

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
July 10, 2018–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.
3. Approval of Minutes.
 - A. **A. RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2018 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for June 2018.
 - C. Planning Board 6-Month Outlook for July 2018.
4. Acceptance of Planning Board Meeting Packet.
5. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Agricultural (AG) to Rural Community (RC).
 - B. A Public Hearing Concerning the Review of Atwood Redevelopment Area Plan as to boundaries only and Recommend Determination of Conformance With the Comprehensive Plan

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Atwood Redevelopment Area Plan as to boundaries only and determine that the plan is in conformance with

the local Comprehensive Plan.

C. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Shipping Containers

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC) Chapter 4 to allow alternative uses of standard industrial shipping containers.

6. Action/Discussion/Info Items.

A. Lot Width Solution Discussion.

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, August 7, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3. A.

Meeting Date: 07/10/2018

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2018 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for June 2018.
- C. Planning Board 6-Month Outlook for July 2018.
-

Attachments

Draft June 5, 2018 Planning Board Regular Meeting Minutes
Monthly Action Follow-Up
Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD June 5, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(9:04 A.M. – 11:00 A.M.)

Present: Reid Rushing
Jay Ingwell
Timothy Pyle
Alan Gray
Stephen Opalenik

Absent: Wayne Briske, Chairman
Patty Hightower
Eric Fears
William Clay

Staff Present: Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Alan Gray, Seconded by Reid Rushing

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

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)
Eric Fears (ABSENT)
William Clay (ABSENT)

3. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 1, 2018 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2018.

C. Planning Board 6-Month Outlook for June 2018.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to approve the Regular Planning Board meeting minutes from May 1, 2018.

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

William Clay (ABSENT)

4. Acceptance of Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Alan Gray

Motion was made to accept the Regular Planning Board Meeting packet for June 5, 2018.

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

William Clay (ABSENT)

5. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3. Zoning Regulations

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 3, Zoning Regulations, Article 1, General Provisions, Section 3-1.5, Site and Building Requirements, Distance between dwellings.

Motion by Alan Gray, Seconded by Reid Rushing

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

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

William Clay (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Chapter 1 and Land Development Code, Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Design Standards Manual (DSM), Chapter 1 and Land Development Code (LDC), Chapter 6, Definitions

Motion by Reid Rushing, Seconded by Alan Gray

Motion was made to recommend approval to the BCC.

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

William Clay (ABSENT)

C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 2, Development and Compliance Review, Article 5, Subdivisions, Section 2-5.3, Minor subdivisions and amending Chapter 5, Development Standards, Article 3, Division of Land, Section 5-3.2, General provisions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 2, Development and Compliance Review on Minor Subdivisions and Chapter 5, Development Standards, to modify provisions governing subdivisions and the division of land within the county.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote: 4 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

William Clay (ABSENT)

6. Action/Discussion/Info Items.

A. Shipping Containers Discussion.

Board Members, Staff, and public discussed this item. PB Members concluded they needed more direction from the BCC.

7. Public Forum.

Theresa Blackwell and Jacqueline Rogers spoke.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, July 3, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: July 2, 2018
RE: Monthly Action Follow-Up Report for June 2018

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

CPA-2018-01

03-06-18 PB recommended approval
04-05-18 BCC approved transmittal
06-21-18 BCC approved

- **Map Amendments:**

LAND DEVELOPMENT CODE ORDINANCES

Cargo Containers

04-03-18 PB recommended approval
05-03-18 BCC wanted more info
06-05-18 PB discussed

Removing Density Bonus

05-01-18 PB recommended approval
06-07-18 BCC approved

HC/LI within MU-S

05-01-18 PB recommended approval

06-07-18 BCC moved to 7-5 BCC
07-05-18 BCC meeting

HC/LI Text Uses

05-01-18 PB recommended approval
06-07-18 BCC reviewed
06-21-18 BCC approved

Distance Between D/U

06-05-18 PB recommended approval
07-05-18 BCC meeting

Minor S/D Land Division

06-05-18 PB recommended approval
07-05-18 BCC meeting

April DSM Changes

06-05-18 PB recommended approval
07-05-18 BCC meeting (getting pulled per PAC)

REZONING CASES

1. Rezoning Case Z-2017-18
 - 01-09-18 PB voted to bring back to Feb PB
 - 02-06-18 PB recommended approval
 - 03-01-18 BCC wanted more info - case is on hold

2. Rezoning Case Z-2018-03
 - 04-03-18 PB recommended approval
 - 05-03-18 BCC approved

3. Rezoning Case Z-2018-04
 - 05-01-18 PB recommended approval
 - 06-07-18 BCC approved

4. Rezoning Case Z-2018-05
 - 05-01-18 PB recommended approval
 - 06-07-18 BCC approved

5. Special Rezoning Case SPZ-2018-01
 - 05-01-18 PB recommended approval
 - 06-07-18 BCC approved

6. Rezoning Case Z-2018-06
 - 06-05-18 PB recommended approval
 - 07-05-18 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JULY 2018

(Revised 07/02/18)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, July 10, 2018		<ul style="list-style-type: none"> • LSA-2018-01 	<ul style="list-style-type: none"> • Z-2018-07 • Z-2018-08 	<ul style="list-style-type: none"> • Lot Width Solutions
Tuesday, August 7, 2018	<ul style="list-style-type: none"> • Lot Width Solutions • June DSM PAC Changes 		<ul style="list-style-type: none"> • Z-2018-10 	
Tuesday, September 4, 2018				
Tuesday, October 2, 2018				
Tuesday, November 6, 2018				
Tuesday, December 4, 2018				

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

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

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. A.

Meeting Date: 07/10/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1, 2030 Future Land Use Map

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Agricultural (AG) to Rural Community (RC).

BACKGROUND:

The applicant is requesting a Future land Use Map change from Agriculture (AG) FLUM to Rural Residential (RR), in order to obtain an increase on the residential density to accommodate his development.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith D. Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Comprehensive Plan, will be filed with the Department of State following adoption by the board.

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

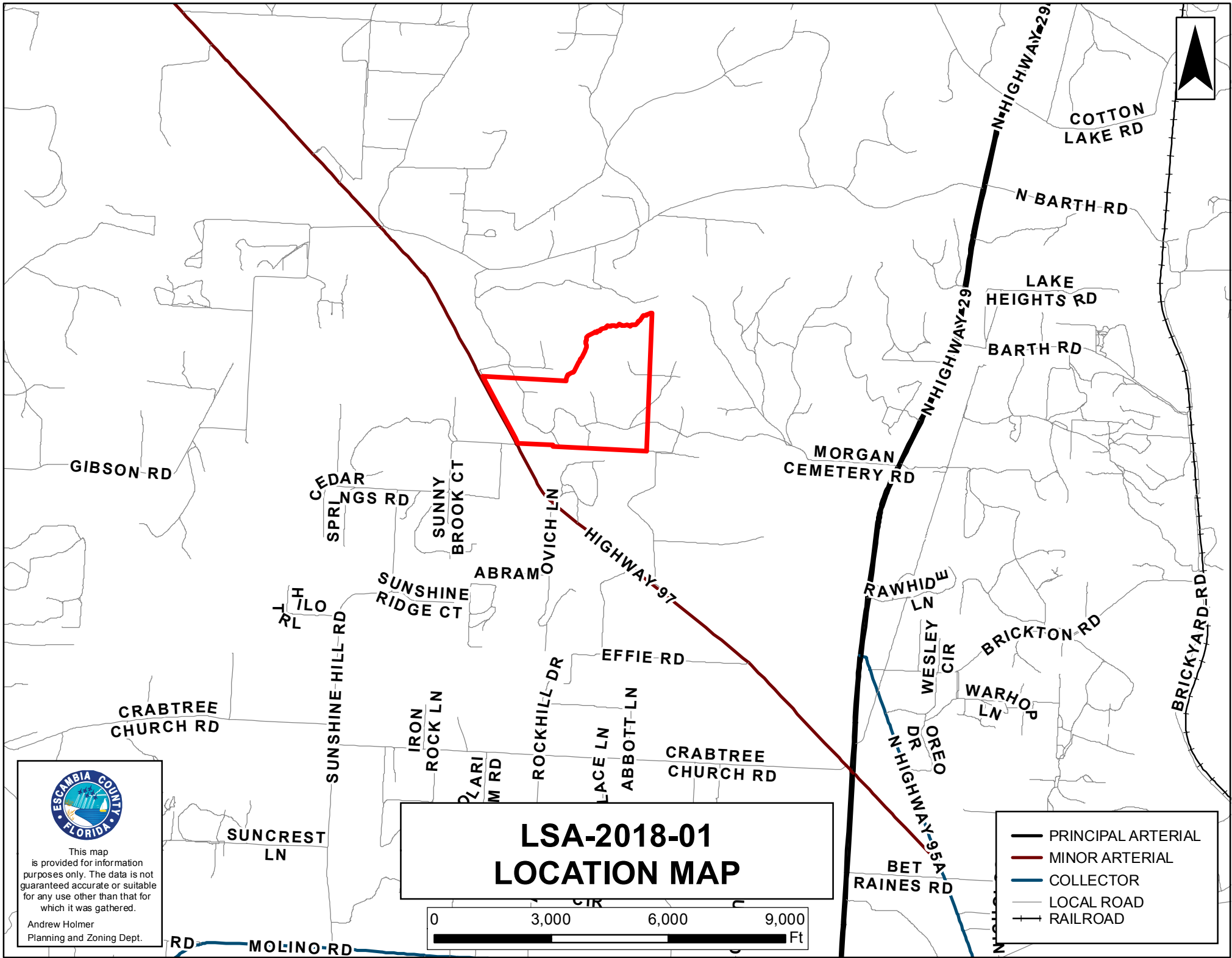
The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

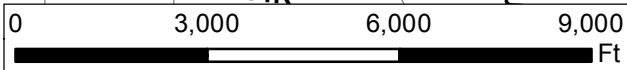
Working Case File

Draft Ordinance


LSA-2018-01



LSA-2018-01 LOCATION MAP

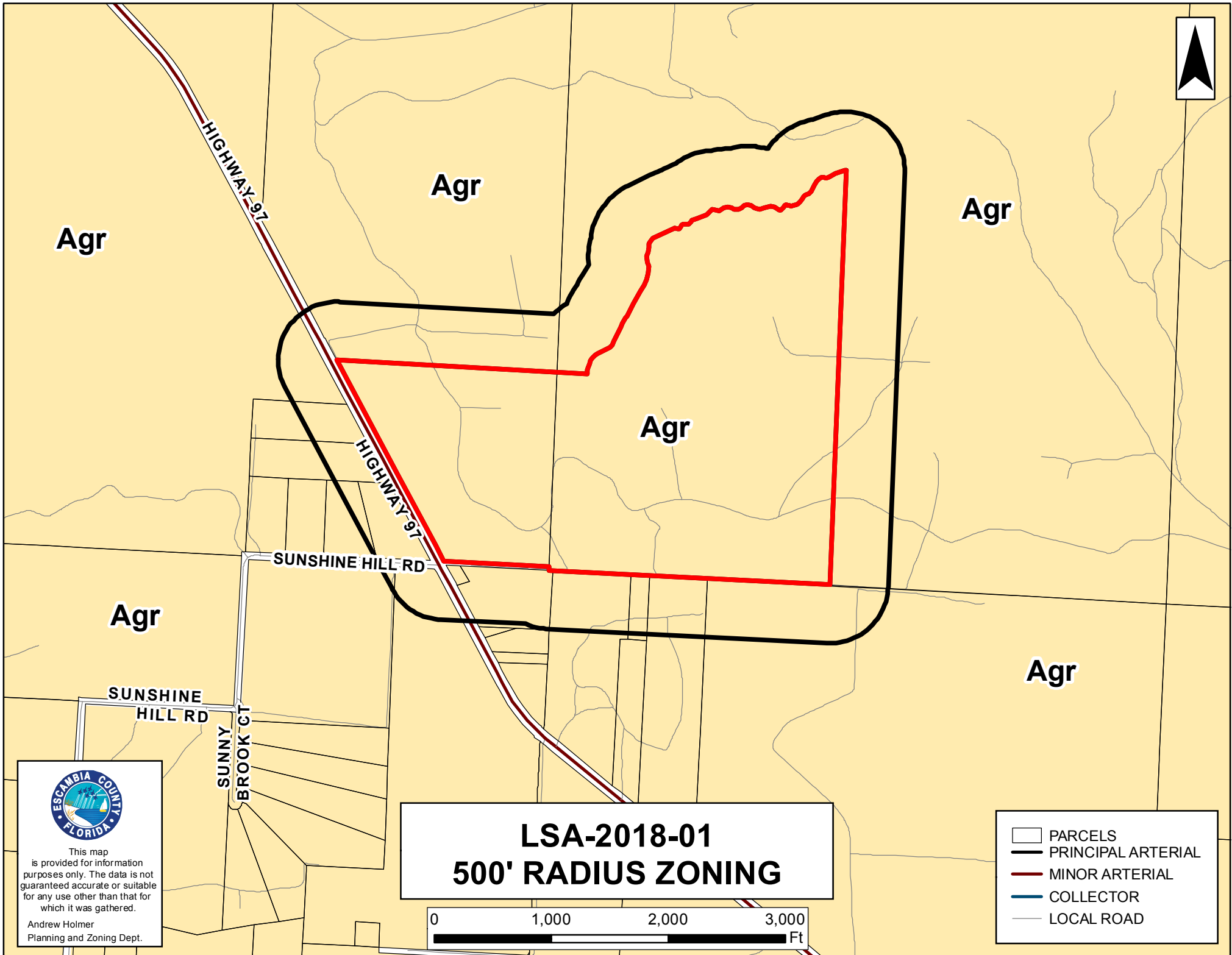


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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

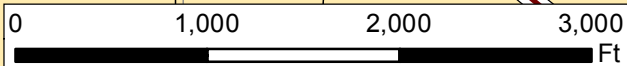
Andrew Holmer
Planning and Zoning Dept.



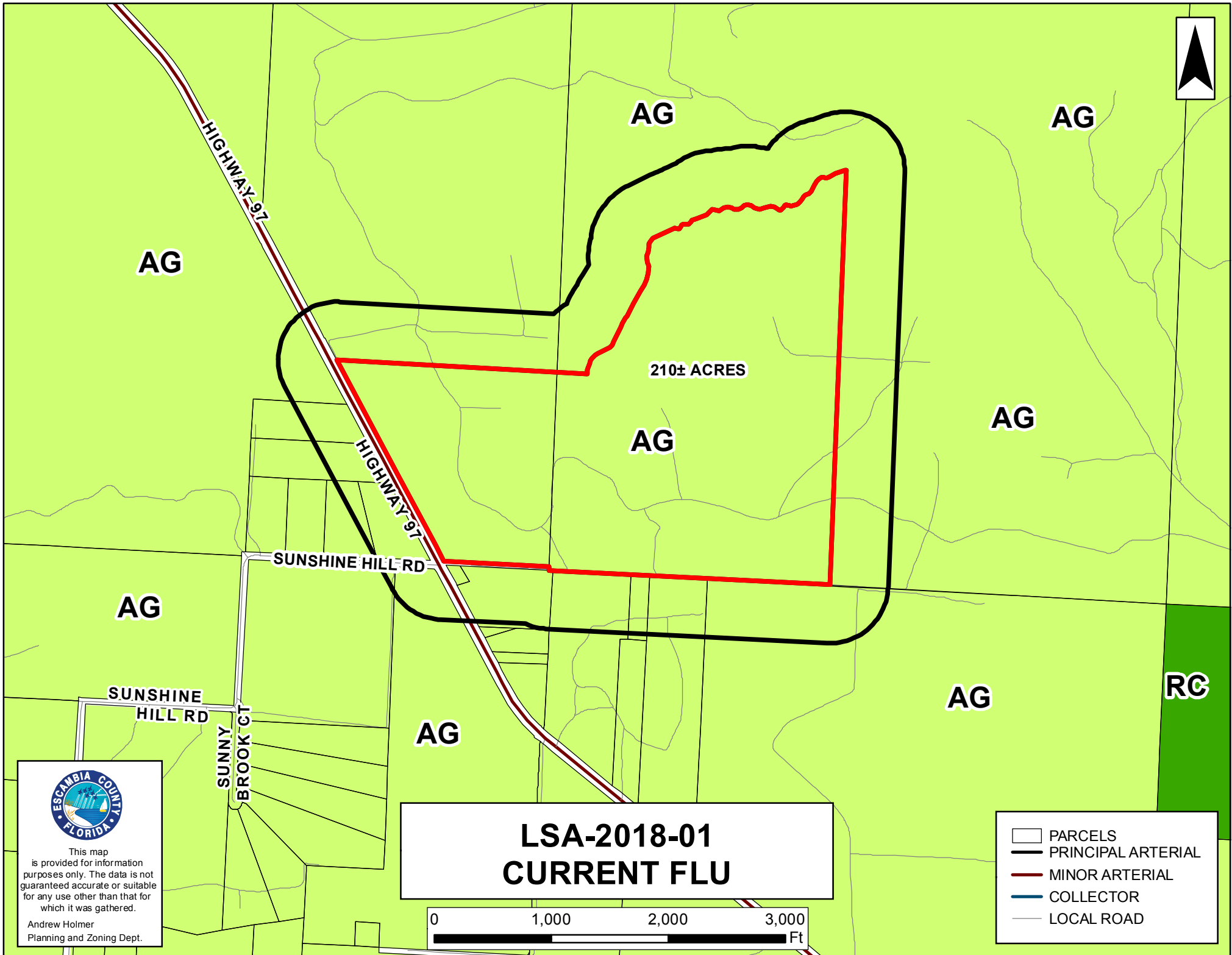
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

LSA-2018-01 500' RADIUS ZONING



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



AG

AG

AG

210± ACRES

AG


AG

AG

AG

RC

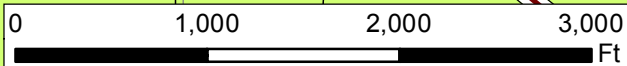
AG



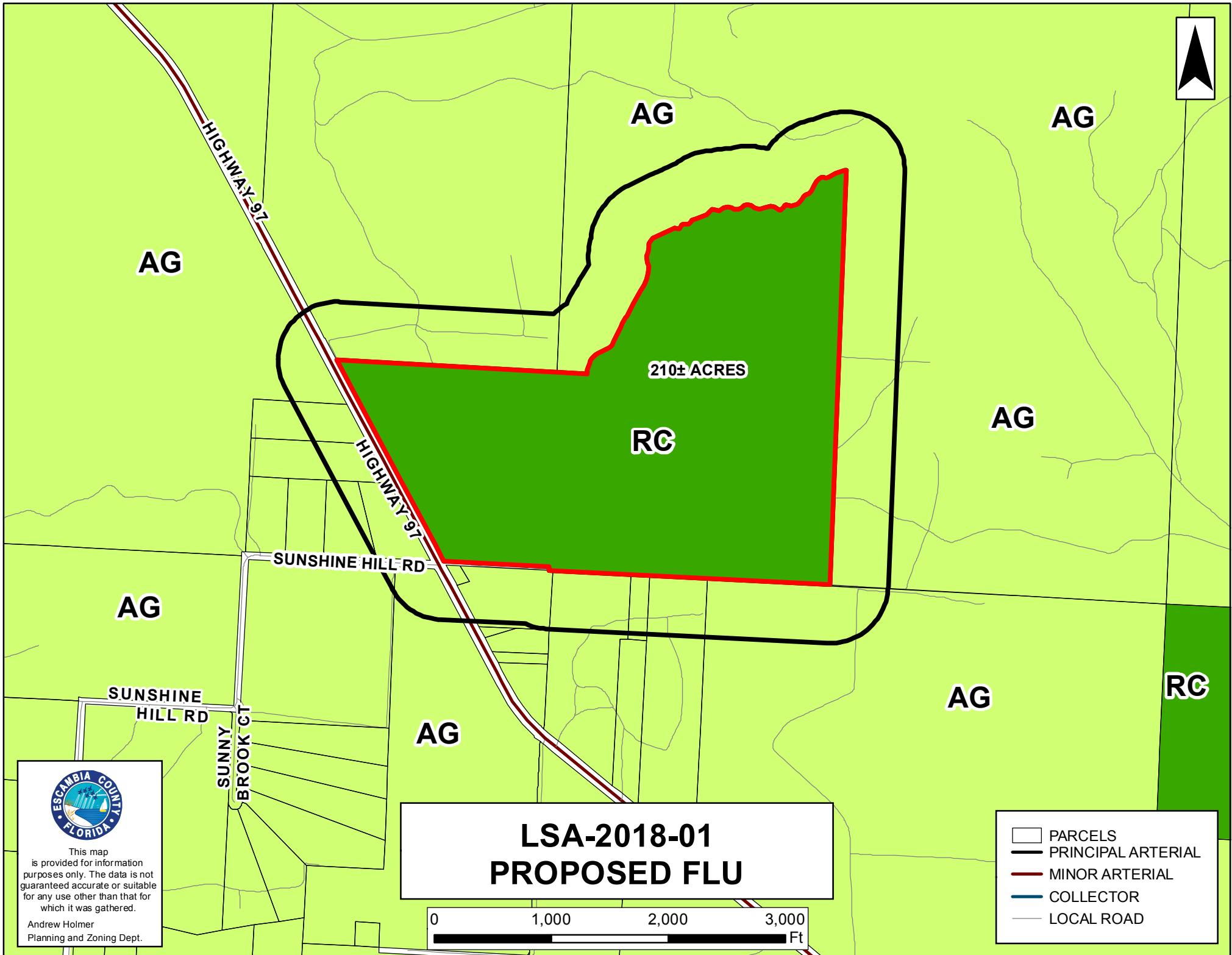
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Andrew Holmer
Planning and Zoning Dept.

LSA-2018-01 CURRENT FLU



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



AG

AG

AG

210± ACRES

RC

AG

AG

SUNSHINE HILL RD

AG

RC

SUNSHINE HILL RD

SUNNY BROOK CT

AG

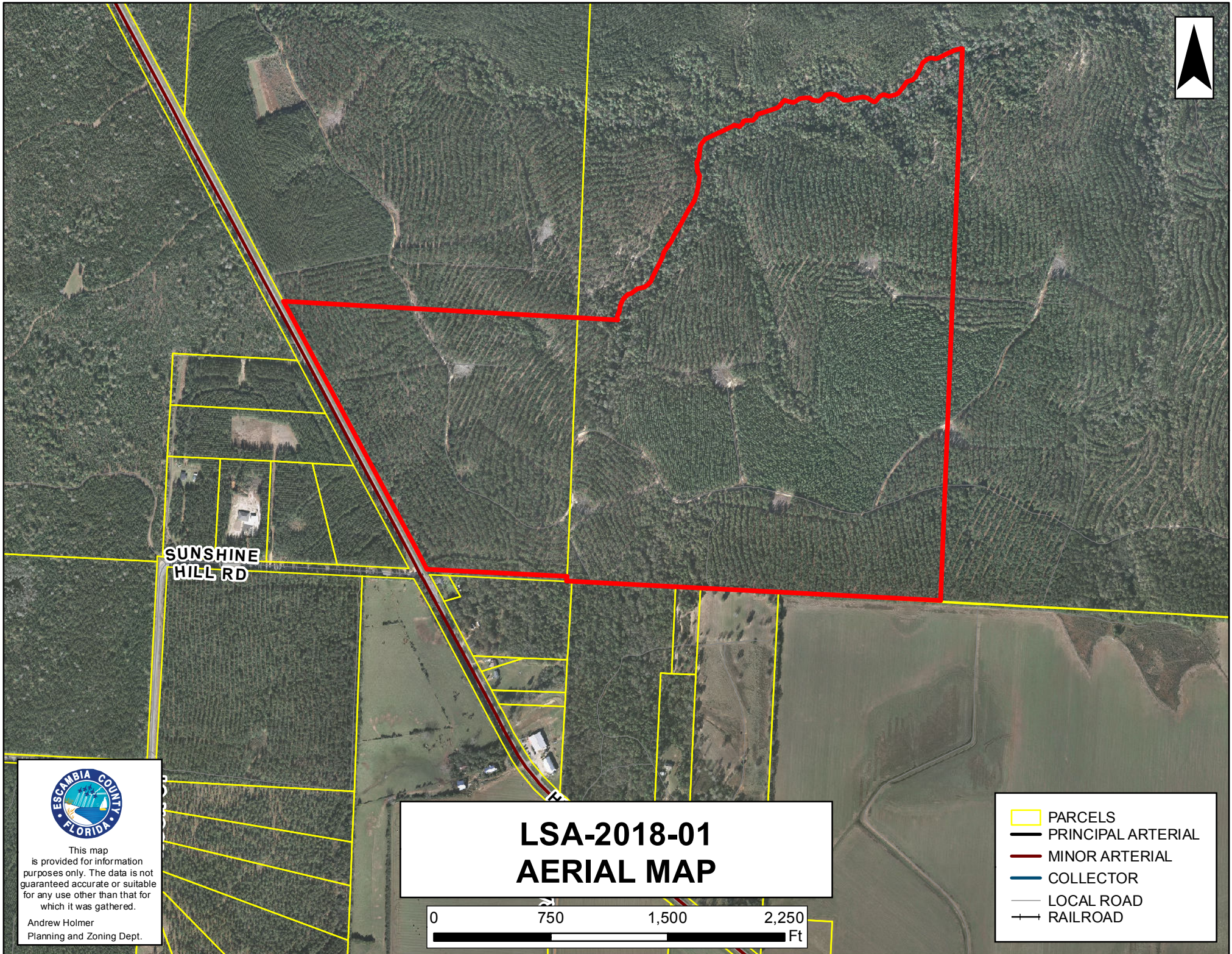
LSA-2018-01 PROPOSED FLU



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

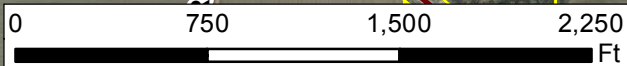
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Andrew Holmer
Planning and Zoning Dept.




SUNSHINE
HILL RD

LSA-2018-01 AERIAL MAP

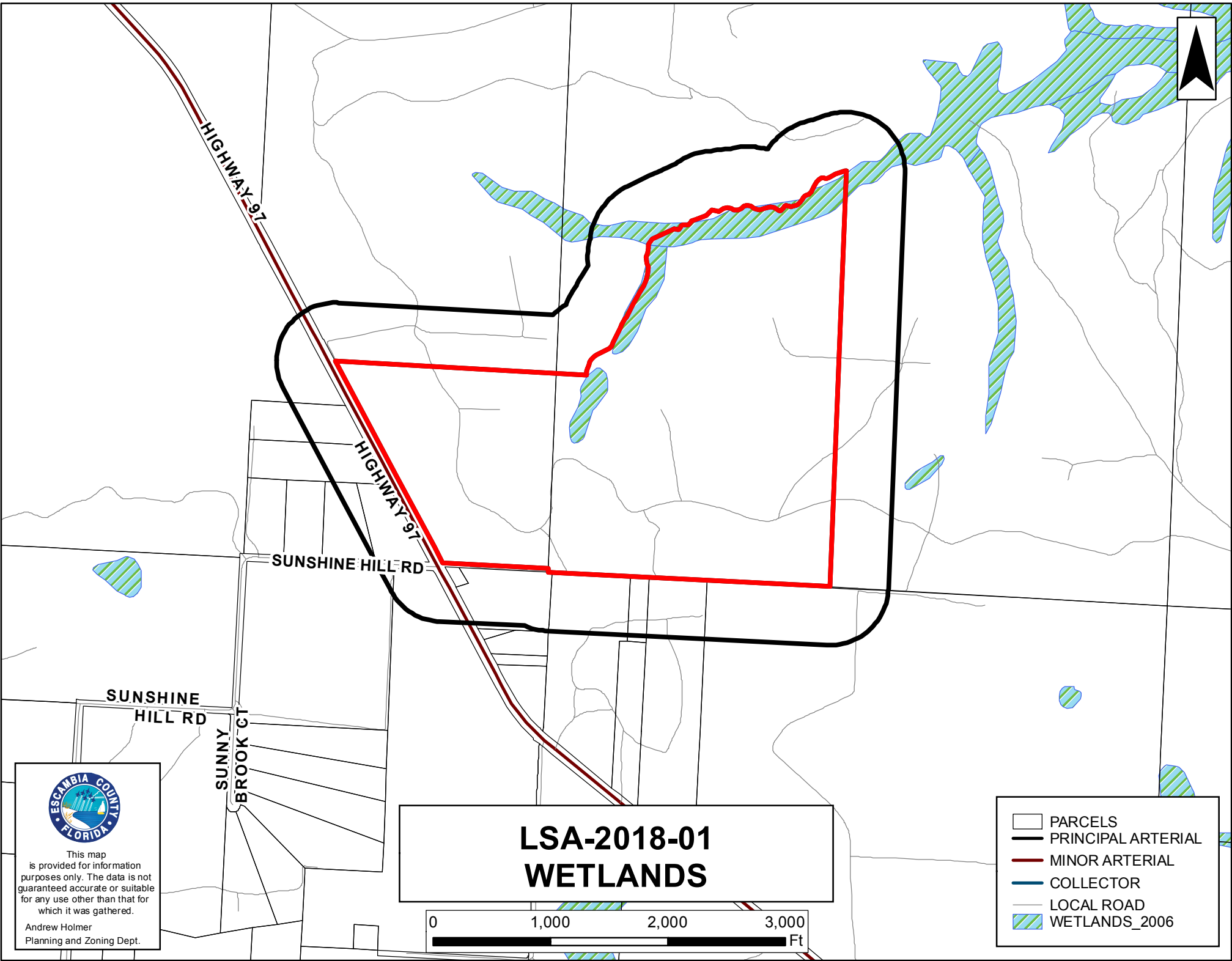


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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Andrew Holmer
Planning and Zoning Dept.



LSA-2018-01 WETLANDS

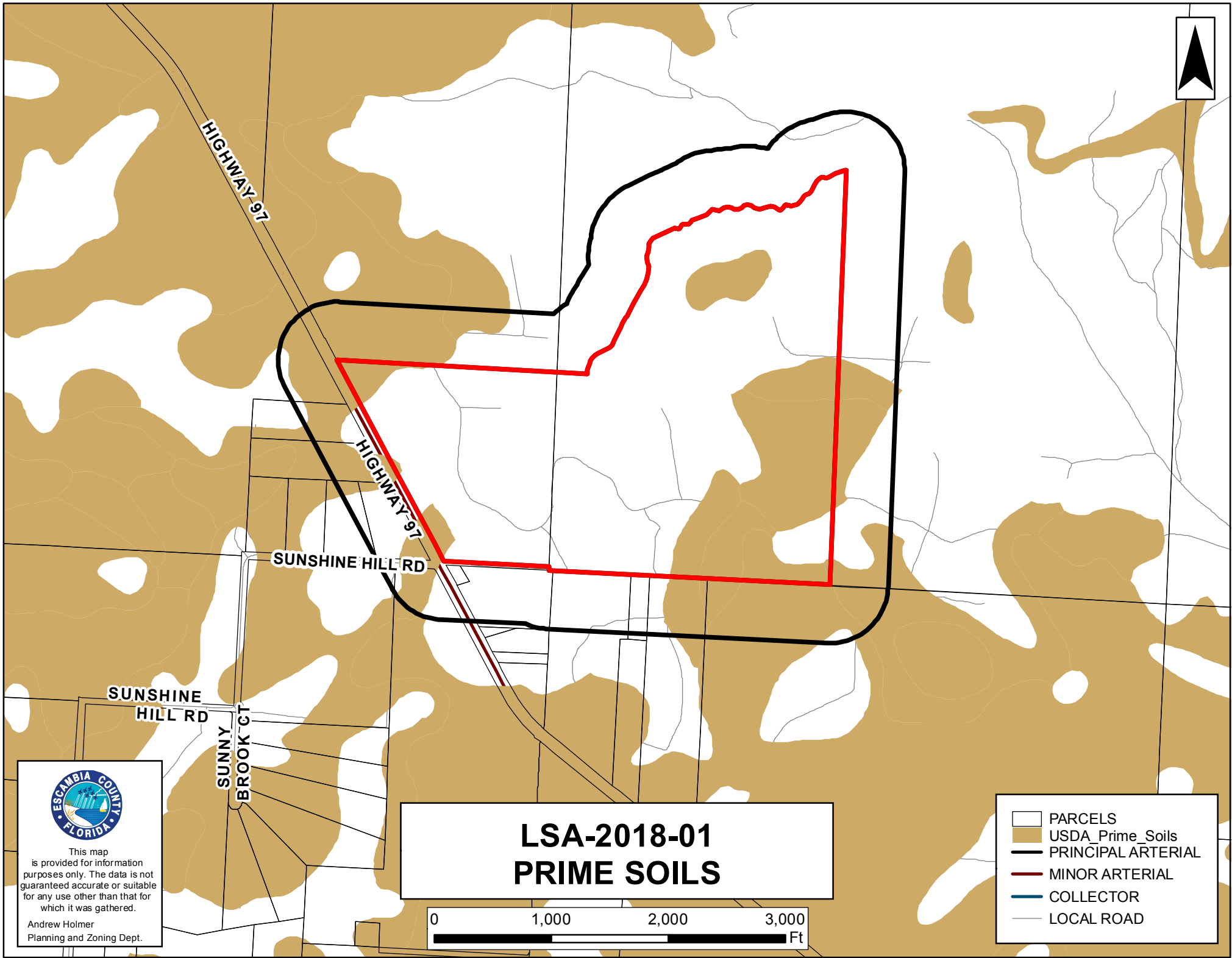


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- ▨ WETLANDS_2006

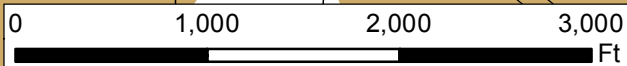


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Andrew Holmer
Planning and Zoning Dept.



LSA-2018-01 PRIME SOILS



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



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Andrew Holmer
Planning and Zoning Dept.



Public hearing signs



Looking East across from property along Hwy 97



Looking Northeast towards property across Hwy 97



Looking Northwest from property along Hwy 97



Looking Southeast from property along Hwy 97



Looking Southwest from property across Hwy 97



Looking Northeast East across Hwy 97 onto property

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

May 17, 2018
VIA HAND DELIVERY

Mr. Horace Jones, Director
Department of Growth Management
3363 West Park Avenue
Pensacola, Florida 32505

RE: Large Scale FLU Change Ag to RC
Parcel: Portion of 19-3N-31-1100-000-000
& 20-3N-31-1000- 000-000
Owner: Bluewater Creek Estates, Inc.
Address: 900 Block Hwy 97 32577

1400 Block Hwy 97

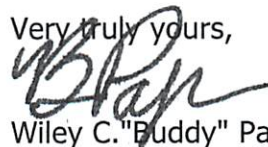
Dear Mr. Jones:

The attached application requests Planning Board consideration to change the referenced property from the existing FLUM classification of Ag Agriculture to RC Rural Community. A companion application is being submitted to change the zoning classification from Ag Agriculture to RR Rural Residential.

The property is located within the Molino rural community of the county about one mile west of the Hwy 97 and Hwy 29 intersection and just north of the recently built Molino Elementary school.

The application contains the filing fee together with additional information regarding traffic, utility availability, Florida Master Site File, and analysis. Please contact me if you have any questions or require anything further. Thank you.

Very truly yours,



Wiley C. "Buddy" Page

LSA 2018-01

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION

18051686PPB

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT LSA-2018-01
Current FLU: AG Desired FLU: RC Zoning: Ag Taken by: A Cam
Planning Board Public Hearing, date(s): 7/3/18

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: 5/22/18

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

Name: Bluewater Creek Estates, Inc.

Address: 8900 Waring Road

City: Pensacola State: Florida Zip Code: 32534

Telephone: () _____

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 900 Block Highway 97 Molino

Subdivision: _____

Property reference number: Section 19 & 20 Township 3N Range 31

Parcel 1000 Lot 000 Block 000
1100 000 000

Size of Property (acres) 210+-

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

By my signature, I hereby certify that:

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

✓ Eli H. Miller Bluewater Creek Estates, Inc. 5/21/18
Signature (Property Owner) Printed Name Date
Wiley C. Page WILEY C. PAGE 5/21/18
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 21st day of May,
year of 2018 by Eli H. Miller who () did (✓) did not take an
oath. He/she is (✓) personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as identification.

Allison Marabella 5-21-18 Allison Marabella
Signature of Notary Public Date Printed Name of Notary
My Commission Expires 12-20-2018 Commission No. FF174812
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 900 Block Highway 97 Molino, Escambia County, Florida,
Pensacola, Florida, Property Reference Number(s) 19 & 20-3N-31-1000-000-000
1,100,000.000 fb
(Portion: see survey) _____, hereby designate Wiley C. "Buddy" Page,

for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____, the year of _____, and is effective until the Board of County Commissioners has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Planning and Zoning

Department.

✓ Eli H. Miller 5/21/18 Bluewater Creek Estates, Inc.
Signature of Property Owner Date Printed Name of Property Owner

Signature of Agent Date Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

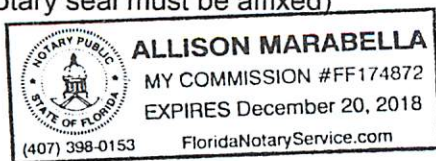
The foregoing instrument was acknowledged before me this 21st day of May, year of 2018, by Eli H. Miller who () did () did not take an oath.

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

Allison Marabella 5-21-18 Allison Marabella
Signature of Notary Public Date Printed Name of Notary Public

Commission Number FF174872 My Commission Expires 12-20-2018

(Notary seal must be affixed)



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

Project name: Bluewater Creek Estates, Inc.

Property reference #: Section 19 & 20 Township 3N Range 31W

Parcel # 1000-000-000 (Portion: see survey)

Project Address: 900 Block Highway 97 Molino, Escambia County, Florida

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 21st DAY OF May, 2018


Owner's signature

Bluewater Creek Estates, Inc.
Owner's name (print)

Agent's signature

Agent's name (print)

Detail by Entity Name

Florida Profit Corporation
BLUEWATER CREEK ESTATES, INC.

Filing Information

Document Number P18000013756
FEI/EIN Number NONE
Date Filed 02/08/2018
Effective Date 02/06/2018
State FL
Status ACTIVE

Principal Address

8900 WARING ROAD
PENSACOLA, FL 32534

Mailing Address

8900 WARING ROAD
PENSACOLA, FL 32534

Registered Agent Name & Address

MILLER, ELI H
8900 WARING ROAD
PENSACOLA, FL 32534

Officer/Director Detail

Name & Address

Title DIR

MILLER, JAMES E
8900 WARING ROAD
PENSACOLA, FL 32534

Title DIR

MILLER, ELI H
8900 WARING ROAD
PENSACOLA, FL 32534

Annual Reports

No Annual Reports Filed

Document Images

[02/08/2018 -- Domestic Profit](#)

[View image in PDF format](#)



200' 100' 0' 200'
SCALE 1" = 200'

NORTHEAST CORNER OF SECTION 22.
NORTHWEST CORNER OF SECTION 22.

POINT "B"

UNPLATED

SUBJECT PROPERTY
21.024 ACRES ±

UNPLATED

UNPLATED

UNPLATED

- 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

DESCRIPTION (AS PREPARED BY UNPLATED) AT CLIENTS REQUEST
 COMMENCE AT A 4" X 4" IRON CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE GO NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 877.62 FEET TO THE POINT OF BEGINNING.
 THENCE COURSE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 214.00 FEET TO A PLAIN IRON CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 19, RANGE 21 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE COURSE NORTH 17 DEGREES 53 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 811.62 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH NORTH-WEST LINE OF SECTION 20, RANGE 21 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE COURSE NORTH 83 DEGREES 50 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 333.42 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH-NORTHWEST LINE OF SAID SECTION 20.
 THENCE COURSE NORTH 83 DEGREES 50 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 833.80 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH-NORTHWEST LINE OF SAID SECTION 20.
 THENCE COURSE NORTH 83 DEGREES 50 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 833.80 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH-NORTHWEST LINE OF SAID SECTION 20.
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- LEGEND:
 IRON - IRON CONCRETE MONUMENT
 PLAIN - PLAIN IRON CONCRETE MONUMENT
 CEMENT - CEMENT CONCRETE MONUMENT
 2" - 2" IRON PIPE
 4" - 4" IRON PIPE
 6" - 6" IRON PIPE
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 996" - 996" IRON PIPE
 1000" - 1000" IRON PIPE

PROPERTY INFORMATION / SURVEY DATA

DATE OF SURVEY: 06/12/2023
 SURVEY TYPE: PLAT
 PROJECT: 23-0012

CLIENT: UNPLATED, LLC
 PROJECT ADDRESS: 1000 1ST AVENUE S.W., TALLAHASSEE, FLORIDA 32302

DATE: 06/12/2023
 TIME: 10:00 AM
 SURVEYOR: KJM
 ASSISTANT SURVEYOR: JSP

PROJECT NO.: 23-0012
 DRAWING NO.: 18-11031

KJM
 Land Planning LLC
 1000 1st Avenue S.W.
 Tallahassee, Florida 32302
 904.433.8888



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

April 17, 2018



Wiley C. Page, MPA.

Professional Growth Management Services

5337 Hamilton Lane

Pace, FL 32571

Phone: 850.232.9853

Email: budpage1@att.net

In response to your inquiry of April 16th 2018, the Florida Master Site File lists no previously recorded cultural resources found within the area indicated:

TRS: T03N, R31 W, Sections 19 & 20 within the highlighted area shown by the map accompanying the inquiry.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Sam M. Wilford.

Archaeological Data Analyst

Florida Master Site File

Sam.Wilford@dos.myflorida.com

BLUEWATER CREEK ESTATES

PROJECT OVERVIEW

Bluewater Creek Estates is a proposed 38 lot single family residential subdivision to be located on a 210 acre site located at the northeasterly corner of Hwy 87 and Sunshine Hill Road in Molino, Florida. The site was previously a part of St. Regis Paper Company holdings which has been recently acquired by RMS Timberlands, LLC., of Delaware.

The property has an Agriculture zoning classification and a Future Land Use designation of Agriculture as well. These existing classifications restrict residential developmental density to one dwelling unit per 20 acres of land (1du/20ac). This application seeks to change the Future Land Use classification from Ag Agriculture to RC Rural Community and the zoning from Ag Agriculture to RR Rural Residential. If approved, this would change the allowable density to one dwelling unit per four acres of land (1du/4ac).

This area of Escambia county is not served by any public or private sanitary sewer services thus requiring the use of septic tanks within the development. Soils within the site are amenable for use of septic tanks and the detailed site plans will be submitted to the Florida Department of Health for design review and approval.

Solid waste services for this area of Escambia County, Florida are provided by the Emerald Coast Utilities Authority. A letter from ECUA indicating capacity to serve this proposed development has been requested.

Potable water for the development will be provided by the Molino Utilities. A letter indicating capacity has been requested.

The stormwater design for the proposed development will be submitted to Escambia County and FDEP offices for review and approval to assure compliance with adopted standards. The design will include the utilization of curb and gutter, swales, sheet flow, piping and retention ponds in appropriate areas within the development.

As shown on the attached traffic spreadsheet, daily trips generated from the site can be approximately 383 total generated trips. As noted, some 23 trips are generated out of the development in the AM while some 25 trips per hour are coming into the development during the PM time frame (3-6pm). The latest FDOT traffic counts for this segment of Atmore Highway 87 is recorded as being some 6,400 vehicles per day. The additional trips from the proposed Bluewater Creek development will have a deminimis impact on the available traffic capacity of Hwy. 87.

The development design will provide considerable open space vistas given the lot sizes that will range from 4-12 acres each in size. Existing recreational opportunities for new and existing residences are greater in the area than perhaps any other in Escambia county. Hunting, trail riding, hiking, bird watching, fishing and canoeing are among popular recreation activities for residents of the area.

The development impact on the existing area schools will be evaluated and

comments issued from the Escambia School District directly to Escambia county officials for review.

As noted earlier, the site is within the service franchise of Molino Water and a main water tower is standing directly across from the site near the intersection of Hwy 87 and Sun Shine Road.

As shown on the survey, a small stream bed is located along a portion of the northerly property line. This area will be the subject of a wetlands survey to determine appropriate areas requiring protective measures during development activities.

The request is consistent with the goals and objectives of the adopted Escambia County Comprehensive Plan, which include:

OBJ FLU 3.1 Rural Development

All new development within rural areas, including commercial development, that is compatible with the protection and preservation of rural areas will be directed to existing rural communities.

RESPONSE: This proposed development is consistent as it is to be located in the existing rural community of Molino, just north of the new Molino Elementary School.

FLU 3.1.4 Rezoning

Escambia County will protect agriculture and the rural lifestyle of

northern Escambia County by permitting re-zonings to districts, allowing for higher residential densities in the Rural Community (RM) future land use category.

RESPONSE: This application is requesting a change to the Future Land Use category of Rural Community (RM) and if granted, it will be compatible with this provision.

FDOT Florida Traffic Map



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

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

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

For more information regarding the Florida Traffic Online site, please contact the GIS Section Manager of the FDOT/Transportation Statistics Office at 850/414-4848 or TDD/TTY: 850/410-5708.

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



HWY 97 traffic = 6,400 ADT



Image capture: May 2011 © 2018 Google

Molino, Florida



Street View - May 2011

Molino Water Tower & Wellhead located 500' South West of Site

Molino Utilities Inc.

P.O. Box 126

Molino, Fla. 32577

850-587-5538

Mr. Buddy Page

5337 Hamilton Lane

Pace, Fla. 32571

5/17/18

To Whom It May Concern:

Molino Utilities Inc. has a 8" pvc water main located on the right side (north side) of SR 97 (Atmore Hwy) in Molino, around Sunshine Hill Rd area. It has adequate pressure and volume to provide water and fire protection for the new housing development, owned by J Miller Const.

Randy Weaver

Operations Manager

Recorded in Public Records 4/10/2018 3:44 PM OR Book 7882 Page 380,
Instrument #2018027360, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$86.50 Deed Stamps \$4,042.50

PP 577 500:

Q

This Instrument Prepared By:

Victor Haley
Eversheds Sutherland
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

When recorded return to:

Karen McClammy
Citizens Title Group
7139-B North 9th Avenue
Pensacola, FL 32504
Telephone: (850) 474-1833

| | |
|---------|---------------|
| _____ | Recording Fee |
| 4042.50 | Stamps |
| _____ | TOTAL |

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of the 10 day of April, 2018, between RMS TIMBERLANDS LLC, a Delaware limited liability company duly authorized to transact business in the State of Florida, whose address is c/o Resource Management Service, LLC, 31 Inverness Center Parkway, Suite 360, Birmingham, Alabama 35242 ("Grantor"), and BLUEWATER CREEK ESTATES, INC., a Florida corporation, whose address is 8900 Waring Road, Pensacola, Florida 32534 ("Grantee").

OP 577 500:

①

Electronically Recorded

Date 4-10-18 County Escambia

Time 3:44 PM OR/Pg 2882/380

This Instrument Prepared By:

Victor Haley
Eversheds Sutherland
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

When recorded return to:

Karen McClammy
Citizens Title Group
7139-B North 9th Avenue
Pensacola, FL 32504
Telephone: (850) 474-1833

_____ Recording Fee
4042.50 Stamps
_____ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of the 10 day of April, 2018, between **RMS TIMBERLANDS LLC**, a Delaware limited liability company duly authorized to transact business in the State of Florida, whose address is c/o Resource Management Service, LLC, 31 Inverness Center Parkway, Suite 360, Birmingham, Alabama 35242 ("Grantor"), and **BLUEWATER CREEK ESTATES, INC.**, a Florida corporation, whose address is 8900 Waring Road, Pensacola, Florida 32534 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, grants and conveys to Grantee, Grantee's successors and assigns forever, the real property (the "Property") situated, lying and being in the County of Escambia and State of Florida, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, subject to the terms of **EXHIBIT C** attached hereto and made a part hereof for all purposes, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "Premises").

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT B** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Premises unto Grantee, its successors and assigns, against every person whatsoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 27 day of March, 2018, but so as to be effective on the date first above written.

Witnesses:

1. Paula Hedd
Paula Sledd

2. Harry Dodsworth
Harry Dodsworth

(Names of witnesses should be typed or printed below signatures)

RMS Timberlands LLC, a Delaware limited liability company

By: Ed Sweeten

Name: Ed Sweeten

Title: Executive Vice President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ed Sweeten, whose name ~~Executive Vice President~~ of RMS Timberlands LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27 day of March, 2018.

My commission expires
06-16-2020
(SEAL)



Stephanie Coffee
Notary Public of Alabama

Printed Name: Stephanie Coffee

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT A 4"x4" St. REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE GO NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 2877.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 2427.00 FEET TO A PLAIN 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 19, BEING ALSO THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBIA COUNTY, FLORIDA;

THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (33' R/W);

THENCE DEPARTING SAID EAST LINE GO NORTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100' R/W);

THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 1930.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 1921.15 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20;

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 180.00 FEET TO A POINT KNOWN AS POINT "A";

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 1278 FEET, MORE OR LESS;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 1744 FEET, MORE OR LESS TO A POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 3551 FEET, MORE OR LESS OF THE POINT OF BEGINNING;

THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 101 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 2844.68 FEET FROM THE AFOREMENTIONED POINT "A";

THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 210.00 ACRES, MORE OR LESS.

Being a portion of the property conveyed in that certain Statutory Warranty Deed dated November 3, 2006, between International Paper Company and RMS Timberlands LLC, recorded as Book 6077, Page 752, Escambia County, Florida records

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.
2. All existing zoning restrictions.
3. All matters that would be revealed by an accurate survey of the Property.
4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
5. All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein, if any.
6. All matters appearing in the public records of Escambia County, properly indexed, and in the chain of title to the Property, or any portion of the Property, if any.
7. Rights of parties in possession pursuant to the leases, licenses and agreements separately assigned by Grantor and assumed by Grantee, if any.
8. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements, and rights-of-way, whether of record, on the ground or acquired through prescription.
9. Reservations, if any, contained in that certain deed dated November 3, 2006, between International Paper Company and RMS Timberlands LLC, recorded as File #200704204, in Book 6055, Page 752, Escambia County, Florida records.
10. The terms of Exhibit C attached hereto.

EXHIBIT C
TIMBER RESERVATION

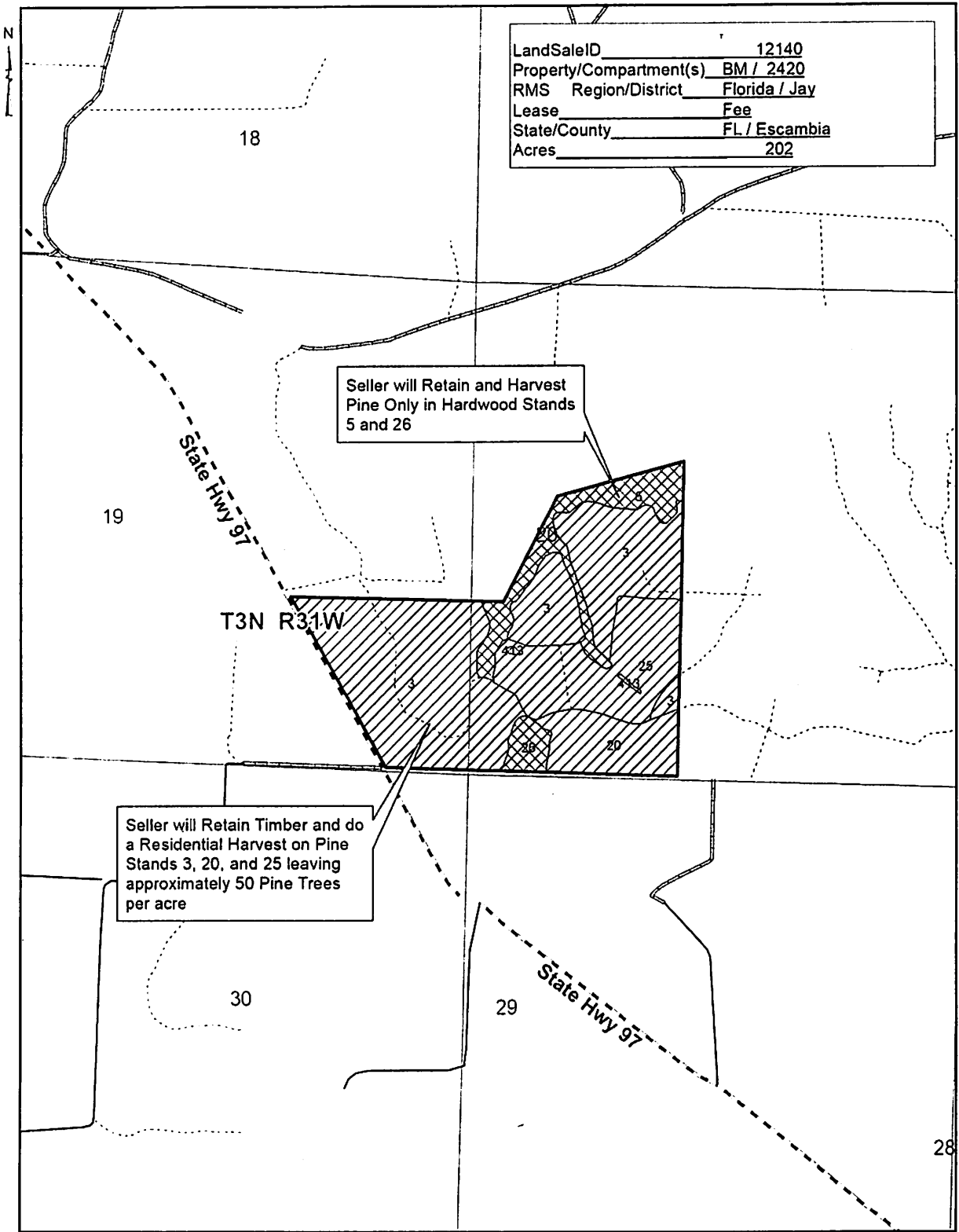
1. **Reservation.** Grantor will reserve certain timber rights on portions of the Property, as more particularly depicted on the map attached hereto and described as follows: (a) as to Stands 5 and 26, depicted in crosshatch on the map attached hereto and containing a total of approximately 27 acres, Grantor will retain and harvest pine only, leaving all hardwood trees; (b) as to Stands 3, 20, and 25, depicted in diagonal lines on the map attached hereto and containing a total of approximately 174 acres, Grantor will do a "residential harvest," leaving approximately 50 trees per acre. Grantor's reserved timber rights include the right of access to the Property for purposes of thinning, harvesting, cutting, piling, and removing said timber in the usual and customary manner and in accordance with this Exhibit. Grantor's reserved timber and access rights will continue until the date that is nine (9) months after the Closing Date (as the same may be extended or earlier terminated as provided herein, the "Reservation Period").

2. **Operations.** In conducting its operations on the Property, Grantor will comply with the Best Management Practices promulgated or customary in the State where the Property is located, and Grantor will repair any damage to roads on the Property caused by Grantor's operations during the Reservation Period. Except as may be limited or directed by said State Best Management Practices, Grantor will be solely responsible for determining and directing the manner in which it conducts business on the Property, including without limitation time and manner of access and operations, and Grantee will have no rights whatsoever to limit, restrict, dictate, supervise, or otherwise direct Grantor's operations on the Property, except as may be otherwise expressly provided herein.

3. **Force Majeure.** If Grantor is unable to perform its operations on the Property at any time during the Reservation Period on account of severe weather, storms, fire, other acts of God, labor strikes, governmental restrictions, or any similar matters outside of Grantor's control, the Reservation Period will be extended for such additional time as may be reasonably necessary for Grantor to complete its operations. Grantor will notify Grantee of any delays caused by said events of force majeure.

4. **Early Termination and Partial Release.** If Grantor completes its operations on the Property prior to the natural expiration of the Reservation Period, Grantor may provide written notice of said completion to Grantee, whereupon the Reservation Period will terminate automatically as of the date of Grantor's notice, Grantor's rights of access to the Property for harvesting, cutting and other operations will terminate, and title to the remaining timber on the Property, if any, will automatically revert to Grantee. In addition, Grantor may, at its sole election, provide such notice of completion of operations as to a portion or portions of the Property, whereupon the Reservation Period will terminate as to such portion or portions of the Property (collectively, the "Released Tract") but remain in effect for the remainder of the Property until expiration or earlier termination as provided herein.

5. **Release of Liability.** Upon the expiration or earlier termination of the Reservation Period, Grantor will be automatically released from all liability to Grantee and any other party with respect to the Property (or the Released Tract, as applicable) and Grantor's operations thereon, including without limitation damage to persons or to any portion of the Property or Released Tract, as applicable. Notwithstanding such automatic release and termination, upon request by either party, the parties will execute written releases of the timber reservation described herein, which shall be in recordable form. One or more releases may be requested from time to time as to a Released Tract prior to expiration or termination of the Reservation Period as to the entire Property. The requesting party may, at its sole cost, cause such release to be recorded in the records of the County or Parish where the Property is located.



| | |
|-------------------------|---------------|
| LandSaleID | 12140 |
| Property/Compartment(s) | BM / 2420 |
| RMS Region/District | Florida / Jay |
| Lease | Fee |
| State/County | FL / Escambia |
| Acres | 202 |

Seller will Retain and Harvest Pine Only in Hardwood Stands 5 and 26

Seller will Retain Timber and do a Residential Harvest on Pine Stands 3, 20, and 25 leaving approximately 50 Pine Trees per acre

0.25 Miles

1:15,840

This map is not warranted for completeness or accuracy



**WRITTEN CONSENT OF
THE MANAGER OF
RMS TIMBERLANDS LLC**

The undersigned, being the Manager (the “Manager”) of RMS Timberlands LLC, a Delaware limited liability company (the “Company”), hereby consents in writing, in accordance with the Company’s Operating Agreement (the “Agreement”), to the adoption of the following resolutions:

APPROVAL OF SALE OF PROPERTY

WHEREAS, the Manager has determined that it is advisable and in the best interest of the Company to convey that certain tract or parcel of land in Escambia County, State of Florida, described as Compartment No. BM-2420 (ID 12140) (the “Property”) as more fully described in that certain Purchase Agreement with an effective date of February 20, 2018 by and between Company, as Seller, and Bluewater Creek Estates, Inc., as Buyer (the “Purchase and Sale Agreement”).

NOW, THEREFORE, BE IT RESOLVED, the Manager hereby approves, confirms and ratifies the sale of the Property on the terms and conditions set forth in the Purchase and Sale Agreement, the execution, delivery and performance of the Purchase and Sale Agreement and the execution, delivery and performance of all other documents relating to the same, in all respects.

OTHER ACTS

RESOLVED, that the officers of the Manager and the Company, each as authorized under the Agreement, be, and hereby are authorized, empowered and directed to do all other things and acts, to execute and deliver all other instruments, documents and certificates (collectively, “Documents”), and to pay all costs, fees and taxes as may be, in their sole judgment, necessary, proper or advisable in order to carry out and comply with the purposes and intent of the foregoing resolutions (collectively, the “Acts”), and that all of the acts and deeds of the officers of the Manager and of the Company that are consistent with the purposes and intent of such resolutions be, and hereby are, in all respects, approved, ratified, confirmed and adopted as the acts and deeds of the Manager and Company.

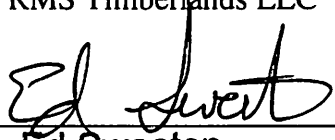
AUTHORITY

RESOLVED, that any or each of W.A. Hinson, III, as President of the Company, Craig Blair, as Executive Vice President of the Company, Ed Sweeten, as Executive Vice President of the Company, Dennis DuBose, as Executive Vice President of the Company, and/or Charlie Cornish, as Executive Vice President of the Company, has authority to execute and deliver any and all Documents in connection with the foregoing and to take any Acts as he deems proper in consummating the transaction contemplated by the Purchase and Sale Agreement.

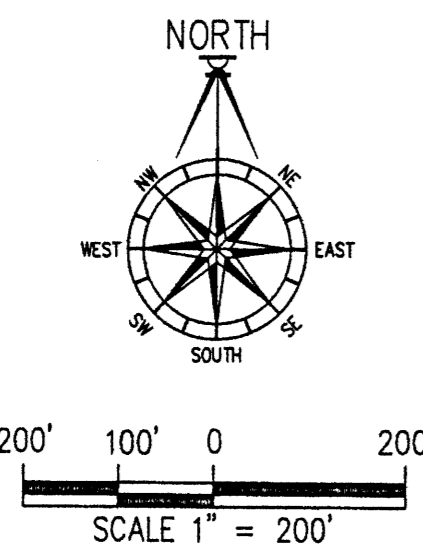
IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the day written below.

MANAGER

Resource Management Service LLC,
Manager of RMS Timberlands LLC

By: 
Name: Ed Sweeten
Title: Executive Vice President

Date: March 27, 2018



SURVEYORS NOTES:

- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORDED UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN.
- BASIS OF BEARINGS: IS BASED ON THE STATE PLANE BEARING OF N86°46'58"W ALONG THE SOUTH LINE OF SECTION 19, NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF ESCAMBIA COUNTY PROPERTY APPRAISERS MAP OF SECTIONS 19 & 20.
- ENCROACHMENTS ARE AS SHOWN.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS L.B. 7919.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT A 4"x4" SL. REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE GO NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2877.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2427.00 FEET TO A PLAIN 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBIA COUNTY, FLORIDA;

THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (33' R/W);

THENCE DEPARTING SAID EAST LINE GO NORTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100' R/W);

THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 1930.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 1921.15 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20;

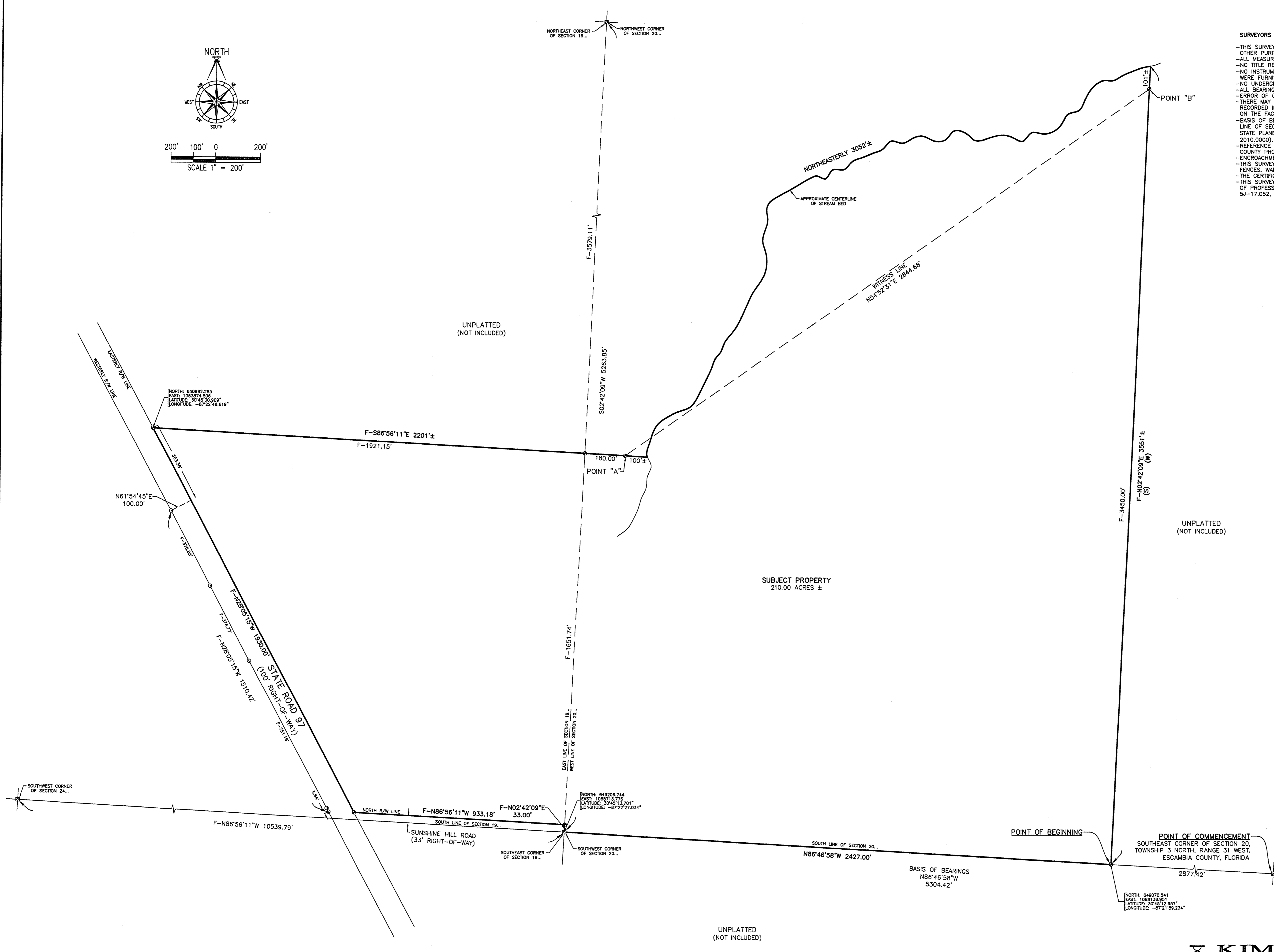
THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 180.00 FEET TO A POINT KNOWN AS POINT "A";

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 3052 FEET, MORE OR LESS TO A POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 2844.68 FEET, MORE OR LESS OF THE POINT OF BEGINNING;

THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 101 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 2844.68 FEET FROM THE AFOREMENTIONED POINT "A";

THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 210.00 ACRES, MORE OR LESS.



- LEGEND:**
- ☐ - FOUND 4"x4" CONCRETE MONUMENT L.B. #7277
 - ⊠ - FOUND 4"x4" SL. REGIS CONCRETE MONUMENT
 - ⊙ - FOUND PLAIN 3" DIAMETER CONCRETE MONUMENT
 - ⊙ - FOUND 5/8" F.D.O.T. CAPPED IRON ROD
 - ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #7174
 - ⊙ - FOUND PLAIN 1/2" IRON ROD
 - ⊙ - FOUND PLAIN 1/2" IRON PIPE
 - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSED BUSINESS
 - R/W - RIGHT-OF-WAY
 - ± - MORE OR LESS

ADDRESS: HIGHWAY 97 / SUNSHINE HILL ROAD

REQUESTED BY:

TYPE: BOUNDARY SURVEY

SECTIONS 19 & 20, TOWNSHIP- 3 - NORTH, RANGE- 31 - WEST, ESCAMBIA COUNTY

| SCALE: | FIELD BOOK | PAGE | DATE | DATE | DATE |
|---------|------------|------|-------|----------|------|
| 1"=200' | N/A | N/A | N5/08 | 03/09/18 | JSP |

| NO. | DATE | REVISIONS | APPROVED BY: |
|-----|----------|--------------------------------|--------------|
| 1 | 05/24/18 | REVISED LEGAL DESCRIPTION - SP | |

1818 W. Hwy 20
Pensacola, FL 32501
850-438-0202 Fax 850-438-1307

KJM
Land Planning, LLC.

MICHAEL WATTS AUSTIN, PSM #5458
CORPORATE NO. LB 0007919
STATE OF FLORIDA

18-17531

**Comprehensive Plan
Large-Scale Future Land Use Map Amendment
Staff Analysis**

General Data

Project Name: LSA 2018-01
Location: 900 Block Hwy 97
Parcel #s: Portions of 19-3N-31-1100-000-000
& 20-3N-31-1000- 000-000

Acreage: 210 (+/-) acres
Request: From Agriculture (AG) to Rural Community (RC)
Applicant: Wiley C. "Buddy" Page, Agent for Bluewater Creek Estates, Inc.
owner
Meeting Dates: Planning Board, July 10, 2018
BCC, August 2, 2018

Site Description and Summary of Proposed Amendment:

The applicant is requesting a Future Land Use (FLU) Map amendment to change the FLU category of a 210 +/- acres parcel, as described in a signed sealed survey produced by KJM Land Planning, LLC, dated May 24, 2018, from AG to RC. The FLU amendment is proposed to change the allowed density and accommodate the development of a residential subdivision of approximately 38 dwelling units. The current zoning designation of the referenced parcel is Agricultural (Agr); the applicant is concurrently requesting a rezoning from Agr to Rural Residential (RR).

The subject parcel is located about one and a half miles West of Hwy 29 and North of Hwy 97. A review of the aerial maps and a site visit by staff reveal that the newly created parcel is undeveloped heavily forested vacant land. The parcel has frontage on Hwy 97.

Review of the currently adopted Escambia County Future Land Use Map (FLUM), shows the parcel is located on the Southern boundary delineation between AG and RC FLU categories. It is worth to mention that most of the parcels within the AG FLU category from this area North to the Alabama border consist mostly of large tracks of agriculture and silviculture land.

The existing RC FLU area located South and East from the parcel, serves as a buffer between the rural community of North Escambia County and the denser and more developed areas in Cantonment and to the South.

Sanitary Sewer Service.

CP Policy INF 1.1.7 Level of Service (LOS) Standards. Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS

will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

CP Policy INF 1.1.11 Required New Service Connection. *All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.*

Analysis: The applicant stated that Emerald Coast Utility Authority (ECUA) does not provide sanitary sewer in that area and therefore there will be a need for individual septic tanks for the proposed development. The applicant is aware of the requirement for coordination with the Florida Health Department to accommodate the permitting, installation of septic tanks.

Solid Waste Disposal.

CP Policy INF 2.1.2 Perdido Landfill Operation. *Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.*

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

Analysis: The applicant stated that solid waste disposal will be provided by ECUA and that a letter indicating capacity to serve the proposed development was requested.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.*

CP Policy INF 4.1.6 Developer Responsibility. *The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.*

CP Policy INF 4.1.7 Level of Service (LOS) Standards. *The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at*

the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Analysis: The subject property is within the service area of Molino Utilities, Inc. An unsigned letter was provided with the application packet. Randy Weaver, Operations Manager for Molino Water indicates that adequate pressure and volume to provide water and fire protection for the new housing development is available. If approved, based on the proposed development, further analysis and evaluation will be conducted during the Site Plan Review process.

Stormwater Management.

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

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

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

Analysis: The applicant acknowledges the requirements for review and permitting through separate agencies, as necessary. If approved, based on the proposed development, further analysis and evaluation will be conducted during the Site Plan Review process.

Streets and Access.

CP Policy MOB 1.1.1 Level of Service (LOS) Standards. *Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.*

Analysis:

Comments from Terri V. Malone, Engineering Program Coordinator, Transportation and Traffic Operations are included in the packet as a separate document.

Public School Facilities.

CP Policy ICE 1.3.1 Interlocal Agreement for Public School Facility Planning. In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.

Analysis: The FLUM amendment application named the schools within the district and stated the understanding that the development must meet the school level of service requirement of the adopted Interlocal Agreement with Escambia County. If approved the proposed development will be reviewed thru the Site Plan Review process for school concurrency.

Analysis of Suitability of Amendment for Proposed Use:

The suitability of a FLUM amendment for its proposed use requires an analysis of the characteristics of the site and its resources relative to Comprehensive Plan (CP) goals, objectives, and policies. For these purposes, suitability is the degree to which the existing characteristics and limitations of land and water are compatible with the proposed use or development. Compliance with specific regulations and standards established by Escambia County, including those for public facilities and services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County.

POLICIES FLU 3.1.1 Infrastructure Expenditures. Escambia County will limit the expenditure of public funds for infrastructure improvements or extensions that would increase the capacity of those facilities beyond that necessary to support the densities and intensities of use established by this plan unless such expenditures are necessary to implement other policies of this plan.

FLU 3.1.2 Water Facility Extensions. Escambia County will coordinate with potable water providers on any extensions of potable water facilities in the rural area.

FLU 3.1.3 FLUM Amendments. During consideration of FLUM amendments, Escambia County will consider the impacts of increased residential densities to the agriculture and silviculture industries as well as public facility maintenance and operation expenditures (i.e., roads, water, sewer, schools,) needed to serve the proposed development.

FLU 3.1.4 Rezoning. Escambia County will protect agriculture and the rural lifestyle of northern Escambia County by permitting rezoning to districts, allowing for higher residential densities in the Rural Community (RC) future land use category.

FLU 3.1.5 New Rural Communities. To protect silviculture, agriculture, and agriculture-related activities Escambia County will not support the establishment of new

rural communities.

Analysis: Under the AG FLU the maximum residential density is one dwelling unit per twenty acres; however, the applicant is concurrently applying for a rezoning from (Agr) Agriculture to (RR) Rural Residential. If the concurrent rezoning is approved, then the proposed amendment would be compatible with **CPP FLU 1.3.1**, as the RC FLU has a residential maximum density of two dwelling units per acre, which will accommodate the proposed development density.

Highway 97 is designated as a County minor arterial road and access to the site will be provided from this existing roadway; based on the general application language from the owner and the remote location of the proposed development, major infrastructure improvements will have to occur within the parcel to support the type of development proposed as is not available at this time, using the allowance for increased residential units under the proposed RC FLU; however, staff is not able to analyze or determine the level of impact or the necessary infrastructure improvements that will be required as identified in **FLU 3.1.1**. The applicant described the future need for septic tanks, as the area lacks public sewer service and identified ECUA as the potential solid waste provider. Ultimately, any proposed development allowed under the permitted uses for the requested zoning, will require review and approval thru the established Development Review process. The applicant did provide a letter from a representative of Molino Utilities, Inc, Randy Weaver, Operation Manager, that states that adequate pressure and volume exist to provide potable water and fire protection for the new housing development, addressing the requirements under **FLU 3.1.2**.

Based on the application language, this area was originally owned by the St. Regis Paper Company; research reflects that the Company's primary objective is to manage and sell timberland. If the property is identified as containing prime farmland, using the current County's definitions, at the time of review for any proposed development, the Comprehensive Plan and Land Development Code regulatory language that supports the protection of such farmland will be implemented, to address the requirements under **FLU 3.1.3**. Spatial analysis of the surrounding area illustrates the current growth-pattern in the area with a considerable amount of the parcels located South of Highway 97 used as single-family residences, in smaller lots, trending into a denser development; conversely, parcels North of Highway 97, are larger in size and mostly agricultural in nature, with minimal residential development.

Analysis of the overall long-range development trends and residential needs for the County suggest that future development within the semi-rural areas have already been identified and addressed by the adoption of the Escambia County Mid-West Sector Plan. The 15,000 acres Sector Plan layout results from analysis of demographics, market data, environmental resources, zoning and land uses, as well the identification of available infrastructure and public services. Based on those analysis, the existing adopted Sector Plan and the location of the proposed development, it is staff's opinion that supporting this amendment would be in contravention with the guidance of **FLU 3.1.5**.

Impact on Wellheads.

CP Policy CON 1.4.1 Wellhead Protection. *Escambia County will provide comprehensive wellhead protection from potential adverse impacts to current and future*

public water supplies. The provisions will establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.

Analysis: The requirements for wellhead protection areas will be addressed at the time of specific project submittal during the Site Plan Review process; further permitting from outside agencies may be required.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The applicant did provide a document signed by Sam Wilford, Archeological Data Analyst from the State of Florida that identifies no cultural resources previously recorded in the area. The applicant is aware that additional information may be required at the time of project submittal.

Impact on the Natural Environment.

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

CP Policy CON 1.1.6 Habitat Protection. *Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.*

CP Policy CON 1.3.1 Stormwater Management. *Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.*

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:*

CP Policy CON 1.6.3 Tree Protection. *Escambia County will protect trees through LDC provisions.*

Analysis: Based on the National Inventory Map there appear to be wetlands on the subject parcel. The applicant did state that the proposed development will be submitted for Escambia County and FDEP review and approval. All standards and regulations within the Land Development Code and the Comprehensive Plan related to wetlands, habitat protection, stormwater requirements will apply and will be addressed at the time of specific project submittal thru the Site Plan Review process.

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.”*

Analysis: The proposed RC FLU describes the intent to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County. FLU 3.1.5 New Rural Communities states that to protect silviculture, agriculture, and agriculture-related activities, Escambia County will not support the establishment of new rural communities. Based on analysis of the development as proposed, it's staff's opinion that the proposed activity would create a disorganized development pattern in a rural area. The proposed remote single-family subdivision would not discourage urban sprawl; it will be an automobile-dependent development with a single-use, not functionally related to the agriculture character of the area and will require the extension of public facilities and services in an inefficient manner, while at the same time failing to provide a clear separation between urban and rural uses. The County has already identified a transition area between the urban and rural areas in the North part of Escambia County; the adopted Sector Plan, as a long-range plan, does contain regulations based on common planning practices that provide for cohesive, sustainable development patterns using general principles of community design, economic development, transportation systems and the protection of the environment.

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

INTEROFFICE MEMORANDUM



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

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

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

DATE: June 6, 2018

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

TTO Staff has reviewed the Future Land Use change request for the 900 Block of Highway 97, agenda item for the Planning Board meeting scheduled for July 3, 2018. Please see the below comments.

Currently, there are no ongoing or programmed transportation projects on Highway 97 within the County's Capital Improvements Program. Likewise, there are no ongoing or programmed transportation projects on the adjacent segment of US 29 on FDOT's Work Program.

Highway 97 is classified as a minor arterial and has a year 2017 daily volume of 6,400 vehicles and a posted speed of 55 miles per hour (mph). There is an elementary school located near the project on Highway 97. During drop-off and pick-up times, speed is limited to 20 mph through the school zone. The other roadway, in the vicinity, of the project is US 29. US 29, in this area, is classified as a principal arterial with a year 2017 daily volume of 7,800 vehicles and a posted speed of 55 mph. South of Highway 97 on US 29, there is a roadway resurfacing and intersection improvement project scheduled to begin in the summer of 2019.

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 Jones, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director
Juan Lemos, CFM, Development Services Department**

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA-2018-01 Hwy 97

Date: 6/19/18

Date requested back by: 6/19/18

Requested by: JC Lemos

Phone Number: 595-3467

.....
(LEGAL USE ONLY)

Legal Review by *M Cranzford*

Date Received: *6/19/18*

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

legally sufficient

1 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2018-
2 01."

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

5
6 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
7 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030,
8 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
9 references and information shown thereon, is further amended to include the following
10 future land use changes:

11
12 A parcel of which is located within Section 19, Township 3N, Range 31W,
13 and a portion of which is located within Section 20, Township 3N, Range
14 31W, and which is identified as portion of parcels ID numbers 19-3N-31-
15 1100-000-000 and 20-3N-31-1000-000-000, parcel totaling 210.00 (+/-)
16 acres and located West of the intersection of Highway 97 and Highway 29
17 and with an address of 900 Block Highway 97A, as more particularly
18 described in the Boundary Survey produced by Michael Watts Austin,
19 registered land surveyor from KJM Land Planning, LLC., dated 5/24/18,
20 attached as Exhibit A, from Agriculture (AG) to Rural Community (RC).

21
22 **Section 4. Severability**

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

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

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

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

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not become
4 effective until 31 days after the Department of Economic Opportunity notifies Escambia
5 County that the plan amendment package is complete. If timely challenged, this
6 Ordinance shall not become effective until the Department of Economic Opportunity or
7 the Administration Commission enters a final order determining the Ordinance to be in
8 compliance.

9
10 **DONE AND ENACTED** this _____ day of _____, 2018.

11
12 BOARD OF COUNTY COMMISSIONERS
13 OF ESCAMBIA COUNTY, FLORIDA

14
15
16 By: _____
17 Jeff Bergosh, Chairman

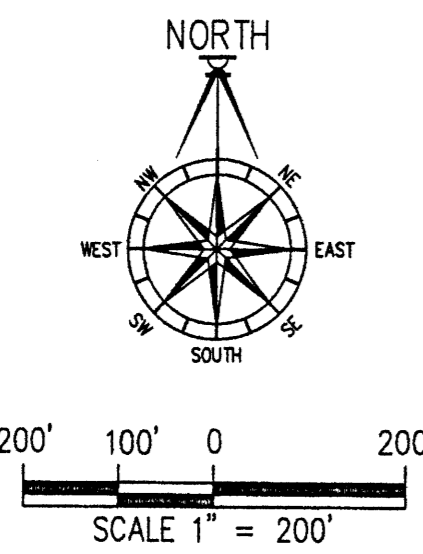
18 ATTEST: PAM CHILDERS
19 CLERK OF THE CIRCUIT COURT

20
21
22 By: _____
23 Deputy Clerk

24 (SEAL)

25
26
27 ENACTED:
28 FILED WITH THE DEPARTMENT OF STATE:
29 EFFECTIVE DATE:

EXHIBIT A



SURVEYORS NOTES:

- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORDED UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN.
- BASIS OF BEARINGS: IS BASED ON THE STATE PLANE BEARING OF N86°46'58"W ALONG THE SOUTH LINE OF SECTION 19, NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF ESCAMBIA COUNTY PROPERTY APPRAISERS MAP OF SECTIONS 19 & 20.
- ENCROACHMENTS ARE AS SHOWN.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS L.B. 7919.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT A 4"x4" ST. REGS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE GO NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2877.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 86 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 2427.00 FEET TO A PLAIN 3" DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBIA COUNTY, FLORIDA;

THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (33' R/W);

THENCE DEPARTING SAID EAST LINE GO NORTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100' R/W);

THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 1930.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 1921.15 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20;

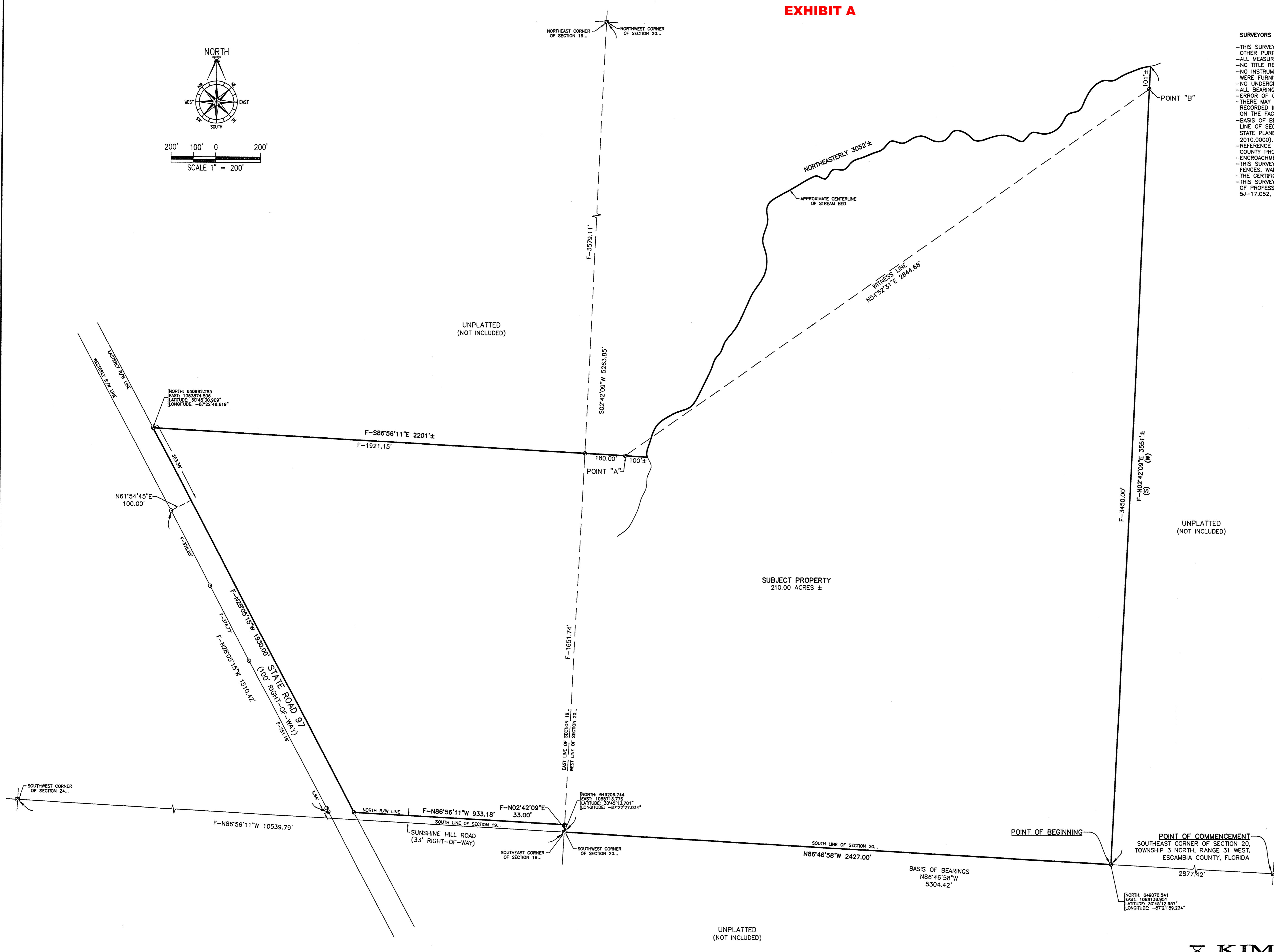
THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 180.00 FEET TO A POINT KNOWN AS POINT "A";

THENCE CONTINUE SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM;

THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 3052 FEET, MORE OR LESS TO A POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 2844.68 FEET, MORE OR LESS OF THE POINT OF BEGINNING;

THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 101 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 2844.68 FEET FROM THE AFOREMENTIONED POINT "A";

THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 210.00 ACRES, MORE OR LESS.



- LEGEND:**
- ☐ - FOUND 4"x4" CONCRETE MONUMENT L.B. #7277
 - ⊠ - FOUND 4"x4" ST. REGS CONCRETE MONUMENT
 - ⊙ - FOUND PLAIN 3" DIAMETER CONCRETE MONUMENT
 - ⊙ - FOUND 5/8" F.D.O.T. CAPPED IRON ROD
 - ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #7174
 - ⊙ - FOUND PLAIN 1/2" IRON ROD
 - ⊙ - FOUND PLAIN 1/2" IRON PIPE
 - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSED BUSINESS
 - R/W - RIGHT-OF-WAY
 - ± - MORE OR LESS

ADDRESS: HIGHWAY 97 / SUNSHINE HILL ROAD

REQUESTED BY:

TYPE: BOUNDARY SURVEY

SECTIONS 19 & 20, TOWNSHIP- 3 - NORTH, RANGE- 31 - WEST, ESCAMBIA COUNTY

| SCALE: | FIELD BOOK | PAGE | DATE | DATE | DATE |
|---------|------------|------|-------|----------|------|
| 1"=200' | N/A | N/A | N5/08 | 03/09/18 | JSP |

| NO. | DATE | REVISIONS | APPROVED BY: |
|-----|----------|--------------------------------|--------------|
| 1 | 05/24/18 | REVISED LEGAL DESCRIPTION - SP | |

Michael Watts Austin, PSM #5458
CORPORATE NO. LB 0007919
STATE OF FLORIDA

18-17531





BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 07/10/2018

Issue: Public Hearing to Review the Atwood Redevelopment Plan as to Boundaries Only

From: Clara Long, Division Manager, CENR

Organization: Neighborhood & Human Svcs

RECOMMENDATION:

A Public Hearing Concerning the Review of Atwood Redevelopment Area Plan as to boundaries only and Recommend Determination of Conformance With the Comprehensive Plan

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Atwood Redevelopment Area Plan as to boundaries only and determine that the plan is in conformance with the local Comprehensive Plan.

BACKGROUND:

On May 17, 2018, the Escambia County Board of County Commissioners adopted a Resolution (R2018-44) amending the Atwood Redevelopment Area Plan as to boundaries only. The amended Plan provides a framework for coordinating and facilitating public and private redevelopment of the area.

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency (CRA) submit the Plan to the local planning agency for recommendation with respect to the conformity with the local Comprehensive Plan. A draft copy of the Plan is attached.

BUDGETARY IMPACT:

Funding sources include the Atwood Tax Increment Financing (TIF), Cost Center 370120.

LEGAL CONSIDERATIONS/SIGN-OFF:

The amended Plan has been reviewed and approved for legal sufficiency by Meredith Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

There is no additional personnel required.

POLICY/REQUIREMENT FOR BOARD ACTION:

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency submit the draft Plan to the local planning agency for recommendation with respect to the conformity with the local Comprehensive Plan.

IMPLEMENTATION/COORDINATION:

Upon the recommendation of approval by the Planning Board, the CRA staff will hold a separate Public Hearing before the BCC for final approval. The CRA will continue to work with these residents, neighborhood associations, and area businesses to implement the plan.

Attachments

Amended Atwood Redevelopment Plan as to boundaries only_PBJuly2018

Atwood MAP_Expanded boundaries only_PBJuly2018



OAK TREES ON KLINGER STREET. CRA STAFF

ATWOOD REDEVELOPMENT PLAN

Escambia County
Community Redevelopment Agency
Neighborhood & Human Services Department

Adopted October 2016
Amended as to boundaries only {Month, Year}

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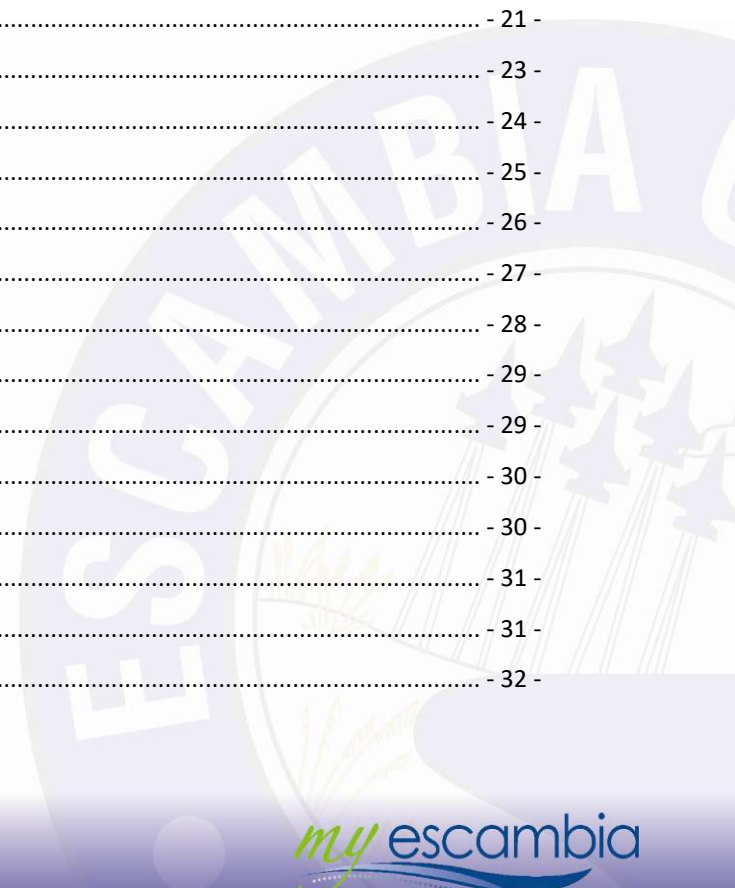
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CHAPTER 1: OVERVIEW

PLAN CONTENT AND ORGANIZATION

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the tools necessary to revitalize deteriorated communities. These tools include the establishment of the Community Redevelopment Agency (CRA) to administer redevelopment plans and delegate certain powers to this agency such as the power to designate certain areas as: slum or blight; propose modification to community redevelopment plans; issue revenue bonds; and approve the acquisition, demolition, removal, or disposal of property.

On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act to allow governments to use tax increment financing (TIF) as a tool for redevelopment. The amended Act also allows a designated CRA to utilize the revenues from the sale of tax increment bonds for specific projects aimed at redeveloping and improving community slum or blight. The location and extent of such areas and redevelopment projects must first, however, be objectively established and so designated by the local governing authority.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects following adoption of a community redevelopment plan as outlined in the Community Redevelopment Act F.S. 163.360. The Redevelopment Plan guides future development and expenditures from the Trust Fund so as to eliminate existing conditions of blight and to create a condition for continued private reinvestment in the district. The Plan provides a framework for coordinating and facilitating public and private redevelopment of the Area. Development and implementation of the Plan involves the efforts of the Agency, the private sector financial and business community and other governmental agencies. Following the adoption of the initial Plan, subsequent modifications and amendments may be adopted by the Governing Body pursuant to F.S. 163.361.

On May 21, 2015, the Board of County Commissioners designated Atwood as a Redevelopment District finding that it was blighted and the area had a shortage of affordable homes for low- and moderate-income households. This designation was necessary in the interest of public health, safety, moral and welfare of the residents in order to eliminate, remedy and prevent conditions of blight. This Redevelopment Plan, developed with broad community involvement, supports the future redevelopment of the Atwood Redevelopment District and is written in compliance with Florida Statutes Part III, Chapter 163.

The Atwood Redevelopment Plan represents the synthesis of a series of planning efforts conducted by the Escambia County Community Redevelopment Agency and area residents and community leaders. The intent of the Redevelopment Plan is to facilitate positive transformation, preservation, and revitalization of the neighborhoods in the Atwood Redevelopment District. Each of the planning initiatives contained herein involved a series of community workshops and meetings designed to create a unified vision for Atwood. The stakeholder-driven planning process integrates several objectives: Enhance the physical environment; preserve residential character; support commercial activity; introduce a diverse mix of uses along primary corridors; pursue new development opportunities; create a community focal point to foster positive change in the District's core; improve the pedestrian environment; and overcome the obstacles to economic development.

To be useful as a long-term redevelopment guide, the Redevelopment Plan must be flexible to accommodate unanticipated changes and should be monitored closely and updated to reflect changes in the economy, public concerns and private sector development opportunities.

The Redevelopment Plan is a comprehensive resource for community leaders and stakeholders engaged in reshaping the social, economic, and physical form of Atwood. Future actions targeted in this area are anticipated to follow the recommendations of the Redevelopment Plan through continued discussions with residents, community stakeholders, and County agencies.

CHAPTER 1: OVERVIEW

This chapter consists of an overview of the plan content and organization, introduction and geographic context and a map of the Atwood District boundary.

CHAPTER 2: INVENTORY & ANALYSIS

This chapter presents a summary of existing conditions, including existing land uses, zoning districts, future land use designations, demographic profile, housing conditions, and neighborhood identity and aesthetics. The summary of inventory results employs data generated by past studies from the Escambia County Community Redevelopment Agency, the Escambia County Property Appraiser GIS database, the 2010 U.S. Census, and University of West Florida’s Haas Center for Business Research and Economic Development.

CHAPTER 3: CONCEPT PLAN

The information generated from the inventory, analysis, and the public involvement phases is the foundation for the recommendations contained in Chapter 3. This chapter details action strategies based on established objectives, providing guidelines for sound development and redevelopment of properties in Atwood.

CHAPTER 4: CAPITAL IMPROVEMENTS

This chapter identifies projects that can be pursued in the short-term, mid-term, and long-term. It also includes anticipated costs for the proposed improvements and funding sources to assist the CRA with budgeting and financial planning.

CHAPTER 5: PROJECT IMPLEMENTATION

This chapter presents the organizational framework and financial strategies that will be required for successful implementation of the Redevelopment Plan. It defines the roles and responsibilities that should be undertaken by the various agencies and stakeholders that are involved in shaping the future development of the Atwood Redevelopment District.

APPENDICES

Five appendices conclude the Redevelopment Plan: A) Public Workshops documentation; B) Statutory Requirements; C) Tax Increment Financing; D) Resolution R2015-64 authorizing the Atwood Redevelopment District; and E) a map of the ECUA proposed Atwood Sewer Expansion Area.

INTRODUCTION & GEOGRAPHIC CONTEXT

Atwood Redevelopment District represents one of multiple unincorporated districts of Escambia County and contains 11 platted neighborhoods, including: Atwood, Charter Oaks, Ferry Pass, Frichez Heights, Gregg Court, Kipling Oaks, Klinger, North Cross Village, Oakhurst, Pandora Place, and Skycrest. The 456-year-old city of Pensacola, around which Escambia County developed, is the closest urban entity to Atwood, and the westernmost city of the Florida Panhandle (Fig. 1.1), the location of a large U.S. naval air station, and a tourist destination for residents of Louisiana, Alabama, and Mississippi. Pensacola’s long and rich history as a trading center occupied by settlers under no fewer than five different flags since the 1550s and its unique white sand beaches have made the city today a popular destination for tourists, which the city capitalizes on by way of its numerous festivals year-round that draw visitors from all areas within Pensacola’s vicinity. Although not a particularly large economic draw, Pensacola’s visitors traveling east on I-10 and North on Davis Highway pass through Atwood on their way to Pensacola and Escambia County’s beaches.

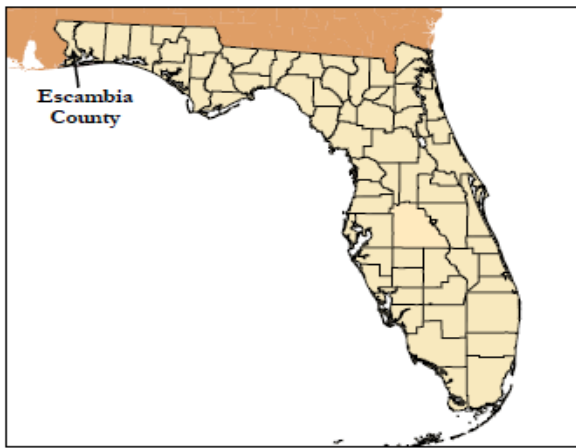


FIGURE 1.1: MAP SHOWING ESCAMBIA COUNTY’S LOCATION IN FLORIDA. ESCAMBIA COUNTY GIS

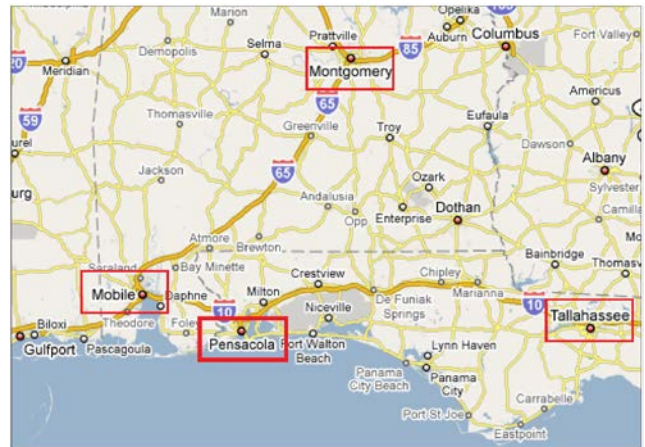


FIGURE 1.2 PENSACOLA’S REGIONAL CONTEXT. GOOGLE MAPS

The southern part of Escambia County is served by Interstate 10 and the Interstate 110 spur that leads south to downtown Pensacola. This metro area is 50 miles east of Mobile, Alabama, 200 miles west of Tallahassee, and 165 miles south of Montgomery, Alabama—the three largest cities in the vicinity of Pensacola (see Fig. 1.2). Commercial air traffic in the Pensacola and greater northwest Florida area is handled by Pensacola Regional Airport.

As elsewhere in the Florida Panhandle, Escambia County’s overall growth in the postwar period has been significantly aided by tourism, even while naval and air force operations continue to support and define much of the character of the Panhandle coast. While the beaches and historic downtowns have prospered, many other areas, particularly in the unincorporated parts of the county, have started to face challenges in economic and residential growth. In 1995, Escambia County established a community redevelopment agency in order to provide direction for urban revitalization and future growth. Since then, a total of nine redevelopment districts were designated for unincorporated parts of the county, including Atwood. These redevelopment districts focus on historic urban residential and commercial centers in Escambia County.

REDEVELOPMENT AREA BOUNDARY

The Atwood Redevelopment District (Fig. 1.3) is bounded by Olive Road and Johnson Ave to the north, Davis Highway and North Hillburn Road Ira Drive to the west, Interstate 10 to the south, and Caminiti Lane to the east. The total area comprises 618.47 acres and is composed of 12 neighborhoods.

ATWOOD REDEVELOPMENT DISTRICT

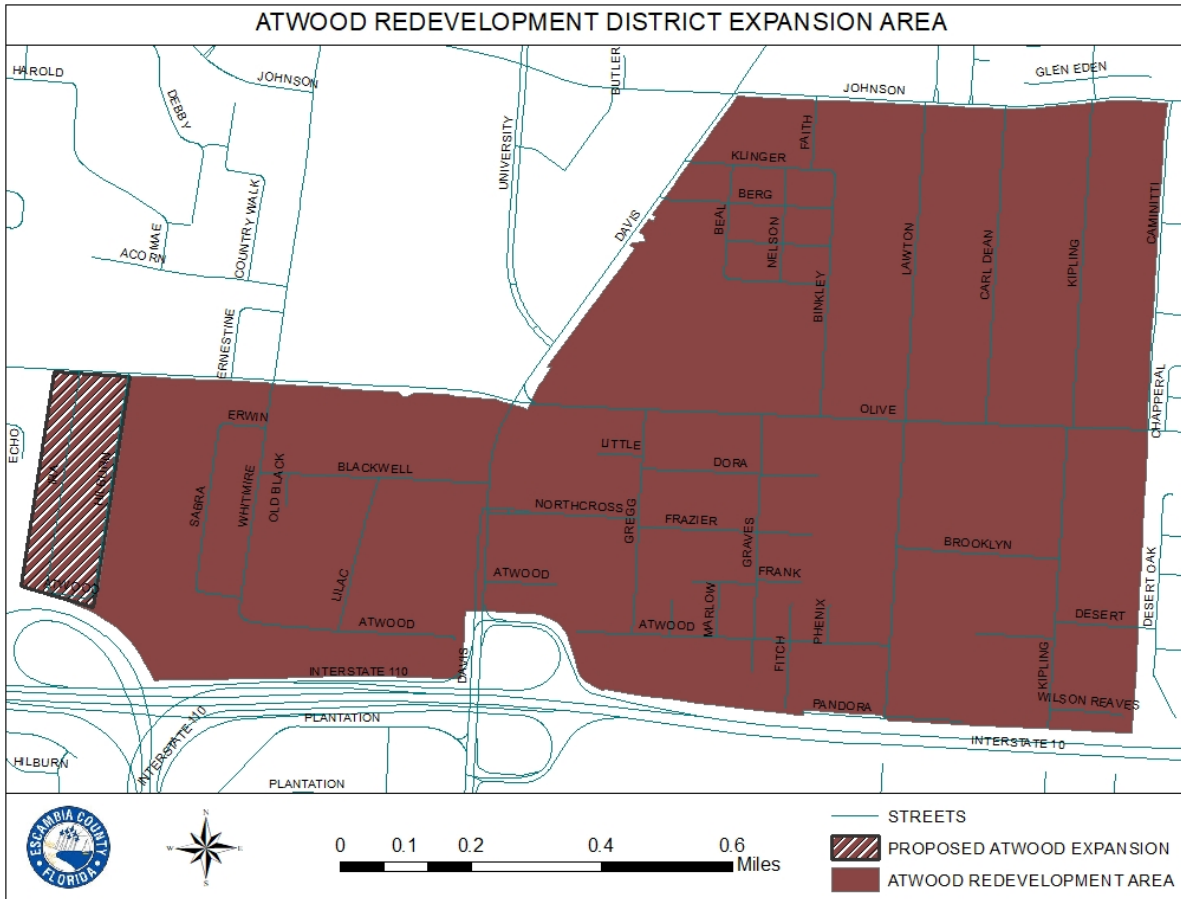


FIGURE 1.3: ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

Atwood is one of Escambia County's nine community redevelopment districts situated immediately north of Interstate 10. It is the first district accessed when entering Escambia County from the east on I-10. (Fig. 1.4.)

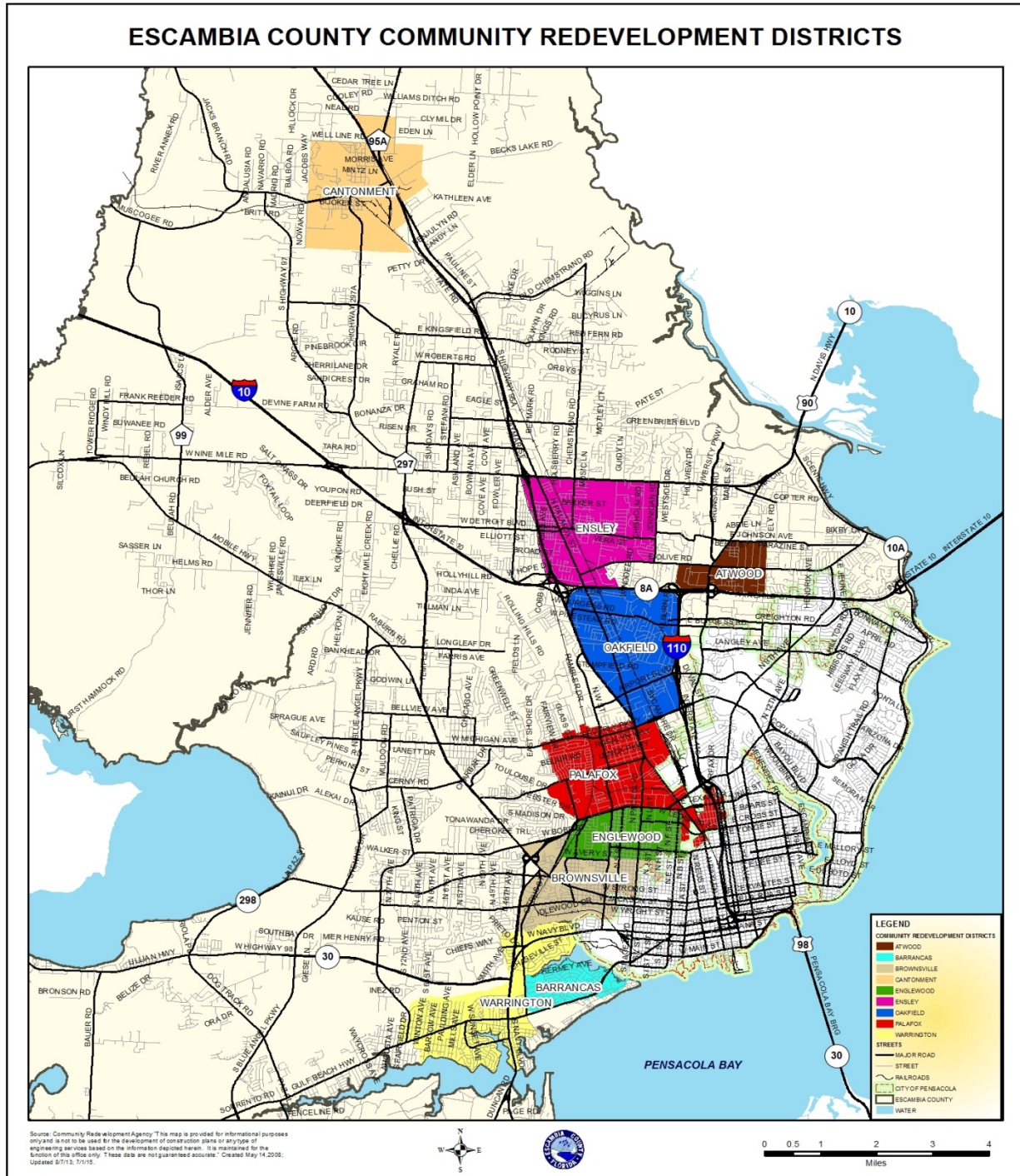


FIGURE 1.4: ESCAMBIA COUNTY'S NINE REDEVELOPMENT DISTRICTS. ESCAMBIA COUNTY GIS

CHAPTER 2: INVENTORY AND ANALYSIS

EXISTING LAND USE

The Atwood Redevelopment District is composed of 848 parcels across 617.47 acres, excluding roads and rights-of-way. Five primary land uses are represented: **Residential** (comprising approximately 65.81% of total land use), **Commercial** (approximately 17.22%), **Vacant** (approximately 7.65%), **Industrial** (approximately 0.92%), and **Institutional** (approximately 3.21%). Other land uses, such as: public properties and utilities comprise the remaining 5.19% of land uses identified in the Redevelopment District. A more detailed description of these land uses follows below.

| Land Use Type | Acreage | Percent |
|--------------------------|---------------|-------------|
| Residential | 406.46 | 65.81% |
| Single-Family Detached | 309.97 | 50.20% |
| Single-Family Attached | 12.09 | 1.96% |
| Multi-Family Residential | 34.82 | 5.64% |
| Mobile Home Park | 7.96 | 1.29% |
| Mobile Home | 41.62 | 6.74% |
| Commercial | 106.3 | 17.22% |
| Industrial | 5.65 | 0.92% |
| Institutional | 19.83 | 3.21% |
| Public | 22.59 | 3.66% |
| Utilities | 9.42 | 1.53% |
| Vacant/Undeveloped | 47.22 | 7.65% |
| Total | 617.14 | 100% |

TABLE 2.1: EXISTING LAND USES IN THE REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

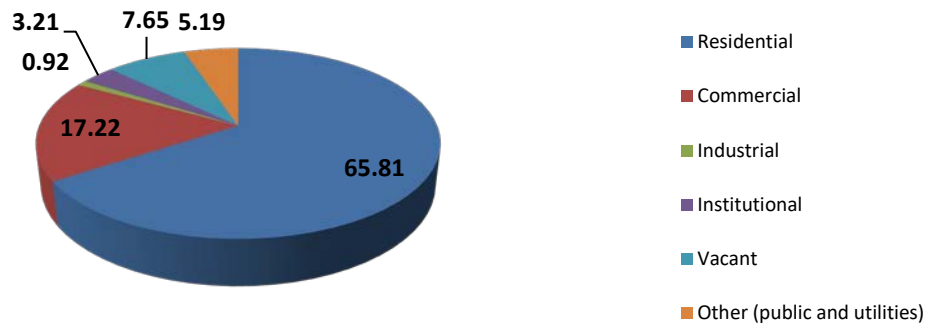


FIGURE 2.1: DISTRIBUTION OF EXISTING LAND USES BY PARCEL COUNT AS A PERCENT OF TOTAL PARCELS. ESCAMBIA COUNTY GIS

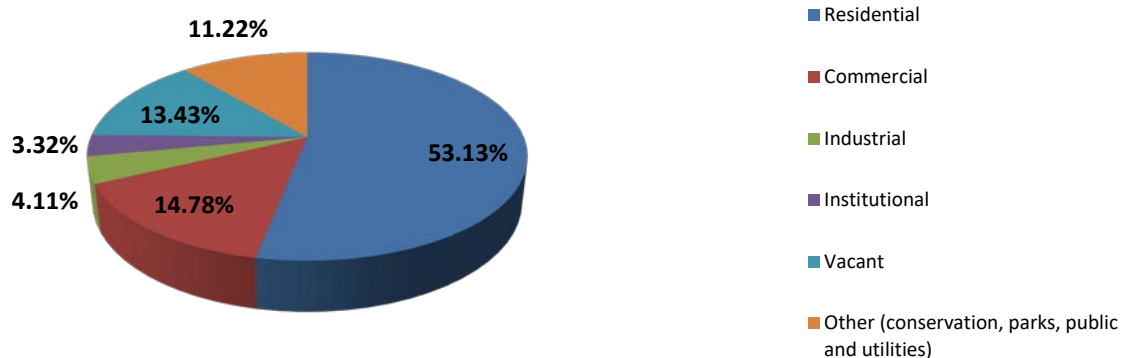


FIGURE 2.2: DISTRIBUTION OF EXISTING LAND USES BY ACREAGE AS A PERCENTAGE OF TOTAL ACRES. ESCAMBIA COUNTY GIS

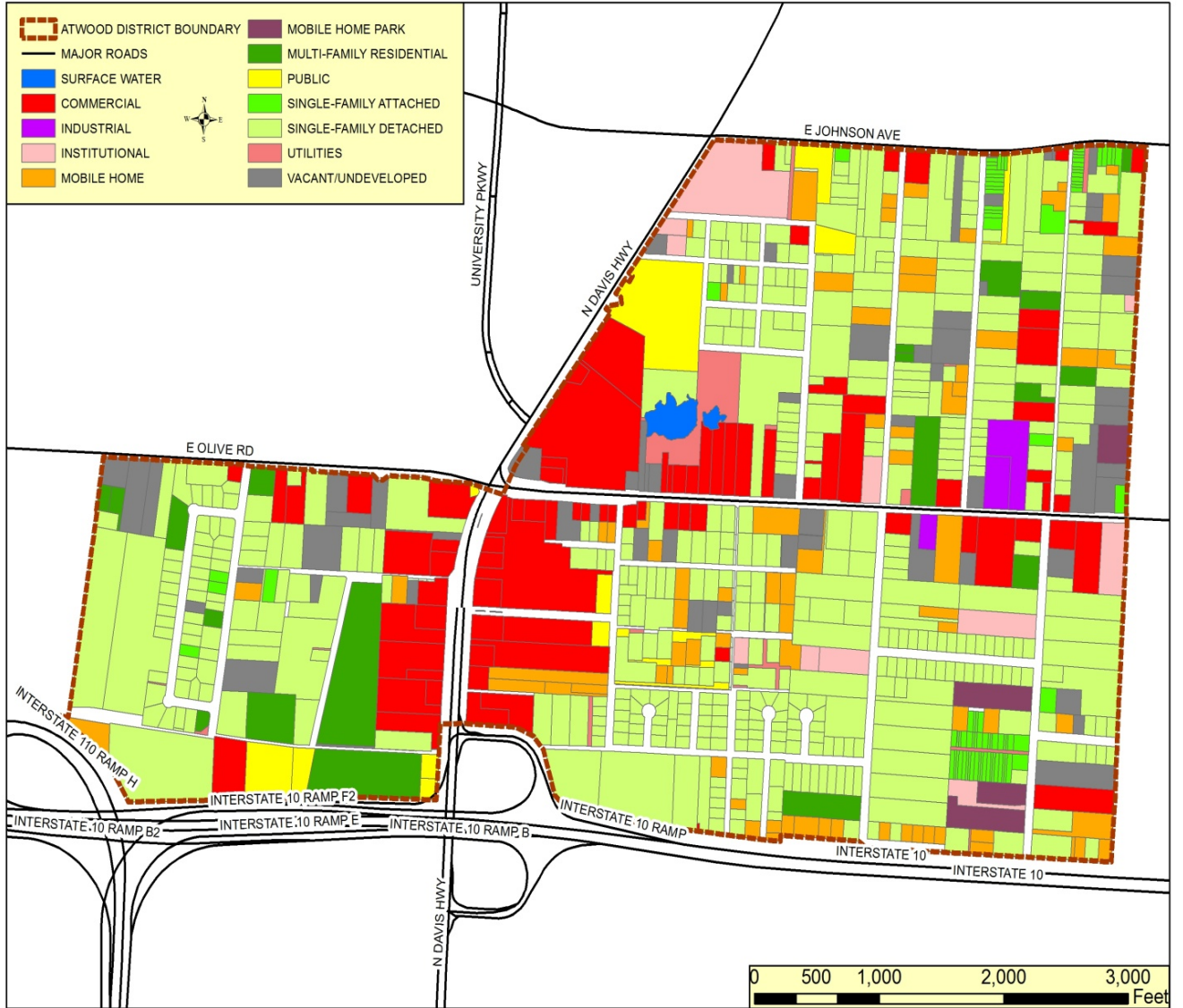


FIGURE 2.3: EXISTING LAND USE IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

RESIDENTIAL

Of the 406.46 acres of residential land, single-family homes account for 322.06 acres, or 52.16% of the total residential acreage of the Redevelopment District. Single-family residential uses account for a total of 549 parcels, or 64.74% of the total number of parcels in the Redevelopment District. This is by far the most dominant land use type in the Redevelopment District. Comprising 41.62 acres (6.74% of the district), mobile homes on individual parcels are the second most common residential use in Atwood.

At a much smaller fraction of residential land use are the other residential types – multi-family (32.82 acres over 19 parcels) and mobile home parks (7.96 acres over 4 parcels). Their combined share of acreage is approximately 6.93% of the residential acreage of the Redevelopment District.



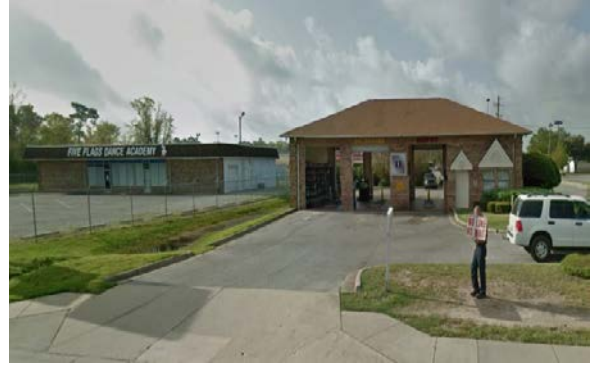
RESIDENTIAL HOMES, ATWOOD REDEVELOPMENT DISTRICT. CRA STAFF

COMMERCIAL

The second-largest land use contingent occupies 106.3 acres, or 17.22% of the total Redevelopment District acreage, covering 83 parcels. These uses are located primarily along the commercially-oriented East Olive Road and North Davis Highway corridors. Smaller concentrations of commercial uses are also found along Kipling Street.

Atwood's two major commercial corridors (East Olive Road and North Davis Highway) are vibrant and well-travelled. Big Box stores are highly-visible and anchor local shopping centers. Unique local restaurants, shops and services round out the commercial offerings along the corridors. Kipling Street also is a mixed-commercial corridor of small businesses and residential uses.

In Atwood, commercial uses are generally stable with many local businesses remaining in place for generations. Atwood's geographic location north of Pensacola serves both the suburban clientele of those who consider themselves living in 'North Pensacola' as well as the more rural residents who live in Gonzalez, Cantonment, Quintette and Molino. Escambia County's rural residents are likely to shop in Atwood as it is the northern most commercial area in the county and it is more convenient for those living in north Escambia to travel to Atwood rather than driving further south into Pensacola.



COMMERCIAL USES, ATWOOD CRD. GOOGLE MAPS

VACANT USES

As a testament to the redevelopment potential of the area, Atwood’s third largest land use category is vacant or undeveloped land. Approximately 7.65% of the redevelopment area consisting of 47.22 acres across 68 parcels is undeveloped. In Atwood, most of the vacant properties are smaller in size and scattered throughout the Redevelopment District.

Vacant structures and abandoned lots are strong indicators of economic distress and lead to deterioration of the physical environment and are detrimental to the investment image of the community. The presence of vacant and underutilized buildings contributes both as an opportunity and a liability for redevelopment. Vacant parcels of considerable size can be assembled to support significant adaptive reuse of underutilized and deteriorating buildings.



Vacant Properties, ATWOOD DISTRICT. GOOGLE MAPS

PUBLIC USES AND UTILITIES

The fourth largest use in the Redevelopment District is public uses and utilities. Public uses in Atwood, as categorized by Escambia County GIS, include a wide variety of uses for the public benefit such as schools and stormwater detention areas. Public uses consist of 14 parcels, spanning 22.59 acres, representing 3.66% of the Redevelopment District.

FUTURE LAND USE & COMPREHENSIVE PLAN

The Escambia County Comprehensive Plan is a guiding document that sets forth goals, objectives, and policies that help define the character, rate of growth, and timing for future development in the County. It also corresponds with the County’s future land use map (Fig. 2.4) that identifies all of the Atwood Redevelopment District as a candidate for mixed-use urban redevelopment.

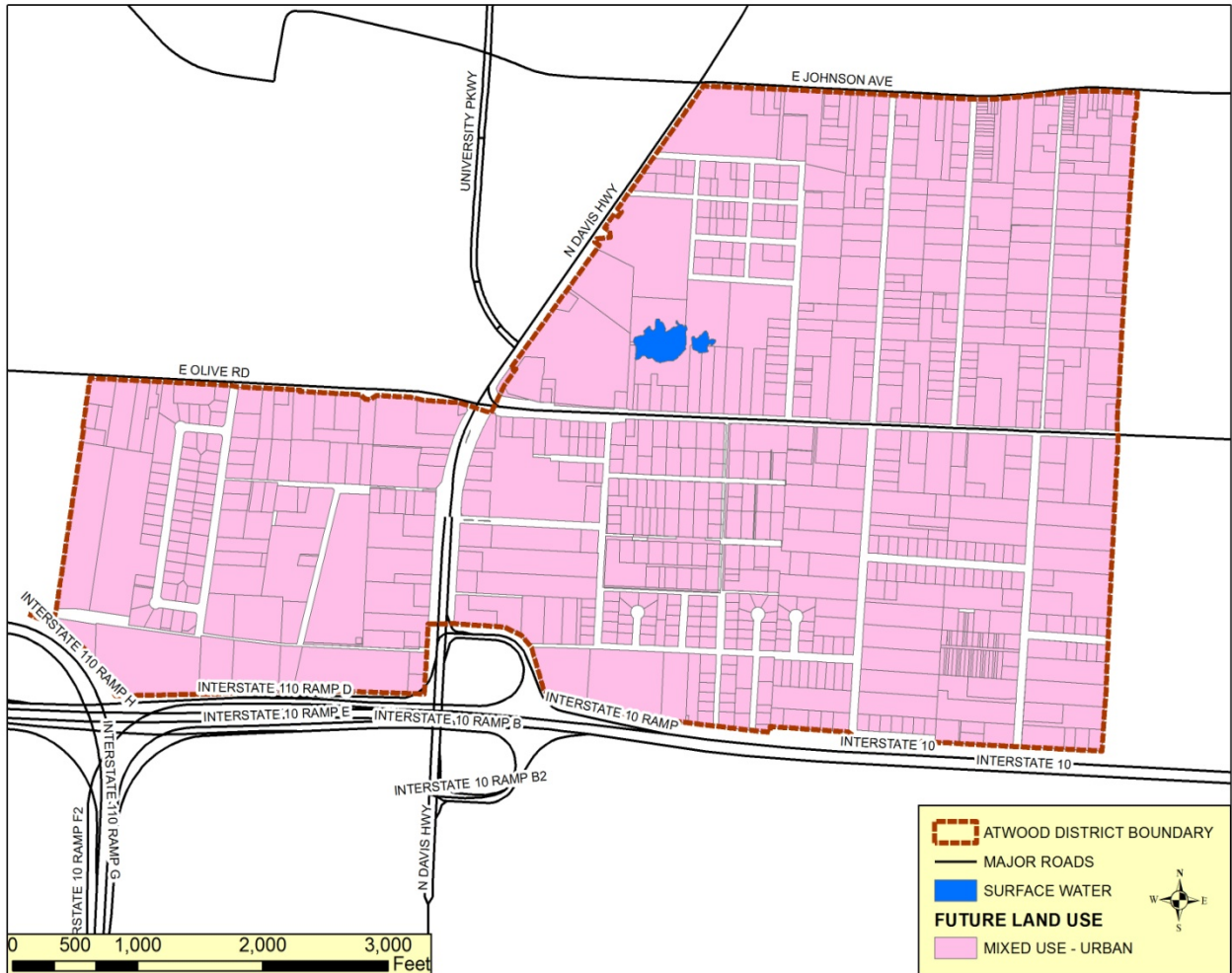


FIGURE 2.4: FUTURE LAND USE IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

The following sections are excerpts from the Goals, Policies and Objectives of the Escambia County Comprehensive Plan. These goals, policies and objectives have a direct impact on the Atwood Redevelopment District and are included below:

Chapter 7: Future Land Use (FLU) Element

GOAL FLU 1 FUTURE DEVELOPMENT PATTERN

Escambia County will implement a planning framework that defines, supports and facilitates the desired future development pattern in Escambia County while protecting and preserving natural and historic resources.

OBJECTIVE FLU 1.1 Growth Strategies

Apply accepted planning principles and utilize innovative and flexible planning strategies to achieve orderly and balanced growth and development.

OBJECTIVE FLU 1.3 Future Land Use Map (FLUM) Designations

Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.

POLICY FLU 1.3.1 Future Land Use Categories General descriptions, range of allowable uses and residential densities and non-residential intensities for all future land use categories in Escambia County in the Atwood Redevelopment District are listed below:

FLUM Mixed-Use Urban (MU-U)

General Description: Intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

Range of Allowable Uses: Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.

Standards: Residential Maximum Density 25 du/acre, Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR), and Maximum Intensity: 2.0 FAR. Escambia County intends to achieve the following mix of land uses for new development within a ¼ of mile arterial roadways or transit corridors by 2030: Residential – 8% to 25%, Public/Rec./Inst. – 5% to 20%, Non-Residential: Retail/Service – 30% to 50%, Office – 25% to 50%, and Light Industrial – 5% to 10%. In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated: Residential – 70% to 85%, Public/Rec/Inst.– 10% to 25%, and Non-Residential – 5% to 10%.

OBJECTIVE FLU 1.4 Protect Existing Communities

Escambia County will protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active code enforcement program.

POLICY FLU 1.4.1 Nonconformity Escambia County will prohibit the expansion of nonconforming land uses or structures within the County. The LDC will restrict any activity that would expand the land use in question, improve structures or expand improvements associated with a nonconforming land use.

POLICY FLU 1.4.2 Code Enforcement Escambia County will conduct a combination of complaint-driven and systematic code enforcement actions to reduce property maintenance code violations.

OBJECTIVE FLU 1.5 Sustainable Development

Escambia County will promote sustainable development by encouraging compact, mixed- and multi-use land patterns.

GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES

Escambia County will promote urban strategies for compact development, the efficient provision of infrastructure and urban services, and the protection of natural resources. Urban strategies will include infill development, mixed-use development and coordinated land use and transportation planning.

OBJECTIVE FLU 2.1 Urban Development

Direct growth toward those areas where infrastructure and services exist to support development at approved densities and intensities.

POLICY FLU 2.1.1 Infrastructure Capacities Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

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

OBJECTIVE FLU 2.3 Infill Development

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

POLICY FLU 2.3.1 Area Designation All Community Redevelopment Areas as adopted by the BCC, are hereby designated as an Urban Infill and Redevelopment Area in conformance with Florida Statutes.

POLICY FLU 2.3.2 Community Redevelopment Areas Escambia County will use its fiscal resources to encourage infill residential, commercial and public development, particularly in the Community Redevelopment Areas.

OBJECTIVE FLU 2.4 Community Redevelopment

The Community Redevelopment Agency (CRA) will continue to implement the recommendations of the Community Redevelopment Strategy, as may be updated from time to time.

POLICY FLU 2.4.1 Strategy The CRA and other County agencies will implement the recommendations of the Community Redevelopment Strategy through the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans.

POLICY FLU 2.4.2 Block Grants Escambia County will direct its Community Development Block Grant (CDBG) efforts primarily to the Community Redevelopment Areas, but in any case, the program requirements promulgated by the U.S. Department of Housing and Urban Development (HUD) will be met.

Chapter 8: Mobility Element

The purpose of the Mobility Element, serving as the Transportation Element, is to establish the desired and projected transportation system in Escambia County and to plan for future motorized and non-motorized traffic circulation systems. This element provides guidelines to prepare for and establish an effective multi-modal transportation system.

GOAL MOB 1 TRANSPORTATION

Escambia County will provide a safe, cost-effective and functional roadway and transportation system for all residents and visitors to Escambia County.

OBJECTIVE MOB 1.1 Transportation System

Continue to provide a safe, convenient, efficient and cost-effective multimodal transportation system and roadway network for present and future residents.

POLICY MOB 1.1.3 Non-motorized Transportation All new public road construction projects in urban areas or community redevelopment areas shall accommodate non-motorized transportation. At a minimum, sidewalks and bicycle facilities should be included. Consideration should also be given to include storage racks, striping, or signage.

POLICY MOB 1.1.11 Required Bicycle and Pedestrian Facilities Escambia County will encourage through private/public partnerships the installation of sidewalks along the street frontage of new development (including but not limited to new development along routes shown on the TPO Bicycle and Pedestrian Plan, the County's Bicycle and Pedestrian Plan, or the "Transportation Alternative" Plan) to provide connectivity and utility for existing sidewalks in the vicinity of the development.

POLICY MOB 1.1.12 Coordination with School District and Sidewalk Planning Participation Escambia County will coordinate with the Escambia County School District regarding new school siting and needs at existing schools when determining locations for improvements to pedestrian facilities. Escambia County will also seek public input from citizens, the Escambia County School District, and the development community regarding sidewalk needs and priorities.

OBJECTIVE MOB 1.2 Transportation and Land Use

Assure the continual coordination of land use decisions with the future traffic circulation system by coordinating traffic circulation improvements with the FLUM and maintaining consistency between land use decisions and traffic circulation system improvements.

POLICY MOB 1.2.2 Non-motorized Transportation Facilities Escambia County will provide or require the provision of non-motorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner. This may include the construction of sidewalks, bike lanes, installation of signage, striping of roadways, or the like so as to accommodate non-motorized transportation facilities.

GOAL MOB 2 TRANSIT

Escambia County will encourage the provision and use of a safe, efficient and financially feasible mass transit transportation system, which is responsive to community needs, consistent with land use policies, and environmentally sound and promotes economic opportunity and energy conservation.

OBJECTIVE MOB 2.2 Mass Transit and Growth Patterns

Operate an efficient and accessible fixed route mass transportation service in support of the projected growth patterns of the service area while maintaining or increasing ECAT's operating ratio.

POLICY MOB 2.2.1 Route Modernization ECAT shall modernize service from the existing radial route system into a modified grid system to improve efficiency.

POLICY MOB 2.2.2 Service Area Adjustments ECAT will realign or adjust existing routes to provide service to areas requiring service while at the same time reducing service to lower use areas in order to provide more efficient service to more riders at comparable cost.

Chapter 9: Housing Element

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary and affordable housing for all residents of Escambia County. In particular, the goals, objectives and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low and very-low income housing, group homes, foster care facilities and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as the residents of Escambia County, regarding redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance and critical housing assistance programs.

GOAL HOU 1 Provision of Housing

Escambia County will provide safe, sanitary and affordable housing for the current and future residents of the County.

OBJECTIVE HOU 1.1 Housing Delivery Process

Provide guidance and direction to both the public and private sectors to assist in the provision of adequate housing that varies in type, density, size, tenure, ownership, cost and location.

POLICY HOU 1.1.1 Residential Areas The Escambia County Future Land Use Map FLUM and Zoning maps will identify areas suitable for residential development and/or redevelopment.

OBJECTIVE HOU 1.2 Affordable Housing

Assure the provision of safe, sanitary and affordable housing for moderate, low and very-low income residents.

POLICY HOU 1.2.1 Definition Escambia County shall define affordable housing as housing with costs, including monthly rents or mortgage payments, taxes, insurance, and utilities, not exceeding 30 percent of the amount that represents the percentage of the median adjusted gross annual income for the households in Florida Statutes as amended.

POLICY HOU 1.2.2 Location Escambia County will allow the location of affordable housing in any residential FLUM category provided the housing is compatible with all applicable rules and regulations of the LDC.

POLICY HOU 1.2.3 Development Types Escambia County will promote affordable housing opportunities by allowing cluster developments, zero-lot line developments, planned unit developments and other types of housing layouts that may reduce the cost of individual dwelling units.

POLICY HOU 1.2.4 Mobile or Manufactured Home Location Escambia County will encourage the use of modular homes, mobile, and/or manufactured as a type of housing as defined by Florida Statutes within the appropriate zoning and FLU categories.

OBJECTIVE HOU 1.4 Existing Neighborhoods and Redevelopment

Protect the character of existing residential neighborhoods, provide opportunities for redevelopment and infill development and reduce the number of substandard housing units through the continued implementation of structural and aesthetic improvement programs such as but not limited to: preservation and infill, regulation enforcement, construction inspection, improvement aid, unsafe building abatement, substandard home removal, infrastructure improvement, and rental units and housing stock conservation/rehabilitation.

OBJECTIVE HOU 1.5 Relocation Assistance

Provide housing assistance, including relocation housing for persons displaced by public programs, projects or housing rehabilitation.

POLICY HOU 1.5.1 Grants Escambia County will pursue grants to provide for relocating moderate, low, and very low income persons displaced during the housing rehabilitation process.

POLICY HOU 1.5.2 County Policy Escambia County will utilize its "Relocation Policy" that was developed in compliance with Public Law 93-383 (The Housing and Community Development Act of 1974) and adopted by the BCC on November 28, 1988, including any revisions thereto.

OBJECTIVE HOU 1.6 Housing Programs

Continue implementation of critical housing programs. Implementation will include, but not be limited to, County/Private partnerships, County/City partnerships, private non-profit, and technical assistance providers.

POLICY HOU 1.6.1 Program Information Escambia County will continue its housing outreach program to assure dissemination of housing information.

POLICY HOU 1.6.2 Non-discrimination Escambia County will enforce its nondiscrimination policies and provisions so as to ensure access to housing opportunities by all segments of the County's population.

POLICY HOU 1.6.3 Low-Interest Mortgage Loans Escambia County will cooperate with appropriate local, state and federal agencies to facilitate bond-backed low- interest mortgage loans for homes purchase by qualified individuals or families.

POLICY HOU 1.6.4 Housing Finance Authority Escambia County will participate with the Escambia County Housing Finance Authority (HFA) in the issuance of bonds to provide low interest mortgage loans for home purchases by qualified families.

POLICY HOU 1.6.5 State and Federal Assistance Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.

POLICY HOU 1.6.6 Neighborhood Enterprise Division (NED) Escambia County will provide affordable homeownership opportunities and home repair assistance opportunities for moderate, low, and very low income homebuyers and homeowners.

POLICY HOU 1.6.7 SHIP Fund Initiatives Escambia County will use State Housing Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of Florida Statutes.

Chapter 10: Infrastructure Element

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems and rural and agricultural areas, and preserve the public health, safety, and general welfare of Escambia County's citizens.

GOAL INF 1 WASTEWATER

Escambia County shall ensure the provision of environmentally safe and efficient wastewater collection, treatment, and disposal concurrent with the demand for such services.

OBJECTIVE INF 1.1 Provision of Wastewater Service

Ensure the safe and efficient provision of wastewater services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

POLICY INF 1.1.1 Service Agreements Wastewater service shall be provided at established levels of service within Escambia County consistent with the Interlocal Agreement between the County and the ECUA, the Escambia County Utilities Authority Act, Chapter 2001-324, Laws of Florida, and agreements with other wastewater providers.

POLICY INF 1.1.2 Provider Consistency with Plan Escambia County will coordinate with ECUA and other providers relative to their capital improvements and program formulation to assure consistency with this Comprehensive Plan. Sewer availability will also be defined in Florida Statutes.

POLICY INF 1.1.4 Required Septic Tank Retirement Escambia County will, in coordination with the Escambia County Health Department and wastewater service providers, require all onsite sewage treatment and disposal system (i.e., septic tank) users to connect to an available central sewer system within the times prescribed Florida Statutes.

POLICY INF 1.1.5 Coordination on System Expansions Escambia County shall coordinate with ECUA and other wastewater service providers on the extensions of sanitary sewer collection lines and the siting or increase in capacity of wastewater treatment facilities to meet future needs.

GOAL INF 3 STORMWATER MANAGEMENT

Escambia County will ensure the provision of environmentally safe and efficient stormwater management concurrent with the demand for such services.

OBJECTIVE INF 3.1 Provision of Stormwater Management

Ensure the safe and efficient provision of stormwater management through maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

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

Chapter 13 Recreation and Open Space Element

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of Escambia County through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, beaches and public access to beaches, open spaces and waterways.

LAND DEVELOPMENT REGULATIONS

Atwood’s land is divided into five zoning categories. Two primary zoning categories represented in the Atwood Redevelopment District are residential and Commercial. As with land use, the share of each zoning designation reflects the dominance of the corresponding land use, with residential (HDMU, HDR, and MDR) occupying 66.99% of the total acreage and commercial (Commercial and HC/LI) occupying 33.01% (Table 2.2). Atwood’s zoning categories are mapped in Figure 2.5 and described below.

| Zoning Category | Acreage | Percent |
|-----------------|---------------|-------------|
| HDMU | 298.62 | 48.35% |
| HDR | 28.14 | 4.56% |
| MDR | 86.98 | 14.08% |
| Commercial | 201.79 | 32.67% |
| HC/LI | 2.1 | 0.34% |
| Total | 617.63 | 100% |

TABLE 2.2: DISTRIBUTION OF ZONING CATEGORIES. ESCAMBIA COUNTY GIS

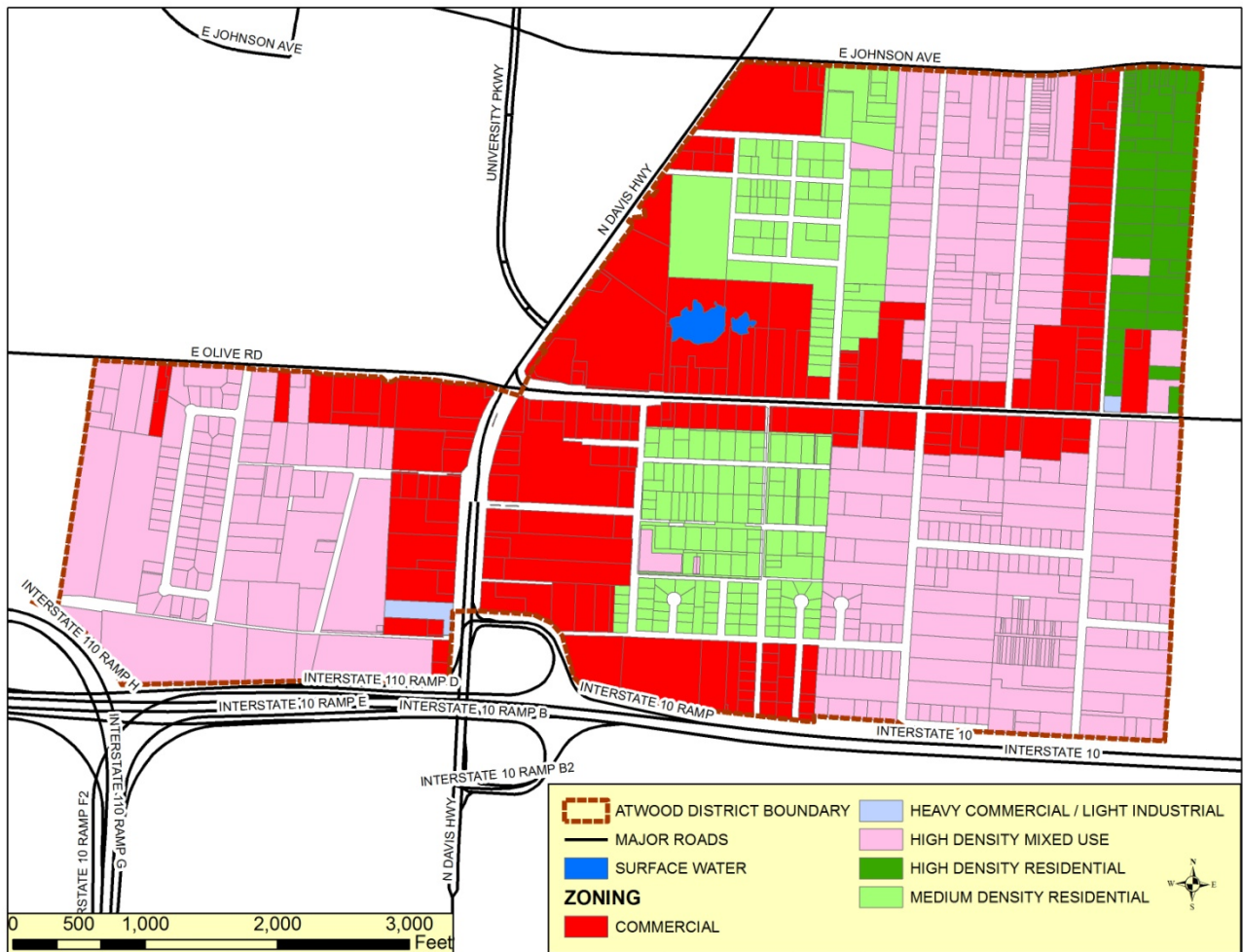


FIGURE 2.5: ZONING CATEGORIES IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

High Density Mixed-Use district (HDMU): The High Density Mixed-use district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

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

Medium Density Residential district (MDR): The Medium Density Residential district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Commercial district (Com): The Commercial 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.

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

PARCEL SIZE

The size of parcels (Fig. 2.6) has a significant impact on redevelopment potential for any proposed project. Typically, older subdivision plats and commercial properties may be too small for redevelopment and may exhibit non-conformance with current zoning codes.

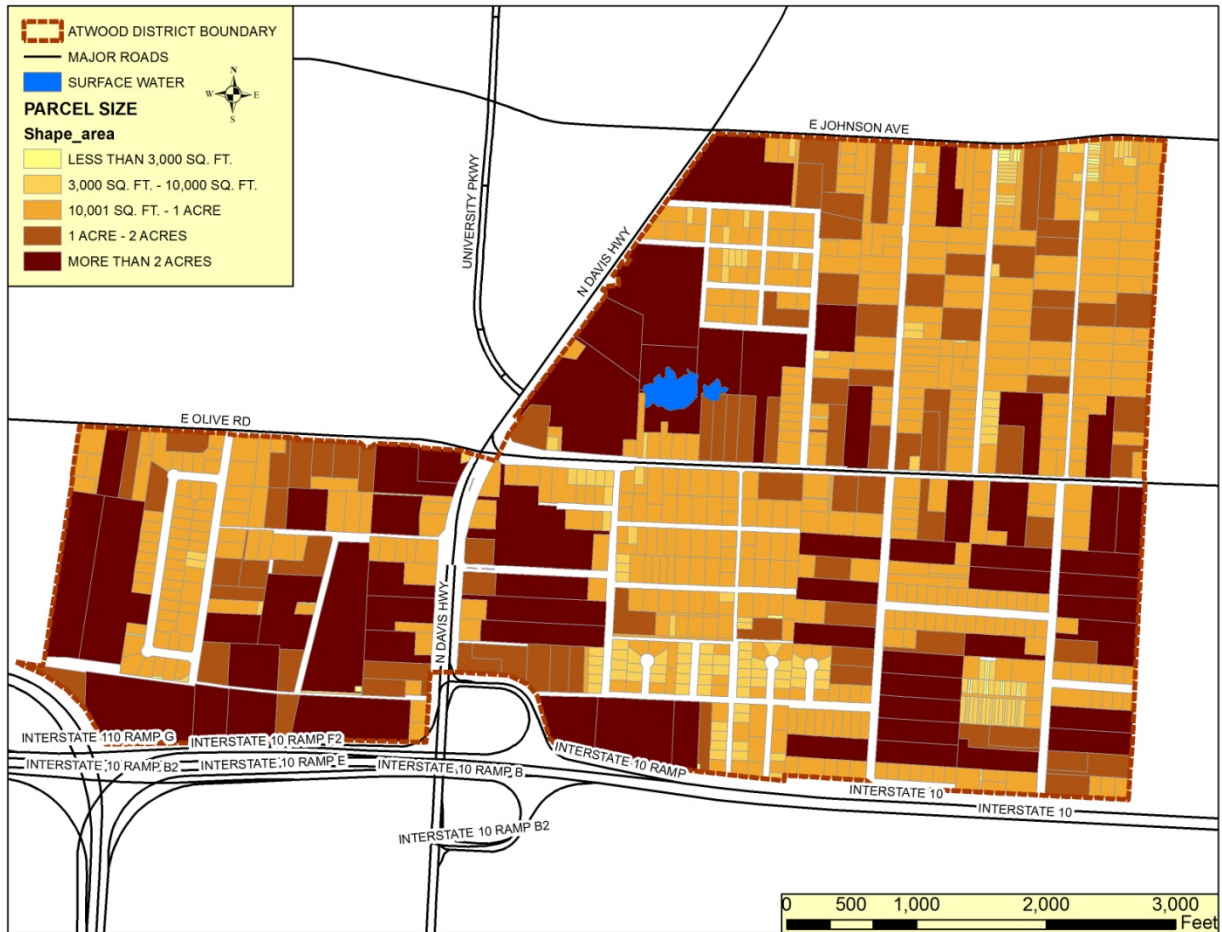


FIGURE 2.6: PARCEL SIZE IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

Table 2.5 summarizes the parcel counts and distribution of various parcel sizes. The majority (58.48%) of parcels in Atwood are between 10,000 square feet to 1 acre (43,560 square feet) in size. The next most common parcel sizes in Atwood are lots that are between 3,000 to 9,000 square feet – representing nearly 18.20% of the Redevelopment District.

| Parcel Size | Count | Percent |
|-----------------------------|------------|------------|
| < 3,000 square feet | 39 | 4.44% |
| 3,000 – 9,999 square feet | 160 | 18.20% |
| 10,000 square feet – 1 acre | 514 | 58.48% |
| 1-2 acres | 106 | 11.95% |
| > 2 acres | 61 | 6.94% |
| Total | 879 | 100 |

TABLE 2.3: DISTRIBUTION OF PARCEL SIZE. ESCAMBIA COUNTY GIS

HOUSING CONDITION

Housing conditions in the Redevelopment District are mostly dilapidated and poor. The distribution of substandard housing is clustered throughout the Redevelopment District (Fig. 2.7), while the neighborhoods of Ferry Pass and Oakhurst contain a relatively higher concentration of poor quality housing compared to the rest of Atwood.

CRA staff conducted a neighborhood housing survey throughout the Atwood Redevelopment District. Houses were evaluated based upon the following established conditions criteria:

1. **Excellent condition** – None or very minor repair required.
2. **Good condition** – Possibly requiring paint. There may be evidence of aging. No structural repair necessary.
3. **Fair condition** – Repair or rehabilitation is required. Shingles may be curling. There may be evidence of the need for energy improvements. Roofing may be required as well.
4. **Poor condition** – Obvious structural damage exists. The Entire structure may be leaning, the floor may be settling in places, and there may be evidence of water damage.
5. **Dilapidated condition** – Typically beyond feasible rehabilitation and in need of demolition. The building may be burned out or otherwise structurally unsafe. Portions of the structure may already be down.

Conditions of deterioration in a neighborhood are a negative influence on surrounding residents, and the condition of these units can be a deterrent to continuing investment and maintenance of other units. Of the 777 houses in Atwood, over 48.2% are in either poor or dilapidated condition and 51.7% is in fair condition.

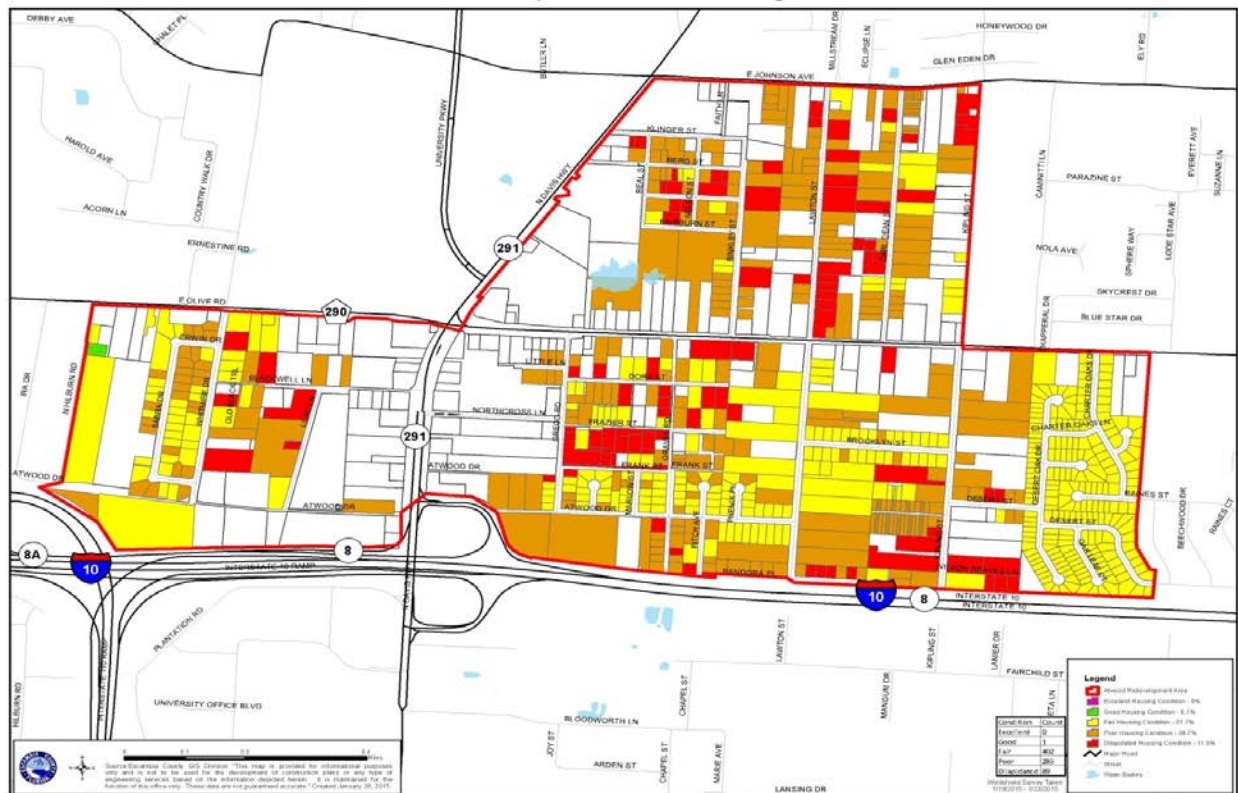


FIGURE 2.7: HOUSING CONDITIONS IN THE ATWOOD REDEVELOPMENTDISTRICT. ESCAMBIA COUNTY GIS

TRANSPORTATION AND INFRASTRUCTURE

Vehicular circulation through Atwood’s commercial corridors is logical and efficiently planned. Davis Highway intersects Olive Road and E Johnson Ave as grade-separated interchanges that keeps the north-south flow of traffic unhindered. E. Johnson Avenue and E. Olive Road provide the primary east-west access through the residential and lesser commercial areas of the redevelopment area.

Atwood has a traditional city-like street grid with a traditional interconnected street layout that connects to neighboring residential areas.

Olive Road East is a Roadway Reconstruction and Drainage project located east of Davis Highway. 2.3 miles of roadway reconstruction will be completed from Davis Highway to Johnson Avenue. Construction will include a two-lane curb and gutter with a center continuous left-turn lane; bike paths; sidewalks; re-alignment of Johnson Avenue with Harbour Square Drive and a complete overhaul of the drainage system, including two stormwater ponds and other safety improvements will be incorporated into the project. This project will be constructed in two phases. Construction of Phase one is currently underway and is estimated to be completed by April 2017. Phase two is construction is anticipated to start in 2017.

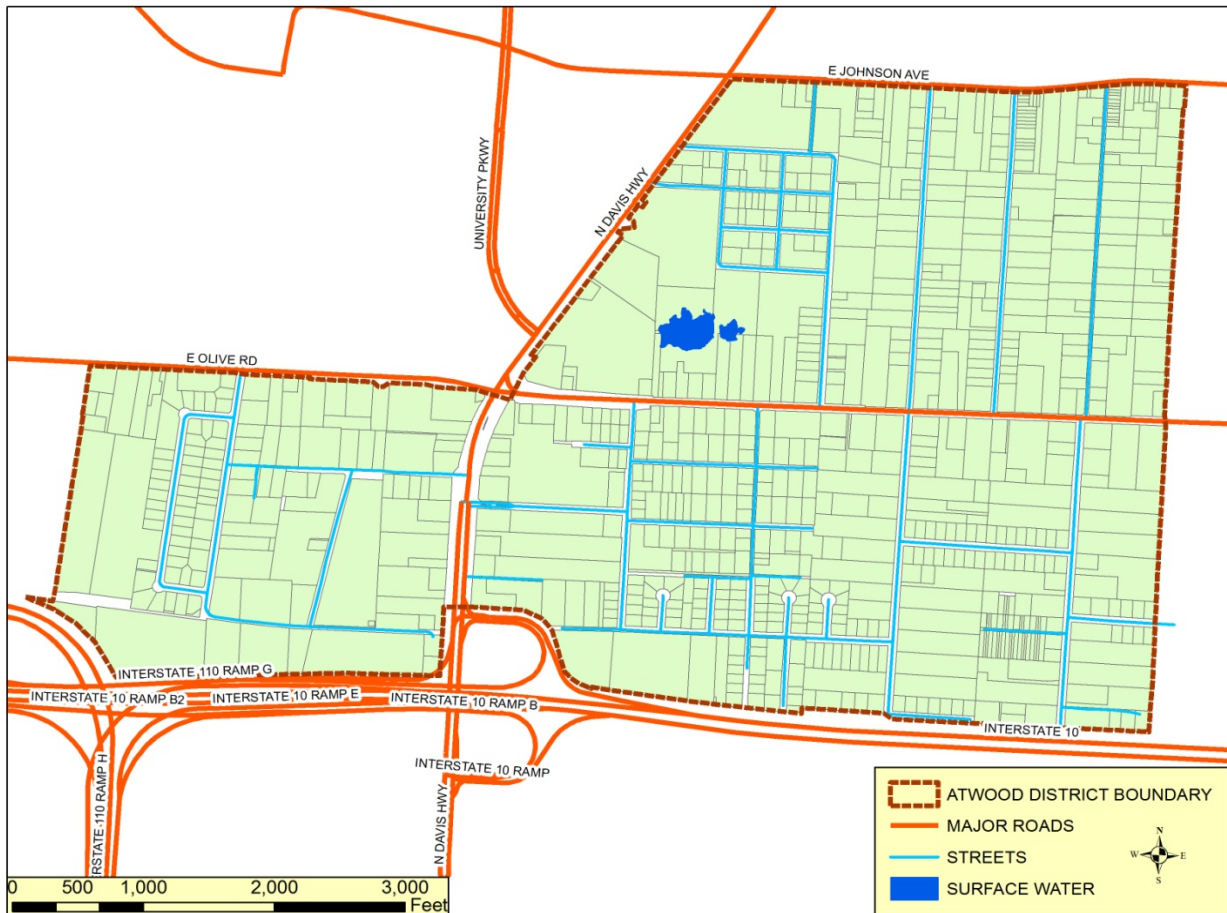


FIGURE 2.8: VEHICULAR CIRCULATION IN THE ATWOOD REDEVELOPMENT DISTRICT ESCAMBIA COUNTY GIS

PEDESTRIAN CIRCULATION

Pedestrian circulation in Atwood is deficient. Atwood does not have an interconnected sidewalk network throughout the District. Sidewalks are only located along the commercial corridor on N Davis Highway and extends a few feet east & west on E Olive Rd where the two intersect.

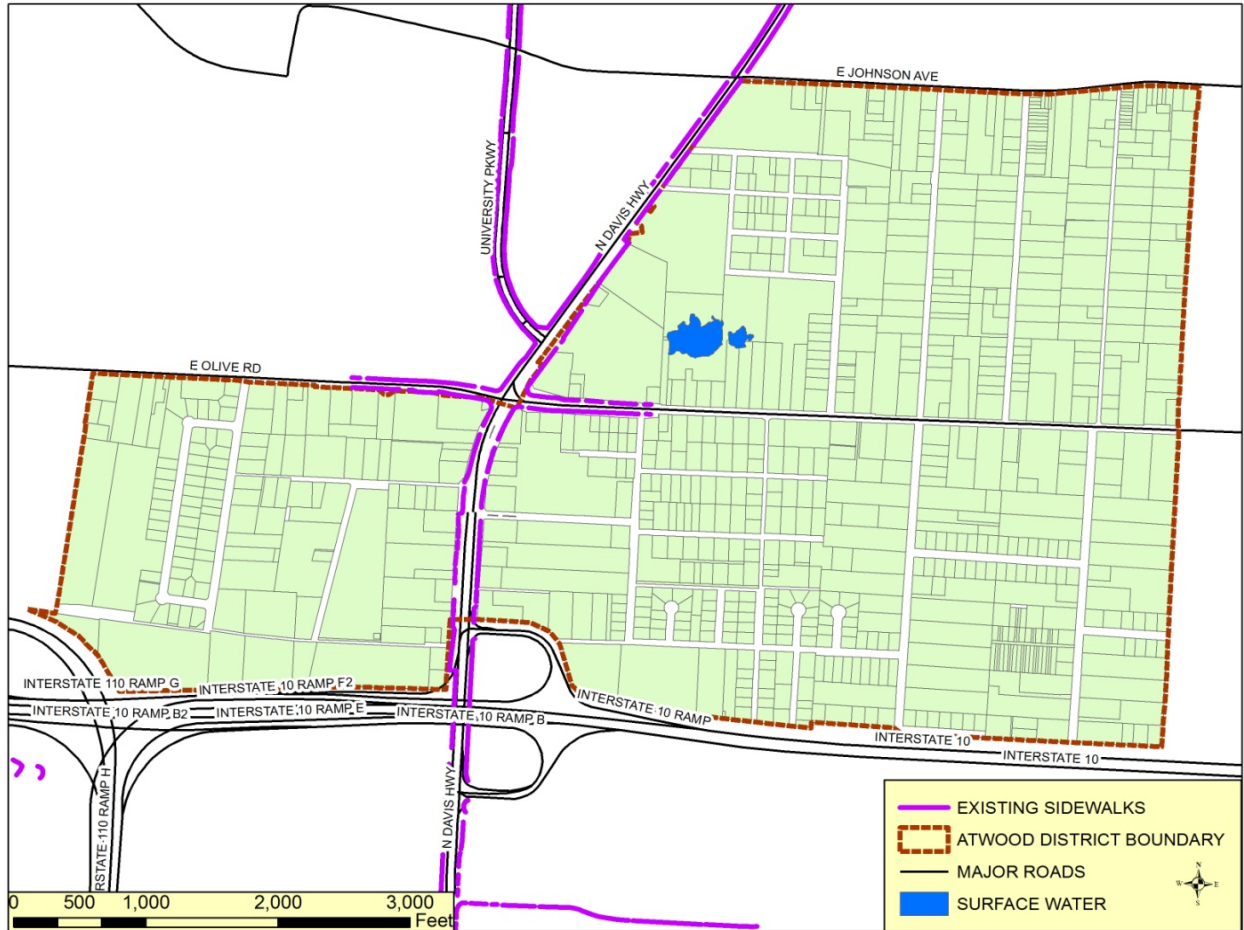


FIGURE 2.9: SIDEWALKS IN ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

The Olive Road East Roadway Reconstruction and Drainage will include bike lanes and sidewalks on E Olive Rd throughout the length of this heavily-travelled corridor from Davis Highway to E. Johnson Ave in the Redevelopment District.

With the funded and planned improvements in the Atwood Redevelopment District, pedestrian circulation will be vastly improved throughout the district. See concept map with proposed sidewalks Fig 3.1.

SANITARY SEWER

The sewer network in Atwood is concentrated in the northern residential area of district above Olive Road and scattered along Davis Highway in the Commercial Corridor. Sewer is available in the Klinger, Skycrest and Kipling Neighborhoods. Sewer service is also limited to businesses on Davis Highway from I-10 to Oliver Rd.

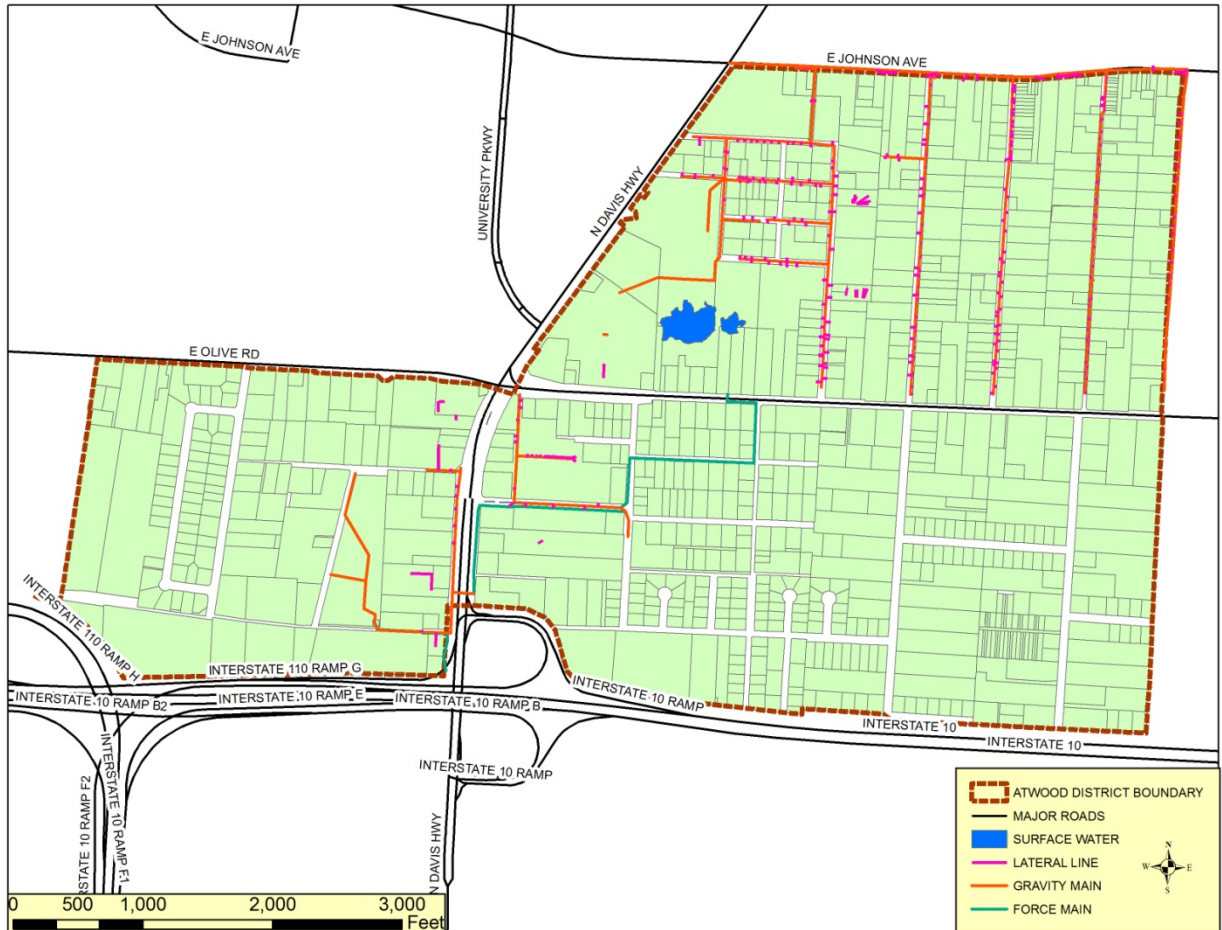


FIGURE 2.10: SEWER LINES IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

SEWER EXPANSION

To ensure that sewer is available to all neighborhoods within the Atwood Redevelopment District, the sewer system will be expanded to the south side of Olive Rd. (see figure 2.11). The expansion will be completed in two phases. Phase one is the Atwood East Expansion and Phase two is the Whitmore Expansion.

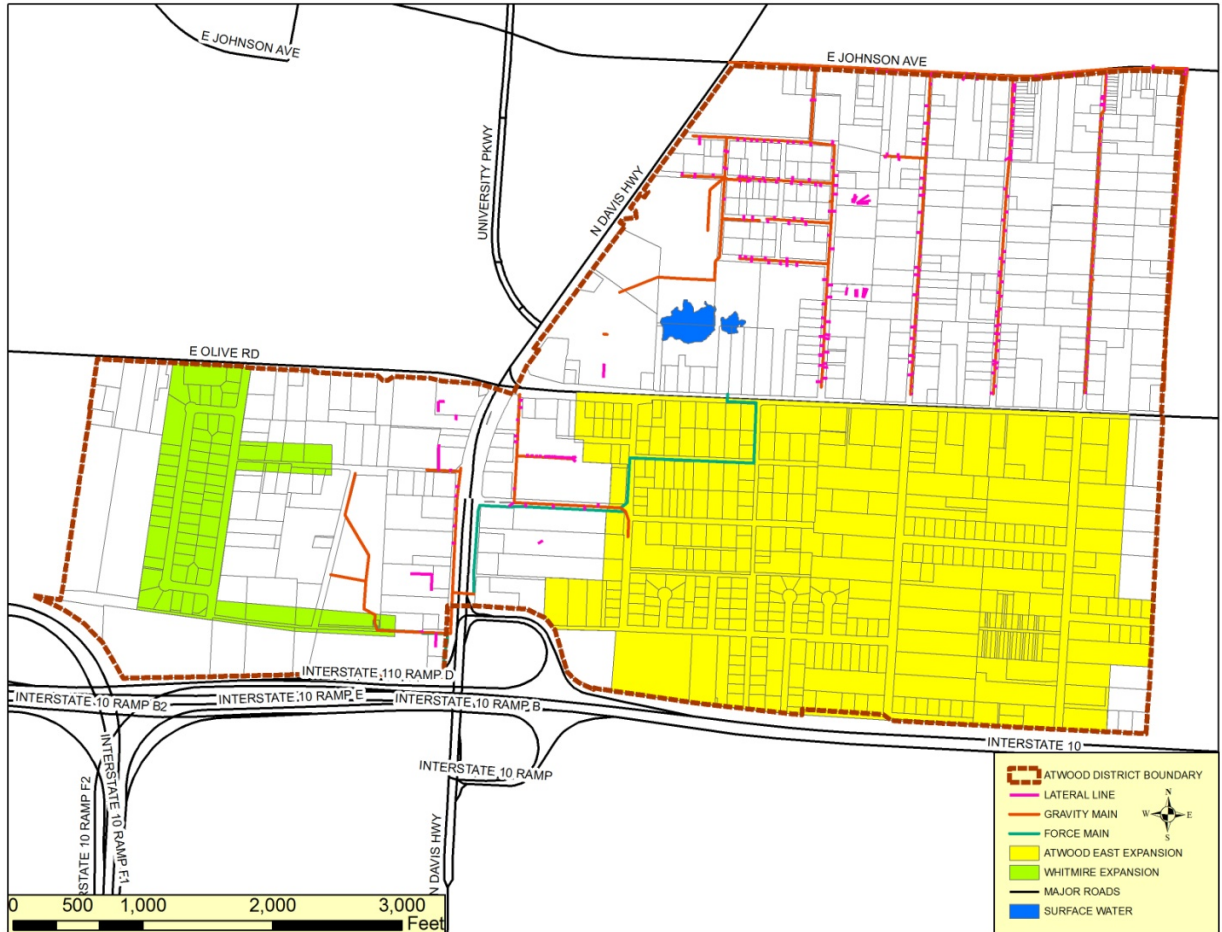


FIGURE 2.11: SEWER LINES IN THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

DEMOGRAPHICS

This section uses data provided by Nielsen Site Reports as compiled by the Haas Center of University of West Florida to discuss the demographic, housing and economic conditions in the Atwood Redevelopment District and compare them to the same conditions across the whole of Escambia County.

POPULATION

Atwood's population has been very stable over the past fifteen years and is expected to remain so in the near future. The 2000 Census identified 2,362 residents and 2,939 residents in 2010. Estimated population in 2015 was 3,136. Projected population in 2020 is 3,363. Population in the Redevelopment District increased 24.40% from 2000-2010 and increased 6.72% from 2010-2015. Atwood is expected to grow 7.24% from 2015-2020.

As reflected in Table 2.4 below, the Atwood Redevelopment District is growing at a much faster pace than the county as a whole. In the period from 2000-2010, Atwood Redevelopment District grew 6.72%. Population grew slower in Escambia County from 2010-2015 with a growth rate of 3.03%. Projected growth rate of the county as a whole is expected to pick up to 4.49% from 2015-2020.

| POPULATION
Location | 2010 | 2015 | % change
from 2010 | 2020
(estimated) | % change
from 2014 |
|------------------------|---------|---------|-----------------------|---------------------|-----------------------|
| Atwood CRD | 2,939 | 3,136 | 6.72% | 3,363 | 7.24% |
| Escambia County | 297,619 | 306,630 | 3.03% | 320,397 | 4.49% |

TABLE 2.4 POPULATION. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

HOUSEHOLDS

Household data (Tables 2.5 and 2.6) are important indicators of housing demand, household characteristics, and market potential in a community. The 2010-2015 percent increase of households in Atwood (5.97%) is more than the rate in household growth in Escambia County (3.42%). Despite this difference, the percentage of home owners living in their homes is nearly similar when comparing Atwood to the county as a whole.

| HOUSEHOLDS
Location | 2010 | 2015 | % change
from 2010 | 2020(estimated) | % change
from 2015 |
|------------------------|---------|---------|-----------------------|-----------------|-----------------------|
| Atwood CRD | 1,294 | 1,371 | 5.97% | 1,465 | 6.88% |
| Escambia County | 116,238 | 120,219 | 3.42% | 125,949 | 4.77% |

TABLE 2.5 HOUSEHOLDS. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

| HOME OWNERSHIP RATE IN 2015 | Atwood | Escambia County |
|-----------------------------|--------|-----------------|
| % Owner-occupied | 51.62% | 64.78% |
| % Renter-occupied | 48.80% | 35.22% |

TABLE 2.6 HOME OWNERSHIP RATES. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

Median household income is another very significant indicator of an area's economic strength. Atwood's median household income in 2015 was \$36,501. Escambia County's median income in 2015 was \$43,533. The discrepancy in Atwood's median income is \$7,032 or 16.15% less than the County's median income.

ETHNIC COMPOSITION

Compared to Escambia County as a whole, the Atwood Redevelopment District has a higher concentration of white citizens. (Table 2.7). Atwood’s ethnic composition is 70.38% white and 18.27% Black or African American with other listed races combined only make-up 11.35%.

| ETHNIC COMPOSITION | ATWOOD CRD | ESCAMBIA COUNTY |
|--|------------|-----------------|
| White | 70.38% | 57.56% |
| Black or African American | 18.27% | 5.97% |
| Amer. Indian or Alaska Native | 1.18% | 1.70% |
| Asian | 2.14% | 1.13% |
| Native Hawaiian and other Pacific Islander | .06% | 0.21% |
| Some other race | 3.79% | 23.24% |
| Two or more races | 4.18% | 10.19% |

TABLE 2.7: ETHNIC COMPOSITION. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

AGE

Age breakdowns are comparatively similar in Atwood and Escambia County as a whole (Table 2.8). In the Atwood Redevelopment District, 74.68% of the population is over 18 years of age while countywide the percentage is 78.4%. Comparison of the elderly population is nearly equal. Although slight, the greatest age comparison difference is in children in Atwood. Atwood has about 1.6% more young children and 2.1% more school-aged children than the county as a whole.

| AGE | ATWOOD CRD | ESCAMBIA COUNTY |
|---------|------------|-----------------|
| 0-4 | 6.89% | 6.23% |
| 5-17 | 15.08% | 15.36% |
| 18-64 | 63.72% | 62.75% |
| 65+ | 14.32% | 15.67% |
| Over 18 | 78.03% | 78.41% |

TABLE 2.8: AGE. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EMPLOYMENT

The total working-age population of Atwood in 2015 was estimated at 4,504, of those 2,595 are employed. In 2015, unemployment rate in Atwood was 7.86%. 37.04% of the working age population of Atwood is not in the labor force. Among Atwood residents (Table 2.9), the highest percentages are employed people who work in food preparation/serving (18.84%) and office/administration support (18.23%).

| EMPLOYMENT | ATWOOD CRD | ESCAMBIA COUNTY |
|-------------------------------|------------|-----------------|
| Architect/Engineer | 1.73% | 1.30% |
| Arts/Entertain/Sports | 0.08% | 1.66% |
| Building Grounds Maintenance | 3.43% | 5.12% |
| Business/Financial Operations | 1.35% | 3.33% |
| Community/Social Services | 1.39% | 1.65% |
| Computer/Mathematical | 1.12% | 1.27% |
| Construction/Extraction | 4.78% | 5.02% |
| Education/Training/Library | 4.35% | 5.43% |
| Farm/Fish/Forestry | 0.23% | 0.43% |
| Food Prep/Serving | 18.84% | 8.52% |
| Health Practitioner/Tech. | 8.79% | 7.60% |
| Healthcare Support | 5.51% | 2.78% |
| Maintenance Repair | 4.59% | 3.61% |
| Legal | 0.54% | 0.97% |
| Life/Phys/Social Science | 1.35% | 0.57% |
| Management | 3.47% | 8.28% |
| Office/Admin. Support | 18.23% | 15.84% |
| Production | 0.81% | 3.40% |
| Protective Services | 1.31% | 2.15% |
| Sales/Related | 7.90% | 11.82% |
| Personal Care/Service | 5.47% | 3.33% |
| Transportation/Moving | 4.70% | 5.90% |

TABLE 2.9: EMPLOYMENT. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EDUCATION

Economic conditions in a community are often analyzed through indicators such as per capita income, median and average household incomes, employment rate, educational attainment, labor force participation, and poverty rate, but there may be correlations as well between income performance and educational attainment.

As shown in Table 2.10, in 2015, it is estimated that 30% of Atwood residents have received their high school diploma, while an additional 28% have attended college (with nearly 13% of the population attaining a Bachelor's Degree). In contrast, 14% of the Redevelopment Area adults have not completed high school.

In comparison with Atwood to the county as a whole, the difference isn't dramatic – with slightly lower educational attainment in Atwood. However, Atwood does lead the county with the percentage of adults who have a high school diploma and have attended college.

| EDUCATIONAL ATTAINMENT | ATWOOD CRD
(population 25+ in 2015) | ESCAMBIA COUNTY
(population 25+ in 2015) |
|---------------------------------|--|---|
| Less than 9 th grade | 6.56% | 4.03% |
| Some High School, no diploma | 7.86% | 8.81% |
| High School Graduate (or GED) | 30.05% | 29.00% |
| Some College, no degree | 27.97% | 24.49% |
| Associate Degree | 9.58% | 10.40% |
| Bachelor's Degree | 12.62% | 14.77% |
| Master's Degree | 4.79% | 6.33% |
| Professional School Degree | 0.26% | 1.32% |
| Doctorate Degree | 0.34% | 0.85% |

TABLE 2.10: EDUCATIONAL ATTAINMENT. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

INCOME

In 2015, residents of Atwood on average earned 25.3% less than a resident elsewhere in Escambia County. The difference in median income was not quite as drastic with Atwood residents earning 16.15% less median income than in the county as a whole. Despite this discrepancy, Atwood has higher percentages of residents in the \$35,000 - \$99,999 income range than compared countywide.

| INCOME BRACKETS | ATWOOD CRD | ESCAMBIA COUNTY |
|-----------------------|------------|-----------------|
| 2015 Average Income | \$49,529 | \$58,243 |
| 2015 Median Income | \$36,501 | \$43,533 |
| <\$15,000 | 14.15% | 15.44% |
| \$15,000 - \$24,999 | 20.57% | 12.08% |
| \$25,000 - \$34,999 | 13.49% | 13.48% |
| \$35,000 - \$49,999 | 18.09% | 15.82% |
| \$50,000 - \$74,999 | 14.37% | 17.37% |
| \$75,000 - \$99,999 | 6.71% | 12.13% |
| \$100,000 - \$124,999 | 5.91% | 5.68% |
| \$125,000 - \$149,000 | 3.06% | 2.68% |
| \$150,000 - \$199,999 | 2.77% | 2.93% |
| \$200,000 - \$249,999 | 0.88% | 0.95% |
| \$250,000 - \$499,999 | 0.07% | 1.12% |
| \$500,000+ | 0.00% | 0.33% |

TABLE 2.11: INCOME BRACKETS, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

CRIME

With a limited dataset, it is difficult to establish a deep understanding of crime trends in the Atwood Redevelopment District. The data in Table 2.12 shows that larceny is the highest number of crimes in Atwood from 2008 -2014. Only one murder was reported in the seven year period in 2013. When compared to Escambia County as a whole, Atwood is extremely low in all categories. In all aspects of measured crime, the Atwood Redevelopment District has a much lower rate than the county as a whole. Crime and the perception of crime can always be viewed as an impediment to redevelopment. This data provides a baseline for future improvement as the Redevelopment Area progresses.

| TOTAL INCIDENCE OF CRIME
Location | 2008
Reports | 2009
Reports | 2010
Reports | 2011
Reports | 2012
Reports | 2013
Reports | 2014
Reports |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Atwood CRD (pop. 3,363) | | | | | | | |
| Murder | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Forcible Sex Offenses | 3 | 2 | 2 | 4 | 1 | 0 | 4 |
| Robbery | 15 | 6 | 11 | 6 | 8 | 9 | 3 |
| Aggravated Assault/Battery | 18 | 13 | 12 | 15 | 15 | 20 | 10 |
| Burglary/Break-and-Enter | 49 | 48 | 49 | 35 | 49 | 47 | 33 |
| Larceny | 55 | 42 | 68 | 62 | 69 | 70 | 55 |
| Motor Vehicle Theft | 22 | 13 | 14 | 7 | 13 | 13 | 8 |
| Narcotics | 12 | 10 | 29 | 12 | 16 | 21 | 25 |
| Escambia County (pop. 306,630) | | | | | | | |
| Murder | 18 | 15 | 26 | 14 | 15 | 23 | 18 |
| Forcible Sex Offenses | 225 | 307 | 313 | 272 | 264 | 224 | 234 |
| Robbery | 554 | 534 | 461 | 463 | 412 | 370 | 306 |
| Aggravated Assault/Battery | 1,420 | 1,392 | 1,128 | 1,033 | 1,269 | 1,169 | 1,203 |
| Burglary/Break-and-Enter | 2,417 | 2,610 | 2,665 | 2,600 | 3,156 | 2,776 | 2,356 |
| Larceny | 6,364 | 6,593 | 7,271 | 7,543 | 7,579 | 7,588 | 6,908 |
| Motor Vehicle Theft | 687 | 630 | 519 | 858 | 550 | 654 | 554 |
| Narcotics | 1,369 | 1,526 | 1,458 | 1,641 | 1,701 | 1,600 | 1,122 |

TABLE 2.12 TOTAL INCIDENCE OF CRIME IN ATWOOD AND ESCAMBIA COUNTY. ESCAMBIA COUNTY SHERIFF'S OFFICE

CHAPTER 3: CONCEPT PLAN

CONCEPT PLAN PHILOSOPHY

This chapter presents the Concept Plan for future land use and redevelopment within the Atwood Redevelopment Plan. The Concept Plan elements were conceived based on the priority issues and assets identified during the public workshops and surveys. The Concept Plan presents a general outline of the recommended elements for redevelopment of the Atwood Redevelopment District followed by a brief description of the objectives and the recommended action strategies to achieve these objectives. The Concept Plan serves as the foundation for future policy decisions by the County. The following general principles form the basis for recommendations and strategies contained in the Concept Plan:

- The Plan identifies, in general, where future land use changes and redevelopment activities should occur to make best use of limited resources and attract desirable businesses and reinvestment.
- The Plan offers a comprehensive strategy from which the Community Redevelopment Agency can plan its activities for the Atwood Redevelopment District.
- The Plan emphasizes public safety and the passive means that help achieve this; i.e., street lighting, Crime Prevention Through Environmental Design (CPTED) design, signage, etc.
- The Plan considers business development, particularly small-scale and local enterprise, as the future economic foundation for the Atwood Redevelopment District.

In summary, the Concept Plan supports desirable social, physical and economic development strategies as expressed by community stakeholders, including:

- Improving physical conditions and visual character of the area's primary transportation corridors.
- Encouraging infill, renovation, reconstruction and enhancement of single-family residential areas.
- Creating natural centers of social, entertainment, and retail activity that help anchor neighborhoods and form gateways into Atwood.
- Promoting denser and fuller commercial development on Atwood main commercial corridors.
- Appropriately buffering non-harmonious adjacent land uses in order to preserve residential character and help stabilize property values.
- Identifying appropriate locations in the Redevelopment District to introduce mixed-use developments through adaptive reuse, new infill construction and future land use revisions.
- Enforcing code regulations as they apply to housing and property upkeep, visual blight, and safety requirements.
- Enhancing the pedestrian orientation of the Atwood Redevelopment District by increasing its walkability;
- Providing infrastructure, especially sanitary sewer connections to enable infill development of single-family homes.
- Devising strategies to support increased home ownership and improved housing rehabilitation efforts such as soft second mortgages and low-interest loans without income restrictions.

ATWOOD CRD CONCEPT PLAN

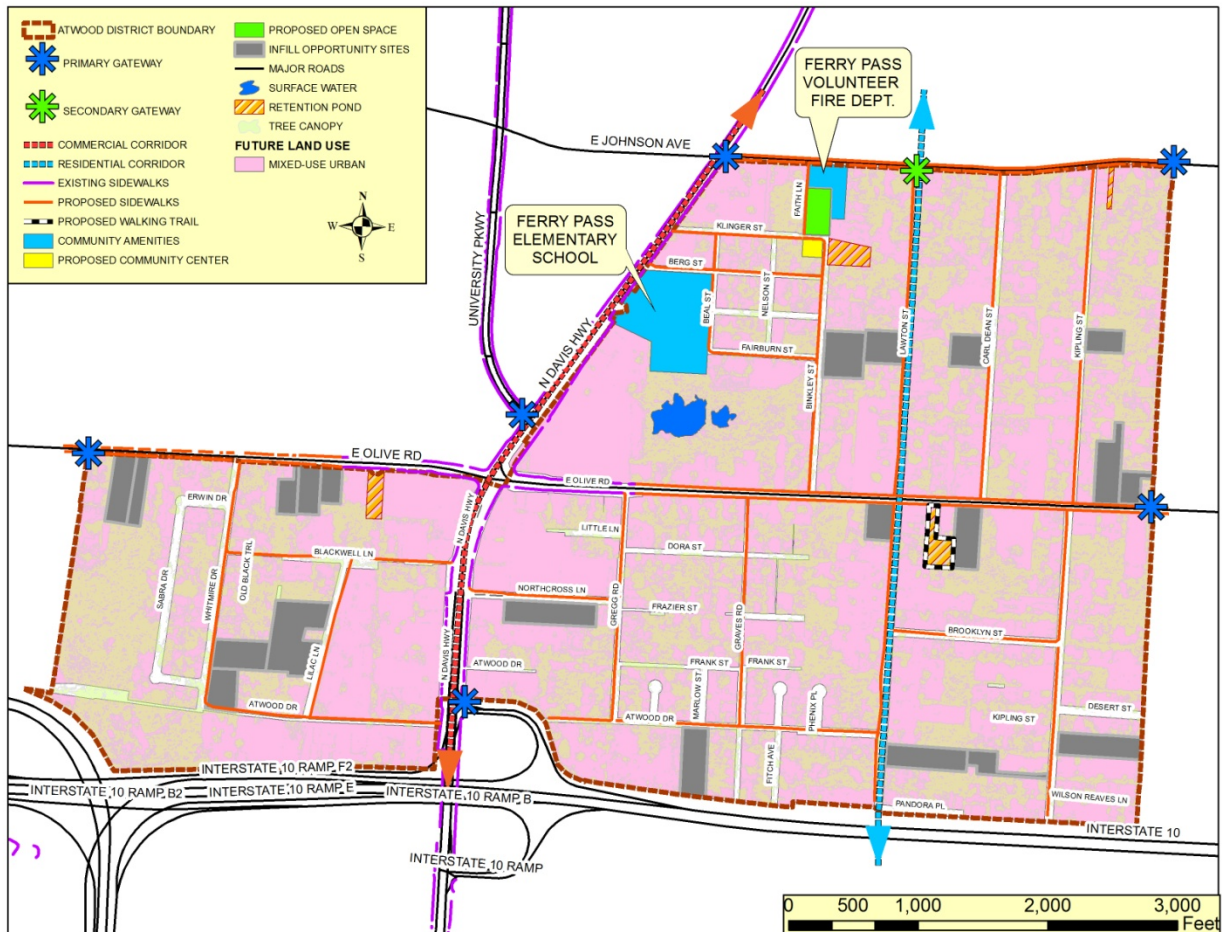


FIGURE 3.1: CONCEPT PLAN FOR THE ATWOOD REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

CORRIDORS

Primary corridors serve as major access routes for vehicular and pedestrian movement. Highly visible and easily accessible business locations are essential components of market development, and effective traffic circulation is an important factor. Primary corridors carry the largest amounts of traffic and are the most recognizable and convenient routes. Integration of transportation and land use considerations become important in designing primary corridors that are effective at moving traffic, allowing curbside access, and presenting an appealing and welcoming image to motorists and pedestrians alike.

Existing conditions on the Redevelopment Area’s primary corridors are somewhat deficient in terms of infrastructure quality, commercial activity, personal safety, and aesthetic character. These deficiencies must be addressed in order to create the conditions that will lead to reinvestment in the Redevelopment Area. The Concept Plan identifies three primary corridor types within the Atwood Redevelopment Area that could potentially act as catalysts for the redevelopment of the area. These corridors are:

1. Primary Commercial Corridors:

N. Davis Highway , E. Olive Road, and E. Johnson Ave

2. Neighborhood Commercial Corridors

Kipling Street

3. Neighborhood Connectors

Lawton Street, Hilburn Road, Klinger Street and Binkley Street

PRIMARY COMMERCIAL CORRIDORS

N. Davis Highway is the primary north-south route through the Atwood District. Land use along N. Davis Highway is primarily highway-commercial with numerous driveways and access points along the road. Economic vitality along the corridor is moderate with retail, industrial and institutional uses. Retail uses are more concentrated along the intersection of N. Davis Highway and E. Olive Road. Some areas of the corridor are vacant or under-utilized, with excellent redevelopment potential.

Although traffic is heavy during peak hours, a significant road improvement is currently under way for E. Olive Road from N Davis Highway to Johnson Avenue. The Escambia County Engineering project will improve safety for vehicles, bicycles and pedestrians in addition to widening the roadway to include a left-turn center lane.

E. Olive Road is the primary east-west route that runs through the center of the Atwood District. Commercial activity along E. Olive Road is as intense as is found on N. Davis Highway through the Redevelopment District. Large shopping centers are anchored by large national retailers and are supported by smaller shops and services. Commercial redevelopment opportunity is available in pockets along E. Olive Road.

E. Johnson Avenue is also a primary east-west route that runs across the northern boundary of the Atwood Redevelopment District. There is a mixture of residential and business uses along this route that also present opportunities for redevelopment.

Objective: Integrate existing commercial development into the functional and aesthetic framework of the redevelopment vision that retains the economic benefits of these uses, while improving their visual impact. Establish an identity for the corridor and stimulate quality development in the Atwood Redevelopment District.

Action Strategies:

- Initiate physical improvements to enhance the overall visual appearance of the commercial corridor. These include constructing elements such as landscaped medians, street lighting, sidewalks, and shared access to adjacent uses.
- Concentrate and consolidate existing commercial uses to prepare for any new development and use the services of a real estate agent and/or the County’s land management team to acquire and assemble land for the development of large marketable retail or office sites.
- Identify priority sites for developing neighborhood retail and entertainment centers. These centers would centralize important neighborhood features, such as grocery stores, banks, dry cleaners, restaurants, etc.

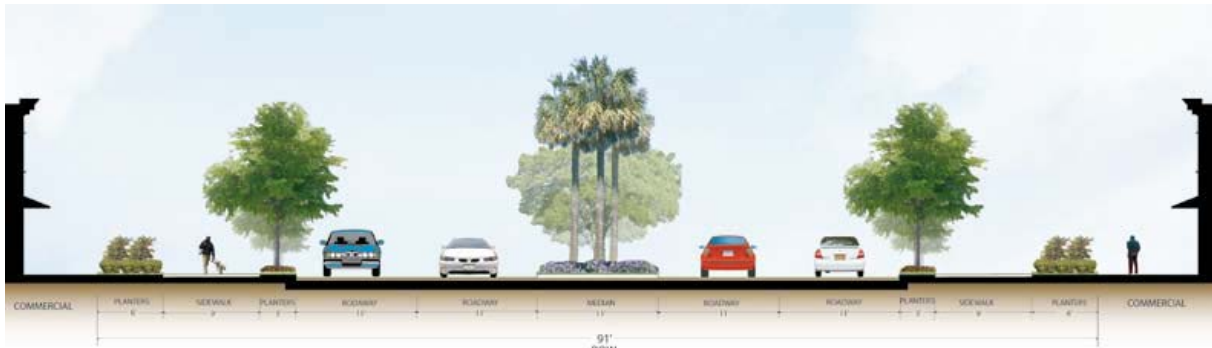
- Provide business owners and developers with incentives such as a tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Encourage adaptive reuse of underutilized and obsolete commercial uses wherever possible.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Extend and/or complete sewer infrastructure to all properties in the corridor.



EXISTING CONDITION: N. DAVIS HIGHWAY. CRA STAFF



Photo simulation of desired improvements for a PRIMARY COMMERCIAL CORRIDOR. IBI GROUP, INC.



TYPICAL SECTION AN IMPROVED COMMERCIAL CORRIOR. IBI GROUP, INC.

NEIGHBORHOOD COMMERCIAL CORRIDORS

Preserving neighborhood character and unity was mentioned as being important to the residents of Atwood, and the proposed development program for Atwood’s neighborhood commercial corridor intends to build upon their existing character.

Kipling Street is the secondary north-south route through the Redevelopment District. There are residential uses concentrated along the north and south ends of Kipling Street with businesses along the center of the corridor. A variety of businesses exist along this corridor such as chiropractor, electrician, and auto sales.

Residential streets provide pivotal links between different neighborhoods, between different uses in the same neighborhoods, and form the road network that residents use to interact with each other. Their character is generally leisurely; wide lanes and tree canopies combine to create a sense of tranquility that is unavailable on busier roadways. Streets with mixed commercial and residential uses require modified strategies to properly

manage their character and uses. Also, there is high pedestrian traffic with no pedestrian infrastructure. Citizens transition through an unsafe and comfortable pedestrian environment.

Objective: Transform the functional and visual character of the street as primary neighborhood commercial corridor at a scale that is pedestrian friendly and compatible with the residential neighborhoods. Establish an identity for the corridor and encourage private sector investment that addresses the needs of the neighborhood.



EXISTING CONDITION: E. OLIVE ROAD. CRA STAFF

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential corridors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds. Tree canopy, landscaping, street lighting, sidewalk repair and construction, and vegetative screens to hide undesirable views are all appropriate.
- Encourage neighborhood commercial development that is compatible with the adjacent uses.
- Provide business owners and developers with incentives such as tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Focus redevelopment efforts at neighborhood gateway intersections.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting, crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.

NEIGHBORHOOD CONNECTORS

Lawton Street is a neighborhood connector that runs north and south the full extent of the district from E. Johnson Avenue to Pandora Place at I-10. It provides access for neighborhood pedestrian and vehicle traffic to transition back and forth across E. Olive Road. Lawton Street is proposed for sidewalks to create a safer pedestrian environment.

Hilburn Road is also an important north-south connector at the western boundary of the District that extends from E. Olive Road to I-10. Hilburn Rd connects to Atwood Drive on the south boundary providing access to the Frichez Heights neighborhood.

Klinger Street and Binkley Street will provide the neighborhood and Ferry Pass Elementary School students direct access to the proposed community center and park. This road is also proposed for sidewalks to create a safer pedestrian environment.

Objective: Maintain and improve the residential character of the neighborhoods. Connect important neighborhood destinations. Enhance the community’s sense of place and identity by establishing higher quality architectural design standards in the residential areas.

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential connectors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds.
- Encourage adaptive reuse of vacant properties that is compatible with the neighborhoods.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.



PHOTO SIMULATION OF DESIRED IMPROVEMENTS FOR A NEIGHBORHOOD CONNECTOR. IBI GROUP



BINKLEY STREET. CRA STAFF

GATEWAYS

Gateways are important visual landmarks that reinforce the entrance into a geographic area. They commonly make use of a combination of complementary elements to create a pleasing and welcoming image to residents and visitors. Such elements include signage, landscaping, hardscape features like fountains or plazas, outdoor kiosks or vending stalls, and various forms of retail or dining activity. Gateways, when designed in this manner, help to provide focal points for people to spend time away from work or home. In addition to serving as landmarks, they can be zones of social and retail/dining activity for local residents.

In the Atwood Redevelopment District, there are seven intersections where gateways of primary and secondary magnitude could eventually be developed. The primary ones are located at major intersections, while the secondary ones serve largely residential blocks.

PRIMARY GATEWAYS

All primary gateways can be designed and developed on common principles, with particular strategies added to each gateway appropriate to the area around it. The implementation of any of these town-center gateways will require close cooperation between the public and private sectors. Escambia County and various state and federal agencies must ensure that public utilities, rights-of-way, zoning requirements are able to accommodate the proposed primary gateways.

Proposed primary gateway locations:

- on N. Davis Highway at I-10
- on N. Davis Highway at E. Johnson Avenue
- on N. Davis Highway at E. University Parkway
- on E. Olive Road at Hilburn Road
- on E. Olive Road at Caminitti Lane
- on E. Johnson Avenue at Caminitti Lane



EXAMPLE OF A GATEWAY FEATURE. GOOGLE MAPS

SECONDARY GATEWAYS

Secondary gateways are intended to highlight the instance of entering a particular neighborhood or district. In these cases, signage, landscaping, and paving are combined in ways that draw attention to the intersection and the streets that lead to it. For example, Lawton Street at E. Johnson Avenue is an ideal street to build secondary gateways in Atwood. In addition to being located parallel to busy U.S. Highway 29, it is anchored on the south end by the Interstate 10 overpass, representing an important opportunity to brand the entrance into the Redevelopment District along a lower-speed corridor.

Proposed secondary gateway location:

- on E. Johnson Avenue at Lawton Street

Objective: Create entrance gateways at critical intersections to create a sense of arrival and neighborhood identity for the Atwood Redevelopment District.

Action Strategies:

- Install unique landscaping elements and signage directing people to the Atwood Redevelopment District.

- Prioritize construction of gateway improvements in conjunction with other planned improvements.
- Establish neighborhood identification and directional signage programs announcing the entrance to the Atwood Neighborhood at the identified prime entry points.
- Continue to bury utilities during new construction where feasible to provide safe pedestrian access and improve visual qualities.
- Ensure a coherent design for all the proposed gateways with an integrated landscaping and unified signage theme.



EXAMPLES OF A PRIMARY GATEWAY DESIGN. IBI GROUP, INC.



EXAMPLES OF NEIGHBORHOOD GATEWAY DESIGN. IBI GROUP, INC.

COMMUNITY AMENITIES

There are no existing community amenities in the Atwood Redevelopment District. This Redevelopment Plan proposes to develop a community center and park that encourage outdoor recreation and social interaction. Neighborhood parks should be created on vacant lots that are strategically located near neighborhoods. The goal is to provide a neighborhood park within a 10-minute walk of any residence in the Atwood Redevelopment District.

Objective: Improve resident's quality of life by providing recreational opportunities for residents of the Atwood Redevelopment District. Such amenities should be readily accessible and serve to strengthen and enhance the community.

Action Strategies:

- Strategically locate neighborhood pocket parks within a 10-minute walking distance from residential blocks. Identify such pocket park opportunity sites through acquisition of privately owned vacant, dilapidated or uninhabitable structures, when possible.
- Increase the number of neighborhood groups and strengthen neighborhood group collaboration.
- Fund the community center project identified in the capital improvement section of this plan.

REDEVELOPMENT STRATEGIES

This section of the plan highlights three particular redevelopment opportunities that could have far-reaching positive impact on the Redevelopment Area:

- Commercial Redevelopment and Infill
- Infill Opportunities for Single- and Multi-Family Housing
- Encourage Citizen Groups and Civic Pride
- Public Health and Safety

COMMERCIAL REDEVELOPMENT AND INFILL

With 7.65% of the Redevelopment Area being vacant, this represents a good opportunity for redevelopment of underutilized areas and infill development for new businesses. The Concept Map (on page 34) identifies vacant parcels 1-acre and larger. These identified parcels are opportunities for new development.

Objective: Encourage the redevelopment and infill development of vacant properties with commercial potential. Such economic growth benefits both Atwood and Escambia County.

Action Strategies:

- Initiate the Sign Grant and Commercial Façade, Landscape & Infrastructure Grant programs. These grant programs match commercial property owners in a reimbursement grant for 50% of the project cost according to the grant program guidelines. If the amount of the TIF and Community Development Block Grant funding allows, consider expanding the maximum match to a higher amount to accommodate larger improvement projects.
- Meet with developers to find out what the County can do to help promote commercial growth in the Atwood Redevelopment District.



EXAMPLE OF A COMMERCIAL FAÇADE GRANT RECIPIENT. CRA STAFF



EXAMPLE OF A COMMERCIAL SIGN GRANT RECIPIENT. CRA STAFF



INFILL OPPORTUNITIES FOR SINGLE- AND MULTI-FAMILY HOUSING

Several smaller undeveloped tracts remain in the Atwood Redevelopment District for future residential development. As Escambia County continues to grow its economy, new residential development will follow. The ongoing expansion of the Navy Federal Credit Union campus is expected to place additional demand for housing units as the credit union’s employees relocate to the area and new jobs are created.

The Community Redevelopment Agency will work with partners such as Escambia County Neighborhood Enterprise Division, Habitat for Humanity, and CELL to consider creating new affordable housing opportunities. By partnering with a wide variety of agencies and non-profits, a greater pool of funding is available for home repairs and construction.

Objective: Encourage the redevelopment and infill development of vacant properties with residential potential.

Action Strategies:

- Work with local partners to increase the affordable housing opportunities in Atwood.
- Create community amenities, beautification and streetscapes to make Atwood an attractive place to live.
- Use TIF funds to expedite funding of infrastructure improvements in the Atwood CRD.

ENCOURAGE CITIZEN GROUPS AND CIVIC PRIDE

Citizen involvement in the redevelopment of an area is critical to its success. Citizen groups, such as neighborhood watch groups or other civic-minded organizations are a great way to advocate for improvements to elected officials. Motivated neighbors also are a great resource to get small projects completed whether it is helping someone paint a house or hosting a park clean-up day. These neighborhood groups will receive support and guidance from Escambia County to maximize their effectiveness in the community. The Ferry Pass Neighborhood Watch is an active group of citizens whose goal is to improve the neighborhood and has interest in the issues affecting the Atwood Community Redevelopment District.

In the past, the Escambia County Redevelopment Agency hosted a Neighborhood Leadership Workshop for the heads of the neighborhood groups of all the CRA districts to attend a workshop to network, trade information, and learn new skills. The CRA hopes to reinvigorate this practice in the future which will include leaders from the Atwood Redevelopment District.

Objective: Help foster a sense of civic pride in the Atwood Redevelopment District through neighborhood groups, beautification projects, and neighborhood conferences.

Action Strategies:

- Work with residents to establish community groups and provide support to help those groups have maximum effectiveness in their community.
- Host an annual Neighborhood Leadership Workshop and invite leaders from all CRA districts in Escambia County and the City of Pensacola.

PUBLIC HEALTH AND SAFETY

Crime in Atwood can be an impediment to the revitalization of the District and the surrounding areas. The Escambia County CRA, the Atwood Community and the Atwood Neighborhood Groups will continue to work towards the common goal of decreasing and/or eliminating crime by implementing a comprehensive strategy addressing the need for additional law enforcement, community policing, prevention, intervention and treatment, neighborhood and economic development.

Objective: The CRA will continue to work with the Escambia County Sheriff's Department, Atwood Neighborhood Groups, Area churches, Commercial businesses and community stakeholders.

Action Strategies:

- Seek to have a Sheriff sub-station located within the Atwood Redevelopment District.
- Promote representatives from the Escambia County Sheriff's Department to conduct regular clean-sweeps of the Atwood area.
- Continue to solicit assistance from citizens for code enforcement violations.
- Support Crime Prevention Programs throughout the community.
- Continue to provide residential and commercial street lighting for safety.
- Install additional sidewalks for pedestrian safety.

RESIDENTIAL PRESERVATION AND ENHANCEMENT

The Atwood Redevelopment District contains 11 neighborhoods. The housing condition is fair with a number of dilapidated homes scattered across the Redevelopment District. In addition, crime and public safety are also concerns of the community. The efforts to revitalize the Redevelopment District and improve the quality of life should be supported by a harmonizing effort to revitalize and preserve existing neighborhoods. The Plan calls for continued neighborhood improvements to create a strong, safe and vibrant community.

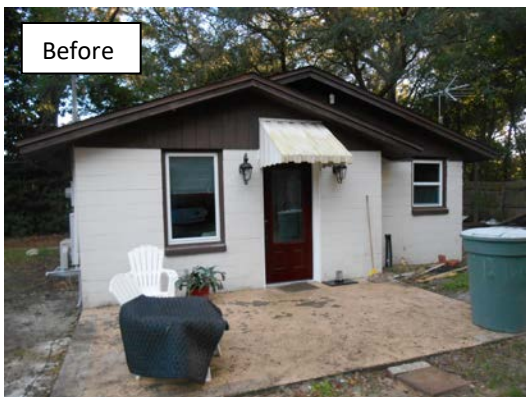
To preserve and improve the quality of the existing housing conditions, the Plan recommends utilizing existing incentives such as the CRA's residential rehabilitation grant to encourage housing restoration across the Redevelopment District, and continuing to collaborate with non-profit organizations and faith-based institutions.

To improve neighborhood connections and pedestrian walkability, the Plan suggests enhancing the existing neighborhood character, continuing with public realm improvements to provide a safe and aesthetically pleasing environment, and in particular, improving the connections with local schools, parks and other neighborhood destinations. The Plan also recommends pursuing infill development opportunities in the neighborhood to develop pocket parks and multi-family housing development through land assembly and acquisition, where possible.

Objective: Preserve and enhance the residential character of the neighborhood through investment in public infrastructure and by establishing or promoting programs that support investment in residential renovations and redevelopment of existing housing stock.

Action Strategies:

- Establish the residential improvement grant to encourage housing restoration across the Redevelopment District.
- Establish residential design standards for building renovations and infill development.
- Acquire lots or building sites, or execute land exchanges for infill development.
- Actively pursue code enforcement including demolition of dilapidated structures. Parcels that become available as a result of the demolition may be used for infill housing development or neighborhood parks.
- Identify opportunities to develop pocket parks through acquisition of privately owned vacant, dilapidated or uninhabitable structures so that no Atwood resident is more than a 10-minute walk from a park.
- Continue to provide financial assistance to further sewer system expansion throughout the redevelopment area together with ECUA and developer funding.
- Consider the provision of flexible development standards in future zoning code revisions for minimum lot sizes to enable development of smaller residential lots.
- Enhance pedestrian safety employing a combination of traffic calming measures such as reduced speed limits, better signage, and the use of elevated decorative crosswalks at primary intersections.
- Initiate community-based activities involving the youth and public safety staff to generate support and participation in local anti-crime programs and improve public relations with the staff.
- Continue to work with neighborhood associations to conduct neighborhood planning exercises on a periodic basis to determine the specific needs of each neighborhood within the Redevelopment Area.
- Support enhanced law enforcement.
- Support neighborhood promotional programs.



HOUSES IMPROVED WITH THE CRA RESIDENTIAL REHAB GRANT PROGRAM. CRA STAFF

CHAPTER 4: CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

Capital investment in improvement projects, including pedestrian-targeted improvements, will help to achieve the goals and desires of the Atwood community. It is through such projects that Escambia County will enhance the functional and aesthetic quality of the Atwood Redevelopment District and provide the basis for leveraging private redevelopment investment. The table below presents a list of proposed capital projects and programs that could be pursued by the county to implement the recommendations of this Redevelopment Plan.

The strategies herein are divided into short-term (within 5 years), mid-term (5 to 10 years), and long-range (+10 years) time horizons to help facilitate budgeting and provide a guide to what projects may be considered a higher priority at first. It is important to note that these proposed capital improvement strategies are not a pledge of expenditure of funds on a given project in a given year. Actual funding allocations will be determined annually through the county's budget process. Also, as years pass, priorities may change and the capital improvement strategies may need to be amended to reflect that.

County funds can be used to leverage grants and commercial financing to accomplish a substantial number of capital improvements and planning activities. With successful revitalization, Escambia County should see a substantial increase in the tax base and realize a healthy return on its investment through increased ad valorem tax revenues, sales tax receipts and other formulated revenue sharing programs.

The Atwood Redevelopment Plan contains several projects consisting of public, private and joint public/ private efforts that may take up to twenty years to complete. It is essential that the county incorporates a sound project implementation strategy when identifying priorities. The community should understand that the county will be pursuing multiple elements of the Redevelopment Plan at all times, and it is important to note that the summary of capital implementation strategies in this chapter is flexible in nature. It is the best estimate of project costs based on a measure of the order of magnitude for projects in relation to anticipated revenues. As a matter of practice the county will continue to prepare annual budgets as well as establish five-year and long-range work programs for budgetary and administrative purposes. Ultimately project costs will be refined during the design and construction phase of any given project.

| Project | Description | Estimated Costs | Funding Sources | Estimated Timeframe |
|---|--|---|------------------|---------------------|
| Bike Lanes | | | | |
| E. Olive Road from Davis Highway to E. Johnson Rd | Construct bike lanes on north and south sides of E. Olive Road | Funded as part of the Olive Rd East Project | LOST | 2018 |
| Bus Stop Improvements | | | | |
| General transit improvements to bus stops in Atwood CRD | Transit improvements are made on an as-needed basis. | TBD | ECAT, LOST | Short-term. TBD |
| Project | Description | Estimated Costs | Funding Sources | Estimated Timeframe |
| Community Center | | | | |
| Atwood Community Center | Community Center with similar layout and size as Ebonwood. | \$1,800,000 | LOST, TIF | Mid range. TBD |
| Drainage | | | | |
| E. Olive Road from Davis Highway to Johnson Road | A complete overhaul of the drainage system, including two stormwater ponds. | Funded as part of the Olive Rd East Project | LOST | 2018 |
| Parks | | | | |
| Atwood Neighborhood Park | Construct a new neighborhood park. | 1,000,000 | LOST, Parks, TIF | Mid range. TBD |
| Olive Rd Walking Trail | Construct walking trail around Olive Rd retention pond. | TBD | TBD | Mid range. TBD |
| Road Improvements | | | | |
| E. Olive Road from Davis Highway to E. Johnson Rd | This project will be approx. 2.3 miles of roadway reconstruction. | Funded as part of the Olive Rd East Project | LOST | 2017/2018 |
| Project | Description | Estimated Costs | Funding Sources | Estimated Timeframe |
| Sidewalks | | | | |
| Atwood Drive | Construct sidewalk on Atwood Dr. from Gregg Rd. to Lawton St. | \$208,652 | LOST IV, TIF | Mid-term. TBD |
| Blackwell Lane | Construct sidewalk on Blackwell Ln. from Whitmire Dr. to N Davis Hwy. | \$179,326 | LOST IV, TIF | Mid-term. TBD |
| Binkley Street | Construct sidewalk on Binkley St from Klinger St. to East Olive Rd. | \$196,400 | LOST IV, TIF | Mid-term. TBD |
| Caminiti Lane | Construct sidewalk on Caminiti Ln. from E. Johnson Ave. to E. Olive Rd. | \$266,130 | LOST IV, TIF | Mid-term. TBD |
| E. Johnson Avenue | Construct sidewalk on East Johnson Ave. from N. Davis Hwy. to Caminiti Ln. | \$353,159 | LOST IV, TIF | Mid-term. TBD |
| Faith Lane | Construct sidewalk on Faith Ln. from E. Johnson Ave to Klinger St. | \$56,564 | LOST IV, TIF | Mid-term. TBD |
| Ferry Pass Elementary School | Construct sidewalk on the North and East sides of Ferry Pass Elem. School to include Berg St, Beal St, and Fairburn St | \$119,623 | LOST IV, TIF | Mid-term. TBD |
| Kipling Street | Construct sidewalk on Kipling St. from E. Johnson Ave. to E. Olive Rd. | \$263,753 | LOST IV, TIF | Mid-term. TBD |
| Klinger Street | Construct sidewalk on Klinger St. from N. Davis Hwy. to Binkley St. | \$119,047 | LOST IV, TIF | Mid-term. TBD |
| Lawton Street | Construct sidewalk on Lawton St. from Pandora Place to E. Johnson Ave. | \$490,917 | LOST IV, TIF | Mid-term. TBD |
| Lilac Lane | Construct sidewalk on Lilac Ln. from Blackwood Ln to Atwood Dr. | \$127,502 | LOST IV, TIF | Mid-term. TBD |

| | | | | |
|--|--|------------------------|------------------------|----------------------------|
| Hilburn Road | Construct sidewalk on Hilburn Rd. from E. Olive Rd. to south Hilburn Rd. | \$187,000 | LOST IV, TIF | Mid-term. TBD |
| Whitmire Drive | Construct sidewalk on Whitmire Dr. from E. Olive Road to the end of Atwood Dr. | \$195,719 | LOST IV, TIF | Mid-term. TBD |
| Additional sidewalks to be identified in a Atwood pedestrian study | The County will perform a pedestrian study to identify additional sidewalks needs. | TBD | TBD | Long-range. TBD |
| Street Corridor Beautification | | | | |
| Gateway signage and beautification | On N. Davis Highway at I-10. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On N. Davis Highway at E. Johnson Avenue. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On N. Davis Highway at E. University Parkway. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On E. Olive Road at Hilburn Rd. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On E. Olive Road at Caminiti Ln. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On E. Johnson Ave. at Caminiti Ln. | \$50,000 | TIF, CDBG | Mid-term. TBD |
| Gateway signage and beautification | On E. Johnson Ave. at Lawton St. | \$25,000 | TIF, CDBG | Mid-term. TBD |
| Street Lights | | | | |
| New streetlights to be identified by Gulf Power | Encompasses the Atwood District. | \$200,000 | CDBG, SN, TIF | Short-term. 2016-2018 |
| Utility Expense | Monthly electric costs to power the new streetlights. | \$30,000 | SN, TIF | Recurring annual expense |
| Traffic light on E. Olive Rd & Binkley St | The County will perform a study. | TBD | TBD | TBD |
| Project | Description | Estimated Costs | Funding Sources | Estimated Timeframe |
| Sewer | | | | |
| Atwood East Sewer Expansion Area | Sewer project will serve 290 new customers. | \$3,050,000 | ECUA,LOST, TIF | Long-range. TBD |
| Whitmire Expansion Area | Sewer project will serve 75 new customers. | \$1,600,000 | ECUA,LOST, TIF | Long-range. TBD |

TABLE 4.1: CAPITAL IMPROVEMENT PROGRAM

List of Acronyms:

- CDBG Community Development Block Grant
- LOST Local Option Sales Tax
- LOGT Local option Gas Tax
- EPA Environmental Protection Agency
- TIF Tax Increment Financing
- SHIP State Housing Initiatives Partnership
- TBD To Be Determined
- FDOT Florida Department of Transportation
- SN Safe Neighborhoods

CHAPTER 5: IMPLEMENTATION STRATEGIES

IMPLEMENTATION STRATEGIES

The success of the Atwood Redevelopment Plan will depend on the coordinated efforts of the community's various stakeholders and agencies including the Escambia County Community Redevelopment Agency, neighborhood associations, business and property owners, and residents. This chapter outlines the implementation functions and organizational framework that are critical components for successful realization of the planning and design objectives that have been developed for Atwood.

Implementation Functions

The implementation process can be divided into two major dimensions:

- Functional areas related to non-financing as well as financing considerations; and
- Responsible groups or agencies charged with addressing the functional areas.

Financial and non-financial considerations are equally important to the effective implementation of the Atwood Redevelopment Plan. Non-financing considerations deal with developing an organizational framework to define the roles for various stakeholders involved in the redevelopment effort. Financing mechanisms are perhaps more easily defined, but not to be focused on until organizational elements are put into effect.

1. Non-Financing Functions

Non-financing functions fall into six general categories:

Site Assembly

The redevelopment of an urban area requires assemblage of multiple parcels of land to maximize the development potential of constrained properties. Site assembly efforts are vital in pursuing land trades and creating development partnerships to ensure controlled growth in the neighborhood. In Atwood, the primary opportunity for economic growth lies in the redevelopment of the substandard parcels located along the area's commercial corridors and the development of the proposed primary gateways which are located in areas where site assembly is advised.

Capital Improvements

Escambia County employs dedicated funding sources such as the Local Option Sales Tax Plan (LOST) and Local Option Gas Tax (LOGT) to fund capital improvements such as street improvement and upgrading utilities. With the creation of a redevelopment district for Atwood, tax increment financing will soon be available for use.

Standards and Controls

Design guidelines and development controls for controlling future development assures tenants and developers that quality future development will occur. In addition, promotion of high-quality design for the community improves aesthetic character and raises the market value of the neighborhood.

Physical Development

This concerns the actual construction of new facilities and rehabilitation of older facilities. Physical development is dependent upon several factors, the most important of which is the ability to effectively rehabilitate existing facilities and to attract and integrate new development in concert with a comprehensive redevelopment plan.

Development Incentives

To further stimulate private investment, Escambia County can provide development incentives through various means such as the following: commercial façade, landscape, signage, and property improvement grants; payment of impact fees; provision of site specific infrastructure improvements to address any deficiencies; participation in environmental clean-up of contaminated sites; flexibility in the application of use restrictions and increasing intensity of site use; flexible parking regulations; grants or low interest loans for life safety improvements; and joint business support ventures such as district business identification signage or centralized marketing strategies.

Code Enforcement, Neighborhood Clean Ups, and Housing Rehabilitation

CRA will continue to partner with the County's Environmental Code Enforcement Division and Safe Neighborhood Program to help reduce blight within the designated areas. Code Enforcement will be an important element of this redevelopment program to systematically enforce all relevant codes, including those dealing with dilapidated structures, deteriorated housing, weeds and litter, zoning, signs, abandoned vehicles, etc. The CRA will support and fund the initiatives of Keep Pensacola Beautiful, neighborhood clean ups, demolition and lot abatements, monitoring sites, and supporting minimum housing standards codes.

Property Acquisition

The CRA is authorized under F.S. 163, Part 3 to sell, lease, exchange, subdivide, transfer, assign, pledge encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. All real property acquired by the CRA in the Redevelopment District shall be sold or leased for development for fair value in accordance with the uses permitted in the Plan and as required by the Act. This plan will support the acquisition of vacant land for housing construction or commercial development; the land may or may not be acquired by the County.

Seasonal Lawn Maintenance

CRA will continue to support the Seasonal Lawn Maintenance Program to remove blight and control litter along selected corridors and residential roadways by mowing and weed-eating during the high seasonal summer/fall growth periods.

2. Financing

Grants

Federal grants have long been a source of funds for development projects, especially for public improvements. Such sources as Community Development Block Grants (CDBG) and Section 108 grants are available, although the extent of their uses is diminishing as the volume of the grant decreases. They have the advantage of directly mitigating development costs and their benefits are predictable and readily understood. The Section 108 loan program allows municipalities to convert a portion of the funds they will receive through the CDBG program into loans to use in economic revitalization projects. Local governments often use their current and future CDBG funds as collateral to guarantee the loans. Other sources of financing include the State Housing Initiatives Partnership (SHIP) Program, and HOME Program. All of these programs should be leveraged as much as possible.

Tax Increment Funds

Tax increment funds are the increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities in a designated CRA district. Because this is a commonly relied-upon source of funding for redevelopment, it is addressed in more detail in Appendix C.

Redevelopment Bonds

Redevelopment bonds are issued by the Redevelopment Agency and approved by the County to finance renovation of specific projects, but are not guaranteed by the general revenues of the County. Anticipated TIF revenue may be pledged as the collateral for these bonds.

Private Investment

A general rule for successful revitalization is that private investment usually must exceed public funding by a factor of three to four. Private investment, therefore, is the single most important source of redevelopment funding. Such funding takes the form of equity investment and conventional real estate loans.

Project Equity Position

When a community redevelopment agency takes an equity position in a project, the agency contributes cash or land to the project with a return in the form of profit-sharing. This manner of participation can reduce developer costs.

Leasing

County-owned land, buildings, and equipment can be leased to developers for projects. For the developer, this reduces the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of the same. The County would then receive lease payments deductible from the developer's income tax. Such leases may also include a purchase option.

Joint Ventures

In real estate syndication ventures, the community redevelopment agency can contribute equity capital to a project, thereby reducing equity requirements from the developer and/or reducing the amount of debt service. Through equity syndication, tax subsidy benefits can be passed on to investors in the form of depreciation, investment tax credits, deferral of taxes and capital gains.

Mortgage Write-Downs

Mortgage write-downs (funded through the Escambia County Neighborhood Enterprise Division) are mechanisms typically used to encourage residential development and home ownership in the Redevelopment District. Funds from the agency are offered to qualified potential home buyers (low-moderate income, first time buyers, etc.) to increase their down payment, thereby decreasing mortgage payments. The agency usually takes an ownership interest, such as a soft second mortgage, in the dwelling for a predetermined period of time to guarantee against misuse of the funds.

County support and management of the program's activities will provide the system to carry out the recommendations presented in this plan. It is necessary to establish lines of communication between all sectors of the community to positively effect change in the Atwood neighborhoods. Developers and entrepreneurs will be key contributors to the success of this project. Strong public-private partnerships will be crucial to the long-term success of the redevelopment effort.

Faith-based Institutions

Atwood Redevelopment District churches and other faith-based institutions have an important social role in the successful implementation of the redevelopment plan. Escambia County should work closely with faith-based organizations to develop community development programs that capitalize on their strengths and outreach capacity. Participation from faith-based organizations can aid in obtaining community-wide support, addressing the social service needs such as instituting daycare centers, organizing neighborhood clean-up drives and crime prevention campaigns, and encouraging youth participation in community development programs such as mentorship and job training programs to enhance their sense of responsibility.

Private Sector

Private-sector leadership can come from local banks, real estate development entrepreneurs, and property owners within the community. Local banks may provide financing for private developments and establishing a consortium to provide a revolving loan pool at below market interest rate. This activity may provide an opportunity for these financial institutions to meet their goals with respect to the Community Reinvestment Act that is designed to provide capacity building support and financial assistance for the revitalization of low and moderate income communities. Additionally, Escambia County should connect with companies dedicated to investing in local communities. A number of companies actively invest in several communities across Florida with a mission of enhancing the quality of life for the community. First Union Corporation (Northwest Florida, Lee County) and the Corporate Partners Program (St. Petersburg) are examples of programs that involve corporate investment in community development. Similar companies may exist in Escambia County.

However, in order to encourage private investment, the right set of conditions must be in place that facilitate investment and help reduce risk. Creating new business incubators and working closely with interested property owners to develop and/or redevelop vacant land and structures in accordance with the community's overall vision for the Redevelopment District's future growth is a recommended start. Ensuring that property owners are familiar with the brownfield development procedures and financial incentives available for brownfield redevelopment would also help significantly.

Planning and Development Strategies

Escambia County Community Redevelopment Agency staff should be responsible for the execution of this redevelopment plan, and the following are recommendations towards such implementation:

- Prioritize and develop detailed programs for projects to implement major strategies illustrated in the Redevelopment Plan including phasing, project financing, land acquisition, land disposition, funding sources and financing.
- Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.
- Solicit the services of a realtor and/or utilize the County's community development team to devise a land acquisition strategy for potential purchases of property in the neighborhood.
- Support residential renovation and rehabilitation programs through the use of grant funding such as SHIP, CDBG, HOME, and TIF.
- Increase awareness of funding resources and program initiatives available to residents interested in improving their property as means to increasing home ownership and property values.
- Conduct traffic analysis and market feasibility studies to assess the impact of proposed projects in surrounding areas.
- Initiate discussions with the City of Pensacola to coordinate joint improvement projects planned for the Atwood Redevelopment District.

Housing Rehabilitation and Commercial Reinvestment Financing

A variety of funding sources will continue to provide an array of mechanisms to assist in rehabilitation and reinvestment activities to help spur economic development. This will include Community Development Block Grant funds, State housing assistance funds, and TIF resources. Of particular importance will be a housing rehabilitation loan pool with low interest rates geared to assist low and moderate-income homeowners in bringing their houses up to code. The CRA will work with the Neighborhood Enterprise Division to implement these programs.

APPENDIX A: PUBLIC WORKSHOPS

Atwood residents and business owners were invited to participate in a series of public workshop at Ferry Pass Elementary School located at 8310 North Davis Highway. Dates and themes of the workshops were:

- **January 26, 2016** **Kick-off meeting, identify issues**
- **February 16, 2016** **Prioritize Atwood’s needs**
- **March 29, 2016** **Review results, learn about the draft plan**
- **April 26, 2016** **Final meeting: Presentation of the draft final plan**



CITIZENS ATTENDING THE ENVISION ATWOOD WORKSHOPS. CRA STAFF

Citizens were encouraged to contribute their ideas to the redevelopment of the Atwood Redevelopment District. The results of their input are summarized below and were integrated into the concept plan development.

At the January 26th and February 16th workshops the following strengths, weaknesses, issues and opportunities regarding Atwood were identified by the participants:

| Strengths |
|---|
| <ul style="list-style-type: none"> - Citizens like their neighbors, there is community pride - The community is conveniently located near major intersection and services - Proximity to University of West Florida, Navy Federal, and West Florida Hospital - Affordable - Family legacy, grew up here -Established Neighborhood watch - Feel safe here |

| Weaknesses |
|--|
| <ul style="list-style-type: none"> - Abandoned houses, trash, overgrowth - No communication or newsletter - No community center or parks - Needs sidewalks, sewer, street lighting - No place for community to meet - Housing/rentals in poor condition - Homeless congregating in area - Atwood does not have a post office - Many areas need sewer system |

| Issues |
|---|
| <ul style="list-style-type: none"> - Crime/robbery/drugs - Lack of information for citizens - Lacking community outreach/resources - Stray animals in the neighborhood - Lack of sidewalks & lighting - Need a light on E. Olive Rd & Binkley St - People loitering on vacant properties - No outdoor recreation facility or walking trail -Mosquito control -Drainage Issues on Forsyth St & Sabra Drive |

| Opportunities |
|---|
| <ul style="list-style-type: none"> - Room for development and infill - Add a Community center and park - Information sharing through community website and social media - Add a walking trail - Volunteering to help neighbors - Increase participation in the Neighborhood watch/association -Sidewalks throughout the District |

The February 16th Envision Atwood workshop built upon the community attributes identified above. Residents were tasked with identifying the short and long-term improvements they wanted include in the Atwood Redevelopment Plan. The following improvements were identified:

- Need a light on E. Olive Rd & Binkley St
- Clean up overgrown and vacant lots
- More police presence
- Streetlights and sidewalks on all major thoroughfares and side streets
- Expand sewer system throughout Atwood District
- Street lights throughout the District
- Add sidewalks throughout the District
- Extend Sidewalks down E. Olive Road
- Design retention ponds to double as public spaces and walking trail
- Develop Community Center on Klinger St
- Develop park at Klinger St and Faith Lane
- Need a Sherriff's Office substation
- Bike lanes on E Olive Rd and E. Johnson Ave
- Traffic merging issues/congestion on Davis Highway
- Trim trees hanging over in the roads
- Drainage Issues on Forsyth St & Sabra Drive

At the March 29th and April 26th workshops, citizens had the opportunity to review and comment on the draft plan.

APPENDIX B: STATUTORY REQUIREMENTS

This section addresses certain specific requirements of Chapter 163, Part III, Florida Statutes, as they relate to the preparation and adoption of Community Redevelopment Plans in accordance with Sections 163.360 and 163.362. Provided below is a brief synopsis of each subsection requirement from 163.360 and 163.362, and a brief description of how the redevelopment plan and adoption process meet those requirements.

163.360 – Community Redevelopment Plans

Section 163.360 (1), Determination of Slum or Blight By Resolution

This section requires that a local governing body determine by resolution that an area has been determined to be a slum or blighted area before a redevelopment area can be established.

Action: Escambia County previously conducted a blight study which established conditions of blight in Atwood and designated the area as appropriate for community redevelopment.

Section 163.360 (2)(b), Completeness

This section requires that the Redevelopment Plan be sufficiently complete to address land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation of properties within the redevelopment area, as well as zoning or planning changes, land uses, maximum densities, and building requirements.

Action: These issues are addressed in Chapters 2 and 3 of the Redevelopment Plan.

Section 163.360 (2)(c), Development of Affordable Housing

This section requires the redevelopment plan to provide for the development of affordable housing, or to state the reasons for not addressing affordable housing.

Action: The Redevelopment Plan anticipates the need to maintain and expand affordable housing in Atwood. The Escambia County Community Redevelopment Agency will coordinate with local housing developers to seek opportunities for the development of additional affordable housing.

Section 163.360 (4), Plan Preparation and Submittal Requirements

The Community Redevelopment Agency may prepare a Community Redevelopment Plan. Prior to considering this plan, the redevelopment agency will submit the plan to the local planning agency for review and recommendation as to its conformity with the comprehensive plan.

Action: Escambia County Community Redevelopment Agency staff prepared the Atwood Redevelopment Plan.

Section 163.360 (5), (6), (7)(a)(d), Plan Approval

163.360 (5). The Community Redevelopment Agency will submit the Redevelopment Plan, along with written recommendations, to the governing body and each taxing authority operating within the boundaries of the redevelopment area.

Action: The Escambia County Board of County Commissioners, sitting as the Escambia County CRA, will pass a resolution for the final adoption of the Redevelopment Plan as provided by statute. The Board of County Commissioners will proceed with a public hearing on the Redevelopment Plan as outlined in Subsection (6), below.

163.360 (6). The governing body shall hold a public hearing on the Community Redevelopment Plan after public notice by publication in a newspaper having a general circulation in the area of operation of the Atwood Redevelopment District.

Action: A public hearing on the Atwood Redevelopment Plan will be held at a future date.

163.360 (7). Following the public hearing described above, Escambia County may approve the redevelopment plan if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the Redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

Action: To minimize the relocation impact, the CRA will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

(d) The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

Action: The need for, and role of, private enterprise and investment to ensure the successful rehabilitation or redevelopment of the Atwood District is described throughout the Plan.

Section 163.360 (8)(a)(b), Land Acquisition

These sections of the statute establish requirements for the acquisition of vacant land for the purpose of developing residential and non-residential uses. The Redevelopment Plan supports future development of both residential and non-residential uses at various locations in the redevelopment area as described in Chapter 3. The Plan identifies strategies that will promote and facilitate public and private sector investment in vacant land acquisition for these purposes.

Chapter 163.362 - Contents of Community Redevelopment Plans

Every community redevelopment plan shall:

Chapter 163.362(1) Legal Description

Contain a legal description of the boundaries of the redevelopment area and the reasons for establishing such boundaries shown in the plan.

Action: A legal description of the boundaries of the redevelopment area and the reasons for establishing the boundaries is contained in Escambia County Board of County Commissioner Resolution R2015-64 and the Finding of Necessity Report, which are attached and incorporated herein by reference.

Chapter 163.362(2) Show By Diagram and General Terms:

(a) Approximate amount of open space and the street layout.

Action: This task is achieved in the Redevelopment Plan in Chapter 2.

(b) Limitations on the type, size, height, number and proposed use of buildings.

Action: These are described in general terms in Chapter 2 however, it is expected that the County's zoning ordinance and land development regulations will continue to provide the regulatory framework for any building dimension or style limitations.

(c) The approximate number of dwelling units.

Action: Based on the future land use concepts contained in the Plan, and the expressed desire to increase residential opportunities in Atwood, it can be reasonably expected that new investment in housing will occur over time. Future developments of moderate to high density residential projects are encouraged in other areas of the redevelopment district, as well as new investment in single family infill. Currently, there are approximately 777 houses in Atwood and the residential density expected to increase.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities and public improvements of any nature.

Action: Proposed future uses and activities of this nature are described in Chapter 2.

Chapter 163.362(3) Neighborhood Impact Element

If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas.

The Atwood Redevelopment District contains a significant number of dwelling units which may be considered low to moderate-income units. The Redevelopment Plan makes provisions for affordable housing through rehabilitation and new construction. Shortages in affordable housing will be addressed through existing and new affordable housing development strategies, with an emphasis on developing ways in which affordable housing can be integrated within market rate housing projects.

The implementation of the Atwood Redevelopment Plan will contribute significantly in improving the quality of life for Atwood residents. Potential impacts are summarized below for each category required by statute: relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Relocation

The Redevelopment Plan as proposed supports the preservation of existing residential areas and does not require the relocation of any of the low or moderate income residents of the redevelopment area. To minimize the relocation impact, the Community Redevelopment Agency will provide support services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/ redeveloped buildings that will contain residential and commercial space.

Traffic Circulation

The implementation of the Redevelopment Plan recommendations related to streetscape improvements and traffic circulation are anticipated to positively impact the Atwood Redevelopment District. The primary corridor improvements, a component of the Redevelopment Plan, envisions enhancing identified roadways through streetscape improvements that encourage pedestrian mobility and improve vehicular circulation within the area.

Environmental Quality

Escambia County Community Redevelopment Agency will work closely with developers to ensure anticipated new development does not negatively affect the drainage capacity of the area, and, when feasible, support on-site provision of stormwater retention facilities for new development. The development of vacant and/or underutilized sites within Atwood may result in minor increases in the amount of stormwater runoff which may contain pollutants. The Redevelopment Plan recommends pursuing environmental remediation in close cooperation with property owners to ensure that the pollutants are handled adequately prior to new development on identified brownfield sites.

The county will closely monitor the capacity of the existing and planned stormwater infrastructure to ensure sufficient capacity exists, and there are no negative impacts from development. In terms of vegetation and air quality, proposed streetscape improvements are anticipated to add vegetation to Atwood and preserve existing mature tree canopies.

No negative impact on the existing sanitary sewer is expected from implementation of the Redevelopment Plan, and expansion of said sewer may be required to spur redevelopment. If future deficiencies are projected, the county and the Redevelopment Agency will ensure that adequate capacity is available at the time of development.

Community Facilities and Services

The Redevelopment Plan presents strategies to create a number of town-center-styled gateway areas that will accommodate a diverse range of community and cultural facilities serving the needs of the local population. Currently there are no open space/recreation facilities in the Atwood District however locations have been identified for a proposed community center and park. The Plan recognizes the importance of these facilities and supports development of these facilities.

Effect on School Population

The Redevelopment Plan does not anticipate significantly affecting Atwood's school population. Any increase in school population is expected to be absorbed by the existing schools in the area. The Redevelopment Plan recommends streetscape improvements and sidewalks connecting the area schools to improve pedestrian safety and walkability for students and parents who walk to school. The County and the Redevelopment Agency will continue to work closely with Escambia County School Board to ensure the board's plans for area schools are consistent with the Redevelopment Plan.

Physical and Social Quality

The Redevelopment Plan's recommendations to continue with improvements to the existing streetscape environment, to redevelop vacant land and former industrial sites, to establish urban design and architectural standards for new development, and to continue code enforcement will have a positive impact on Atwood's physical and visual character.

Implementation of the Redevelopment Plan will also improve community access to the social service network currently available to local residents. Job training, apprenticeship opportunities, and mentorship programs created through commercial and industrial redevelopment and establishment of a community center will support the development of human capital, increase employment opportunities and serve as a tool to improve the household income.

Chapter 163.362(5) (6) Safeguards and Retention of Control

Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. Provide for the retention of controls and establishment of any restrictions or covenants running with land sold or leased for private use.

Action: The following safeguards and procedures will help ensure redevelopment efforts in the redevelopment district are carried out pursuant to the redevelopment plan:

The Atwood Redevelopment Plan is the guiding document for future development and redevelopment in and for the Atwood Redevelopment District. In order to assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this Plan, the Escambia County Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by Escambia County to permit development and redevelopment within its jurisdiction. These include but are not limited to the Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and County-authorized development review, permitting and approval processes. Per Florida Statute, Escambia County retains the vested authority and responsibility for:

- The power to grant final approval to Redevelopment Plans and modifications.
- The power to authorize issuance of revenue bonds as set forth in Section 163.385.
- The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), and the power to assume the responsibility to bear loss as provided in Section 163.370(3).

In accordance with Section 163.356(3)(c), by March 31 of each year the Redevelopment Agency shall file an Annual Report with Escambia County detailing the Agency's activities for the preceding fiscal year. The report shall include a complete financial statement describing assets, liabilities, income and operating expenses. At the time of filing, the Agency shall publish in a newspaper of general circulation a notice that the report has been filed with the County and is available for inspection during business hours in the office of the County Clerk and the Escambia County Community Redevelopment Agency.

The Community Redevelopment Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent auditor and will be included as part of the Escambia County Comprehensive Annual Financial Report for the preceding fiscal year. A copy of the Agency audit, as described in the CAFR will be forwarded to each taxing authority.

The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of the redevelopment plan.

The Redevelopment Plan may be modified, changed, or amended at any time by the Escambia County Community Redevelopment Agency provided that; if modified, changed, or amended after the lease or sale of property by the

Agency, the modification must be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the plan as previously approved by the governing body, the County Commission will similarly approve the modification. This means that if a developer acquired title, lease rights, or other form of development agreement, from the Agency to a piece of property within the redevelopment area with the intention of developing it in conformance with the redevelopment plan, any amendment that which might substantially affect his/her ability to proceed with that development would require his/her consent.

When considering modifications, changes, or amendments in the redevelopment plan, the Agency will take into consideration the recommendations of interested area property owners, residents, and business operators. Proposed minor changes in the Plan will be communicated by the agency responsible to the affected property owner(s).

Chapter 163.362(7) Assurance of Replacement Housing for Displaced Persons

Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Action: As previously stated, to minimize the relocation impact, the Agency will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

Chapter 163.362(8) Element of Residential Use

Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low to moderate income, including the elderly.

Action: There are residential uses of various types and character, including, single-family, multi-family, rental units, owner-occupied units, and detached units in existence in the redevelopment area at the time of this writing. The efforts undertaken by the Agency, as described in this Redevelopment Plan, are intended to retain and enhance a high quality of residential use, particularly with regard to developing and maintaining sustainable neighborhoods. Redevelopment program activities will strive to cultivate the positive neighborhood characteristics cited by the community during public workshops and reduce or eliminate any negative characteristics.

The establishment of a revitalized and expanded residential base in Atwood is essential to achieve a successful economic redevelopment program. Residents living within the redevelopment district will comprise components of the work force and the market, which will generate economic activity.

Chapter 163.362(9) Statement of Projected Costs

Contain a detailed statement of the projected costs of development, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment funds.

Action: Project costs and funding sources are described in Chapter 4 of the Redevelopment Plan.

Chapter 163.362(10) Duration of Plan

Provide a time certain for completing all redevelopment financed by increment revenues.

Action: The Atwood Redevelopment Plan shall remain in effect and serve as a guide for future redevelopment activities in the redevelopment area through 2046.

APPENDIX C: TAX INCREMENT FINANCING

Tax increment financing (TIF) is a tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Because it is a frequently relied-upon tool for project financing, it is explored more fully here. This section presents a brief history of tax increment financing, types of expenses allowed, and TIF revenue projections that the Atwood Redevelopment District may generate in the next forty years.

History of Tax Increment Financing

TIF was originally developed over 50 years ago as a method to finance public improvements in distressed areas where redevelopment would not otherwise occur. TIF is separate from grants or government funds, and given reductions in federal funds available for local projects in recent years TIF has increasingly developed into a primary means to finance local redevelopment.

State law controls tax increment financing. Because of this control, tax increment financing takes on a number of different techniques and appearances throughout the country. In Florida, tax increment financing is authorized in the Community Redevelopment Act of 1969, which is codified as Part III, Chapter 163 of the Florida Statutes. This act, as amended in 1977, provides for a combination of public and private redevelopment efforts and authorizes the use of tax increment financing. Under the Statutes, municipalities must go through a number of steps to establish a redevelopment area and implement a tax increment financing district for that area.

Upon approval of the governing body, a trust fund for each community redevelopment area may be established. The revenues for the trust fund are obtained by allocating any increases in taxable assessed value to the area. The current assessed value of the district is set as the base and any increases (the tax increment revenues) are available for improvements to the area. The property tax paid on the base assessed value continues to be distributed to the local governments. The tax collector collects the entire property tax and subtracts the tax on the base value, which is available for general government purposes. Of the remaining tax increment revenues, 75 percent are deposited to the trust fund. The remaining 25 percent of the incremental growth is kept by the local government as a collection fee.

Type of Expenses Allowed

Funds from the redevelopment trust fund may be expended for undertakings of the community redevelopment agency which are directly related to financing or refinancing of redevelopment in the redevelopment area pursuant to an approved community redevelopment plan for the following purposes, including, but not limited to:

- Establishment and operations: The implementation and administrative expenses of the community redevelopment agency.
- Planning and analysis: Development of necessary engineering, architectural, and financial plans.
- Financing: Issuance and repayment of debt for proposed capital improvements contained in the community redevelopment plan.
- Acquisition: The acquisition of real property.
- Preparation: Tasks related to site preparation, including the relocation of existing residents.

According to F.S. 163.370(2), TIF funds may not be used for the following purposes:

- To construct or expand administration buildings for public bodies or police and fire buildings unless each taxing authority involved agrees,
- Any publicly-owned capital improvements which are not an integral part of the redevelopment if the improvements are normally financed by user fees, and if the improvements would have otherwise been made without the Redevelopment Agency within three years, or
- General government operating expenses unrelated to the Redevelopment Agency.

In addition, tax increment funds cannot be spent on capital projects contained in the local government's Capital Improvement Plan for the preceding three years.

APPENDIX D: RESOLUTION R2015-64

Escambia County
Clerk's Original

2015-000522 BCC
May 21, 2015 Page 1

5/21/2015 5:31pm P.H.

RESOLUTION R2015-64

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, RELATING TO COMMUNITY REDEVELOPMENT: FINDING THAT THERE IS A BLIGHTED AREA WITHIN ESCAMBIA COUNTY, FLORIDA, AND A SHORTAGE OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS, SPECIFICALLY WITHIN THE ATWOOD COMMUNITY; FINDING THAT REHABILITATION CONSERVATION, REDEVELOPMENT, OR A COMBINATION OF THESE IN THE ATWOOD COMMUNITY IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF ESCAMBIA COUNTY; FINDING THAT THERE IS A NEED TO DESIGNATE ATWOOD AS A REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA THAT:

Section 1. Authority. This Resolution is adopted pursuant to the provisions of Part III, Chapter 163, Florida Statutes, known as the "Community Redevelopment Act of 1969."

Section 2. Definitions. The definitions of the terms as provided in §163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in the Resolution. In addition, the term, "Proposed Atwood Redevelopment Area" when used in this Resolution means the area within the boundaries of Escambia County, Florida, as outlined in the map and legal description attached hereto and incorporated herein as Exhibit A.

Section 3. Findings and Determinations. The Board of County Commissioners of Escambia County, Florida finds and determines as follows:

- a) The Board of County Commissioners finds that the area referred to as the "Proposed Atwood Redevelopment Area" is a slum or blighted area which substantially impairs the sound growth of the County, and is a threat to the public health, safety, morals, and welfare of the residents of the County, and that the existence of blight further creates an economic and social liability by hindering development, discouraging private investment, reducing employment opportunities, retarding the construction and improvement of housing accommodations, causing an excessive proportion of expenditures for crime prevention and other forms of public services, and depressing the tax base.
- b) The Board of County Commissioners finds that a combination of rehabilitation, conservation and redevelopment of the area identified as the Proposed Atwood Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents if the County in order to eliminate, remedy and prevent conditions of slum and blight.

Date: 5/27/2015 Verified By: J. Cannon

2015-000522 BCC
May 21, 2015 Page 2

c) The Board of County Commissioners finds and determines that there exists a need for the Community Redevelopment Agency created pursuant to Part I, Article VI, Section 78.151 of the Escambia County Code of Ordinances, to carry out redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes in the Proposed Atwood Redevelopment Area.

d) The Board of County Commissioners finds and determines that the area described in Exhibit A and entitled Proposed Atwood Redevelopment Area is appropriate for redevelopment projects and is hereby designated a Community Redevelopment Area.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

Adopted this 21st day of May, 2015.

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

Approved as to form and legal sufficiency.

By/Title: [Signature]
Date: 5/10/15

BY: [Signature]
Steven Barry, Chairman

Attest:

PAM CHILDERS
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

Date Executed

5/26/2015



EXHIBIT "A"

Description
Atwood Community Redevelopment Area (CRA)
April 13, 2015

This description is intended solely for the purpose of identifying the Atwood Community Redevelopment Area referenced in this ordinance and is not intended to be used when conveying or otherwise defining interests in real property.

Begin at the intersection of the East right-of-way line of the North Hilburn Road (R/W varies) and the South right-of-way line of Olive Road (R/W varies); thence run Easterly along said South right-of-way line of Olive Road (R/W varies) to the intersection of the South right-of-way line of Olive Road (R/W varies) and the West right-of-way line of North Davis Highway (R/W varies); thence run Easterly to the intersection of the South right-of-way line of Olive Road (R/W varies) and the East right-of-way line North Davis Highway (R/W varies); thence run Northeasterly along said East right-of-way line of North Davis Highway (R/W varies) to the intersection of said East right-of-way line of North Davis Highway (R/W varies) and the South right-of-way line of East Johnson Avenue (R/W varies); thence Easterly along said South right-of-way line of East Johnson Avenue (R/W varies) to the intersection of the South right-of-way line of East Johnson Avenue (R/W varies) and the West right-of-way line of Caminitti Lane (R/W varies); thence South along said West right-of-way line of Caminitti Lane (R/W varies) to the North right-of-way line of East Olive Road (70' R/W); thence South to the Northwest corner of that parcel of land recorded in Official Record Book 272 at page 593 of the public records of Escambia County, Florida; thence South along the West line of said parcel to the Northwest corner of Charter Oaks Unit No. 5 as recorded in Plat Book 15 at pages 30 and 30A of the public records of Escambia County, Florida; thence continue South along the West line of said Oaks Unit No. 5 to the North right-of-way line of Interstate 10 (300' R/W); thence Westerly, Northerly and Westerly along said North right-of-way line of Interstate 10 and Interstate 10 Ramp to the East right-of-way line of North Davis Highway (R/W varies); thence continue West to the West right-of-way line North Davis Highway (R/W varies); thence South along said West right-of-way line of North Davis Highway (R/W varies) to the North right-of-way line of Interstate 10 (R/W varies); thence West and Northwesterly along said North right-of-way line of Interstate 10 (R/W varies) to the Northwest corner of that parcel of land recorded in Official Record Book 3598 at page 855 of the public records of Escambia County, Florida; thence East along the North line of said parcel to the intersection of said North line and the extension of the aforementioned East right-of-way line of North Hilburn Road (R/W varies); thence North along said East right-of-way line to the Point of Beginning.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

AI-8184

10.

BCC Regular Meeting

Meeting Date: 05/21/2015

Issue: Atwood Redevelopment Area

From: Keith Wilkins, Department Director

Organization: Community & Environment

CAO Approval:

A handwritten signature in black ink, appearing to be "Keith Wilkins", is written over a horizontal line.

RECOMMENDATION:

5:31 p.m. Public Hearing for consideration of adopting a Resolution creating the Atwood Redevelopment Area.

Recommendation: That the Board adopt a Resolution of Escambia County, Florida, relating to Community Redevelopment; finding that there is a blighted area within Escambia County, Florida, and a shortage of affordable housing for low and moderate income households, specifically within the Atwood community; finding that rehabilitation conservation, redevelopment, or a combination of these in the Atwood community is necessary in the interest of the public health, safety, morals, and welfare of the residents of Escambia County; finding that there is a need to designate Atwood as a redevelopment area; and providing for an effective date.

BACKGROUND:

The Community Redevelopment Agency (CRA), a division of Community and Environment Department, was directed to conduct the necessary research and analysis to support findings that would determine whether areas located within the Atwood community would meet the statutory criteria to be designated as a redevelopment area. The CRA has completed the "Findings of Necessity", and a copy is attached. A draft copy of the Resolution has been prepared for consideration and adoption. A copy of the map for the proposed area is attached.

On April 23, 2015, at 8:45 a.m., a CRA meeting was convened to recommend to the Board to schedule and advertise a Public Hearing on Thursday, May 21, 2015, at 5:31 p.m.

On May 21, 2015, at 8:45 a.m., a CRA Meeting was convened to recommend to the Board to conduct a Public Hearing to adopt a Resolution designating Atwood Community as a redevelopment area.

BUDGETARY IMPACT:

5:31 p. m. P. H.

2015-000522 BCC
May 21, 2015 Page 6

There is no budgetary impact.

LEGAL CONSIDERATIONS/SIGN-OFF:

Resolution has been reviewed and signed off as to form and legal sufficiency by Kristin Hual, Assistant County Attorney.

PERSONNEL:

There is no additional personnel needed to carry out this process.

POLICY/REQUIREMENT FOR BOARD ACTION:

Conduct a Public Hearing to adopt a Resolution for the proposed redevelopment area designation is in compliance with the Board guidelines and procedures.

IMPLEMENTATION/COORDINATION:

The CRA staff will coordinate the process for the implementation of this program. CRA will ensure proper advertisement.

Attachments

Resolution-Atwood-May2015

5:31 p. m. P. H.

RESOLUTION R2015-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, RELATING TO COMMUNITY REDEVELOPMENT: FINDING THAT THERE IS A BLIGHTED AREA WITHIN ESCAMBIA COUNTY, FLORIDA, AND A SHORTAGE OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS, SPECIFICALLY WITHIN THE ATWOOD COMMUNITY; FINDING THAT REHABILITATION CONSERVATION, REDEVELOPMENT, OR A COMBINATION OF THESE IN THE ATWOOD COMMUNITY IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF ESCAMBIA COUNTY; FINDING THAT THERE IS A NEED TO DESIGNATE ATWOOD AS A REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA THAT:

Section 1. Authority. This Resolution is adopted pursuant to the provisions of Part III, Chapter 163, Florida Statutes, known as the "Community Redevelopment Act of 1969."

Section 2. Definitions. The definitions of the terms as provided in §163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in the Resolution. In addition, the term, "Proposed Atwood Redevelopment Area" when used in this Resolution means the area within the boundaries of Escambia County, Florida, as outlined in the map and legal description attached hereto and incorporated herein as Exhibit A.

Section 3. Findings and Determinations. The Board of County Commissioners of Escambia County, Florida finds and determines as follows:

- a) The Board of County Commissioners finds that the area referred to as the "Proposed Atwood Redevelopment Area" is a slum or blighted area which substantially impairs the sound growth of the County, and is a threat to the public health, safety, morals, and welfare of the residents of the County, and that the existence of blight further creates an economic and social liability by hindering development, discouraging private investment, reducing employment opportunities, retarding the construction and improvement of housing accommodations, causing an excessive proportion of expenditures for crime prevention and other forms of public services, and depressing the tax base.
- b) The Board of County Commissioners finds that a combination of rehabilitation, conservation and redevelopment of the area identified as the Proposed Atwood Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the County in order to eliminate, remedy and prevent conditions of slum and blight.

5:31 p. m. P. H.

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May 21, 2015 Page 8

c) The Board of County Commissioners finds and determines that there exists a need for the Community Redevelopment Agency created pursuant to Part I, Article VI, Section 78.151 of the Escambia County Code of Ordinances, to carry out redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes in the Proposed Atwood Redevelopment Area.

d) The Board of County Commissioners finds and determines that the area described in Exhibit A and entitled Proposed Atwood Redevelopment Area is appropriate for redevelopment projects and is hereby designated a Community Redevelopment Area.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

Adopted this _____ day of _____, 2015.

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

Approved as to form and legal
sufficiency.

By/Title: [Signature]
Date: 5/11/15

BY: _____
Steven Barry, Chairman

Attest:

PAM CHILDERS
Clerk of the Circuit Court

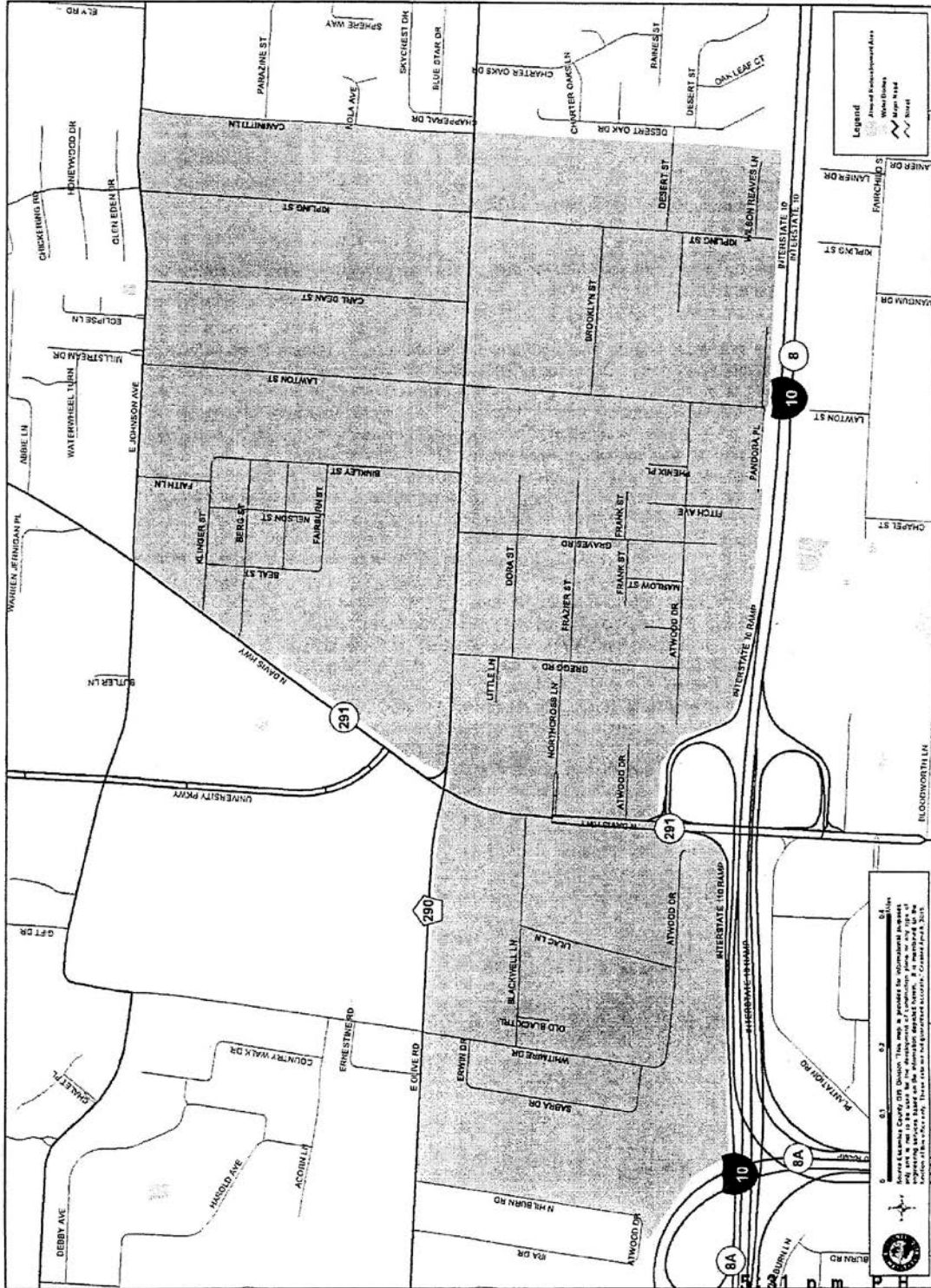
By: _____
Deputy Clerk

(SEAL)

5:31 p. m. P. H.

Exhibit A

Proposed Atwood Redevelopment Area



THE CONDITION OF THE ORIGINAL DOCUMENT IS REFLECTED IN THE IMAGE AND IS NOT THE FAULT OF THE MICROFILMING PROCESS

EXHIBIT "A"

Description
Atwood Community Redevelopment Area (CRA)
April 13, 2015

This description is intended solely for the purpose of identifying the Atwood Community Redevelopment Area referenced in this ordinance and is not intended to be used when conveying or otherwise defining interests in real property.

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5:31 p. m. P. H.

**Findings of Necessity
Proposed Atwood Redevelopment Area**

Introduction

As directed by the Board of County Commissioners and Committee of the Whole, Escambia County Community & Environment Department/Community Redevelopment Agency prepared a Findings of Necessity report to support the proposed creation of an Atwood Redevelopment Area. A map depicting the proposed redevelopment area and boundary description for the proposed area are presented as Exhibit A. Data obtained from UWF Haas Center for Business Research using 2010 U.S. Bureau of Census Population and Housing with 2014 forecasts and field surveys were used to formulate these findings. The following data and analysis support the legislative finding that conditions in the proposed redevelopment area meet the criteria of blight as described in Florida Statute 163.340(8) (a) and (b).

Findings

A "blighted area" is an area experiencing economic distress, endangerment to life or property due to the presence of a substantial number of deteriorated structures. The proposed area exhibits conditions of blight as defined in Florida Statute to include the following:

Finding 1: Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities:

The proposed redevelopment area lacks public infrastructure to include adequate street layout, paved roads, stormwater management systems, and sanitary sewer service. While some of the area is served by sanitary sewer, other areas in the proposed are not served by a public sewer system which hinders reinvestment and redevelopment opportunities. The faulty lot layouts, lack of accessibility or usefulness of property, and marginal sewer service in the proposed redevelopment area supports the need for redevelopment.



Finding 2: Deterioration of site or other improvements:

Based upon windshield surveys conducted, there is a predominance of deteriorated or dilapidated housing in the proposed area. One of the more apparent elements of blight is the deterioration of buildings. A significant number of deteriorating or dilapidated buildings in an area are an indication of a lack of private investment in maintaining the

5:31 p. m. P. H.

integrity and value of existing development or in redevelopment. Single family residents were scored based upon a point system ranging from 1, Excellent Condition to 5, Dilapidated Condition. The housing conditions windshield survey results found 99% of the single family houses in the area fall in the categories of fair, poor, or dilapidated condition which means they require some form of repair or rehabilitation, show signs of structural damage, or need of demolition. These houses show need for repair or rehabilitation as indicated by curling shingles and lack of energy related improvements. Many of the homes were constructed prior to 1976. The age and conditions of the structures in the proposed area, indicates the houses are in need of updates, including energy related improvements.



Economic disuse can be defined in many ways based on perspective. From the private sector, economic disuse is defined through the vacancy of land and buildings and through the highest and best land use determined by market conditions. Based on the windshield survey, approximately 25% of the commercial parcels that have redevelopment potential are vacant land and/or building. Which means the property values and the tax base can be benchmarks for determining economic disuse from the public perspective.

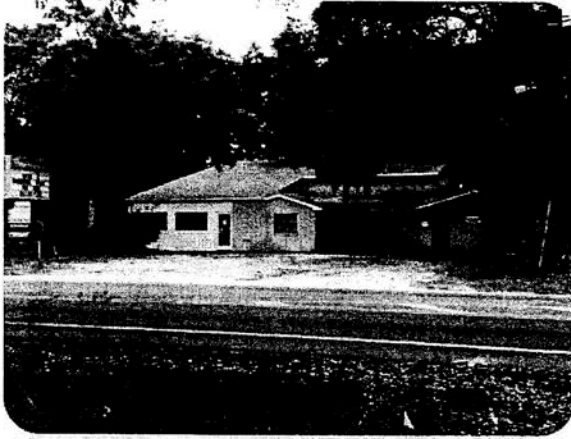
Summary

Based upon the findings presented, the proposed redevelopment area exhibits conditions of blight as defined by Florida Statutes. The condition of numerous structures within its boundaries, lack of public infrastructure, and the socio-economic characteristics of the residents all contribute to this recommendation. The proposed area would benefit from redevelopment programs and projects. There are nearly 25% of the commercial parcels that have redevelopment potential with vacant land or building. A combination of rehabilitation, conservation, and redevelopment of the proposed area will support the elimination, prevention, and remedy of the conditions of

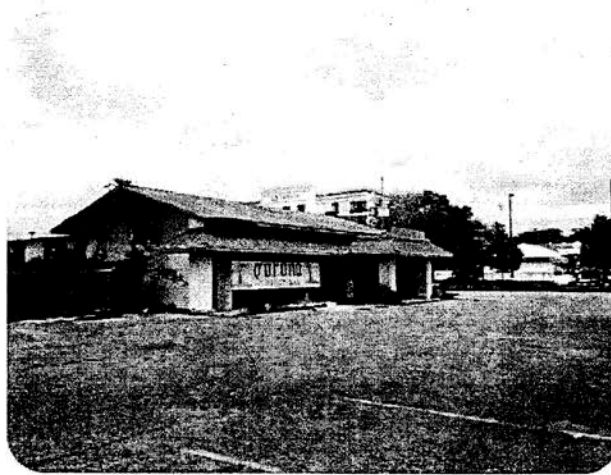
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2015-000522 BCC
May 21, 2015 Page 13

slum and blight. The creation of a redevelopment area will serve to improve the condition of this blighted area and help bring much needed economic development to the area.

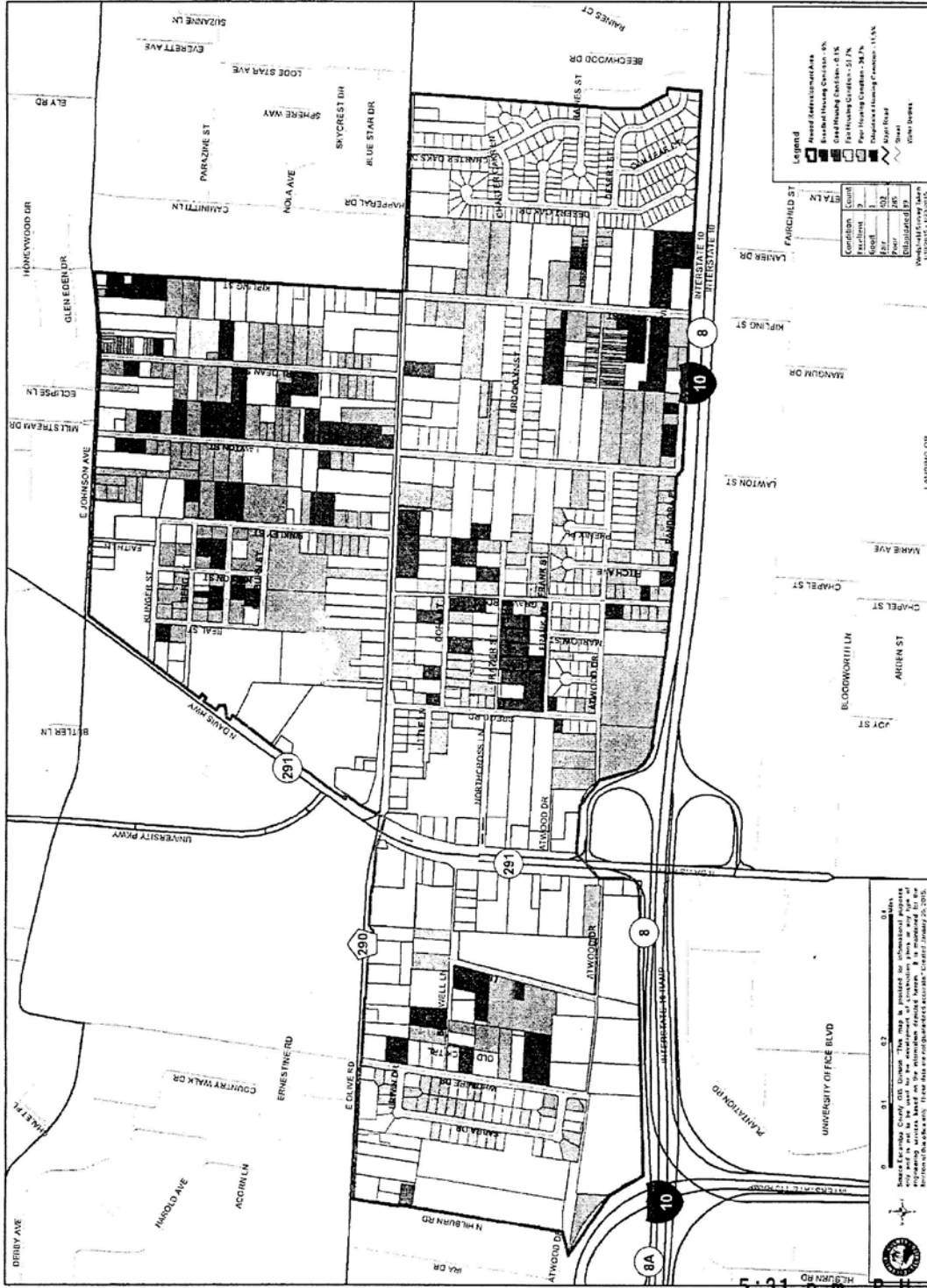


Vacant Commercial Buildings



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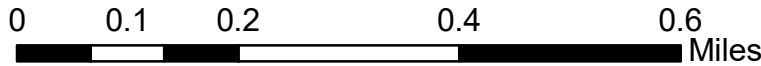
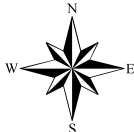
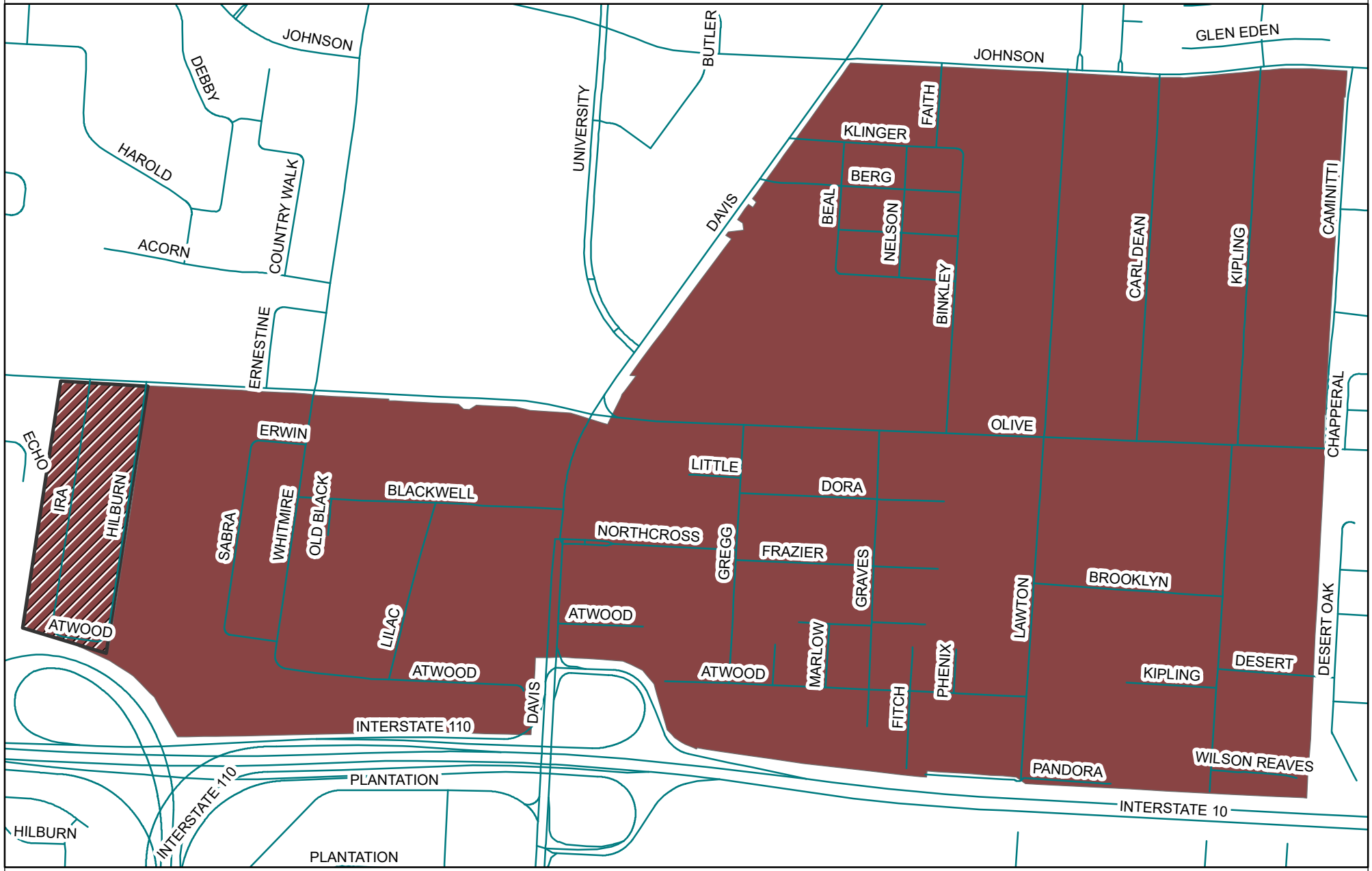
Atwood Redevelopment Area: Housing Conditions






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ATWOOD REDEVELOPMENT DISTRICT 2018 PROPOSED EXPANSION (EXHIBIT B)



-  STREETS
-  PROPOSED ATWOOD EXPANSION
-  ATWOOD REDEVELOPMENT AREA



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 07/10/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Shipping Containers

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Shipping Containers

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC) Chapter 4 to allow alternative uses of standard industrial shipping containers.

BACKGROUND:

Large, standardized, industrial containers designed for the intermodal shipping of goods and commodities by ship, rail, and truck have become increasingly available and attractive for alternative uses. However, although the LDC allows such containers to be used as portable storage containers for temporary outdoor storage, it does not authorize their use as storage sheds or other residential or non-residential structures. In any LDC authorization of alternative uses of industrial shipping containers it is appropriate to address their quantity, appearance, and location, especially in residential areas.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith D. Crawford, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the BCC.

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to staff and interested citizens.

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

Attachments

6/5/18 Draft Revised
Draft Ordinance

1 **Discussion Draft for Reconsideration of Shipping Containers**

2 **Revisions following 6-5-18 Planning Board Meeting**

3 **Article 7 Supplemental Use Regulations**

4 **Sec. 4-7.12 Shipping containers.**

5 **(a) General conditions.** When in compliance with the provisions of this section,
6 shipping containers, as defined herein, may be used outdoors for purposes other
7 than the original industrial intermodal shipping for which they were designed. The
8 primary considerations in any alternative use are whether the container placement
9 will be temporary (as defined in Chapter 6) or permanent and its use residential or
10 non-residential. The specific use of containers as components of structures
11 engineered in compliance with the Florida Building Code is not limited by the
12 provisions of this section.

13 **(b) Container defined.** For the purposes of this section, a shipping container is a
14 standardized, reusable, and portable industrial container designed and
15 manufactured to specifications of the International Organization for Standardization
16 for the intermodal shipping of goods and commodities by ship, rail, and truck. A
17 shipping container may also be known as a cargo container, ISO container,
18 intermodal container, conex (container for export) box, or sea can.

19 **(c) General limits.** The following limits apply to all alternative uses and locations of
20 shipping containers outdoors, whether temporary or permanent, residential or non-
21 residential:

22 ~~**(1) Period of use.** As defined in Chapter 6, container placement authorized for a~~
23 ~~limited time and discontinued upon expiration of that time is temporary; all other~~
24 ~~placement is considered permanent.~~

25 ~~**(2)(1) Container type.** Authorizations within this section are for uses of general~~
26 ~~purpose dry storage containers, standard (8.5 ft. high) or “high cube” (9.5 ft.~~
27 ~~high), including tunnel and open side configurations, but not for any use of tank,~~
28 ~~drum, flat rack, half height, refrigerated, or other special purpose shipping~~
29 ~~containers.~~

30 ~~**(3)(2) Other units.** The authorizations for alternative uses of shipping~~
31 ~~containers do not authorize the use of truck bodies, semi-trailers, solid waste~~
32 ~~containers, tanks, or other vessels for any alternative uses.~~

33 ~~**(4) Habitation.** No container shall be used for human habitation unless converted to~~
34 ~~habitable space in compliance with all applicable regulations and as authorized~~
35 ~~by a building permit. For these purposes, habitable space is that space within a~~
36 ~~structure designated for living, sleeping, eating, or cooking, or as habitable space~~
37 ~~may otherwise be defined by the Florida Building Code.~~

38 ~~**(5)(3) Placement.** No container shall be placed within any right-of-way,~~
39 ~~easement, jurisdictional wetland, floodway, drainage swale, buffer, or greenbelt,~~
40 ~~and no container shall be allowed to obstruct or reduce any fire lane, fire escape,~~

1 window, door, or other means of structure or site egress. Additionally, no
2 container shall be permanently placed in any manner that creates
3 nonconformance regarding parking, loading, landscaping, outdoor storage, lot
4 coverage, or other site development standards.

5 ~~(6)~~(4) **Appearance.** All containers displayed for sale or permanently placed
6 shall be maintained in good condition and free of all graffiti and signage.

7 ~~(7)~~(5) **Stacking.** No container shall be stacked upon another container, or
8 otherwise raised more than eight inches above grade, unless authorized by a
9 building permit for the construction of a structure.

10 (d) **Temporary placement.** Except for the active intermodal shipping of containers
11 through commercial or industrial facilities authorized for such shipping, the
12 temporary outdoor placement of shipping containers may only be authorized for the
13 following uses:

14 (1) **Portable storage containers.** Portable storage container use in compliance
15 with the temporary uses and structures provisions in Article 7 of Chapter 4.

16 (2) **Construction containers.** The storage of construction material and equipment
17 by licensed contractors, incidental to ongoing authorized construction activities
18 within the parcel on which, and during the time within which, the construction has
19 been authorized.

20 (3) **Seasonal storage.** Excluding Perdido Key parcels, the seasonal storage of
21 merchandise within a parcel whose authorized principal use is the retail sales for
22 which the merchandise is stored. On mainland parcels, this storage is limited to
23 containers remaining in active intermodal shipping service, stored on site for a
24 maximum 120 days per calendar year, and placed only within side or rear yards.
25 On Pensacola Beach parcels, the terms of any seasonal use of containers ~~is~~
26 shall be defined by a site-specific written agreement with the SRIA prior to use.

27 (e) **Permanent placement.** The permanent outdoor placement of a shipping container
28 ~~is considered may only be authorized by permit, and only as~~ a change of use from
29 its original intermodal shipping to use as a structure, ~~unless the placement is~~
30 ~~authorized or for the~~ sales or bulk storage of containers. Permanent placement for
31 any use is prohibited on Perdido Key and Pensacola Beach, ~~and may be authorized~~
32 ~~elsewhere only through a county land use certificate. -An individual certificate~~
33 Elsewhere, a permit may authorize one or more containers on the same parcel when
34 they comply in compliance with the provisions of this section and the other
35 applicable provisions of the LDC.

36 (1) **Stormwater limits.** ~~Any permanent placement of containers on a parcel shall~~
37 ~~comply with the impervious cover maximum of the applicable parcel zoning, and~~
38 ~~with any further site cover or grading constraints that may be imposed by a~~
39 ~~required stormwater management plan.~~

1 ~~(2) Use-based limits. In addition to the preceding general limits for all alternative~~
2 ~~uses of containers, other specific limits are separately applicable to the~~
3 ~~permanent placement of containers for residential and non-residential uses.~~

4 (1) **Residential use.** On parcels of residential use, shipping containers may only be
5 converted to storage sheds or other accessory structures in compliance with the
6 *Florida Building Code* and the following **specific** conditions:

7 a. **Zoning.** The parcel of the dwelling is zoned Agricultural (Agr), Rural
8 Residential (RR), Rural Mixed-use (RMU), Commercial (Com), Heavy
9 Commercial and Light Industrial (HC/LI), or Industrial (Ind).

10 b. **Parcel size.** If within Agr, RR, or RMU zoning, the parcel of the dwelling is no
11 less than 2 acres in size; and if within Com, HC/LI, or Ind, the parcel is no
12 less than one-half acre.

13 c. **Platted lot.** No container is within the lot of a platted single-family
14 subdivision, as determined from the plat, covenants, or existing lot
15 development.

16 c.d. **Quantity.** There are no more than two shipping containers of any size on
17 the parcel of the dwelling.

18 d.e. **Placement.** The placement of containers is limited to the ~~side and~~ rear
19 yards of the dwelling, with a minimum setback of 10 feet from any property
20 line of the dwelling parcel.

21 e.f. **Screening.** The containers are substantially screened from view from any
22 adjoining property, including public rights-of-way, by any combination of
23 existing evergreen vegetation, berms, and authorized permanent structures,
24 including dwellings, fences, and walls.

25 f. ~~Other conditions. The containers comply with all other provisions of the~~
26 ~~LDC applicable to accessory structures.~~

27 (2) **Non-residential use.** On parcels of non-residential use, or where residential is
28 not the predominant use, shipping containers may be placed as items of storage
29 or as accessory structures. However, ~~outdoor storage and structures are subject~~
30 ~~to different standards, and~~ authorization for one use is not authorization for the
31 other. Containers authorized as structures shall comply with applicable
32 provisions of the *Florida Building Code*, and all uses of containers shall comply
33 with the following **specific conditions**:

34 a. **Zoning.** The use is authorized by the applicable zoning district, either as the
35 principal use or accessory (customary and incidental) to the principal use.

36 b. **Not prohibited.** The use is not otherwise prohibited by any condition of
37 development approval.

38 c. **Setbacks.** The containers are placed a minimum five feet from the nearest
39 property line, and a minimum 10 feet from any residentially used or zoned
40 property.

1 d. **Buffering.** Placement of a container on any parcel with non-conforming
2 buffering for the principal use shall require the provision of buffering in
3 compliance with the current landscaping standards.

4 e. **Size.** The containers do not exceed 40 feet in length.

5 ~~f. **Use as authorized.** Containers authorized only as items of storage on a~~
6 ~~parcel are not used as structures on that parcel.~~

7 ~~g.e. **Other conditions.** The containers comply with all other applicable~~
8 ~~provisions of the LDC.~~

1 **Article 7 Supplemental Use Regulations**

2 **Sec. 4-7.12 Shipping containers.**

3 **(a) General conditions.** When in compliance with the provisions of this section,
4 shipping containers, as defined herein, may be used outdoors for purposes other
5 than the original industrial intermodal shipping for which they were designed. The
6 primary considerations in any alternative use are whether the container placement
7 will be temporary (as defined in Chapter 6) or permanent and its use residential or
8 non-residential. The specific use of containers as components of structures
9 engineered in compliance with the *Florida Building Code* is not limited by the
10 provisions of this section.

11 **(b) Container defined.** For the purposes of this section, a shipping container is a
12 standardized, reusable, and portable industrial container designed and
13 manufactured to specifications of the International Organization for Standardization
14 for the intermodal shipping of goods and commodities by ship, rail, and truck. A
15 shipping container may also be known as a cargo container, ISO container,
16 intermodal container, conex (container for export) box, or sea can.

17 **(c) General limits.** The following limits apply to all alternative uses and locations of
18 shipping containers outdoors, whether temporary or permanent, residential or non-
19 residential:

20 **(1) Container type.** Authorizations within this section are for uses of general
21 purpose dry storage containers, standard (8.5 ft. high) or “high cube” (9.5 ft.
22 high), including tunnel and open side configurations, but not for any use of tank,
23 drum, flat rack, half height, refrigerated, or other special purpose shipping
24 containers.

25 **(2) Other units.** The authorizations for alternative uses of shipping containers do
26 not authorize the use of truck bodies, semi-trailers, solid waste containers, tanks,
27 or other vessels for any alternative uses.

28 **(3) Placement.** No container shall be placed within any right-of-way, easement,
29 jurisdictional wetland, floodway, drainage swale, buffer, or greenbelt, and no
30 container shall be allowed to obstruct or reduce any fire lane, fire escape,
31 window, door, or other means of structure or site egress. Additionally, no
32 container shall be permanently placed in any manner that creates
33 nonconformance regarding parking, loading, landscaping, outdoor storage, lot
34 coverage, or other site development standards.

35 **(4) Appearance.** All containers displayed for sale or permanently placed shall be
36 maintained in good condition and free of all graffiti and signage.

37 **(5) Stacking.** No container shall be stacked upon another container, or otherwise
38 raised more than eight inches above grade, unless authorized by a building
39 permit for the construction of a structure.

1 **(d) Temporary placement.** Except for the active intermodal shipping of containers
2 through commercial or industrial facilities authorized for such shipping, the
3 temporary outdoor placement of shipping containers may only be authorized for the
4 following uses:

5 **(1) Portable storage containers.** Portable storage container use in compliance
6 with the temporary uses and structures provisions in Article 7 of Chapter 4.

7 **(2) Construction containers.** The storage of construction material and equipment
8 by licensed contractors, incidental to ongoing authorized construction activities
9 within the parcel on which, and during the time within which, the construction has
10 been authorized.

11 **(3) Seasonal storage.** Excluding Perdido Key parcels, the seasonal storage of
12 merchandise within a parcel whose authorized principal use is the retail sales for
13 which the merchandise is stored. On mainland parcels, this storage is limited to
14 containers remaining in active intermodal shipping service, stored on site for a
15 maximum 120 days per calendar year, and placed only within side or rear yards.
16 On Pensacola Beach parcels, the terms of any seasonal use of containers shall
17 be defined by a site-specific written agreement with the SRIA prior to use.

18 **(e) Permanent placement.** The permanent outdoor placement of a shipping container
19 may only be authorized by permit, and only as a change of use from its original
20 intermodal shipping to use as a structure or for the sales or bulk storage of
21 containers. Permanent placement for any use is prohibited on Perdido Key and
22 Pensacola Beach. Elsewhere, a permit may authorize one or more containers on
23 the same parcel when in compliance with the provisions of this section and the other
24 applicable provisions of the LDC.

25 **(1) Residential use.** On parcels of residential use, shipping containers may only be
26 converted to storage sheds or other accessory structures in compliance with the
27 Florida Building Code and the following specific conditions:

28 **a. Zoning.** The parcel of the dwelling is zoned Agricultural (Agr), Rural
29 Residential (RR), Rural Mixed-use (RMU), Commercial (Com), Heavy
30 Commercial and Light Industrial (HC/LI), or Industrial (Ind).

31 **b. Parcel size.** If within Agr, RR, or RMU zoning, the parcel of the dwelling is no
32 less than 2 acres in size; and if within Com, HC/LI, or Ind, the parcel is no
33 less than one-half acre.

34 **c. Platted lot.** No container is within the lot of a platted single-family
35 subdivision, as determined from the plat, covenants, or existing lot
36 development.

37 **d. Quantity.** There are no more than two shipping containers of any size on the
38 parcel of the dwelling.

39 **e. Placement.** The placement of containers is limited to the rear yard of the
40 dwelling, with a minimum setback of 10 feet from any property line of the
41 dwelling parcel.

1 f. **Screening.** The containers are substantially screened from view from any
2 adjoining property, including public rights-of-way, by any combination of
3 existing evergreen vegetation, berms, and authorized permanent structures,
4 including dwellings, fences, and walls.

5 (2) **Non-residential use.** On parcels of non-residential use, or where residential is
6 not the predominant use, shipping containers may be placed as items of storage
7 or as accessory structures. However, authorization for one use is not
8 authorization for the other. Containers authorized as structures shall comply with
9 applicable provisions of the *Florida Building Code*, and all uses of containers
10 shall comply with the following specific conditions:

11 a. **Zoning.** The use is authorized by the applicable zoning district, either as the
12 principal use or accessory (customary and incidental) to the principal use.

13 b. **Not prohibited.** The use is not otherwise prohibited by any condition of
14 development approval.

15 c. **Setbacks.** The containers are placed a minimum five feet from the nearest
16 property line, and a minimum 10 feet from any residentially used or zoned
17 property.

18 d. **Buffering.** Placement of a container on any parcel with non-conforming
19 buffering for the principal use shall require the provision of buffering in
20 compliance with the current landscaping standards.

21 e. **Size.** The containers do not exceed 40 feet in length.

22
23
24 **Section 2. Severability.**

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

28
29
30 **Section 3. Inclusion in Code.**

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

1 **Section 4. Effective Date.**

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

3

4 **DONE AND ENACTED** this _____ day of _____, 2018.

5

6

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

7

8

9

By: _____
Jeff Bergosh, Chairman

10

11

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

14

15 **By:** _____
16 **Deputy Clerk**

17 **(SEAL)**

18

19 **ENACTED:**
20 **FILED WITH THE DEPARTMENT OF STATE:**
21 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular
Meeting Date: 07/10/2018

6. A.

Agenda Item:

Lot Width Solution Discussion.

Attachments

Draft Ordinance

Plat Example

1 **Article 1 General Provisions**

2 **Sec. 3-1.5 Site and building requirements.**

3 **(a) Generally.** Each zoning district establishes its own site and building requirements
4 which define physical limits to the development of district parcels. These
5 requirements, in combination with other district provisions, the use and location
6 regulations of Chapter 4, and the general development standards of Chapter 5,
7 define the limits for all development within the district.

8 **(b) Modifications.** Except as may be authorized in this article for the clustering of
9 dwelling units, modifications to the strict application of site and building requirements
10 may only be granted according to the compliance review processes prescribed in
11 Chapter 2, and only if not excluded by other provisions of the LDC.

12 **(c) Street frontage.** For the application of site and building requirements and other
13 LDC provisions to any lot with no street frontage, the Planning Official shall
14 determine a front lot line in consideration of lot orientation, access, and other
15 relevant conditions. The Planning Official shall also determine the appropriate rear
16 lot line for any lot with multiple street frontages.

17 **(d) Density.** The number of dwelling or lodging units allowed within a parcel is
18 determined by the product of the total (gross) development parcel area and the
19 maximum density allowed by the applicable zoning district. When the calculated
20 number of allowable units for a parcel result in a fraction greater than or equal to 0.5
21 units, rounding up to the next whole unit is permitted. However, in the division of an
22 existing lot of record for two single-family lots, the product of the area and density for
23 each proposed lot shall be at least one dwelling unit without rounding, unless the lots
24 are created by the division of an existing public right-of-way. Regardless of the
25 maximum density allowed, each lot of record is vested for a single-family dwelling as
26 established in the preceding section.

27 **(e) Lot width and area.** All new lots shall provide the minimum width and area required
28 by the applicable zoning, except that parcels created for public utilities or preserved
29 for recreation, conservation, or open space need only have width sufficient for
30 access to that limited use. Any existing lot of record that contains less width or area
31 than required by the applicable zoning district may be used for any use allowed
32 within that district if the use complies with all other applicable regulations, including
33 buffering and use-specific minimum lot area. **[Note: In addition to this existing
34 general provision, the proposed minimum lot width revisions refer to “new” lots to
35 help avoid the presumption of minimum widths on existing lots.]**

36 **(f) Lot coverage.** The maximum amount of impervious and semi-impervious coverage
37 allowed for any lot is established by the minimum percent pervious lot coverage
38 required by the applicable zoning district. The amount allowed by zoning remains
39 subject to other limitations of the LDC and any approved stormwater management
40 plan for the lot.

1 **(g) Setbacks and yards.** The minimum setbacks and yards for structures are those
2 required by the applicable zoning district or as otherwise may be stipulated in SRIA
3 lease agreements for lands on Pensacola Beach.

4 **(1) Multiple frontage.** For corner and other lots with multiple street frontage, the
5 front setback shall ordinarily apply to the frontage of the assigned street address,
6 and the side setback shall apply to any street frontage that adjoins the addressed
7 frontage. [Note: This “general provisions” text replaces existing individual zoning
8 district corner lot notations with a single, more detailed description of how the
9 district setbacks are applied to corner and other lots having multiple street
10 frontage.]

11 **(42) Nonconformance.** For a structure that is nonconforming with regard to any
12 zoning required setback, a structural alteration, enlargement, or extension to it
13 that creates no greater encroachment by distance into the substandard setback
14 is not considered an increase in nonconformance and does not require a
15 variance.

16 **(23) Accessory structures.** Accessory structures shall be limited to side and rear
17 yards and be at least five feet from any interior side or rear lot line except where
18 specifically allowed as encroachments. Accessory dwellings shall be limited to
19 the setbacks required for the principal dwelling.

20 **(34) Distance between dwellings.** Where the applicable zoning district allows
21 more than one dwelling on a single lot, the minimum horizontal distance between
22 such dwellings shall not be less than twice the side yard distance required by the
23 district, and the minimum distance between any structures shall not be less than
24 the minimum required by the Florida Building Code.

25 **(45) Encroachments by building features.** Every part of a required yard shall be
26 open from its lowest point to the sky, unobstructed except for the ordinary
27 projection of sills, belt courses, cornices, buttresses, awnings, eaves and similar
28 building features. No such projection shall extend more than 24 inches into any
29 yard, except roof overhangs, awnings, outside stairways, and balconies which
30 may extend up to 48 inches into any yard provided the building setback is
31 otherwise at least 10 feet

32 **(56) Encroachment of porch or terrace.** An open, unenclosed and uncovered
33 paved terrace or a covered porch may extend into the required front yard no
34 more than 10 feet.

35 **(h) Structure heights.** The maximum structure heights allowed by the applicable
36 zoning district are modified by the following:

37 **(1) Agricultural structures.** Structures such as cotton gins, granaries, silos, and
38 windmills associated with permitted agricultural uses may exceed the district
39 height limits if not in conflict with any applicable airport or airfield height
40 restrictions.

1 **(2) Rooftop structures.** The district height limits do not apply to belfries, chimneys,
2 church spires, cooling towers, elevator bulkheads, flag poles, television reception
3 antennae, roof-mounted tanks, mechanical equipment rooms, or similar rooftop
4 structures that comply with all of the following conditions:

- 5 a. They do not separately or in combination with other rooftop structures exceed
6 10 percent of the horizontal roof area.
- 7 b. They do not exceed applicable airport or airfield height restrictions.
- 8 c. They do not exceed otherwise applicable height limitations by more than 15
9 feet or 10 percent of actual building height, whichever is greater.

10
11 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development
12 Code of Escambia County, Chapter 3, Zoning Regulations, Article 2, Mainland Districts,
13 is hereby amended as follows (words underlined are additions and words ~~stricken~~ are
14 deletions):

15 **Article 2 Mainland Districts**

16 **Sec. 3-2.2 Agricultural district (Agr).**

17 **(d) Site and building requirements.** The following site and building requirements apply
18 to uses within the Agricultural district:

19 **(1) Density.** A maximum density of one dwelling unit per 20 acres.

20 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

21 **(3) Structure height.** No maximum structure height unless prescribed by use.

22 **(4) Lot area.** No minimum lot area unless prescribed by use.

23 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way for all new
24 lots.

25 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
26 maximum semi-impervious and impervious cover) for all uses.

27 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

28 a. **Front and rear.** Forty feet in the front and rear.

29 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
30 of-way, whichever is greater, but not required to exceed 15 feet.

31 c. ~~**Corner lots.** Will one front setback and one side setback.~~

32 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
33 regulations and standards.

1 **Sec. 3-2.3 Rural Residential district (RR).**

2 **(d) Site and building requirements.** The following site and building requirements apply
3 to uses within the RR district:

- 4 **(1) Density.** A maximum density of one dwelling unit per four acres.
- 5 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 6 **(3) Structure height.** No maximum structure height unless prescribed by use.
- 7 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 8 **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for new cul-
9 de-sac and other lots which front a 50-foot radius right-of-way line, and 100 feet
10 at the street right-of-way for all other new lots.
- 11 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
12 maximum semi-impervious and impervious cover) for all uses.
- 13 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 14 **a. Front and rear.** Forty feet in the front and rear.
- 15 **b. Sides.** On each side, five feet or 10 percent of the lot width at the street right-
16 of-way, whichever is greater, but not required to exceed 15 feet.
- 17 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 18 **(8) Other requirements.**
- 19 **a. Farm animal shelters.** Stables or other structures for sheltering farm animals
20 shall be at least 50 feet from any property line and at least 130 feet from any
21 dwelling on adjacent property.
- 22 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
23 regulations and standards.

24 **Sec. 3-2.4 Rural Mixed-use district (RMU).**

25 **(d) Site and building requirements.** The following site and building requirements apply
26 to uses within the RMU district:

- 27 **(1) Density.** A maximum density of two dwelling units per acre.
- 28 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 29 **(3) Structure height.** No maximum structure height unless prescribed by use.
- 30 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 31 **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for new cul-
32 de-sac and other lots which front a 50-foot radius right-of-way line, and 100 feet
33 at the street right-of-way for all other new lots.
- 34 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
35 maximum semi-impervious and impervious cover) for all uses.

- 1 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
2 a. **Front and rear.** Forty feet in the front and rear.
3 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
4 of-way, whichever is greater, but not required to exceed 15 feet.
5 c. ~~Corner lots.~~ Will have one front setback and one side setback.

6 (8) **Other requirements.**

- 7 a. **Farm animal shelters.** Stables or other structures for sheltering farm
8 animals shall be at least 50 feet from any property line and at least 130 feet
9 from any dwelling on the property of another landowner.
10 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
11 regulations and standards.
12

13 **Sec. 3-2.5 Low Density Residential district (LDR).**

14 (d) **Site and building requirements.** The following site and building requirements apply
15 to uses within the LDR district:

- 16 (1) **Density.** A maximum density of four dwelling units per acre.
17 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
18 (3) **Structure height.** A maximum structure height of 45 feet. See height definition.
19 (4) **Lot area.** No minimum lot area unless prescribed by use.
20 (5) **Lot width.** A minimum lot width of 20 feet at the street right-of-way for new cul-
21 de-sac and other lots which front a 50-foot radius right-of-way line, and 60 feet at
22 the street right-of-way for all other new lots.
23 (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
24 maximum semi-impervious and impervious cover) for all uses.
25 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
26 a. **Front and rear.** Twenty-five feet in the front and rear.
27 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
28 of-way, whichever is greater, but not required to exceed 15 feet.
29 c. ~~Corner lots.~~ Will have one front setback and one side setback.
30 (8) **Other requirements.**
31 a. **Horse shelters.** Stables or other structures for sheltering horses or other
32 domesticated *equines* shall be at least 50 feet from any property line and at
33 least 130 feet from any dwelling on the property of another landowner.
34 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
35 regulations and standards.

1 **Sec. 3-2.6 Low Density Mixed-use district (LDMU).**

2 **(d) Site and building requirements.** The following site and building requirements apply
3 to uses within the LDMU district:

4 **(1) Density.** A maximum density of seven dwelling units per acre regardless of the
5 future land use category.

6 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land
7 use category and 2.0 within MU-U.

8 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.

9 **(4) Lot area.** No minimum lot area unless prescribed by use.

10 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
11 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
12 way, the following minimum lot widths are required for all new lots:

13 1. **Single-family detached.** Forty feet at the street right-of-way for single-family
14 detached dwellings.

15 2. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.

16 3. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family
17 dwellings and townhouse groups. No minimum lot width required by zoning
18 for other uses.

19 **(6) Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent
20 maximum semi-impervious and impervious cover) for all uses.

21 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

22 a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.

23 b. **Sides.** Ten feet on each side of a group of attached townhouses. On each
24 side of all other structures, five feet or 10 percent of the lot width at the street
25 right-of-way, whichever is greater, but not required to exceed 15 feet.

26 c. ~~**Corner lots.** Will have one front setback and one side setback.~~

27 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
28 regulations and standards.

29 **Sec. 3-2.7 Medium Density Residential district (MDR).**

30 **(d) Site and building requirements.** The following site and building requirements apply
31 to uses within the MDR district:

32 **(1) Density.** A maximum density of 10 dwelling units per acre regardless of the
33 future land use category.

34 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land
35 use category and 2.0 within MU-U.

36 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.

- 1 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 2 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
3 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
4 way, the following minimum lot widths are required for all new lots:
- 5 **a. Single-family detached.** Fifty feet at the street right-of-way for single-family
6 detached dwellings.
- 7 **b. Two-family.** Eighty feet at the street right-of-way or two-family dwellings.
- 8 **c. Multi-family and other.** Eighty feet at the street right-of-way for townhouse
9 groups and boarding or rooming houses. No minimum lot width required by
10 zoning for other uses.
- 11 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
12 maximum semi-impervious and impervious cover) for all uses.
- 13 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 14 **a. Front and rear.** Twenty feet in the front and rear.
- 15 **b. Sides.** Ten feet on each side of a group of attached townhouses. On each
16 side of all other structures, five feet or 10 percent of the lot width at the street
17 right-of-way, whichever is greater, but not required to exceed 15 feet.
- 18 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 19 **(8) Other requirements.**
- 20 **a. Stables.** Stables shall be at least 50 feet from any property line and at least
21 130 feet from any residential dwelling on the property of another landowner.
- 22 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
23 regulations and standards.
- 24 **Sec. 3-2.8 High Density Residential district (HDR).**
- 25 **(d) Site and building requirements.** The following site and building requirements
26 apply to uses within the HDR district:
- 27 **(1) Density.** A maximum density of 18 dwelling units per acre.
- 28 **(2) Floor area ratio.** A maximum floor area ratio of 2.0 for all uses.
- 29 **(3) Structure height.** A maximum structure height of 120 feet above highest
30 adjacent grade.
- 31 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 32 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
33 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
34 way, the following minimum lot widths are required for all new lots:
- 35 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
36 detached dwellings.

- 1 **b. Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
2 **c. Multi-family and other.** Eighty feet at the street right-of-way for multi-family
3 dwellings, boarding or rooming houses, and townhouse groups. No minimum
4 lot width required by zoning for other uses.

5 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent
6 maximum semi-impervious and impervious cover) for all uses.

7 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

8 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.

9 **b. Sides.** Ten feet on each side of a group of attached townhouses. On each
10 side of all other structures, 10 feet or 10 percent of the lot width at the street
11 right-of-way, whichever is less, but at least five feet. For structures exceeding
12 35 feet above highest adjacent grade, an additional two feet for each
13 additional 10 feet in height, but not required to exceed 15 feet.

14 **c. Corner lots.** ~~Will have one front setback and one side setback.~~

15 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
16 regulations and standards.

17
18 **Sec. 3-2.9 High Density Mixed-use district (HDMU).**

19 **(d) Site and building requirements.** The following site and building requirements apply
20 to uses within the HDMU district:

21 **(1) Density.** A maximum density of 25 dwelling units per acre.

22 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
23 future land use category and 2.0 within Mixed-Use Urban (MU-U).

24 **(3) Structure height.** A maximum structure height of 150 feet above highest
25 adjacent grade.

26 **(4) Lot area.** No minimum lot area unless prescribed by use.

27 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
28 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
29 way, the following minimum lot widths are required for all new lots:

30 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
31 detached dwellings.

32 **b. Two-family.** Eighty feet at the street right-of-way for two-family dwellings.

33 **c. Multi-family and other.** Eighty feet at the street right-of-way for multi-family
34 dwellings, boarding or rooming houses, or townhouse groups. No minimum
35 lot width required by zoning for other uses.

36 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent
37 maximum semi-impervious and impervious cover) for all uses.

1 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

2 a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.

3 b. **Sides.** Ten feet on each side of a group of attached townhouses. On each
4 side of all other structures, 10 feet or 10 percent of the lot width at the street
5 right-of-way, whichever is less, but at least five feet. For structures exceeding
6 35 feet above highest adjacent grade, an additional two feet for each
7 additional 10 feet in height, but not required to exceed 15 feet.

8 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

9 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
10 regulations and standards.

11
12 **Sec. 3-2.10 Commercial district (Com).**

13 (d) **Site and building requirements.** The following site and building requirements
14 apply to uses within the Commercial district:

15 (1) **Density.** A maximum density of 25 dwelling units per acre throughout the district.
16 Lodging unit density not limited by zoning.

17 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
18 future land use category and 2.0 within Mixed-Use Urban (MU-U).

19 (3) **Structure height.** A maximum structure height of 150 feet above adjacent grade.

20 (4) **Lot area.** No minimum lot area unless prescribed by use.

21 (5) **Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
22 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
23 way, the following minimum lot widths are required for all new lots:

24 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
25 detached dwellings.

26 b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.

27 c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family
28 dwellings, boarding or rooming houses, or townhouse groups. No minimum
29 lot width required by zoning for other uses or lots.

30 (6) **Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
31 maximum semi-impervious and impervious cover) for all uses.

32 (7) **Structure setback.** For all principal structures, minimum setbacks are:

33 a. **Front and rear.** Fifteen feet in both front and rear.

34 b. **Sides.** ~~Ten feet on each side~~ On each side of a single-family detached
35 dwelling, 10 feet or 10 percent of the lot width at the street right-of-way,
36 whichever is less, but at least five feet. For all other structures, including any
37 group of attached townhouses ten feet on each side. For structures

1 exceeding 35 feet above highest adjacent grade, an additional two feet for
2 each additional 10 feet in height. [Note: Added primarily to address single-
3 family dwellings on existing lots of record as was done for HC/LI]

4 ~~c. Corner lots. Will have one front setback and one side setback.~~

5 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
6 regulations and standards.

7
8 **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).**

9 **(d) Site and building requirements.** The following site and building requirements apply
10 to uses within the HC/LI district:

11 **(1) Density.** A maximum density of 25 dwelling units per acre. Lodging unit density
12 is not limited by zoning.

13 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Mixed-Use
14 Suburban (MU-S), Commercial (C) and Industrial (I) future land use categories,
15 and 2.0 within Mixed-Use Urban (MU-U).

16 **(3) Structure height.** A maximum structure height of 150 feet above highest
17 adjacent grade, except that for any parcel previously zoned GBD and within the
18 MU-S future land use category the mean roof height (average of roof eave and
19 peak heights) of a building shall not exceed 45 feet above average finished
20 grade.

21 **(4) Lot area.** No minimum lot area unless prescribed by use.

22 **(5) Lot width.** ~~No minimum lot width required by zoning.~~ A minimum lot width of 20
23 feet at the street right-of-way for new cul-de-sac and other lots which front a
24 50-foot radius right-of-way line, and 100 feet at the street right-of-way for all other
25 new lots. [Note: All forms of residential are allowed in HC/LI when not within
26 Industrial FLU, or as part of a predominantly commercial development when
27 within Commercial FLU, but the intent of HC/LI is not residential. The proposed
28 minimum width for new lots would continue to allow residential, but less likely
29 facilitate new single-family subdivision in a district where not intended. The
30 allowance of new single-family dwellings and all other permitted uses on existing
31 lots of record per Ch. 3 general provisions remains unaffected.]

32 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
33 maximum semi-impervious and impervious cover) for all uses. A maximum 75
34 percent of lot area occupied by principal and accessory buildings on lots of non-
35 residential uses.

36 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

37 **a. Front and rear.** Fifteen feet in both front and rear.

38 **b. Sides.** On each side of a single-family detached dwelling, 10 feet or 10
39 percent of the lot width at the street right-of-way, whichever is less, but at

1 least five feet. For all other structures, including any group of attached
2 townhouses, ten feet on each side. For structures exceeding 35 feet above
3 highest adjacent grade, an additional two feet for each additional 10 feet in
4 height.

5 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

6 **(8) Other requirements.**

7 a. **Access.** For any industrial use south of Well Line Road, site access shall be
8 provided by curb cuts on an arterial or collector street. Alternatively, a private
9 or public street may link the site to an arterial or collector, provided that the
10 private or public street does not traverse a residential subdivision or
11 predominantly residential neighborhood between the site and the arterial or
12 collector street.

13 b. **Parcels within MU-S previously zoned GBD.** For any parcel previously
14 zoned GBD and within the MU-S future land use category, additional
15 requirements apply as mandated by the GBD performance standards and the
16 site and building requirements in effect as of April 15, 2015, prior to the
17 adoption of the current Land Development Code to ensure compatibility.

18 c. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
19 regulations and standards.

20
21 **Sec. 3-2.12 Industrial district (Ind).**

22 **(d) Site and building requirements.** The following site and building requirements apply
23 to uses within the Industrial district:

24 **(1) Density.** Dwelling unit density limited to vested residential development.

25 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

26 **(3) Structure height.** A maximum structure height of 150 feet above highest
27 adjacent grade.

28 **(4) Lot area.** No minimum lot area unless prescribed by use.

29 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way for all new
30 lots.

31 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
32 maximum semi-impervious and impervious cover) for all uses. A maximum of 75
33 percent of lot area occupied by principal and accessory buildings.

34 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

35 a. **Front and rear.** Twenty-five feet in both front and rear.

36 b. **Sides.** On each side of a single-family detached dwelling on an existing lot of
37 record, 10 feet or 10 percent of the lot width at the street right-of-way, whichever
38 is less, but at least five feet. For all other structures, 15 ~~Fifteen~~-feet on each

1 side. [Note: Added to address single-family dwellings on existing lots of record as
2 was previously done for HC/LI]

3 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

4 **(8) Other requirements.**

5 a. **Access.** For any industrial use south of Well Line Road, site access shall be
6 provided by curb cuts on an arterial or collector street. Alternatively, a private
7 or public street may link the site to an arterial or collector, provided that the
8 private or public street does not traverse a residential subdivision or
9 predominantly residential neighborhood between the site and the arterial or
10 collector street.

11 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
12 regulations and standards.

13 **Sec. 3-2.13 Recreation district (Rec).**

14 **(d) Site and building requirements.** The following site and building requirements apply
15 to uses within the Recreation district:

16 **(1) Density.** Dwelling unit density limited to vested development.

17 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

18 **(3) Structure height.** No maximum structure height unless prescribed by use.

19 **(4) Lot area.** No minimum lot area unless prescribed by use.

20 **(5) Lot width.** No minimum lot width required by zoning.

21 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
22 maximum semi-impervious and impervious cover) for all uses.

23 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

24 a. **Front and rear.** Twenty-five feet in front and rear.

25 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
26 of-way, whichever is greater, but not required to exceed 15 feet.

27 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

28 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
29 regulations and standards.

30 **Sec. 3-2.14 Conservation district (Con).**

31 **(d) Site and building requirements.** The following site and building requirements apply
32 to uses within the Conservation district:

33 **(1) Density.** Dwelling unit density limited to vested development.

34 **(2) Floor area ratio.** A maximum floor area ratio of 0.5 for all uses.

- 1 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.
- 2 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 3 **(5) Lot width.** No minimum lot width required by zoning.
- 4 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
- 5 maximum semi-impervious and impervious cover) for all uses.
- 6 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 7 **a. Front and rear.** Twenty-five feet in front and rear.
- 8 **b. Sides.** On each side, five feet or 10 percent of the lot width at the street right-
- 9 of-way, whichever is greater, but not required to exceed 15 feet.
- 10 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 11 **(8) Other requirements.**
- 12 **a. Horse shelters.** Stables or other structures for sheltering horses or other
- 13 domesticated *equines* shall be at least 50 feet from any property line and at
- 14 least 130 feet from any dwelling on the property of another landowner.
- 15 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
- 16 regulations and standards

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

- 18 **(d) Site and building requirements.** The following site and building requirements apply
- 19 to uses within the Public district:
- 20 **(1) Density.** Dwelling unit density limited to vested residential development.
- 21 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
- 22 future land use category and 2.0 within Mixed-Use Urban (MU-U).
- 23 **(3) Structure height.** A maximum structure height of 150 feet above adjacent
- 24 grade.
- 25 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 26 **(5) Lot width.** No minimum lot width required by zoning.
- 27 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
- 28 maximum semi-impervious and impervious cover) for all uses.
- 29 **(7) Structure setback.** For all principal structures, minimum setbacks are:
- 30 **a. Front and rear.** Fifteen feet in both front and rear.
- 31 **b. Sides.** Ten feet on each side. For structures exceeding 35 feet above
- 32 highest adjacent grade, an additional two feet for each additional 10 feet in
- 33 height.
- 34 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

- 1
 - 2
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- (8) Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.

DRAFT

1 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development
2 Code of Escambia County, Chapter 3, Zoning Regulations, Article 4, Perdido Key
3 Districts, is hereby amended as follows (words underlined are additions and words
4 ~~stricken~~ are deletions):

5 **Article 4 Perdido Key districts.**

6 **Sec. 3-4.2 Low Density Residential district, Perdido Key (LDR-PK).**

7 **(d) Site and building requirements.** The following site and building requirements
8 apply to uses within the LDR-PK district:

9 **(1) Density.** A maximum density of two dwelling units per acre.

10 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

11 **(3) Structure height.** A maximum building height of 35 feet above the habitable first
12 floor. However, the roof of an accessory boathouse shall not exceed 20 feet
13 above mean sea level.

14 **(4) Lot area.** No minimum lot area unless prescribed by use.

15 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
16 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
17 way, the following minimum lot widths are required for all new lots:

18 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
19 detached dwellings.

20 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

21 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
22 maximum semi-impervious and impervious cover) for all uses, and minimum
23 open space of 35 percent of total parcel area.

24 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

25 **a. Front and rear.** Twenty-five feet in the front. Ten percent of the lot depth in
26 the rear, but not required to exceed 25 feet.

27 **b. Sides.** On each side, ~~ten~~ five feet or 10 percent of the lot width at the street
28 right-of-way, whichever is greater, but not required to exceed 15 feet. **[Note:**
29 **Corrected to be requirement of former R-1PK, and consistent with other PK**
30 **residential districts]**

31 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

32 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
33 regulations and standards.

34 **Sec. 3-4.3 Medium Density Residential district, Perdido Key (MDR-PK).**

35 **(d) Site and building requirements.** The following site and building requirements apply
36 to uses within the MDR-PK district:

- 1 (a) **Density.** A maximum density of 4.5 dwelling units per acre.
- 2 (b) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 3 (c) **Structure height.** A maximum building height of four stories. However, an
4 additional story may be utilized for parking in areas that clustering of
5 development is necessary for permitting through the Perdido Key Habitat
6 Conservation Plan.
- 7 (d) **Lot area.** No minimum lot area unless prescribed by use.
- 8 (e) **Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
9 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
10 way, the following minimum lot widths are required for all new lots:
- 11 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
12 detached dwellings.
- 13 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.
- 14 c. **Townhouses and Multi-family.** Twenty feet at the street right-of-way for
15 townhouses and one hundred feet at the street right-of-way for multi-family
16 dwellings. No minimum lot width required by zoning for other uses.
- 17 (f) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
18 maximum semi-impervious and impervious cover) for all uses, and minimum
19 open space of 35 percent of total parcel area.
- 20 (g) **Structure setbacks.** For all principal structures, minimum setbacks are:
- 21 a. **Front and rear.** Twenty-five feet in the front for single and two-family
22 dwellings, and fifteen feet for all other structures. Ten percent of the lot depth
23 in the rear, but not required to exceed 25 feet.
- 24 b. **Sides.** Ten feet at each end unit of a townhouse group. On each side of all
25 other structures, five feet or 10 percent of the lot width at the street right-of-
26 way, whichever is greater, but not required to exceed 15 feet.
- 27 ~~c. **Corner lots.** Will have one front setback and one side setback.~~
- 28 (h) **Other requirements.** Refer to chapters 4 and 5 for additional development
29 regulations and standards.

30 **Sec. 3-4.4 High Density Residential district, Perdido Key (HDR-PK).**

- 31 (d) **Site and building requirements.** The following site and building requirements apply
32 to uses within the HDR-PK district:
- 33 (1) **Density.** A maximum density of 12 dwelling units per acre.
- 34 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 35 (3) **Structure height.** A maximum building height of eight stories. However, two
36 additional stories may be utilized for parking in areas that clustering of

1 development is necessary for permitting through the Perdido Key Habitat
2 Conservation Plan.

3 **(4) Lot area.** No minimum lot area unless prescribed by use.

4 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
5 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
6 way, the following minimum lot widths are required for all new lots:

7 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
8 detached dwellings.

9 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

10 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
11 townhouses. One hundred feet at the street right-of-way for multi-family
12 dwellings. No minimum lot width required by zoning for other uses.

13 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
14 maximum semi-impervious and impervious cover) for all uses, and minimum
15 open space of 35 percent of total parcel area.

16 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

17 a. **Front and rear.** Twenty feet in the front for single and two-family dwellings,
18 and ten feet for all other structures. Ten percent of the lot depth in the rear,
19 but not required to exceed 25 feet.

20 b. **Sides.** Ten feet at each end unit of a townhouse group. On each side of all
21 other structures, five feet or 10 percent of the lot width at the street right-of-
22 way, whichever is greater, but not required to exceed 15 feet.

23 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

24 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
25 regulations and standards.

26 **Sec. 3-4.5 Commercial district, Perdido Key (Com-PK).**

27 **(d) Site and building requirements.** The following site and building requirements apply
28 to uses within the Com-PK district:

29 **(1) Density.** A maximum density of three dwelling units per acre. Density may be
30 increased or decreased by density transfer to or from other commercially zoned
31 Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK). Transfers are limited
32 to contiguous land (exclusive of public streets) under unified control and may
33 occur across public streets, excluding transfers to any parcels south of Perdido
34 Key Drive.

35 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

36 **(3) Structure height.** A maximum building height of four stories. However, an
37 additional story may be utilized for parking in areas that clustering of

1 development is necessary for permitting through the Perdido Key Habitat
2 Conservation Plan.

3 **(4) Lot area.** No minimum lot area unless prescribed by use.

4 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
5 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
6 way, the following minimum lot widths are required for all new lots:

7 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
8 detached dwellings.

9 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

10 **c. Townhouse and multi-family.** Twenty feet at the street right-of-way for
11 townhouses. One hundred feet at the street right-of-way for multi-family
12 dwellings. No minimum lot width required by zoning for non-residential uses.

13 **(6) Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent
14 maximum semi-impervious and impervious cover) for all uses.

15 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

16 **a. Front and rear.** Twenty feet in the front for all single-family, two-family,
17 three-family (triplex), and four-family (quadruplex) dwellings, but ten feet for
18 all other dwellings, any non-residential, or mixed uses. Fifteen feet in the rear
19 for all uses.

20 **b. Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any
21 side of a structure abutting a residential district if that side is not separated
22 from the residential district by a public street, body of water, or similar
23 manmade or natural buffer. Five feet on all other sides and for all other
24 structures.

25 **c. Corner lots.** ~~Will have one front setback and one side setback.~~

26 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
27 regulations and standards.

28 **Sec. 3-4.6 Commercial Core district, Perdido Key (CC-PK).**

29 **(d) Site and building requirements.** The following site and building requirements apply
30 to uses within the CC-PK district:

31 **(1) Density.** A maximum density of 13 dwelling units per acre or 25 lodging units per
32 acre, or any combination of dwelling and lodging such that one dwelling unit
33 equals 25/13 lodging units.

34 Density may be increased or decreased by density transfer to or from other
35 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
36 Transfers are limited to contiguous land (exclusive of public streets) under unified
37 control and may occur across public streets, excluding transfers to any parcels
38 south of Perdido Key Drive.

1 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

2 **(3) Structure height.** A maximum building height of 30 stories for hotels and 20
3 stories for all other buildings. However, additional stories may be utilized for
4 parking in areas that clustering of development is necessary for permitting
5 through the Perdido Key Habitat Conservation Plan. The number of additional
6 stories that may be utilized for parking shall be determined by the Planning
7 Official in conjunction with the Habitat Conservation Plan Manager.

8 **(4) Lot area.** No minimum lot area unless prescribed by use.

9 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
10 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
11 way, the following minimum lot widths are required for all new lots:

12 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
13 detached dwellings.

14 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

15 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
16 townhouses. No minimum lot width required by zoning for multi-family
17 dwellings or other uses.

18 **(6) Lot coverage.**

19 **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent
20 maximum semi-impervious and impervious cover) for all single-family
21 (attached or detached), two-family, and triplex and quadruplex forms of multi-
22 family dwellings. For all other uses, minimum pervious lot coverage of 20
23 percent (80 percent maximum semi-impervious and impervious cover)

24 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

25 a. **Front and rear.** Ten feet in the front and 15 feet in the rear.

26 b. **Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any
27 side of a structure abutting a residential district if that side is not separated
28 from the residential district by a public street, body of water, or similar
29 manmade or natural buffer. On all other sides and for all other structures
30 under 10 stories, ten feet or 10 percent of the lot width at the street right-of-
31 way, whichever is greater, but not required to exceed 15 feet. Fifteen feet on
32 the sides of structures 10 stories or more.

33 c. ~~**Corner lots.** Will have one front setback and one side setback.~~

34 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
35 regulations and standards.

36 **Sec. 3-4.7 Commercial Gateway district, Perdido Key (CG-PK).**

37 **(d) Site and building requirements.** The following site and building requirements apply
38 to uses within the CG-PK district:

1 (1) **Density.** A maximum density of 12.5 dwelling units per acre or 25 lodging units
2 per acre, or any combination of dwelling and lodging such that one dwelling unit
3 equals two lodging units.

4 Density may be increased or decreased by density transfer to or from other
5 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
6 Transfers are limited to contiguous land (exclusive of public streets) under unified
7 control and may occur across public streets, excluding transfers to any parcels
8 south of Perdido Key Drive.

9 (2) **Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

10 (3) **Structure height.** A maximum building height of 10 stories. However, two
11 additional stories may be utilized for parking in areas that clustering of
12 development is necessary for permitting through the Perdido Key Habitat
13 Conservation Plan.

14 (4) **Lot area.** No minimum lot area unless prescribed by use.

15 (5) **Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
16 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
17 way, the following minimum lot widths are required for all new lots:

18 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
19 detached dwellings.

20 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

21 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
22 townhouses. No minimum lot width required by zoning for multi-family
23 dwellings or other uses.

24 (6) **Lot coverage.**

25 a. **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent
26 maximum semi-impervious and impervious cover) for all single-family, two-
27 family (duplex), three-family (triplex), and four-family (quadruplex) dwellings,
28 and minimum pervious lot coverage of 15 percent for all other uses.

29 b. **Building area.** The maximum area of a development parcel occupied by all
30 principal and accessory buildings is limited to 25 percent if the tallest building
31 on the parcel is at least three stories, but less than five stories. If the tallest
32 building is five stories or greater, the maximum building coverage is 20
33 percent of the parcel area.

34 The area applicable to these building coverage limits cannot be divided by
35 any public street or right-of-way except one that creates public access to a
36 waterway. If otherwise divided, the limits apply to each portion of the divided
37 parcel as if separate parcels.

38 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

- 1 **a. Front and rear.** Ten feet in the front and 15 feet in the rear.
- 2 **b. Sides.** Ten feet on any side of a structure abutting a residential district if that
- 3 side is not separated from the residential district by a public street, body of
- 4 water, or similar manmade or natural buffer. Five feet on all other sides and
- 5 for all structures equal to or less than three stories. Ten feet on all other
- 6 sides on structures more than three stories.
- 7 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

8 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
9 regulations and standards.

10 **Sec. 3-4.8 Planned Resort district, Perdido Key (PR-PK).**

11 **(d) Site and building requirements.** The following site and building requirements apply
12 to uses within the PR-PK district:

13 **(1) Density.** A maximum density of 5 units per acre or 25 lodging units per acre, or
14 any combination of dwelling and lodging such that one dwelling unit equals five
15 lodging units.

16 Density may be increased or decreased by density transfer to or from other
17 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
18 Transfers are limited to contiguous land (exclusive of public streets) under unified
19 control and may occur across public streets, excluding transfers to any parcels
20 south of Perdido Key Drive.

21 Building allocation, provision of open spaces, and preservation areas may be
22 permitted among and between the planned resort district, commercial core
23 district, commercial gateway district and the commercial district, provided the
24 proposed development is a master planned development.

25 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

26 **(3) Structure height.** A maximum building height of 10 stories. However, two
27 additional stories may be utilized for parking in areas that clustering of
28 development is necessary for permitting through the Perdido Key Habitat
29 Conservation Plan.

30 **(4) Lot area.** No minimum lot area unless prescribed by use.

31 **(5) Lot width.** Except for cul-de-sac and other lots which front a 50-foot radius right-
32 of-way line and shall provide a minimum lot width of 20 feet at the street right-of-
33 way, the following minimum lot widths are required for all new lots:

34 **a. Single-family detached.** Forty feet at both the street right-of-way for single-
35 family detached dwellings.

36 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

- 1 **c. Townhouses and multi-family.** Twenty feet at the street right-of-way for
2 townhouses. No minimum lot width required by zoning for multi-family
3 dwellings or other uses.
- 4 **(6) Lot coverage.** A maximum 40 percent of development parcel area occupied by
5 all principal and accessory buildings. Minimum pervious lot coverage of 30
6 percent (70 percent maximum semi-impervious and impervious cover) for all
7 single-family, two-family (duplex), three-family (triplex), and four-family
8 (quadruplex) dwellings, and minimum pervious lot coverage of 15 percent for all
9 other uses.
- 10 **(7) Structure setbacks.** All structures a minimum 25 feet from any publicly
11 dedicated right-of-way. For all principal structures, additional minimum setbacks
12 are:
- 13 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 14 **b. Sides.** Ten feet on each side for buildings taller than three stories, five feet
15 on each side for buildings equal to or less than three stories.
- 16 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 17 **(8) Other requirements.**
- 18 **a. Master plan.** A master plan of the entire development site for any resort
19 development.
- 20 **b. Development area.** A minimum 10 acres for any resort development.
- 21 **c. Open space.** A minimum 30 percent of total site area as open space, and at
22 least 50 percent of the front yard remaining as open space.
- 23 **d. Building separation.**
- 24 1. A minimum 10 feet between structures, excluding zero lot-line
25 development. For structures over three stories, for every additional story
26 from highest adjacent grade, an additional five feet of separation at the
27 ground level.
- 28 2. A minimum 50 feet between multi-family, hotel, or motel structures and
29 any area designated for single-family dwellings.
- 30 **e. Sidewalks.** Sidewalks providing pedestrian linkages to residential areas,
31 recreational areas, commercial areas, and any locations where there is the
32 potential conflict between pedestrian and vehicular traffic. Such conflict areas
33 shall be marked with appropriate pavement markings to clearly indicate
34 pedestrian crossings.
- 35 **f. Protection of residential uses.** Orientation of commercial buildings away
36 from adjacent residential uses. Layout of parking and service areas, access,
37 landscape areas, courts, walls, signs, and lighting, and the control of noise
38 and other potential adverse impacts, shall promote protection of residential
39 uses and include adequate buffering.

1 **g. Site plan approval.** Unified control of the entire area proposed for
2 development and substantial conformance to the master plan for that area.
3 The site plan shall include documentation of maximum project density, overall
4 requirements for open space and preservation areas, building coverage, and
5 allocation for incidental commercial uses. Development successors in title
6 shall be bound by the approved site plan. Revision to an approved site plan
7 shall remain in conformance with the master plan.

8 **Sec. 3-4.9 Recreation district, Perdido Key (Rec-PK).**

9 **(d) Site and building requirements.**

10 **(1) Density.** Dwelling unit density limited to vested development.

11 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

12 **(3) Structure height.** Two stories.

13 **(4) Lot area.** No minimum lot area unless prescribed by use.

14 **(5) Lot width.** No minimum lot width prescribed by zoning.

15 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
16 maximum semi-impervious and impervious cover) for all uses.

17 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

18 **a. Front and rear.** Twenty-five feet in front and rear.

19 **b. Sides.** On each side, five feet or 10 percent of the lot width at the street right-
20 of-way, whichever is greater, but not required to exceed 15 feet.

21 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

22 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
23 regulations and standards.

24
25 **Section 4. Severability.**

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

29
30 **Section 5. Inclusion in Code.**

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

1 **Section 6. Effective Date.**

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

3

4 **DONE AND ENACTED** this _____ day of _____, 2018.

5

6

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

7

8

9

By: _____
Jeff Bergosh, Chairman

10

11

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

14

15 **By:** _____
16 **Deputy Clerk**

17 **(SEAL)**

18

19 **ENACTED:**
20 **FILED WITH THE DEPARTMENT OF STATE:**
21 **EFFECTIVE DATE:**

OWNER / DEVELOPER:
COVINGTON DEVELOPERS, INC.
RONALD JOHNSON, PRESIDENT
1050 URBAN DRIVE
CANTONMENT, FL 32533
(850) 982-9657



HAMMOND ENGINEERING, INC.
THOMAS G. HAMMOND, JR.
PROFESSIONAL ENGINEER
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
(850) 434-2603

A FINAL PLAT OF
COVINGTON
 A 30 LOT RESIDENTIAL SUBDIVISION OF A PORTION OF
 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA
 ZONED: LDR FLU: MU-S
 APRIL 2018

CLERK OF THE CIRCUIT COURT CERTIFICATE OF APPROVAL
 I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151) OF THE 1989 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2018, AND FILED IN PLAT BOOK _____ AT PAGE _____ OF SAID COUNTY.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL
 COMMISSIONERS OF ESCAMBIA COUNTY,
 STATE OF FLORIDA
 I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2018 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREOF.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF PLAT REVIEW:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2018.

JOSEPH BARRETT, P.S.M., COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6250

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT COVINGTON DEVELOPERS, INC., A FLORIDA CORPORATION AS OWNER AND DEVELOPER OF THE LAND DESCRIBED HEREIN, AND PLATTED HEREON AS COVINGTON (THE "LAND") HEREBY DEDICATE TO THE PUBLIC: ALL ROADS AND RIGHTS-OF-WAY, THE 15' DRAINAGE & ACCESS EASEMENT, PUBLIC DRY DETENTION POND PARCELS "A1" AND "A2" AND TO EMERALD COAST UTILITIES AUTHORITY: THE 20' ECUA EASEMENTS, AND THE 30' ECUA UTILITY EASEMENT; AND TO THE COVINGTON HOME OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION: PRIVATE SIGN EASEMENT PARCEL "B", AND PRIVATE PARCEL "C"; AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

COVINGTON DEVELOPERS, INC.
 A FLORIDA CORPORATION

WITNESS _____
 PRINTED NAME _____
 BY: RONALD JOHNSON
 ITS: PRESIDENT

WITNESS _____
 PRINTED NAME _____
 BY: AARON GRANAT
 ITS: VICE PRESIDENT

ACKNOWLEDGEMENT
 COUNTY OF ESCAMBIA
 FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY RONALD JOHNSON, PRESIDENT OF COVINGTON DEVELOPERS, INC., HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
 STATE OF FLORIDA

MY COMMISSION EXPIRES _____

CERTIFICATE OF ATTORNEY:
 I, STEPHEN R. MOORHEAD, AS A MEMBER OF THE FLORIDA BAR AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER FORM AND TO MEET THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, ARTICLE IV.
 SIGNED THIS _____ DAY OF _____, 2018.

STEPHEN R. MOORHEAD
 127 PALAFOX PLACE, SUITE 500
 PENSACOLA, FL 32502

ENGINEER'S CERTIFICATE:
 I, THOMAS G. HAMMOND, JR., AS THE ENGINEER OF RECORD FOR COVINGTON, HEREBY CERTIFY ALL CONSTRUCTED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS G. HAMMOND, JR. P.E.
 PROFESSIONAL ENGINEER #54574
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, THAT PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS, HAVE BEEN SET.

MICHAEL WATTS AUSTIN
 PROFESSIONAL SURVEYOR AND MAPPER #5458
 STATE OF FLORIDA

SURVEYORS NOTES:
 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
 - ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
 - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
 - BASIS OF BEARING: SOUTH LINE OF SECTION 7 AS S90°00'00"W
 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF COUNTY PROPERTY APPRAISERS MAP OF SECTION 7.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS LB. 7919.

LEGAL DESCRIPTION:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
 THENCE GO SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 637.08 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 590.37 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MOBILE HIGHWAY (STATE ROAD NO. 10-A (66' R/W));
 THENCE GO NORTH 41 DEGREES 56 MINUTES 50 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 132.03 FEET;
 THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE GO NORTH 01 DEGREES 11 MINUTES 29 SECONDS EAST A DISTANCE OF 561.92 FEET TO A POINT ON THE SOUTH LINE OF TWENTY ONE OAKS, BEING A SUBDIVISION OF SAID SECTION 7, AS RECORDED IN PLAT BOOK 19, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE GO SOUTH 89 DEGREES 59 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID TWENTY ONE OAKS SUBDIVISION A DISTANCE OF 668.51 FEET;
 THENCE DEPARTING SAID SOUTH LINE GO SOUTH 00 DEGREES 08 MINUTES 12 SECONDS WEST A DISTANCE OF 659.92 FEET TO THE POINT OF BEGINNING, CONTAINING 10.12 ACRES, MORE OR LESS.

NOTES:
 1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 2. ANY PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION SERVICES, BEING IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES 177.091 (28).
 3. THERE IS A MINIMUM 5.0' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES. HOME BUILDER IS TO CONSTRUCT DRAINAGE SWALES AS REQUIRED ALONG THESE EASEMENTS TO DIRECT STORM WATER CONVEYANCE SYSTEM AND NOT ACROSS NEIGHBORING LOTS. FENCES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW.
 4. NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
 5. NO BUILDING ON LOTS WITH PERMANENT WATER TABLE LESS THAN 2 FEET.
 6. TOTAL NUMBER OF LOTS = 30.

CENTERLINE CURVE TABLE

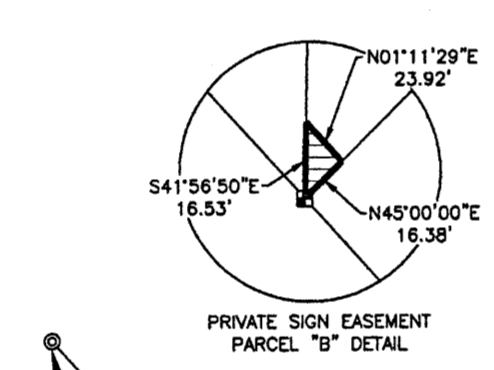
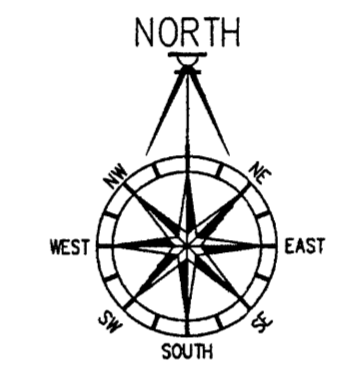
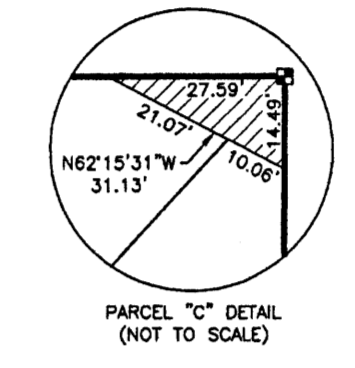
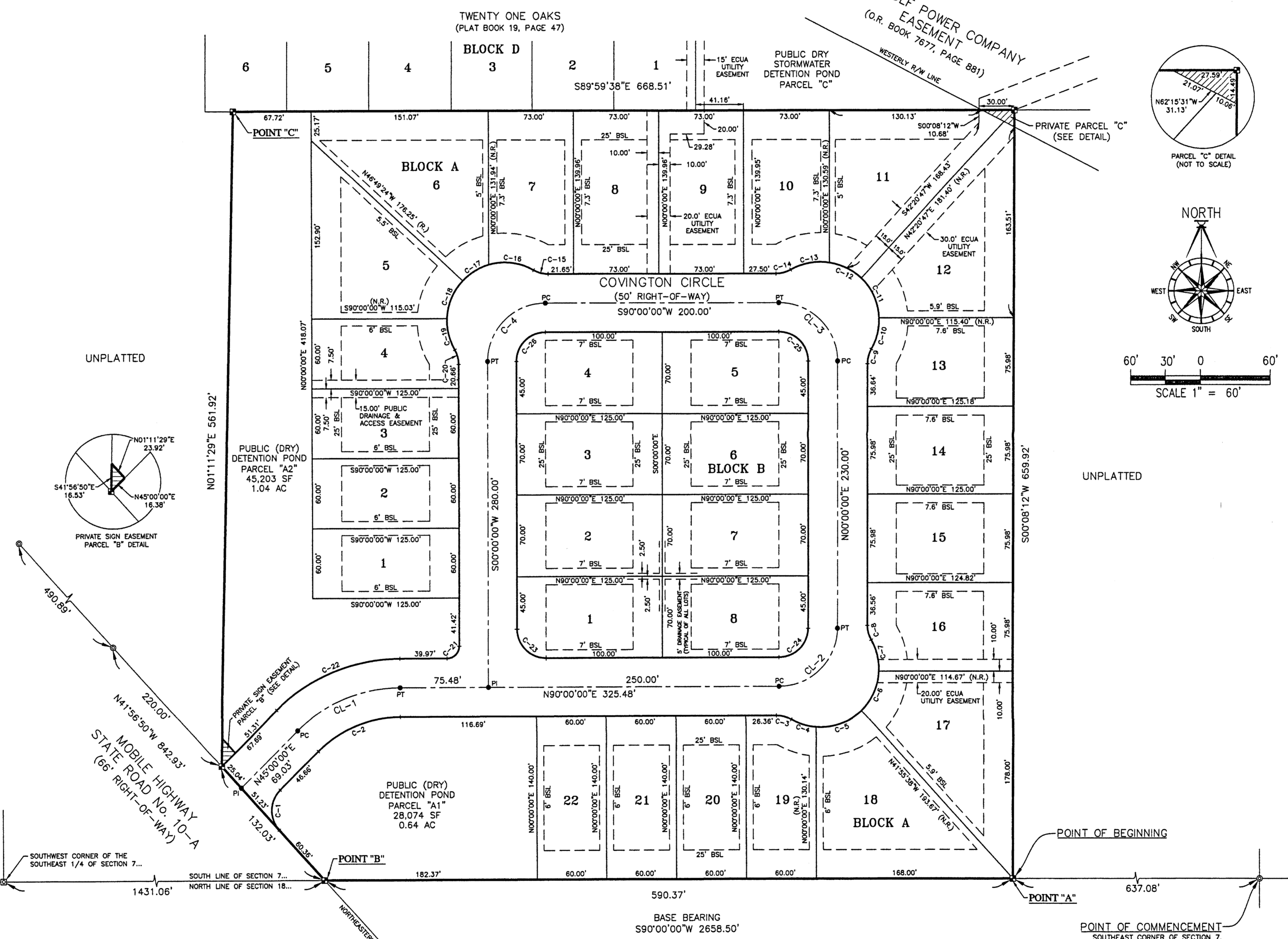
| CURVE | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|-------|---------|-----------|--------|--------|---------------|
| CL-1 | 125.00' | 45°00'00" | 98.17' | 95.67' | S67°30'00"W |
| CL-2 | 50.00' | 90°00'00" | 78.54' | 70.71' | N45°00'00"E |
| CL-3 | 50.00' | 90°00'00" | 78.54' | 70.71' | N45°00'00"E |
| CL-4 | 50.00' | 90°00'00" | 78.54' | 70.71' | S45°00'00"W |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|-------|---------|-----------|---------|---------|---------------|
| C-1 | 25.00' | 86°56'50" | 37.94' | 34.40' | S01°31'35"W |
| C-2 | 100.00' | 45°00'00" | 78.54' | 76.54' | S67°30'00"W |
| C-3 | 25.00' | 29°56'19" | 13.06' | 12.92' | N75°01'51"E |
| C-4 | 50.00' | 25°35'23" | 22.33' | 22.15' | S72°51'23"E |
| C-5 | 50.00' | 48°27'24" | 42.29' | 41.04' | N70°07'14"E |
| C-6 | 50.00' | 43°36'32" | 38.06' | 37.14' | N24°05'16"E |
| C-7 | 50.00' | 32°13'13" | 28.12' | 27.75' | N13°43'35"W |
| C-8 | 25.00' | 29°56'13" | 13.06' | 12.91' | S14°58'06"E |
| C-9 | 25.00' | 29°56'13" | 13.06' | 12.91' | S14°58'06"E |
| C-10 | 50.00' | 32°07'53" | 28.04' | 27.67' | N13°52'16"E |
| C-11 | 50.00' | 43°55'43" | 38.33' | 37.40' | N24°09'31"W |
| C-12 | 50.00' | 34°35'41" | 30.19' | 29.73' | N63°25'13"W |
| C-13 | 50.00' | 39°13'15" | 34.23' | 33.56' | S79°40'19"W |
| C-14 | 25.00' | 29°56'19" | 13.06' | 12.92' | N75°01'51"E |
| C-15 | 25.00' | 29°56'19" | 13.06' | 12.92' | S75°01'51"E |
| C-16 | 50.00' | 46°06'17" | 40.23' | 39.16' | N83°06'50"W |
| C-17 | 50.00' | 30°39'26" | 26.75' | 26.44' | S58°30'18"W |
| C-18 | 50.00' | 40°58'56" | 35.76' | 35.01' | S22°41'08"W |
| C-19 | 50.00' | 32°07'53" | 28.04' | 27.67' | S13°52'16"E |
| C-20 | 25.00' | 29°56'13" | 13.06' | 12.91' | N14°58'06"W |
| C-21 | 10.50' | 00°00'00" | 16.49' | 14.85' | N45°00'00"E |
| C-22 | 150.00' | 45°00'00" | 117.81' | 114.81' | S67°30'00"W |
| C-23 | 25.00' | 90°00'00" | 39.27' | 35.36' | S45°00'00"E |
| C-24 | 25.00' | 90°00'00" | 39.27' | 35.36' | N45°00'00"E |
| C-25 | 25.00' | 90°00'00" | 39.27' | 35.36' | N45°00'00"W |
| C-26 | 25.00' | 90°00'00" | 39.27' | 35.36' | S45°00'00"W |

BUILDING REQUIREMENTS:
 FRONT AND REAR: TWENTY-FIVE FEET IN THE FRONT AND REAR.
 SIDES: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

LEGEND:
 ○ - FOUND PLAIN 4" DIAMETER CONCRETE MONUMENT
 ⊕ - FOUND PLAIN 1" IRON PIPE
 ⊙ - SET 4" CONCRETE MONUMENT L.B. #7919 (P.R.M.)
 ⊙ - SET 1/2" ALLOY CAPPED IRON ROD L.B. #7919 (P.C.P.)
 PSM - PROFESSIONAL SURVEYOR AND MAPPER
 L.B. - LICENSED BUSINESS
 BSL - BUILDING SETBACK LINE
 R/W - RIGHT-OF-WAY
 P/I - POINT OF INTERSECTION
 PC - POINT OF CURVATURE
 PT - POINT OF TANGENCY
 (R.) - RADIAL
 (N.R.) - NON-RADIAL
 O.R. - OFFICIAL RECORDS
 ECUA - EMERALD COAST UTILITIES AUTHORITY
 P.R.M. - PERMANENT REFERENCE MONUMENT
 P.C.P. - PERMANENT CONTROL POINT



NOTE:
 THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEODETIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 DATUM. (NGS 1990). ELEVATIONS AS SHOWN HEREON ARE REFERENCED FROM NATIONAL GEODETIC SURVEY BENCHMARK NO. "C 303", HAVING A PUBLISHED ELEVATION OF 121.77' (NAVD83).

STATE PLANE COORDINATE TABLE

| STATION | NORTHING | EASTING | SCALE FACTOR | CONVERGENCE | LATITUDE (N) | LONGITUDE (W) | ELEVATION |
|-----------|-------------|-------------|--------------|---------------|----------------|----------------|-----------|
| POINT "A" | 564654.10' | 1060783.65' | 0.9999874 | -01°26'55.72" | 30°31'15.8518" | 87°22'59.0161" | 118.96' |
| POINT "B" | 564686.66' | 1060194.19' | 0.9999874 | -01°26'58.12" | 30°31'16.0265" | 87°23'05.7627" | 112.21' |
| POINT "C" | 565349.873' | 1060154.13' | 0.9999876 | -01°26'59.44" | 30°31'22.5790" | 87°23'06.4123" | 117.37' |

TO CONVERT GRID DISTANCE TO GROUND DISTANCES DIVIDE GRID DISTANCE BY AVERAGE COMBINED SCALE FACTOR

