

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
December 19, 2018–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of Resume Minutes.
 - A. Approval of Resume Meeting Minutes from the November 14, 2018 Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 0. **Case No.:**
Address: 9100 W Highway 98
Request: Requesting a drive-through service / pickup window on a new constructed building within 200 feet of MDR zoning district
Requested by: 98 Tampico, LLC., Don Neal & Jeff May
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, January 16, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

5. A.

Meeting Date: 12/19/2018

Attachments

Draft November 14, 2018 Board of Adjustment Meeting Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD November 14, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:32 A.M. – 10:40 A.M.)
(10:48 A.M. - 12:13 P.M.)

Present: Auby Smith
Bill Stromquist
Judy Gund
Jennifer Rigby
Michael Godwin
Walker Wilson

Absent: VACANT

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Kayla Meador, Sr Office Assistant
Kristin Hual, Assistant County Attorney

Attendees: Tim Day

REGULAR BOA AGENDA

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund
Motion was made to accept the meeting package as presented
Vote: 6 - 0 Approved
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund
Motion was made to waive the reading of the advertisement
Vote: 6 - 0 Approved
5. Approval of Resume Minutes.
 - A. Approval of Resume Meeting Minutes from the October 17, 2018 Board of Adjustment Meeting.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund
Motion was made to approve the minutes from the October 17, 2018 meeting
Vote: 6 - 0 Approved
6. **Consideration of the following cases:**
 - A. **Case No.: CU-2018-18**
Address: 16400 Blk Perdido Key Drive
Request: Escambia County is seeking to construct a public beach access point on the subject parcel
Requested by: Escambia County

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Bill Stromquist

Motion was made to accept the email between Tim Day and Kristi Yanchis, from US Fish and Wildlife Service, into evidence.

Vote: 6 - 0 Approved

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Bill Stromquist

Motion was made to accept the PowerPoint presentation from the October 9, 2018 Committee of the Whole into evidence.

Vote: 6 - 0 Approved

Motion by Board Member Judy Gund, Seconded by Board Member Walker Wilson

Motion was made to accept the BCC Backup into evidence.

Vote: 6 - 0 Approved

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Bill Stromquist

Motion was made adopt Staff's Findings of Fact and approved the Conditional Use, as requested.

Vote: 6 - 0 Approved

B. Case No.: CU-2018-19

Address: 3130 Barrancas Avenue

Request: The Applicant is seeking conditional use approval to operate a microwinery in a commercially zoned parcel

Requested by: Derek Frazier, Agent for Willie Sam Nored, Owner

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to agree with staff findings of fact and approve the conditional use case.

Vote: 6 - 0 Approved

C. CASE NO.: AP-2017-02

ADDRESS: 11400 Blk. Gulf Beach Hwy.

REQUESTED APPEAL: An appeal of a compatibility decision by the Planning Official

REQUESTED BY: David Theriaque, Agent for Teramore Development, LLC and Shu Shurett and Leo Huang, Owners

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Michael Godwin

Motion was made to continue the case to a date to be determined

Vote: 6 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, December 19, 2018, at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

6. 0.

Meeting Date: 12/19/2018
CASE: CU-2018-20
APPLICANT: 98 Tampico, LLC., Don Neal & Jeff May
ADDRESS: 9100 W Highway 98
PROPERTY REFERENCE NO.: 18-2S-31-4101-000-002
ZONING DISTRICT: COM, Commercial
FUTURE LAND USE: C, Commercial
OVERLAY DISTRICT: N/A

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

The applicant is requesting a drive-through service / pickup window on a new constructed building that is within 200 feet of MDR Zoning.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.10(c)(3)a.

(3) Retail services.

a. Restaurants not among the permitted uses of the district.

Chapter 6 Definitions

Drive-in or drive-through service. A form of customer service that by design, physical facilities, or operations of the providing establishment encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles. Such service may be in conjunction with or exclusive of any other form of service.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4

CRITERION (a)

General compatibility. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

FINDINGS-OF-FACT

Staff's review of the surrounding zoning, land uses and intensities reveals a predominant existing low to medium density residential subdivision is adjoining to the north while a major arterial road Highway 98 adjoins to the south. To the East and West there is commercial zoning with a local road Tampico Boulevard splitting between the

commercial properties on the west side. The use would be compatible only as pickup window, meaning no ordering at the window, no drive-thru menu board or signs, and no loud speakers.

CRITERION (b)

Facilities and services. Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

FINDINGS-OF-FACT

Based on the applicant's documentation, all public utilities are available for the proposed building site and have the necessary capacity to support the development. All proposed facilities and services have been approved with an Development Order (project number PSP170600102) that was issued on December 13, 2017.

CRITERION (c)

On-site circulation. Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

FINDINGS-OF-FACT

The applicant is wanting to add pick up windows to the building that was not on the approved site plan. The applicant has already been approved from access management and the traffic division to allow for a pick-up window.

CRITERION (d)

Nuisances and hazards. The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

FINDINGS-OF-FACT

It is not expected that the proposed use will have a negative impact on the surrounding area, once constructed. During the Site Plan Review process, short and long term nuisances and hazards were reviewed for LDC regulations and approved.

CRITERION (e)

Solid waste. All on site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

FINDINGS-OF-FACT

The location, design, use and odor control requirements for solid waste collection and disposal were reviewed during the Site Plan Review process. The approved site plan was approved with for the storage, location and screening of on-site solid waste will adhere to current LDC regulations.

CRITERION (f)

Screening and buffering. Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

FINDINGS OF FACT:

Screening and buffering requirements were reviewed and implemented for the project during the Site Plan Review process, based on the current LDC regulations and approved with the current development order.

CRITERION (g)

Signs and lighting. All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

FINDINGS OF FACT:

Any signs for the proposed development will need to be reviewed and permitted thru the normal process. All exterior lights will adhere to the LDC.

CRITERION (h)

Site characteristics. The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations .

FINDINGS OF FACT:

Based on the site plan, the 1.51± acre parcel for the proposed 4,800 square foot restaurant/general retail building development will adequately accommodate the proposed use and all of the necessary infrastructure. All of the development requirements were reviewed against the current LDC regulations.

CRITERION (i)

Use requirements. The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

FINDINGS OF FACT:

The request is to allow for a pickup window not a drive-through window. The request to allow for the pickup window should not allow any loud speakers, drive up menu boards or anything associated with or like a fast-food restaurant.

STAFF FINDINGS

Staff recommends approval of the Conditional Use **only for pickup windows** on the commercial zoned property that is within 200 feet of MDR zoning. Staff recommends to add a special condition not to allow any drive-through associated items such as menu boards or loud speakers. The applicant has an approved site plan that will allow for a pickup windows that was reviewed and approved by access management.

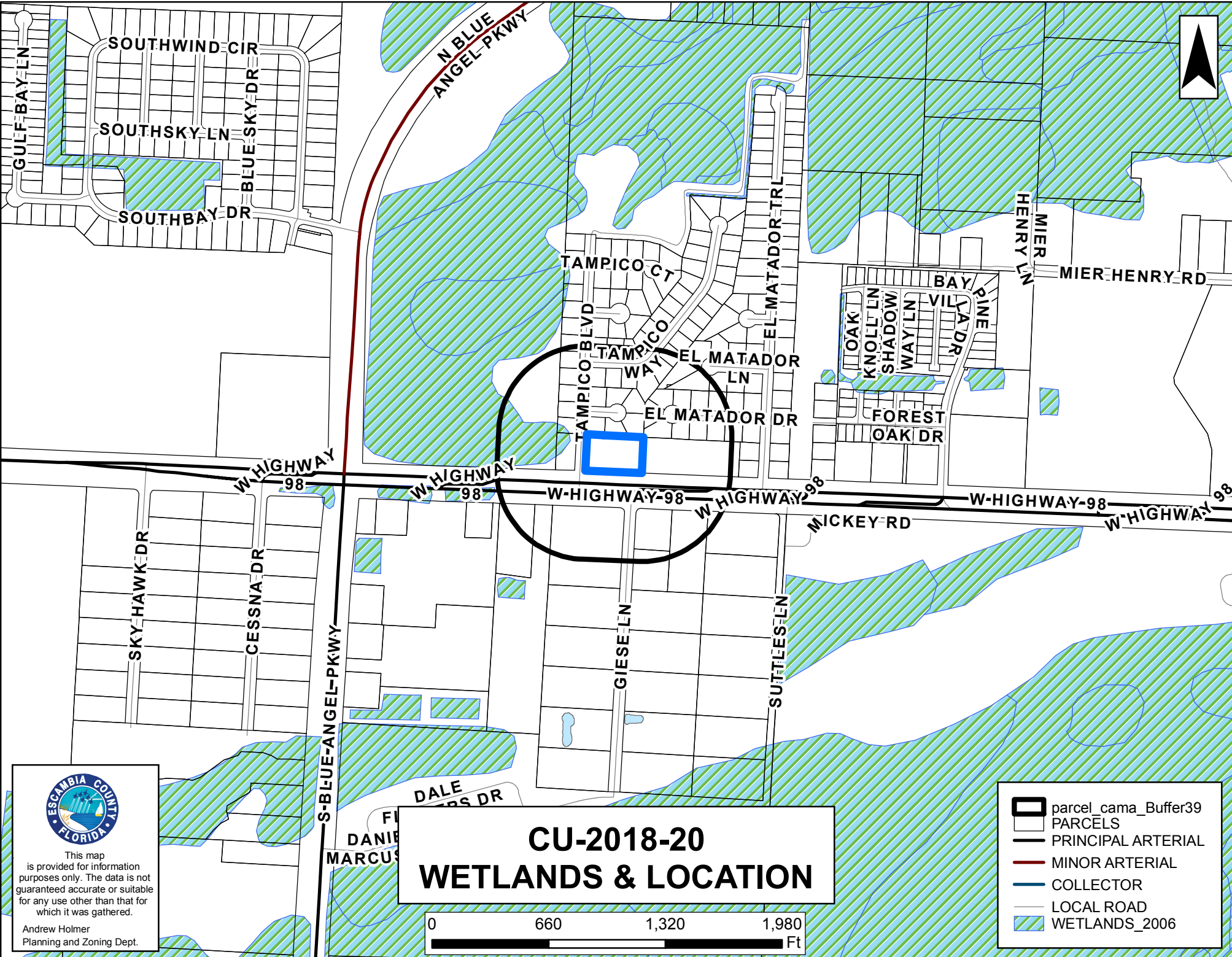
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

Attachments

Working Case File

CU-2018-20



GULF BAY LN
 SOUTHWIND CIR
 SOUTHSKY LN
 BLUE SKY DR
 SOUTH BAY DR

W-HIGHWAY 98
 W-HIGHWAY 98
 W-HIGHWAY 98
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 W-HIGHWAY 98
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SKY HAWK DR
 CESSNA DR
 S-BLUE-ANGEL-PKWAY








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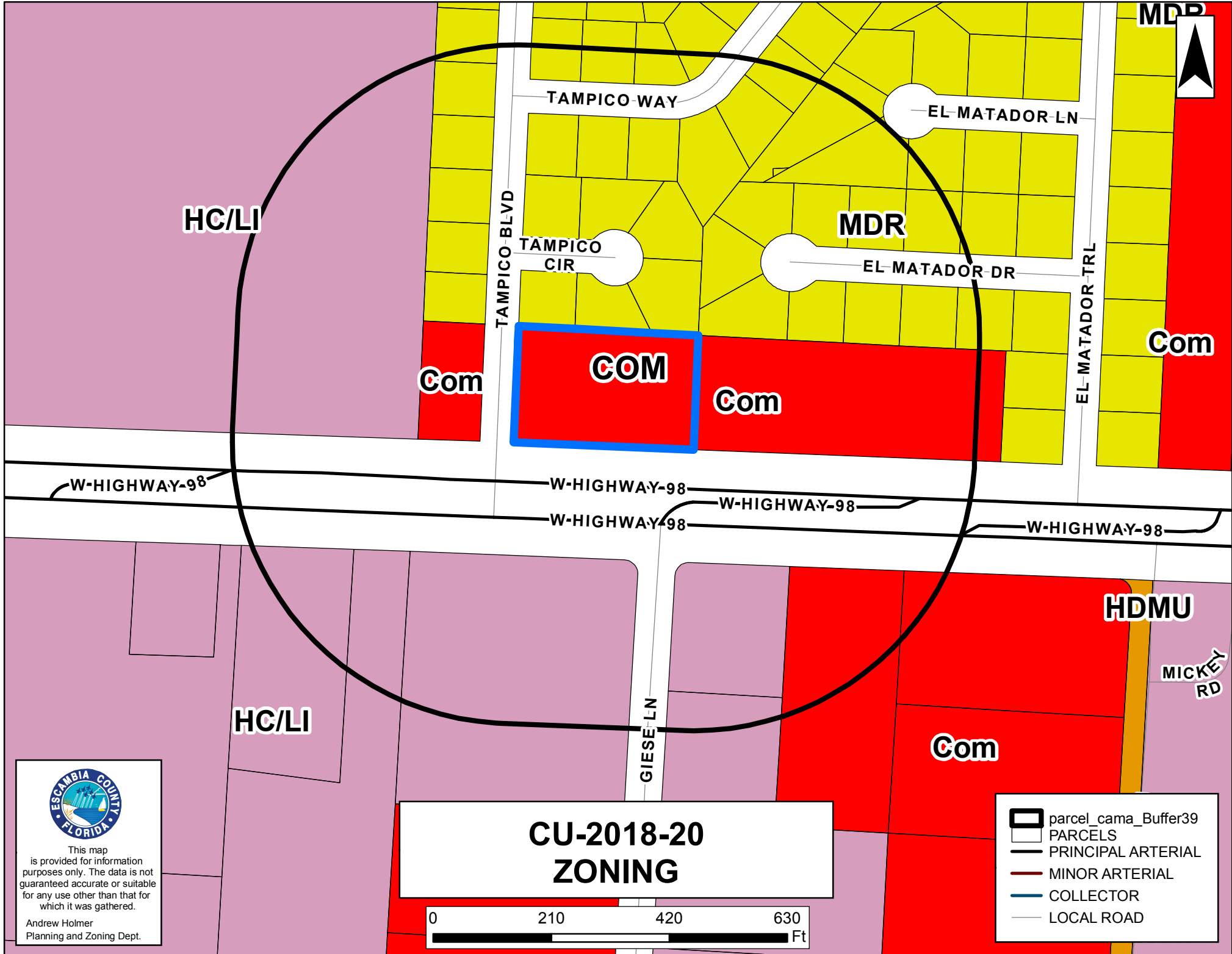
N BLUE ANGEL-PKWAY
 TAMPICO CT
 TAMPICO BLVD
 TAMPICO
 WAY EL MATADOR LN
 EL MATADOR DR
 EL MATADOR TRL
 BAY PINE VIL LA DR
 FOREST OAK DR
 MICKEY RD
 GIESE LN
 SUTTLES LN
 HENRY LN
 MIER HENRY RD

**CU-2018-20
 WETLANDS & LOCATION**

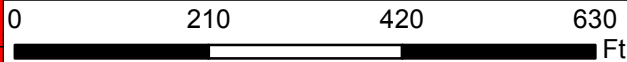
0 660 1,320 1,980 Ft


 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.


-  parcel_cama_Buffer39
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



**CU-2018-20
ZONING**

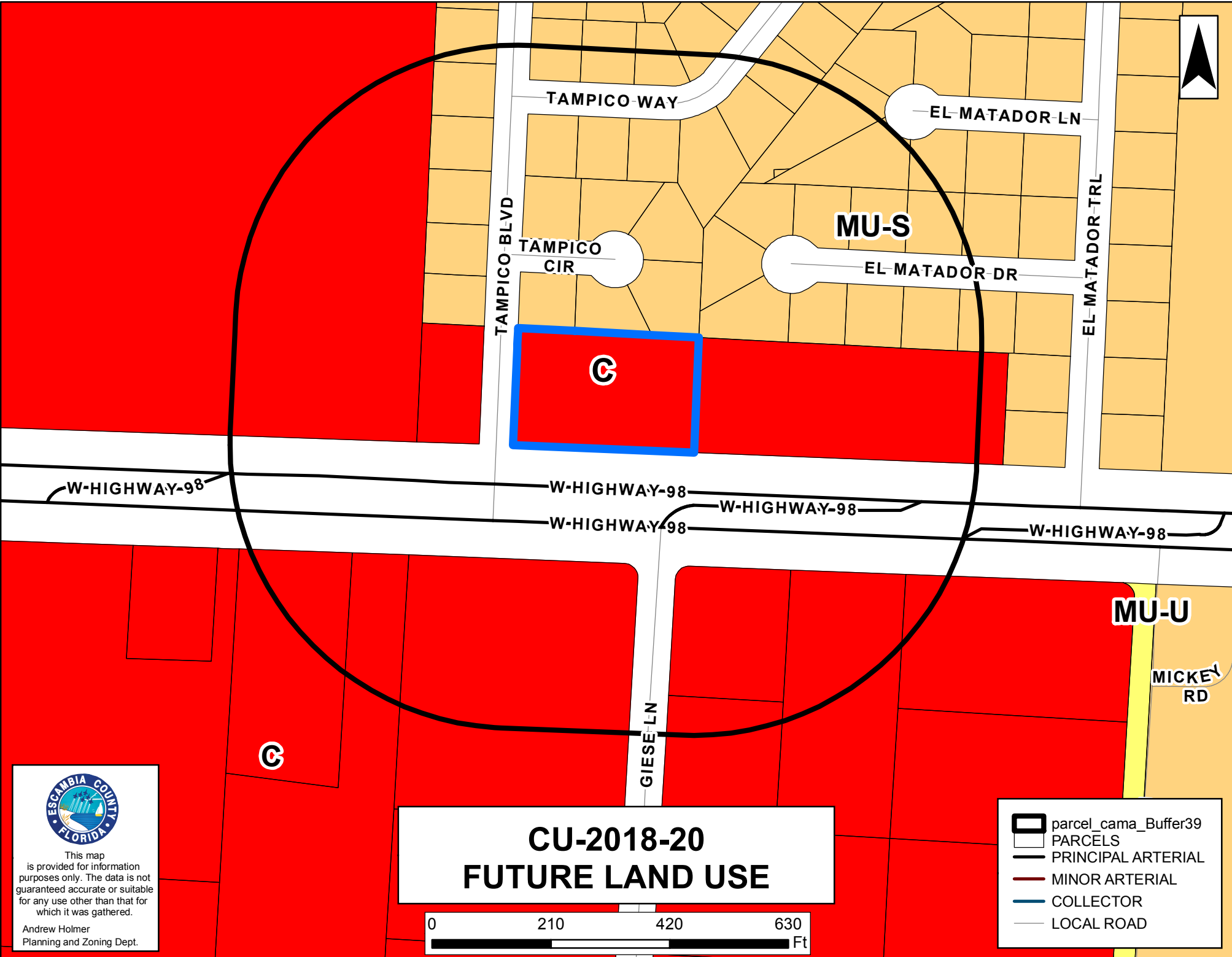


- parcel_cama_Buffer39
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD









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Andrew Holmer
Planning and Zoning Dept.



**CU-2018-20
FUTURE LAND USE**



-  parcel_cama_Buffer39
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD


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 Andrew Holmer
 Planning and Zoning Dept.



TAMPICO CIR

EL MATADOR DR

TAMPICO BLVD



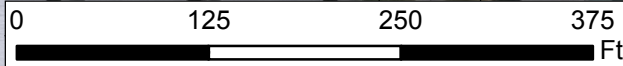
W-HIGHWAY-98






W-HIGHWAY-98

W-HIGHWAY-98

ESE LN

CU-2018-20 AERIAL



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

TYPE OF REQUEST: **CONDITIONAL USE**

CASE NO: **CU-2018-20**

DATE: **12/19/18** TIME: **8:30 AM**

LOCATION OF HEARING

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Notice of
Public
Hearing Sign



Looking Southeast



Looking Northeast



AVAILABLE/FOR LEASE



NEA COMPANY
Commercial Real Estate Leasing

Call Don Deal
850-287-087

ing Provided By
1st Bank
NAME IS OUR MISSION.
66.9100

Looking North



Looking East across rear of site

Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: _____ Accepted by: _____ BOA Meeting: _____

Conditional Use Request for: TAMPICO COMMERCIAL, TO ALLOW PICK UP WINDOW

Variance Request for: N/A

1. Contact Information:

A. Property Owner/Applicant: 98 TAMPICO, LLC., DON NEAL & JEFF MAY

Mailing Address: PO BOX 517, GULF BREEZE FL 32562

Business Phone: 850-444-9994 Cell: _____

Email: NEAL@NEALCOMMERCIAL.COM

B. Authorized Agent (if applicable): N/A

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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

2. Property Information:

A. Existing Street Address: 9000 BLK HIGHWAY 298 WEST

Parcel ID (s): 18-2S-31-4101-000-002

B. Total acreage of the subject property: 1.51 ACRES

C. Existing Zoning: COM

FLU Category: C

D. Is the subject property developed (if yes, explain): YES, COMMERCIAL BUILDING IS UNDER CONSTRUCTION NOW.

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

WE ARE PUTTING IN A PICKUP WINDOW. IT IS NECESSARY AND APPROPRIATE
FOR SAFETY, ACCESS FOR HANDICAPED, ELDERLY AND FOR CONVIENCE
TO OTHERS WITH CHILDREN OR OTHER REASONS TO CAUSE OUR
CUSTOMERS TO REMAIN IN THEIR VEHICLE.

B. For Variance Request – Please address **ALL** the following approval conditions for your Variance request. (use supplement sheets as needed)

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.

2. The special conditions and circumstances do not result from the actions of the applicant.

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

- 1. General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

THERE WILL BE NO ALCOHOL SALES. OUR EASTERLY NEIGHBOR IS A BANK WITH MANY DRIVE THROUGH WINDOWS. OUR PROPOSED WINDOW IS FOR PICKUP ONLY. CUSTOMERS WILL ORDER FROM THEIR CELL PHONE. OUTSIDE SPEAKERS WILL NOT BE USED. THE GENERAL AREA ALONG HWY 98 IS HEAVILY DEVELOPED AS COMMERCIAL USE WITH SEVERAL OTHER ESTABLISHMENTS OFFERING DRIVE THROUGH SERVICE. OUR SERVICE IS FOR PICKUP ONLY.

- 2. Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

THIS PROJECT HAS BEEN RECENTLY REVIEWED BY THE COUNTY DEVELOPMENT REVIEW COMMITTEE AND MEETS REQUIREMENTS SET FORTH IN THE COUNTY LAND DEVELOPMENT.

3. **On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access. THE PICKUP WINDOW HAS BEEN LOCATED SO AS TO OFFER AMPLE QUE FOR CUSTOMERS WITHOUT CREATING PARKING LOT CIRCULATION ISSUES. THE COUNTY TRAFFIC DIVISION HAS REVIEWED OUR SITE PLAN AND APPROVED IN THIS REGARD.

4. **Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area. THERE IS A 23' WIDE NATURAL VEGETATIVE BUFFER TO REMAIN IN PLACE BETWEEN THE NORTH PARKING LOT EDGE AND PROPERTY LINE. ON THE PROPERTY LINE IS A PRIVACY FENCE. THEREFORE THE ABOVE STATEMENT IS TRUE.

5. **Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts. ALL SOLID WASTE WILL BE CONTAINED WITHIN A FENCED DUMPSTER CONTAINMENT AREA AS REQUIRED BY THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

6. **Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site. YES AS DESCRIBED IN ITEM 4 ABOVE ALL REQUIRED SCREENING WILL BE IN PLACE PLUS THE SCREENING PROVIDED BY THE EXTRA LARGE NATURAL AREA LEFT ON OUR NORTH AND EAST SIDE.

- 7. Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

ALL SIGNAGE AND LIGHTING WILL BE PERMITTED AND INSTALLED
IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE. IT IS
OUR INTENT TO BE RESPECTFUL OF OUR NEIGHBORS WITH OUTSIDE
LIGHTING

- 8. Site characteristics.** The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

THE SITE PLAN WAS APPROVED RECENTLY BY ESCAMBIA COUNTY WHICH
DETERMINED THE SITE IS ADEQUATE FOR OUR PROPOSED USE.

- 9. Use requirements.** The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

YES THE PROPOSED USE COMPLIES WITH ANY USE REQUIREMENTS
PRESCRIBED IN THE COM ZONING DISTRICT.

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/board-adjustment> or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. 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.

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. _____ 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 place a public notice sign(s) on the property referenced herein.; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.

Donald C. Neal
Signature of Owner/Agent

DONALD C. NEAL
Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 31 day October of

2018, by Donald C. Neal.

Personally Known OR Produced Identification . Type of Identification Produced: FL DL

[Signature]
Signature of Notary

Sharon Fincher
Printed Name of Notary

(Notary Seal)



Source: Escambia County Property Appraiser

← Navigate Mode Account Reference

[Restore Full Page Version](#)

<p>General Information</p> <p>Reference: 182S314101000002</p> <p>Account: 093982400</p> <p>Owners: ROBERTSDALE LLC</p> <p>Mail: C/O DONALD C NEAL 105 E GARDEN ST PENSACOLA, FL 32502</p> <p>Situs: 9000 BLK HIGHWAY 298 WEST 32506</p> <p>Use Code: VACANT COMMERCIAL</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$129,960</td> <td>\$0</td> <td>\$129,960</td> <td>\$129,960</td> </tr> <tr> <td>2017</td> <td>\$129,960</td> <td>\$0</td> <td>\$129,960</td> <td>\$129,960</td> </tr> <tr> <td>2016</td> <td>\$129,960</td> <td>\$0</td> <td>\$129,960</td> <td>\$129,960</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2018	\$129,960	\$0	\$129,960	\$129,960	2017	\$129,960	\$0	\$129,960	\$129,960	2016	\$129,960	\$0	\$129,960	\$129,960
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<p>Sales Data</p> <table border="1"> <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>11/23/2016</td> <td>7632</td> <td>597</td> <td>\$50,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/1998</td> <td>4275</td> <td>357</td> <td>\$64,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/1997</td> <td>4275</td> <td>353</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>03/1996</td> <td>3963</td> <td>545</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/1995</td> <td>3910</td> <td>36</td> <td>\$39,800</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/23/2016	7632	597	\$50,000	WD	View Instr	06/1998	4275	357	\$64,900	WD	View Instr	08/1997	4275	353	\$100	QC	View Instr	03/1996	3963	545	\$100	WD	View Instr	11/1995	3910	36	\$39,800	WD	View Instr	<p>2018 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>BEG AT SW COR OF PERDIDO PARK PB 8 P 50 S 0 DEG 52 MIN 36 SEC W 204 41/100 FT TO N R/W LI OF US HWY 98 (ST RD 30 200...</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
11/23/2016	7632	597	\$50,000	WD	View Instr																																
06/1998	4275	357	\$64,900	WD	View Instr																																
08/1997	4275	353	\$100	QC	View Instr																																
03/1996	3963	545	\$100	WD	View Instr																																
11/1995	3910	36	\$39,800	WD	View Instr																																

Parcel Information [Launch Interactive Map](#)

Section Map Id:
[18-2S-31](#)

Approx. Acreage:
1.5200

Zoned:
Com

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection(DEP) Data



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

Detail by Entity Name

Florida Limited Liability Company

98 TAMPICO, LLC

Filing Information

Document Number L16000152988
FEI/EIN Number 81-4029706
Date Filed 08/16/2016
Effective Date 08/16/2016
State FL
Status ACTIVE

Last Event

LC NAME CHANGE

Event Date Filed

02/13/2017

Event Effective Date

NONE

< CHANGED CORPORATION NAME
 FROM ROBERTSDALE, LLC TO
 98 TAMPICO, LLC

Principal Address

105 E GARDEN ST
PENSACOLA, FL 32502

Changed: 02/20/2018

Mailing Address

105 E GARDEN ST
PENSACOLA, FL 32502

Changed: 02/20/2018

Registered Agent Name & Address

NEAL, DONALD C

105 E. GARDEN ST
PENSACOLA, FL 32502

Authorized Person(s) Detail

Name & Address

Title MGR

NEAL, DONALD C
105 E GARDEN ST
PENSACOLA, FL 32502

Title MGR

MAY, ROY J
PO BOX 517
GULF BREEZE, FL 32562

Annual Reports

Report Year	Filed Date
2017	02/22/2017
2018	02/20/2018

Document Images

<u>02/20/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2017 -- LC Name Change</u>	View image in PDF format
<u>08/16/2016 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations

Plan Reviewer Evaluation Comments

Site Plan Reviewer Comments

DRC Meeting Date: July 5th, 2017
Project #: PSP170600102
Project Name: Tampico Commercial
Project Address: 9100 W Highway 98

Christina
Smith

Digitally signed by Christina Smith
DN: cn=Christina Smith, o, ou=DRC,
email=Christina_Smith@myescamb
ia.com, c=US
Date: 2017.07.06 09:24:31 -05'00'

Please Address the Following Comments

Addressing

Reviewer: Shannon Pugh @ 850-595-3034
Shannon.Pugh@co.escambia.fl.us

9100 W Highway 98

Access Management

Reviewer: Jason Walters @ 850-595-3422
Jason_Walters@co.escambia.fl.us

- 1) One driveway is sufficient to serve this site. Show a single driveway connection to Tampico Boulevard at least 125' from the travel way of Highway 98. Did the FDOT deny a driveway connection to Highway 98?
- 2) Provide written notification to the FDOT of the nature of the proposed business. Provide a copy of said notification to Escambia County.

Stormwater

Reviewer: Roza I. Sestnov @ 850-595-3411
Roza_Sestnov@co.escambia.fl.us

1. Suggest more durable siltation fence installed at the wetlands line, or any other additional sediment control measures.
2. Please note on the drawings that disturbed R/W shall be sodded.
3. Culvert in the Right of Way should be RCP. Please revise.
4. Geotechnical Report recommends a wet pond. But it appears that a dry pond is proposed. Please clarify.
5. Please provide a treatment volume recovery time.
6. Please ensure that the owner is provided with a stormwater maintenance plan.
7. Provide a skimmer at overflow discharge structure.
8. It appears this project may require permitting through ERP and FDOT. It is Engineer/Developer's responsibility to obtain all state required permits.
9. Drainage fees shall be paid at the time of the final comparison submittal. Drainage fees will be determined at the time of route sheet sign off.

Planning

Reviewer: John Fisher @ 850-595-4651
John_Fisher@myescambia.com

3. DSM 2-1.3

(d) Sight triangle requirements At a minimum, a site triangle shall be provided 35' from edge of pavement to 35' edge of proposed road or driveway.

Article 9 Sec 5-9.2(e) Solid waste. Refuse and waste removal areas shall be buffered and/or screened from adjacent properties and public ways by appropriate fences, wall or hedges. In cases where dumpsters must be located in areas highly visible from any public right-of-way, the Planning Official shall be authorized to require appropriate vegetative or structural screen to shield an unsightly condition.

2-2.3 Buffers. Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:

(a) Required by use. The character of adjoining land uses primarily determines the type of buffering required.

David W. Fitzpatrick, P.E., P.A.

10250 North Palafox Street Pensacola, FL 32534

Phone (850) 476-8677 Fax (850) 476-7708

fitzpatrick@fitzeng.com

Board of Professional Engineers Certification # 00008423

December 6, 2017

Escambia County Development Services Bureau
RE: Tampico Commercial

The following are the responses to the comments made on the above mentioned project:

Jason Walters

1. Per our emails and conversations, the south entrance on Tampico Blvd will be entrance only. The entrance on Hwy 98 will be right-in only.
2. See attached FDOT Driveway Notice of Intent to Approve.

Roza Sestnov

1. I have changed the silt fence to a double row of silt fence along the wetland boundaries.
2. General note #4 has been revised to state this.
3. Culvert in the R/W has been changed to RCP.
4. It also states "a shallow detention pond may be feasible." Since we have such a large pond area, the shallow pond works well.
5. The recovery time sheet of the PONDS simulation is attached. The pond will fully recover the volume below the weir in less than 30 hours. This has been added to the narrative.
6. The maintenance plan is shown on sheet #3. The owner will be provided a copy.
7. Wood skimmer has been added to outfall details on sheet #3.
8. Acknowledged.
9. Acknowledged.

John Fisher

1. Site triangles have been added.
2. The dumpster pad is called out to be surrounded by a 6' opaque fence.
3. There are wetlands along the north boundary where a buffer would be required. The existing vegetation in the wetlands should make for a nice buffer.
4. No sign is proposed with this submittal. If needed, a sign permit will be attained at a later time.
5. Exterior lighting will be designed in accordance with Escambia County standards.

Brad Bane

1. See attached Site Specific with Exhibits.
2. Impacts to protected natural resources have been avoided to the maximum extent practicable. We should be receiving permits from ACOE & NFWMD any day now.
3. Wetland boundary label has been revised with date. Wetland table is shown on sheet C2. Secondary impacts (buffers) have been accounted for in the ACOE & NFWMD permits.
4. See attached NFWMD ERP Permit.
5. We have verified with surveyor that no protected trees are onsite.
6. Easement has been labeled on the plans.
7. Acknowledged.

Juan Lemos

1. Flood Statement has been revised.

Joe Quinn

1. The nearest fire hydrant is located at the northeast corner of the intersection of Tampico Blvd and Tampico Circle. This hydrant is shown on sheet #1 of the plans.
2. The hydrant was tested and the hydrant should be capable of flowing approximately 1,600 gpm. The test results are attached.

Charles Wiley

1. All proposed handicap spaces are shown to be 12' wide.

DRC Workflow Disposition Status Detail Report


Tampico Commercial

DRC Number: PSP170600102

9100 W Highway 98

Date of Comments: July 5, 2017

Attached to this form are written comments based upon staff review of the above referenced project. It is the applicant's responsibility to address ALL comments. The applicant shall schedule a meeting with each reviewer. If the disposition is "recommend Approval" or "ready for final Comparison" it doesn't require a sign off

Review:	Performed by	Disposition	Sign & Date
Access	Jason Walters	Comments Given	 10.11.17
Environmental Review	Bradley Bane	Comments Given	
Fire & Safety Review	Joe Quinn	Comments Given	
Floodplain Management Review	Juan Lemos	Comments Given	
Planning & Zoning	John Fisher	Comments Given	
Handicap Access	Charles Wiley	Comments Given	
Stormwater Review	Roza Sestnov	Comments Given	

I acknowledge that I have not obtained all signatures needed. I have elected to proceed at my own risk and that my project may be denied by the Development Review Committee creating a need to file a new application with fees.

Applicant/Agent Signature: _____ Date: _____

Comments/ Conditions

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Planning & Zoning	John Fisher	Comments Given	_____
Handicap Access	Charles Wiley	Comments Given	_____
Stormwater Review	Roza Sestnov	Comments Given	_____

Brad Bane

Digitally signed by Brad Bane
 DN: cn=Brad Bane, o=Escambia County Development Services
 Dept., ou=DRC/ Environmental, email=bdbane@myescambia.com,
 c=US
 Date: 2017.12.06 14:45:22 -0600

I acknowledge that I have not obtained all signatures needed. I have elected to proceed at my own risk and that my project may be denied by the Development Review Committee creating a need to file a new application with fees.

Applicant/Agent Signature: _____ Date: _____

Comments/ Conditions

DRC Workflow Disposition Status Detail Report

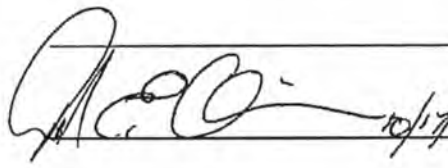
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Environmental Review	Bradley Bane	Comments Given	_____
Fire & Safety Review	Joe Quinn	Comments Given	 10/17/17
Floodplain Management Review	Juan Lemos	Comments Given	_____
Planning & Zoning	John Fisher	Comments Given	_____
Handicap Access	Charles Wiley	Comments Given	_____
Stormwater Review	Roza Sestnov	Comments Given	_____

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Handicap Access	Charles Wiley	Comments Given	_____
Stormwater Review	Roza Sestnov	Comments Given	_____

JC LEMOS

Digitally signed by JC LEMOS
DN: cn=JC LEMOS, o=ESCAMBIA COUNTY FL, ou=DEVELOPMENT SVCS
#, c=US
Date: 2017.07.06 15:12:07 -0500

I acknowledge that I have not obtained all signatures needed. I have elected to proceed at my own risk and that my project may be denied by the Development Review Committee creating a need to file a new application with fees.

Applicant/Agent Signature: _____ Date: _____

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Fire & Safety Review	Joe Quinn	Comments Given	_____
Floodplain Management Review	Juan Lemos	Comments Given	_____
Planning & Zoning	John Fisher	Comments Given	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>John C Fisher</p> </div> <div style="font-size: small;"> <p>Digitally signed by John C Fisher DN: cn=John C Fisher, o=Development Services, ou=Planning & Zoning, email=jcfisher@myes.com, c=US Date: 2017.09.29 11:45:21 -05'00'</p> </div> </div>
Handicap Access	Charles Wiley	Comments Given	_____
Stormwater Review	Roza Sestnov	Comments Given	_____

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Floodplain Management Review	Juan Lemos	Comments Given	_____
Planning & Zoning	John Fisher	Comments Given	_____
Handicap Access	Charles Wiley	Comments Given	<u>7-10-17 CW</u>
Stormwater Review	Roza Sestnov	Comments Given	_____

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Applicant/Agent Signature: _____ Date: _____

Comments/ Conditions

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Tampico Commercial

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Planning & Zoning	John Fisher	Comments Given	_____
Handicap Access	Charles Wiley	Comments Given	_____
Stormwater Review	Roza Sestnov	Comments Given	_____

* **Roza Sestnov**
Digitally signed by Roza Sestnov
 DN: cn=Roza Sestnov, o=Escambia
 County, ou=DRC,
 email=risesestnov@myescambia.com,
 c=US
 Date: 2017.09.29 12:28:36 -05'00'

I acknowledge that I have not obtained all signatures needed. I have elected to proceed at my own risk and that my project may be denied by the Development Review Committee creating a need to file a new application with fees.

Applicant/Agent Signature: _____ Date: _____

Comments/ Conditions

* Drainage Impact Fee: \$835.16



Bid

**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Tampico Commercial

Location: 9100 W Highway 98

Development Review #: PSP170600102

Property Reference #: 18-2S-31-4101-000-002

Future Land Use: C

Zoning District: Com

Flood Zone: X

CRA: N/A

PROJECT DESCRIPTION

To construct a new 4,800-square foot restaurant/general retail building on a 1.51± acre parcel. Access will be utilized from Highway 98 and Tampico Boulevard.

Total Parking Spaces: 30

Handicap Parking Spaces: 2

Potable Water: ECUA

Sanitary Sewer/Septic: Sewer

Trees to be removed: 0

Mitigation Trees: 0

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Tampico Commercial, 9100 W Highway 98**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

Approve

The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

Deny

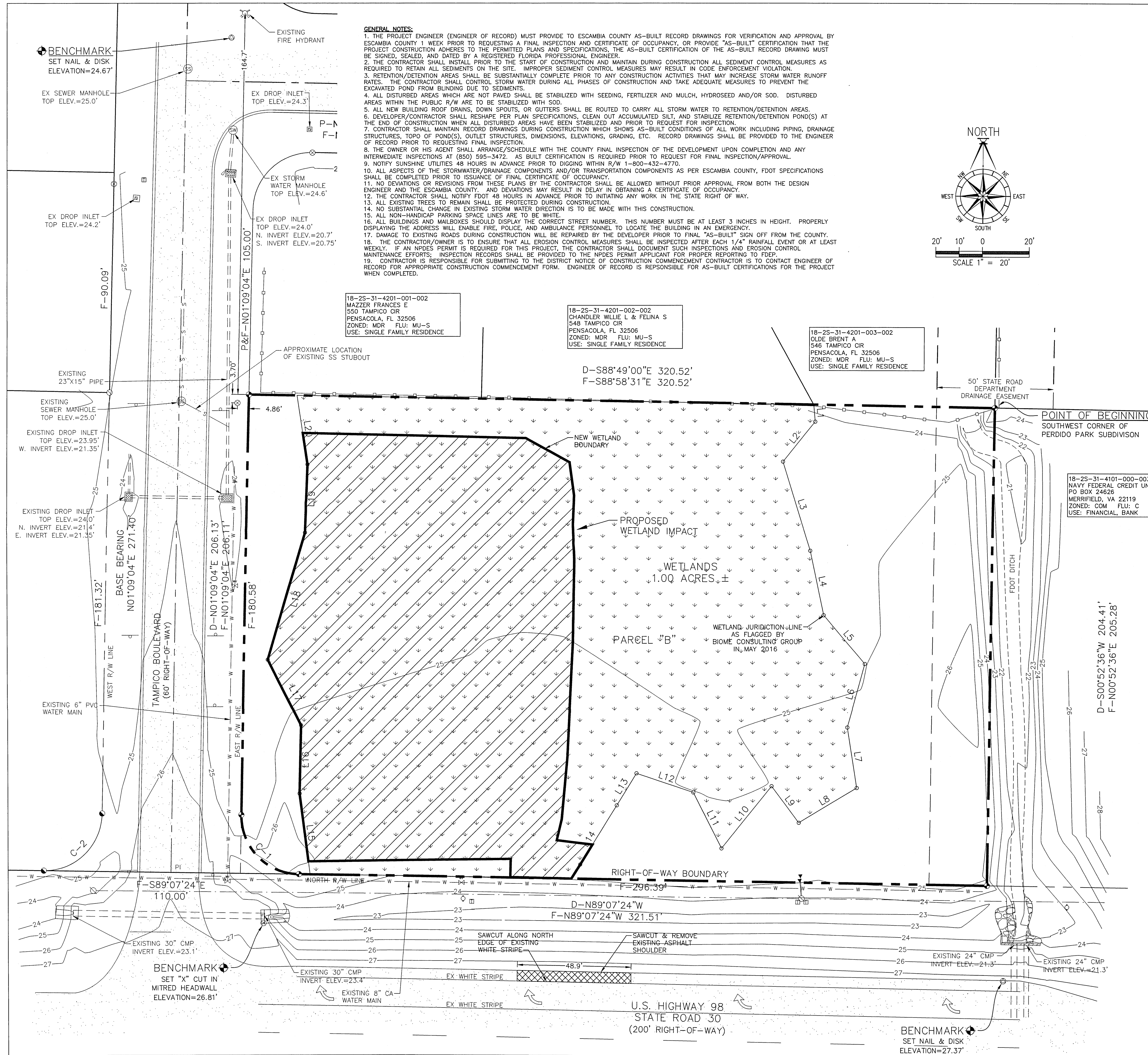
The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

12-13-17

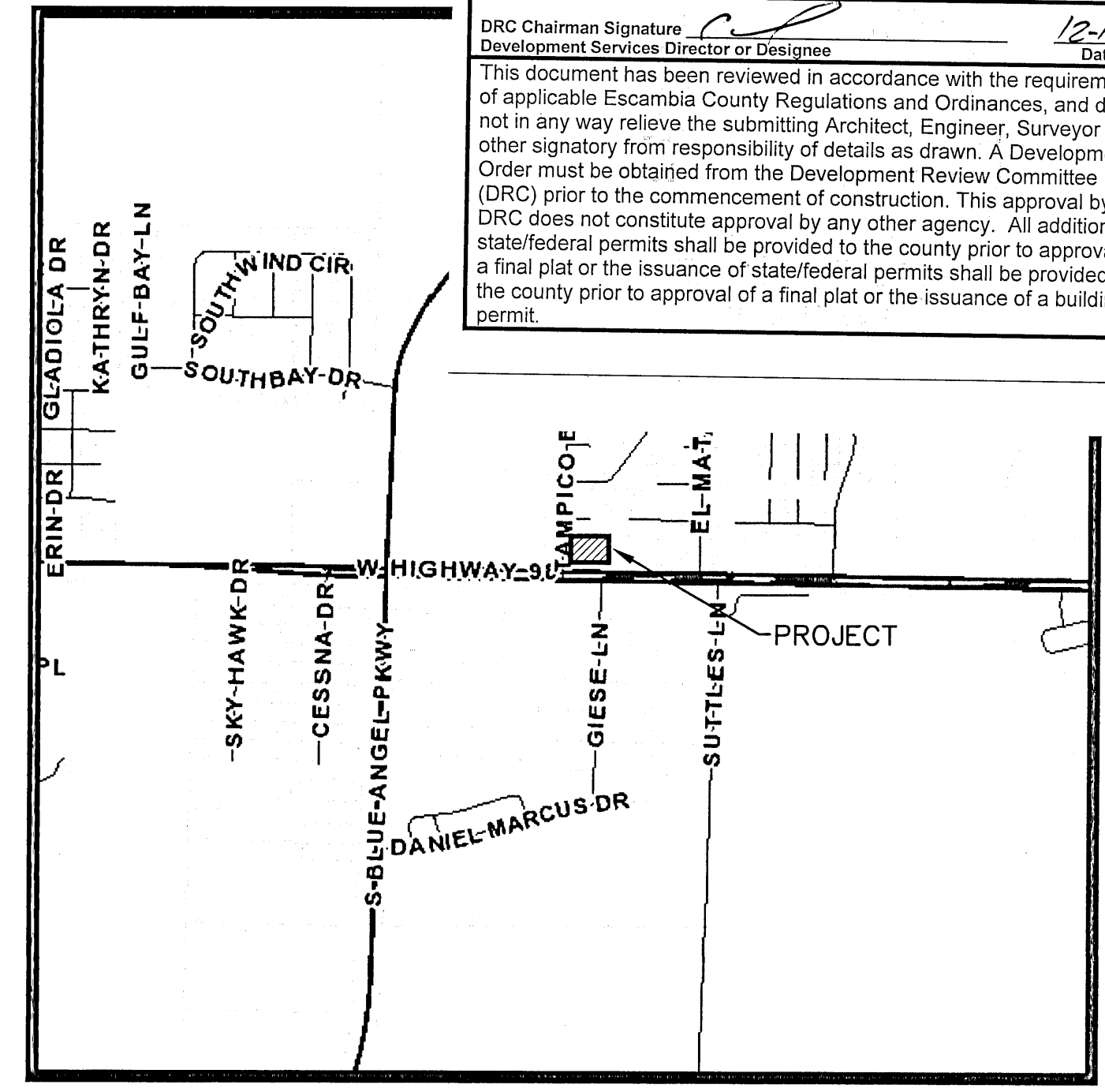
Date



Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: _____ Date: 12-18-17
 Development Services Director or Designee

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Developer or other signatory must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.



PROJECT INFORMATION:

PROP. REF#: 18-25-31-4101-000-002
 ZONE: COM FLU: C
 SURROUNDING ZONE: COM/MDR FLU: C/MU-S
 OWNER/DEVELOPER: 98 TAMPICO LLC
 PO BOX 517
 GULF BREEZE, FL 32562
 SITE ADDRESS: 9000 BLK HIGHWAY 298 WEST
 PROPOSED USE: SHOPPING CENTER

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE .1-PERCENT AND .2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFEs OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C03646, MAP REVISION DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 4275, PAGE 360)
 PARCEL B: A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF PERDIDO PARK SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 8 AT PAGE 50 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 00 DEGREES 52 MINUTES 36 SECONDS WEST FOR 204.41 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98, STATE ROAD 30 (200' R/W); THENCE RUN NORTH 89 DEGREES 07 MINUTES 24 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF TAMPICO BOULEVARD (60' R/W); THENCE RUN NORTH 01 DEGREES 09 MINUTES 04 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 206.13 FEET TO THE SOUTH LINE OF PERDIDO PARK, FIRST ADDITION; THENCE RUN SOUTH 88 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID LINE FOR 320.52 FEET TO THE SOUTHWEST CORNER OF PERDIDO PARK SUBDIVISION AND THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.E.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALM COX STREET
 TAMPA, FLORIDA 33617
 PH: (850) 976-8877 FAX: (850) 976-7708

TAMPICO COMMERCIAL
 EXISTING CONDITIONS / DEMOLITION PLAN

DATE	REVISION

DRAWN BY: A. BURKETT
 DESIGNED BY: D. FITZPATRICK
 SIGNATURE & SEAL

DATE: _____
 PROJECT NUMBER: 16-032
 PLOT DATE: 12/16/17
 SHEET C1 OF C3

LOT COVERAGE		
TOTAL LAND AREA	65,893 SF	1.51 ACRES
EXISTING IMPERVIOUS	0 SF	0%
EXISTING SEMI-IMPERVIOUS	0 SF	0%
EXISTING PERVIOUS	65,893 SF	100%
EXISTING IMP. TO BE REMOVED	0 SF	
EXISTING SEMI-IMP. TO BE REMOVED	0 SF	
PROPOSED PAVING/CONCRETE	16,235 SF	
PROPOSED BUILDINGS	4,800 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING IMPERVIOUS	21,035 SF	31.9%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	44,858 SF	68.1%

WETLAND TABLE		
TOTAL LAND AREA	65,893 SF	1.51 ACRES
UPLANDS	22,278 SF	0.51 ACRES
WETLANDS	43,615 SF	1.00 ACRES
WETLAND IMPACT	21,579 SF	0.49 ACRES
WETLANDS TO REMAIN	22,036 SF	0.51 ACRES

IMPACTS TO WETLANDS WILL BE OFFSET THROUGH THE PURCHASE OF WETLAND MITIGATION CREDITS FROM THE PENSACOLA BAY MITIGATION BANK NFWMD PERMIT NO: IND-033-18033-1 ACDE PERMIT NO: (PENDING)

LANDSCAPING LEGEND

UNDERSTORY TREE SPECIES	
RED BUCKEYE	REDBUD
FLOWERING DOGWOOD	DAHOON HALLY
YAUPOIN HOLLY	CRAPE MYRTLE
CRAB APPLE	WAX MYRTLE

PARKING CALCULATIONS:

PARKING CALCULATIONS PER LDC:
 RESTURANT W/ DRIVE THRU:
 10 SPACES/1,000 SF;
 (1,800 SF / 1,000 SF) X 10 = 18.0

GENERAL RETAIL:
 3 SPACES/1,000 SF
 (3,000 SF / 1,000 SF) = 9.0

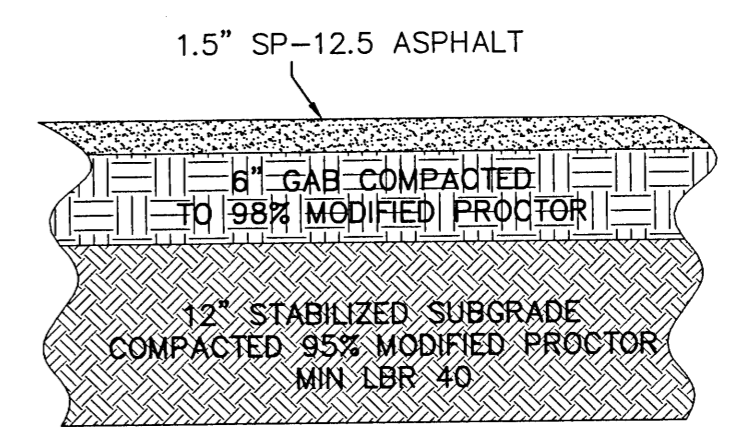
THEREFORE, 18 + 9 = 27 SPACES REQUIRED.
 30 SPACES HAVE BEEN PROVIDED.

TREE CALCULATIONS:

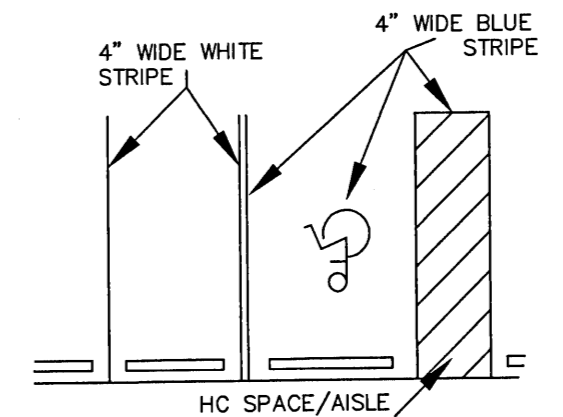
ROAD FRONTAGE
 517' FRONTAGE ON HWY 98 & TAMPICO BLVD
 517'/50' = 10.3, THEREFORE 11 TREES REQUIRED.

MITIGATION
 THERE ARE NO PROTECTED TREES ONSITE, THEREFORE NO MITIGATION IS REQUIRED.

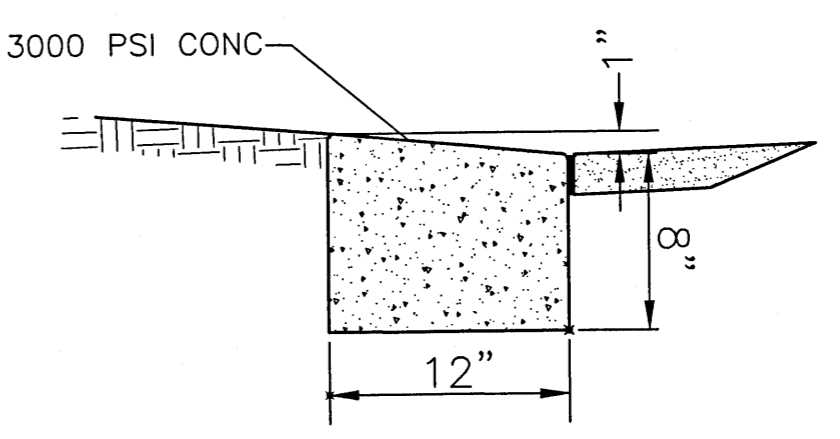
LANDSCAPE NOTES:
 1. EXISTING TREES THAT MEET THE PROPOSED PLANTING REQUIREMENTS CAN BE USED TO SATISFY REQUIREMENTS.



ASPHALT DETAIL NTS



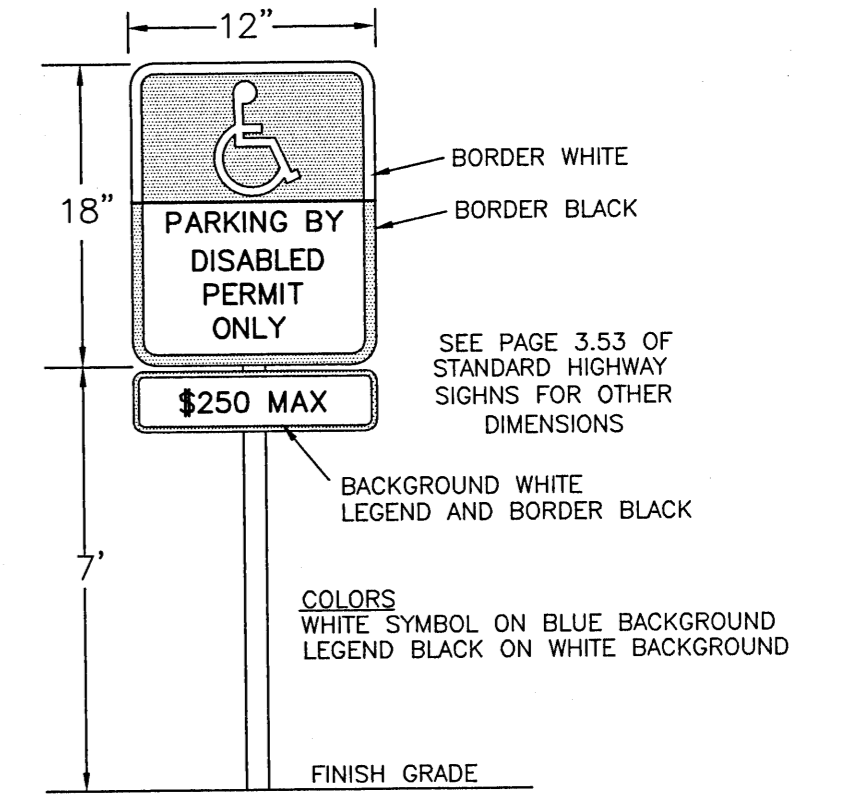
STRIPING DETAIL NTS



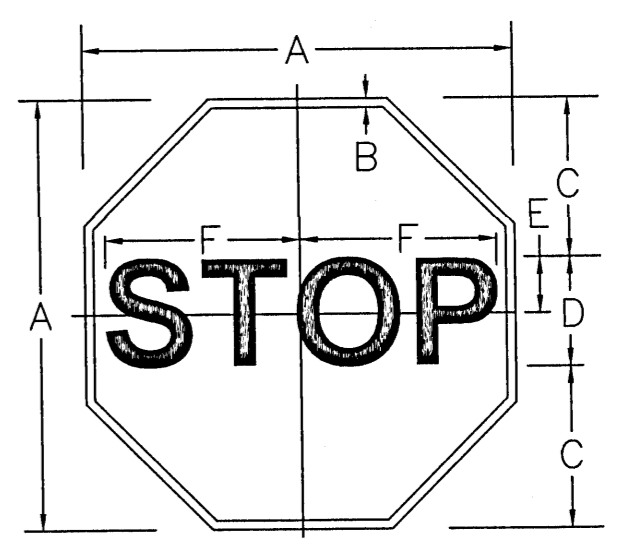
RIBBON CURB NTS



STOP SIGN MOUNTING HEIGHT DETAIL NTS



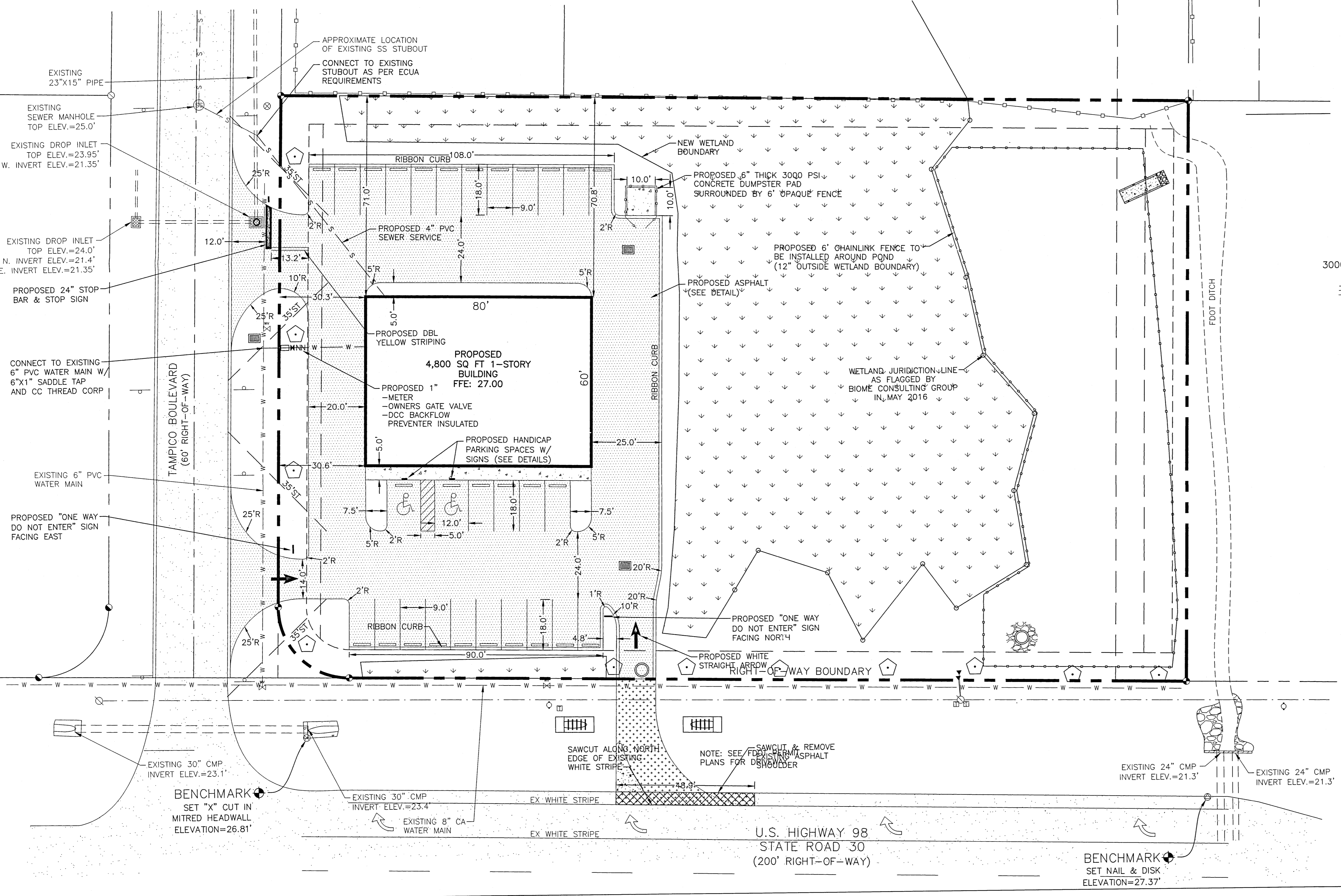
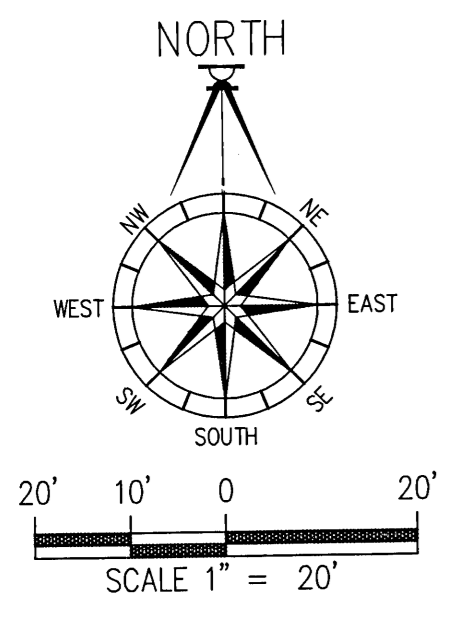
FL DISABLED PARKING SIGN #G-G1-BE5 W/FINE MESSAGE NTS



SIGN	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
BIKE	18	3/8	6	6C	3	7-3/4
MIN	24	5/8	8	8C	4	10
STD.	30	3/4	10	10C	5	12-1/2
EXPWY.	36	7/8	12	12C	6	15
SPECIAL	48	1-1/4	16	16C	8	20

COLORS
 LEGEND - WHITE (REFL)
 BACKGROUND - RED (REFL)

STOP SIGN DETAIL NTS



DATE	REVISION

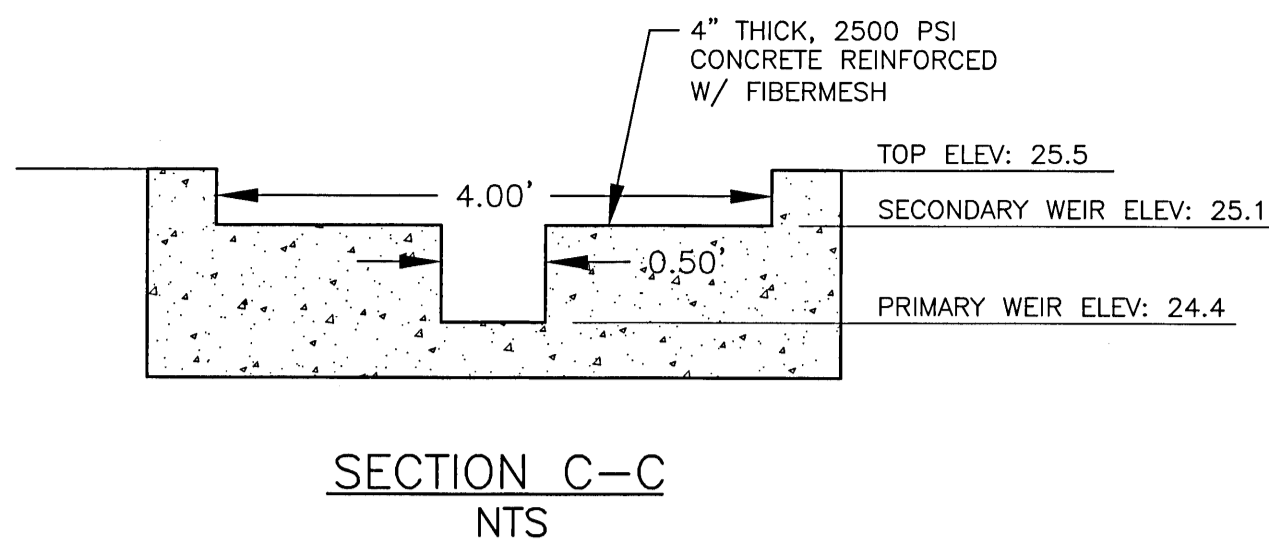
DRAWN BY: A. BURKETT
 DESIGNED BY: D. FITZPATRICK
 SIGNATURE & SEAL
 DATE: 12/6/17
 PROJECT NUMBER: 16-032
 PLOT DATE: 12/6/17
 SHEET C2 OF C3

GENERAL NOTES:

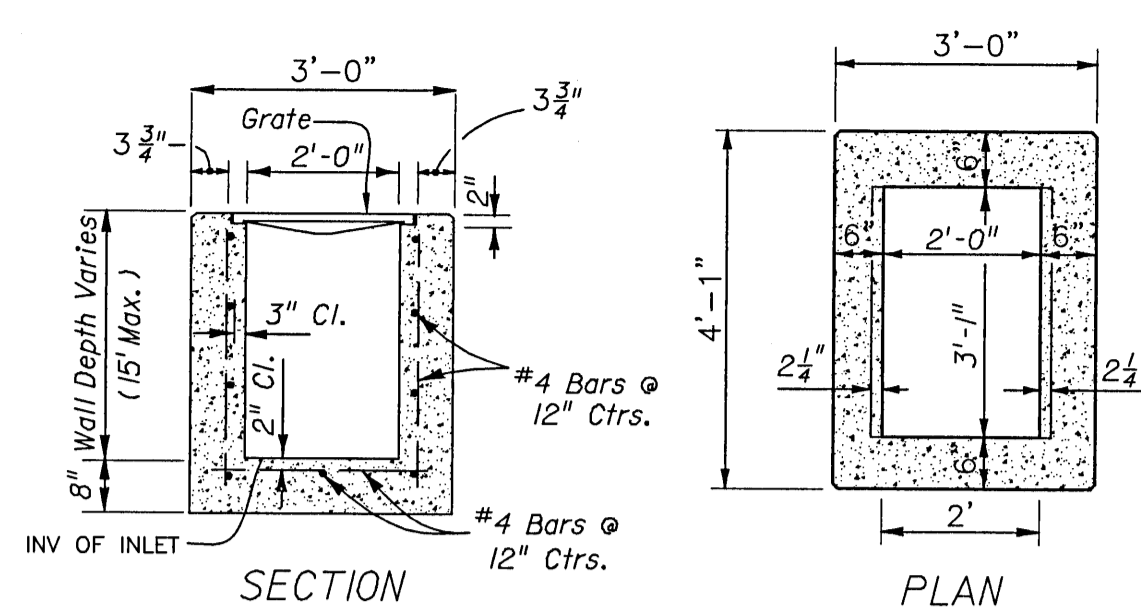
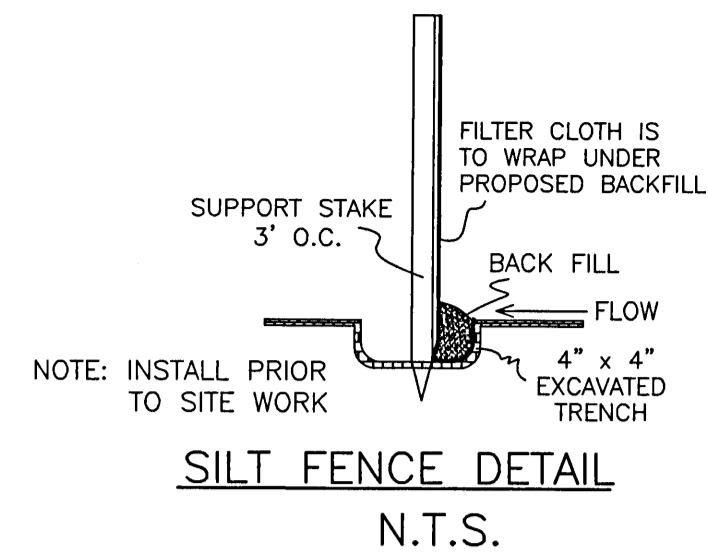
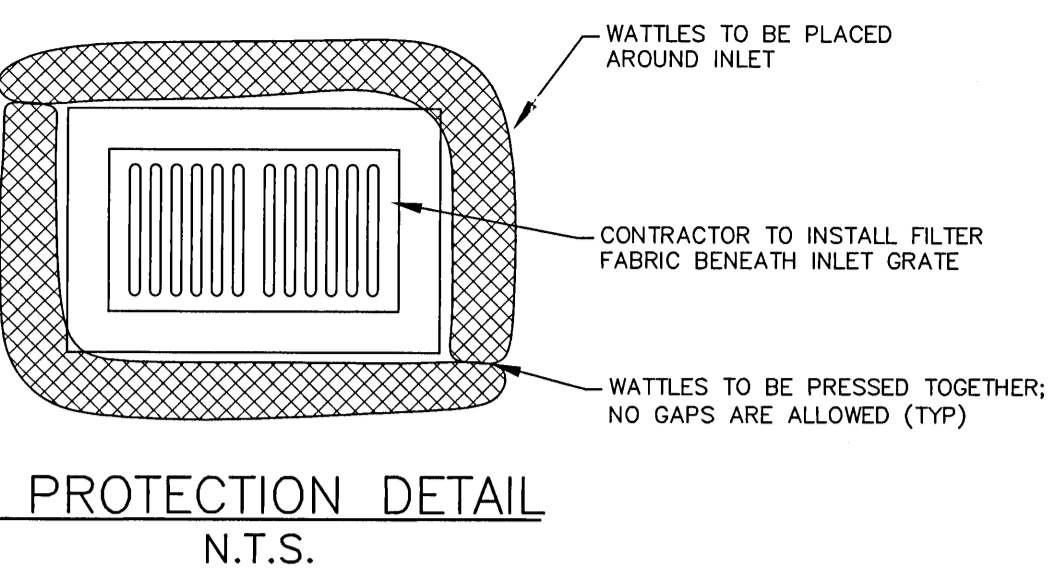
1. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
2. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.

MAINTENANCE PLAN:

1. OWNER IS TO INSPECT POND PERIODICALLY AFTER A RAIN EVENT TO DETERMINE IF THE POND IS PERCOLATING STORM WATER PROPERLY. THE POND SHOULD BE EMPTY IN LESS THAN 72 HOURS AFTER AN EVENT.
2. OWNER IS TO KEEP VEGETATION OR GRASS CUT AND PICKED UP TO AVOID BLINDING OF THE POND BOTTOM BY ROTTING VEGETATION.
3. SHOULD BLINDING OCCUR THE OWNER IS TO DETATCH THE POND THOROUGHLY OF VEGETATION AND SOIL IS TO BE REMOVED FROM THE ENTIRE POND AND THEN REGRASSED.
4. ALL INLETS AND PIPING SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT NO CLOGGING BY DEBRIS OR SAND OCCURS. SHOULD CLOGGING OCCUR IN THE PIPING OWNER SHOULD CONTACT THE CONTRACTOR TO HYDRO WASH THE LINE.

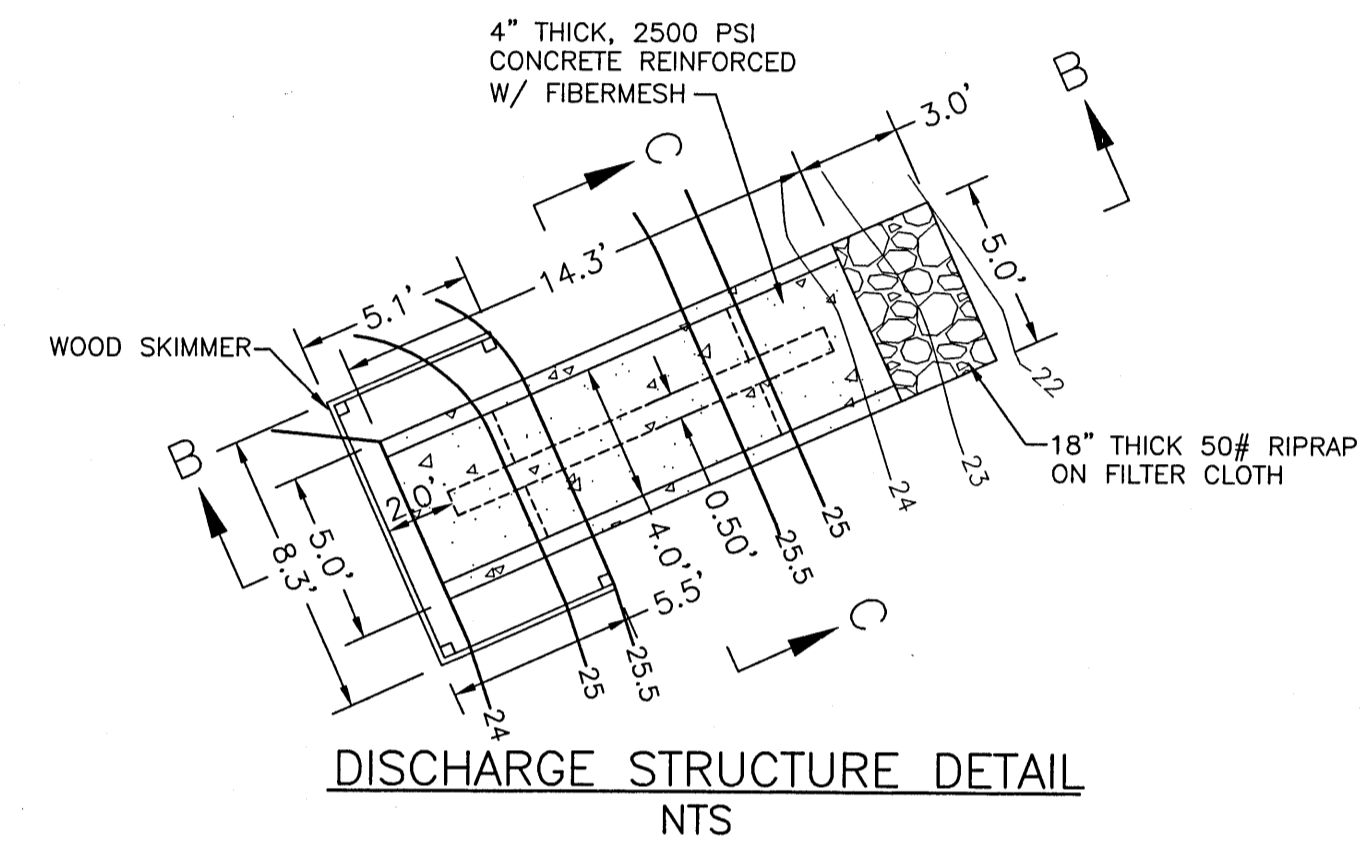
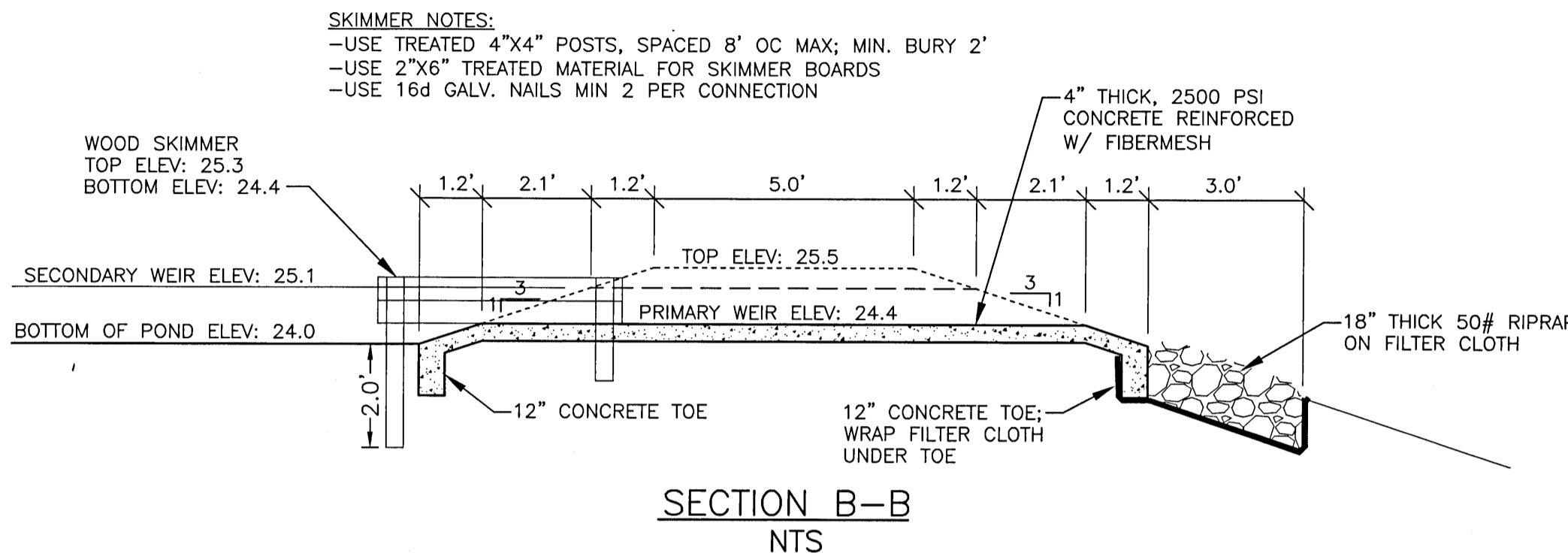
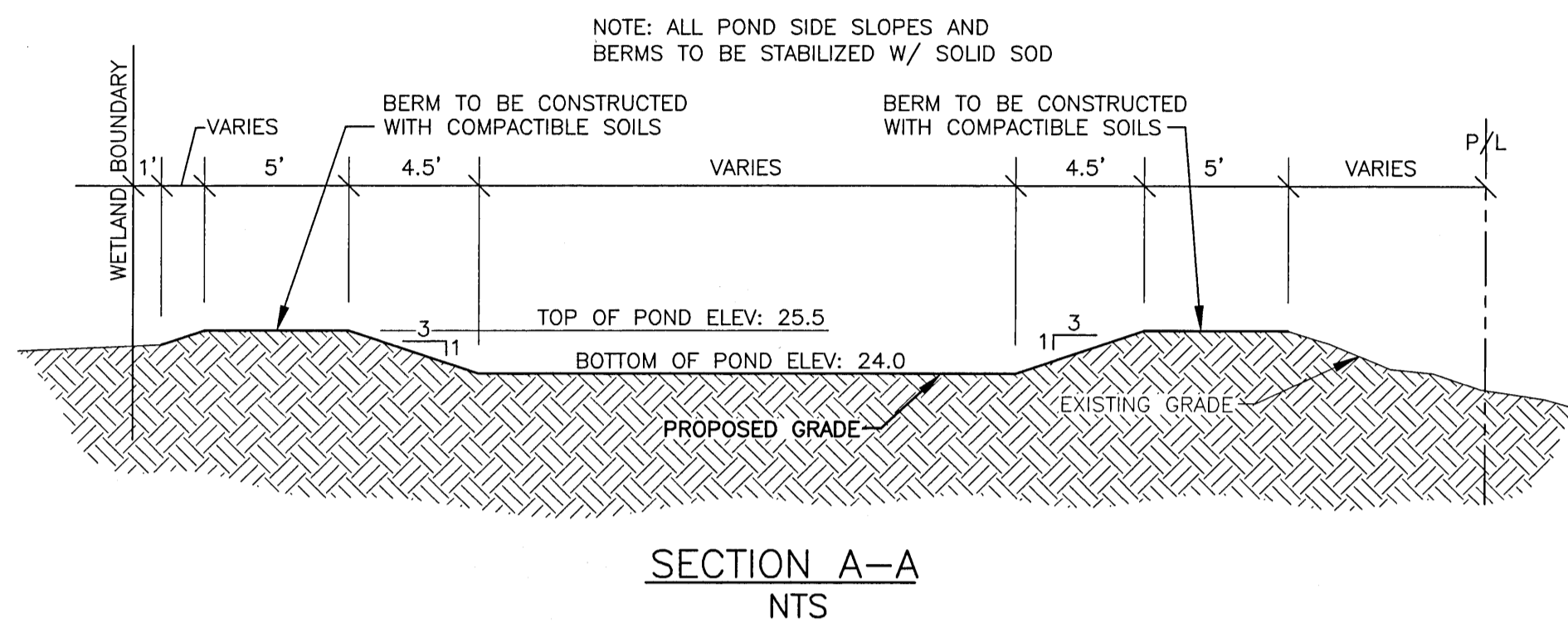
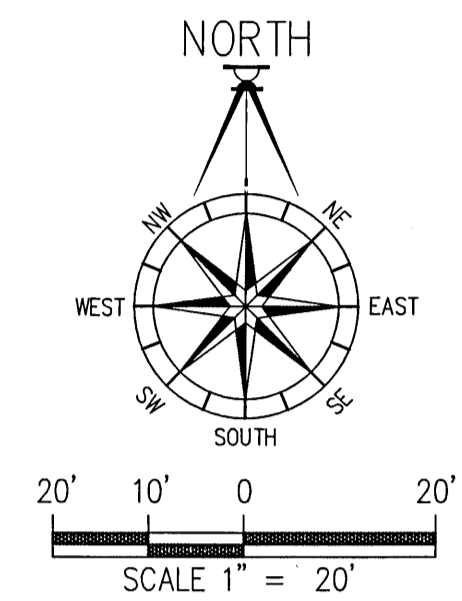


NOTE: THESE EROSION CONTROL MEASURES ARE TO BE IN PLACE IMMEDIATELY FOLLOWING INSTALLATION OF INLET

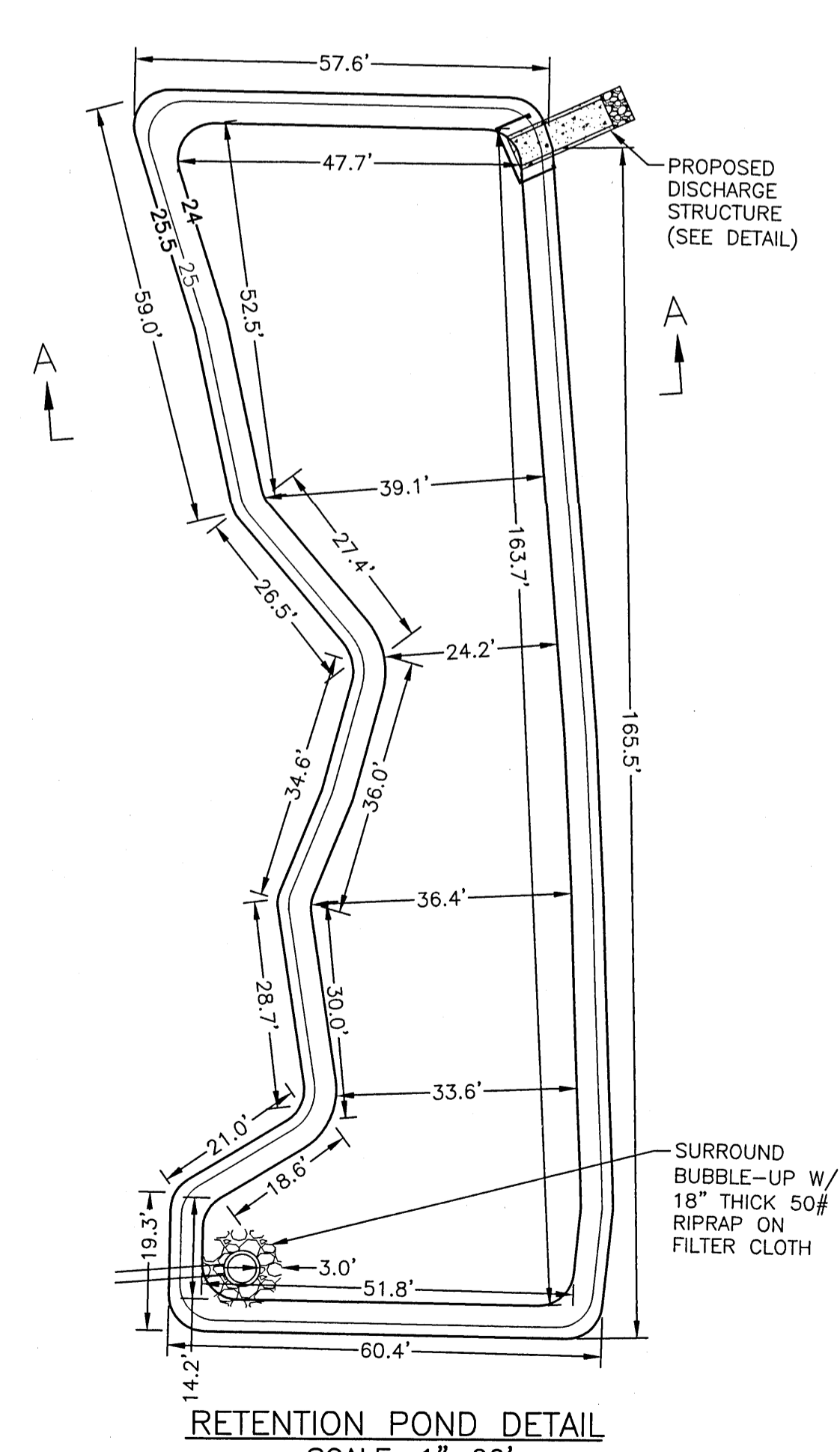
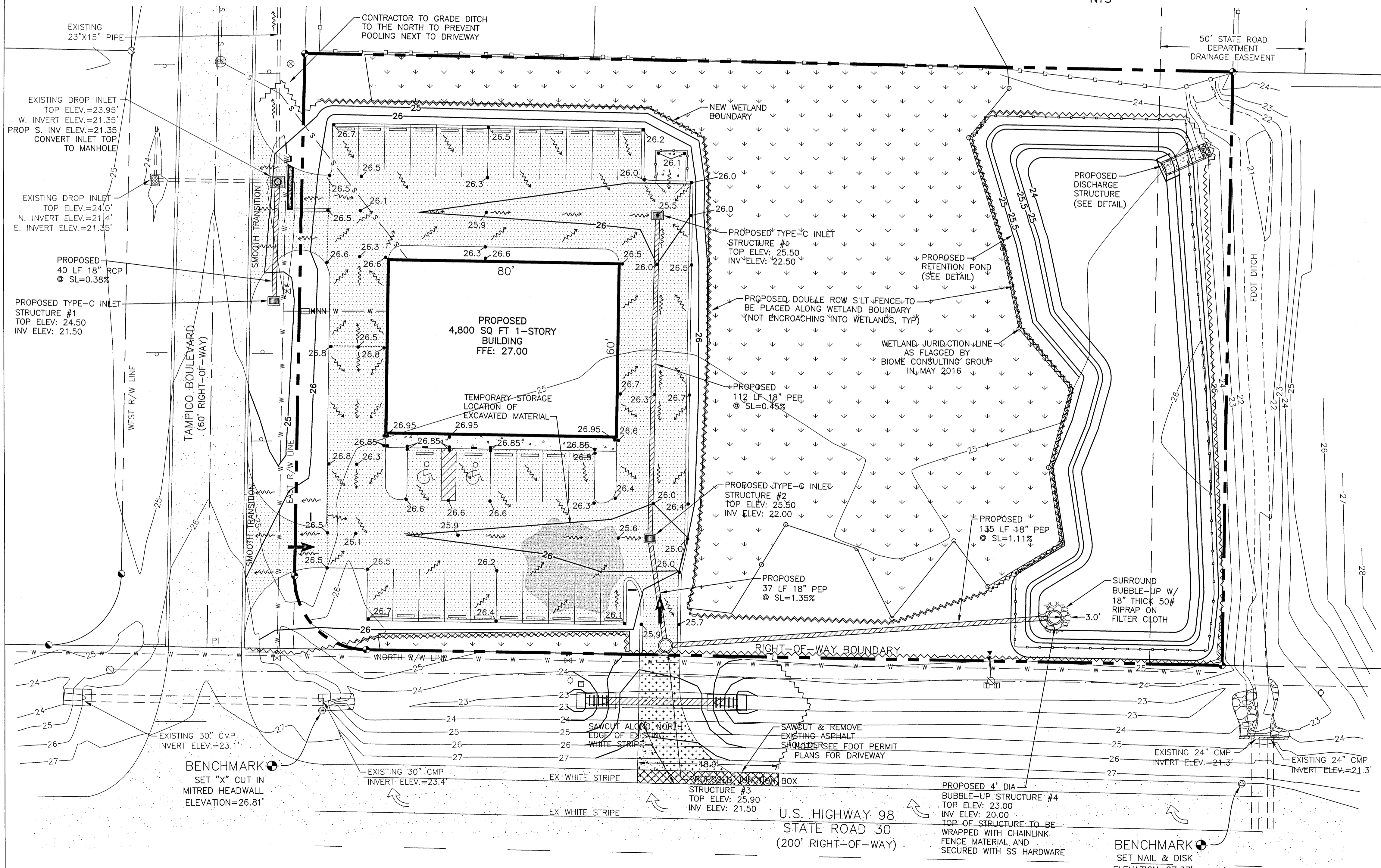


Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe

FDOT TYPE-C INLET
NTS



DISCHARGE STRUCTURE DETAIL
NTS



RETENTION POND DETAIL
SCALE: 1"=20'

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TAMPICO COMMERCIAL
DRAINAGE PLAN

DATE	
REVISION	
NUMBER	

DRAWN BY: A. BURKETT
DESIGNED BY: D. FITZPATRICK
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DATE: 12/6/17
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SHEET C3 OF C3