

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
March 6, 2018–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 6, 2018, Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2018-01
Applicant: Escambia County, Owner
Address: 12248 Gulf Beach Highway
Property Size: 1.33 (+/-) acres
From: Com, Commercial district (25 du/acre)
To: Pub, Public (du density limited to vested residential development)
 - B. Case #: Z-2018-02
Applicant: Escambia County, Owner
Address: 4100 Block S Blue Angel Parkway

Property Size: 8.955 (+/-) acres
From: Com, Commercial district (25 du/acre)
To: Con, Conservation district (du density limited to vested development)

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

4. A.

Meeting Date: 03/06/2018

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the February 6, 2018, Planning Board Rezoning Meeting.

Attachments

Draft February 6, 2018 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING February 6, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:47 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Alan Gray
Eric Fears
William Clay
Stephen Opalenik

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
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 was led by Wayne Briske.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing, Seconded by Eric Fears

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

Vote: 6 - 0 Approved

Other: Alan Gray (ABSENT)

4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the January 9, 2018, Planning Board Rezoning Meeting.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to approve the January 9, 2018, Planning Board Rezoning Meeting minutes.

Vote: 6 - 0 Approved

Other: Alan Gray (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the Rezoning Planning Board meeting packet for February 6, 2018.

Vote: 6 - 0 Approved

Other: Alan Gray (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2017-18
Applicant: Rhonda Autrey, Owner
Address: 733 E. Johnson Avenue
Property Size: 4.73 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDR, High Density Residential district (18 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 Timothy Pyle, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote: 6 - 0 Approved

Other: Alan Gray (ABSENT)

- B. Case #: Z-2017-19
Applicant: Tom Hammond, Agent for Jennifer Cobb, Team Player Properties, LLC, Owner
Address: 283 Shadow Lawn Lane
Property Size: 0.20 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: Com, Commercial 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 Timothy Pyle, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC. Board Members accept Applicant's Compatibility Analysis as competent and substantial evidence for approving the rezoning.

Vote: 6 - 0 Approved

Other: William Clay (ABSENT)

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 03/06/2018
CASE : Z-2018-01
APPLICANT: Escambia County, Owner
ADDRESS: 12248 Gulf Beach Hwy
PROPERTY REF. NO.: 22-3S-31-5001-002-001
FUTURE LAND USE: C, Commercial (P, Public,
Pending Small Scale Review)
DISTRICT: 2
OVERLAY DISTRICT: AIPD 2
BCC MEETING DATE: 04/05/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Com, Commercial district (25 du/acre)

TO: Pub, Public (du density limited to vested residential development)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

The proposed zoning is consistent with the Future Land Use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. Public (P) is intended to provide for uses or facilities owned or managed by the Federal, State, or county government or other public institutions or agencies. residential density within the Public category has no limits on dwelling units per acre.

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

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

FINDINGS

The proposed amendment to Public **is consistent** with the intent and purpose of Future Land Use (FLU) category Public, as stated in CPP FLU 1.3.1. The location of the existing facilities and services **are consistent** with CPP FLU 2.2.1 and 2.2.4. Consistency with other applicable policies of the Comprehensive Plan would be evaluated during review of development for compliance with implementing Land Development Code regulations.

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Sec. 3-2.15 Public district (Pub).

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

Sec. 4-4.5 Airport and airfield planning districts.

(b) Military Airfield Influence Planning Districts. Airfield Influence Planning Districts (AIPDs) are established to provide enhanced protection in support of the continued operation of military airfields for areas that are close enough to those airfields to influence or be influenced by their activities. AIPDs impose additional restrictions on surrounding development that primarily address noise and safety concerns created by flight operations and potential interferences with those operations. If military operations permanently cease at an airfield, the supplemental requirements of its AIPDs will no longer apply to surrounding lands.

(1) General characteristics. Airfield Influence Planning Districts are combinations of noise zones, clear zones, accident potential zones, and other areas of influence that overlap and combine to define a broad range of airfield influences on surrounding land use. The range of influences is divided between two planning districts: AIPD-1 composed of areas closest to an airfield and, therefore, with highest noise exposure and accident risk; and AIPD-2 composed of areas further from the airfield than AIPD-1, but that still may influence or be influenced by airfield operations.

(2) Clear zones and accident potential zones. Clear zones and accident potential zones identify areas near airfield runways where aircraft accidents are most likely, if they do occur. The zones are defined by the type of aircraft for which the runway is primarily used. Clear zones extend immediately beyond the ends of runways and designate areas of high accident potential. Accident potential zones (APZs) generally extend beyond clear zones and designate areas that remain impacted by accident potential. APZ-1 identifies areas that retain a significant potential for accidents. APZ-2 identifies areas beyond APZ-1 that retain lower but measurable potential for accidents.

(3) Establishment. AIPDs and their constituent zones and areas are established through their definition and adoption within the LDC. The Airfield Influence Planning District Overlay maps for NAS Pensacola and NOLF 8 are specifically adopted here by reference and declared to be part of the LDC, with the information shown on the maps having the same force and effect as the text of the LDC. The AIPD maps are maintained digitally in the county's "Geographic Information System" (GIS).

(4) General AIPD requirements.

a. Real estate disclosure.

b. Avigation easement. For any parcel within an AIPD where subdivision or any site plan approval is requested, the application shall include an executed avigation easement or proof of the public recording of an executed easement. The purpose of the easement is to grant a clear property right to maintain flight operations in the airspace above the property. The easement shall be in a form approved by the County Attorney and recorded with the property deed to run in perpetuity with the land.

c. Rezoning. Rezoning is allowed within AIPDs, but density remains limited to the maximum density allowed by the AIPD, regardless of the zoning. The AIPD density limits shall govern.

(5) AIPD-1 requirements. Airfield Influence Planning District 1 (AIPD-1) defines areas of

greatest protection for an airfield. AIPD-1 lies within a boundary connecting the outermost limits of an installation's clear zones, accident potential zones, or other areas necessary to achieve adequate protections. The following requirements apply to all lands within an AIPD-1 district:

a. Prohibited concentrations of population. Any use at such a scale that gatherings concentrating more than 25 people per acre and within a structure would be expected on a regular basis is prohibited. Such uses include sports stadiums, amphitheaters, auditoriums, clubhouses, churches, schools, hospitals, assisted living facilities, hotels and motels, restaurants, nightclubs and other establishments.

b. Residential density. Residential density is limited by the applicable zone or area with the AIPD according to the following:

1. Clear zones. Areas designated as "Clear Zone" are allowed no residential density except vested single-family dwellings on existing lots of record.

2. Area A. Areas designated as "Area A" are allowed no residential density except vested single-family dwellings on existing lots of record.

3. APZ-1. Areas designated as "Accident Potential Zone 1" (APZ-1) and aligned with airfield runways are allowed no residential density except vested single-family dwellings on existing lots of record. All other APZ-1 areas are limited to one dwelling unit per 2.5 acres.

4. APZ-2. Areas designated as "Accident Potential Zone 2" (APZ-2) and aligned with airfield runways are limited to two dwelling units per acre. All other APZ-2 areas are limited to three dwelling units per acre.

5. Area B. Areas designated as "Area B" are limited to three dwelling units per acre and only subject to the minimum lot area of the applicable zoning district.

c. Dwellings. Residential development is limited to detached single-family dwellings, including manufactured (mobile) homes if allowed by applicable zoning district. No single-family attached or multifamily dwellings are permitted. The planning district also prohibits the clustering of dwellings, including mobile home parks, whether by density transfers, planned unit development or other means.

(6) AIPD-2 requirements. AIPD-2 is additional areas extended beyond AIPD-1 that is sufficiently close to the airfield to require some protections. AIPD-2 requirements are the same for all airfields. Densities and minimum lot sizes of the underlying zoning districts are not modified by AIPD-2.

FINDINGS

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

Community Planning & Liaison Officer, NAVFAC SE - NAS Pensacola

Located in AIPD 2 and Noise Zone 1 (less than 65 db). For AIPD 2, NAS Pensacola defers to existing densities and lot sizes per the Escambia County Land Development Code. NAS Pensacola has no issues with the rezoning and small scale FLU amendment.

Transportation & Traffic Operations (TTO) Comments – Z-2018-01

TTO Staff has reviewed the Rezoning Case (Z)-2018-01, 12248 Gulf Beach Highway, agenda item for the Planning Board meeting scheduled for March 6, 2018. Please see the below comments.

There is an ongoing shoulder widening project on Bauer Road (CR293) between Sorrento Road and Old Gulf Beach Highway. This project is in the construction phase and is currently out for bid. There is also an ongoing intersection improvement project on Gulf Beach Highway with signalization Sunset Avenue and Patton Drive. The design is complete however, the construction is on hold until the FDOT CR292A Bridge Replacement project is complete. Both projects are funded through a cost sharing program between the County and FDOT. There are no roadway improvement projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Gulf Beach Highway is classified as an Urban Collector with a Maximum LOS of D with a corresponding maximum daily volume of 17,700 vehicles. Daily traffic Counts for 2016 show a daily volume on Gulf Beach Highway of 7,300 west and 5,900 east of Bauer Road.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any future TTO comments during the Development Review process.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR, Com, HC/LI and HDMU. There are single-family residential, Big Lagoon State Park, daycare, commercial buildings, and mobile homes.

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

Appropriate if spot zoning. Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of

interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or “spot” zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

FINDINGS

The isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The parcel is currently developed as an Escambia County Library and the proposed request allows for a range of public uses. This appears to be consistent with the existing development pattern in the area. It will still remain an Escambia County Library and **will contribute to or result in** logical and orderly development.

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

Appropriate with changed or changing conditions.

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.?

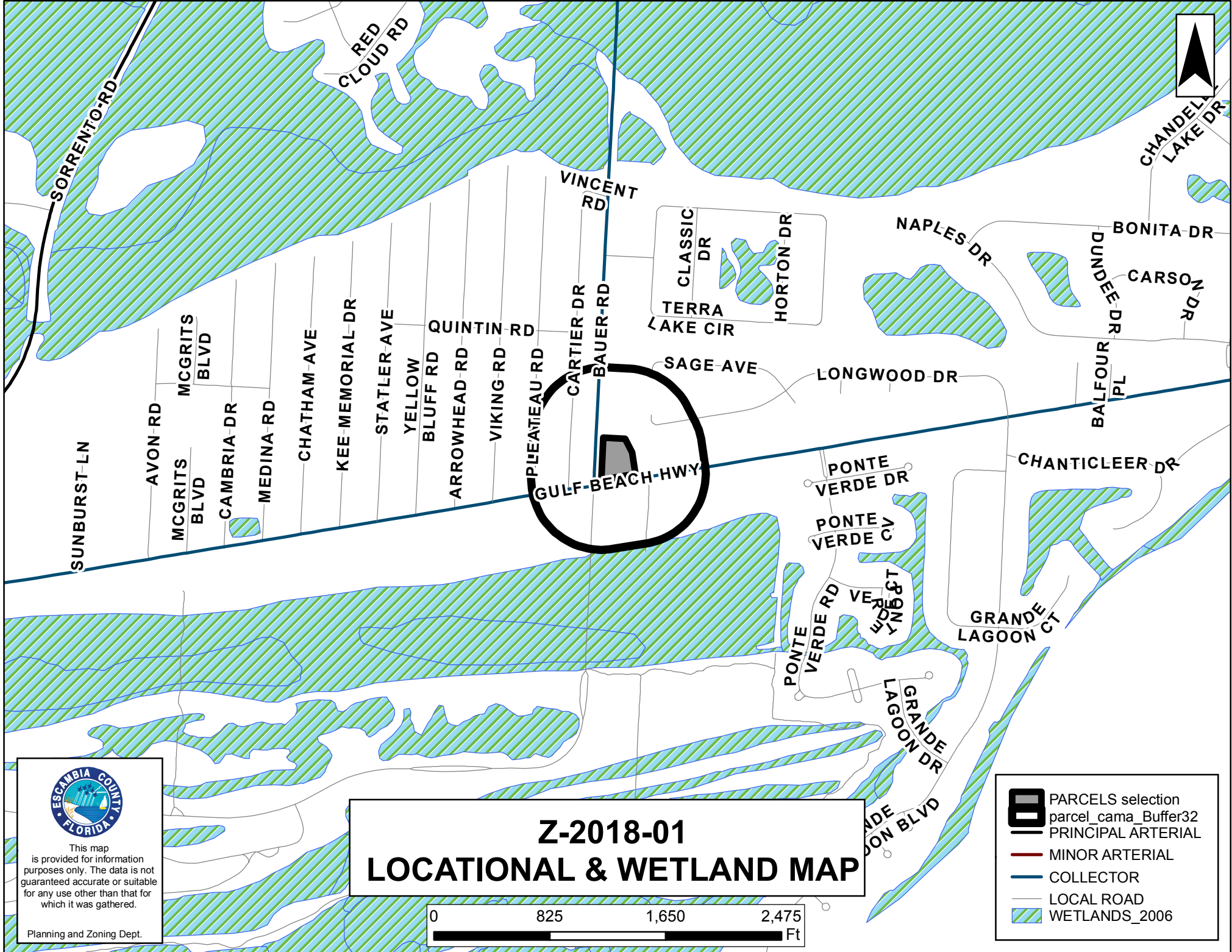

FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning have not changed to such a degree that the proposed rezoning **would result in an appropriate change**. The surrounding area provides a mix of good zoning transition of low residential development up to high residential development and commercial uses to support the area.

Attachments

Working Case File

Z-2018-01










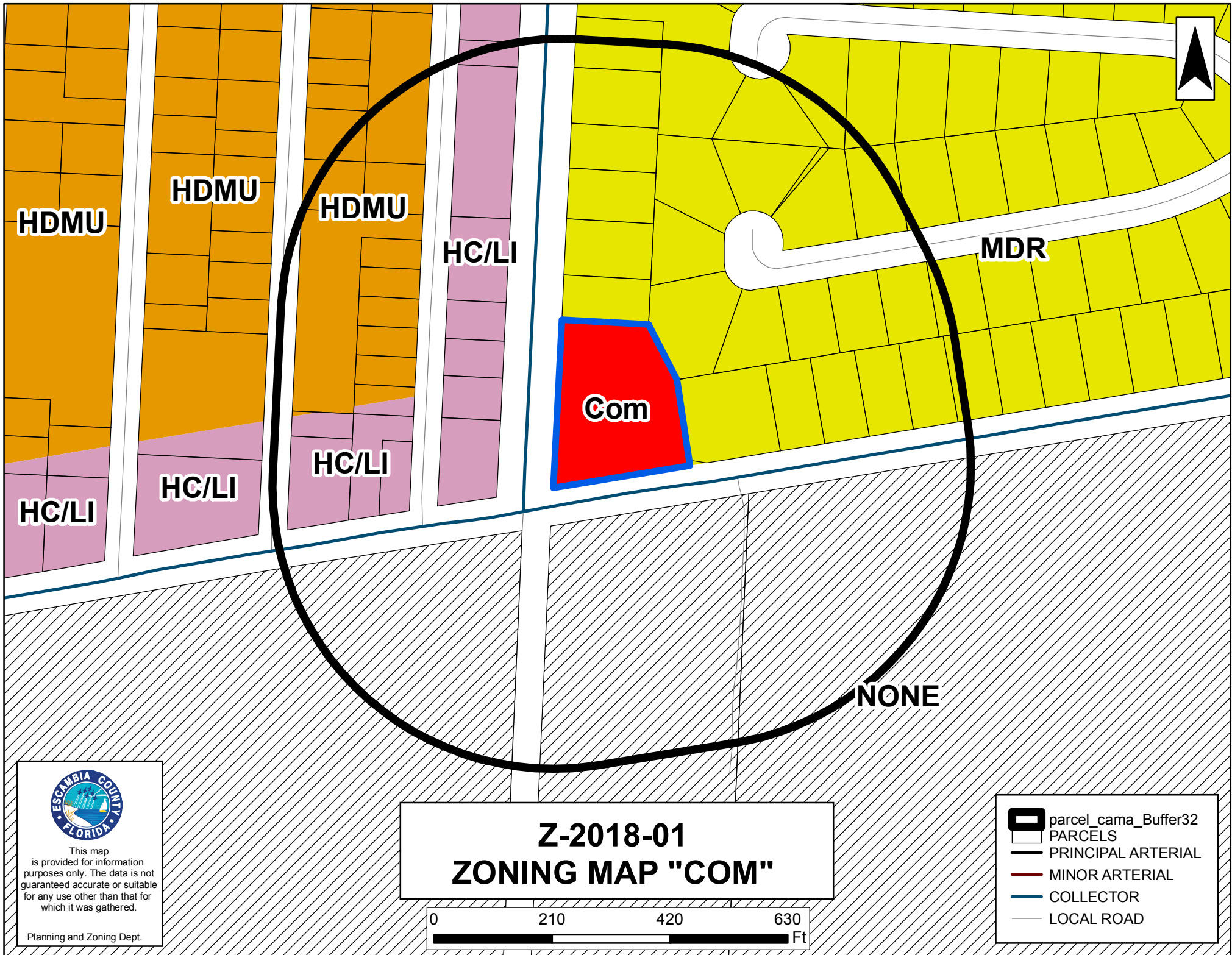
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Planning and Zoning Dept.

Z-2018-01
LOCATIONAL & WETLAND MAP



-  PARCELS selection parcel_cama_Buffer32
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



HDMU

HDMU

HDMU

HC/LI

MDR


Com

HC/LI

HC/LI

HC/LI

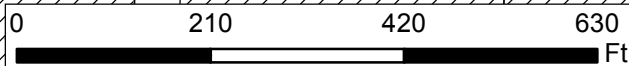
NONE









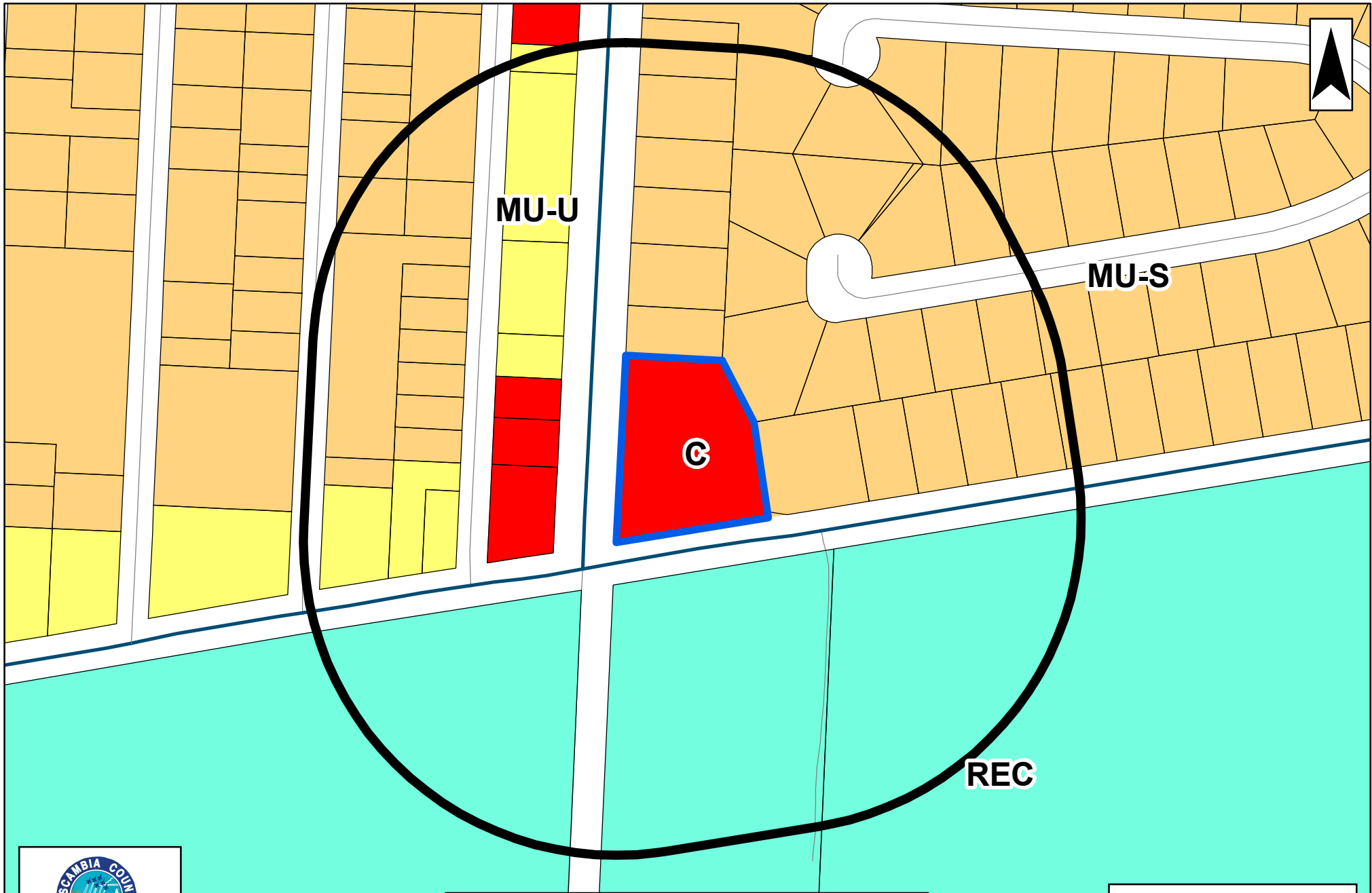

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Planning and Zoning Dept.

Z-2018-01
ZONING MAP "COM"



-  parcel_cama_Buffer32
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD










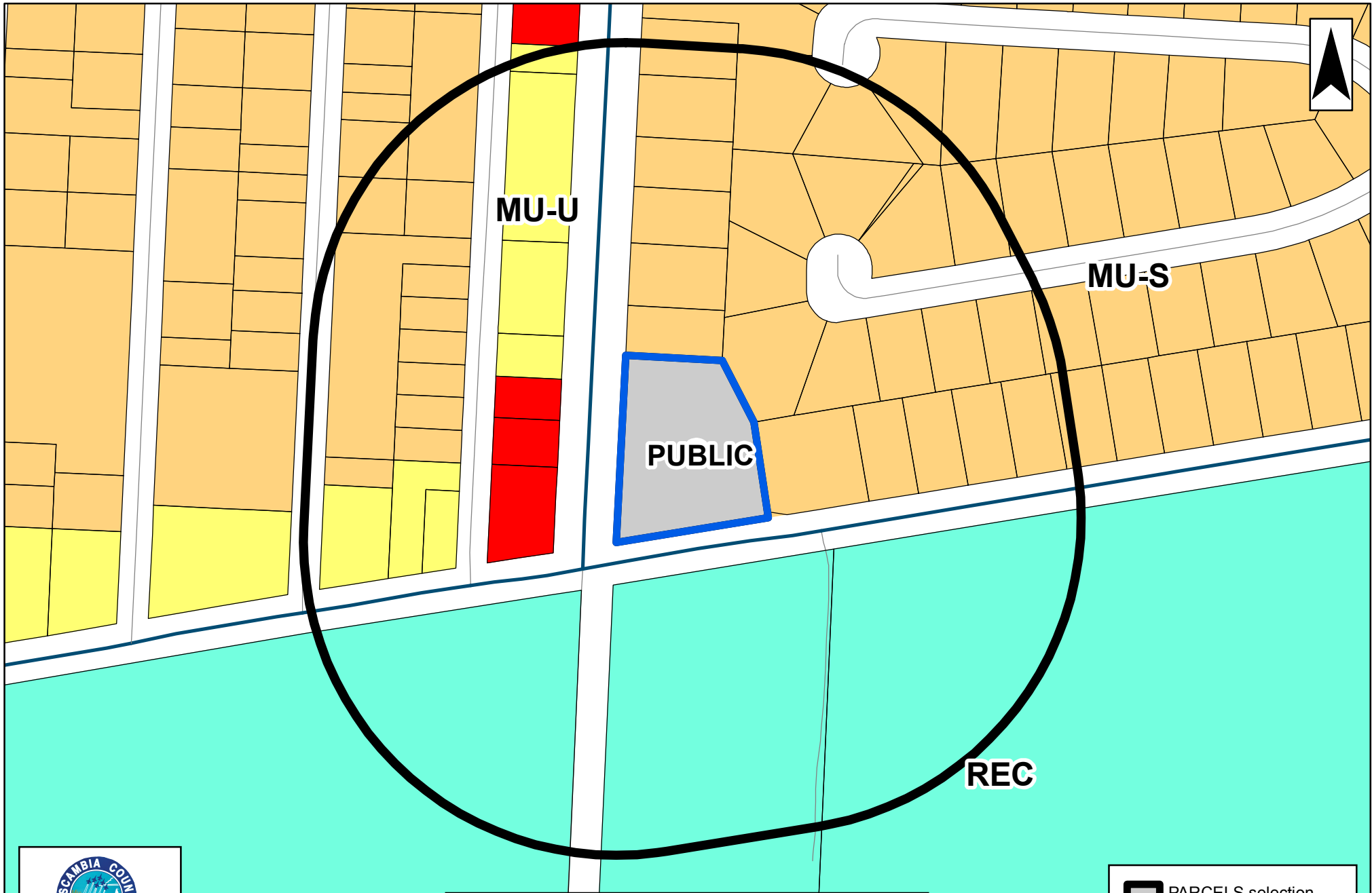

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Planning and Zoning Dept.

**Z-2018-01
FLU MAP "C"**



-  parcel_cama_Buffer32
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD










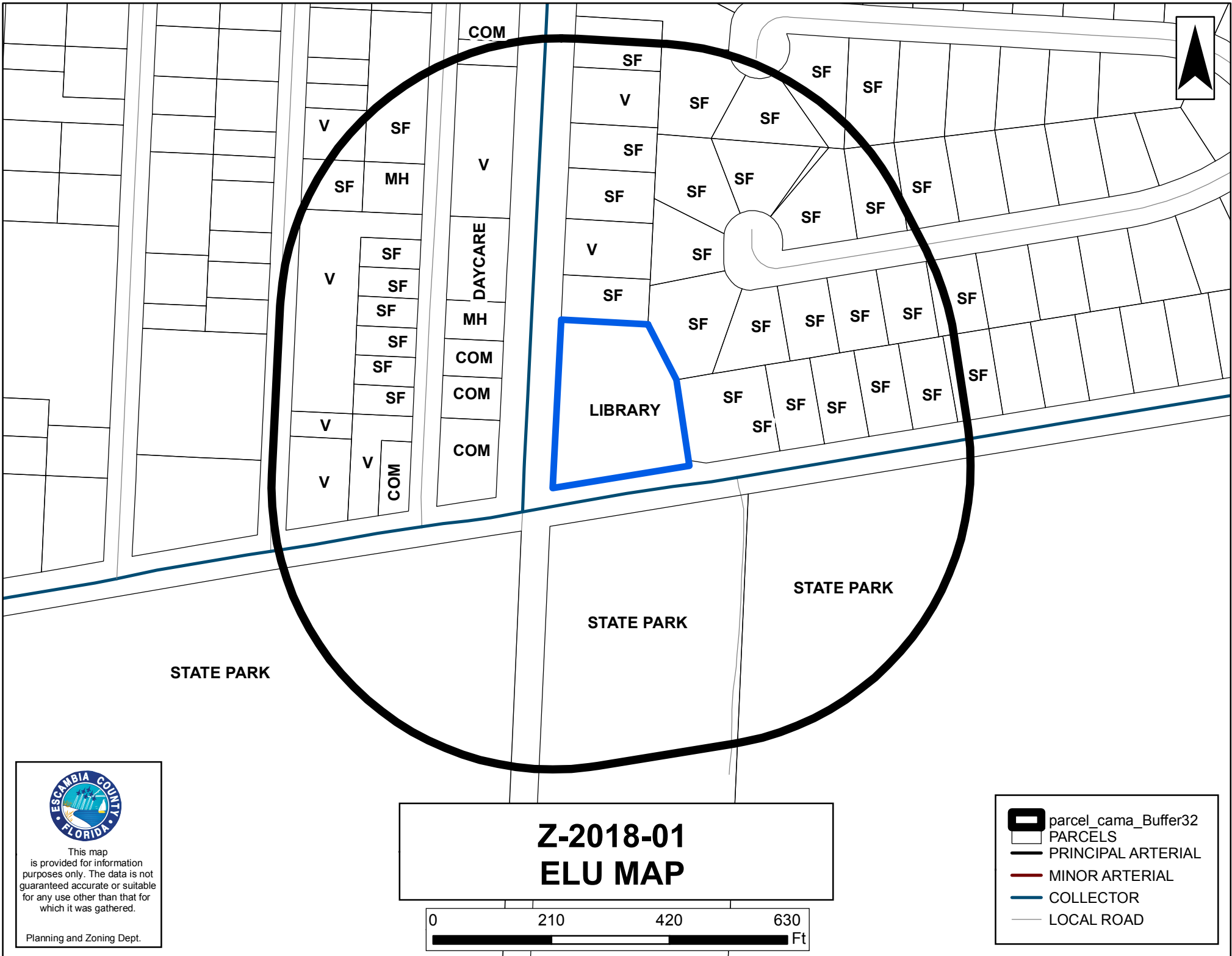
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Planning and Zoning Dept.

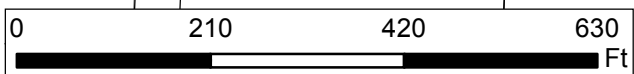
**Z-2018-01
FLU PROPOSED MAP**









-  PARCELS selection parcel_cama_Buffer32
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



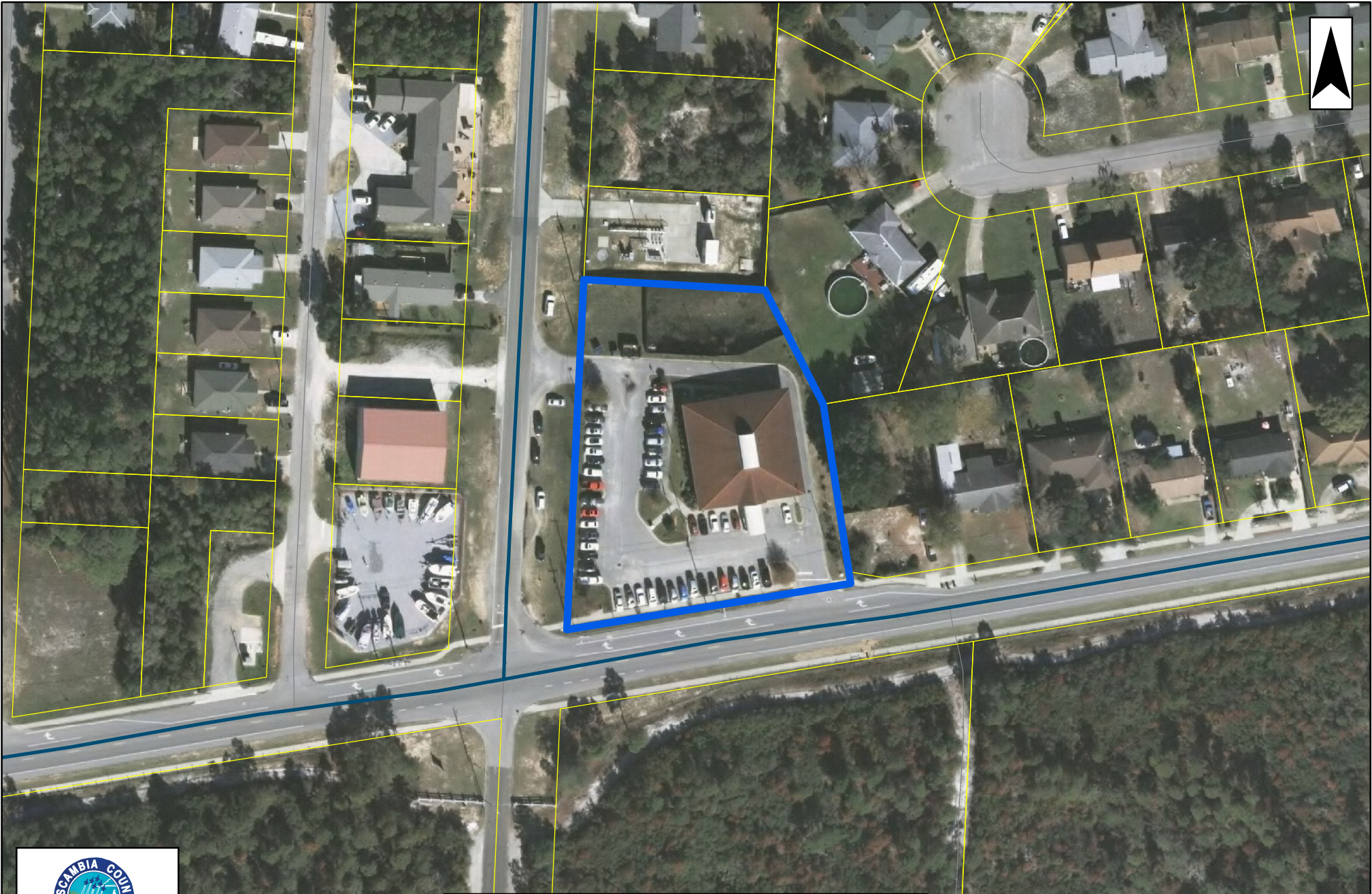
**Z-2018-01
ELU MAP**



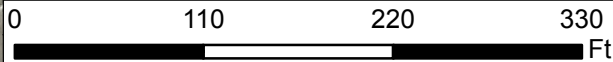
-  parcel_cama_Buffer32
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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



Z-2018-01 AERIAL MAP

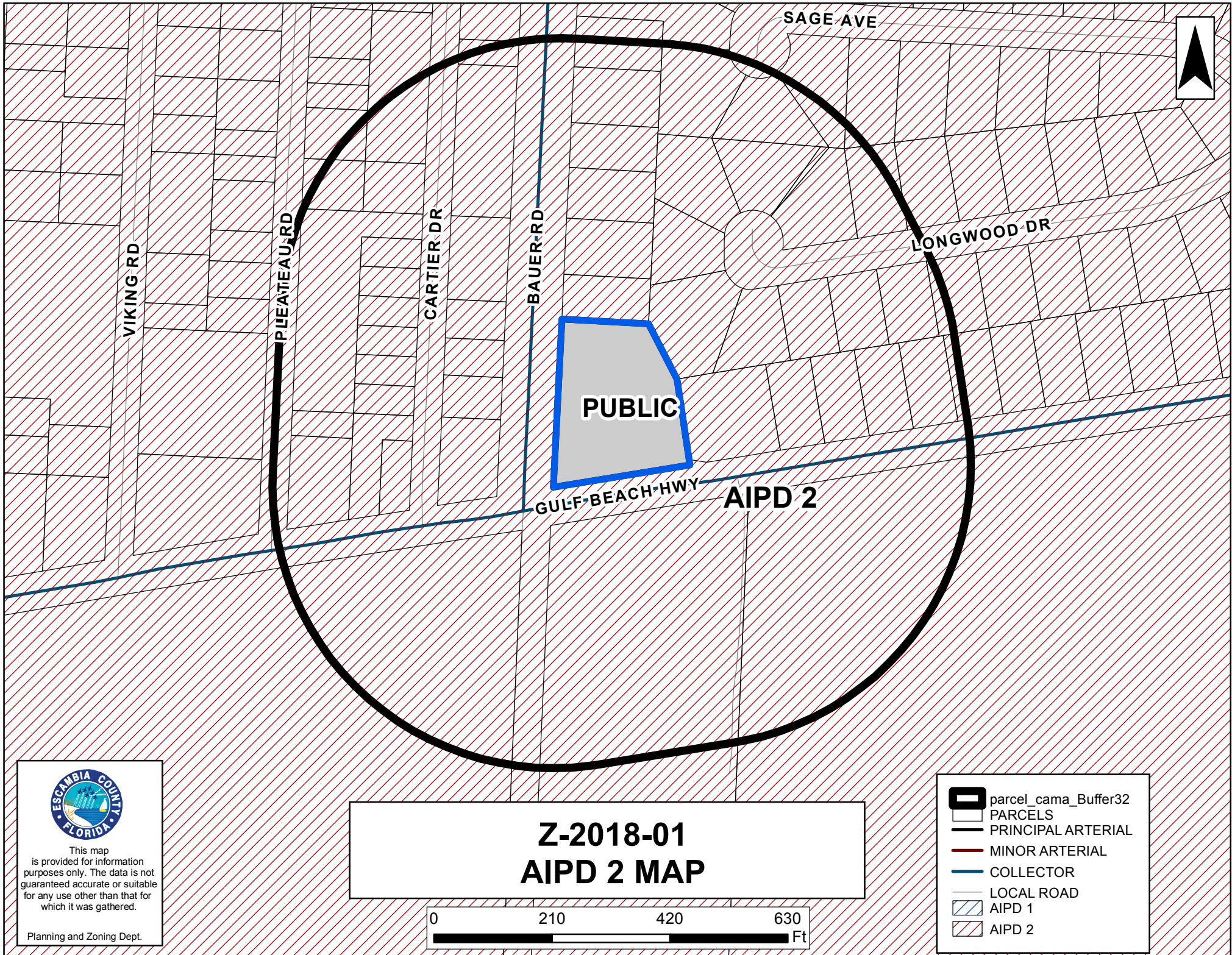


-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Planning and Zoning Dept.



SAGE AVE



VIKING RD

PIEATEAU RD

CARTIER DR

BAUER RD

LONGWOOD DR

PUBLIC

GULF BEACH HWY

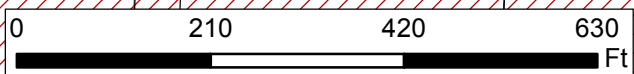
AIPD 2



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Planning and Zoning Dept.

**Z-2018-01
AIPD 2 MAP**



- parcel_cama_Buffer32
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- AIPD 1
- AIPD 2



PALM LAKE VILLAS

PERDIDO ESTATES

CHANDELLE 3RD ADDITION

TREASURE HILL PARK

GRANDE LAGOON NORTH

GRANDE LAGOON NORTH

STATE PARK

GRANDE LAGOON WEST

GRANDE LAGOON

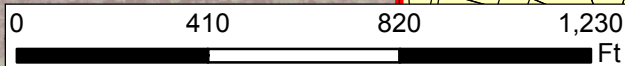
GRANDE LAGOON LAKES



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.

Planning and Zoning Dept.

Z-2018-01 GRANDE LAGOON NORTH SUBDIVISION



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



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

CASE NO.: SSA-2018-01
CURRENT FLU: COM PROPOSED FLU: Pub

PLANNING BOARD

DATE: 03/06/18 TIME: 8:35 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 04/05/18 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



**NOTICE OF PUBLIC HEARING
REZONING**

CASE NO.: Z-2018-01
CURRENT ZONING: COM PROPOSED ZONING: Pub

PLANNING BOARD

DATE: 03/06/18 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 04/05/18 TIME: 5:46 PM

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

Public Hearing Sign



Looking North Along Bauer Road



Looking Northeast At Subject Property



Looking East Along Gulf Beach Hwy



Looking South Across Gulf Beach Hwy



Looking West Along Gulf Beach Hwy



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2018-01 Accepted by: JCF PB Meeting: 3/6/18

1. Contact Information:

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

Mailing Address: 221 Palafox PL STE 420

Business Phone: (850) 595-3475 Cell: _____

Email: _____

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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

2. Property Information:

A. Existing Street Address: 12248 GULF BEACH HWY

Parcel ID (s): 22-3S-31-5001-002-001

B. Total acreage of the subject property: 1.33±

C. Existing Zoning: Com

Proposed Zoning: PUBLIC; explain why necessary and/or appropriate

FLU Category: CURRENT "C", PROPOSED "PUBLIC" SSA-2018-01 PENDING

D. Is the subject property developed (if yes, explain): YES, IS CURRENTLY
AN ESCAMBIA COUNTY LIBRARY

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. Consistent with Comprehensive Plan. The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

SEE STAFF FINDINGS

b. Consistent with zoning district provisions. The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

SEE STAFF FINDINGS

- c. **Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

SEE STAFF FINDINGS

- d. **Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development

SEE STAFF FINDINGS

- e. **Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

SEE STAFF FINDINGS

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 22-3S-31-5001-002-001

Property Address: 12248 GULF BEACH HWY

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

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

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

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

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

Signature of Property Owner

ESCAMBIA COUNTY

Printed Name of Property Owner

2/13/18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at _____
_____, Florida, property reference number(s) _____
_____ I hereby designate _____
_____ for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning 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 or the Board of
Adjustment 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 Development Services Bureau.

Agent Name: _____ Email: _____
Address: _____ Phone: _____

_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF _____ COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____ 20 ____,
by _____.
Personally Known OR Produced Identification . Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary

(Notary Seal)

5. Submittal Requirements

A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

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

C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. X Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrence Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF _____ COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____ 20____, by _____.

Personally Known OR Produced Identification . Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary

(notary seal)

10.50
1053.50

DEED DOC STAMPS PD @ ESC CO \$1053.50
03/05/02 EDDIE LEE MAGRAW, CLERK
By: *Sally Arnold*

This Document Was Prepared by:
Office of the County Attorney
14 West Government Street, Room 411
Pensacola, Florida 32501
(850) 595-4970

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

WARRANTY DEED

THIS DEED is made and entered into this 28th day of FEBRUARY, 2002, by and between Frances C. White, an unmarried widow, whose address is 511 New Warrington Road, Pensacola, Florida 32506 (Grantor), and Escambia County, Florida, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 223 Palafox Place, Pensacola, Florida 32501 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars, (\$10.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida:

Commence at the Northwest Corner of the South Half of Fractional Section 22, Township 3 South, Range 31 West, run South 89°56'50" East along the North line of said South Half 50.00 feet to the East right of way line of Weekley Boulevard; thence South 00°30'06" East 740 feet along the East right of way line of Weekley Boulevard to the point of beginning; thence continue along the last course South 00°30'06" East 299.86 feet to the North right of way line of Gulf Beach Highway; thence North 77°23'16" East along the North right of way line of Gulf Beach Highway 245.53 feet; thence North 12°36'44" West 155.00 feet; thence North 29°00'32" West 110.14 feet; thence South 89°29'54" West 155 feet to the point of beginning. (Property).

Parcel Identification Number: 22-3S-31-5001-002-001

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness Brenda J. Dotson
Print Name BRENDA J. DOTSON

Witness W. Douglas White
Print Name W. DOUGLAS WHITE

By: Frances C. White
Frances C. White
Address: 511 New Warrington Road
Pensacola, Florida 32506

STATE OF FLORIDA
COUNTY OF ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 20th day of FEBRUARY, 2002, by Frances C. White. She is personally known to me, produced current _____ as identification.



Andrea L. Antone
MY COMMISSION # CC737872 EXPIRES
May 30, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

(Notary Seal)

Andrea L. Antone
Signature of Notary Public

ANDREA L. ANTONI
Printed Name of Notary Public

Commission Expires MAY 30, 2002
Commission Number CC 737872

RCD Mar 05, 2002 11:25 am
Escambia County, Florida
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-938500

SURVEYOR'S NOTES:

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown are in the exact location as indicated, or the underground utilities shown comprise all such utilities.
- This survey does not reflect or determine ownership.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey is subject to setbacks, easements, and restrictions of record.
- To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two bench marks and that horizontal checks be made between three control points or property corners.
- Footings and foundations below natural ground not located.

UTILITY COMPANIES:

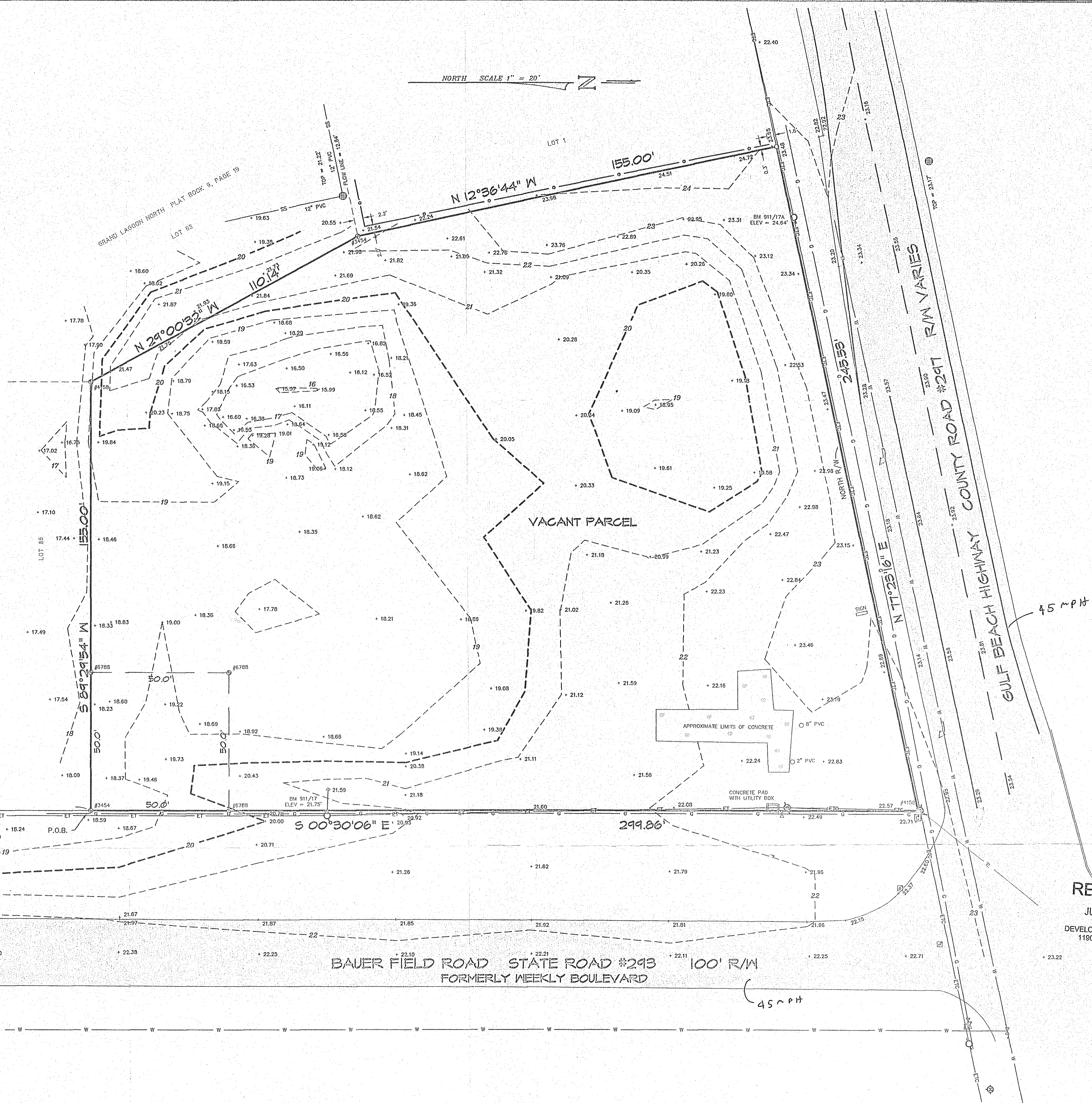
Utility information shown as per field information and information furnished by utility companies involved.
 TELEPHONE - Bell South Telecommunications, Inc., 605 West Garden Street, Pensacola, Florida 32501; (850) 456-1616
 ELECTRIC - Gulf Power Company, 4220 Pine Forest Road, Pensacola, Florida 32534; (850) 484-5110
 SANITARY SEWER/WATER - Escambia County Utility Authority, Ellyson Industrial Park, Pensacola, Florida; (850) 476-5110
 NATURAL GAS - Energy Services of Pensacola, 16 South Palafox Street, Pensacola, Florida; (850) 474-5300

BENCH MARKS:

GPS ECG #4119 - A concrete monument with disk located 20' +/- west of the centerline of Bauer Road and 180' +/- north of the centerline of Gulf Beach Highway.
 Elevation = 20.41'
 911/17 - A 60d nail in the east side of a power pole located 50' +/- east of the centerline of Bauer Road and 250' +/- north of the centerline of Gulf Beach Highway.
 Elevation = 21.75'
 911/17A - A cotton gin spike in the north side of a power pole located 270' +/- east of the centerline of Bauer Road and 35' +/- north of the centerline of Gulf Beach Highway.
 Elevation = 24.64'

LEGAL DESCRIPTION:

Commencing at the northwest corner of the south half of Fractional Section 22, Township 3 South, Range 31 West, run South 84 degrees 56'50" East along the north line of said south half 50.00 feet to the east right of way line of Weekly Boulevard; thence South 00 degrees 30'06" East 740 feet along the east right of way line of Weekly Boulevard to the point of beginning; thence continue along the last course South 00 degrees 30'06" East 299.86 feet to the north right of way line of Gulf Beach Highway; thence North 77 degrees 23'16" east along the north right of way line of Gulf Beach Highway 245.53 feet; thence North 12 degrees 36'44" West 155.00 feet; thence North 24 degrees 00'32" West 110.14 feet; thence South 84 degrees 29'54" West 155 feet to the point of beginning.



NORTH LINE OF SOUTH 1/2 SECTION 22

P.O.C. - NORTHWEST CORNER SOUTH HALF OF FRACTIONAL SECTION 22, T-3-S, R-31-W

LEGEND:

- P.O.C. Point of commencement
- P.O.B. Point of beginning
- R/W Right of way
- BM Bench mark
- ELEV Elevation
- INV Invert
- 1" Iron pipe found
- ⊙ 1/2" capped iron rod found (if noted)
- ⊠ 4" x 4" Concrete monument found (Patterson & Assoc)
- ⊕ Sanitary sewer manhole
- ⊕ Gas valve
- ⊕ Water valve
- ⊕ Fire hydrant
- ⊕ Guy wire
- ⊕ Power pole
- ⊕ Power pole with underground electric
- ⊕ Fiber optic marker
- ⊕ Buried gas marker
- ⊕ Spot elevation
- - - Contour line
- Wood fence
- Telephone line
- Electric line
- Cable line
- Water line
- Gas line
- Sanitary sewer line

RECEIVED
 JUL 23 2003
 DEVELOPMENT SERVICES
 1180 W. Leonard St.

Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE EAST R/W OF BAUER FIELD ROAD AS S 00°30'06" E
 Ordered By MR. KEN HORNE Elevation Reference NAVD 88
 Date of Survey 11-23-02 Date of Plat 11-25-02
 Encroachments CONCRETE PAD WITH TRANSFORMER, POWER POLE OVERHEAD UTILITIES, GUY WIRES
A BOUNDARY SURVEY & TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 22, T-3-S, R-31-W

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 700 NORTH NINTH AVENUE
 PENSACOLA, FLORIDA 32501
 (850) 434-6666 FAX (850) 434-6661
 EMAIL pgsurvey@bellsouth.net

RECORDED PLAT: GRAND LAGOON NORTH (P.B. 9, P. 14); TAX MAPS; PUBLIC RECORDS;
 Source of information O.R. 2782, P. 995; SURVEYS ON FILE WITH THIS FIRM

SHEET 1 OF 1

I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administration Code, pursuant to Section 472-027, Florida Statutes.
 David D. Glazo Walter J. Glazo Alvin R. Walker
 PSM #5605 PSM #6190 PSM #5948

SCALE 1" = 20'
 FILE NO. C-4683
 JOB NO. 24604-02
 FB #11 PG 12-19
 DATACOLLECTOR
 Drawn By FMJ
 NOT VALID UNLESS IMPRINTED WITH ENVOSSSED SEAL AND SIGNED BY SURVEYOR

Da



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

INTEROFFICE MEMORANDUM

**TO: John C. Fisher, Senior Planner
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner
Transportation & Traffic Operations Division**

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

DATE: February 20, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-01

TTO Staff has reviewed the Rezoning Case (Z)-2018-01, 12248 Gulf Beach Highway, agenda item for the Planning Board meeting scheduled for March 6, 2018. Please see the below comments.

There is an ongoing shoulder widening project on Bauer Road (CR293) between Sorrento Road and Old Gulf Beach Highway. This project is in the construction phase and is currently out for bid. There is also an ongoing intersection improvement project on Gulf Beach Highway with signalization Sunset Avenue and Patton Drive. The design is complete however, the construction is on hold until the FDOT CR292A Bridge Replacement project is complete. Both projects are funded through a cost sharing program between the County and FDOT. There are no roadway improvement projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Gulf Beach Highway is classified as an Urban Collector with a Maximum LOS of D with a corresponding maximum daily volume of 17,700 vehicles. Daily traffic Counts for 2016 show a daily volume on Gulf Beach Highway of 7,300 west and 5,900 east of Bauer Road.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any 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

From: [Opalenik, Stephen J CIV NAVFAC SE, PWD Pensacola](#)
To: [John C. Fisher](#)
Cc: [David V. Forte](#); [Terri V. Malone](#)
Subject: RE: rezoning case and Small Scale Map Amen
Date: Friday, February 16, 2018 5:06:52 PM

John,

NASP Pensacola response:

Z/SSA-2018-01: Located in AIPD 2 and Noise Zone 1 (less than 65 db). For AIPD 2, NAS Pensacola defers to existing densities and lot sizes per the Escambia County Land Development Code. NAS Pensacola has no issues with the rezoning and small scale FLU amendment.

Z/SSA-2018-02: Located in AIPD 1 and Noise Level 3 (more than 75 db). For this property, NAS Pensacola finds limited compatible uses per the 2010 Air Installation Compatible Use Zone (AICUZ) guidance. Current zoning of "Commercial" is not only incompatible with AICUZ, but also poses concerns for Anti-Terrorism/Force Protection due to its proximity to the NAS Pensacola perimeter boundary and West Gate access area. Rezoning to "Conservation" will further restrict incompatible land use, density and security. NAS Pensacola fully supports the rezoning and small scale FLU amendment.

Please let me know if you have further questions.

Thanks, Steve
Community Planning & Liaison Officer
NAVFAC SE - NAS Pensacola
Office: 850-452-8715
Cell: 850-619-5079
DSN: 459-8715

-----Original Message-----

From: John C. Fisher [<mailto:JCFISHER@myescambia.com>]
Sent: Wednesday, February 14, 2018 10:56 AM
To: Terri V. Malone; Opalenik, Stephen J CIV NAVFAC SE, PWD Pensacola
Cc: David V. Forte
Subject: [Non-DoD Source] rezoning case and Small Scale Map Amen

Please review and comment on

Rezoning Z-2018-01 and Z-2018-02

Small Scale FLU Change SSA-2018-01 and SSA-2018-02

The 2018-01 projects are the same location and the 2018-02 are the same project same location.

These are from D2 at last minute thing sorry for the rush.

John C Fisher

Senior Planner

Development Services Department

3363 West Park Place

Pensacola, FL 32505

850-595-4651

Florida has a very broad public records law. Under Florida's law, both the contents of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

Planning Board-Rezoning

7. B.

Meeting Date: 03/06/2018
CASE : Z-2018-02
APPLICANT: Escambia County, Owner
ADDRESS: 4100 Block South Blue Angel Pkwy
PROPERTY REF. NO.: 18-3S-31-1101-000-000
FUTURE LAND USE: C, Commercial (Con, Conservation, Pending Small Scale Review)
DISTRICT: 2
OVERLAY DISTRICT: AIPD 1 and APZ 1
BCC MEETING DATE: 04/05/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: Com, Commercial district (25 du/acre)

TO: Con, Conservation district (du density limited to vested development)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

The proposed zoning is consistent with the Future Land Use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

Comprehensive Plan Policy (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent

with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

CPP FLU 1.3.1 Future Land Use Categories. Conservation (Con) is intended for the important natural resources, such as wetlands, marshes and significant wildlife habitats. This may include passive recreational opportunities for citizens of and visitors to the County. Passive parks and trails, preservation lands, educational uses that use natural amenities for public benefit. No new residential development is allowed nor is Non-residential.

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

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

FINDINGS

The proposed amendment to Conservation **is consistent** with the intent and purpose of Future Land Use (FLU) category Conservation, as stated in CPP FLU 1.3.1. The location of the existing facilities and services **are consistent** with CPP FLU 2.2.1 and 2.2.4. Consistency with other applicable policies of the Comprehensive Plan would be evaluated during review of development for compliance with implementing Land Development Code regulations

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

Consistent with The Land Development Code

The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3.

Sec. 3-2.10 Commercial district (Com).

(a) Purpose. The Commercial (Com) district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for

commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Sec. 3-2.14 Conservation district (Con).

(a) Purpose. The Conservation (Con) district establishes appropriate areas and land use regulations for the conservation of important natural resources. The primary intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes, wildlife habitats and other environmentally sensitive lands, but allow for passive recreational opportunities and amenities consistent with the Conservation future land use category. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Non-residential uses within the Conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts. New or expanded residential development is generally prohibited.

Sec. 4-4.5 Airport and airfield planning districts.

(b) Military Airfield Influence Planning Districts. Airfield Influence Planning Districts (AIPDs) are established to provide enhanced protection in support of the continued operation of military airfields for areas that are close enough to those airfields to influence or be influenced by their activities. AIPDs impose additional restrictions on surrounding development that primarily address noise and safety concerns created by flight operations and potential interferences with those operations. If military operations permanently cease at an airfield, the supplemental requirements of its AIPDs will no longer apply to surrounding lands.

(1) General characteristics. Airfield Influence Planning Districts are combinations of noise zones, clear zones, accident potential zones, and other areas of influence that overlap and combine to define a broad range of airfield influences on surrounding land use. The range of influences is divided between two planning districts: AIPD-1 composed of areas closest to an airfield and, therefore, with highest noise exposure and accident risk; and AIPD-2 composed of areas further from the airfield than AIPD-1, but that still may influence or be influenced by airfield operations.

(2) Clear zones and accident potential zones. Clear zones and accident potential zones identify areas near airfield runways where aircraft accidents are most likely, if they do occur. The zones are defined by the type of aircraft for which the runway is primarily used. Clear zones extend immediately beyond the ends of runways and designate areas of high accident potential. Accident potential zones (APZs) generally extend beyond clear zones and designate areas that remain impacted by accident potential. APZ-1 identifies areas that retain a significant potential for accidents. APZ-2 identifies areas beyond APZ-1 that retain lower but measurable potential for accidents.

(3) Establishment. AIPDs and their constituent zones and areas are established through their definition and adoption within the LDC. The Airfield Influence Planning District Overlay maps for NAS Pensacola and NOLF 8 are specifically adopted here by reference and declared to be part of the LDC, with the information shown on the maps having the same force and effect as the text of the LDC. The AIPD maps are maintained digitally in the county's "Geographic Information System" (GIS).

(4) General AIPD requirements.

a. Real estate disclosure.

b. Avigation easement. For any parcel within an AIPD where subdivision or any site plan approval is requested, the application shall include an executed avigation easement or proof of the public recording of an executed easement. The purpose of the easement is to grant a clear property right to maintain flight operations in the airspace above the property. The easement shall be in a form approved by the County Attorney and recorded with the property deed to run in perpetuity with the land.

c. Rezoning. Rezoning is allowed within AIPDs, but density remains limited to the maximum density allowed by the AIPD, regardless of the zoning. The AIPD density limits shall govern.

(5) AIPD-1 requirements. Airfield Influence Planning District 1 (AIPD-1) defines areas of greatest protection for an airfield. AIPD-1 lies within a boundary connecting the outermost limits of an installation's clear zones, accident potential zones, or other areas necessary to achieve adequate protections. The following requirements apply to all lands within an AIPD-1 district:

a. Prohibited concentrations of population. Any use at such a scale that gatherings concentrating more than 25 people per acre and within a structure would be expected on a regular basis is prohibited. Such uses include sports stadiums, amphitheaters, auditoriums, clubhouses, churches, schools, hospitals, assisted living facilities, hotels and motels, restaurants, nightclubs and other establishments.

b. Residential density. Residential density is limited by the applicable zone or area with the AIPD according to the following:

1. Clear zones. Areas designated as "Clear Zone" are allowed no residential density except vested single-family dwellings on existing lots of record.

2. Area A. Areas designated as "Area A" are allowed no residential density except vested single-family dwellings on existing lots of record.

3. APZ-1. Areas designated as "Accident Potential Zone 1" (APZ-1) and aligned with airfield runways are allowed no residential density except vested single-family dwellings on existing lots of record. All other APZ-1 areas are limited to one dwelling unit per 2.5 acres.

4. APZ-2. Areas designated as "Accident Potential Zone 2" (APZ-2) and aligned with airfield runways are limited to two dwelling units per acre. All other APZ-2 areas are limited to three dwelling units per acre.

5. Area B. Areas designated as "Area B" are limited to three dwelling units per acre and only subject to the minimum lot area of the applicable zoning district.

c. Dwellings. Residential development is limited to detached single-family dwellings, including manufactured (mobile) homes if allowed by applicable zoning district. No single-family attached or multifamily dwellings are permitted. The planning district also prohibits the clustering of dwellings, including mobile home parks, whether by density transfers, planned unit development or other means.

(6) AIPD-2 requirements. AIPD-2 is additional areas extended beyond AIPD-1 that is sufficiently close to the airfield to require some protections. AIPD-2 requirements are the same for all airfields. Densities and minimum lot sizes of the underlying zoning districts are not modified by AIPD-2.

FINDINGS

The proposed amendment **is consistent** with the stated purposes and intent of the Land Development Code (LDC). The current site is undeveloped, any new development will

have to meet all the requirements of the LDC and be evaluated for consistency during the Site Plan Review process.

Community Planning & Liaison Officer NAVFAC SE - NAS Pensacola,

Z/SSA-2018-02: Located in AIPD 1 and Noise Level 3 (more than 75 db). For this property, NAS Pensacola finds limited compatible uses per the 2010 Air Installation Compatible Use Zone (AICUZ) guidance. Current zoning of "Commercial" is not only incompatible with AICUZ, but also poses concerns for Anti-Terrorism/Force Protection due to its proximity to the NAS Pensacola perimeter boundary and West Gate access area. Rezoning to "Conservation" will further restrict incompatible land use, density and security. NAS Pensacola fully supports the rezoning and small scale FLU amendment.

Transportation & Traffic Operations (TTO) Comments – Z-2018-02

TTO Staff has reviewed the Rezoning Case (Z)-2018-02 (4100 Block of South Blue Angel Parkway near the Gulf Beach Highway intersection) agenda item for the Planning Board meeting scheduled for March 6, 2018. Please see the below comments.

There is an ongoing FDOT 4-lane widening design project on Blue Angel Parkway (SR 173) between Sorrento Road and US 98. There is also an ongoing intersection improvement project on Gulf Beach Highway with signalization Sunset Avenue and Patton Drive. The design on the intersection project is complete however, the construction is on hold until the FDOT CR292A Bridge Replacement project is complete. The Blue Angel Highway project is funded by FDOT. The Gulf Beach Highway project is funded through a cost sharing program between the County and FDOT. There is also a Roadway ROW project on Blue Angel Parkway programmed in the County's FY 2018 Capital Improvement Program.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Blue Angel Parkway is classified as a Minor Arterial with a Maximum LOS of D and a corresponding daily volume of 17,700 near Gulf Beach Highway. Gulf Beach Highway is classified as an Urban Collector with a Maximum LOS of D with a corresponding maximum daily volume of 17,700 vehicles. Daily traffic Counts for 2016 show a daily volume on Blue Angel Parkway of 10,600 vehicles and on Gulf Beach Highway of 5,900 vehicles.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any future TTO comments during the Development Review process.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The proposed amendment is compatible with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts HDMU, LDR, Con, Com and Pub. There are single-family residential, Naval Air Station Pensacola (NAS), and vacant conservation land.

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

Appropriate if spot zoning. Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: *Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development*

FINDINGS

The isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The parcel currently is undeveloped and any proposed request would not be allowed under the proposed zoning. Not allowing any development area supports the agricultural aspect as well the AIPD and APZ's for NAS Pensacola. This appears to be consistent with the existing development pattern in the area. The property will remain vacant which **will contribute to or result in** logical and orderly development.

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

Appropriate with changed or changing conditions.

If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.?

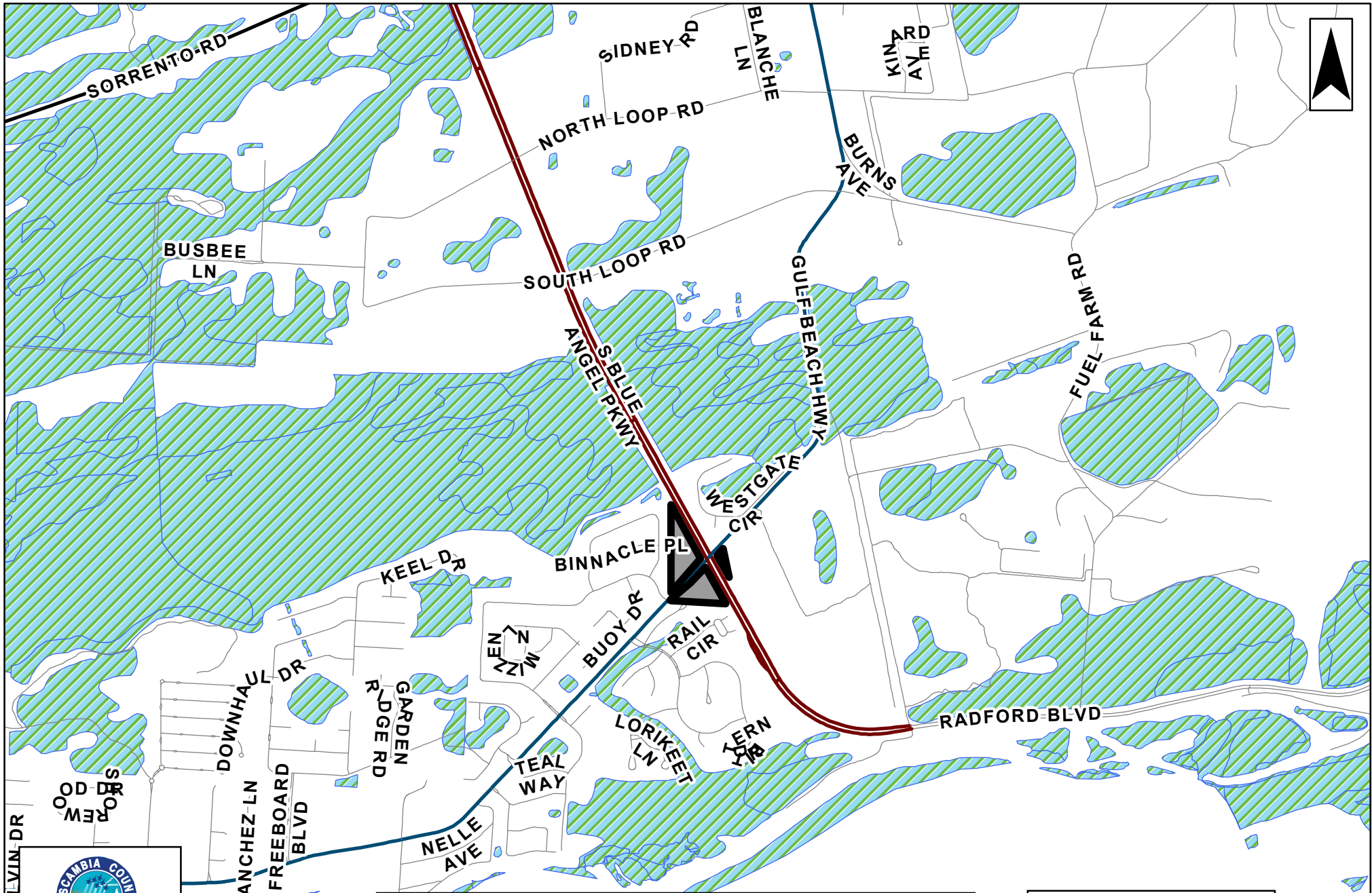
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning have not changed to such a degree that the proposed rezoning **would result in an appropriate change**. The surrounding area provides a mix of good zoning transition of low residential development up to medium residential development and undeveloped areas as well. The undeveloped areas helps support the Naval Air Station Pensacola area, AIPD, and APZ's zones.

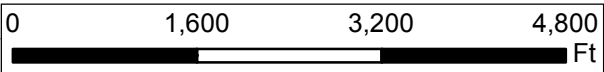
Attachments

Working Case File

Z-2018-02



Z-2018-02
LOCATIONAL & WETLANDS MAP

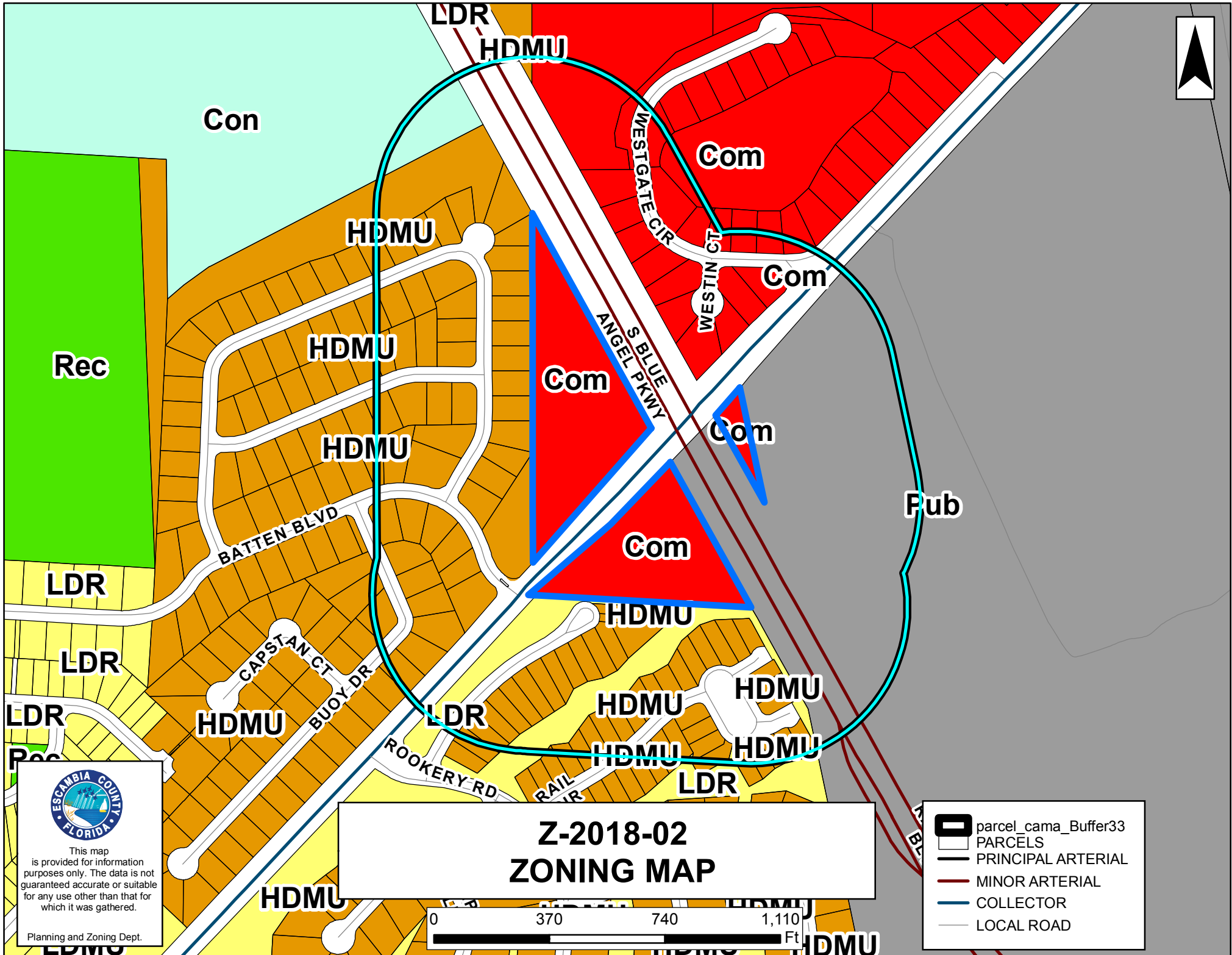


- PARCELS selection
- WETLANDS_2006
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

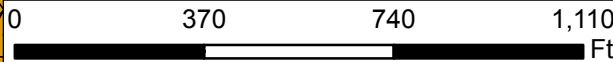
Planning and Zoning Dept.



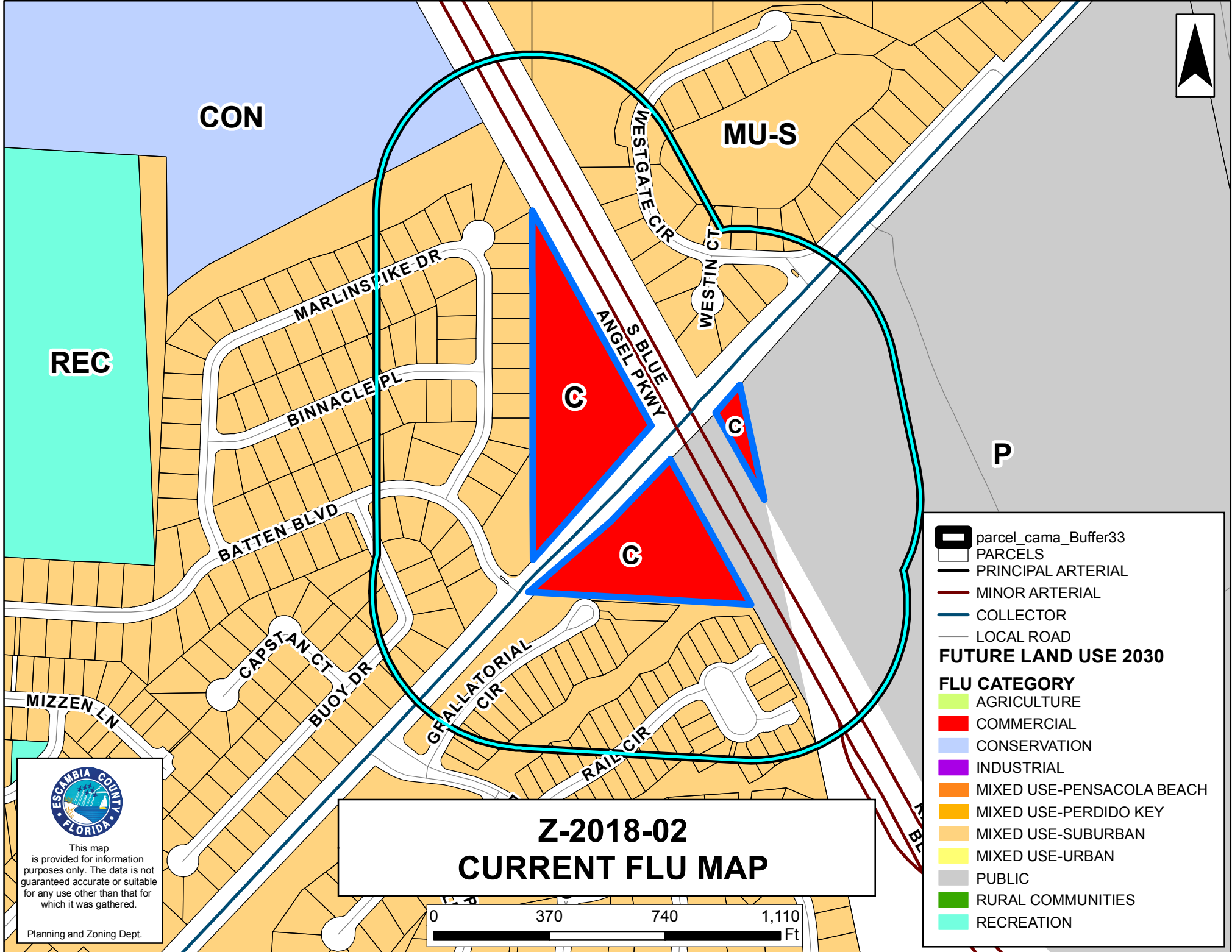
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Planning and Zoning Dept.

Z-2018-02 ZONING MAP



- parcel_cama_Buffer33
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



REC

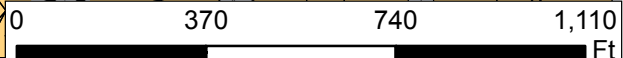
CON

MU-S

P

Z-2018-02

CURRENT FLU MAP




parcel_cama_Buffer33
 PARCELS
 PRINCIPAL ARTERIAL
 MINOR ARTERIAL
 COLLECTOR
 LOCAL ROAD

FUTURE LAND USE 2030

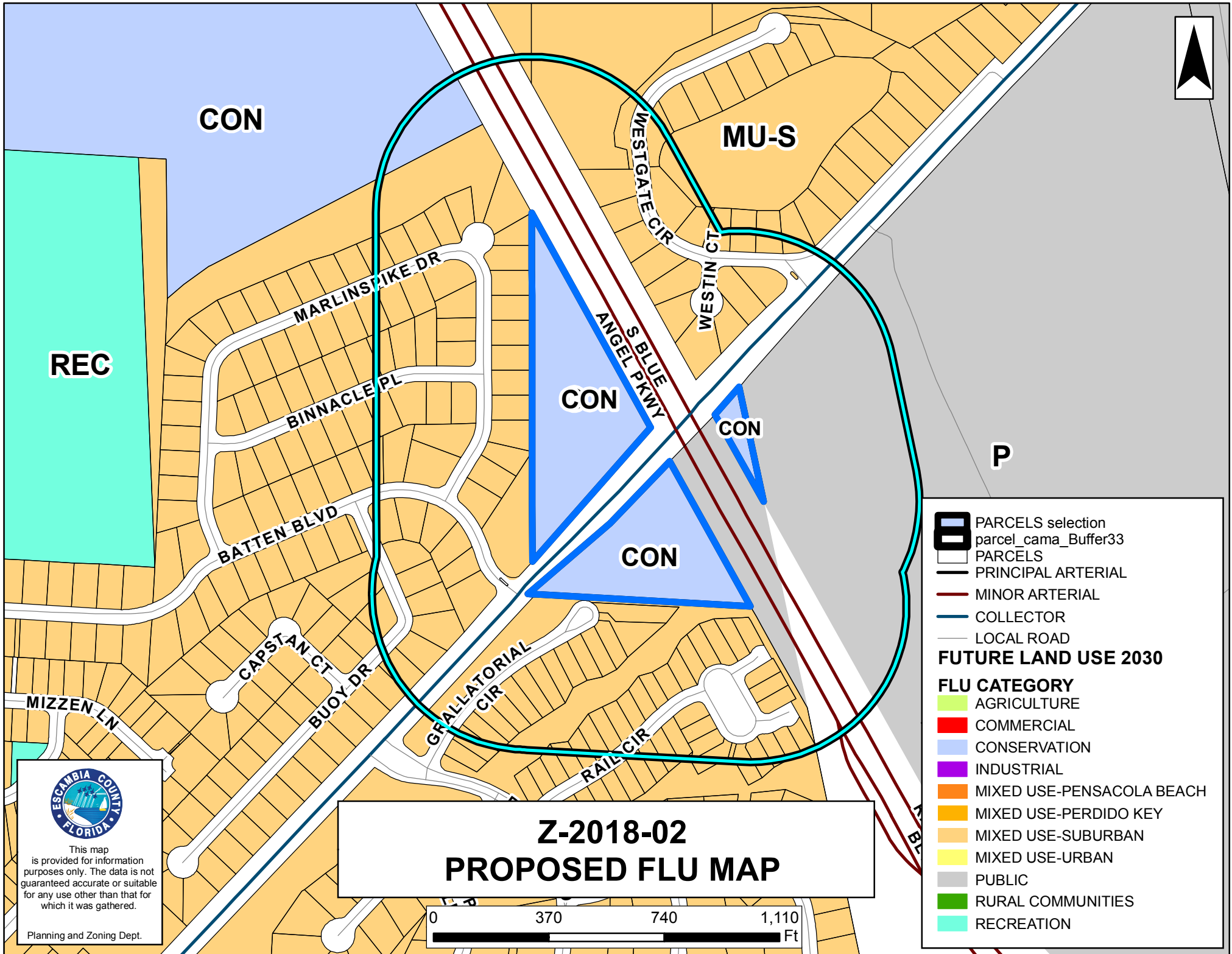
FLU CATEGORY

- AGRICULTURE
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- MIXED USE-PENSACOLA BEACH
- MIXED USE-PERDIDO KEY
- MIXED USE-SUBURBAN
- MIXED USE-URBAN
- PUBLIC
- RURAL COMMUNITIES
- RECREATION



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.

Planning and Zoning Dept.



REC

CON


















MU-S

CON

CON

P

CON

-  PARCELS selection parcel_cama_Buffer33
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
- FUTURE LAND USE 2030**
- FLU CATEGORY**
-  AGRICULTURE
-  COMMERCIAL
-  CONSERVATION
-  INDUSTRIAL
-  MIXED USE-PENSACOLA BEACH
-  MIXED USE-PERDIDO KEY
-  MIXED USE-SUBURBAN
-  MIXED USE-URBAN
-  PUBLIC
-  RURAL COMMUNITIES
-  RECREATION

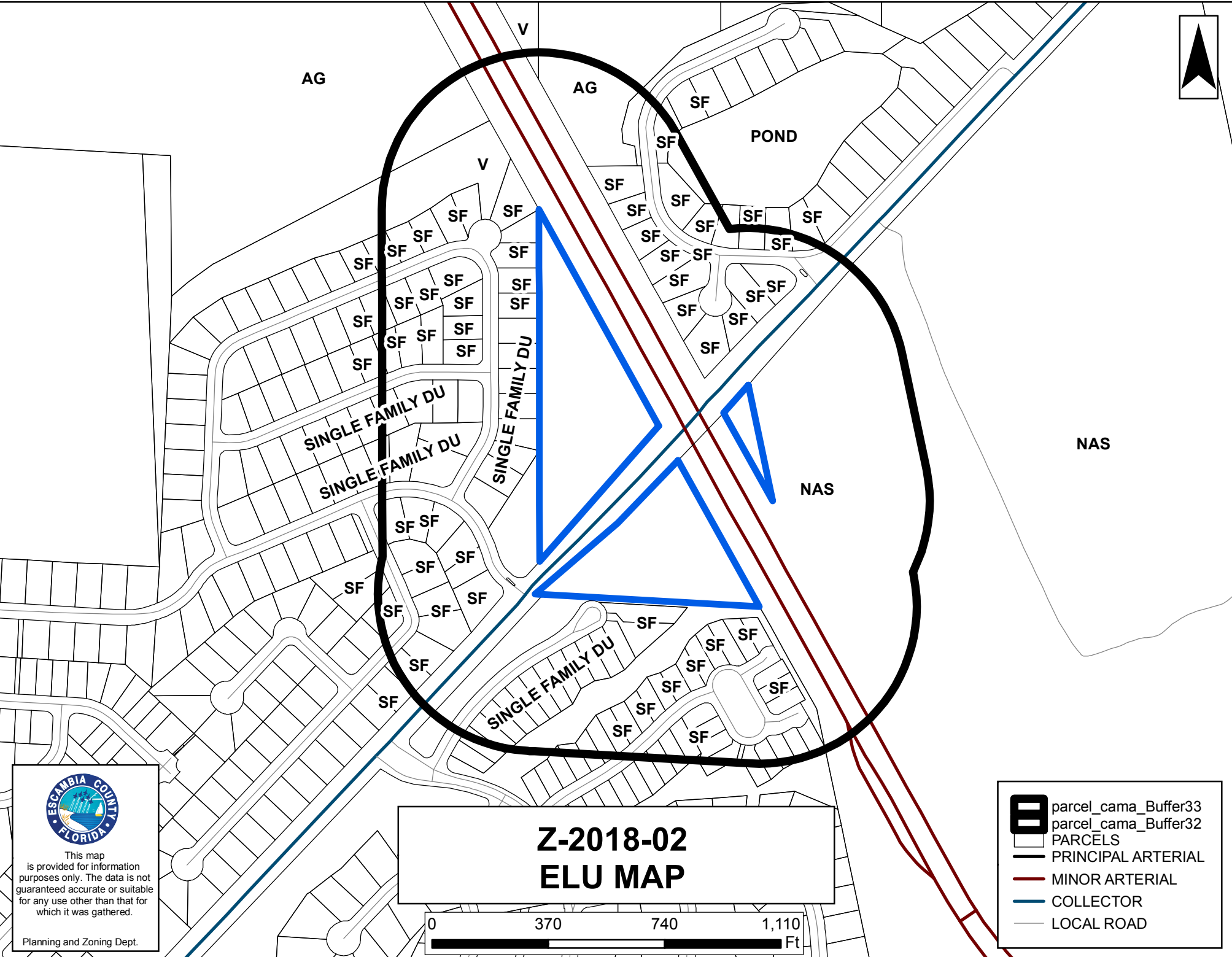
Z-2018-02 PROPOSED FLU MAP

0 370 740 1,110 Ft


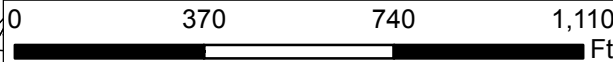


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Planning and Zoning Dept.









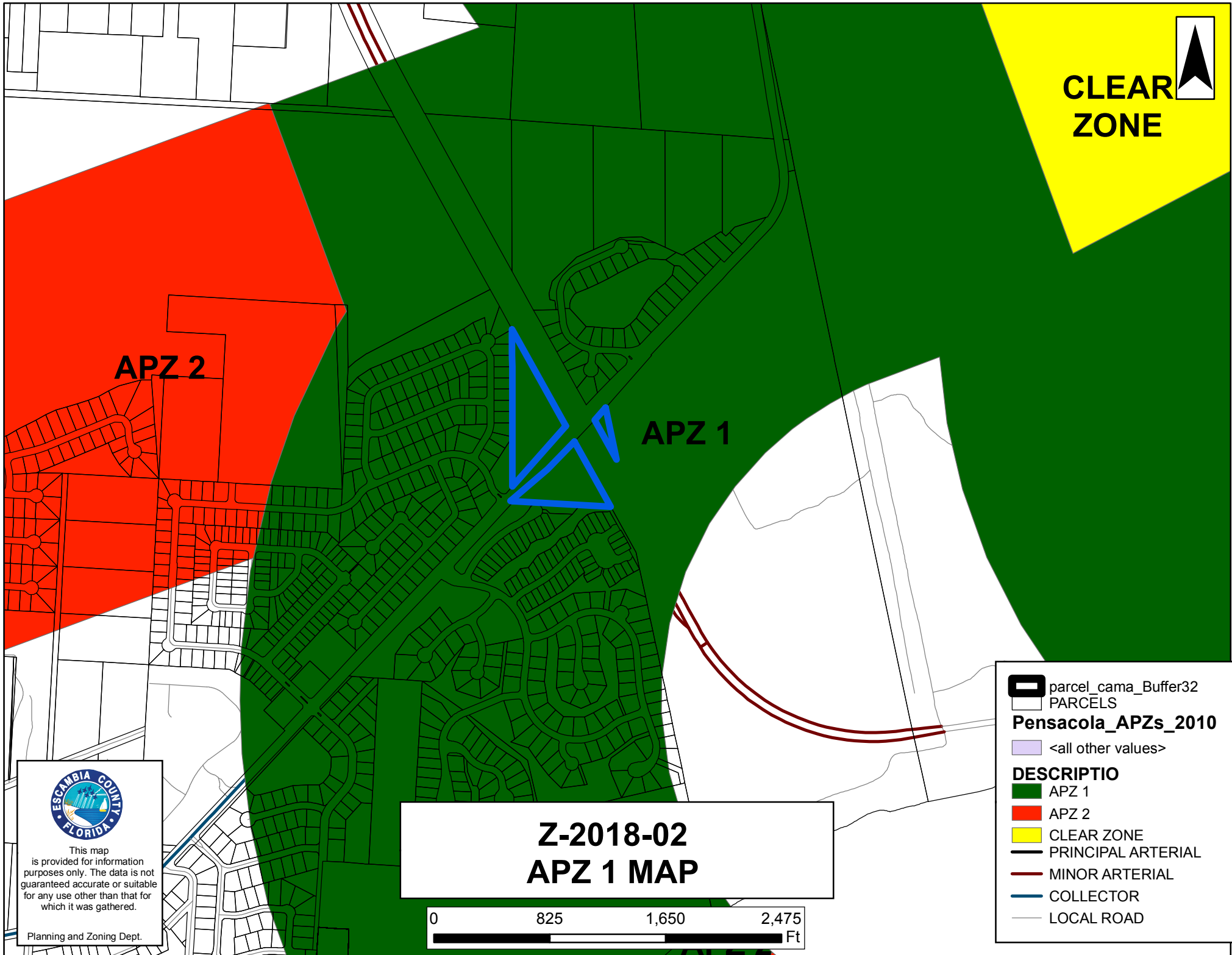
Z-2018-02 ELU MAP



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Planning and Zoning Dept.

-  parcel_cama_Buffer33
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



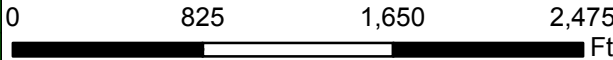
**CLEAR
ZONE**






APZ 2








APZ 1

**Z-2018-02
APZ 1 MAP**



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 PARCELS
Pensacola_APZs_2010

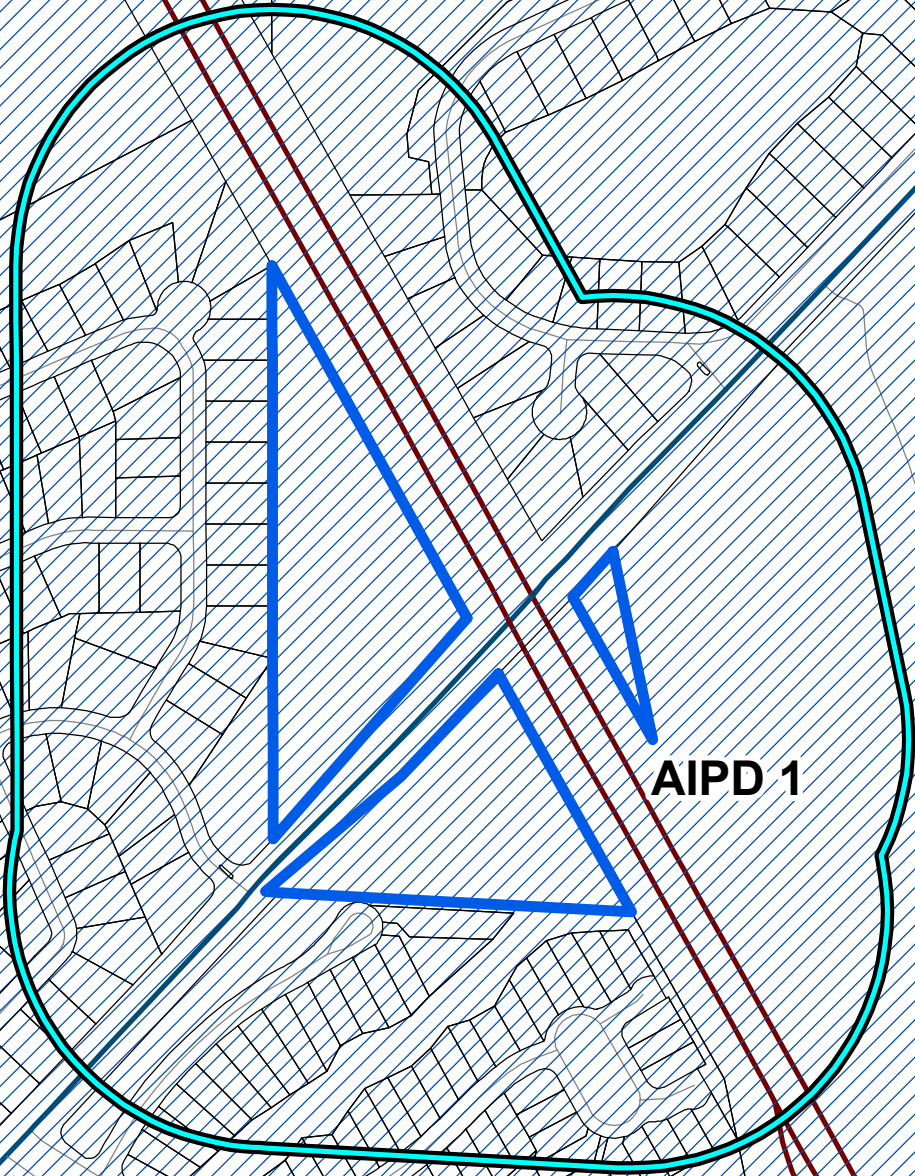
 <all other values>

- DESCRIPTIO**
-  APZ 1
 -  APZ 2
 -  CLEAR ZONE
 -  PRINCIPAL ARTERIAL
 -  MINOR ARTERIAL
 -  COLLECTOR
 -  LOCAL ROAD



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

Planning and Zoning Dept.



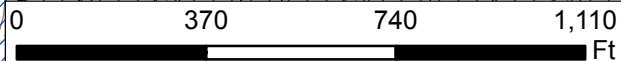
AIPD 1









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.

Planning and Zoning Dept.

Z-2018-02 AIPD 1 MAP



-  parcel_cama_Buffer33
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2018-02 Accepted by: JCF PB Meeting: 3/6/18

1. Contact Information:

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

Mailing Address: 221 Palafox PL STE 420

Business Phone: (850) 595-3475 Cell: _____

Email: _____

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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

2. Property Information:

A. Existing Street Address: 4100 BLOCK SOUTH BLUE ANGEL PKWY

Parcel ID (s): 18-3S-31-1101-000-000

B. Total acreage of the subject property: 8.955± ____

C. Existing Zoning: Com _____

Proposed Zoning: CON; explain why necessary and/or appropriate

FLU Category: CURRENT "C", PROPOSED "CON" SSA-2018-02 PENDING

D. Is the subject property developed (if yes, explain): NO, IS CURRENTLY
VACANT ESCAMBIA COUNTY PROPERTY

E. Sanitary Sewer: N/A Septic: N/A

3. Amendment Request

Approval conditions. The applicant has the burden of presenting competent substantial evidence to the reviewing board establishing that the requested zoning district would contribute to or result in a logical and orderly development pattern. The appropriate surrounding area within which uses and conditions must be considered may vary with those uses and conditions and is not necessarily the same area required for mailed notification. A logical and orderly pattern shall require demonstration of each of the following conditions:

Please address ALL the following approval conditions for your rezoning request. (use supplement sheets as needed)

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption.

SEE STAFF FINDINGS

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3

SEE STAFF FINDINGS

- c. Compatible with surroundings.** All of the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

SEE STAFF FINDINGS

- d. Appropriate if spot zoning.** Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

As per LDC Chapter 6, Spot Zoning is: Zoning applied to an area of land, regardless of its size, that is different from the zoning of all contiguous land. Such isolated or "spot" zoning is usually higher in its density or intensity of use than the adjoining zoning and may, therefore, extend privileges not generally extended to property similarly located in the area. Spot zoning is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning it carries a higher burden of demonstration that, if authorized, it will contribute to or result in logical and orderly development

SEE STAFF FINDINGS

- e. Appropriate with changed or changing conditions.** If the land uses or development conditions within the area surrounding the property of rezoning have changed, the changes are to such a degree and character that it is in the public interest to allow new uses, density, or intensity in the area through rezoning; and the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

SEE STAFF FINDINGS

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 18-3S-31-1101-000-000

Property Address: 4100 BLOCK SOUTH BLUE ANGEL PKWY

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

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

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

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

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

Signature of Property Owner

ESCAMBIA COUNTY

Printed Name of Property Owner

2/13/18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at _____
_____, Florida, property reference number(s) _____

_____ I hereby designate _____
_____ for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning 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 or the Board of
Adjustment 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 Development Services Bureau.

Agent Name: _____ Email: _____
Address: _____ Phone: _____

_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20 ____,
by _____.

Personally Known OR Produced Identification . Type of Identification Produced: _____

_____	_____
Signature of Notary	Printed Name of Notary

(Notary Seal)

5. Submittal Requirements

A. X Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. _____ Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

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

C. X Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) **AND** a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. X Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. _____ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrence Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Signature of Owner

Printed Name of Owner

Date

STATE OF _____ COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____ 20 ____, by _____.

Personally Known OR Produced Identification . Type of Identification Produced: _____

Signature of Notary

Printed Name of Notary

(notary seal)

This document was prepared by:
Stephen G. West, Senior Assistant County Attorney
Office of the County Attorney
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS DEED is made and entered into this 21st day of April, 2017, by and between Charles S. Liberis, individually and as Trustee for the Charles S. Liberis Land Trust II under a Trust Agreement dated December 21, 1977, whose address is 212 West Intendencia Street, Pensacola, FL 32502 (Grantor), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Three Hundred, Seventy-Four Thousand Dollars (\$374,000.00), and other good and valuable consideration in hand paid by Grantee, receipt of which is acknowledged, conveys to Grantee, its successors and assigns forever, the following described land situated in Escambia County, Florida (Property):

A part of Lot 1, Section 18, Township 3 South, Range 31 West, Escambia County, Florida, more particularly described as:

That part of said Lot 1 lying South of State Road 292 and West of Section 17 and an extension of the West boundary of said Section 17 to its intersection with the Southerly boundary of said State Road No. 292. Containing 5 acres, more or less.

Also: Commence at the Northwest corner of said Lot 1 and run in a Southerly direction along the West line of said Lot 1 a distance of 1,490.23 feet to a point which is the point of beginning. From said point of beginning continue in a Southerly direction along the West line of said Lot 1 a distance of 1,150.0 feet to a point on the Northerly boundary of State Road No. 292; thence run in a Northeasterly direction along the Northerly boundary of said State Road No. 292, a distance of 1,550.0 feet; thence run in a Westerly direction 1,059.65 feet to the Point of Beginning. Containing 14 acres, more or less.

Less and except property conveyed by Warranty Deed recorded in Official Records Book 3313, Page 70 of the public records of Escambia County, Florida.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2017 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR covenants with Grantee that at the time of delivery of this deed, Grantor was well seized of the Property; Grantor has good right and title to convey; the property is free from all encumbrances to Grantee; Grantee shall have the peaceable and quiet possession of the Property; and Grantor fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first above written.

Witness [Signature]
Print Name Kaylan Walden

[Signature]

Charles S. Liberis, individually and as trustee for the Charles S. Liberis Land Trust II under a Trust Agreement dated December 21, 1977

Witness [Signature]
Print Name Sarah B. Villaverde

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 21st day of April, 2017, by Charles S. Liberis. He is personally known to me, or produced current _____ as identification.

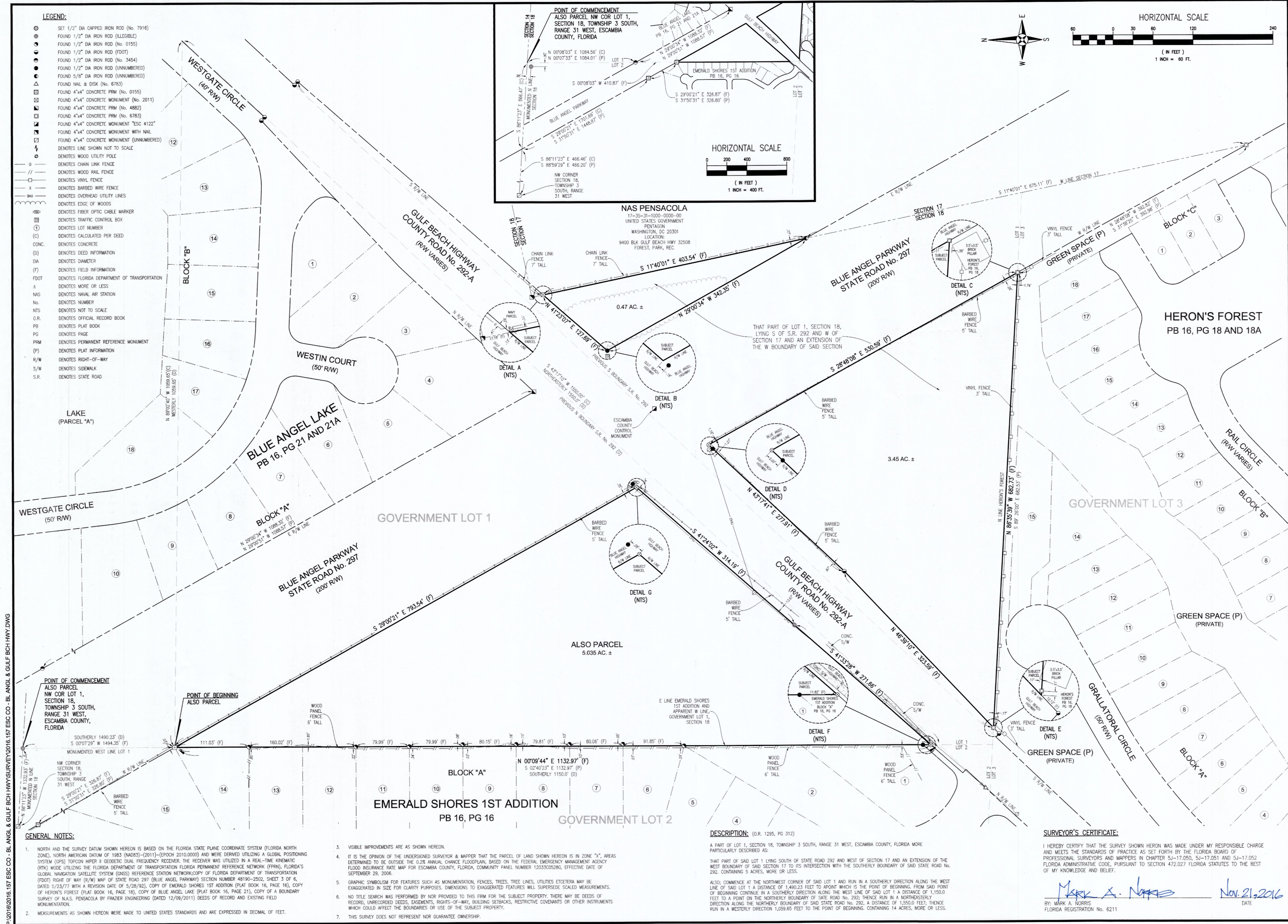
[Signature]

Signature of Notary Public

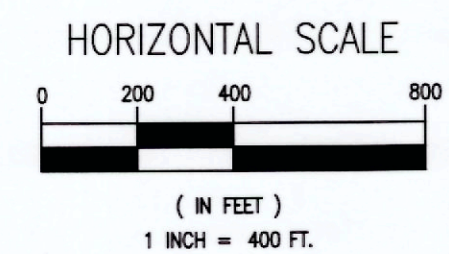
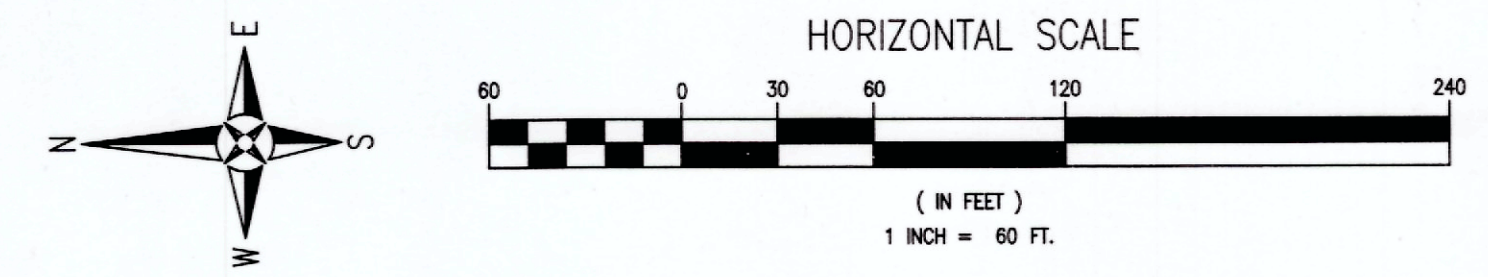
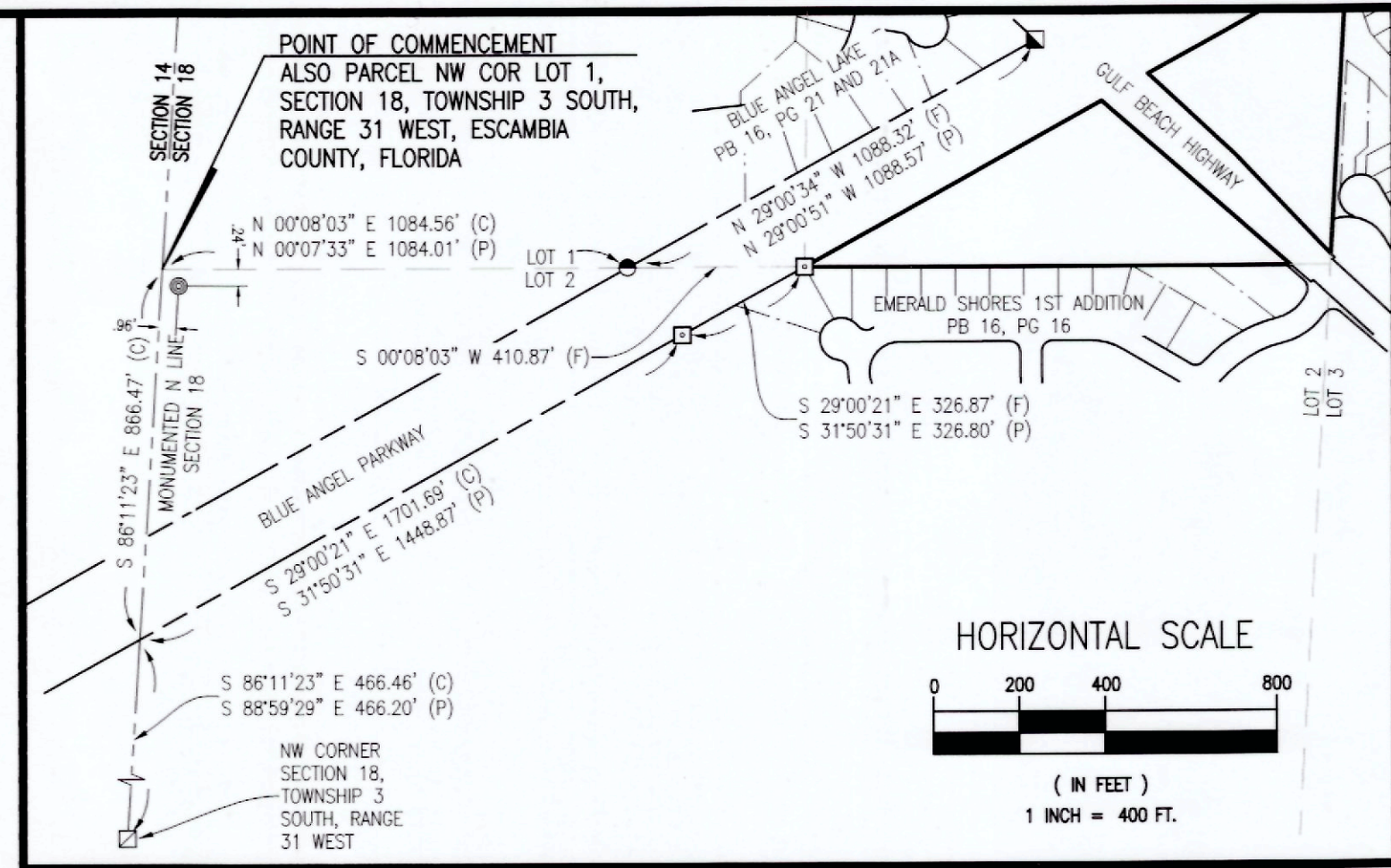
Kaylan Walden

Printed Name of Notary Public





- LEGEND:**
- SET 1/2" DIA CAPPED IRON ROD (No. 7916)
 - FOUND 1/2" DIA IRON ROD (ILLEGIBLE)
 - FOUND 1/2" DIA IRON ROD (No. 0155)
 - FOUND 1/2" DIA IRON ROD (FDOT)
 - FOUND 1/2" DIA IRON ROD (No. 3454)
 - FOUND 1/2" DIA IRON ROD (UNNUMBERED)
 - FOUND 5/8" DIA IRON ROD (UNNUMBERED)
 - FOUND NAIL & DISK (No. 6783)
 - FOUND 4"x4" CONCRETE PRM (No. 0155)
 - FOUND 4"x4" CONCRETE MONUMENT (No. 2011)
 - FOUND 4"x4" CONCRETE PRM (No. 4882)
 - FOUND 4"x4" CONCRETE PRM (No. 6783)
 - FOUND 4"x4" CONCRETE MONUMENT "ESC 4122"
 - FOUND 4"x4" CONCRETE MONUMENT (UNNUMBERED)
 - DENOTES LINE SHOWN NOT TO SCALE
 - DENOTES WOOD UTILITY POLE
 - DENOTES CHAIN LINK FENCE
 - DENOTES WOOD RAIL FENCE
 - DENOTES VINYL FENCE
 - DENOTES BARBED WIRE FENCE
 - DENOTES OVERHEAD UTILITY LINES
 - DENOTES EDGE OF WOODS
 - DENOTES FIBER OPTIC CABLE MARKER
 - DENOTES TRAFFIC CONTROL BOX
 - DENOTES LOT NUMBER
 - (C) DENOTES CALCULATED PER DEED
 - CONC. DENOTES CONCRETE
 - (D) DENOTES DEED INFORMATION
 - DIA DENOTES DIAMETER
 - (F) DENOTES FIELD INFORMATION
 - FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
 - ± DENOTES MORE OR LESS
 - NAS DENOTES NAVAL AIR STATION
 - No. DENOTES NUMBER
 - NTS DENOTES NOT TO SCALE
 - O.R. DENOTES OFFICIAL RECORD BOOK
 - PB DENOTES PLAT BOOK
 - PG DENOTES PAGE
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - (P) DENOTES PLAT INFORMATION
 - R/W DENOTES RIGHT-OF-WAY
 - S/W DENOTES SIDEWALK
 - S.R. DENOTES STATE ROAD



- GENERAL NOTES:**
- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY (R/W) MAP OF STATE ROAD 297 (BLUE ANGEL PARKWAY) SECTION NUMBER 48190-2502, SHEET 3 OF 6, (DATED 5/23/77 WITH A REVISION DATE OF 5/28/92), COPY OF EMERALD SHORES 1ST ADDITION (PLAT BOOK 16, PAGE 16), COPY OF HERON'S FOREST (PLAT BOOK 16, PAGE 18), COPY OF BLUE ANGEL LAKE (PLAT BOOK 16, PAGE 21), COPY OF A BOUNDARY SURVEY OF N.A.S. PENSACOLA BY FRAZIER ENGINEERING (DATED 12/09/2011) DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
 - MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL FEET.
 - VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1203302526, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETC/MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
 - NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
 - THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

- DESCRIPTION:** (O.R. 1295, PG 312)
- A PART OF LOT 1, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:
- THAT PART OF SAID LOT 1 LYING SOUTH OF STATE ROAD 292 AND WEST OF SECTION 17 AND AN EXTENSION OF THE WEST BOUNDARY OF SAID SECTION 17 TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID STATE ROAD NO. 292, CONTAINING 5 ACRES, MORE OR LESS.
- ALSO; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1,490.23 FEET TO POINT WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1,150.0 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID STATE ROAD NO. 292; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID STATE ROAD NO. 292, A DISTANCE OF 1,550.0 FEET; THENCE RUN IN A WESTERLY DIRECTION 1,059.65 FEET TO THE POINT OF BEGINNING, CONTAINING 14 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.050, 53-17.051 AND 53-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Mark A. Norris DATE: Nov. 21, 2016
 FLORIDA REGISTRATION No. 6211

RBA

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.438.0400 Fax: 850.438.0448
E: 850.438.0400 F: 850.438.0448

840 BLUE ANGEL PARKWAY

A PORTION OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

BOUNDARY SURVEY

ESCAMBIA COUNTY PUBLIC WORKS

PREPARED FOR: MS. KARA JOHNSON
REQUESTED BY: MS. KARA JOHNSON

PROJECT NO: 2016.157
DRAWN BY: DFS
CHKD BY: MAN
SCALE: 1" = 60'
F.B.: 16-12, 16-15
P.S.: 64-67, 71-73, 1
DATE: 10-19-2016

REVISION/TAKEN

NO.	DATE	APPR.	REVISION/TAKEN

1 of 1

From: [Shannon D Pugh](#)
To: whoynacki@escpa.org
Cc: [John C. Fisher](#)
Subject: Address Change Request
Date: Tuesday, February 13, 2018 4:01:21 PM

Good Afternoon,

Please change the site address of the parcel with the reference number 18-3S-31-1101-000-000 to **4100 BLK S BLUE ANGEL PKWY.**

Thanks Bill!

Shannon Pugh
GIS Analyst
GIS Division, Escambia County Florida
(850) 595-3034

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

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

INTEROFFICE MEMORANDUM



**TO: John C. Fisher, Senior Planner
Development Services Department**

**FROM: Terri V. Malone, AICP, Transportation Planner
Transportation & Traffic Operations Division**

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

DATE: February 20, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-02

TTO Staff has reviewed the Rezoning Case (Z)-2018-02 (4100 Block of South Blue Angel Parkway near the Gulf Beach Highway intersection) agenda item for the Planning Board meeting scheduled for March 6, 2018. Please see the below comments.

There is an ongoing FDOT 4-lane widening design project on Blue Angel Parkway (SR 173) between Sorrento Road and US 98. There is also an ongoing intersection improvement project on Gulf Beach Highway with signalization Sunset Avenue and Patton Drive. The design on the intersection project is complete however, the construction is on hold until the FDOT CR292A Bridge Replacement project is complete. The Blue Angel Highway project is funded by FDOT. The Gulf Beach Highway project is funded through a cost sharing program between the County and FDOT. There is also a Roadway ROW project on Blue Angel Parkway programmed in the County's FY 2018 Capital Improvement Program.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Blue Angel Parkway is classified as a Minor Arterial with a Maximum LOS of D and a corresponding daily volume of 17,700 near Gulf Beach Highway. Gulf Beach Highway is classified as an Urban Collector with a Maximum LOS of D with a corresponding maximum daily volume of 17,700 vehicles. Daily traffic Counts for 2016 show a daily volume on Blue Angel Parkway of 10,600 vehicles and on Gulf Beach Highway of 5,900 vehicles.

TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on any 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

From: [Opalenik, Stephen J CIV NAVFAC SE, PWD Pensacola](#)
To: [John C. Fisher](#)
Cc: [David V. Forte](#); [Terri V. Malone](#)
Subject: RE: rezoning case and Small Scale Map Amen
Date: Friday, February 16, 2018 5:06:52 PM

John,

NASP Pensacola response:

Z/SSA-2018-01: Located in AIPD 2 and Noise Zone 1 (less than 65 db). For AIPD 2, NAS Pensacola defers to existing densities and lot sizes per the Escambia County Land Development Code. NAS Pensacola has no issues with the rezoning and small scale FLU amendment.

Z/SSA-2018-02: Located in AIPD 1 and Noise Level 3 (more than 75 db). For this property, NAS Pensacola finds limited compatible uses per the 2010 Air Installation Compatible Use Zone (AICUZ) guidance. Current zoning of "Commercial" is not only incompatible with AICUZ, but also poses concerns for Anti-Terrorism/Force Protection due to its proximity to the NAS Pensacola perimeter boundary and West Gate access area. Rezoning to "Conservation" will further restrict incompatible land use, density and security. NAS Pensacola fully supports the rezoning and small scale FLU amendment.

Please let me know if you have further questions.

Thanks, Steve
Community Planning & Liaison Officer
NAVFAC SE - NAS Pensacola
Office: 850-452-8715
Cell: 850-619-5079
DSN: 459-8715

-----Original Message-----

From: John C. Fisher [<mailto:JCFISHER@myescambia.com>]
Sent: Wednesday, February 14, 2018 10:56 AM
To: Terri V. Malone; Opalenik, Stephen J CIV NAVFAC SE, PWD Pensacola
Cc: David V. Forte
Subject: [Non-DoD Source] rezoning case and Small Scale Map Amen

Please review and comment on

Rezoning Z-2018-01 and Z-2018-02

Small Scale FLU Change SSA-2018-01 and SSA-2018-02

The 2018-01 projects are the same location and the 2018-02 are the same project same location.

These are from D2 at last minute thing sorry for the rush.

John C Fisher

Senior Planner

Development Services Department

3363 West Park Place

Pensacola, FL 32505

850-595-4651

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