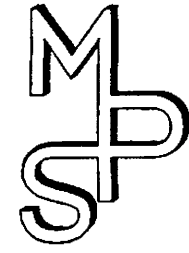
**ATTEST: PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

(SEAL)

ENACTED:

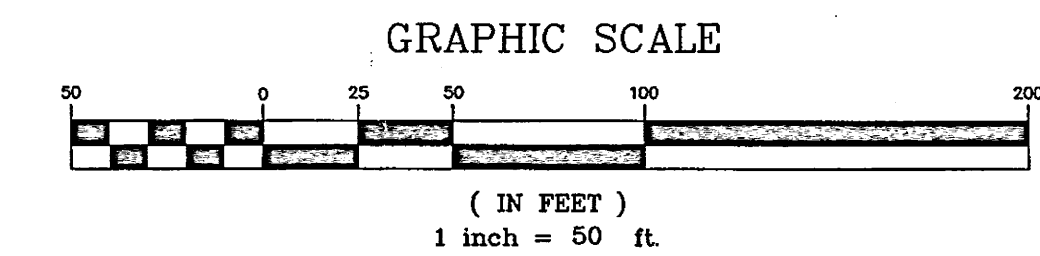
FILED WITH THE DEPARTMENT OF STATE:



ALTA/ACSM LAND TITLE

Exhibit A

BOUNDARY SURVEY OF A PORTION OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



POINT OF COMMENCEMENT: 4" x 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W)

(REFERENCE BEARING) S 88°25'44" E ~ 1671.24' (D&F)

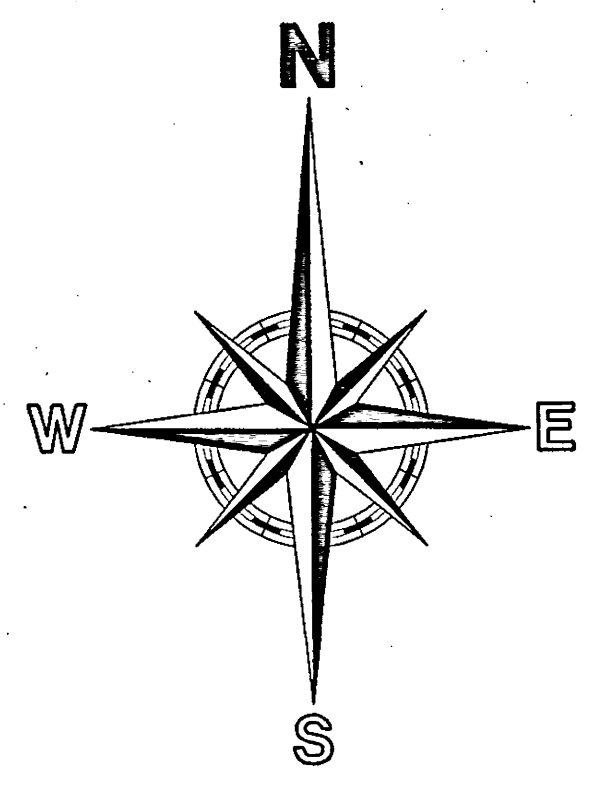
POINT OF BEGINNING (1.89 ACRE PARCEL)

1.89 ACRES

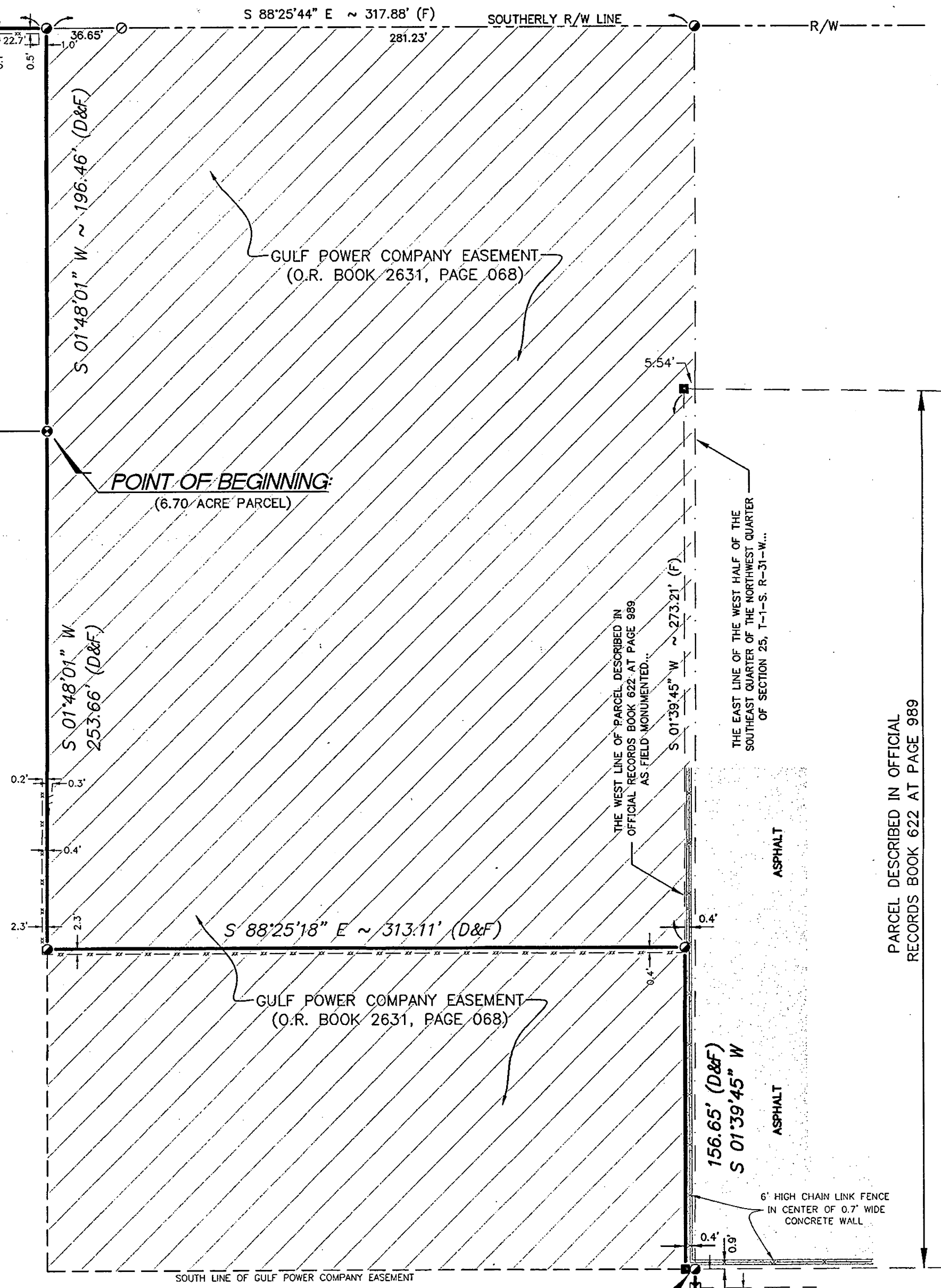
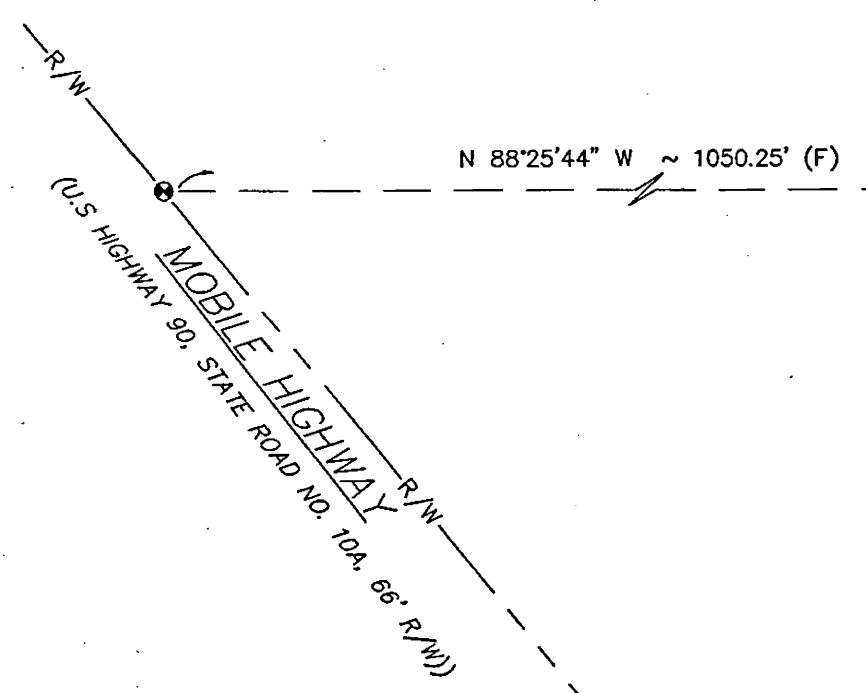
POINT OF BEGINNING (6.70 ACRE PARCEL)

6.70 ACRES

- DEFINITIONS: 1/2" CAPPED IRON ROD, NUMBERED 7174 (FOUND) ... 1/2" CAPPED IRON ROD, NUMBERED 4882 (FOUND) ... 1/2" CAPPED IRON ROD, NUMBERED 6112 (FOUND) ... 1/2" IRON ROD, UNNUMBERED 4882 (FOUND) ... 5/8" CAPPED IRON ROD, STAMPED "F.D.O.T." (FOUND) ... 4"x4" CONCRETE MONUMENT, NUMBERED 7174 (FOUND) ... 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND) ... R/W - RIGHT-OF-WAY ... (D) - DEED INFORMATION ... (F) - FIELD INFORMATION ... OR - OFFICIAL RECORDS ... --- x --- 4" CHAIN LINK FENCE ... --- x --- 6" WOOD FENCE ... --- x --- 4" WIRE FENCE ... --- x --- 5" IRON FENCE



REPLACE AT SOUTHERLY CORNER ADJUSTMENTS



DESCRIPTION: (PREPARED BY: MERRILL PARKER SHAW, INC.)

(1.89 ACRE PARCEL) COMMENCE AT A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 FOR A DISTANCE OF 1369.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W); THENCE GO SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY FOR A DISTANCE OF 1251.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 419.45 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, GO SOUTH 01 DEGREE 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 196.46 FEET; THENCE GO NORTH 88 DEGREES 25 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 418.66 FEET; THENCE GO NORTH 01 DEGREE 34 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 196.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 1.89 ACRES.

AND ALSO:

DESCRIPTION: (PREPARED BY: MERRILL PARKER SHAW, INC.)

(6.70 ACRE PARCEL) COMMENCE AT A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREE 49 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 FOR A DISTANCE OF 1369.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY (STATE ROAD NO. 173, 100' R/W); THENCE GO SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORTH BLUE ANGEL PARKWAY FOR A DISTANCE OF 1251.79 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, GO SOUTH 01 DEGREE 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 196.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 419.45 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, GO SOUTH 01 DEGREE 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 196.46 FEET; THENCE GO NORTH 88 DEGREES 25 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 418.66 FEET; THENCE GO NORTH 01 DEGREE 34 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 196.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 6.70 ACRES.

SURVEYOR'S NOTES:

- 1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE ANGEL PARKWAY (STATE ROAD NUMBER 173, 100' RIGHT-OF-WAY) AS PER DEEDS OF RECORD.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. A TITLE COMMITMENT WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY FIRST AMERICA TITLE INSURANCE COMPANY, FILE NUMBER NCS-580873-H0U1, EFFECTIVE DATE: DECEMBER 19, 2012 AT 8:00AM, FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
5. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
6. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO 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 TRANSACTIONS. 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. ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
9. A GULF POWER COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2631 AT PAGE 68 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, SAID EASEMENT IS SHOWN HEREON.

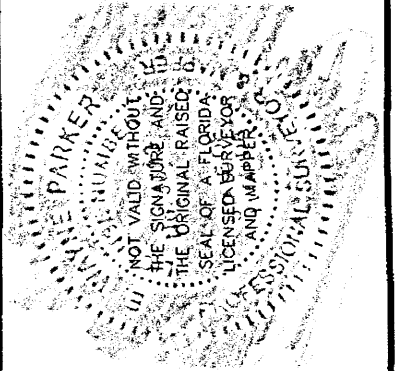
CERTIFIED TO: UPWARD CHURCH THE INTERNATIONAL PENTACOSTAL HOLINESS CHURCH EXTENSION LOAN FUND, INC. FIRST AMERICAN TITLE INSURANCE COMPANY THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC. 4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. Wayne Parker 2/1/13 E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174 STATE OF FLORIDA

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Table with columns: REVISIONS, NO., DATE, APPR., DATE



MERRILL PARKER SHAW, INC. PROFESSIONAL SURVEYING SERVICES 4928 N. DAVIS HWY PENSACOLA, FL 32503 PHONE: (850) 478-4823 FAX: (850) 478-4824 FLORIDA CORPORATION NUMBER 7174 SCALE: 1" = 50' DRAWN: AES CHECKED: EWP DATE: 1/30/13 FIELD BOOK: 231, PAGES: 71-72

ALTA/ACSM LAND TITLE BOUNDARY SURVEY OF A PORTION OF SECTION 25, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA. REQUESTED BY: RICH BEAL PREPARED FOR: UPWARD CHURCH

Table with columns: JOB NO., SHEET, 1 OF 1



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. D.

Meeting Date: 07/10/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2, Section 2-5.7, Final Plats

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2, Section 2-5.7, Final Plats

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 2, Section 2-5.7, Final Plats.

BACKGROUND:

The County reviews and approves commercial and residential subdivisions that are forwarded to the Property Appraiser's office to update the parent parcel. As technology advances this has been a daunting task due to the current file format they receive. A digital file in the most up to date format will allow mapping section staff at the Property Appraiser's office to simply insert the lines and parcel shapes into their parcel layer and assign the attributes to geometric features. Providing a vectorized data file will decrease the time it takes to update the parcel layers.

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

ORDINANCE NUMBER 2017-_____

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 2, DEVELOPMENT AND COMPLIANCE REVIEW; ARTICLE 5, SUBDIVISION, SECTION 2-5.7, FINAL PLATS; TO REQUIRE SUBMISSION OF CERTAIN DIGITAL FILES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, section 125.01, Florida Statutes, authorizes the Board of County Commissioners to establish regulations for development and compliance review specific to final plats in the unincorporated areas of the County pursuant to general law; and

WHEREAS, through the 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

WHEREAS, requiring certain digital files will streamline the platting process and is necessary for the most basic enjoyment of residential property rights; and

WHEREAS, the Board finds that amendments to require submission of digital maps with final plats are necessary to effectively regulate the subdivision process and are beneficial to the public health, safety, and general welfare of the County.

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 2, Development and Compliance Review, Article 5, Subdivision, Section 2-5.7, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec.2-5.7 Final plats

(a) General. Final plat approval is required to map the proposed subdivision of land in compliance with the platting requirements of Florida Statutes, so that, upon its recording, all land shown on the plat that is a part of the subdivision is identified and may be conveyed by reference to the plat, including the dedication of rights-of-way and easements. The approval of a final plat allows the recording of the plat in the public records when its content and form are consistent with state and

county requirements and with any applicable conditions of its approved preliminary plat and infrastructure construction plan.

(b) Application for the final plat. Applicants seeking final plat approval from the Board of County Commissioners shall submit their request to the Office of the Planning Official. Applications shall be submitted within two years of the date that the preliminary plat and construction plans were approved unless an extension is granted as provided in Chapter 2.

(c) Warranty agreement. Applicants seeking final plat approval shall warrant that all public subdivision improvements are built in accordance with approved construction plans and free from design, construction, material, and workmanship defects for a period of two years from the date that the final plat is recorded. The applicant shall make the warranty on a form of warranty agreement published by the County.

(d) Incidental deficiencies. At the discretion of the County Engineer, final plats may be submitted to the Board of County Commissioners for approval with minor defects to public subdivision improvements that are determined to be incidental deficiencies. Incidental deficiencies are primarily cosmetic in nature and do not undermine the function or stability of the public subdivision improvements. Incidental deficiencies include but are not limited to the following:

- (1) Cracked curbing or other cracked concrete that is not destroyed or displaced but still functions for the intended use.
- (2) Minor ponding of water on asphalt, provided base failure is not evident.
- (3) Minor settling of asphalt areas, provided base failure is not evident.
- (4) Minor defects in stormwater pipe, provided installation is in accordance with the manufacturers' requirements.
- (5) Ponds recharging at a slow rate, but still meeting regulatory requirements.
- (6) Seed or sod that has failed to establish sufficient ground cover for final stabilization and erosion control.

Incomplete installation of street signs and pavement markings shall not be considered incidental deficiencies. If incidental deficiencies exist when the final plat is submitted for approval by the Board of County Commissioners, the applicant shall also include financial security with the executed warranty agreement.

(e) Acceptable forms of financial security. Financial security shall be in the form of a cash deposit or irrevocable letter of credit. The cash deposit shall be held in an interest-bearing account with withdrawals conditions upon approval of the County Administrator. Interest on cash deposits shall be retained by the applicant only if the applicant satisfactorily corrects all incidental deficiencies guaranteed by the deposit.

(f) Amount of financial security. If financial security is required, the applicant shall provide an estimate from the engineer of record for the cost to remove and replace all public subdivision improvements with incidental deficiencies. The amount of the financial security to be provided by the applicant shall be 150% of the cost estimate or \$7,500, whichever is greater.

- (g) Warranty inspection.** The County shall inspect all warranted public subdivision improvements prior to the expiration of the two year warranty period and provide to the applicant a list of deficiencies noted during the inspection. The applicant shall remain responsible for correcting any deficiencies noted in the inspection even if the corrective action is not completed until after the expiration of the two year warranty period.
- (h) Approval process** Checklists provided by the appropriate department will give the applicant quick and ready access to the requirements of this article.
- (i) Recreational amenities.** For proposed subdivisions that are designed to utilize significant recreational amenities, including but not limited to a golf course, swimming pool, club house or tennis courts, the area designated for those uses shall be included in the final plat.
- (j) Infrastructure Maintenance Disclosure.** For any residential plat submitted to the Board on or after June 1, 2017, the applicant shall provide a complete listing of the infrastructure expected to be constructed within the platted area along with the location of such infrastructure and a disclosure of the person or entity responsible for maintenance and ownership of such infrastructure. The format of this disclosure shall substantially mirror that provided in section 86-166 of the Escambia County Code of Ordinances.
- (k) Digital Files.** With the submittal of the final plat mylar for BCC approval, a digital file of the plat in a DWG or DXF format shall be provided to the County in the following datum and projection:
- (1) Datum: NAD83 (2011) or most current realization as defined and maintained by the National Geodetic Survey (NGS)
 - (2) Projection Zone: Florida North (State Plane – US Survey Foot Definition)
 - (3) Projection Type: Lambert Conformal Conic

Section 2. Severability.

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

Section 3. Inclusion in Code.

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

Section 4. Effective Date.

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

DONE AND ENACTED this ____ day of _____, 2017.

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

By: _____
D. B. Underhill, Chairman

**ATTEST: PAM CHILDERS
Clerk of the Circuit Court
By: _____
Deputy Clerk**

(SEAL)

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