

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 5, 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 November 7, 2017 Planning Board Rezoning and Regular Meeting.
 - B. Planning Board Monthly Action Follow-up Report for November 2017.
 - C. Planning Board 6-Month Outlook for December 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-2017-06

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-2017-06.
7. Action/Discussion/Info Items.
 - A. CU Standards fo Mobile Homes in MDR Zoning Discussion.
 - B. Signs Discussion.

8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 9, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 12/05/2017

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 7, 2017 Planning Board Rezoning and Regular Meeting.

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

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

Attachments

Draft November 7, 2017 Planning Board Rezoning Meeting Minutes

Draft November 7, 2017 Planning Board Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING November 7, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 10:04 A.M)

Present: Jay Ingwell
Timothy Pyle
Alan Gray
Patty Hightower
Eric Fears
William Clay
Stephen Opalenik

Absent: Reid Rushing
Wayne Briske, Chairman

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was led by Jay Ingwell.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Eric Fears, Seconded by Jay Ingwell

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

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

4. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Alan Gray, Seconded by William Clay

Motion was made to accept the Rezoning Planning Board meeting packet for November 7, 2017.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

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

A. Case #: Z-2017-17
Applicant: Wanda French-Hawkins,
Agent for Jason Hawkins,
Owner
Address: 6355 Mockingbird Lane
Property Size: 4.86 (+/-) acres
From: MDR, Medium Density
Residential district (10
du/acre)
To: HDMU, High Density
Mixed-use district (25
du/acre)

No planning board member acknowledged visiting the site.

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

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

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to direct staff to develop conditional use standards for manufactured homes in MDR zoning district.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

Motion by Eric Fears, Seconded by Jay Ingwell

Motion was made to put the case in abeyance until other actions are taken.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

7. Adjournment.

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD November 7, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(10:16 A.M. – 11:39 A.M.)

Present: Jay Ingwell
Timothy Pyle
Alan Gray
Patty Hightower
Eric Fears
William Clay
Stephen Opalenik

Absent: Reid Rushing
Wayne Briske, Chairman

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
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

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

Motion by Jay Ingwell, Seconded by Alan Gray

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

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

4.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 3, 2017 Planning Board Meeting.

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

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

Motion by Eric Fears, Seconded by William Clay

Motion was made to approve the minutes from the October 3, 2017, Regular Planning Board Meeting.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

5.

Acceptance of Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to accept the Regular Planning Board meeting packet for November 7, 2017.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
Wayne Briske (ABSENT)

6.

Public Hearings.

A. A Public Hearing Concerning the Review of anLDC Ordinance Amending, Design Standards Manual, Chapter 2, Section 3-2.3

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 of the Design Standards Manual, Plans and construction requirements.

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)

Wayne Briske (ABSENT)

B. A Public Hearing Concerning the Review of an LDC Ordinance Amending Chapter 5, General Development Standards.

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

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval of the changes shown to the BCC.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)

Wayne Briske (ABSENT)

7. Action/Discussion/Info Items.

A. Cargo Containers Discussion.

Discussion was had by Board Members, Staff, and citizens. Will continue to discuss this item at future meetings.

B. Minimum Lot Widths.

Will discuss more at future meetings.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, December 5, 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



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: November 22, 2017
RE: Monthly Action Follow-Up Report for December 2017

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

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

LAND DEVELOPMENT CODE ORDINANCES

Residential Uses in Zoning Districts

09-6-16 PB recommended more review by staff
On hold – waiting for input from County Attorney's Office

HC/LI & FLU Inconsistencies

09-05-17 PB recommended approval
11-30-17 BCC meeting

SRIA Changes to DSM

11-07-17 PB recommended approval
11-30-17 BCC meeting

Family Conveyance

11-07-17 PB recommended approval
12-14-17 BCC meeting

REZONING CASES

1. Rezoning Case Z-2017-06
 - 08-01-17 PB recommended denial
 - 09-07-17 BCC remanded (waiting on applicant)
2. Rezoning Case Z-2017-17
 - 11-07-17 PB recommended placing case in abeyance until further actions are taken
 - 11-30-17 BCC meeting to drop

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR DECEMBER 2017

(Revised 11/22/17)

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
Tuesday, December 5, 2017		<ul style="list-style-type: none"> SSA-2017-06 		<ul style="list-style-type: none"> Sunshine Law Presentation
Tuesday, January 9, 2018	<ul style="list-style-type: none"> DSM PAC Changes CIP 		<ul style="list-style-type: none"> Z-2017-18 	
Tuesday, February 6, 2018??				
Tuesday, March 6, 2018 ??				
Tuesday, April 3, 2018 ??				

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

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

** Signs Ordinance – waiting on input from the BCC

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



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 12/05/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-06

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-06

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-2017-06.

BACKGROUND:

The small-scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of parcels Lot 1 0.1928 (+/-) acres and Lot 16 0.25 acres totaling 0.4428 (+/-) acres of the Luzon Heights Subdivision, Plat Book 2, Page 5, from Commercial (C) to Mixed-Use Urban (MU-U). The currently vacant parcels can be accessed along approximately 165 feet of frontage on the east side of Navy Boulevard and 121 feet on the North side of Mindoro Circle. Single-family homes adjoin the subject parcels on the west currently with a FLU of MU-U and south side adjoining property has a FLU of C. All adjoining properties have a zoning designation of Commercial (Com).

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.

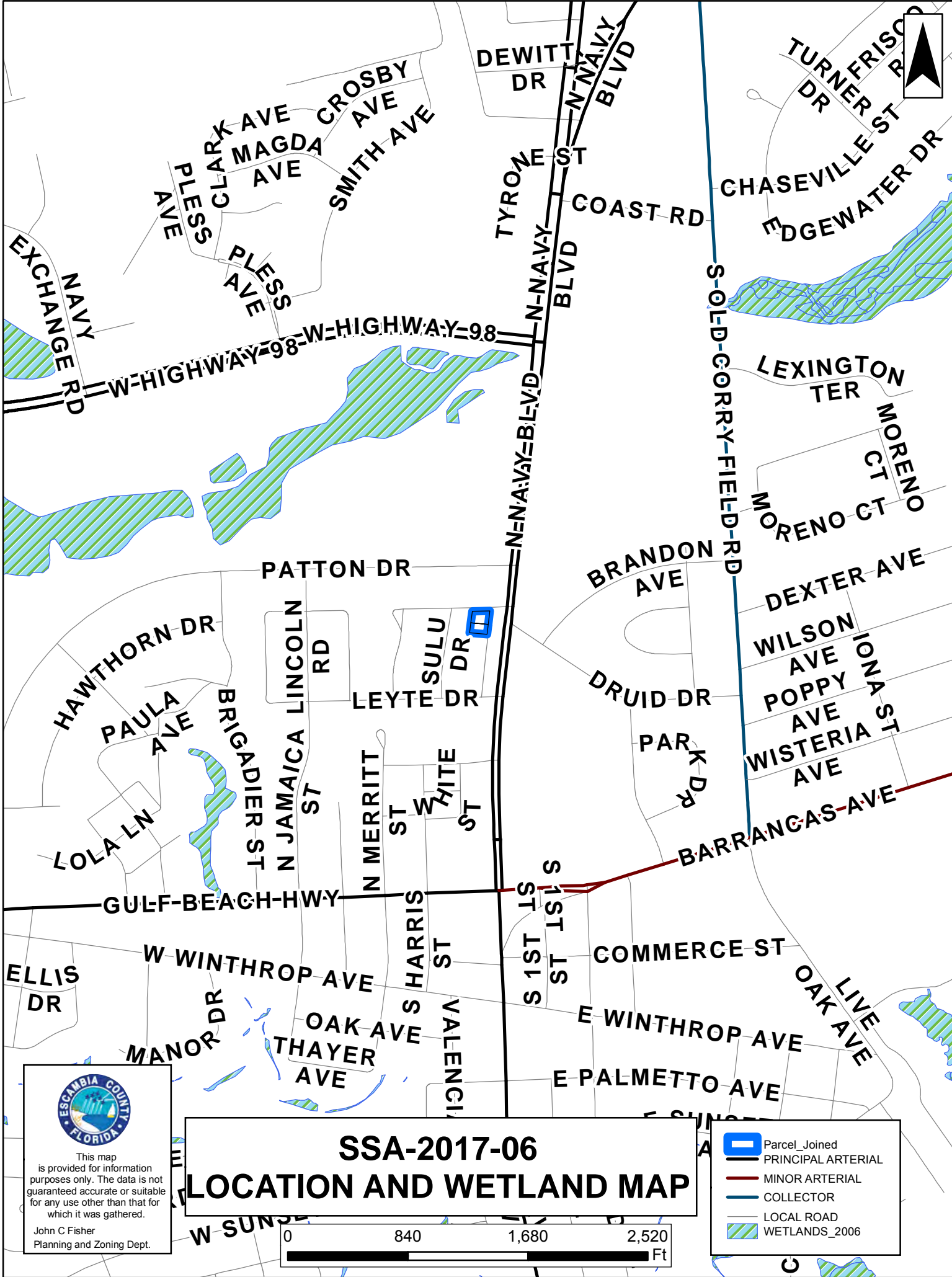
The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.


Attachments

SSA-2017-06

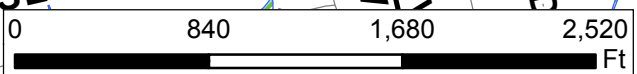
Draft Ordinance







SSA-2017-06




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.
John C Fisher
Planning and Zoning Dept.

SSA-2017-06 LOCATION AND WETLAND MAP



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



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PATTON DR

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MDR

Com

MDR

MINDORO CIR

MINDORO CIR

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SULU DR

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LEYTE DR

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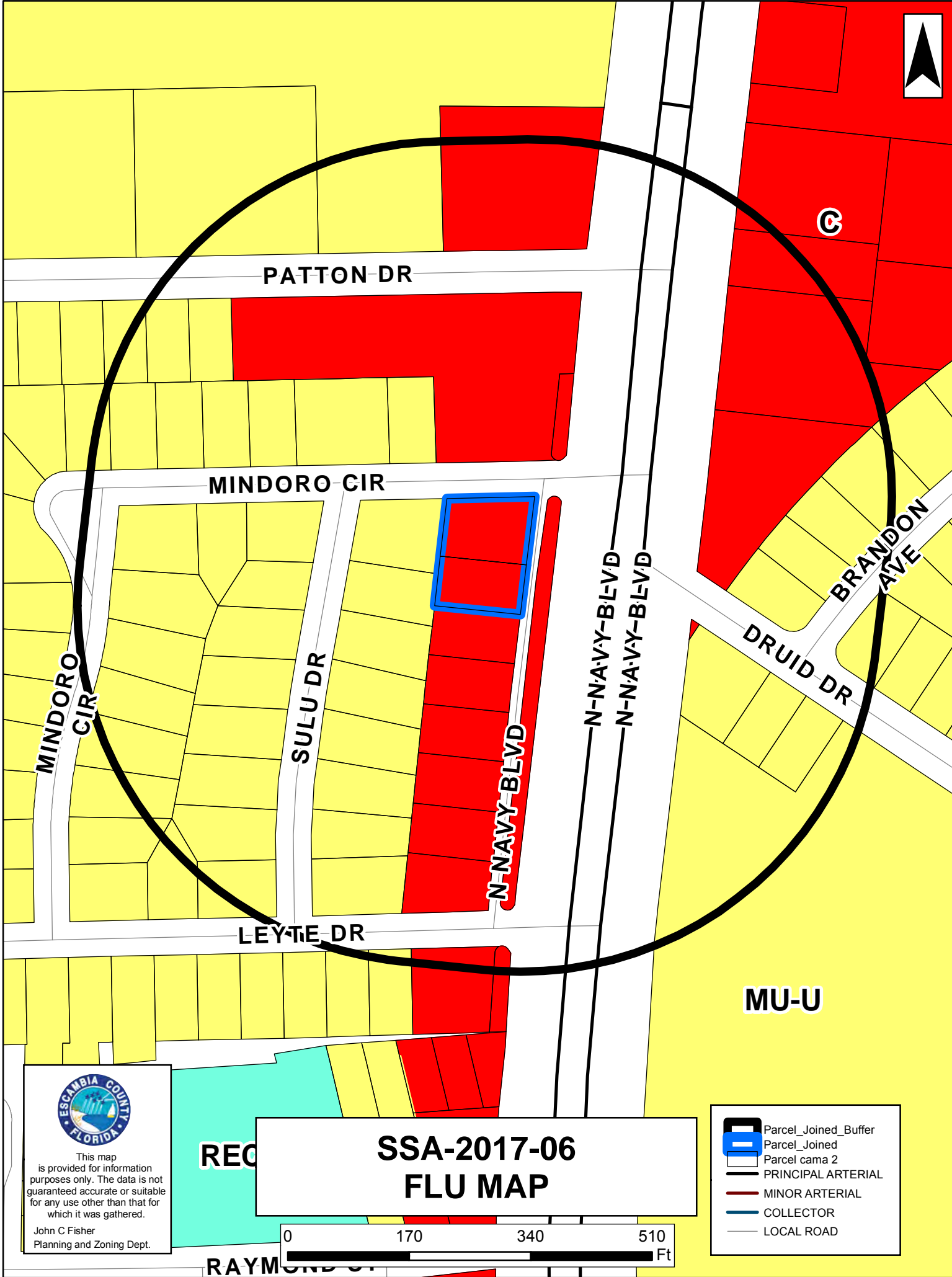
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SSA-2017-06 ZONING MAP



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.
John C Fisher
Planning and Zoning Dept.

- Parcel_Joined_Buffer
- Parcel_Joined
- Parcel_cama 2
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



©

PATTON DR

MINDORO CIR

MINDORO CIR

SULU DR

LEYTE DR

N-NAVY-BLVD

N-NAVY-BLVD

N-NAVY-BLVD

BRANDON AVE

DRUID DR

MU-U

REC

SSA-2017-06 FLU MAP

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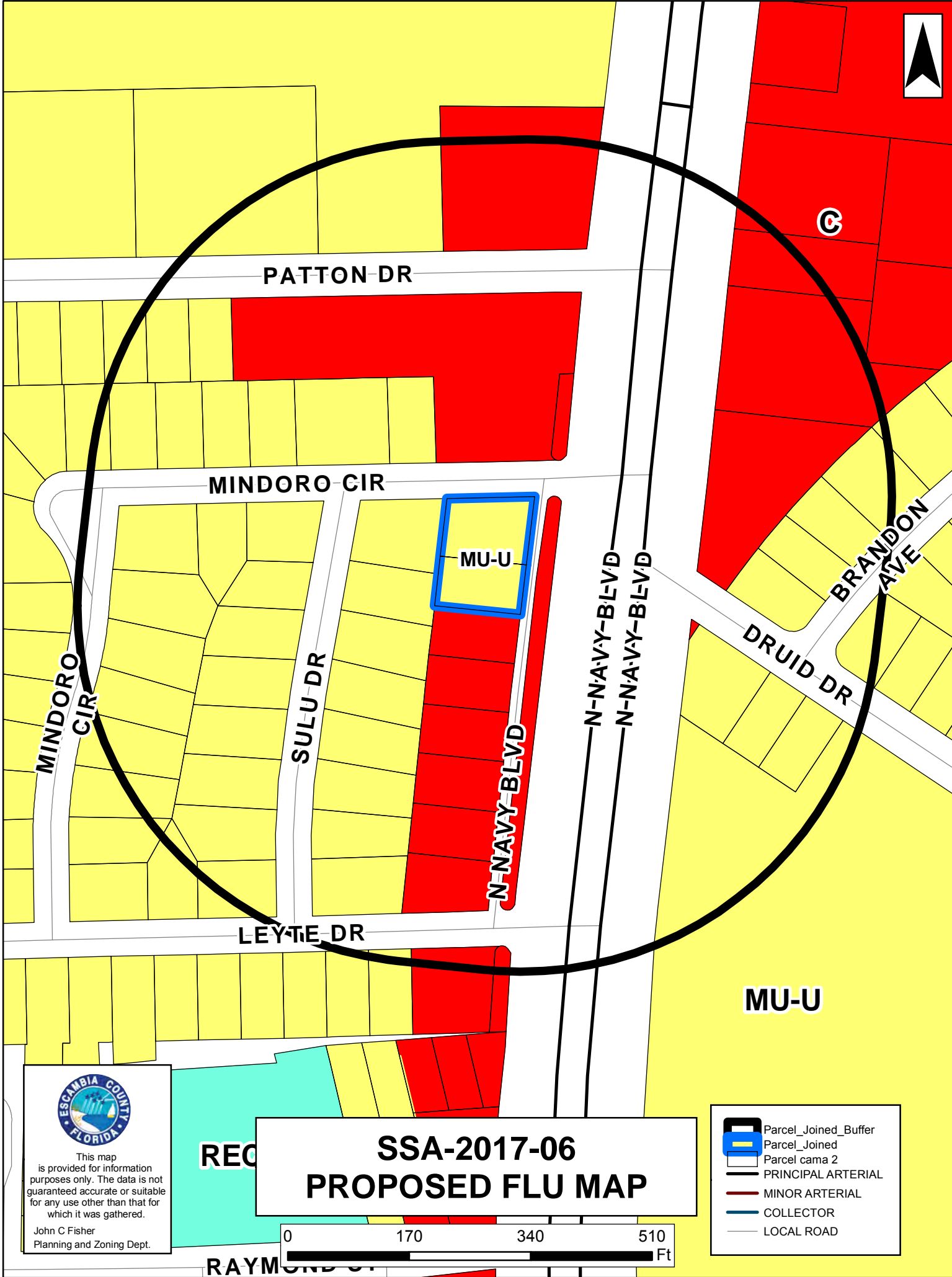


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John C Fisher
Planning and Zoning Dept.

- Parcel_Joined_Buffer
- Parcel_Joined
- Parcel cama 2
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

RAYMOND ST



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.

John C Fisher
Planning and Zoning Dept.

REC

SSA-2017-06 PROPOSED FLU MAP



- Parcel_Joined_Buffer
- Parcel_Joined
- Parcel cama 2
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

RAYMOND ST



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BANK

BANK

PATTON DR

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CHURCH

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LEYTE DR

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STORE

N-NAVY-BLVD

N-NAVY-BLVD

BRANDON AVE

DRUID DR

STORE

SF

SF

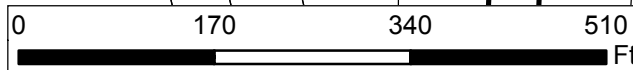
SF



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John C Fisher
Planning and Zoning Dept.

SSA-2017-06
ELU



- Parcel_Joined_Buffer
- Parcel_Joined
- Parcel cama 2
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



MINDORO CIR

SULU DR

N NAVY BLVD

N-NAVY-BLVD












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John C Fisher
Planning and Zoning Dept.

SSA-2017-06 AERIAL MAP

0 50 100 150
Ft

-  Parcel_Joined
-  Parcel cama 2
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006
-  Escambia_2016_Aerials.ecw
- RGB**
-  Red: Red
-  Green: Green
-  Blue: Blue

WARRINGTON



PATTON DR

WARRINGTON OVERLAY

MINDORO CIR

MINDORO CIR

SULU DR

N NAVY BLVD

N NAVY BLVD

N NAVY BLVD

BRANDON AVE

DRUID DR

LEYTE DR



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.

John C Fisher
Planning and Zoning Dept.

SSA-2017-06 CRA DISTRICT WARRINGTON

0 170 340 510

Ft



Parcel_Joined

Parcel cama 2



PRINCIPAL ARTERIAL



MINOR ARTERIAL



COLLECTOR



LOCAL ROAD



PATTON DR

MINDORO CIR

BRANDON AVE

DRUID DR

MINDORO CIR

SULU DR

N NAVY BLVD

N-NAVY-BLVD

N-NAVY-BLVD

AIPD 2

LEYTE DR



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.

John C Fisher
Planning and Zoning Dept.

SSA-2017-06 AIPD 2 MAP

0 170 340 510 Ft



Parcel_Joined



Parcel_cama 2



PRINCIPAL ARTERIAL



MINOR ARTERIAL



COLLECTOR



LOCAL ROAD

RAYMOND ST



**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: **SSA-2017-06**

CURRENT FLU: **COM** PROPOSED FLU: **MU-U**

PLANNING BOARD

DATE: **12/05/17** TIME: **8:30 AM**

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

BOARD OF COUNTY COMMISSIONERS

DATE: **01/04/18** TIME: **5:45 PM**

LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN

**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: SSA-2017-06

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/05/17 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 01/04/18 TIME: 5:45 PM

LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN LOOKING NORTH ALONG NAVY BLVD



LOOKING EAST AT NAVY BLVD



**NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**

CASE NO.: SSA-2017-06

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/05/17 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 01/04/18 TIME: 5:45 PM

LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL
DEVELOPMENT SERVICES 905-1475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS
SIGN. IT IS THE PROPERTY OF ESCAMBIA COUNTY.

PUBLIC HEARING SIGN LOOKING SOUTH ALONG NAVY BLVD



LOOKING SOUTHWEST AT SUBJECT PROPERTY



LOOKING NORTHWEST AT SUBJECT PROPERTY

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT ✓ SSA 2017-06
LARGE SCALE FLU AMENDMENT _____

Current FLU: Com Desired FLU: MDU Zoning: _____ Taken by: _____
Planning Board Public Hearing, date(s): Dec 5, 2017

BCC Public Hearing, proposed date(s): 1-4-2018

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Landry Leidner

Address: 65 Star Lake DR.

City: Pensacola State: FL Zip Code: 32507

Telephone: (850) 554-8524

Email: beau@bluwatersignaturehomes.com

DESCRIPTION OF PROPERTY:

Street address: 313 Navy Blvd. Pensacola, FL 32507
mindoro Cir, Pensacola, FL 32507

Subdivision:

Luzon Heights

Property reference number: Section 50 Township 2S Range 30W
50-25-30-6070-001-003
Parcel _____ Lot 16 Block 3

Size of Property (acres) 0.1928

Property Ref. #: Section 50 Township 2S Range 30
Parcel: 50-25-30-6070-001-003
Lot: 1
Block: 3
Size of Property: 0.2500

**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 placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

[Signature] Landry Leidner 10/18/17
Signature (Property Owner) Printed Name Date

Signature (Agent's Name (or owner if representing oneself) Printed Name Date

Address: _____

City: _____ State: _____ Zip: _____

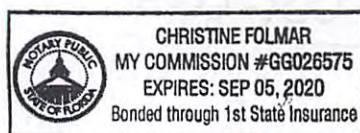
Telephone () _____ - _____ Fax # () _____ - _____

Email: _____

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 18 day of October, year of 2017 by Landry Leidner who () did (x) did not take an oath. He/she is (x) personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

Christine Folmar 10/18/17 Christine Folmar
Signature of Notary Public Date Printed Name of Notary
My Commission Expires 9/15/2020 Commission No. 66026575
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at _____,
Pensacola, Florida, Property Reference Number(s)
_____, I hereby designate _____,

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 _____ day of _____, the year of _____, 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 Zoning Department.

Signature of Property Owner Date Printed Name of Property Owner

Signature of Agent Date Printed Name of Agent

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, year of _____, by _____ who () did () did not take an oath.

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

Signature of Notary Public Date Printed Name of Notary Public

Commission Number _____ My Commission Expires _____

(Notary seal must be affixed)

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

Project name: _____

Property reference #: Section 50 Township 2S Range 30W

Parcel # 50-2S-30-6070-016-003 / 50-2S-30-6070-001-003

Project Address: 313 Navy Blvd. / Mindoro Circle

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 18 DAY OF October, 2017

[Signature]
Owner's signature

Andry Leidner
Owner's name (print)

Agent's signature

Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.

- A. Sanitary Sewer ✓
- B. Solid Waste Disposal ✓
- C. Potable Water ✓
- D. Stormwater Management
- E. Traffic
- F. Recreation and Open Space
- G. Schools

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from Florida Master Site File, Division of Historical Resources; email sitefile@dos.state.fl.us) Request form attached.
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)
3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein



Florida Master Site File TRS Search

Preliminary Investigation of Previously Recorded Cultural Resources

To request a search for previously recorded cultural resources, fill in the **Township** (circle North or South), **Range** (circle East or West), & **Section** number(s) of your project area.

Please include a photocopy of the appropriate USGS quad map with your project area clearly marked.

Township: <u>25</u> <u>50</u>	(North or <u>South</u>)	Range: <u>30</u>	(East or <u>West</u>)
Sections (include all affected): <u>50</u>			
County (include all affected): <u>Escambia</u>		USGS Quad (if known): _____	
<hr/>			
Township: _____	(North or South)	Range: _____	(East or West)
Sections (include all affected): _____			
County (include all affected): _____		USGS Quad (if known): _____	
<hr/>			
Township: _____	(North or South)	Range: _____	(East or West)
Sections (include all affected): _____			
County (include all affected): _____		USGS Quad (if known): _____	
<hr/>			
Township: _____	(North or South)	Range: _____	(East or West)
Sections (include all affected): _____			
County (include all affected): _____		USGS Quad (if known): _____	
<hr/>			

Return To: Name: _____
Organization: _____
Phone: _____ Fax: _____
Address: _____
Email: _____

Agency/Permit/Project requiring search: _____

Florida Master Site File

Division of Historical Resources / R.A. Gray Building
500 South Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / Email sitefile@dos.state.fl.us



Florida Master Site File TRS Search

Preliminary Investigation of Previously Recorded Cultural Resources

To request a search for previously recorded cultural resources, fill in the Township (circle North or South), Range (circle East or West), & Section number(s) of your project area.

Attach a map of the project area to the request. The map should be a USGS quad map with your project area clearly marked.

Township: 25 (North or South) Range: 30 (East or West)

Sections (include all affected): 50 / 51

County (include all affected): Escambia USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ USGS Quad (if known): _____

Return To: Name: Double L Property Inv - Landy Leidner
Organization: _____
Phone: _____ Fax: _____
Address: US STAR LAKE DR
PENSACOLA FL. 32507
Email: _____

Additional comments or questions regarding search: _____

Florida Master Site File

Division of Historical Resources / R.A. Gray Building
500 South Bronough St., Tallahassee, Florida 32304-0001
Phone 850.245.6440 / Fax 850.245.6439 / Email sitefile@doh.state.fl.us

Double L Properties
65 Star Lake Drive
Pensacola, FL 32507

RE: Future Land Use C to MU-U

For (2) 4 Unit Quadplex Parcel # 50-2S-30-6070-016-003 & 50-2S-30-6070-001-003

Mr. Horace Jones,

Purpose: To rezone 2 small parcels of the NW corner of Navy Blvd & Midoro Circle from future land use of Commercial to MU-U. Mr. Leidner and his partner Beau Bryant, both State Certified Building Contractors, wish to build much needed housing in the Warrington area.

Supporting documents applied for are attached.

Sincerely,

X



Landry Leidner

For

Double L Properties

X



Beau Bryant

Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 98068-58

WARRANTY DEED

This indenture made on April 26, 2017, by **Andrea Nicole Dunn a single woman** whose address is:
2704 Grainger Avenue, Pensacola, FL 32507 hereinafter called the "grantor",

to **Double L Property Investments, LLC, a Florida limited liability company** whose address is: 65
Star Lake Drive, Pensacola, FL 32507 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

Lots 1 and 16, Block 3, LUZON HEIGHTS, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 2, Page(s) 5 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 502S306070016003

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

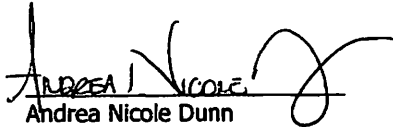
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

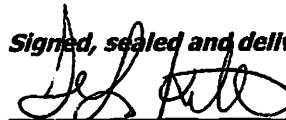
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

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


Andrea Nicole Dunn


Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Teri L. Kitchen


Witness Signature
Print Name: Holly Richardson

State of FLORIDA
County of ESCAMBIA

The Foregoing Instrument Was Acknowledged before me on April 26, 2017, by **Andrea Nicole Dunn**, who is/are personally known to me or who has/have produced a valid Driver's License as identification.


Notary Public
Printed Name:
My Commission expires:



Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 98068-58

WARRANTY DEED

This indenture made on April 26, 2017, by **Andrea Nicole Dunn a single woman** whose address is:
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(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

Lots 1 and 16, Block 3, LUZON HEIGHTS, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 2, Page(s) 5 of the Public Records of Escambia County, Florida.

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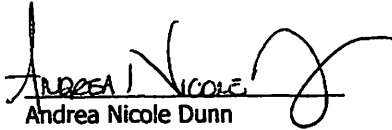
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

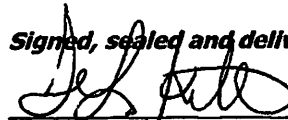
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

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


Andrea Nicole Dunn

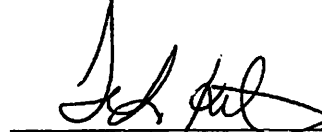
Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Teri L. Kitchen


Witness Signature
Print Name: Holly Richardson

State of FLORIDA
County of ESCAMBIA

The Foregoing Instrument Was Acknowledged before me on April 26, 2017, by **Andrea Nicole Dunn**, who is/are personally known to me or who has/have produced a valid Driver's License as identification.


Notary Public

Printed Name:

My Commission expires:



General Information

Reference: 502S306070016003
Account: 081827000
Owners: DOUBLE L PROPERTY INVESTMENTS LLC
Mail: 65 STAR LAKE DR
 PENSACOLA, FL 32507
Situs: 313 NAVY BLVD 32507
Use Code: VACANT COMMERCIAL
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): NAVY POINT/BAILEY/PENSACOLA
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$19,152	\$0	\$19,152	\$19,152
2016	\$19,152	\$0	\$19,152	\$19,152
2015	\$19,152	\$0	\$19,152	\$19,152

[Disclaimer](#)[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/26/2017	7701	1219	\$29,500	WD	View Instr
04/27/2016	7514	919	\$100	CJ	View Instr
02/11/2008	6285	1856	\$100	OT	View Instr
02/11/2008	6285	1855	\$100	OT	View Instr
03/2000	4538	702	\$50,000	WD	View Instr
01/1976	1049	919	\$100	QC	View Instr
01/1973	704	269	\$13,500	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LT 16 BLK 3 LUZON HTS PB 2 P 5 OR 7701 P 1219
 SEC 50/51 T 2S R 30 CA 217

Extra Features

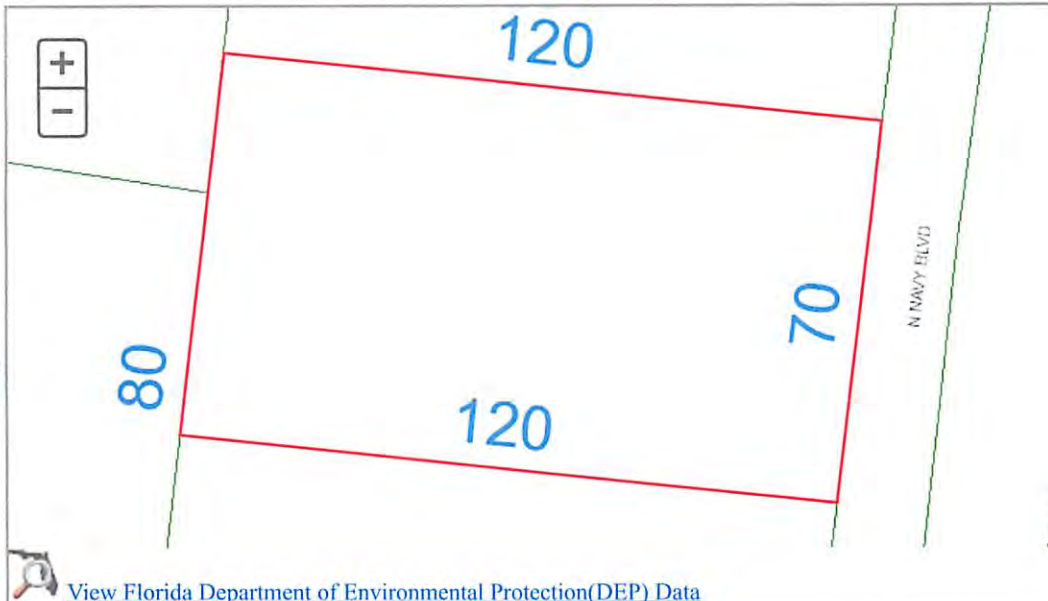
None

Parcel Information[Launch Interactive Map](#)**Section Map****Id:**[CA217](#)

Approx. Acreage:
 0.1928

Zoned:
 Com

Evacuation & Flood Information
[Open Report](#)



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

General Information

Reference: 502S306070001003

Account: 081812000

Owners: DOUBLE L PROPERTY INVESTMENTS LLC

Mail: 65 STAR LAKE DR
PENSACOLA, FL 32507

Situs: MINDORO CIR 32507

Use Code: VACANT COMMERCIAL

Taxing Authority: COUNTY MSTU

Schools (Elem/Int/High): NAVY POINT/BAILEY/PENSACOLA

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$24,829	\$0	\$24,829	\$24,829
2016	\$24,829	\$0	\$24,829	\$24,829
2015	\$24,829	\$0	\$24,829	\$24,829

[Disclaimer](#)[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/26/2017	7701	1219	\$29,500	WD	View Instr
04/27/2016	7514	919	\$100	CJ	View Instr
02/11/2008	6285	1856	\$100	OT	View Instr
02/11/2008	6285	1855	\$100	OT	View Instr
03/2000	4538	702	\$50,000	WD	View Instr
03/2000	4538	1075	\$100	QC	View Instr
07/1979	1345	403	\$13,000	WD	View Instr
01/1967	340	642	\$7,900	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LT 1 BLK 3 LUZON HTS PB 2 P 5 OR 7701 P 1219
SEC 50/51 T 2S R 30 CA 217

Extra Features

None

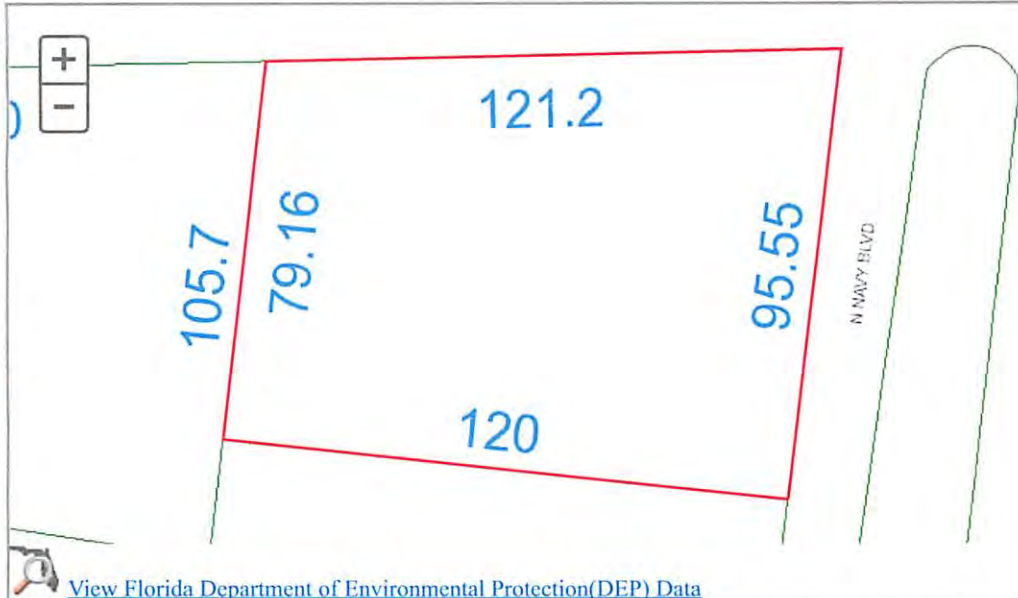
Parcel Information[Launch Interactive Map](#)**Section Map**

Id:
[CA217](#)

Approx. Acreage:
0.2500

Zoned:
Com

Evacuation & Flood Information
[Open Report](#)



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

DATA AND ANALYSIS
313 NAVY BLVD. & MIDORO CIR.

Utility Service:

Availability of water, sewer and sanitation services are attached.

Storm Water Management:

Detailed site plan will specify specific storm water management process and analysis.
Preliminary site plan/elevations attached.

Traffic:

The parcel is set back 200 ft. from Navy Blvd. The impact of (8) 2 Bedroom Units should have minimal impact on traffic patterns. Further input is requested and will accompany application prior to board meeting December 5th.

Recreation and Open Space:

The site will contain recreational and “green space” areas for the tenants to enjoy and may include some or all of the following: Pavilion, Volleyball Area, Dog Walk Area, etc.

Schools:

The development of (8) 2 Bedroom Units is thought to have minimal impact to the school system but further analysis is requested from the school district and will accompany applications prior to board meeting on December 5th.

Historical impact analysis is applied for.



Subject Property

- Tools
- ☐ City Zoning
 - ☒ County Zoning
 - ☐ Elevation Contour
 - ☐ Parcel Dimensions
 - ☐ Parcel Label
 - ☐ Easement
 - ☒ Major Roads —
 - ☒ All Roads
 - ☐ Right of Way —
 - ☐ MLS
 - ☐ Subdivision Bound
 - ☒ Property Line ☐
 - ☐ History Line —
 - ☐ Improved Sales
 - ☐ Vacant Sales
 - ☐ City of Pensacola
 - ☐ Century FLU
 - ☐ City of Century ☒
 - ☒ Aerial Images
 - ☐ Road Intersection



Chris Jones

Escambia County Property Appraiser

MDR

Com

MINDORO CIR

MINDORO CIR

MINDORO CIR

MINDORO CIR

MDR

CA217

Com

Com

CA206

Com

MDR

CA207

Com

MDR

CA208

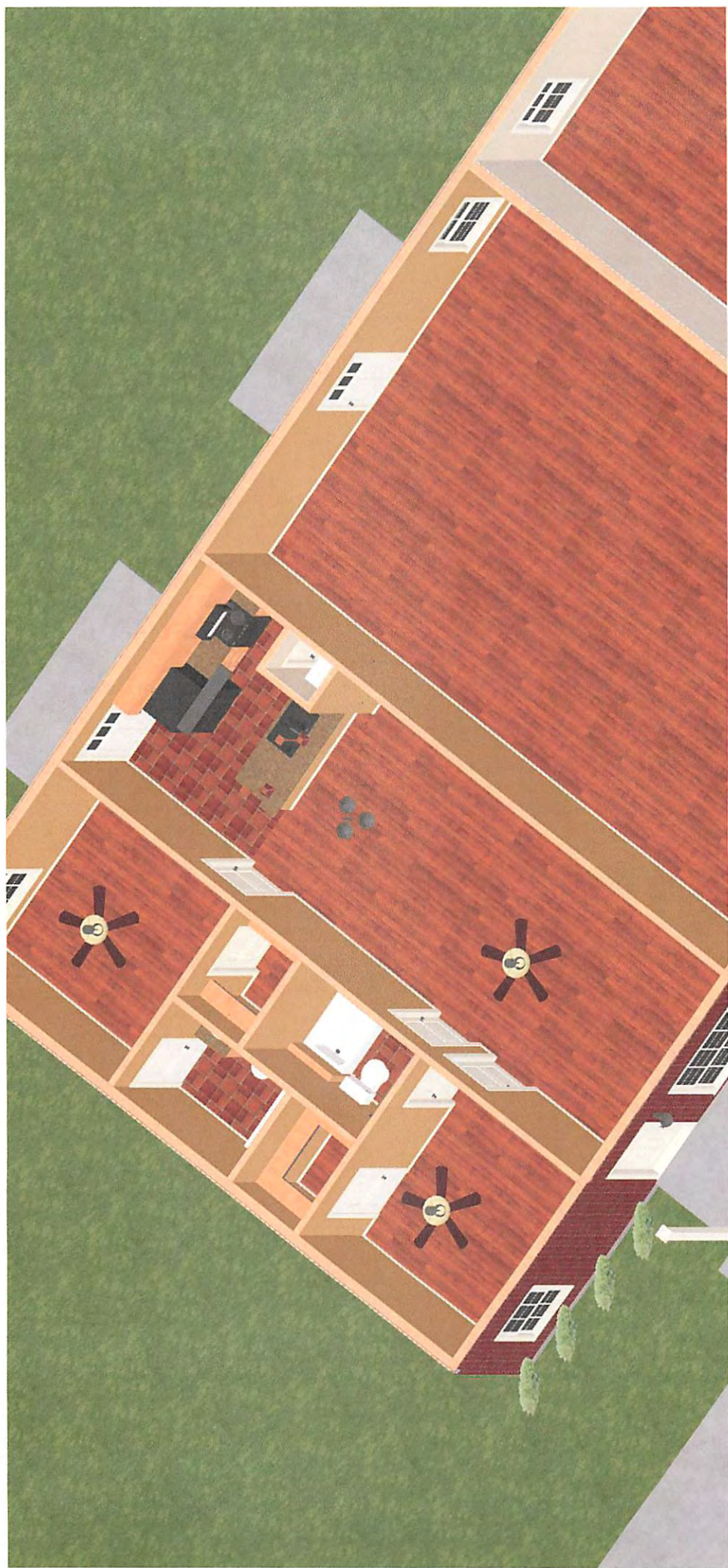
MDR

40m
100ft

Subject Property

Tools

- ☐ City Zoning
- ☒ County Zoning
- ☐ Elevation Contour
- ☐ Parcel Dimensions
- ☐ Parcel Label
- ☐ Easement
- ☒ Major Roads
- ☒ All Roads
- ☐ Right of Way
- ☐ MLS
- ☐ Subdivision Bound
- ☒ Property Line
- ☐ History Line
- ☐ Improved Sales
- ☐ Vacant Sales
- ☐ City of Pensacola
- ☐ Century FLU
- ☐ City of Century
- ☐ Aerial Images
- ☐ Road Intersection



DMG



6763 MARGARET ST.
MILTON, FL. 32570
OFFICE: (850)-983-2500
CELL: (850)-816-9041
EMAIL: DMG_EDP@GMAX.COM

RESIDENTIAL DESIGN
PLANNING
PROJECT MANAGEMENT

PARTIAL PLOT PLAN

SCALE 1" = 80'-0"

PROPOSED QUADRUPELX

DATE: 10/7/2017

MINDORO CIRCLE (50' R/W)
121'-2 21/32"

N 87 13'00" E 121.11' (F)

4' HIGH FENCE TO BE REMOVED
(4) - UNITS = 98'-1 1/2"

N 04 58'00" E 149.22' (F&P)

S 04 58'00" W 165.55' (F)

N 85 02'00" W 120.00' (F&P)
LOT 16

EXISTING CONCRETE TO BE REMOVE

EXISTING
CONCRETE
TO BE REMOVE

(10) - SPACES 9' X 18'

LOT 2

LOT 3

ADMIRAL MURRY ROAD (200' R/W)



PEOPLES WATER SERVICE COMPANY OF FLORIDA, INC.

P.O. BOX 4815 • 905 LOWNDE AVENUE
(850) 455-8552

PENSACOLA, FLORIDA 32507-0815
FAX (850) 456-1010

October 19, 2017

Landry Leidner
Leidner Builders

To Whom It May Concern:

RE: 313 N Navy Blvd., Pensacola, Florida

This letter is to confirm that Peoples Water Service Company provides water services to the above-referenced property.

Connie Brookhart
Utility Office Supervisor
Peoples Water Service Company of FL, Inc.



P. O. Box 15311 • 9255 Sturdevant Street
Pensacola, Florida 32514-0311
Phone: 850-476-5110 • fax: 850-494-7346

October 19, 2017

313 North Navy Boulevard
Pensacola, FL 32507

To Whom It May Concern:

This confirms that the ECUA provides the following service(s) sanitation at 313 North Navy Boulevard in Pensacola, Florida. If you require further assistance, please call me at (850) 969-6569, and I will be happy to help you.

Sincerely,

Wynette Villines



NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: BLUEWATER SIGNATURE HOMES

JOB NO.: 10-21244-17

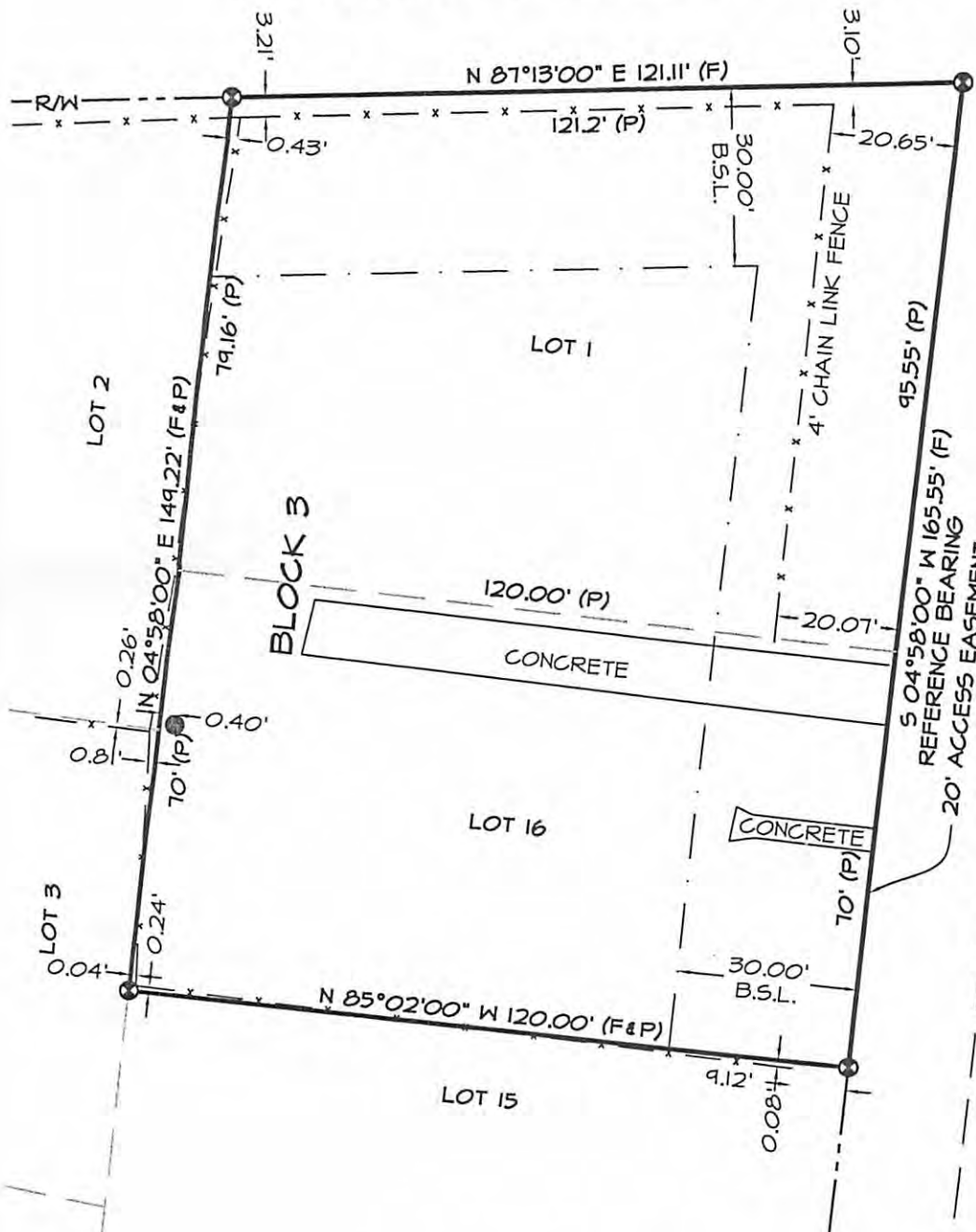
REQUESTED BY: BEAU BRYANT

DATE: MARCH 6, 2017

PROPERTY ADDRESS: 313 NAVY BOULEVARD

SCALE: 1"=30'

MINDORO CIRCLE (50' R/W)



BOUNDARY SURVEY

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 1 AND 16, BLOCK 3, LUZON HEIGHTS

SEC. 50, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED PLAT BOOK 2, PAGE 5. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 3/3/17, FIELD BOOK: RM25, PG. 24

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

REVISIONS:

Fred R. Thompson 3/6/17
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: BLUEWATER SIGNATURE HOMES

JOB NO.: 10-21244-17

REQUESTED BY: BEAU BRYANT

DATE: MARCH 6, 2017

PROPERTY ADDRESS: 313 NAVY BOULEVARD

SCALE: 1"=30'

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 04 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE PROPERTY AS PER THE RECORD PLAT OF LUZON HEIGHTS AS RECORDED IN PLAT BOOK 2 AT PAGE 5 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE RECORD PLAT OF LUZON HEIGHTS AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0369 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. 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 THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- B.S.L. ~ BUILDING SETBACK LINE
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- PG. ~ PAGE

BOUNDARY SURVEY

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 1 AND 16, BLOCK 3, LUZON HEIGHTS

SEC. 50, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED PLAT BOOK 2, PAGE 5. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 3/3/17, FIELD BOOK: RM25, PG. 24

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

Fred R. Thompson 3/6/17
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



**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: November 2, 2017

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-06

TTO Staff has reviewed the Small Scale Amendment Case (SSA)-2017-06, 313 Navy Boulevard, agenda item for the Planning Board meeting scheduled for December 5th, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in either the Florida Department of Transportation's 5-Year Work Program or County's Capital Improvement Program within the vicinity of the subject parcel.

Per the Florida-Alabama Transportation Planning Organization – Congestion Management Process Plan, the section of Navy Blvd. from SR292 (Barrancas Ave.) to New Warrington Road is functioning at a level-of-service (LOS) F with maximum allowable LOS D. This section of Navy Blvd. experiences about 34,250 trips/day with maximum allowable 32,400 trips/day.

Any proposed access from Navy Blvd. would need FDOT permit approval.

It appears that the applicant is requesting a multi-family dwelling development of some sort that would provide 8 residential units between the two lots. When considering the Institute of Technical Engineers (ITE) standard of 10 trips/day for residential family unit, the surrounding roadways could experience an additional 80+/- trips/day.

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-2017-06
Location: 313 Navy Boulevard & Mindoro Circle
Parcel #: 50-2S-30-6070-016-003, 50-2S-30-6070-001-003
Acreage: 0.4428 (+/-) acres
Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Agent: Landry Leidner, Owner
Meeting Dates: Planning Board: December 5, 2017
BCC: January 4, 2018

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 parcels Lot 1 0.1928± acres and Lot 16 0.25 acres totaling 0.4428± acres of the Luzon Heights Subdivision Plat book 2 page 5, from Commercial (C) to Mixed-Use Urban (MU-U). The currently vacant parcels can be accessed along approximately 165 feet of frontage on the east side of Navy Boulevard & 121 feet on the North side of Mindoro Circle. Single family homes adjoin the subject parcels on the west currently with a FLU of MU-U and south side adjoining property has a FLU of C. All adjoining properties have a zoning designation of 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 (LDC) 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 letter states that the owners proposes construction of some type of multi-family housing project. 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.

The "Data and Analysis Response" in the application there are two subject parcels with the same ownership for the FLUM small scale amendment application. The application regards potential multi-family development, the analysis makes several references to potential 2 buildings with 4 units each. Multi-family residential is a permitted use within the existing Commercial zoning of the subject 0.4428±-acre parcels and not limited to a predominantly commercial development if within the requested MU-U FLU, but otherwise is limited to 25 du/acre for the parcel.

Predominantly commercial development is development for which more than two-thirds of the development parcel area and more than two-thirds of all gross floor area within the parcel is devoted to commercial use.

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 0.4428± acre parcel is a use of 10 acres or fewer.
- (b) The amendment is the fourth 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 principal arterial road and within 1700 feet of a minor arterial Gulf Beach Hwy to the south and within 1900 feet of a principal arterial Highway 98. Redevelopment of the subject parcel from the existing vacant parcel 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: Peoples Water Service Company of Florida, Inc. provides potable water distribution. The Emerald Coast Utilities Authority (ECUA) provides sanitary sewer collection and treatment, and solid waste collection and disposal for the subject parcel. The application includes a letter from Peoples Water Service Company of Florida, Inc., and 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.

TTO Staff has reviewed the Small Scale Amendment Case (SSA)-2017-06, 313 Navy Boulevard, agenda item for the Planning Board meeting scheduled for December 5th, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in either the Florida Department of Transportation's 5-Year Work Program or County's Capital Improvement Program within the vicinity of the subject parcel.

Per the Florida-Alabama Transportation Planning Organization – Congestion Management Process Plan, the section of Navy Blvd. from SR292 (Barrancas Ave.) to New Warrington Road is functioning at a level-of-service (LOS) F with maximum allowable LOS D. This section of Navy Blvd. experiences about 34,250 trips/day with maximum allowable 32,400 trips/day.

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It appears that the applicant is requesting a multi-family dwelling development of some sort that would provide 8 residential units between the two lots. When considering the Institute of Technical Engineers (ITE) standard of 10 trips/day for residential family unit, the surrounding roadways could experience an additional 80+/- trips/day.

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.

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 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. However, the applicant did provide documentation of a referenced request made to the Florida Master Site File Division of Historical Resources. Prior to any Development Order an historical analysis must be completed.

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- SSA-2017-06 Navy BLVD.

Date: 11-02-2017

Date requested back by: 11-09-2017

Requested by: John C Fisher

Phone Number: 850-595-4651

.....

(LEGAL USE ONLY)

Legal Review by M.D. Crawford

Date Received: 11/6/17

X

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2017-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF TWO PARCELS WITHIN SECTION 50, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBERS 6070-001-003, AND PARCEL NUMBER 6070-016-003 TOTALING 0.4428 (+/-) ACRES, LOCATED ON NAVY BOULEVARD AND MINDORO CIRCLE, FROM COMMERCIAL (C) TO MIXED USE URBAN (MU-U) PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Navy Air Station (NAS) has Navy operations, therefore Escambia County Airfield Overlay density restrictions do apply; and

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

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

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

Section 1. Purpose and Intent

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

Section 2. Title of Comprehensive Plan Amendment

1
2 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2017-
3 06."

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: 2030,
9 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
10 references and information shown thereon, is further amended to include the following
11 future land use changes:

12
13 A parcel within Section 50, Township 2S, Range 30W, parcel number 6070-
14 001-003, totaling 0.25 (+/-) acres, located on Mindoro Circle, and a parcel
15 within Section 50, Township 2S, Range 30W, parcel number 6070-016-003,
16 totaling 0.1928 (+/-) acres, located on Navy Boulevard as more particularly
17 described in the Boundary Survey description produced by Northwest
18 Florida Land Surveying, Inc., registered land surveyor Fred R. Thompson
19 dated 03/06/2017, attached as Exhibit A, from Commercial (C) to Mixed Use
20 Urban (MU-U).

21 **Section 4. Severability**

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

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

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

34
35
36
37
38
39
40 **INTENTIONALLY LEFT BLANK**

1
2
3 **Section 6. Effective Date**
4

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

11
12 **DONE AND ENACTED** this _____ day of _____, 2017.
13

14 BOARD OF COUNTY COMMISSIONERS
15 OF ESCAMBIA COUNTY, FLORIDA
16

17
18 By: _____
19 Jeff Bergosh, Chairman
20

21 ATTEST: PAM CHILDERS
22 CLERK OF THE CIRCUIT COURT
23

24
25 By: _____
26 Deputy Clerk
27

28 (SEAL)
29
30

31 ENACTED:
32 FILED WITH THE DEPARTMENT OF STATE:
33 EFFECTIVE DATE:



PREPARED FOR: BLUEWATER SIGNATURE HOMES

JOB NO.: 10-21244-17

REQUESTED BY: BEAU BRYANT

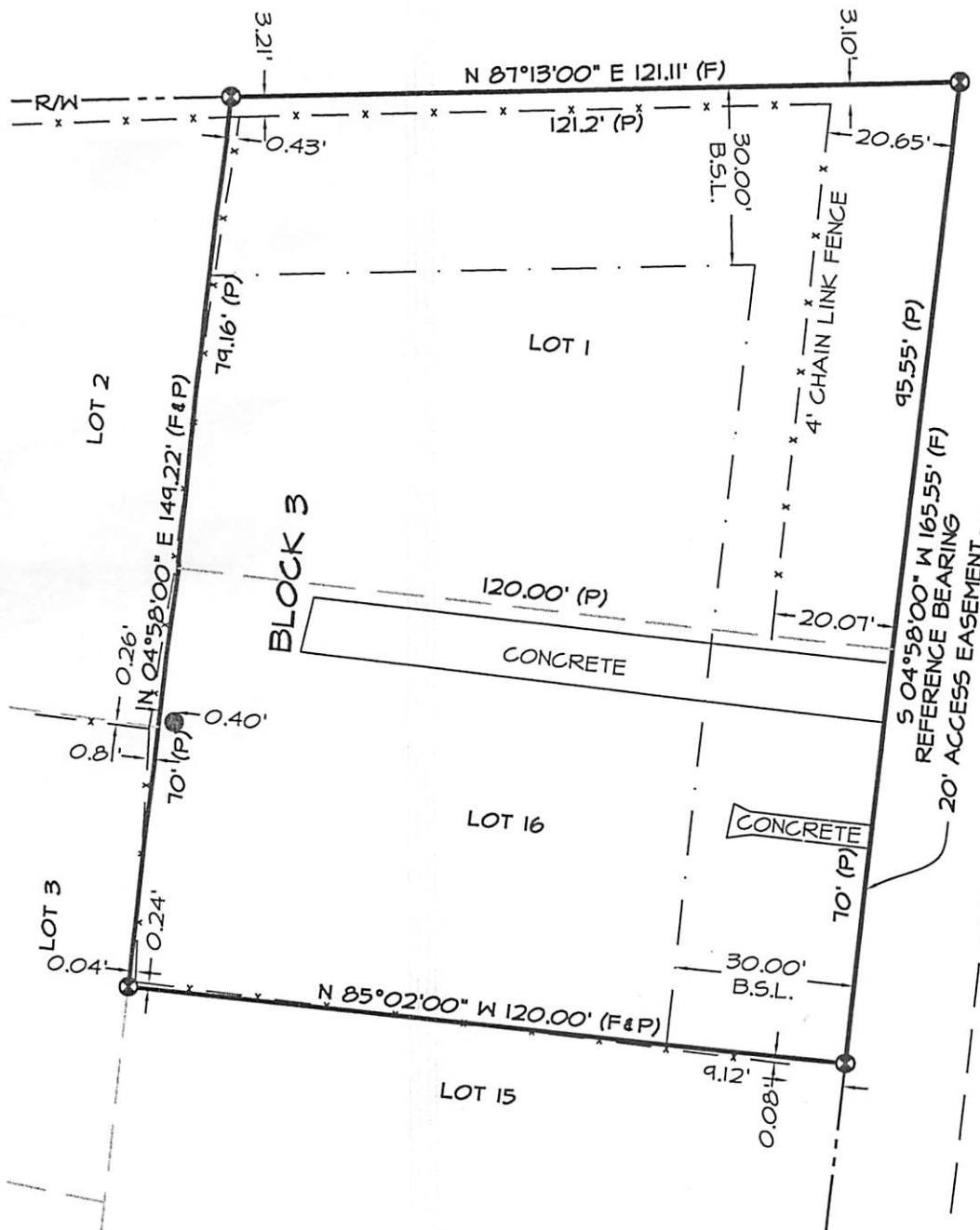
DATE: MARCH 6, 2017

PROPERTY ADDRESS: 313 NAVY BOULEVARD

SCALE: 1"=30'

Exhibit A

MINDORO CIRCLE (50' R/W)



BOUNDARY SURVEY

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: RM DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: LOTS 1 AND 16, BLOCK 3, LUZON HEIGHTS

SEC. 50, TWP. 2S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED PLAT BOOK 2, PAGE 5. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 3/3/17, FIELD BOOK: RM25, PG. 24

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

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LAND SURVEYOR



NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: BLUEWATER SIGNATURE HOMES

JOB NO.: 10-21244-17

REQUESTED BY: BEAU BRYANT

DATE: MARCH 6, 2017

PROPERTY ADDRESS: 313 NAVY BOULEVARD

SCALE: 1"=30'

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 04 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE PROPERTY AS PER THE RECORD PLAT OF LUZON HEIGHTS AS RECORDED IN PLAT BOOK 2 AT PAGE 5 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE RECORD PLAT OF LUZON HEIGHTS AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0369 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. 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 THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- B.S.L. ~ BUILDING SETBACK LINE
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- PG. ~ PAGE

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SHEET 2 OF 2

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BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. A.

Meeting Date: 12/05/2017

Agenda Item:

CU Standards fo Mobile Homes in MDR Zoning Discussion.

Attachments

Draft Ordinance

ORDINANCE NUMBER 2018-_____

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 3, ZONING REGULATIONS, ARTICLE 3, MAINLAND DISTRICTS, SECTION 3-2.7 MEDIUM DENSITY RESIDENTIAL (MDR) AND AMENDING SECTION 3-2.8 HIGH DENSITY RESIDENTIAL (HDR) TO ESTABLISH CRITERIA UNDER WHICH MOBILE HOMES AND CERTAIN MANUFACTURED HOMES MAY BE AUTHORIZED AS CONDITIONAL USES WITHIN THESE ZONING DISTRICTS; 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, through its Land Development Code, the Escambia County Board of County Commissioners has established regulations for the conditional use process in Chapter 2, the BOA may conditionally allow certain uses within the different zoning districts; and

WHEREAS, the Escambia County Board of County Commissioners finds that amendments to the Code are necessary and beneficial to the health, safety, and welfare of the community to establish conditions that allow mobile homes/manufactured homes as a conditional use within the MDR and HDR zoning districts.

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 3, Zoning Regulations, Article 2, Mainland districts, Section 3-2.7 Medium Density Residential is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 3-2.7 Medium density residential district (MDR)

(a) Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected

streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

(b) Permitted uses. Permitted uses within the MDR district are limited to the following:

(1) Residential.

- a. Manufactured (mobile) homes only within manufactured home parks or subdivisions. No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.
- b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots one acre or larger. Attached single-family dwellings and zero lot line subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadruplex) only on land zoned V-4 prior to MDR zoning.

See also conditional uses in this district.

(1) Retail sales. No retail sales.

(2) Retail services. No retail services. See conditional uses in this district.

(3) Public and civic. Public utility structures, excluding telecommunications towers. See also conditional uses in this district.

(4) Recreation and entertainment.

- a. Marinas, private.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(5) Industrial and related. No industrial or related uses.

(6) Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.

(7) Other uses. [reserved]

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the MDR district:

(1) Residential.

- a. Accessory dwellings on lots less than one acre.
- b. Mobile homes (manufactured homes) meeting the following criteria:

1. Minimum lot size of one acre.
 2. Lot may not be located within a platted subdivision.
 3. Use may not otherwise be prohibited by any overlay district.
 4. Front setback must be a minimum of 40 feet.
 5. Must be on a conforming lot or lot of record
 6. Only one MH allowed per lot
- c. Group living, excluding residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
 - d. Home occupations with non-resident employees.
 - e. Townhouses not among the permitted uses of the district.
- (2) Retail services.** Boarding and rooming houses.
- (3) Public and civic.**
- a. Clubs, civic and fraternal.
 - b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
 - c. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - d. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
 - e. Places of worship.
 - f. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
- (4) Recreation and entertainment.**
- a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks with permanent restrooms or outdoor event lighting.
- (5) Agricultural and related.** Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Zoning Regulations, Article 2, Mainland districts, Section 3-2.8, High Density Residential, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

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

(b) **Permitted uses.** Permitted uses within the HDR district are limited to the following:

(1) **Residential.**

- a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- b. Manufactured (mobile) homes only within existing manufactured home parks or subdivisions. No new or expanded manufactured home parks or subdivisions.
- c. Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.
- d. Two-family and multifamily dwellings. See also conditional uses in this district.

(2) **Retail sales.** No retail sales, except as conditional uses in this district.

(3) **Retail services.**

- a. Boarding and rooming houses.
 - b. Child care facilities.
- See also conditional uses in this district.

(4) **Public and civic.** Public utility structures, excluding telecommunications towers.
See also conditional uses in this district.

(5) **Recreation and entertainment.**

- a. Marina, private.
 - b. Parks without permanent restrooms or outdoor event lighting.
- See also conditional uses in this district.

(6) **Industrial and related.** No industrial or related uses.

1 (7) **Agricultural and related.** Agricultural production limited to food primarily for
2 personal consumption by the producer, but no farm animals. See also conditional
3 uses in this district.

4 (8) Other uses. [Reserved.]

5 (c) **Conditional uses.** Through the conditional use process prescribed in chapter 2, the
6 BOA may conditionally allow the following uses within the HDR district:

7 (1) **Residential.**

- 8 a. Dormitories.
9 b. Fraternity or sorority houses.
10 c. Home occupations with nonresident employees.
11
12 d. Mobile homes (manufactured homes) meeting the following criteria:
13 1. Minimum lot size of one acre.
14 2. Lot may not be located within a platted subdivision.
15 3. Use may not otherwise be prohibited by any overlay district.
16 4. Front setback must be a minimum of 40 feet.
17 5. Must be on a conforming lot or lot of record
18 6. Only one MH allowed per lot

19 (2) **Retail sales.** Retail sales only within a predominantly residential multi-story
20 building.

21 (3) **Retail services.** Retail services only within a predominantly residential multi-
22 story building.

23 (4) **Public and civic.**

- 24 a. Clubs, civic and fraternal.
25 b. Educational facilities, excluding preschools or kindergartens
26 independent of other elementary grades.
27 c. Emergency service facilities, including law enforcement, firefighting,
28 and medical assistance.
29 d. Hospitals.
30 e. Offices for government agencies or public utilities, small scale (gross
31 floor area 6,000 square feet or less per lot).
32 f. Places of worship.
33 g. Public utility structures exceeding the district structure height limit,
34 excluding telecommunications towers.

35 (5) **Recreation and entertainment.**

- 1 a. Golf courses, tennis centers, swimming pools and similar active
2 outdoor recreational facilities, including associated country clubs.
3 b. Parks with permanent restrooms or outdoor event lighting.
4

5 (6) **Agricultural and related.** Horses or other domesticated equines kept on
6 site, and stables for such animals, only as a private residential accessory with a
7 minimum lot area of two acres and a maximum of one animal per acre.
8

9 **Section 3. Severability.**

10 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
11 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
12 affect the validity of the remaining portions of this Ordinance.
13

14 **Section 4. Inclusion in Code.**

15 It is the intention of the Board of County Commissioners that the provisions of this
16 Ordinance shall be codified as required by F.S. § 125.68 (2017); and that the sections,
17 subsections and other provisions of this Ordinance may be renumbered or re-lettered and
18 the word "ordinance" may be changed to "section," "chapter," or such other appropriate
19 word or phrase in order to accomplish such intentions.
20

21 **Section 5. Effective Date.**

22 This Ordinance shall become effective upon filing with the Department of State.
23

24 **DONE AND ENACTED** this _____ day of _____, 2018.
25

26 **BOARD OF COUNTY COMMISSIONERS**
27 **ESCAMBIA COUNTY, FLORIDA**
28

29 **By:** _____
30 **Jeff Bergosh, Chairman**
31

32 **ATTEST: PAM CHILDERS**
33 **Clerk of the Circuit Court**
34

35 **By:** _____

1 Deputy Clerk

2 (SEAL)

3

4 ENACTED:

5 FILED WITH THE DEPARTMENT OF STATE:

6 EFFECTIVE DATE:

DRAFT



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. B.

Meeting Date: 12/05/2017

Agenda Item:

Signs Discussion.

Attachments

Summary of Sign Revisions

Proposed Revisions to LDC Sign Regulations

Why are revisions proposed?

Revisions to the sign provisions of the LDC began as part of the overall code replacement, but the schedule for that adoption did not allow adequate involvement of the local sign industry, the Santa Rosa Island Authority, Code Enforcement, and other interested parties.

The subsequent 2015 finding of the U.S. Supreme Court in *Reed vs. Town of Gilbert*, Arizona confirmed that the county's sign regulations were not sufficiently content or viewpoint neutral. A central purpose of the revisions is to respond to the increasing legal scrutiny of sign regulation. As a general rule, regulation is suspect if a sign has to be read to determine if the regulation applies to it.

The sign ordinance is intended to provide the required neutrality and remedy as many other known deficiencies of current provisions as is practical. The ordinance will primarily be a replacement of Article 8 in LDC Chapter 5.

What will the revisions include?

Significant changes within the proposed sign regulations will include:

- Signs defined by message (e.g., "real estate," "off premises," and "political" signs) and other content-based provisions to be removed.
- On-premises and off-premises signs functionally to be redefined as accessory and non-accessory structures respectively.
- Parcel-based exemptions from sign permits will allocate a functional amount of exempt signage to every parcel for temporary or permanent signs separately from non-exempt signs.
- Signs that cannot be viewed from public rights-of-way and other public lands to be exempt from sign permits.
- Permits only to be required for larger forms of temporary signs.
- The allocation of available wall sign area to be separated from freestanding sign area.
- Technical criteria to be included to evaluate the need for requested sign variances.
- Some allowances to be made for the value remaining in sign structures of nonconforming height.
- Sign industry model code provisions and other recommendations to be incorporated.
- Definitions to be provided more directly within the context of the article and reduced to those essential to the regulations.