

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
October 1, 2018–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 7, 2018 Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. Case #: Z-2018-09
Applicant: Ronald C. Williams, Owner
Address: 1900 Block Tate Rd
Property Size: 1.66 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: LDMU, Low Density Mixed-use district (7 du/acre)
 - B. Case #: Z-2018-11
Applicant: Gilbert Nelson, Owner
Address: Dogwood Place
Property Size: 9.1 (+/-) acres
From: HDMU, High Density Mixed-use district (25 du/acre)

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

- C. Case #: Z-2018-13
Applicant: Robert O. Beasley, Agent for Crosby Holdings, LLC., Owner
Address: 2335 Klinger Street
Property Size: 0.46 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDMU, High Density Mixed-use district (25 du/acre)

D. A Public Hearing Concerning the Review of Bridlewood Subdivision, a Planned Unit Development

That the Board review the development plan for Bridlewood residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning
Meeting Date: 10/01/2018

4. A.

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the August 7, 2018 Planning Board Rezoning Meeting.

Attachments

Draft August 7, 2018 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING August 7, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:31 A.M. – 11:02 A.M.)
(11:13 A.M. - 11:14 A.M.)
(1:22 P.M.)

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

Absent: Patty Hightower
Stephen Opalenik

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Meredith Crawford, Assistant County Attorney

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

Motion by Timothy Pyle, Seconded by Alan Gray

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.
Vote: 7 - 0 Approved
4. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the July 10, 2018, Planning Board Rezoning Meeting.

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to approve the Rezoning Planning Board meeting minutes from July 10, 2018.
Vote: 7 - 0 Approved
5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to accept the Rezoning Planning Board meeting packet for August 7, 2018.

Vote: 7 - 0 Approved

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2018-10
Applicant: Kerry Anne Schultz, Agent
for Marian E Hendrix,
Trustee
Address: 9600 Block of Rebel Road
Property Size: 28.42 (+/-) acres
From: LDR, Low Density
Residential district (four
du/acre)
To: MDR, Medium Density
Residential district (10
du/acre)

Tim Pyle acknowledged visiting the site.

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

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

Motion by Jay Ingwell, Seconded by Reid Rushing

Motion was made to accept the TTO comments into evidence.

Vote: 7 - 0 Approved

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept Jason Rebol as Expert Witness.

Vote: 7 - 0 Approved

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept Staff Exhibit A into evidence.

Vote: 7 - 0 Approved

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to recommend approval to the BCC because the Applicant's argument was persuasive enough to not consider this exactly spot zoning.

Vote: 5 - 2 Approved

Voted No: Jay Ingwell
William Clay

- B. Case #: Z-2018-08
Applicant: Wiley C. "Buddy" Page,
Agent for Blue Water Creek
Estates, Inc, owner
Address: 900 Highway 97 BLK behind

Property 210 (+/-) acres
Size:
From: Agr, Agricultural district (one
du/20 acres)
To: RR, Rural Residential district
(one du/four acres)

CASE WAS NOT HEARD BY THE PLANNING BOARD - WILL BE HEARD BY THE
PLANNING BOARD ON SEPTEMBER 4, 2018.

8. Adjournment.

Planning Board-Rezoning

7. A.

Meeting Date: 10/01/2018
CASE : Z-2018-09
APPLICANT: Ronald C. Williams, Owner
ADDRESS: 1900 Block Tate Rd
PROPERTY REF. NO.: 27-1N-31-0802-002-002
FUTURE LAND USE: MU-S, Mixed-Use Suburban
DISTRICT: 5
OVERLAY DISTRICT: N/A
BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: LDR, Low Density Residential district (4 du/acre)

TO: LDMU, Low Density Mixed-use district (7 du/acre)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

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

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

CPP FLU 1.3.1 Future Land Use Category The Mixed-Use Suburban (MU-S) Future Land

Use (FLU) category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The maximum residential density is twenty five dwelling units per acre.

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

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

FINDINGS

The proposed amendment to LDMU is **consistent** with the intent and purpose of Future Land Use category MU-S stated in CPP FLU 1.3.1. The current FLU allows for residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. The parcel will use the existing roads and infrastructures.

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

Consistent with The Land Development Code

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

LDR, Low Density Residential.

Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

LDMU, Low Density Mixed-use

Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of

well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

LDC 3-2.6(e) Location criteria. All new non-residential uses proposed within the LDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street, and within 200 feet of an intersection with another arterial or collector.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, or shopping mall.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the LDMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:

- a. Any intrusion into a recorded residential subdivision is limited to a corner lot
- b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.
- c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use (solid waste dumpsters, truck loading/unloading areas, drive-thru facilities, etc.) furthest from the residential uses.

FINDINGS

The proposed amendment **is not** consistent with the intent and purpose of the Land Development Code. LDMU zoning allows for a mix of neighborhood commercial as well as an increase in density from four dwelling units to seven dwelling units an acre. The subject property is adjacent to LDMU and LDR parcels and currently has access from Tate Rd. The parcel **does not** meet the locational criteria as it is addressed off a local roadway, however If the parcel were to be addressed off of Kingsfield Rd, a collector roadway, the parcel would meet the locational criteria as it is within a quarter of a mile of Tate High School, a traffic generator. The applicant provided a compatibility analysis and per the LDC, the Board may waive the locational criteria.

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

Compatible with surrounding uses

All the permitted uses of the proposed zoning, not just those anticipated by the rezoning applicant, are compatible, as defined in Chapter 6, with the surrounding uses. The uses of any surrounding undeveloped land shall be considered the permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a

residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law.

FINDINGS

The proposed amendment is compatible with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts LDR and LDMU. There is an existing business on the corner, which is also owned by the applicant. It is there intention to use the subject parcel for his existing business. There are pre existing business to the west of the subject parcel as well as a high school and a church within the impacted area. The area is predominately rural in nature with medium to large size parcels that have the LDR zoning designation, recognizing the fact that this should not promote a proliferation of commercial activities

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

Appropriate if spot zoning

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

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

FINDINGS

The requested zoning district would not be considered to be spot zoning as the adjoining parcels are currently zoned LDMU. Along Tate road, there are residential use properties and along Kingsfield are some existing neighborhood commercial.

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

Appropriate with changed or changing conditions

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

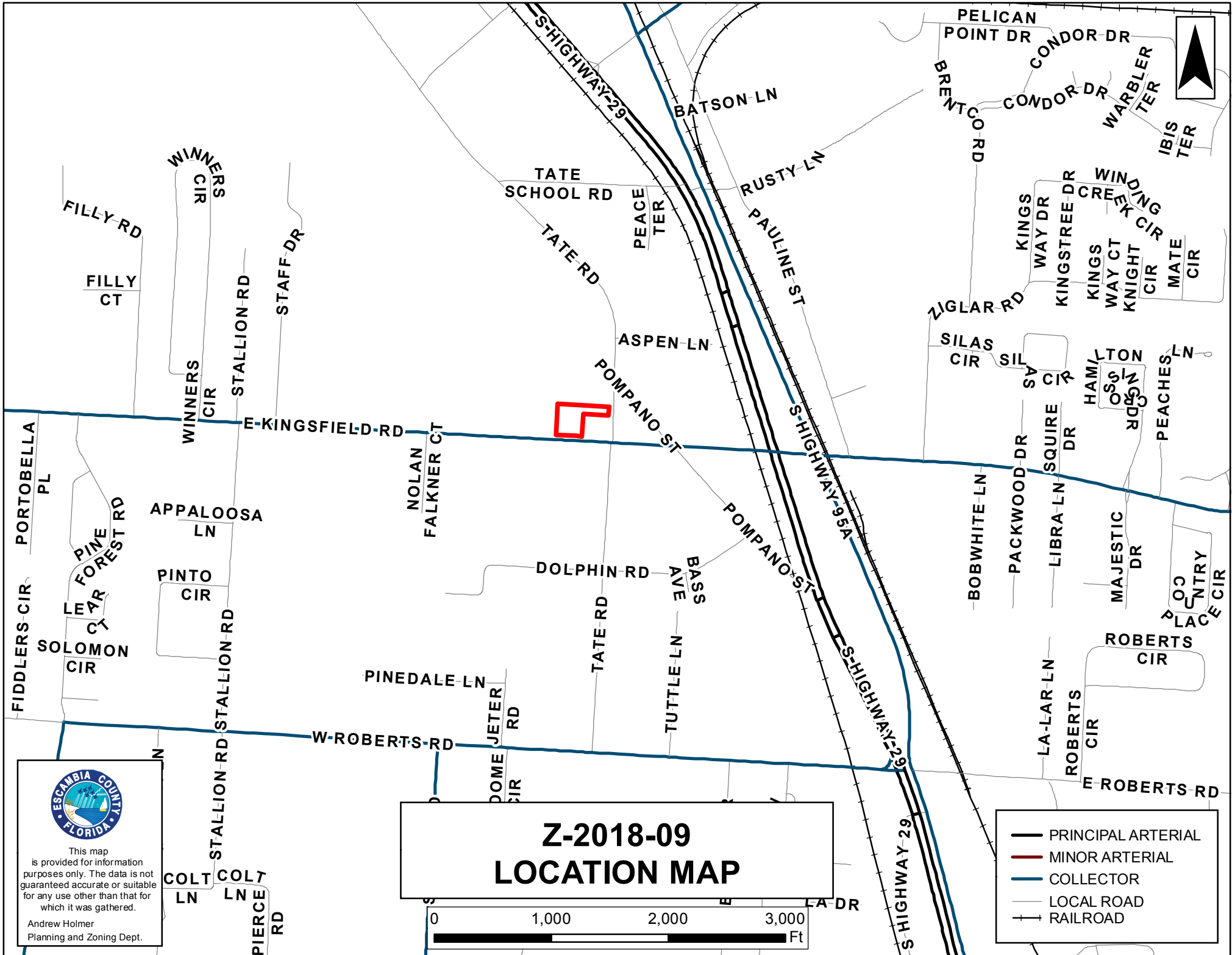
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning **have not** changed due to new developments or land use changes. The proposed rezoning to LDMU will share the same allowable uses as the adjoining parcels currently have.

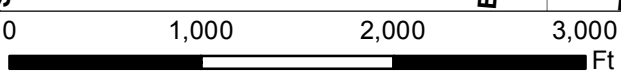
Attachments

Working Case File


Z-2018-09

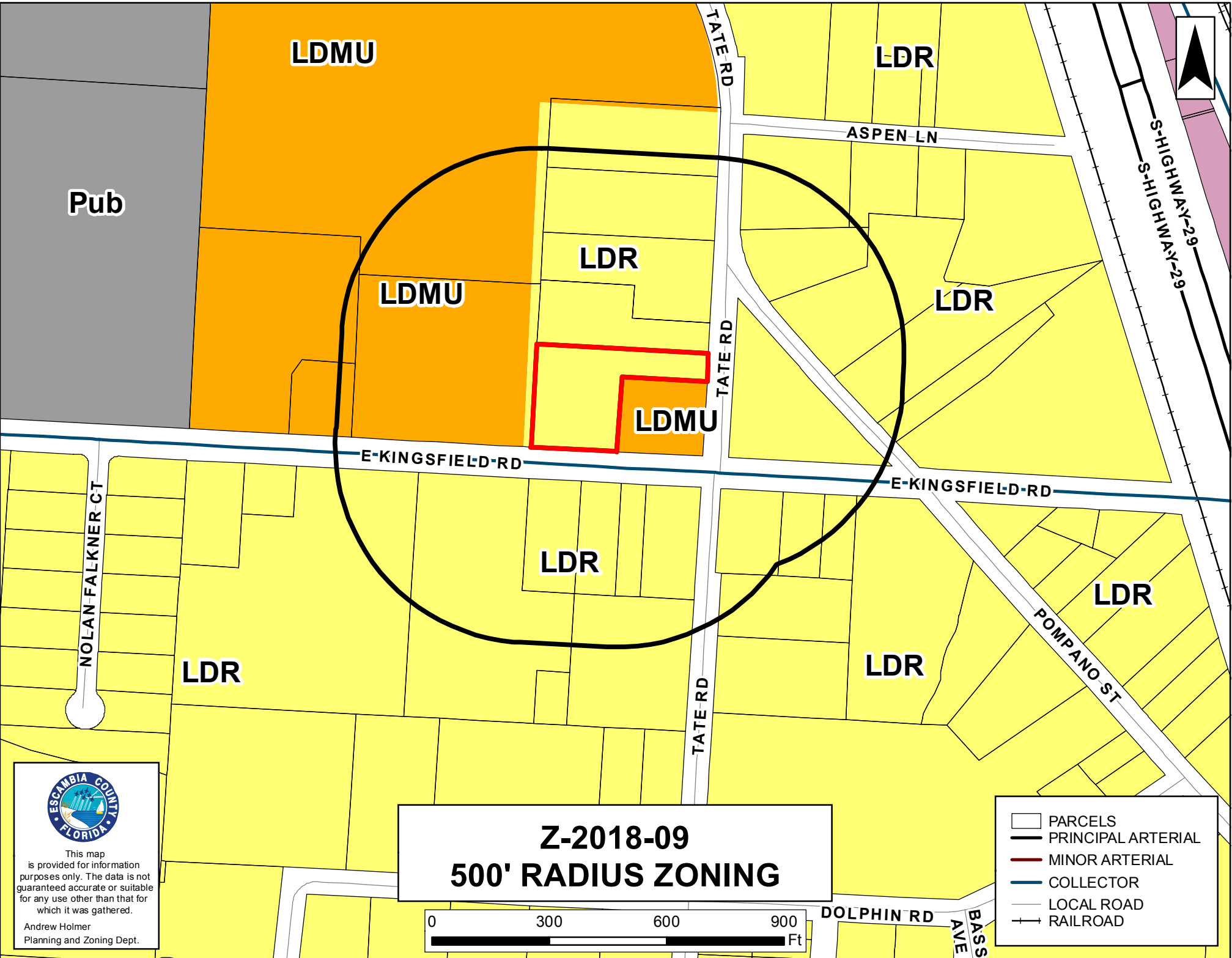


Z-2018-09 LOCATION MAP



- 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.



LDMU

LDR

Pub

LDR

LDMU

LDR

LDMU

E-KINGSFIELD RD

E-KINGSFIELD RD

NOLAN FALKNER CT

LDR

LDR

LDR

LDR

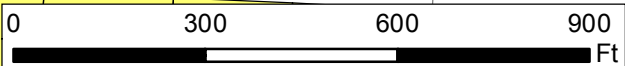
TATE RD

POMPANO ST


S-HIGHWAY-29



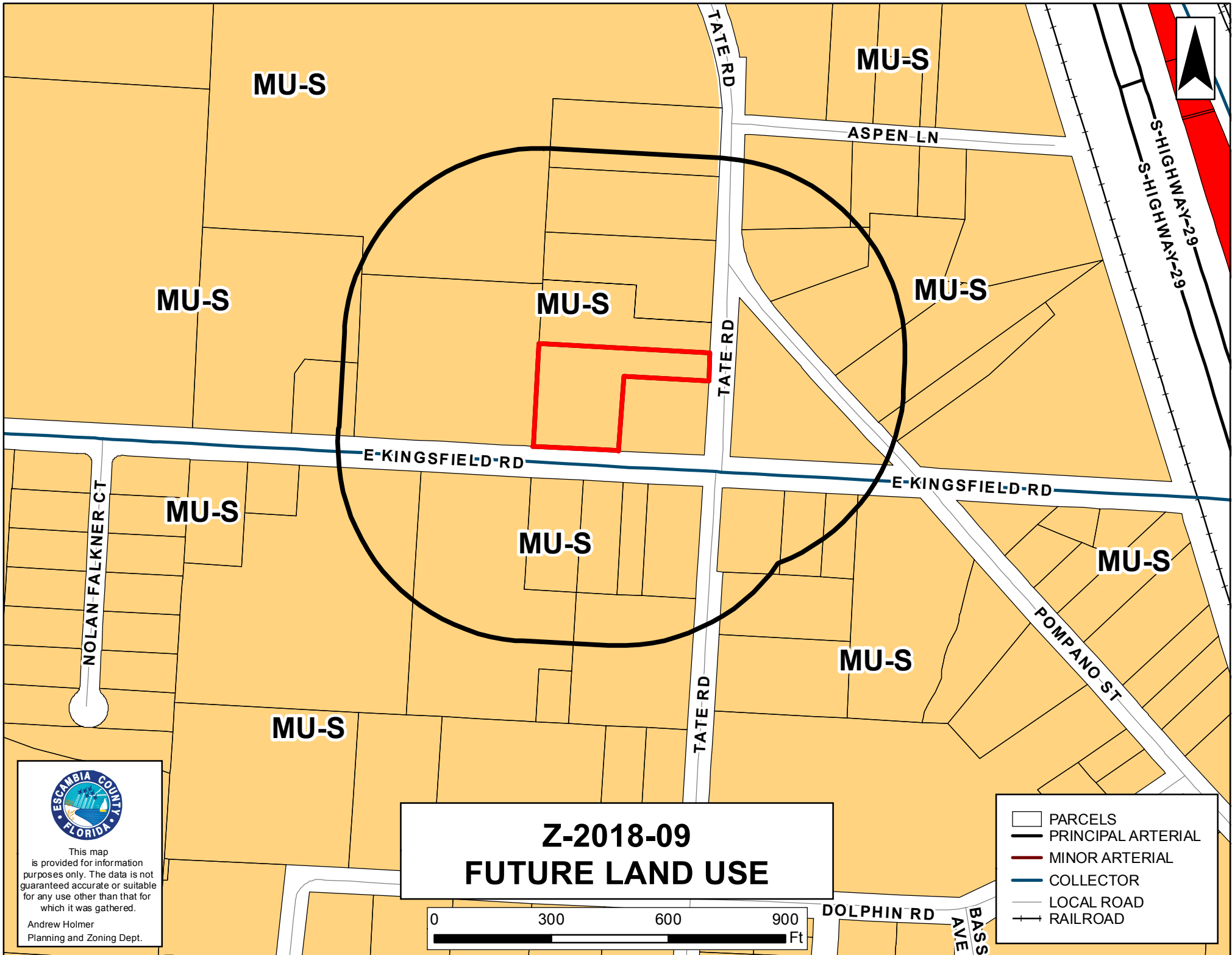
Z-2018-09
500' RADIUS ZONING



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


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 Andrew Holmer
 Planning and Zoning Dept.

DOLPHIN RD
 BASS AVE



MU-S

MU-S

MU-S

MU-S

MU-S

MU-S

MU-S

MU-S

MU-S

MU-S



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Andrew Holmer
Planning and Zoning Dept.

Z-2018-09 FUTURE LAND USE



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



S-HIGHWAY-29

TATE RD

ASPEN LN

TATE RD

E-KINGSFIELD RD

E-KINGSFIELD RD

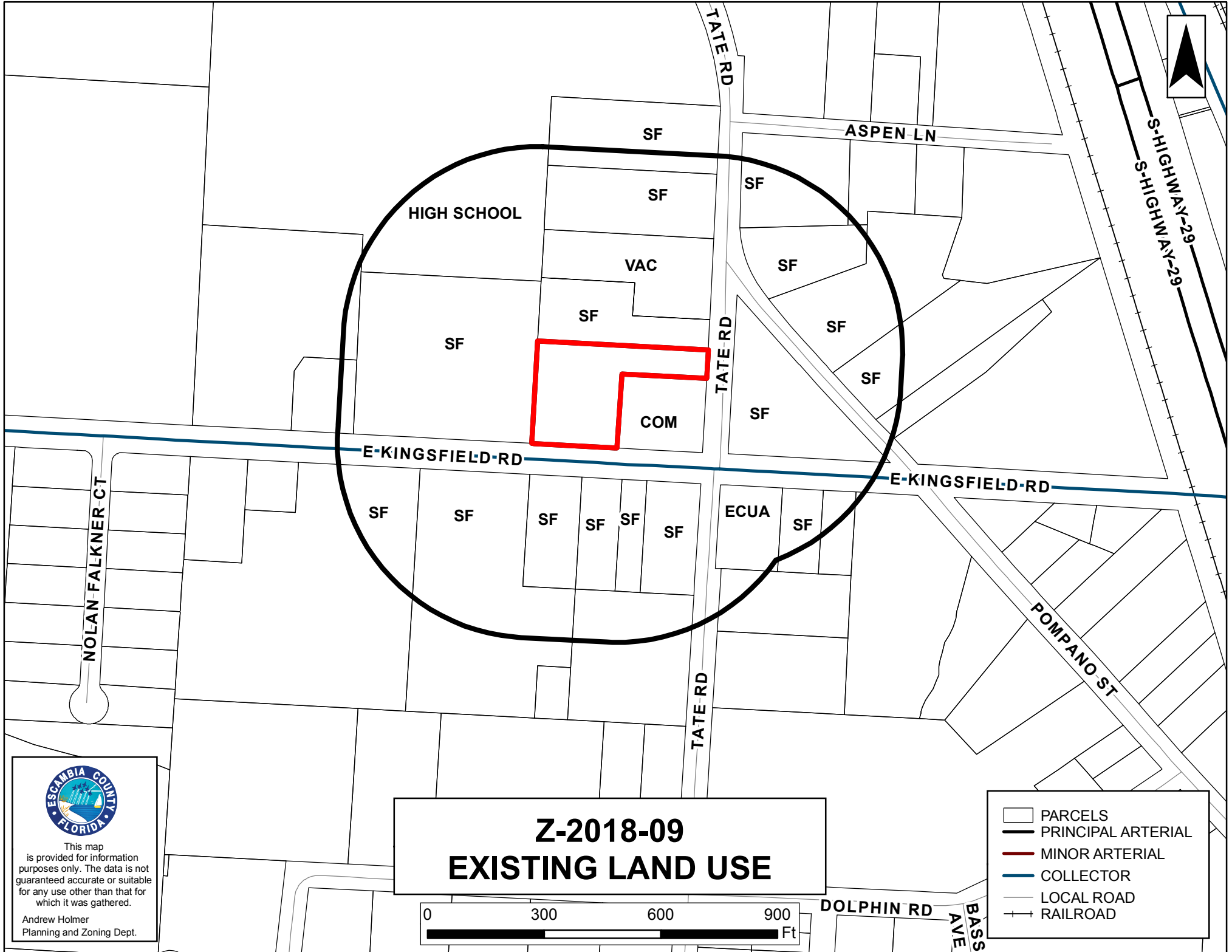
NOLAN FALKNER CT

TATE RD

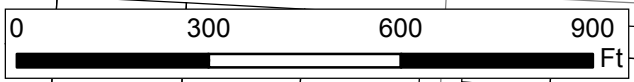
POMPANO ST

DOLPHIN RD

BASS AVE



Z-2018-09 EXISTING LAND USE



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

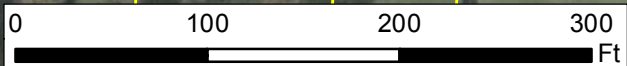


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Andrew Holmer
Planning and Zoning Dept.



**Z-2018-09
AERIAL MAP**



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2018-09

CURRENT ZONING: ILDR1 PROPOSED ZONING: DMU

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3083 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:45 PM

LOCATION OF HEARING

EDNE LEE MAGAHA GOVERNMENT BLDG
221 PALM FOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 686-3475 OR VISIT
WWW.WYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
OR REUSE IT FOR ANY OTHER PURPOSE

Public Hearing Sign on Tate Rd

 **NOTICE OF PUBLIC HEARING REZONING**

CASE NO.: Z 2018 09

CURRENT ZONING: **ILDR** PROPOSED ZONING: **LDMU**

PLANNING BOARD

DATE: **09/04/18** TIME: **8:30 AM**

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
8260 WEST PARK PLACE
BOARD MEETING ROOM

Looking north on Tate Rd





Looking onto a portion of property from drive on Tate Rd



Looking from subject
parcel across Tate Rd



Looking south along Tate
from subject parcel access



Looking across Tate Rd
from subject parcel



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2018-09

CURRENT ZONING: LDR PROPOSED ZONING: LDMU

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:46 PM

LOCATION OF HEARING

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

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 595-8115 OR VISIT
A.GOV

Public Hearing sign on Kingsfield Rd



Looking onto subject parcel from Kingsfield



Looking south across
Kingsfield Rd from
subject parcel



Looking southwest
along Kingsfield Rd



Looking at adjoining
parcel to west along
Kingsfield Rd



Looking east along
Kingsfield Rd



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2018-09 Accepted by: _____ PB Meeting: 8/7/18

1. Contact Information:

A. Property Owner/Applicant: RONALD E WILLIAMS

Mailing Address: P.O. Box 521

Business Phone: 850-968-0427 Cell: 850-380-4094

Email: callsigns@bellsouth.net

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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

2. Property Information:

A. Existing Street Address: 1900 TATE RD.

Parcel ID (s): 27-1N-31-0802-002-002

B. Total acreage of the subject property: 1.66 AC

C. Existing Zoning: LDR

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

FLU Category: MU-S

D. Is the subject property developed (if yes, explain): NO

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

3. **Amendment Request**

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

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

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

IT'S ALLOWED BY THE COMPREHENSIVE PLAN

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

1000 FT WEST IS JOAN'S MODELS STORE &
A WELDING/FAB SHOP - NORTH IS TATE
HIGH AUTO SHOP & AGG SHOP - SOUTH
EAST ACROSS STREET IS ECUA PUMP
STATION/WATER WELL, ALSO WILLIAMS SCANS
ON 2~~ND~~ SIDES, PARCELS ON BOTH SIDES
OF THIS PARCEL IS ZONED LDMU

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

I AGREE THIS IS TRUE

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

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

NOT SPOT ZONING

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

NO ZONING CHANGES LATELY
NOT APPLY

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 27-1N-31-0802-002-002

Property Address: 1900 TATE RD.

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 6-18-18 DAY OF _____, YEAR OF _____

Ronald C. Williams
Signature of Property Owner

RONALD C. WILLIAMS
Printed Name of Property Owner

6-18-18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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

As owner of the property located at _____
_____, Florida, property reference number(s) _____
_____ I hereby designate _____
_____ for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this ____ day of _____
the year of, _____, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

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

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____ COUNTY OF _____

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

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

Signature of Notary

Printed Name of Notary

(Notary Seal)

DON'T DO THIS PG

5. Submittal Requirements

- A. _____ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.
- B. _____ Application Fees: To view fees visit the website: \$1,084.00
<http://myescambia.com/business/ds/planning-board> or contact us at 595-3547

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

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

By my signature, I hereby certify that:

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

Ronald C. Williams
Signature of Owner/Agent

RONALD C. WILLIAMS
Printed Name Owner/Agent

6-18-18
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia
was acknowledged before me this 18th day of June, 20 18, by Ronnie C. Williams
The foregoing instrument

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

Kim L. Wilson
Signature of Notary

Kim L. Wilson
Printed Name of Notary



Recorded in Public Records 12/28/2016 2:11 PM OR Book 7644 Page 653,
Instrument #2016099331, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$3.50

12
3.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 271N310802002002
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of December, 2016 by William G. Williams, a single man, whose post office address is 3376 Pine Forest Road, Cantonment, FL 32533 herein called the grantor, to Ronald C. Williams, a single man, and Patricia M. Williams, a married woman and Melissa C. Williams, Single, as joint tenants with the rights of survivorship and not as tenants in common, whose post office address is 2590 Fiddlers Circle, Cantonment, FL 32533, hereinafter called the Grantees:

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

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

PARCEL "E" COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF KINGSFIELD ROAD (80 FEET RIGHT OF WAY) AND THE EAST LINE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 15 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF KINGSFIELD ROAD FOR 14 FEET TO THE WEST RIGHT OF WAY LINE OF TATE ROAD (66 FEET RIGHT OF WAY); THENCE PROCEED ALONG THE WEST RIGHT OF WAY OF TATE ROAD (66 FEET RIGHT OF WAY); NORTH 02 DEGREES 17 MINUTES 53 SECONDS WEST FOR 190.94 FEET TO A POINT ON THE WEST RIGHT OF WAY OF TATE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 52 MINUTES 47 SECONDS WEST FOR 69.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST FOR 439.41 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST FOR 259.87 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST FOR 219.62 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST FOR 190.88 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS EAST FOR 218.69 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in the presence of:

Donna L Williams
Witness #1 Signature

Donna L Williams
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Joanne Gunn
Witness #2 Printed Name

William G. Williams
William G. Williams

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of December, 2016 by William G. Williams, who is personally known to me or has produced a current driver license as identification.

SEAL
Joanne Gunn
Notary Public - State of Florida
Commission No. FF 179009
Commission Expires 1/25/19

[Signature]
Notary Public
Printed Notary Name
My Commission Expires:

File No.: 1612077J

COMPATABLE ANALYSIS

MEETS LOCATION CRITERIA #2 PROXIMITY TO
TRAFFIC GENERATOR - KINGSFIELD RD & TATE RD.
TATE HIGH SCHOOL LETS OUT ON KINGSFIELD RD
& TATE RD - TRAFFIC EXITS ON TATE & KINGSFIELD
RD & TRAVELS THROUGH INTERSECTION OF TATE
& KINGSFIELD RD.

BOUNDARY SURVEY

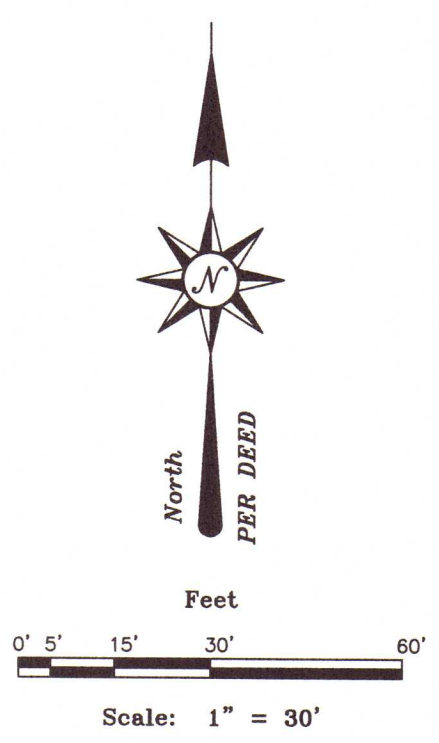
1900 BLOCK TATE ROAD

A PORTION OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA



TAX I.D.
#27-1N-31-0802-001-002
(O.R. BOOK 7872, PAGE 116)
(RESIDENCE)

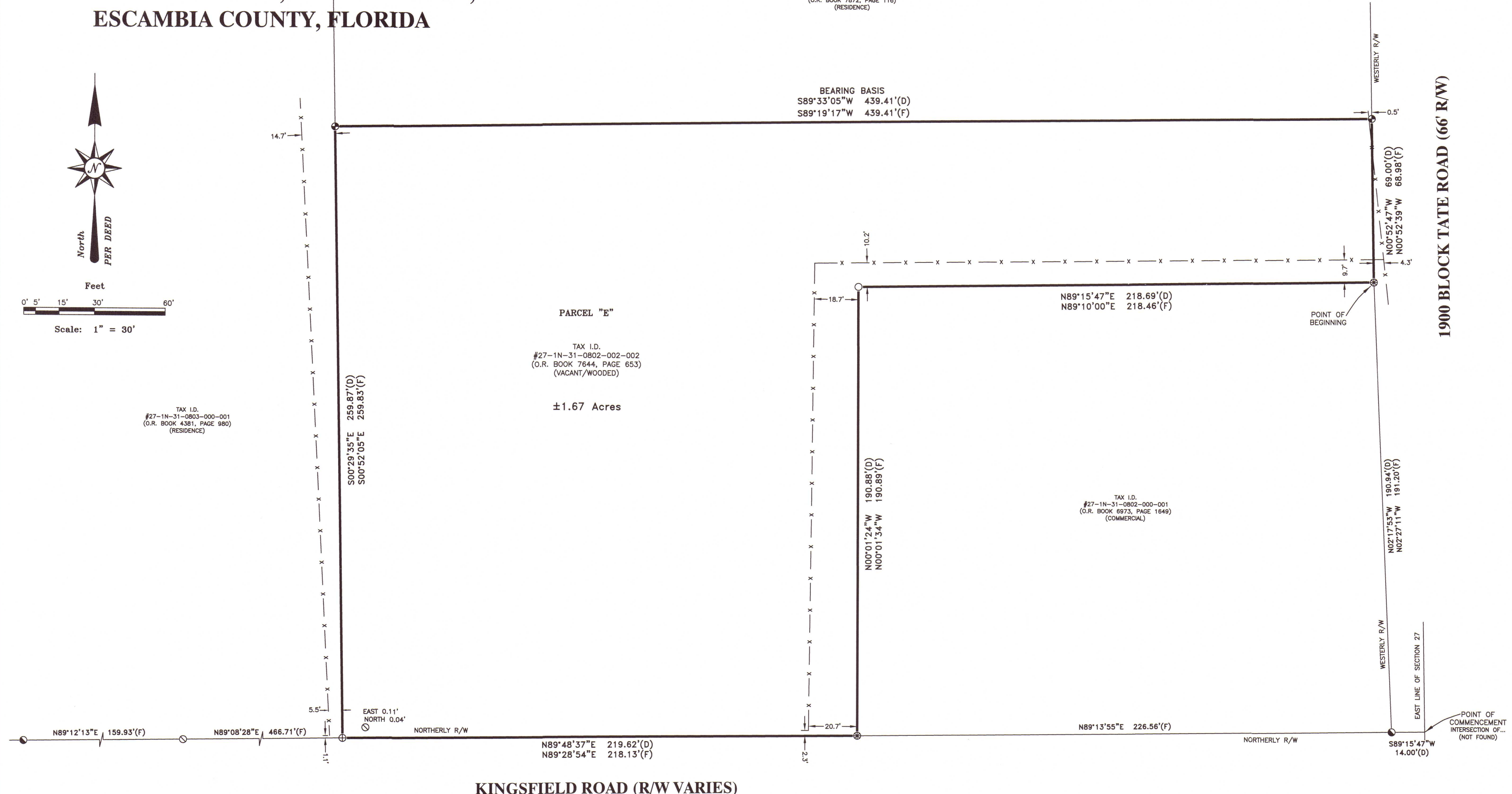
BEARING BASIS
S89°33'05"W 439.41'(D)
S89°19'17"W 439.41'(F)



TAX I.D.
#27-1N-31-0803-000-001
(O.R. BOOK 4381, PAGE 980)
(RESIDENCE)

PARCEL "E"
TAX I.D.
#27-1N-31-0802-002-002
(O.R. BOOK 7644, PAGE 653)
(VACANT/WOODED)

±1.67 Acres



LEGAL DESCRIPTION: (O.R. BOOK 7644, PAGE 653)

PARCEL "E" COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF KINGSFIELD ROAD (80 FEET RIGHT OF WAY) AND THE EAST LINE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 15 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF KINGSFIELD ROAD FOR 14 FEET TO THE WEST RIGHT OF WAY LINE OF TATE ROAD (66 FEET RIGHT OF WAY); THENCE PROCEED ALONG THE WEST RIGHT OF WAY OF TATE ROAD (66 FEET RIGHT OF WAY); NORTH 02 DEGREES 17 MINUTES 53 SECONDS WEST FOR 190.94 FEET TO A POINT ON THE WEST RIGHT OF WAY OF TATE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 52 MINUTES 47 SECONDS WEST FOR 69.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST FOR 439.41 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST FOR 259.87 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST FOR 219.62 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST FOR 190.88 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS EAST FOR 218.69 FEET TO THE POINT OF BEGINNING.

LEGEND

- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD BOOK
- L.B. LICENSED BUSINESS
- x — WIRE FIELD FENCE
- ⊕ FOUND 1/2" CAPPED IRON ROD - L.B. #1292
- ⊙ FOUND 1" IRON PIPE
- FOUND 1" IRON ROD
- FOUND 1/2" CAPPED IRON ROD ILLEGIBLE
- ⊕ SET 1/2" CAPPED IRON ROD - ELSI L.B. #6993
- ⊕ FOUND 1/2" CAPPED IRON ROD - 4153

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

Ronald C. Williams
RONALD C. WILLIAMS

Patricia M. Williams
PATRICIA M. WILLIAMS

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

RONALD C. WILLIAMS
PATRICIA M. WILLIAMS
MELISSA C. WILLIAMS

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

POSSIBLE ENCROACHMENTS:
FENCES

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JULY 9, 2018 LELAND M. EMPIE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA

CLIENT WILLIAMS

BEARING BASIS S89°33'05"W NORTH LINE OF PARCEL "E" (PER DEED)

TYPE OF SURVEY: BOUNDARY

SOURCE OF INFORMATION:
FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS

GENERAL NOTES:
1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands) boundary lines are not shown on this drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)
5. Measurements were made in accordance with United States standards. The accuracy shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.

SCALE: 1" = 30'
FIELD DATE: 6/28/18
ORDER NO: 242-18
FIELD BOOK: 192/77

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

INTEROFFICE MEMORANDUM



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

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

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

DATE: August 27, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-09

TTO Staff has reviewed the Rezoning Case (Z)-2018-09, 1900 Tate Road, agenda item for the Planning Board meeting scheduled for September 4, 2018. Please see the below comments.

Tate Road is a two-lane road without shoulders or sidewalks. The pavement width is approximately 22 feet. Right of Way on Tate Road varies from 60 to 65 feet. JM Tate Senior High School is located about 0.25 miles from the subject property. There are six back-out residential driveways on Tate Road between the subject property and the school.

Currently, there are no ongoing or programmed projects for Tate Road on the County's Capital Improvements Program or FDOT's Work Program.

Tate Road is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes. As of 2017, Tate Road south of Kingsfield Road had 1,800 daily vehicles.

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

**cc: Horace Jones, Development Services Department Director
Joy Jones, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director
Allyson Cain, Development Services Department**

Planning Board-Rezoning

7. B.

Meeting Date: 10/01/2018
CASE : Z-2018-11
APPLICANT: Gilbert Nelson, Owner
ADDRESS: Dogwood Place
PROPERTY REF. NO.: 34-2S-30-0040-010-003
FUTURE LAND USE: MU-S, Mixed-Use Suburban
DISTRICT: 3
OVERLAY DISTRICT: Brownsville
BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: HDMU, High Density Mixed-use district (25 du/acre)

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

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

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

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

CPP FLU 1.3.1 Future Land Use Categories. The Mixed-Use Suburban (MU-S) Future Land Use (FLU) category is intended for a mix of residential and nonresidential uses

while promoting compatible infill development and the separation of urban and suburban land uses. Range of allowable uses include: Residential, Retail and Services, Professional Office, Recreational Facilities, Public and Civic. The maximum residential density is twenty five dwelling units per acre.

FLU 1.1.9 Buffering. In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

FINDINGS

The proposed amendment to Com is **consistent** with the intent and purpose of Future Land Use category MU-S as stated in CPP FLU 1.3.1. The Comprehensive Plan allows for a mix of residential and commercial uses to include recreational facilities.

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

Consistent with The Land Development Code

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

LDC Sect. 3-2.9 HDMU

Purpose. The High Density Mixed-use (HDMU) 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 intensity 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.

LDC Sect. 3-2.10 Com

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

Sec. 3-3.4 Brownsville Overlay (Brn-OL).

Purpose. The Brownsville Overlay (Brn-OL) district establishes supplemental land use regulations to support the objectives of the adopted Brownsville area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization, support existing commercial corridors, and protect the unique and historic character of the Brownsville community.

LDC 3-2.10 Location criteria. All new non-residential uses proposed within the

Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

- (1) Proximity to intersection.** Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.
- (2) Proximity to traffic generator.** Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
- (3) Infill development.** Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
- (4) Site design.** Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:
 - a. Any intrusion into a recorded subdivision is limited to a corner lot.
 - b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.
 - c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

FINDINGS

The proposed amendment **is not** consistent with the intent and purpose of the Land Development Code. The Commercial zoning designation allows for more intense commercial uses than the current HDMU, neighborhood commercial. The parcel is within the Brownsville redevelopment area which strives to enhance the character of the area and supporting existing commercial corridors. Although the parcel is within 1/4 mile of an intersection with an arterial street, the parcel fronts a local road and not an arterial or collector as mandated by the criteria. The parcel can not be accessed from Mobile Highway or New Warrington Rd due to the connecting ramp from Mobile Highway to New Warrington Rd., which will be evaluated by Traffic and Transportation, Access management.

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

Compatible with surrounding uses

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

FINDINGS

The proposed amendment **is not compatible** with surrounding existing uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts HDMU and Com. It is recognized that there are commercial zoning categories across Dogwood and Mobile Highway although both are not within line of sight as well as being separated by a divided roadway. The proposed parcel is adjacent to an existing apartment complex, therefore it would allow for intense commercial uses with the potential to create adverse impacts on the existing residential development.

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

Appropriate if spot zoning

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

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

FINDINGS

The request to rezone to Commercial is spot zoning due to the adjacent parcels currently zoned HDMU, with commercial zoning across Dogwood to the south. There are commercial properties to the south, west and across New Warrington Road is an HC/LI zoned parcel.

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

Appropriate with changed or changing conditions

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

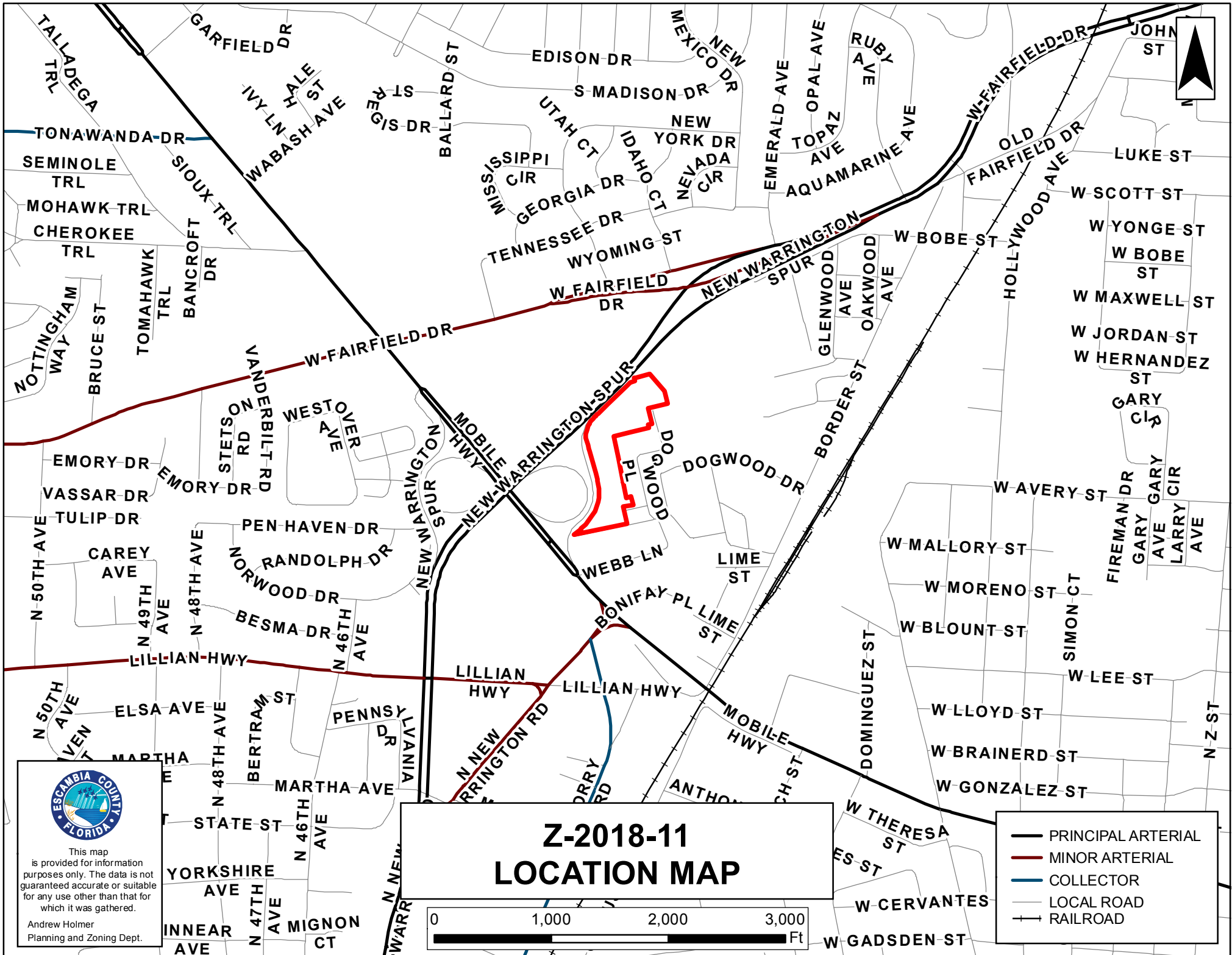
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning **have not** changed in uses or intensities. The parcel is not along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels.

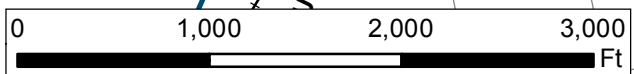
Attachments

Working Case File


Z-2018-11



Z-2018-11 LOCATION MAP

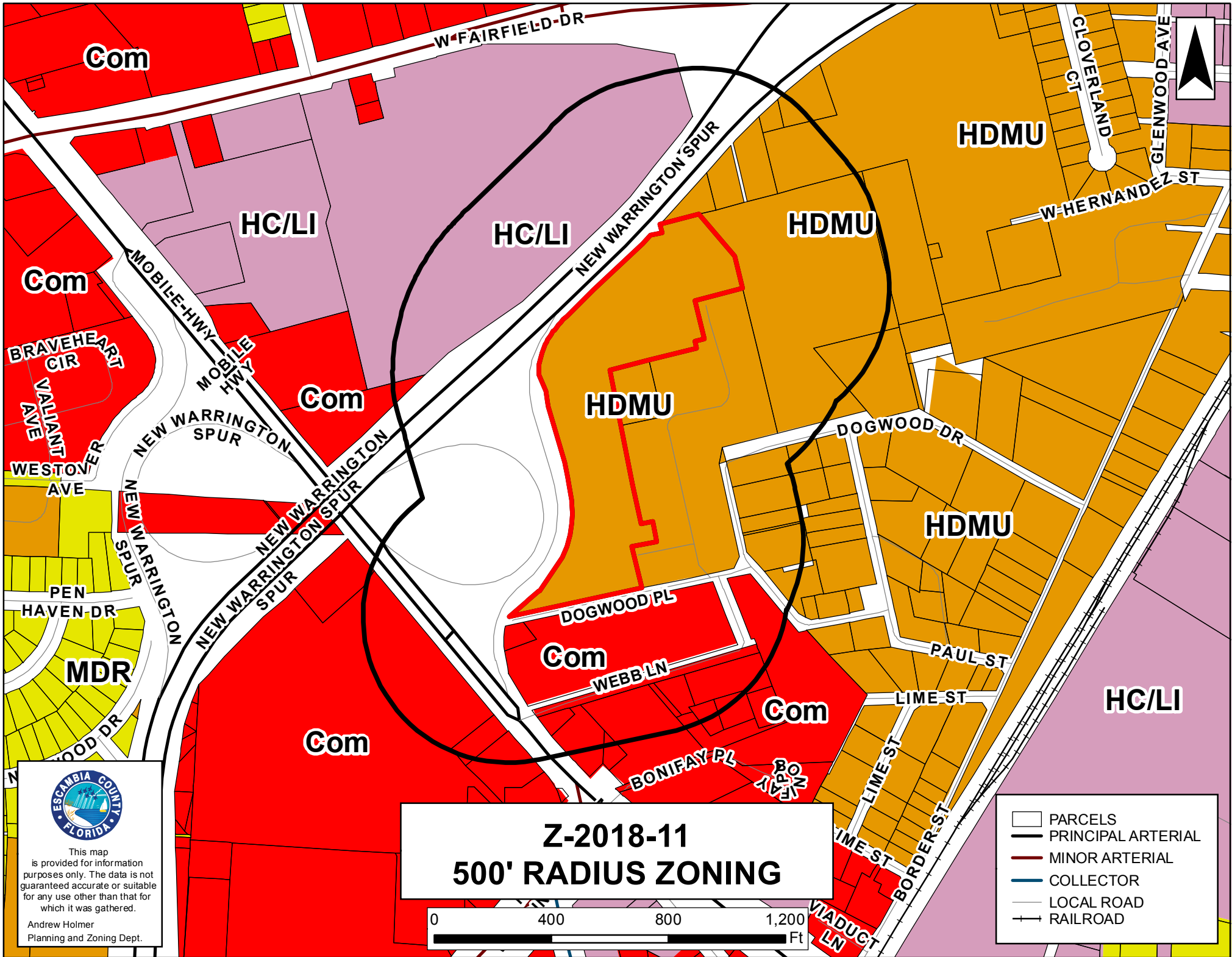


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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.



Com

HC/LI

HC/LI

HDMU

HDMU

Com

Com

HDMU

HDMU

MDR

Com

HC/LI

Com

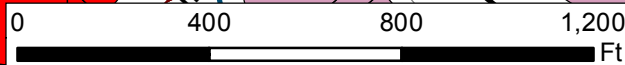
Com



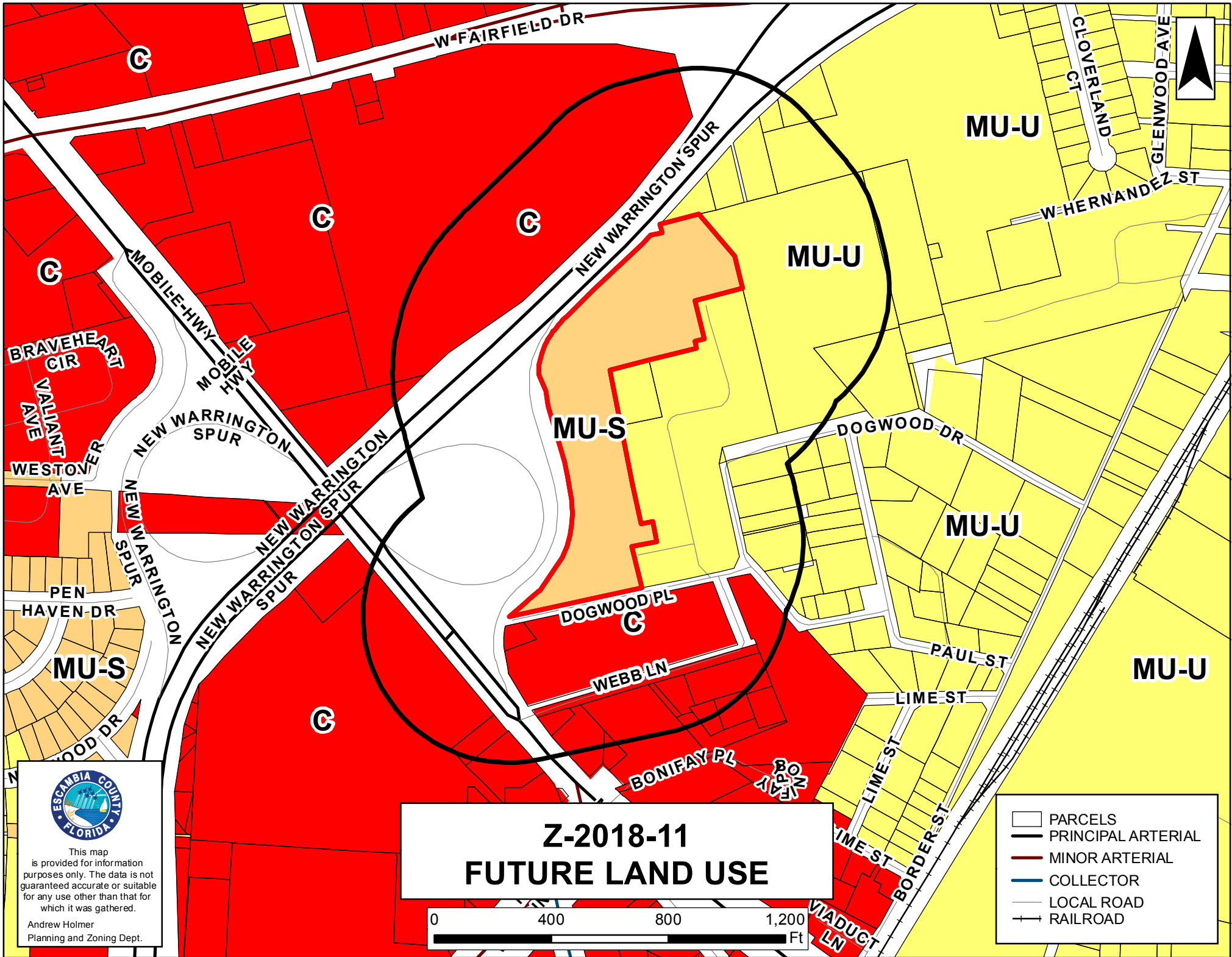
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Andrew Holmer
Planning and Zoning Dept.

**Z-2018-11
500' RADIUS ZONING**



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

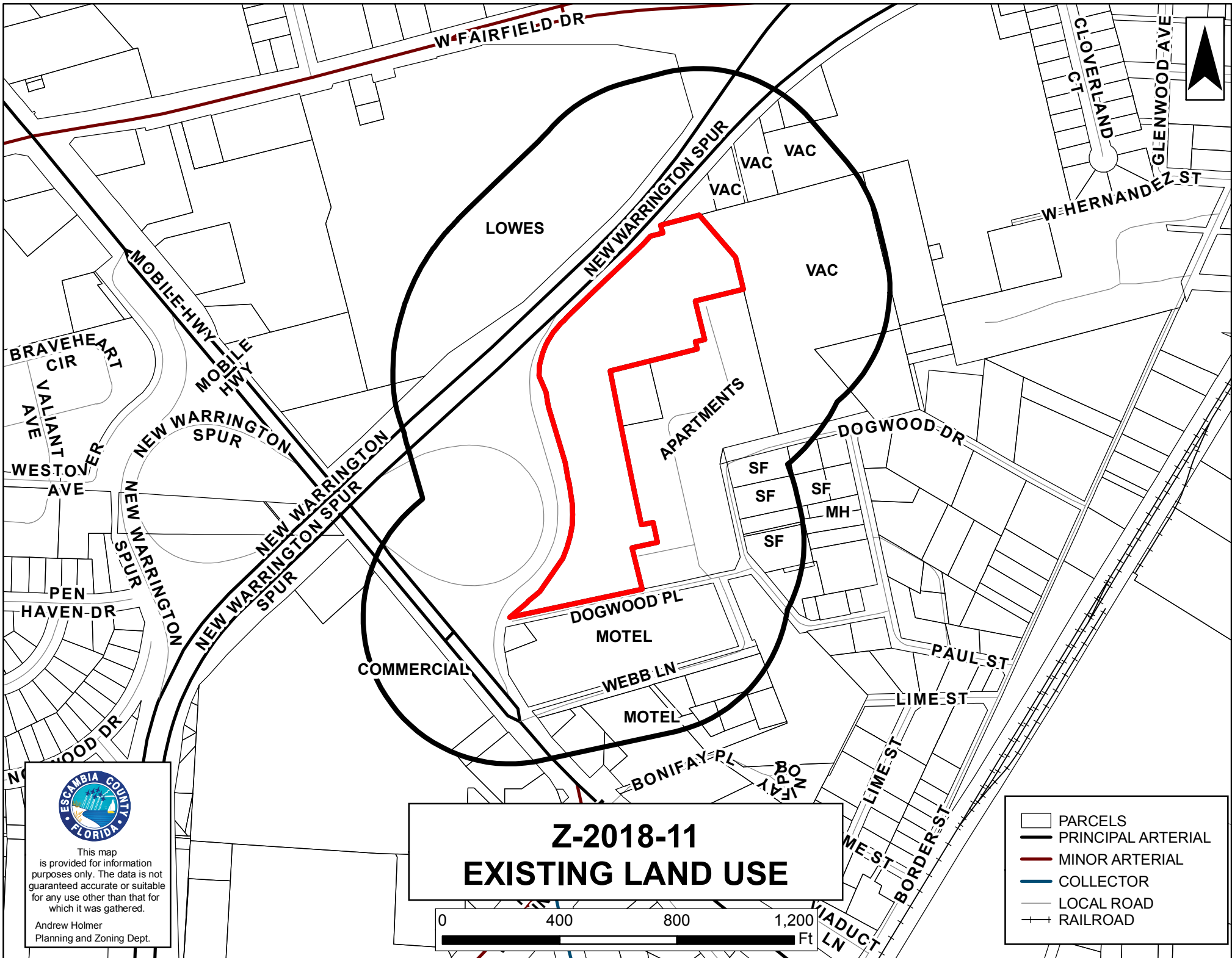


Z-2018-11 FUTURE LAND USE

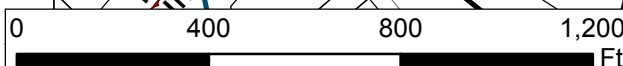


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Andrew Holmer
Planning and Zoning Dept.



**Z-2018-11
EXISTING LAND USE**

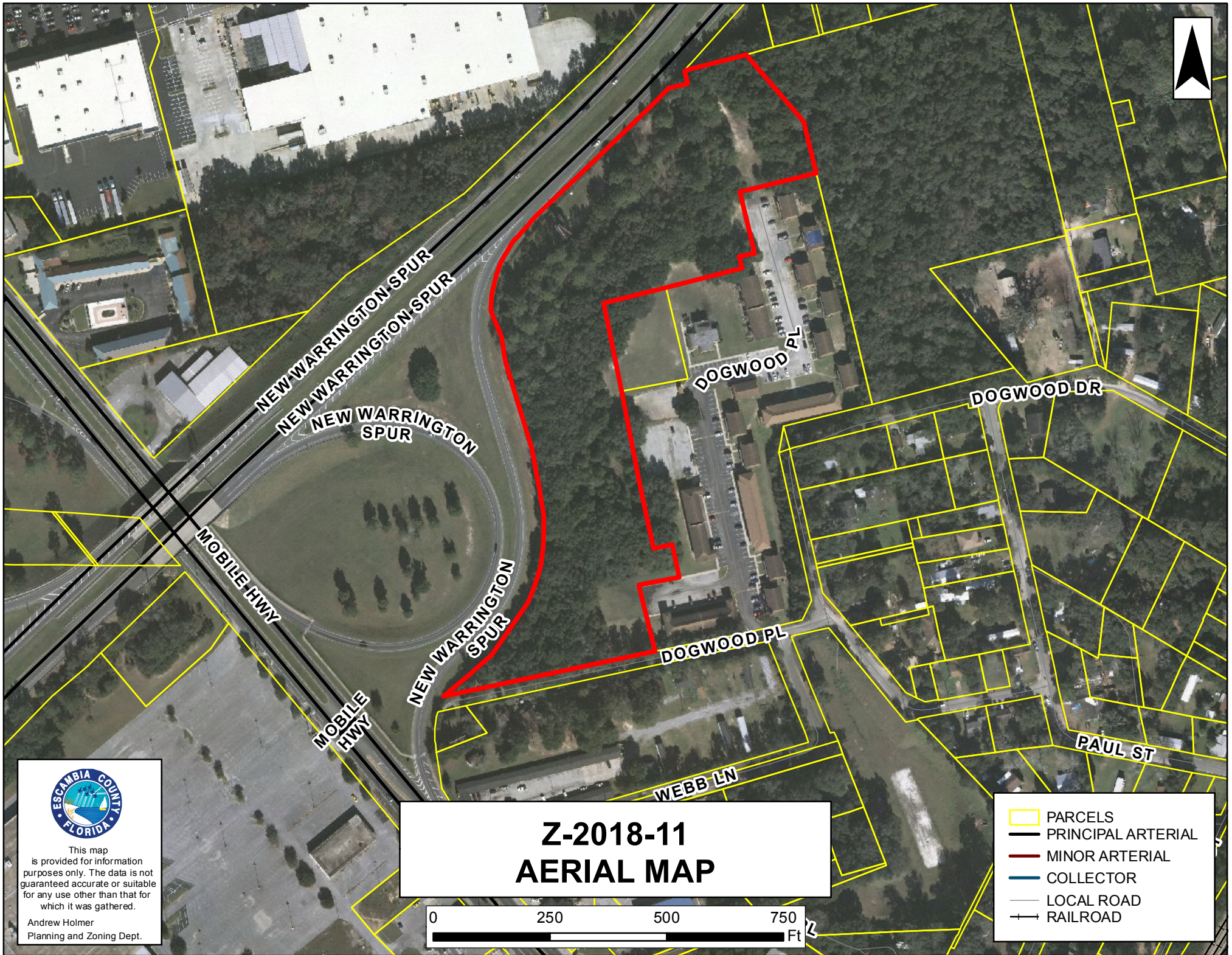


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD

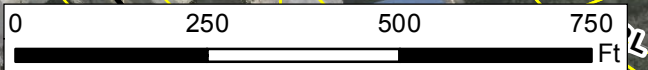


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Andrew Holmer
Planning and Zoning Dept.



Z-2018-11 AERIAL MAP

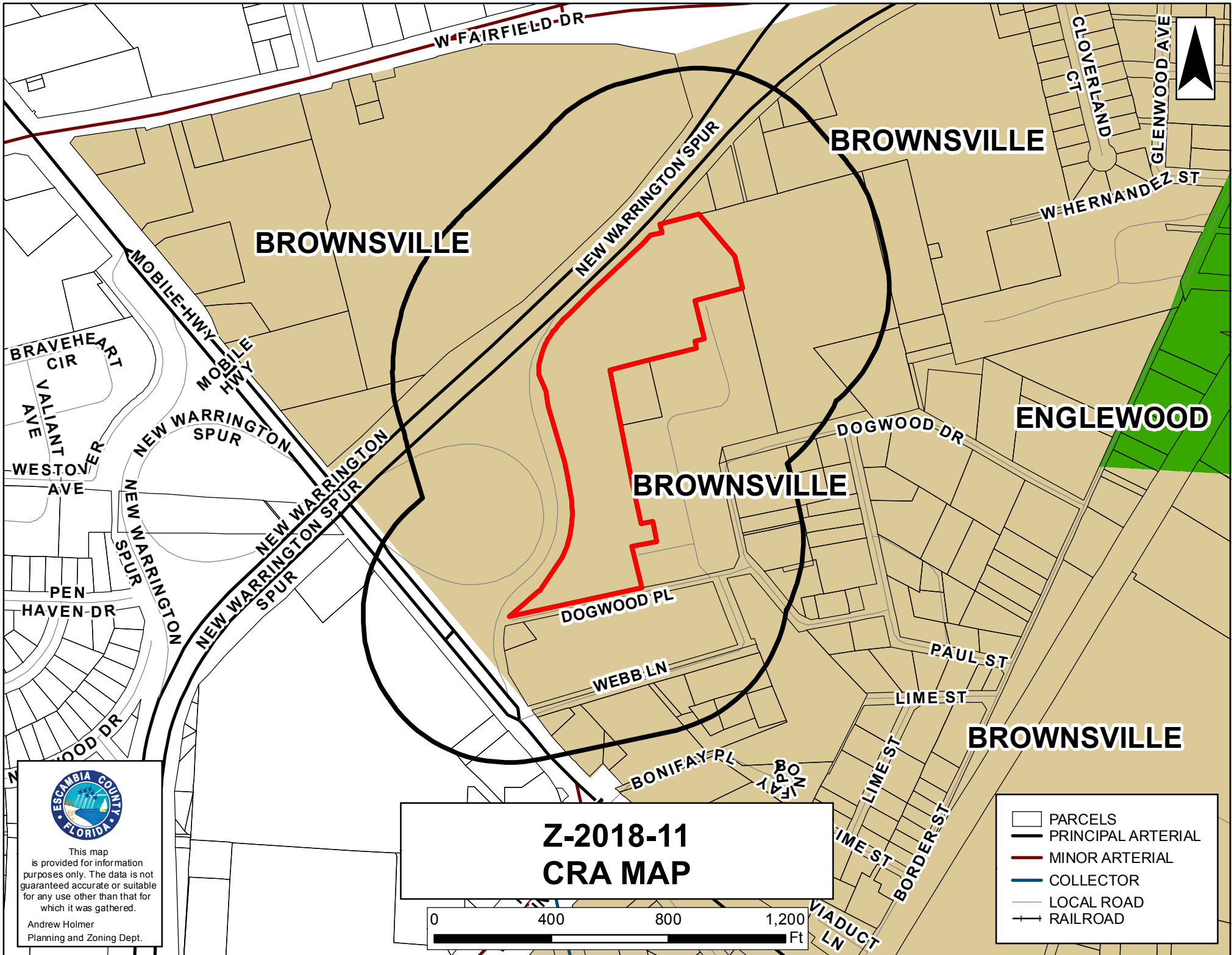


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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.



BROWNSVILLE

BROWNSVILLE

ENGLEWOOD


BROWNSVILLE

BROWNSVILLE

**Z-2018-11
CRA MAP**



- PARCELS
- 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.



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2018-11

CURRENT ZONING: HDMU PROPOSED ZONING: COM

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

LOCATION OF HEARING

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

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:45 PM

LOCATION OF HEARING

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


FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 888-3476 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign on backside of property; along on ramp



Looking east along spur

 **NOTICE OF PUBLIC HEARING AND REZONING**

CASE NO.: Z-2018-11

CURRENT ZONING: HDMU **PROPOSED ZONING:** [REDACTED]

PLANNING BOARD

DATE: 09/04/18 **TIME:** 8:30

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

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 **TIME:** 5:45

LOCATION OF HEARING:
ERNIE LEE MAGAWAY



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: 7-2018-11

CURRENT ZONING: HDMU PROPOSED ZONING: COM

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3563 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:45 PM

LOCATION OF HEARING

ERNE LEE MAGAHA GOVERNMENT BLDG
251 ROLAFX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 595-8476 OR VISIT
WWW.MYESCAMBIAFL.COM

Public Hearing sign posted on
Dogwood



Looking west along Dogwood;
parcel on right



Looking west along Dogwood





At Dogwood intersection



Looking west along Dogwood;
Drive to apartments on left



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

FOR OFFICE USE ONLY - Case Number: 2-2018-11 Accepted by: C. H. McCall PB Meeting: 9/4/2018

1. Contact Information:

A. Property Owner/Applicant: Nelson, Gilbert + Darvene (deceased)
 Mailing Address: 6076 Forest Green Road 32505
 Business Phone: NA Cell: 850-384-5310
 Email: Gilbert.Nelson@Att.net

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

Mailing Address: _____
 Business Phone: _____ Cell: _____
 Email: _____

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

2. Property Information:

A. Existing Street Address: Dogwood Dr.
None Assigned - Unknown
 Property reference
 Parcel ID (s): 3425300040010003

acct# 07-0046-850

B. Total acreage of the subject property: 9.1

C. Existing Zoning: HDMMU
 Proposed Zoning: Commercial; explain why necessary and/or appropriate
Because I want to a business there.

FLU Category: MU-S

D. Is the subject property developed (if yes, explain): No

E. Sanitary Sewer: Septic:

3. Amendment Request

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

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

a. **Consistent with Comprehensive Plan.** The proposed zoning is consistent with the future land use (FLU) category as prescribed in LDC Chapter 3, and with all other applicable goals, objectives, and policies of the Comprehensive Plan. If the rezoning is required to properly enact a proposed FLU map amendment transmitted for state agency review, the proposed zoning is consistent with the proposed FLU and conditional to its adoption. The FLU of MU-S allows Commercial - The Comprehensive Plan of MU-S allows for residential and commercial. This will be used for a seasonal accommodations as a RV park

b. **Consistent with zoning district provisions.** The proposed zoning is consistent with the purpose and intent and with any other zoning establishment provisions prescribed by the proposed district in Chapter 3 Yes An RV park is allowed in commercial zoning. This property is 9.1 acres

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

Yes Compatible with surroundings

There are other residential properties in the area
See Attached Page 8

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

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

Not Spot Zoning ok

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

Conditions have not changed ok

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 3425300040010003

Property Address: Dogwood Drive
Unknown - Not Assigned

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 16th DAY OF July, YEAR OF 2018

[Signature]
Signature of Property Owner

Gilbert Nelson 7/16/18
Printed Name of Property Owner Date

[Signature]
Signature of Property Owner

Kim L. Wilson 07/14/18
Printed Name of Property Owner Date



AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at Dogwood Dr.
unknown - not assigned
Florida, property reference number(s) 342S 300040010003

I hereby designate NA
for the sole purpose of completing this application and making a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property. This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: NA Email: _____

Address: _____ Phone: _____

Gilbert Nelson
Signature of Property Owner

Gilbert Nelson
Printed Name of Property Owner

7/13/18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

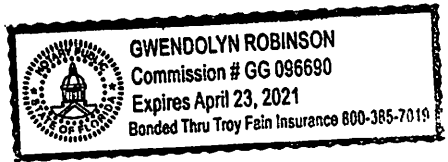
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14 day of July 2018
by _____

Personally Known OR Produced Identification Type of Identification Produced: FL Driver License

Gwendolyn Robinson
Signature of Notary

Gwendolyn Robinson
Printed Name of Notary



(Notary Seal)

5. Submittal Requirements

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

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

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

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

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

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

By my signature, I hereby certify that:

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

[Signature]
Signature of Owner/Agent

Gilbert Nelson
Printed Name Owner/Agent

7/16/18
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 16th day of July 20 18, by Gilbert Nelson.

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

[Signature]
Signature of Notary

Kim L. Wilson
Printed Name of Notary



LOCATION CRITERIA

1. The 9 acre property is located on Dogwood Place connected to Webb Lane that serves as the only way to get to my property, although it is surrounded by the Warrington Road access ramp that DOT will not allow entrance or exits to the ramp.
2. There are motels, 96 unit apartment complex, laundry mat, gas station, U-haul business & restaurant in the area at my property that are already existing within ¼ mile of my property. They exceed the 600 trips a day requirement.
3. The rezoning to commercial will be compatible with other uses in the area as well as allowing visitors to enjoy the natural nature in an RV Park in it's pristine state which is now heavily wooded containing many mature trees with plans to leave as many as possible during and after development.
4. The property is in the Brownsville redevelopment area that has no restrictions for the proposed use of a RV park. D
5. Any new development plans will be looked at and secure approval in the development review stage before any site work is commenced.



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-0046-850	06		342S300040010003

PROPERTY ADDRESS:

Raywood

EXEMPTIONS:

7E - 00575 / 01396 JMS08001
 NELSON GILBERT & DARVENE
 6076 FOREST GREEN RD
 PENSACOLA FL 32505-1850



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	129,676		129,676	858.00
PUBLIC SCHOOLS					
By Local Board	2.2480	129,676		129,676	291.51
By State Law	4.3830	129,676		129,676	568.37
WATER MANAGEMENT	0.0353	129,676		129,676	4.58
SHERIFF	0.6850	129,676		129,676	88.83
M.S.T.U. LIBRARY	0.3590	129,676		129,676	46.55
TOTAL MILLAGE	14.3268			AD VALOREM TAXES	1857.84

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF ELLINOR VILLAGE S/D PB 2 P 40 N 16 DEG 09 MIN W ALG ELY LI OF S/D 33 FT N 74 DEG 01 MIN E 117 36/100 FT S 43 DEG 29 MIN E 207 91/100 FT S 16 DEG 30 MIN E 627 75/100 FT S 73 DEG See Additional Legal on Tax Roll	FIRE PROTECTION		15.30
	FOR QUESTIONS ON THIS SECTION ONLY, CALL (850) 595-4960		
NON-AD VALOREM ASSESSMENTS			15.30

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS 1873.14

AMOUNT DUE IF PAID BY	NOV 30, 2017	DEC 31, 2017	JAN 31, 2018	FEB 28, 2018	MAR 31, 2018
	\$ 1798.21	\$ 1818.95	\$ 1835.68	\$ 1854.41	\$ 1873.14

RETAIN FOR YOUR RECORDS



NELSON DEVELOPERS, LLC

6076 Forest Green Rd
Penacola, FL 32505
(850) 476-5000
Cell (850) 384-5310

REGIONS BANK
BEVERLY PARKWAY BRANCH
PENSACOLA, FL 32505
63-466/631

211

11/25/2017

PAY TO THE ORDER OF Escambia County Tax Collector

\$ **1,798.21

One Thousand Seven Hundred Ninety-Eight and 21/100*****

DOLLARS

MEMO



**2017 Real Estate
Property Taxes**

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:
Scott Lunsford
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY NOV 30, 2017
✓ \$ 1798.21

AMOUNT IF PAID BY DEC 31, 2017
\$ 1816.95

AMOUNT IF PAID BY JAN 31, 2018
\$ 1835.68

AMOUNT IF PAID BY FEB 28, 2018
\$ 1854.41

AMOUNT IF PAID BY MAR 31, 2018
\$ 1873.14

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
07-0046-850
PROPERTY ADDRESS

NELSON GILBERT & DARVENE
6076 FOREST GREEN RD
PENSACOLA FL 32505-1850

1 070046850 2017 8

7-10-18 8:20 AM

HOW I ACQUIRED THE PROPERTY.

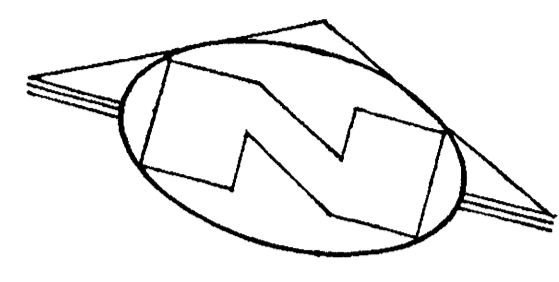
- ① WAS APPOINTED BY COURT FOR closure BACK IN MID 70'S
- ② LATER ABOUT 1975-76 I BOUGHT THE PROPERTY FROM A NEW YORK BANK WHO FORECLOSED ON THE DEVELOPER.
- ③ PROPERTY CONSISTED OF 96 APTS CLUB HOUSE - POOL ETC PLUS 9 ACRES OF LAND DESIGNED FOR SECOND PHASE OF APARTMENTS
- ④ ABOUT 1990 I SOLD THE APARTMENTS & KEPT THE 9 ACRES OF LAND — SO NO WARRANTY DEED WAS EVER PREPARED.
- ⑤ COUNTY RECORDS LIST GILBERT NELSON & DANEVE NELSON AS OWNER OF THE 9 ACRES ENCLOSED IS A COPY OF DANEVE NELSON'S ~~DEED~~ DEATH. C.N.



GEORGIA DEATH CERTIFICATE

State File Number **2015GA000067616**

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) DARVENE CRAIN NELSON		1a. IF FEMALE, ENTER LAST NAME AT BIRTH CRAIN		2. SEX FEMALE		2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 11/09/2015	
3. SOCIAL SECURITY NUMBER [REDACTED]		4a. AGE (Years) 79		4b. UNDER 1 YEAR Max. Days		4c. UNDER 1 DAY Hours Mins.	
5. DATE OF BIRTH (Mo., Day, Year) [REDACTED]		6. BIRTHPLACE FLORIDA		7a. RESIDENCE - STATE GEORGIA		7b. COUNTY DEKALB	
7c. CITY, TOWN ATLANTA		7d. STREET AND NUMBER 1000 BRIARCLIFF ROAD NE		7e. ZIP CODE 30308		7f. INSIDE CITY LIMITS? NO	
8a. USUAL OCCUPATION BUSINESS OWNER		8b. KIND OF INDUSTRY OR BUSINESS PLUMBING		8. ARMED FORCES? NO			
9. MARITAL STATUS DIVORCED		10. SPOUSE NAME		11. FATHER'S FULL NAME (First, Middle, Last) JOSEPH H. "MONK" CRAIN			
12. MOTHER'S MAIDEN NAME (First, Middle, Last) MITTIE LEE PARKER		13a. INFORMANT'S NAME (First, Middle, Last) JOHN G. NELSON		13b. RELATIONSHIP TO DECEDENT SON			
13c. MAILING ADDRESS 645 GREYSTONE PARK NE ATLANTA GEORGIA 30324				14. DECEDENT'S EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED			
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO				18. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE			
17a. IF DEATH OCCURRED IN HOSPITAL				17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) PRUITT HEALTHCARE-NURSING HOME			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 1000 BRIARCLIFF ROAD NE				19. CITY, TOWN or LOCATION OF DEATH ATLANTA		20. COUNTY OF DEATH DEKALB	
21. METHOD OF DISPOSITION (specify) REMOVAL FROM STATE		22. PLACE OF DISPOSITION SERENITY GARDENS CEMETERY 6209 STEWART STREET MILTON FLORIDA 32570				23. DISPOSITION DATE (Mo., Day, Year) 11/13/2015	
24a. EMBALMER'S NAME SEAN MAYS		24b. EMBALMER LICENSE NO. 5006		25. FUNERAL HOME NAME AIRPORT MORT SHIPPING SVC			
25a. FUNERAL HOME ADDRESS 744 SOUTH CENTRAL AVENUE ATLANTA GEORGIA 30354							
26a. SIGNATURE OF FUNERAL DIRECTOR CHAD DENTON RIKE				26b. FUN DIR LICENSE NO 4414		AMENDMENTS	
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 11/09/2015		28. HOUR PRONOUNCED DEAD 11:59 PM					
29a. PRONOUNCER'S NAME Colleen A. Wright		29b. LICENSE NUMBER RN181933		29c. DATE SIGNED 11/09/2015			
30. TIME OF DEATH 11:59 PM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO					
Part I Enter the chain of events-disease, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death	
IMMEDIATE CAUSE (Final disease or condition resulting in death)							
A. CARDIOPULMONARY ARREST						UNKNOWN	
Due to, or as a consequence of							
B. CEREBRAL VASCULAR DISEASE						UNKNOWN	
Due to, or as a consequence of							
C.							
Due to, or as a consequence of							
D.							
Part II Enter significant conditions contributing to death but not related to cause given in Part I A. If female, indicate if pregnant or birth occurred within 90 days of death. HYPERTENSION, QUADRIPLEGIA				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
36. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN		38. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL			
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY		40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)							
43. DESCRIBE HOW INJURY OCCURRED						44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) LATONIA MARIE ADDISON 057766				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)			
45a. DATE SIGNED (Mo., Day, Year) 11/19/2015		45b. HOUR OF DEATH 11:59 PM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH	
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH LATONIA MARIE ADDISON PO BOX 2747 NORCROSS GEORGIA 30091							
48. REGISTRAR (Signature) /S/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 11/24/2015			



S.R. NO. 295 - NEW WARRINGTON ROAD

RADIUS: 2946.79'
ARC: 216.99'
CHORD: 216.93'
DELTA: 049°15'09"

ACT N116°2'43"W 33.10'
DEED N116°09'00"W 33.00'
ACT N74°13'56"E 54.70'
DEED N73°30'00"E 54.52'

"POINT OF BEGINNING"
SOUTHEAST CORNER OF ELLINOR VILLAGE SUBDIVISION
(PLAT BOOK 2, PAGE 40)
(EXISTING CONCRETE MONUMENT)

AREA: 9.04 ACRES ±

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

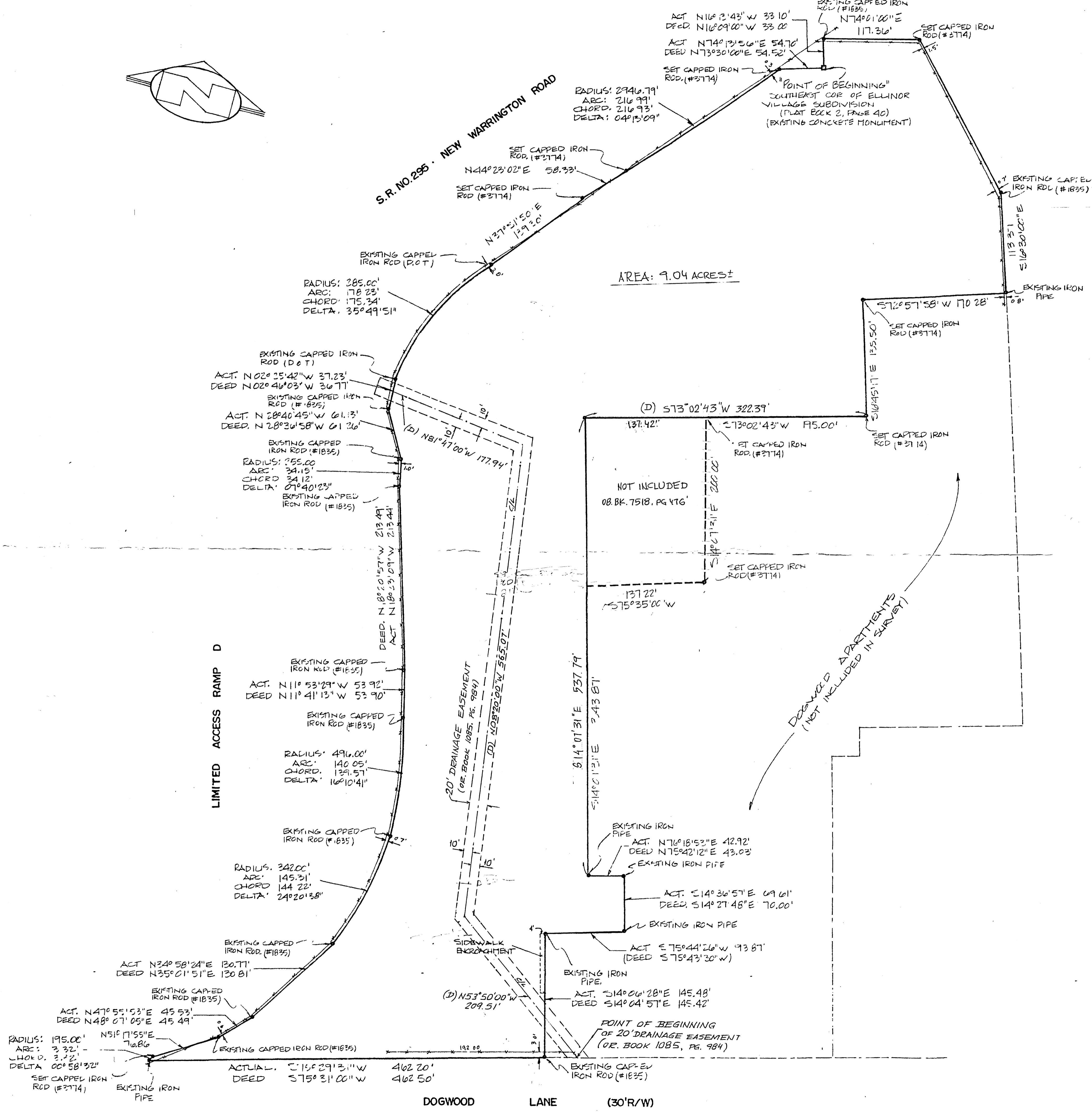
BEGIN AT THE SOUTHEAST CORNER OF ELLINOR VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2, AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE N16°09'00"W ALONG THE EASTERLY LINE OF SAID ELLINOR SUBDIVISION 33.00 FEET; THENCE N74°01'00"E A DISTANCE OF 117.36 FEET; THENCE S43°29'00"E A DISTANCE OF 207.91 FEET; THENCE S16°30'00"E A DISTANCE OF 113.37 FEET; THENCE S72°57'58"W A DISTANCE OF 170.28 FEET; THENCE S16°45'17"E A DISTANCE OF 135.50 FEET; THENCE S73°02'43"W A DISTANCE OF 332.42 FEET; THENCE S14°07'31"E A DISTANCE OF 537.81 FEET; THENCE S73°02'43"W A DISTANCE OF 43.03 FEET; THENCE S14°27'48"E A DISTANCE OF 70.00 FEET; THENCE S75°43'30"W A DISTANCE OF 93.87 FEET; THENCE S14°04'57"E A DISTANCE OF 145.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DOGWOOD LANE (30 FOOT RIGHT-OF-WAY); THENCE S75°31'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 462.50 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF LIMITED ACCESS RAMP OF STATE ROAD NO. 295 (NEW WARRINGTON ROAD), SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 195.00 FEET; THENCE GO NORTHEASTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE AN ARC DISTANCE OF 3.32 FEET (CHORD BEARING N24°22'56"E, CHORD DISTANCE 3.32 FEET); THENCE N51°51'17"55"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 76.86 FEET; THENCE N48°07'05"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 45.49 FEET; THENCE N35°01'51"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 130.81 FEET; THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 342.00 FEET AN ARC DISTANCE OF 145.31 FEET (CHORD BEARING N14°04'24"E, CHORD DISTANCE 144.22 FEET); THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 496.00 FEET, AN ARC DISTANCE OF 140.05 FEET (CHORD BEARING N06°11'14"W, CHORD DISTANCE 139.57 FEET); THENCE N11°41'13"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 53.90 FEET; THENCE N18°20'57"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 213.49 FEET; THENCE GO ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 34.15 FEET (CHORD BEARING N13°30'48"W, CHORD DISTANCE 34.12 FEET); THENCE N28°36'58"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 61.26 FEET; THENCE N02°46'03"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 36.77 FEET; THENCE GO ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 178.23 FEET, (CHORD BEARING N26°38'48"E, CHORD DISTANCE 175.34 FEET); THENCE GO N37°51'50"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 139.30 FEET; THENCE GO N44°23'02"E ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 295 A DISTANCE OF 58.33 FEET TO A POINT OF CURVATURE; THENCE GO ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2946.79 FEET, AN ARC DISTANCE OF 216.99 FEET (CHORD BEARING N42°16'28"E, CHORD DISTANCE 216.93 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID ELLINOR VILLAGE SUBDIVISION; THENCE GO N73°30'00"E ALONG SAID SOUTHERLY LINE OF ELLINOR VILLAGE SUBDIVISION A DISTANCE OF 54.52 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL CONTAINING 9.04 ACRES MORE OR LESS.

LIMITED ACCESS RAMP D

20' DRAINAGE EASEMENT
(O.E. BOOK 1085, PG. 984)

DOWNED APPURTENANTS
(NOT INCLUDED IN SURVEY)

NOT INCLUDED
O.B.K. 7518, PG. 476



Land shown herein was not abstracted for easements and/or rights-of-way recorded or unrecorded, AND underground portion of foundations, loadings, or any other underground structures were not located unless otherwise noted.

BASIS OF EXISTING		CERTIFICATE	
EXIST LINE ELLINOR VILLAGE S/D			
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.527 FLORIDA STATUTES.			
INSTRUMENT NO.	DATE	FB. NO.	
N/A U. (Legal Desc.)	10-10-87		
REGISTERED LAND SURVEYOR NO.	DATE	ORDER NO.	FIELD BOOK
25468	10-10-87	29-08-50-1	131

SCALE: 1" = 60'
TYPE: BOUNDARY
OWNER: [Signature]
ACREAGE: TOPOS • SUBDIVISIONS • PLANNING • COMMERCIAL
Bulter & Associates
Land Surveying
4227 N. DAVIS HWY. SUITE B
PENSACOLA, FLORIDA 32503 • (904) 433-2772



Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

August 6, 2018

Horace Jones, Director
Escambia County Planning & Zoning Division
3363 West Park Place
Pensacola, FL 32505

**SUBJECT: REZONING REQUEST FOR THE FOLLOWING:
PARCEL# 34-2S-30-0040-010-003 FROM HDMU TO COMM
ADDRESS: DOGWOOD DRIVE**

Horace,

I have reviewed the Rezoning Request package for the abovementioned location and my comments are below:

Sec. 3-3.4 (Brownsville Overlay)

(e) Site and building requirements.

The following site and building requirements apply only to non-residential uses within the Brn-OL district:

(1) Structure height. No structure height shall exceed 45 feet above highest adjacent grade. Any lower height required by use or underlying zoning district shall govern.

(2) Materials and detailing. New structures, additions, and renovations shall use materials and detailing that maintain the distinct character and harmony of the redevelopment district. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. Accessory structures shall use the same or similar materials, color, and style of the primary structure's façade if visible from a public way.

(3) Setbacks. New construction along Mobile Highway or Cervantes Street shall be set back a distance similar to that of adjacent buildings unless customer parking is provided adjacent to the street in support of CPTED principles. Exceptions may be granted if the setback is pedestrian oriented and contributes to the quality and character of the streetscape.

(4) Facades. a. Front facades. Front building facades more than 80 feet in width shall be divided into increments by changes in materials, bay windows, wall offsets, or similar methods. b. Rear façade. A minimum of 15 feet of a building's rear façade facing a public right of way, parking area, or open space shall consist of transparent materials, not including reflective glass.

(5) Natural features. Natural features shall be protected and integrated into site design and development where possible.

(6) Signs. Site signage is limited to one freestanding monument sign per development parcel, scaled primarily for pedestrians, and not to exceed 100 square feet in area and 12 feet in height, except for multi-tenant development where the sign may be up to 300 square feet. Sign colors, materials, and lighting shall avoid adverse visual impacts on surrounding properties. Wall signs shall not obstruct design details, windows, or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs shall not exceed 20 square feet per sign.

(7) Lighting. Lighting should serve to illuminate facades, entrances, and signage to provide an adequate level of personal safety while enhancing the aesthetic Supp 1 LDC 3:71 appeal of the buildings. Building and signage lighting must be indirect, with the light source hidden from direct pedestrian and motorist view.

(8) Parking. Off-street parking shall be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking may be located on the side.

The purpose of the Brownsville Overlay district establishes supplemental land use regulations to support the objectives of the adopted Brownsville area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Brownsville area.

Both the Brownsville Overlay and the Brownsville Area Community Redevelopment Plan does not address rezoning nor RV Parks.

If you have any questions or comments, please contact me at 850-595-3596.

Sincerely,

Clara Long, CRA Division Manager

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

INTEROFFICE MEMORANDUM



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

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

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

DATE: August 27, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-11

TTO Staff has reviewed the Rezoning Case (Z)-2018-11, Dogwood Place (34-25-30-0040-010-003), agenda item for the Planning Board meeting scheduled for September 4, 2018. Please see the below comments.

Dogwood Place is a narrow two-lane road that provides access to a large apartment complex. Pavement width is approximately 15 feet with a ROW of 33 feet. The property is in the southeast quadrant of the Mobile Highway interchange with New Warrington Spur although the property only has indirect access to Mobile Highway. This indirect access accomplished via a 90 degree turn onto another local Road, Webb Lane.

There are no ongoing or programmed projects for Dogwood Place or Webb Lane on the County's Capital Improvements Program or FDOT's Work Program.

Dogwood Place and Webb lane are classified as local streets and assumed to be functioning within their allowable capacity for traffic volumes. There is no available daily traffic volume data for Dogwood Place or Webb Lane.

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
Allyson Cain, Development Services Department**

Planning Board-Rezoning

7. C.

Meeting Date: 10/01/2018
CASE : Z-2018-13
APPLICANT: Robert O. Beasley, Agent for Crosby Holdings, LLC., Owner
ADDRESS: 2335 Klinger Street
PROPERTY REF. NO.: 18-1S-30-1201-005-005
FUTURE LAND USE: MU-U, Mixed-Use Urban
DISTRICT: 4
OVERLAY DISTRICT: Atwood
BCC MEETING DATE: 10/04/2018

SUBMISSION DATA:

REQUESTED REZONING:

FROM: MDR, Medium Density Residential district (10 du/acre)

TO: HDMU, High Density Mixed-use district (25 du/acre)

RELEVANT AUTHORITY:

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

APPROVAL CONDITIONS

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

Consistent with Comprehensive Plan

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

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 are outlined below.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will

encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

FINDINGS

The proposed amendment to HDMU is **consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The MU-U FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed Range of Allowable Uses includes residential, retail and services, professional office, light industrial, recreational facilities, public, civic and limited agriculture. The amendment is also consistent with the intent of FLU 1.5.1, by making use of the existing public roads and the availability of utilities and service infrastructure.

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

Consistent with The Land Development Code

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

Sec. 3-2.7 Medium Density Residential district (MDR).

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

Sec. 3-2.9 High Density Mixed-use district (HDMU).

(a) Purpose. The High Density Mixed-use (HDMU) 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.

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

(1) Residential. The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.

b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.

c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.

d. Two-family and multi-family dwellings.

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales, including Low-THC marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales. See also conditional uses in this district.

(3) Retail services. The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

a. Bed and breakfast inns.

b. Boarding and rooming houses.

c. Child care facilities.

d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.

e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.

g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) Public and civic.

a. Preschools and kindergartens.

b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

c. Foster care facilities.

d. Places of worship.

e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Marinas, private only.

b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

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

(7) Agricultural and related. Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals.

(8) Other uses. [Reserved]

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

(1) Residential.

a. Dormitories.

b. Fraternity and sorority houses.

c. Manufactured (mobile) home parks.

(2) Retail sales. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

(3) Retail services.

- a. Medium-scale (gross floor area greater than 6000 sq. ft. per lot, but no greater than 35,000 sq. ft.) retail services, excluding motor vehicle service and repair.
- b. Restaurants and brewpubs with drive-in or drive-through service and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales.
- c. Small-scale (gross floor area 6000 sq.ft. or less per lot) major motor vehicle service and repair, excluding painting or body work and outdoor work.

(4) Public and civic.

- a. Broadcast stations with satellite dishes and antennas, excluding towers.
- b. Cemeteries, including family cemeteries.
- c. Clubs, civic and fraternal.
- d. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- e. Cinerators.
- f. Educational facilities not among the permitted uses of the district.
- g. Funeral establishments.
- h. Hospitals.
- i. Offices for government agencies or public utilities.
- j. Public utility structures exceeding the district structure height limit and telecommunications towers of any height, excluding any industrial uses.
- k. Warehousing or maintenance facilities for government agencies or public utilities.

(5) Recreation and entertainment.

- a. Amusement arcade centers and bingo facilities.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Parks with permanent restrooms or outdoor event lighting.

(6) Industrial and related. Microbreweries, microdistilleries, and microwineries

(7) Agricultural and related.

- a. Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- b. Veterinary clinics.

(8) Other uses.

- a. Self-storage facilities with a maximum lot area of one acre and outdoor storage limited to operable motor vehicles and boats. No vehicle rental.
- b. Structures of permitted uses exceeding the district structure height limit, excluding telecommunications towers.

FINDINGS

The proposed amendment **is consistent** with the intent and purpose of the Land Development Code. The proposed High Density Mixed-use zoning may be established

only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial.

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

Compatible with surrounding uses

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

FINDINGS

The applicant has provided a compatibility analysis for the record. The proposed amendment **is compatible** with surrounding existing uses in the area. Within the 500 radius area, staff observed properties with zoning districts Commercial, HDMU and MDR. Thirty-six single family residences, one vacant commercial, one multi-family residential, one professional building, one fire station, one hospital parking lot, seven vacant residential properties.

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

Appropriate if spot zoning

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

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

FINDINGS

Based on staff's research of aerial photographs, the commercial building has existed on the site since at least 1999. Review of Escambia County public records shows the structure on-site was built in 1975 and the current taxing label for the property is office. If approved the zoning would be transitional in character between the adjoining districts, and the differences with those districts would be minor. The existing parcel size and location would limit the potential allowed uses under the proposed zoning district.

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

Appropriate with changed or changing conditions

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

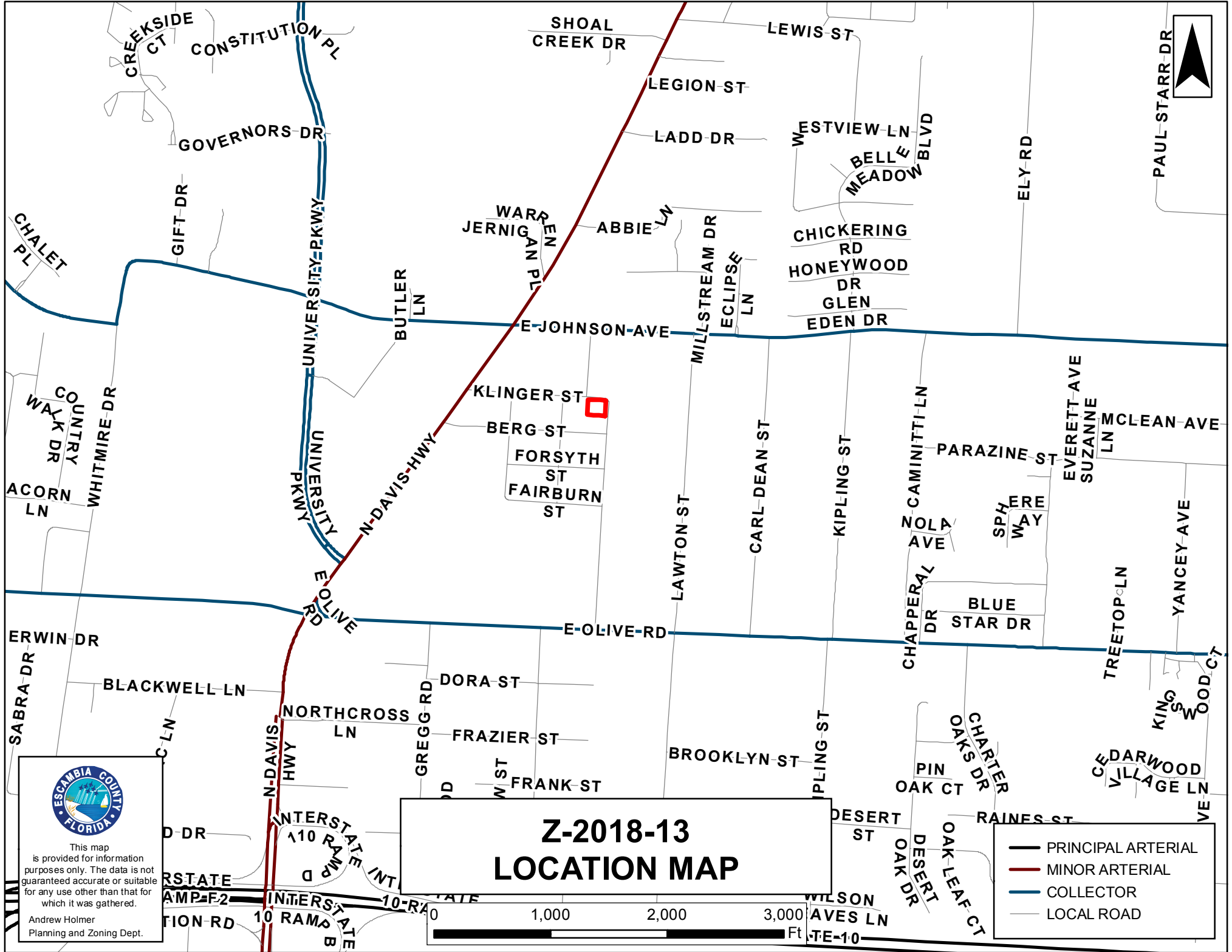
FINDINGS

The land uses or development conditions within the area surrounding the property of rezoning **have changed**. Although the parcel is part of a platted subdivision, Klinger with an approval date of 1939, multiple external lots of the subdivision along Davis Hwy, Berg Road and Beal Road currently house commercial uses and intensities. The current request does support the transitional character, uses and intensities of the surrounding areas.

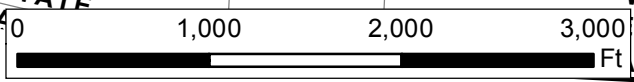
Attachments

Working Case File

Z-2018-13



Z-2018-13 LOCATION MAP

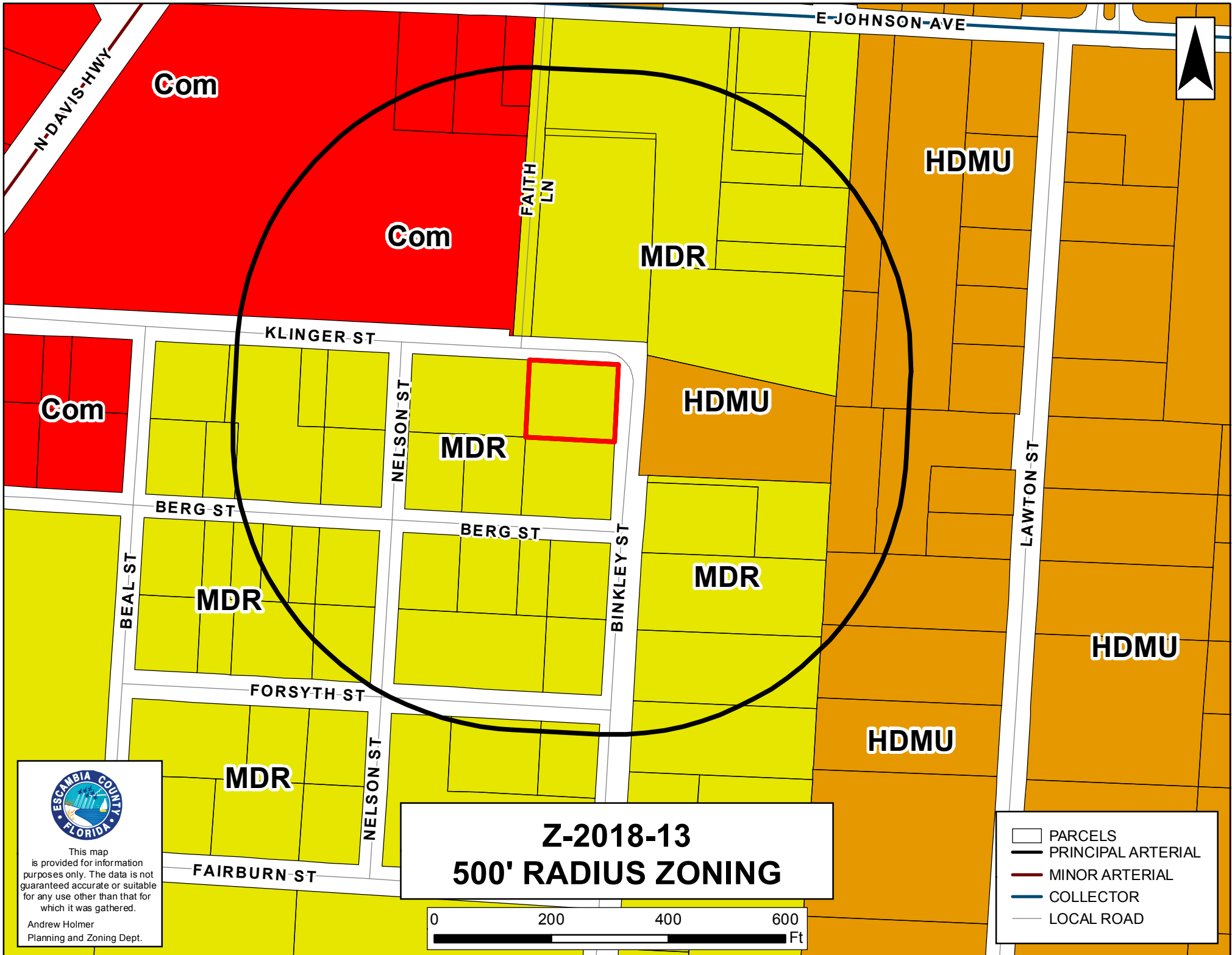


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



Com

Com

MDR

HDMU

Com

KLINGER ST

FAITH LN

MDR

HDMU

NELSON ST

BERG ST

BERG ST

BINKLEY ST

MDR

BEAL ST

MDR

LAWTON ST

HDMU

FORSYTH ST

HDMU

MDR

FAIRBURN ST

NELSON ST

Z-2018-13
500' RADIUS ZONING



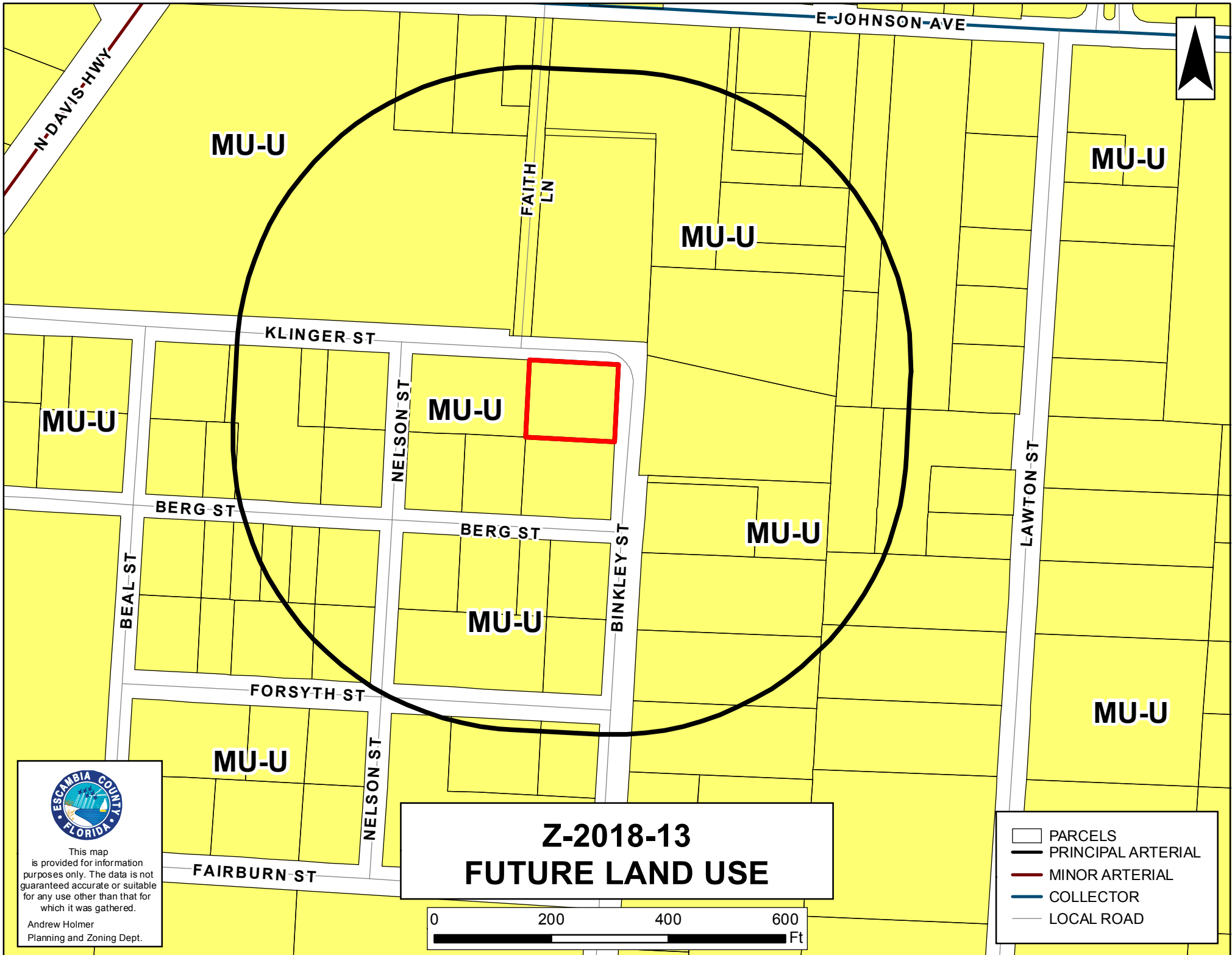
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer
 Planning and Zoning Dept.





MU-U

MU-U

MU-U

FAITH LN

KLINGER ST

MU-U

MU-U

NELSON ST

BERG ST

BERG ST

MU-U

BEAL ST

MU-U

BINKLEY ST

LAWTON ST

FORSYTH ST

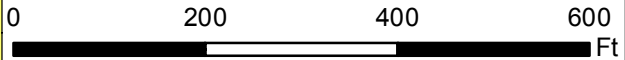
MU-U

MU-U

FAIRBURN ST

NELSON ST

Z-2018-13 FUTURE LAND USE

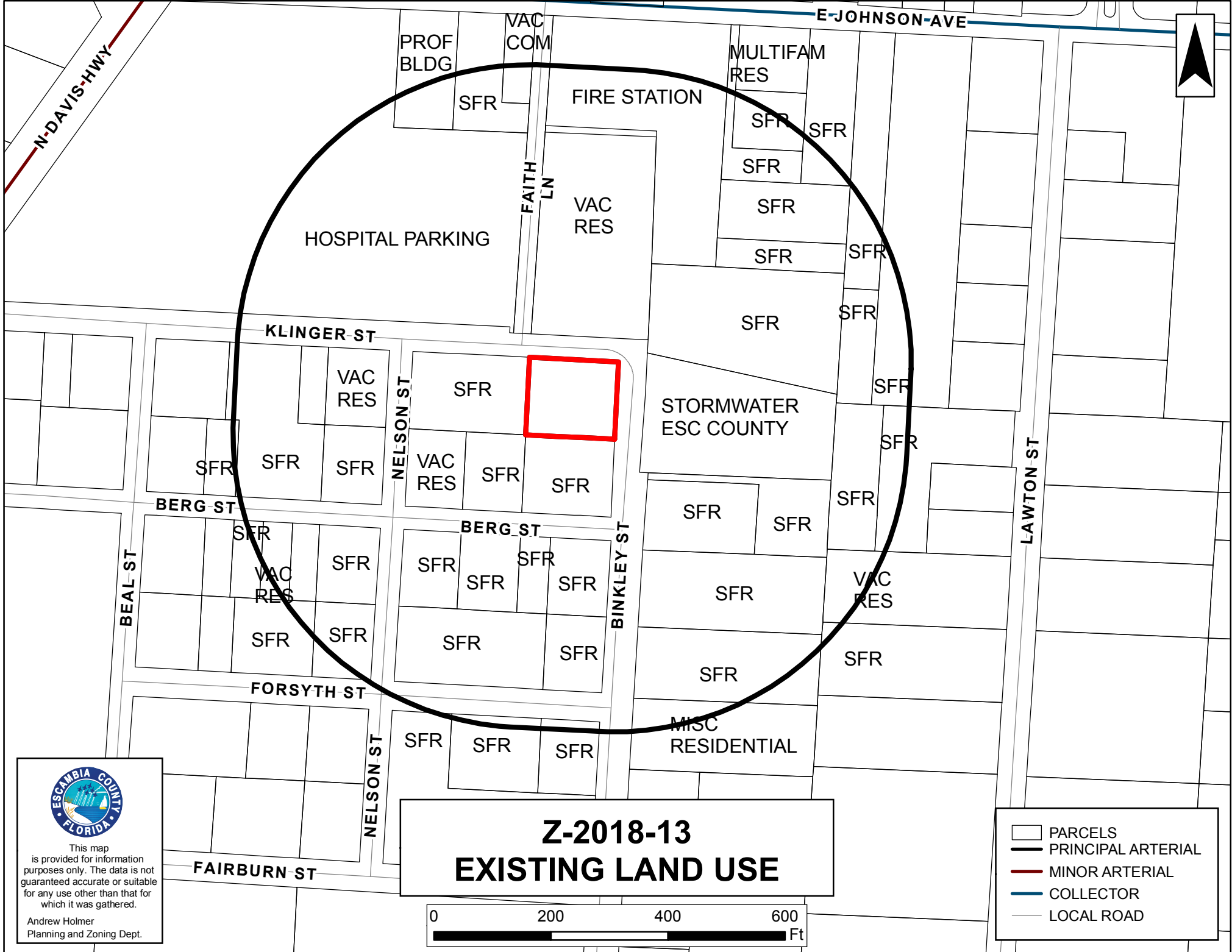


- ▭ PARCELS
- PRINCIPAL ARTERIAL
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- LOCAL ROAD



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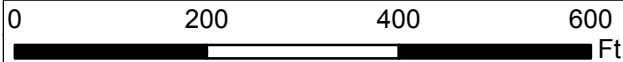
Andrew Holmer
Planning and Zoning Dept.



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.

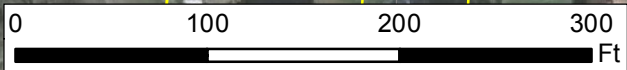
Z-2018-13 EXISTING LAND USE



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



**Z-2018-13
AERIAL MAP**



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



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

Andrew Holmer
Planning and Zoning Dept.



**NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2018-13

CURRENT ZONING: MDR PROPOSED ZONING: HDMU

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:45 PM

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

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 889-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign on Klinger



NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2018-13

CURRENT ZONING: MDR PROPOSED ZONING: HDMU

PLANNING BOARD

DATE: 09/04/18 TIME: 8:30 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 10/04/18 TIME: 5:45 PM

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

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

PLEASE DO NOT REMOVE THIS SIGN

Public Hearing Sign on Binkley



Looking East on Klinger



Looking West from property along Klinger



Looking North from property across Klinger



Looking South from property along Binkley



Looking West across Binkley onto property



Looking South onto property from Klinger



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

Rezoning Application

FOR OFFICE USE ONLY - Case Number: Z-2018-13 Accepted by: A Cam PB Meeting: 9/4/18

1. Contact Information:

A. Property Owner/Applicant: Crosby Holdings, LLC

Mailing Address: 5500 Hwy 99, Molino, FL 32577

Business Phone: _____ Cell: 850-554-2479

Email: mcrosbyllc@gmail.com

B. Authorized Agent (if applicable): Robert O. Beasley

Mailing Address: 226 E. Government St., Pensacola, FL 32502

Business Phone: 850-432-9818 Cell: _____

Email: rob@lawpensacola.com + dclark@lawpensacola.com

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

2. Property Information:

A. Existing Street Address: 2335 Klinger St., Pensacola, FL 32514

Parcel ID (s): 18-15-30-1201-005-005

B. Total acreage of the subject property: 0.46

C. Existing Zoning: MDR

Proposed Zoning: 4DMU; explain why necessary and/or appropriate

For use as a professional office. A professional office currently exists on the property which was built by a previous owner.

FLU Category: _____

D. Is the subject property developed (if yes, explain): Yes, a professional office building is built on the property.

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

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

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

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

The parcel will be used as a professional office building and will comply with Escambia County LDC 3-2.6(3)(c). There will be no alcohol sales on the subject property.

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

The proposed zoning is consistent and compatible with the purpose of non-residential uses. The proposed zoning allows for a mix of neighborhood-scale retail sales services and professional offices. This will allow for the existing office building to be used as a professional office.

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

All of the permitted uses of the proposed zoning are compatible, as defined in Chapter 6. The uses can co-exist in relative proximity to each other. No use, activity or condition is unduly negatively impacted directly or indirectly by another use, activity or condition. There are current businesses on the road.

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

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

Spot zoning is appropriate because it is transitional and the difference between the districts are minor, as explained in the attached compatibility explanation.

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

The property around the property has changed such that it is in the public interest to allow new uses. West Florida Hospital purchased a large commercial parcel for parking for hospital employees. The area has developed because of the hospital. AFDMu is not premature as businesses already exist, as explained in the Compatibility attachment.

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

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Property Reference Number(s): 18-15-30-1201-005-005

Property Address: 2335 Klinger St Pensacola, FL 32514

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 23rd DAY OF May, YEAR OF 2018


Signature of Property Owner

Matt Crosby
Printed Name of Property Owner

05/21/18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

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

As owner of the property located at 2335 Klinger St.
Pensacola, Florida, property reference number(s) 181S301201005005
I hereby designate Robert O. Beasley
for the sole purpose of completing this application and making
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on
the above referenced property. This Limited Power of Attorney is granted on this 18th day of April
the year of, 2018, and is effective until the Board of County Commissioners or the Board of
Adjustment has rendered a decision on this request and any appeal period has expired. The owner
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice
to the Development Services Bureau.

Agent Name: Robert O. Beasley Email: rob@lawpensacola.com
Address: 220 E. Government St. Pensacola, FL Phone: 432-4878
32502

[Signature]
Signature of Property Owner

Signature of Property Owner

Matt Crosby
Printed Name of Property Owner

Printed Name of Property Owner

05/21/18
Date

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18th day of May 20 18
by Matt Crosby.

Personally Known OR Produced Identification Type of Identification Produced: _____

[Signature]
Signature of Notary

Dewitt Clark
Printed Name of Notary

(Notary Seal)



5. Submittal Requirements

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

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

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

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

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

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

By my signature, I hereby certify that:

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

Signature of Owner/Agent

Printed Name Owner/Agent

Date

Matt Crosby

Signature of Owner

Matt Crosby

Printed Name of Owner

05/21/18

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 21st day of May 20 18, by Matt Crosby

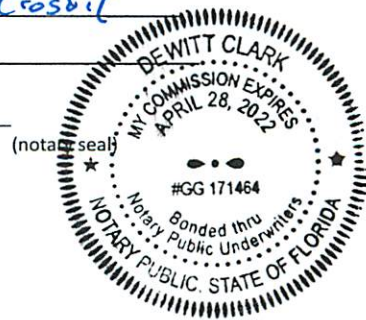
Personally Known OR Produced Identification Type of Identification Produced: _____

DeWitt Clark

Signature of Notary

DeWitt Clark

Printed Name of Notary



COMPATIBILITY

The subject parcel is currently zoned MDR but a professional office building exists on the parcel. Although on a local road, the parcel is within a quarter mile of West Florida Hospital, the major traffic generator. Within 500 ft. of the parcel there are day care centers, a fire station and churches, which are all compatible with HDMU. In addition, the parcel across the street owned by West Florida Hospital is zoned commercial. The parcel to the east of the subject parcel is zoned HDMU as is all the property on Lawton street, directly to the east of the subject parcel. Two blocks to the west of the subject parcel is zoned commercial and the street directly to the north, is zoned HDMU and commercial. This small area zoned MDR is surrounded by a mix of Commercial and HDMU. This is an area that would fit the FLU as it is a transitional area and is within a quarter mile of an arterial highway.



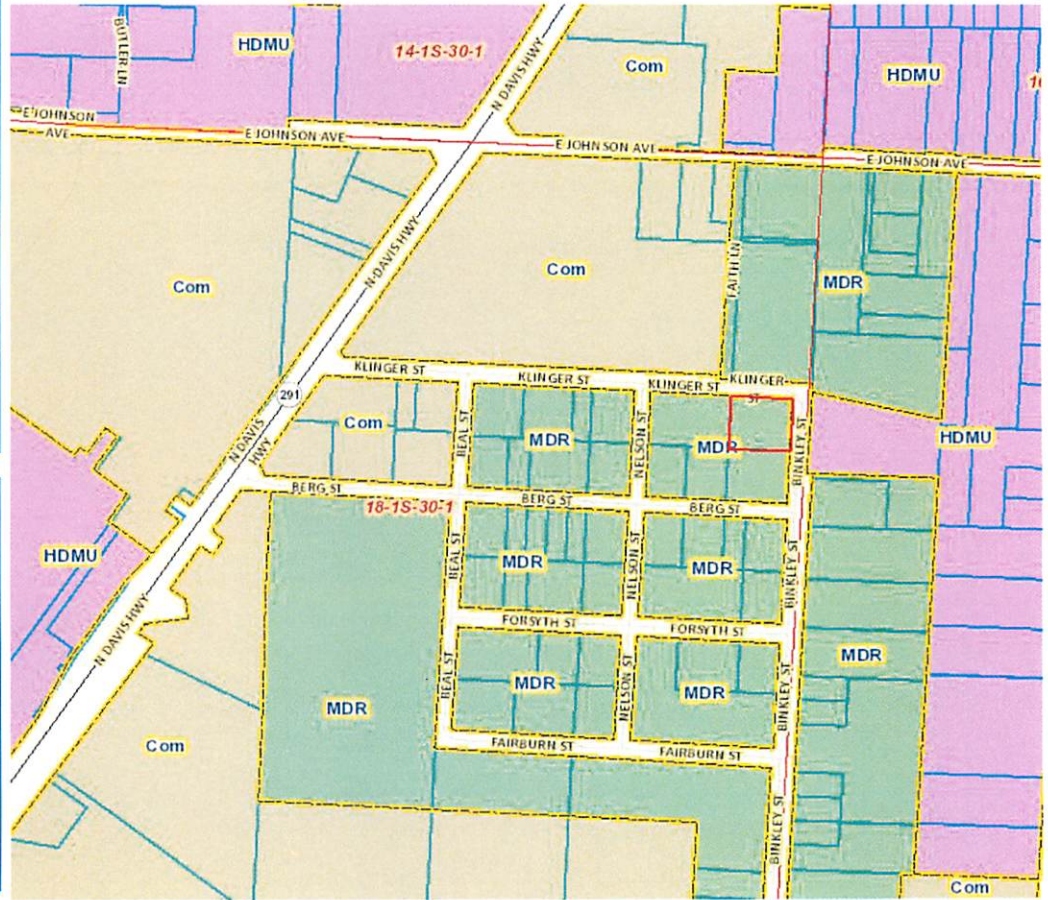
Chris Jones - Escambia County Property Appraiser

Account: 022525000
Refno: 181S301201005005
Owner: CROSBY HOLDINGS LLC
MailingAddr: 5500 HWY 99+MOLINO, FL 32577
Situs: 2335 KLINGER ST
LastSale: 5/18/2018
LastSalePr: 88000
DORCd: OFFICE, 1 STORY
acreage: 0.4600
BldCnt: 1
TotHeatArea: 3750
SecMapId: 18-1S-30-1
ComplexType: S
ComplexDscr: KLINGER PB 1 P 48
Zoned: MDR
MLSnr: 537331
TaxAuth: COUNTY MSTU
PicCnt: 1
Schools: FERRY PASS|FERRY PASS|PINE FOREST

Street View



3/28/17



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534

Property Appraisers Parcel Identification (Folio) Numbers: 18-1S-30-1201-005-005

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18TH day of MAY, 2018 by Julian E. Howell III of Auction Management Corporation, a Georgia Corporation as Receiver for the Roy Jones, Inc. as appointed under "Agreed Order Granting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265, herein called the grantor, to Crosby Holdings, LLC, a Florida Limited Liability Company, whose post office address is 5500 Hwy 99, Molino, FL 32577, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

See Attached Exhibit "A" Legal Description

Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

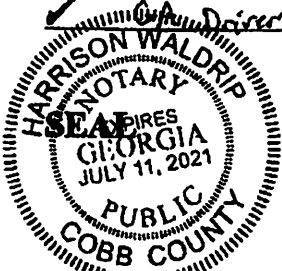
James M. Cherry
Witness #1 Signature
[Signature]
Witness #2 Signature

Auction Management Corporation, a Georgia Corporation as Receiver for Roy Jones, Jr., Inc. as appointed under "Agreed Order Granting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265

By: *[Signature]*
Julian E. Howell, III, Receiver

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 18th day of May, 2018 by Julian E. Howell, III, Receiver on behalf of Auction Management Corporation, a Georgia Corporation as Receiver for Roy Jones, Jr. Inc. as appointed under "Agreed Order Granting PNC Bank, National Association, Motion for Appointment" under Case 2012-CA-003265. He/She is personally known to me or has produced Copy of Director's License as identification.



My Commission Expires: 7/15/21

[Signature]
Notary Signature

Harrison Waldrup
Printed Notary Signature



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

CROSBY HOLDINGS LLC

Filing Information

Document Number	L15000200645
FEI/EIN Number	37-1798114
Date Filed	12/01/2015
Effective Date	12/01/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/19/2016

Principal Address

5500 HIGHWAY 99
MOLINO, FL 32577

Mailing Address

5500 HIGHWAY 99
MOLINO, FL 32577

Registered Agent Name & Address

CROSBY, MATTHEW T
5500 HIGHWAY 99
MOLINO, FL 32577

Name Changed: 10/19/2016

Authorized Person(s) Detail

Name & Address

Title MGR

CROSBY, MATTHEW T
5500 HIGHWAY 99
MOLINO, FL 32577

Title MGR

CROSBY, KRISTI L
5500 HIGHWAY 99
MOLINO, FL 32577

Annual Reports

Report Year	Filed Date
2016	10/19/2016
2017	03/02/2017
2018	01/26/2018

Document Images

<u>01/26/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/19/2016 -- REINSTATEMENT</u>	View image in PDF format
<u>12/01/2015 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit "A"

Legal Description

Lots 5, 6, and 7, Block 5, Klinger Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Escambia County, Florida.

File No.: 1712-364



NORTHWEST FLORIDA LAND SURVEYING, INC.

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

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: CROSBY HOLDING, LLC

JOB NO.: 10-22222-18

REQUESTED BY: MATT CROSBY/EXIT REALTY, N.F.I.

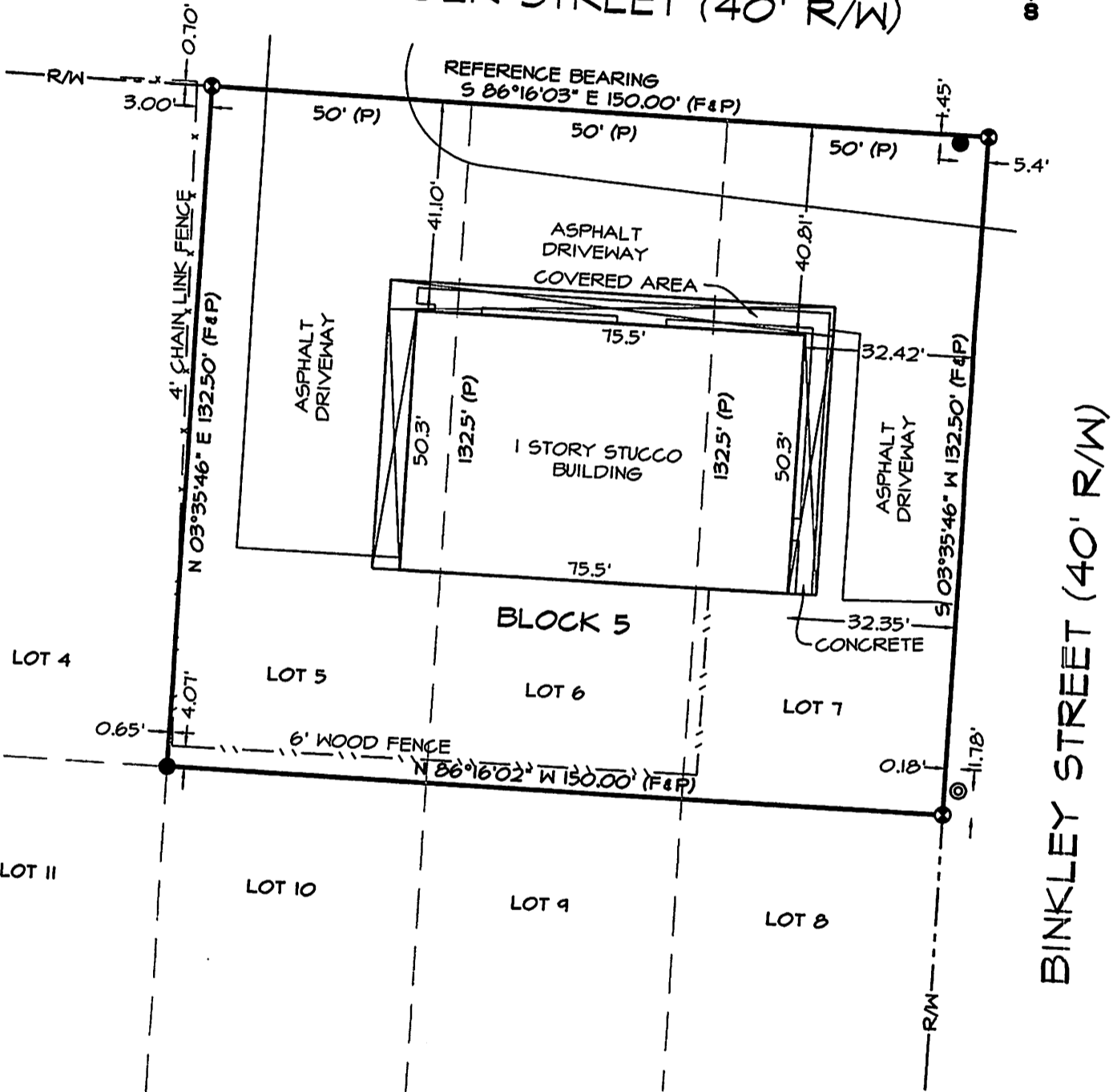
DATE: MAY 8, 2018

PROPERTY ADDRESS: 2335 KLINGER STREET

SCALE: 1"=30'



KLINGER STREET (40' R/W)



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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

DESCRIPTION: LOTS 5, 6, AND 7, BLOCK 5, KLINGER SUBDIVISION

SEC. 18, TWP. 1S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.

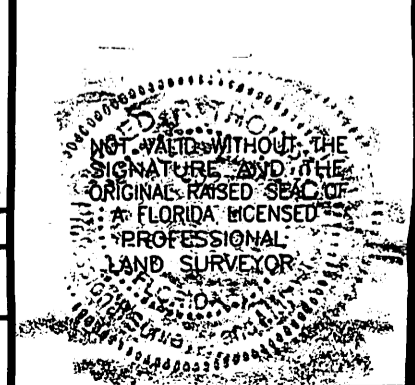
RECORDED PLAT BOOK 1, PAGE 48. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 5/7/18, FIELD BOOK: RM36, PG. 2

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

REVISIONS:

Fred R. Thompson 5/9/18
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA





NORTHWEST FLORIDA LAND SURVEYING, INC.

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

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: CROSBY HOLDING, LLC
REQUESTED BY: MATT CROSBY/EXIT REALTY, N.F.I.

JOB NO.: 10-22222-18
DATE: MAY 8, 2018

PROPERTY ADDRESS: 2335 KLINGER STREET

SCALE: 1" = 30'

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 86 DEGREES 16 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0315 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

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

CERTIFICATIONS:

CROSBY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SURETY LAND TITLE OF FLORIDA, LLC

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

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

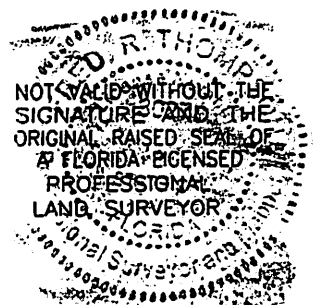
DESCRIPTION: LOTS 5, 6, AND 7, BLOCK 5, KLINGER SUBDIVISION

SEC. 18, TWP. 1S, RGE. 30W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED PLAT BOOK 1, PAGE 48. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 5/7/18, FIELD BOOK: RM36, PG. 2

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

REVISIONS:

Fred R. Thompson 5/9/18
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA



**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: August 14, 2018

RE: Transportation & Traffic Operations (TTO) Comments – Z-2018-13

TTO Staff has reviewed the Rezoning Case (Z)-2018-13, 2334 Klinger Street, agenda item for the Planning Board meeting scheduled on September 4, 2018. Please see the below comments.

Klinger Street is two lane local road without shoulders, curb and gutter or sidewalks. The approximate pavement width is 18 feet with two nine-foot travel lanes. Right of Way is 66 feet with portions of the roadway showing only 66 feet of easement. There is a considerable amount of vehicular and school bus traffic that uses Klinger / Beal for access to the rear of the school on Davis Highway.

Currently, there are no on-going or programmed projects on Klinger Street showing in the County's Capital Improvement Program (CIP). Likewise, there are no ongoing or programmed projects on the adjacent segment of Davis Highway (SR 291) in either the County's CIP or the Florida Department of Transportation's five-year work program. There is programmed sidewalk construction on nearby Johnson Avenue.

Klinger Street is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes. Per the TPO's Congestion Management Process Plan, Davis Highway (SR 291) is classified as a minor arterial with an allowable vehicular capacity of 39,800 and a year 2017 daily volume of 30,500 vehicles.

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

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

7. D.

Meeting Date: 10/01/2018

Issue: A Public Hearing Concerning the Review of Bridlewood Subdivision, a Planned Unit Development.

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of Bridlewood Subdivision, a Planned Unit Development

That the Board review the development plan for Bridlewood residential subdivision, a Planned Unit Development (PUD), and confirm consistency of the plan with Land Development Code (LDC) requirements prior to transmittal of a recommendation to the Board of County Commissioners (BCC) to review and consider the plan for a final decision.

BACKGROUND:

Rebol-Battle & Associates, Consulting Engineers, project agent and engineer, submitted a Master Plan and associated subdivision development plans for PUD approval. The proposed subdivision is located in Section 16, Township 1 South, Range 31 West and is currently mostly zoned LDR with a little portion of MDR. The site is located on the North side of Mobile Highway West of Klondike Road and East of Beulah Road. The project encompasses approximately 322.99± acres total which also includes 221.82 acres of wetlands. The subject parcels are 16-1S-31-2000-513-005, 16-1S-31-2000-510-005, 16-1S-31-2000-600-005 and will include 388 lots.

Sewer and Water are provided by ECUA. Storm water treatment and attenuation will be accomplished by a retention pond meeting Escambia County and NFWFMD requirements. Conveyance of storm water will be accomplished through a retention pond discharging into surrounding wetlands. No wetland impacts are expected with the proposed development. The proposed site plan indicates that the lot will be accessed from Mobile Highway only.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the approval of this PUD.

LEGAL CONSIDERATIONS/SIGN-OFF:

The legal advertisement of the PUD 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 required.

POLICY/REQUIREMENT FOR BOARD ACTION:

Section 2-6.8 of the Land Development Code requires that the Planning Board review the PUD in a quasi-judicial public hearing and transmit its recommendation to the BCC for a final decision on the development plan.

IMPLEMENTATION/COORDINATION:

The PUD has been reviewed and commented upon by the Development Review Committee prior to consideration and recommendation by the Planning Board. Approval of the proposed development plan by the BCC would authorize the applicant to proceed under the conditions of a PUD preliminary plat Development Order, including the subsequent submission of an implementing subdivision infrastructure construction plan for county approval. Upon completion of construction and Final Plat approval, the Building Inspections Department would be authorized to issue permits allowing construction of homes on all residential lots within the subdivision.

Attachments

Master Plan Drawing

PUD Report from Applicant

Lighting

Illustrative Site Plan

Staff Analysis

A MASTER PLAN OF BRIDLEWOOD PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF PORTIONS OF PLAT BOOK 19, PAGE 21-21H
ESCAMBA COUNTY, FLORIDA

August 8, 2018

SITE INFORMATION

PROPERTY REFERENCE NOS: 16-1S-31-2000-513-005;
16-1S-31-2000-510-005;
16-1S-31-2000-600-005

PROPERTY ADDRESS: STEEPLECHASE BOULEVARD

TOTAL SITE AREA: 322.99 ACRES

ZONING DISTRICT: LDR & MDR

FUTURE LAND USE: MU-S

PROPOSED MINIMUM LOT WIDTH: 50'

UTILITY SERVICE PROVIDERS:

BELL SOUTH
605 GARDEN STREET
PENSACOLA, FL 32501

COX COMMUNICATIONS
2421 EXECUTIVE PLAZA ROAD
PENSACOLA, FL 32504

GULF POWER
ONE ENERGY PLACE
PENSACOLA, FL 32520-0047

ECUA
ENGINEERING DEPARTMENT
9300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

PENSACOLA ENERGY
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32504

OWNER AND DEVELOPER

D.R. HORTON, INC.
25366 PROFIT DRIVE
DAPHNE, AL 36526

**PROFESSIONAL SURVEYOR
AND MAPPER**

MARK A. NORRIS P.S.M.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503

CIVIL ENGINEER

PAUL A. BATTLE, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503

FLOOD ZONE NOTE:

IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HERON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA. COMMUNITY PANEL NUMBER 12033C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

CLEARING NOTE:

PRIOR TO ANY LAND DISTURBANCE, THE DEVELOPER / CONTRACTOR SHALL OBTAIN ALL COUNTY, STATE AND/OR FEDERAL APPLICABLE PERMITS GOVERNING THE CLEARING ACTIVITIES

LEGAL DESCRIPTION:

PARCEL 3:
PARCELS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, D-1, D-2, D-3, D-4, AND D-5, BRIDLEWOOD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 21, 21A THROUGH 21H, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA.

SEC. 3-2.5 LOW DENSITY RESIDENTIAL DISTRICT (LDR).

- DENSITY: A MAXIMUM OF FOUR (4) DWELLING UNITS PER ACRE.
- FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 FOR ALL USES.
- STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.
- LOT AREA: NO MINIMUM LOT AREA UNLESS PRESCRIBED BY USE.
- LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 50 FEET FOR ALL OTHER LOTS.
- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
- STRUCTURE SETBACKS: FOR ALL PRINCIPAL STRUCTURES, MINIMUM SETBACKS ARE:
 - FRONT AND REAR: TWENTY-FIVE (25) FEET IN THE FRONT AND REAR.
 - SIDES: ON EACH SIDE, FIVE (5) FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

UTILITY SERVICE NOTES:

POTABLE WATER/FIRE PROTECTION:
6", 8" AND 12" POTABLE WATER/FIRE PROTECTION MAINS ARE PROPOSED FOR THE SUBDIVISION. THE POINTS OF CONNECTION WILL BE THE EXISTING ECUA MAINS ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL WATER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY A COMBINATION OF ECUA LOW PRESSURE SEWER MAINS, GRAVITY SEWER MAINS, AND CENTRAL ECUA LIFT STATIONS. THE POINT OF CONNECTION WILL BE THE ECUA GRAVITY MAIN ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL SEWER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

STORM SEWER:
THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM WILL CONSIST OF INLETS, PIPING, CURB, GUTTER, AND GRASSED SWALES. STORMWATER WILL BE TREATED AND ATTENUATED IN STORMWATER RETENTION PONDS. ALL STORMWATER IMPROVEMENT WILL BE CONSTRUCTED WITH THE ASSOCIATED PHASE. AFTER FINAL PLAT APPROVAL, STORMWATER IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY ESCAMBA COUNTY.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	322.99 ACRES
WETLANDS (ACOE, NFWMD, ESCO)	221.82 ACRES
WETLAND BUFFER	10.82 ACRES
WETLAND IMPACT	0.93 ACRES
WETLAND BUFFER IMPACT	0.50 ACRES

SITE ENVIRONMENTAL NOTES:

- ALL WETLAND AND WETLAND BUFFER IMPACTS MUST BE PERMITTED THROUGH ACOE, NFWMD, AND ESCAMBA COUNTY PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- A PROTECTED TREE SURVEY WILL BE CONDUCTED FOR EACH INDIVIDUAL PHASE TO DETERMINE THE PRESENCE OF HERITAGE TREES.
- INDIVIDUAL LOT GEOMETRIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING EACH INDIVIDUAL PHASE. ANY OTHER ENVIRONMENTAL IMPACTS WILL BE REVIEWED FOR EACH PHASE.



VICINITY MAP
SCALE: 1" = 2000'

AMENITY TABLE	
AMENITY	CONSTRUCTED IN PHASE:
AMENITY SITE	2
DOG PARK	1
SIDEWALKS (BOTH SIDES OF ROAD)	1,2,3,4
OPEN SPACE	1,3,4
CONSERVATION EASEMENT / RECREATIONAL AREA	2
UPLAND BUFFERS	1,2,3,4
WALKING TRAIL	3
ENHANCED ENTRY SIGN	1
UNDERGROUND UTILITIES	1,2,3,4
DECORATIVE STREET LIGHTING	1,2,3,4
HOMEBUILDER LANDSCAPE PACKAGE	1,2,3,4

PHASE CALCULATIONS		
PHASE	No. OF RESIDENTIAL LOTS	ACREAGE
PHASE 1	106	45.11
PHASE 2	114	84.00
PHASE 3	103	90.11
PHASE 4	65	103.77
TOTAL	388	322.99

Line Table (F)		
Line #	Length	Direction
L1	221.27'	S3°28'46"W
L2	187.54'	N75°48'27"E
L3	120.08'	S87°00'46"E
L4	31.94'	S3°05'19"W
L5	1.66'	S87°18'32"E
L6	47.86'	N3°08'48"E
L7	94.93'	S86°55'52"E
L8	139.39'	S86°51'40"E
L9	119.92'	N2°43'21"E
L10	43.42'	S23°02'17"W
L11	226.12'	S45°41'29"W
L12	111.83'	S88°47'39"E
L13	38.87'	N62°45'55"E
L14	16.59'	N88°53'43"E
L15	46.21'	S36°29'09"E
L16	189.49'	S4°59'08"E
L17	111.88'	N86°55'18"E
L18	85.78'	N37°47'09"E
L19	35.37'	N68°52'01"W
L20	60.98'	N4°35'21"W
L21	64.74'	N27°58'32"E
L22	63.96'	N8°16'19"W
L23	6.46'	S66°30'34"E
L24	43.84'	N59°48'27"E
L25	168.05'	S86°51'40"E
L26	94.81'	S3°07'55"W
L27	50.00'	S86°51'40"E
L28	128.57'	S3°07'55"W
L29	131.41'	S62°06'25"E

Line Table (P)		
Line #	Length	Direction
L1	221.27'	S00°32'53"W
L2	187.54'	N72°52'34"E
L3	119.82'	S89°57'07"W
L4	31.87'	N00°13'58"W
L5	1.30'	S89°46'02"E
L6	47.83'	N00°13'54"E
L7	95.00'	S89°46'06"E
L8	139.38'	S89°46'06"E
L9	119.82'	N21°48'58"E
L10	43.42'	S20°02'39"W
L11	226.12'	S42°42'28"W
L12	111.83'	S88°14'28"W
L13	38.87'	N59°48'02"E
L14	16.59'	N85°58'50"E
L15	46.21'	S39°27'02"E
L16	189.49'	S75°01'1"E
L17	111.88'	N83°57'25"E
L18	85.78'	N34°49'16"E
L19	35.37'	N71°49'54"W
L20	60.98'	N7°33'14"W
L21	64.74'	N25°39'04"E
L22	63.96'	N11°17'12"W
L23	6.46'	S69°28'27"E
L24	43.84'	N56°50'34"E
L25	168.05'	S89°46'06"E
L26	95.00'	S0°13'54"W
L27	50.00'	S89°46'06"E
L28	128.56'	S0°13'54"W
L29	121.14'	S65°00'04"E
L30		S11°12'59"E
L31	77.92'	S25°52'54"W
L32	82.01'	S6°34'21"W
L33	49.19'	S20°38'41"W
L34	33.19'	S0°22'45"W
L35	247.11'	N89°33'46"W
L36	120.00'	S0°26'14"W
L37	150.00'	N89°33'46"W
L38	120.00'	N0°26'14"E
L39	189.42'	N89°33'46"W
L40	190.00'	S0°26'14"W
L41	131.50'	N89°33'46"W
L42		S1°30'08"W

Curve Table (F)					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	288.55'	219.99'	75°09'05"	268.30'	N55°40'07"E
C2	157.15'	100.00'	90°02'21"	141.47'	N42°21'02"W
C3	39.30'	25.00'	90°04'40"	35.38'	S41°53'32"E
C4	39.27'	25.00'	89°59'32"	35.35'	S48°08'34"W
C5	92.83'	640.00'	8°18'37"	92.74'	N88°57'27"E
C6	334.82'	640.00'	29°58'29"	331.02'	N69°48'54"E
C7	342.66'	430.00'	45°39'29"	333.66'	N32°03'47"E
C8	89.59'	200.00'	25°39'58"	88.84'	S22°04'34"W
C9	386.10'	600.00'	36°52'11"	379.47'	S53°17'09"W
C10	27.71'	25.00'	63°30'31"	26.31'	N76°31'06"W
C11	174.63'	50.00'	200°06'32"	98.46'	N35°10'53"E
C12	113.95'	170.01'	38°24'11"	111.83'	N46°00'25"W
C13	125.98'	578.32'	12°28'52"	125.73'	S52°59'04"E
C14	197.31'	326.82'	34°35'30"	194.33'	N50°26'23"E
C15	100.31'	820.00'	7°00'32"	100.25'	N34°33'23"W
C16	334.58'	770.00'	24°53'47"	331.96'	S47°12'57"W
C17	126.34'	370.00'	19°33'51"	125.73'	S25°01'27"W
C18	544.70'	400.00'	78°01'20"	503.58'	N54°10'39"E

Curve Table (P)					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1 (C)	288.54'	219.99'	75°08'50"	268.30'	N55°40'07"E
C1 (D)	289.36'	219.99'	75°21'50"	268.95'	N52°50'45"E
C2	89.36'	100.00'	51°11'57"	86.42'	N64°37'59"W
C3	39.27'	25.00'	90°00'00"	35.36'	S44°46'06"E
C4	39.27'	25.00'	90°00'00"	35.36'	S45°13'54"W
C5	92.72'	640.00'	8°18'04"	92.64'	N86°04'52"E
C6 (C)	335.02'	640.00'	29°59'34"	331.96'	N69°48'54"E
C7	342.88'	430.00'	45°41'13"	333.86'	N32°05'40"E
C8	89.53'	200.00'	25°38'55"	88.78'	S22°04'31"W
C9	386.24'	600.00'	36°52'58"	379.60'	S50°20'27"W
C10	28.09'	25.00'	64°22'20"	26.63'	N79°01'53"W
C11	176.17'	50.00'	201°52'50"	98.18'	N32°12'51"E
C12 (C)	114.30'	170.01'	38°31'11"	111.83'	N46°00'25"W
C13	125.97'	578.32'	12°28'50"	125.73'	S52°59'04"E
C14	197.31'	326.82'	34°35'28"	194.33'	N47°28'30"E
C15 (C)	100.33'	820.00'	7°00'36"	100.25'	N34°33'23"W
C16	334.58'	770.00'	24°32'34"	331.96'	S47°12'57"W
C17	126.34'	370.00'	19°33'51"	125.73'	S25°01'27"W
C18	544.70'	400.00'	78°01'20"	503.58'	N54°10'39"E

Line Table (D)		
Line #	Length	Direction
L1	221.26'	S00°32'47"W
L2	187.54'	N72°52'36"E

RBA
REBOL-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0448
Fax 850.438.0448
E-mail 850.438.0448

MASTER PLAN

Bridlewood Subdivision
A 388 LOT SUBDIVISION
STEEPLECHASE BOULEVARD
ESCAMBA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No. 53126

Dr. By: CBD
Ck By: PAB
Job No.: 2017.274
Date: 7/19/2018

DRAWING No.

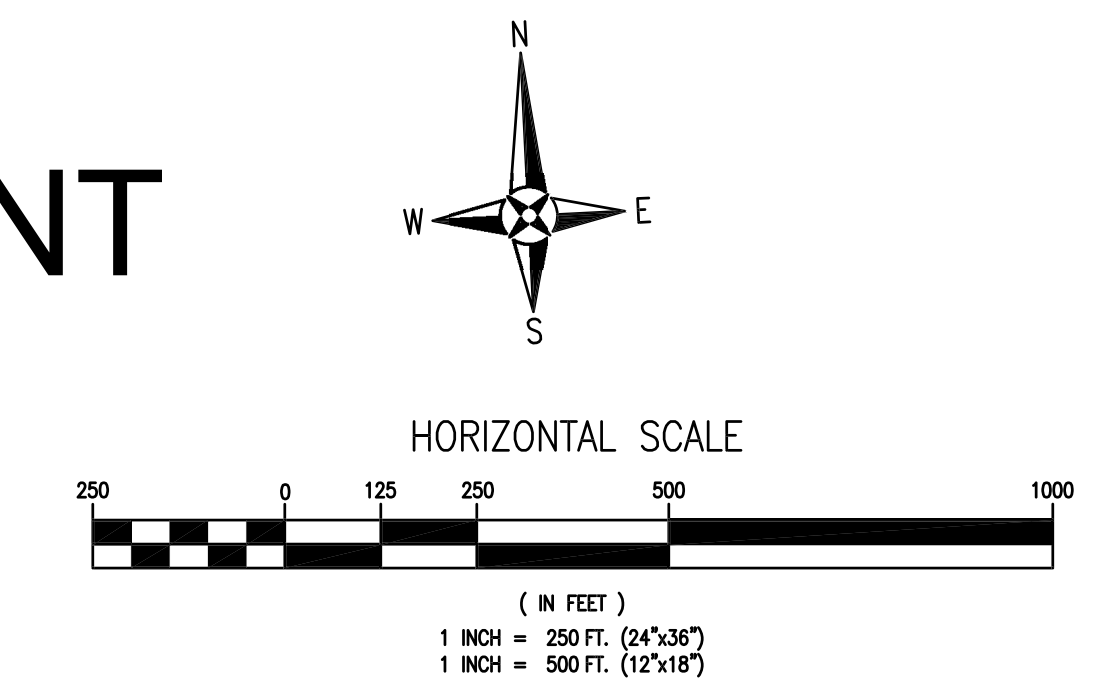
1

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A MASTER PLAN OF BRIDLEWOOD PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF A PORTION OF PLAT BOOK 19, PAGE 21-21H
 ESCAMBA COUNTY, FLORIDA

August 8, 2018



RBA
REBOL-BATTLE & ASSOCIATES
 Civil and Environmental Engineers
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 Pensacola, Florida 32503
 Telephone 850.438.0448
 Fax 850.438.0448

MASTER PLAN

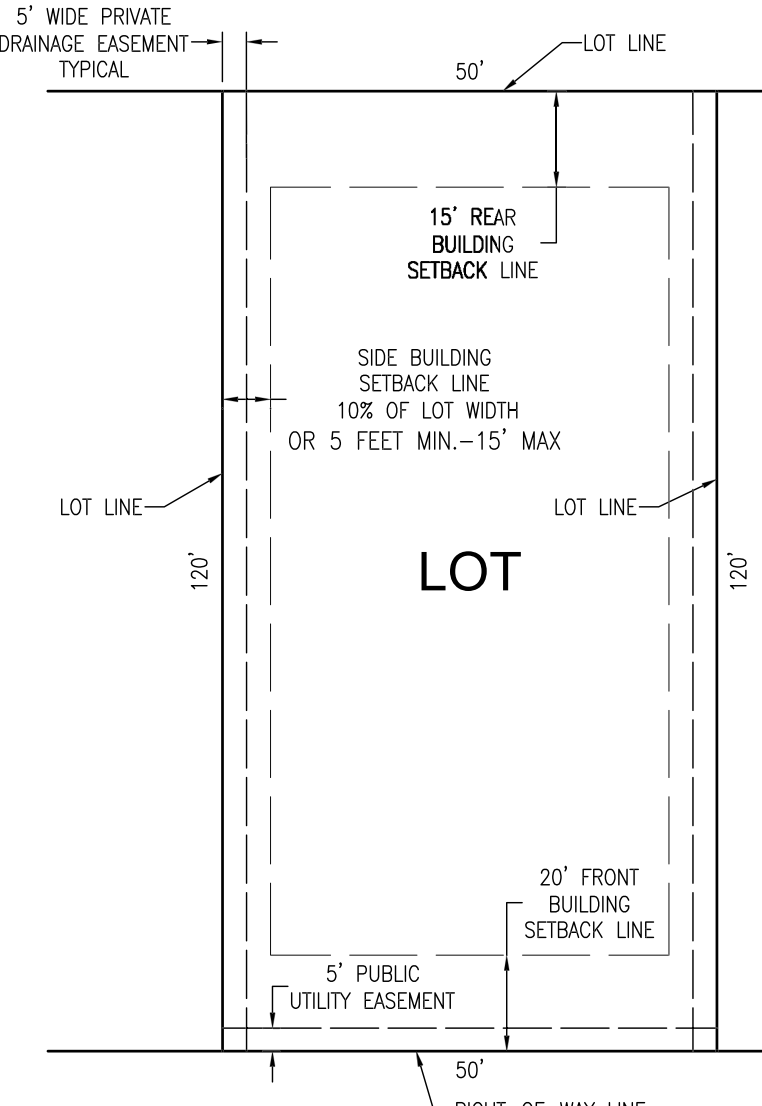
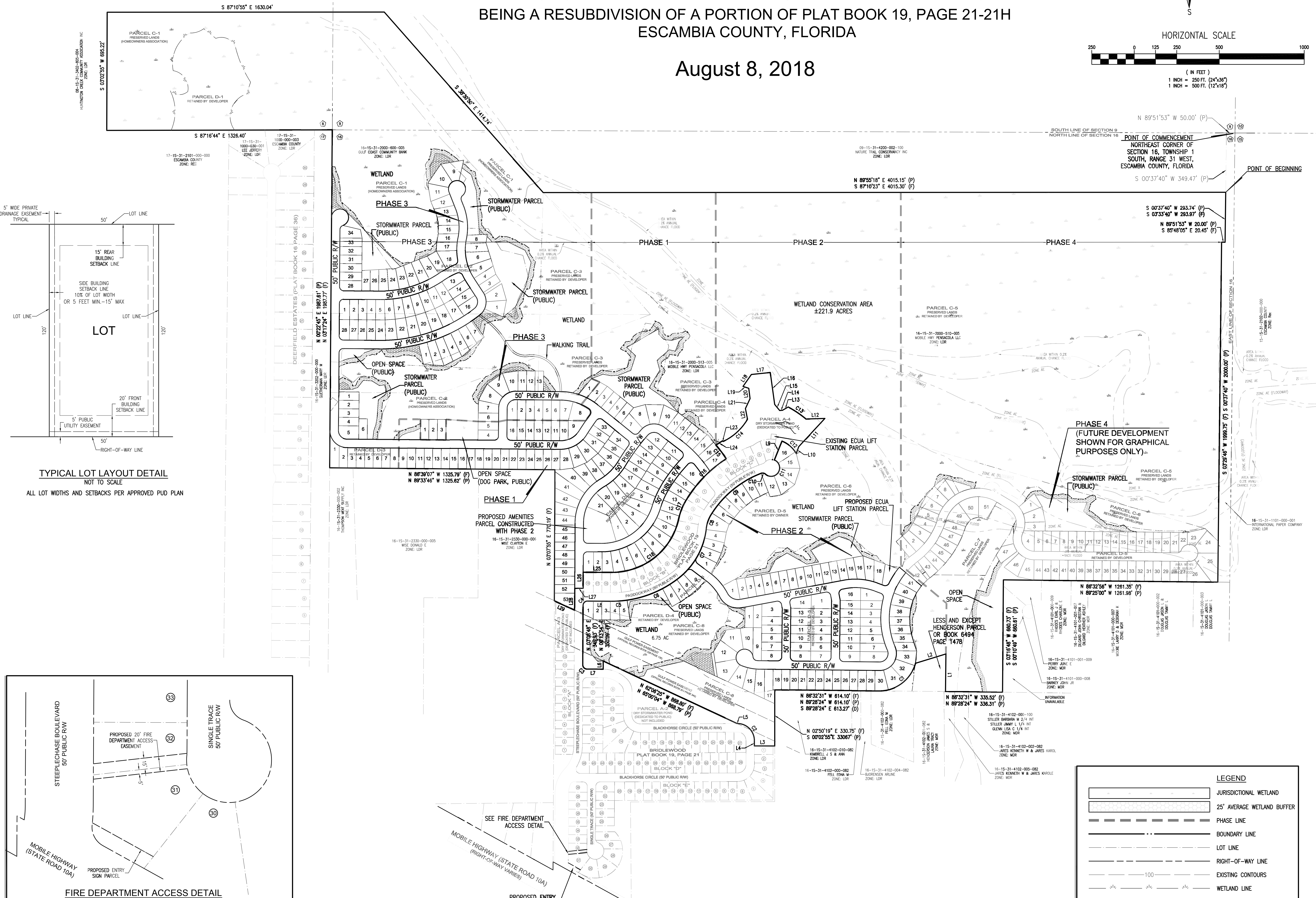
Bridlewood Subdivision
 A 388 LOT SUBDIVISION
 STEEPLECHASE BOULEVARD
 ESCAMBA COUNTY, FLORIDA

No.	DATE	REVISION

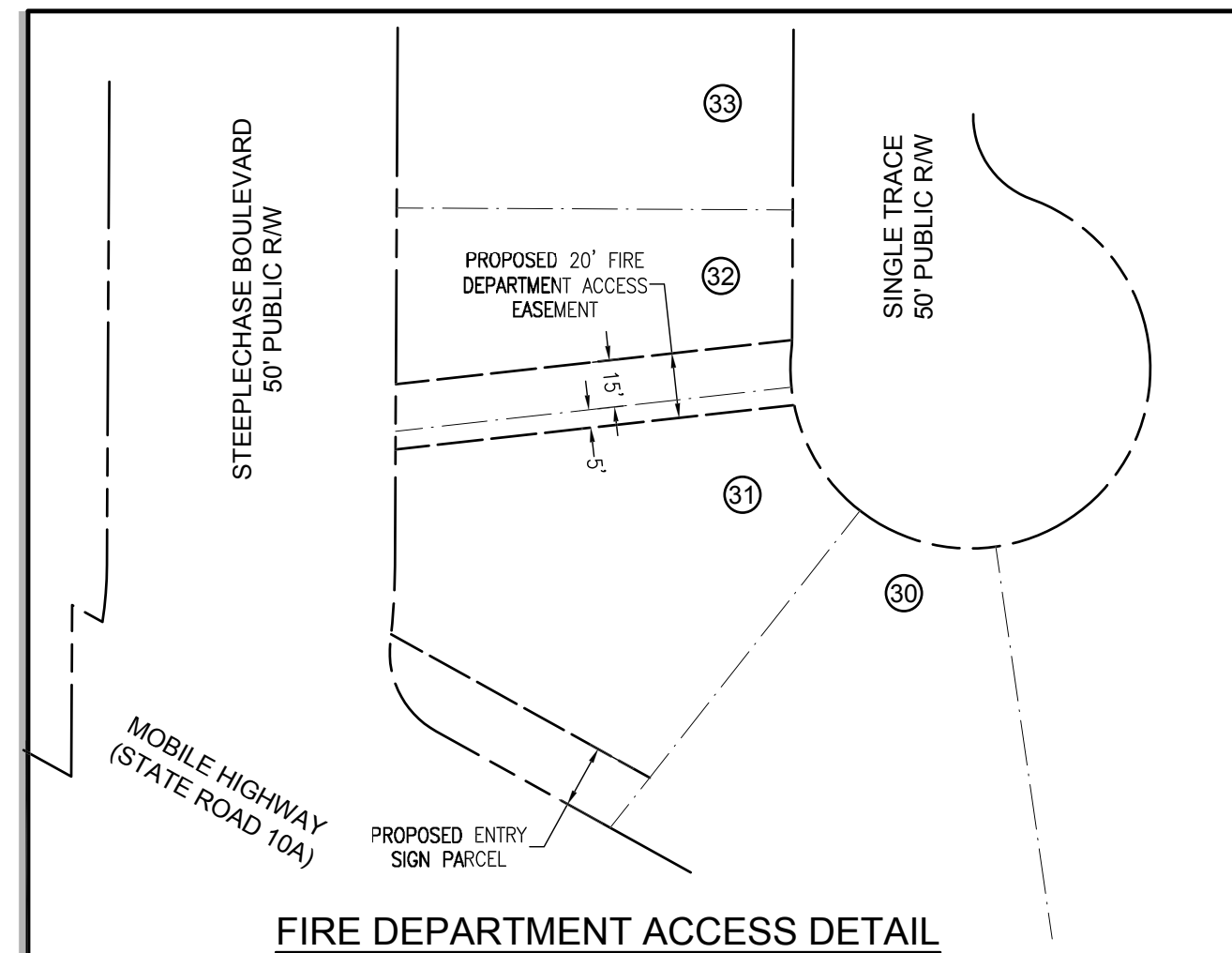
SEAL
 NOT FOR CONSTRUCTION
 PAUL A. BATTLE, P.E.
 No. 53126

Dr. By: CBD
 Ck By: PAB
 Job No.: 2017.274
 Date: 7/19/2018

DRAWING No.



TYPICAL LOT LAYOUT DETAIL
 NOT TO SCALE
 ALL LOT WIDTHS AND SETBACKS PER APPROVED PUD PLAN



FIRE DEPARTMENT ACCESS DETAIL
 NOT TO SCALE

LEGEND

	JURISDICTIONAL WETLAND
	25' AVERAGE WETLAND BUFFER
	PHASE LINE
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING CONTOURS
	WETLAND LINE

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Planned Unit Development Report

Bridlewood Subdivision

Date: 8/9/2018

RBA Project No.: 2017.274

Escambia County Project No.: 18072410PSD-MP

Project Narrative

The development will consist of phased additions to a previously platted residential subdivision known as Bridlewood. Bridlewood is located on the north side of Mobile Highway, approximately 1.4-miles east of Beulah Road. The addition will create approximately 390 new lots intended for single-family detached homes. All roads and stormwater improvements will be dedicated to Escambia County. The property is zoned LDR which allows a minimum lot width of 60' at the right-of-way line, and 25' front and rear setbacks. A PUD is proposed to allow a reduction in the lot width to 50', and a reduction in the front and rear setbacks to 20' and 15' respectively. The overall proposed density of the subdivision with 50' lots will remain below the maximum allowable density of the LDR district (< 4 du/acre). The property is surrounded by multiple properties zoned MDR in the immediate vicinity. The MDR district allows 50' lots, ensuring Bridlewood would remain compatible with surrounding areas. The developer proposes a mix of several different models of dwelling units throughout the subdivision.

The Master Plan for the overall development received a development order in 2007 under the name of "Viansa". At the time, the property was zoned R-R; the master plan exercised the clustering provision of the Land Development Code which reduced the lot width requirements to that of the R-3 zone. Subsequently, 50' lots were approved on the Master Plan. The first phase of the Master Plan was constructed between 2008 and 2010, and platted in 2012 with 50' lots. The remaining phases remain undeveloped. The zoning districts in Escambia County were consolidated in 2015 and this property was classified as LDR. The current Land Development Code as of 2018 no longer allows lots in the LDR zone to be reduced to 50' under the revised clustering provision. As an approved Planned Unit Development, the proposed subdivision would closely resemble the Master Plan approved by Escambia County in 2007; utilizing 50' lots while providing several amenities for public benefit beyond what is required by the Land Development Code.

Proposed PUD Variances

Minimum Lot Width and Setback Requirements:

- (1) 3-2.5(d)(5):** For all lots with the exception of cul-de-sac lots, a reduction of the minimum lot width from 60' at the street right-of-way to **50'** at the street right of way is requested. Minimum lot width for cul-de-sac lots remains unchanged at 20'.
- (2) 3-2.5(d)(7):** For all principal structures, the minimum front setback is requested to be reduced from 25' to **20'**.
- (3) 3-2.5(d)(7):** For all principal structures, the minimum front setback is requested to be reduced from 25' to **15'**.

Proposed Features & Amenities

The developers propose to provide the following amenities and features to Bridlewood:

1. A centrally-located amenities site will be constructed in the second phase of development. The amenity site will include a swimming pool, clubhouse, open space, and on-site parking. Restrooms and a kitchen will be included in the clubhouse. The location of the proposed amenities site is shown on the attached master plan. Construction of the clubhouse and pool will be completed prior to the Phase 2 final plat recording.
2. Several additional common areas are to be provided throughout the subdivision. Two common areas will be created in the first phase, as well as another in the 3rd phase. One of the common areas in the first phase will be converted to a dog park. The location of the dog park and common areas are shown on the attached master plan.
3. 5' wide sidewalks will be provided on both sides of every proposed right-of-way in all phases to promote pedestrian mobility between the residential areas and the amenity areas. To avoid damage to the sidewalks, the homebuilder will construct the sidewalks on an individual lot basis after the completion of each home.
4. All unimpacted wetlands on site (approximately 220-acres) will be preserved through a perpetual conservation easement. This shall exceed the minimum preservation required by county, state and/or federal mitigation standards. The conservation easement will be recorded in the 2nd phase of development.
5. Upland buffers in exceedance of the required 25' will be provided wherever possible to protect the surrounding environmentally sensitive areas and natural vegetation. Widened buffers will be provided in all phases of development. The widened upland buffers are identified on the attached Master Plan.
6. A natural walking trail is proposed to connect the 3rd phase of development to the 1st phase. Please see the attached conceptual subdivision rendering for the location of the walking trail.
7. A landscape architect will be engaged to design attractive entry features. A large decorative "Bridlewood" subdivision sign will be placed near the subdivision entry. Landscaping will be planted around the proposed sign. A rendering of the proposed entry sign is attached. All entry improvements will be installed in the first phase of development.
8. All utilities throughout the subdivision shall be underground. Overhead power lines will not be used in any phase of development. Sanitary sewer service will be provided to all residents. No potable water wells or septic tanks shall be utilized for this project.
9. Decorative street lighting will be used in all phases. An upgraded style of lighting above the Gulf Power standard model, such as the "Colonial" style, or approved equal, is proposed. A sample of the proposed street lighting is attached to this report.
10. The homebuilder will provide a landscape package for each lot. The homebuilder will plant trees, shrubs, and install sod on each lot purchased. This is available in all phases.

Phasing Schedule

The Bridlewood Planned Unit Development is split into four (4) phases. Tables on sheet 1 of the Master Plan include the lot count, acreage, and proposed amenities within each phase.

Stormwater Management Plan

A stormwater management plan for the subdivision will meet all requirements of the Land Development Code and Design Standards Manual. All stormwater retention facilities will be designed for the 100-year critical duration storm event.

Figures

Project Location



Figure 1 – Project Location Map (above)

Figure 2 – Proposed Master Plan of Bridlewood (attached)

Figure 3 – Illustrative Site Plan of Bridlewood Planned Unit Development by WAS Design (attached)

Figure 4 – Previously approved Master Plan of Bridlewood from 2007; formerly known as Viansa (attached)

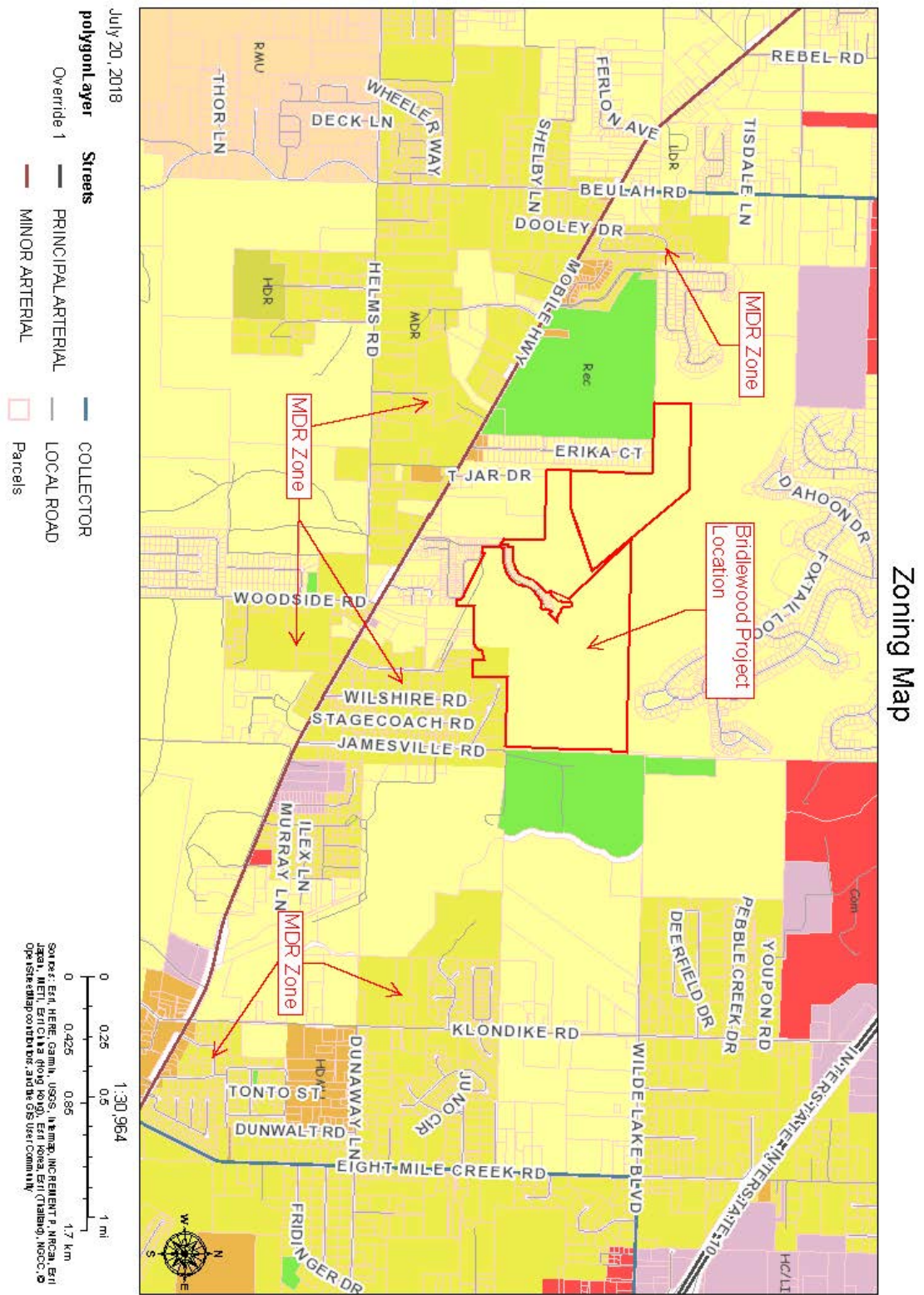


Figure 5 – Zoning Map (above)

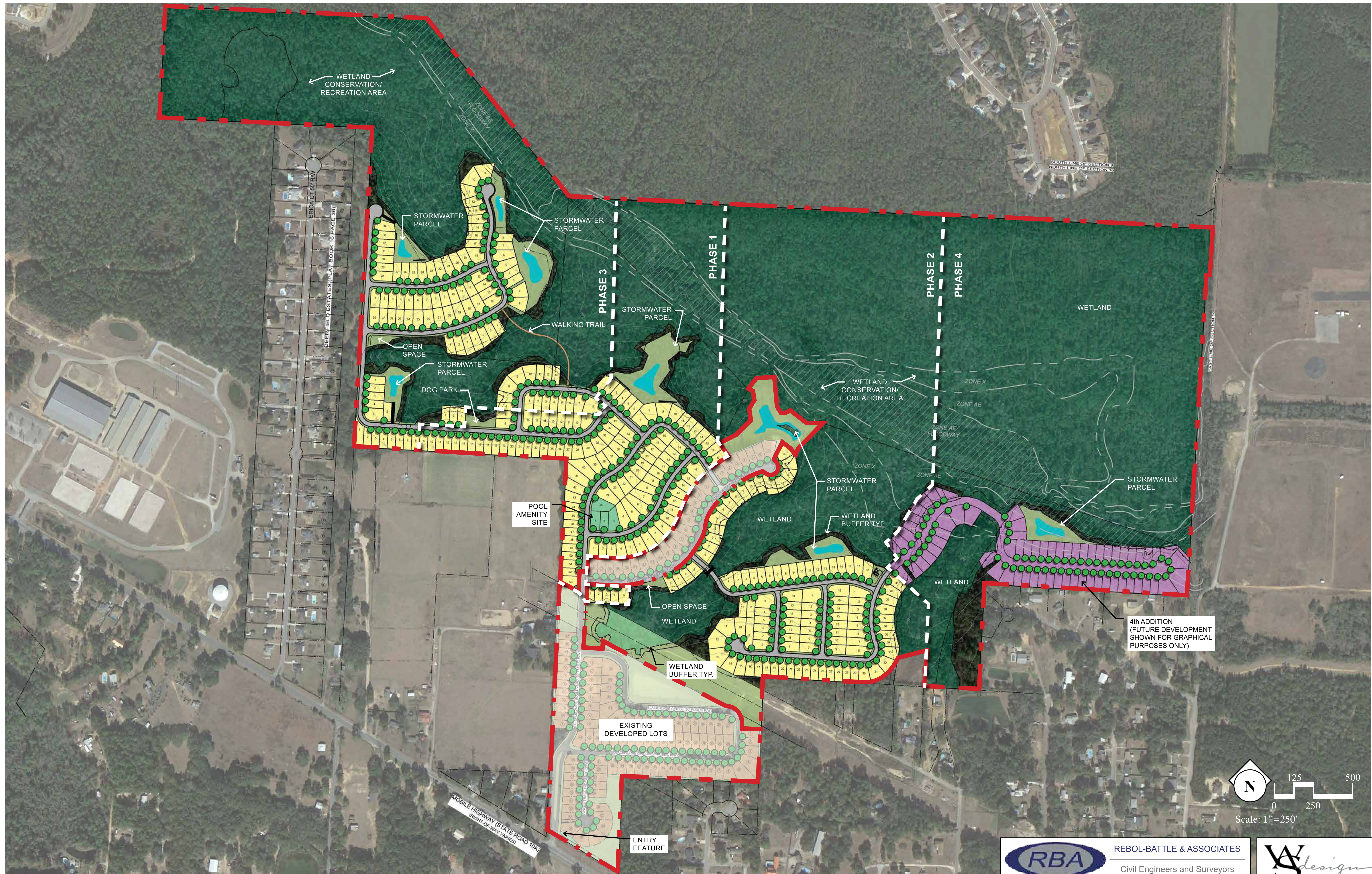
Colonial



Wattage	Source	kWh	Distribution Type	Paid Up Front (PUF) Amount	Monthly w/PUF	Monthly w/o PUF
100	HPS	41	II, III	\$232.00	\$4.92	\$8.50
150	PSMH	65	III	\$307.00	\$7.57	\$12.33
45	LED	15	III, V	\$567.00	\$5.99	\$13.53
72	LED	25	III, V	\$680.00	\$7.60	\$17.09

Mounting Height	Material	Paid Up Front (PUF) Amt	Monthly Amt - No PUF
16'	Aluminum, Round Tapered	\$468	\$5.63
12'	Aluminum, Decorative	\$996	\$18.08
13'	Fluted Concrete	\$1,073	\$17.24
14'	Aluminum, Decorative	\$1,267	\$16.43
16'	Aluminum, Decorative	\$1,064	\$13.44

Note: Pricing effective 1/1/2015. Paid up front is available to customers at the time of installation only. All monthly figures include fuel, ECR, ECCR, PPCC, and adjusted gross receipts tax. Monthly figures do not include applicable franchise fees or state and local taxes.



Bridlewood - Pensacola, Florida

08.10.18

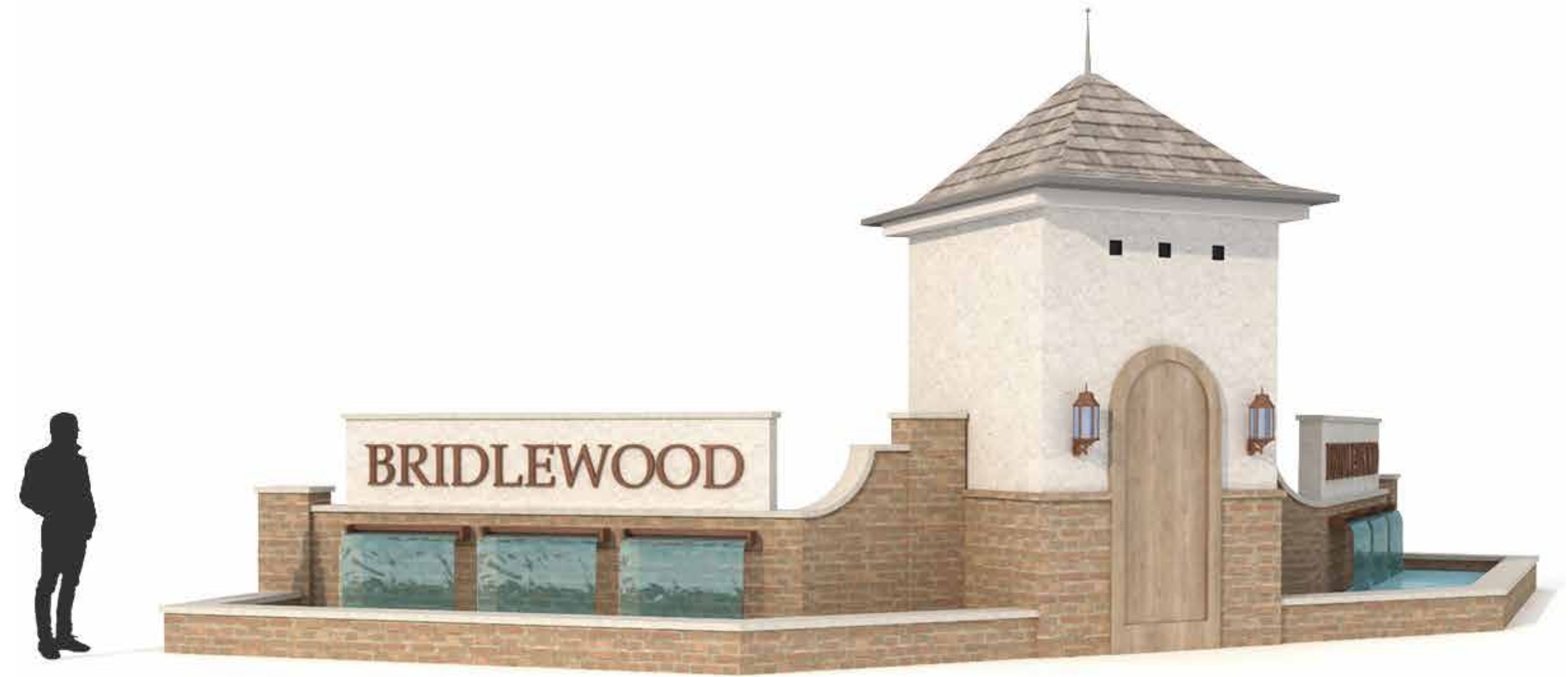
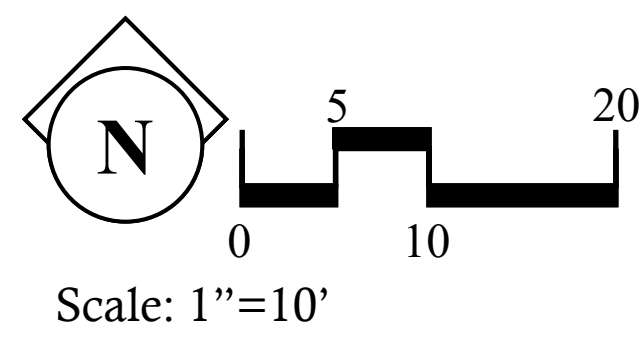
Planned Unit Development

RBA REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

W design
WATKINS • ACY • STRUNK
landscape architecture • land planning • placemaking



ENTRY FEATURE ENLARGEMENT



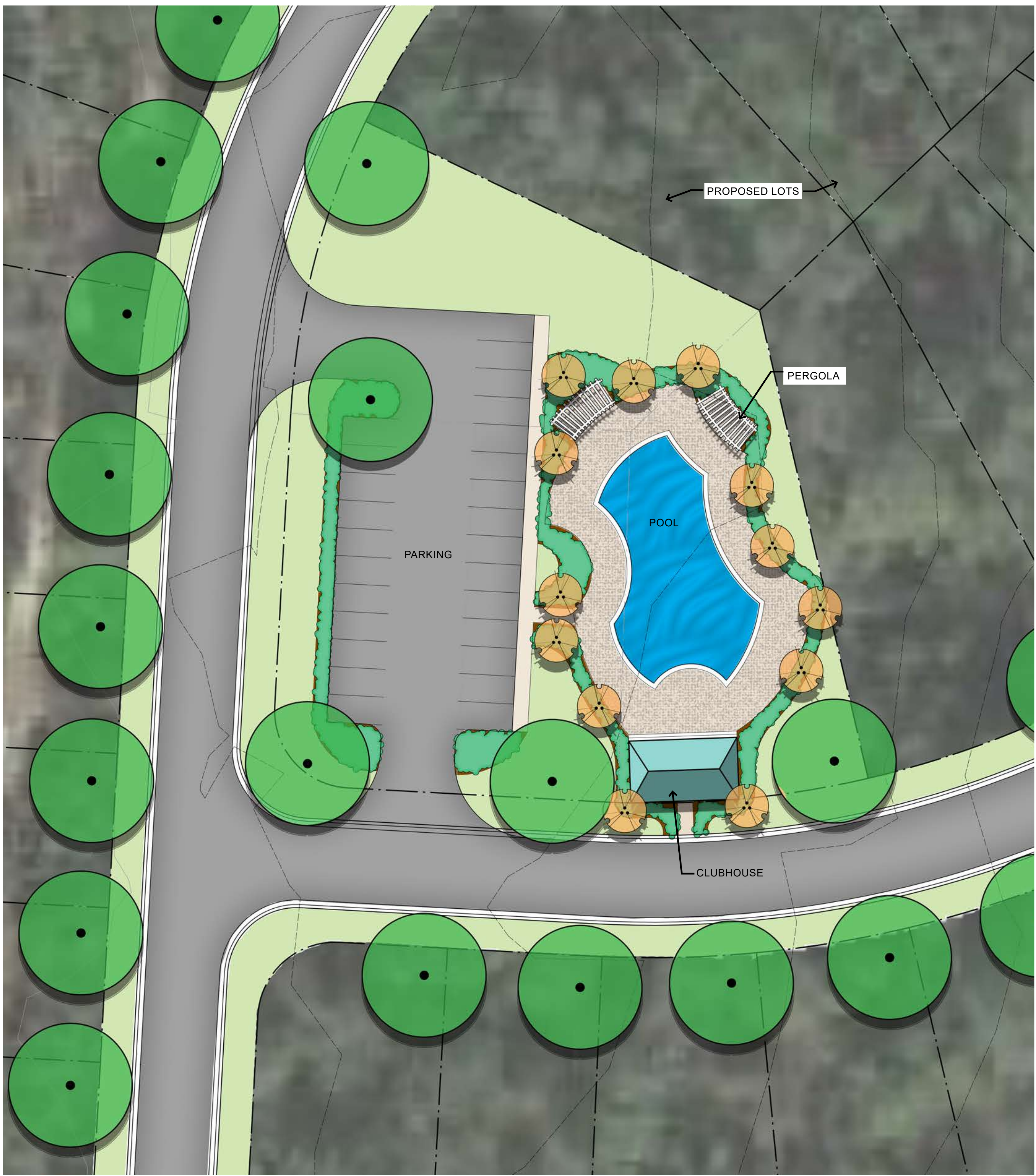
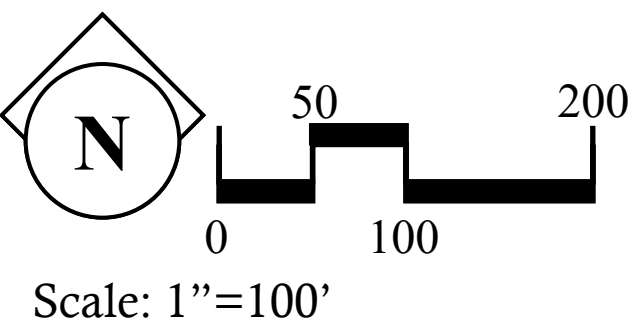
ENTRY FEATURE MODEL



ENTRY FEATURE PHOTO SIMULATION



PHASE 1 ENLARGEMENT

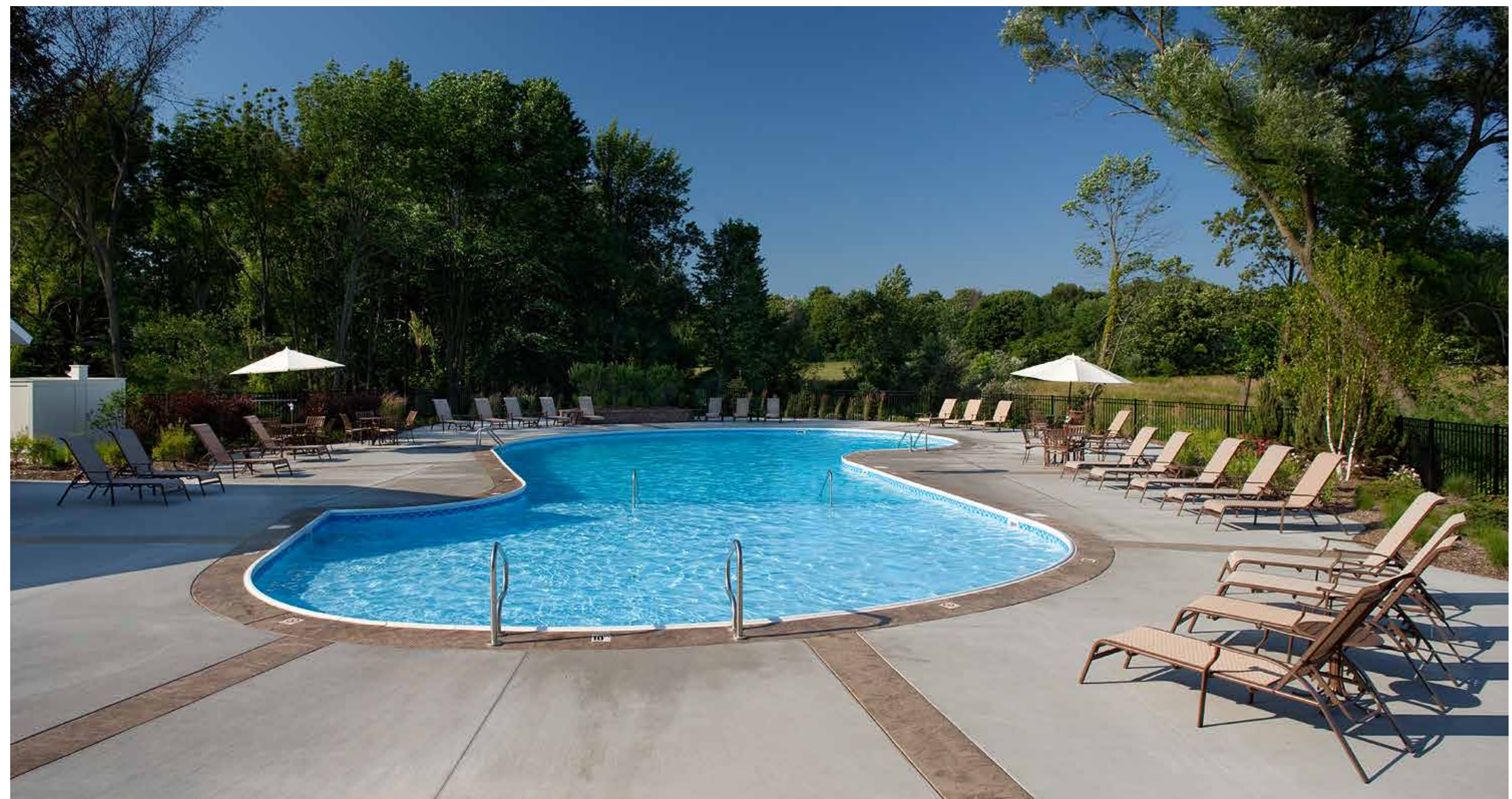
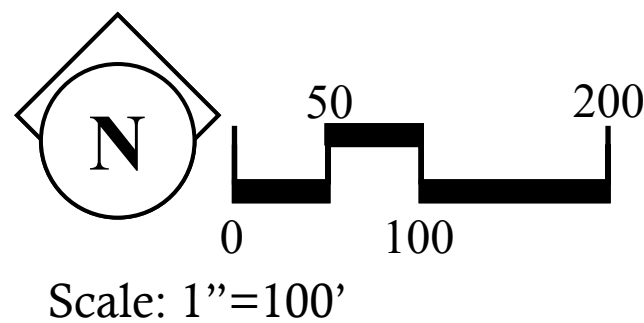


SCHEMATIC POOL AMENITY - FINAL LAYOUT AND DESIGN TO BE DETERMINED

Not to Scale



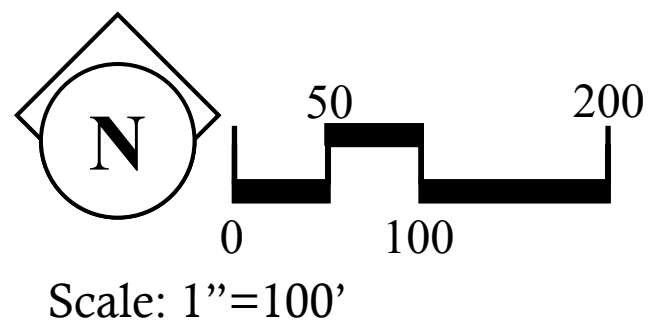
PHASE 2 ENLARGEMENT



INSPIRATION IMAGES (NEED NOT BE BUILT)

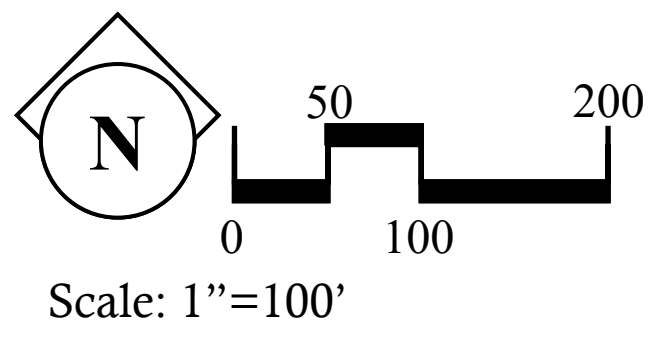


PHASE 3 ENLARGEMENT





PHASE 4 ENLARGEMENT



DENSITY CLUSTERING CALCULATIONS

ACCORDING TO SECTION 7.13.04 OF THE ESCAMBIA COUNTY LDC, THE CLUSTERING OF DEVELOPMENT AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS MUST MEET THE FOLLOWING CRITERIA:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8, 9, & 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, COUNTY OF ESCAMBIA, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID CORNER BEING MARKED BY A 3" DIAMETER CONCRETE MONUMENT AND ASSUMING THE EAST LINE OF SAID SECTION 16 AS BEARING SOUTH 00 DEGREES 37 MINUTE 40 SECONDS WEST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO...

SITE DATA/SUBDIVISION NOTES

- 1. THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-15-31-1101-000-000, 16-15-31-1102-000-000 & 16-15-31-1102-000-000.
2. TOTAL AREA = 358.41 ACRES.
3. DEVELOPMENT CONSISTS OF 517 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
4. RESIDENTIAL DENSITY = 770 UNITS/ACRE.
5. TYPICAL LOT SIZE = 50' X 120'.
6. CURRENT ZONING = R-R = 349.66 ACRES, 517 LOTS, R-2 = 8.75 ACRES, 0 LOTS...

UTILITIES NARRATIVE

POTABLE WATER: AFTER RECEIVING ECMA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM OF FARM HILL UTILITIES, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT.
SANITARY SEWER: AFTER RECEIVING ECMA AND FDEP APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM OF ECMA, CONSTRUCTING ALL NECESSARY UNDERGROUND SANITARY MANHOLES, LAMPHOLES AND PIPES TO SERVE THIS DEVELOPMENT...

UTILITIES INFORMATION

ELECTRIC: GULF POWER COMPANY, 9225 STURGEON STREET, PENSACOLA, FLORIDA 32514 (850) 484-5770.
TELEPHONE: BELL SOUTH, 805 WEST GARDEN STREET, PENSACOLA, FLORIDA 32501 (850) 438-1818.
TV CABLE: COX COMMUNICATIONS, 2205 LA VISTA AVENUE, PENSACOLA, FLORIDA 32504 (850) 478-0200.

OWNER

ADVANTAGE HOMES, 6808 EIGHT MILE CREEK ROAD, PENSACOLA, FLORIDA 32528 (850) 944-8805.
MOBILE HWY PENSACOLA, LLC, 4400 BAYOU BOULEVARD, SUITE 42A, PENSACOLA, FLORIDA 32503 (850) 474-0313.

DEVELOPER

MOBILE HIGHWAY PENSACOLA, LLC, 4400 BAYOU BOULEVARD, SUITE 42A, PENSACOLA, FLORIDA 32503 (850) 474-0313.
EMERALD COAST ENGINEERING & SURVEYING, LLC, 4400 BAYOU BOULEVARD, SUITE 42A, PENSACOLA, FLORIDA 32503 (850) 474-0313.

ACREAGE TABLE

Table with 2 columns: Addition/Parcel and Acreage. Includes 1st Addition (Parcels C2, C3, D3), 2nd Addition (Parcels D4, D5, C6, C7, and C8), and 3rd Addition (Parcels C1, D1, and D2).

PHASING SCHEDULE

WANSA: TOTAL ACREAGE = 358.41 AC, ALLOWABLE DENSITY = (770 UNITS), GROSS DENSITY = 122 UNITS.
1ST ADDITION: TOTAL ACREAGE = 55.53 AC, ALLOWABLE DENSITY = 648 UNITS, GROSS DENSITY = 145 UNITS.
2ND ADDITION: TOTAL ACREAGE = 77.13 AC, ALLOWABLE DENSITY = 503 UNITS, GROSS DENSITY = 182 UNITS.
3RD ADDITION: TOTAL ACREAGE = 68.99 AC, ALLOWABLE DENSITY = 321 UNITS, GROSS DENSITY = 68 UNITS.

EACH ADDITION WILL BE A REPLAT OF CERTAIN PARCELS LOCATED WITHIN THE ORIGINAL SUBDIVISION. PLEASE SEE INDIVIDUAL ADDITION SHEET FOR SPECIFIC PARCEL INFORMATION. CONSTRUCTION FOR EACH ADDITION WILL COMMENCE UPON APPROVAL OF CONSTRUCTION PLANS FOR THAT ADDITION...

SIGNAGE

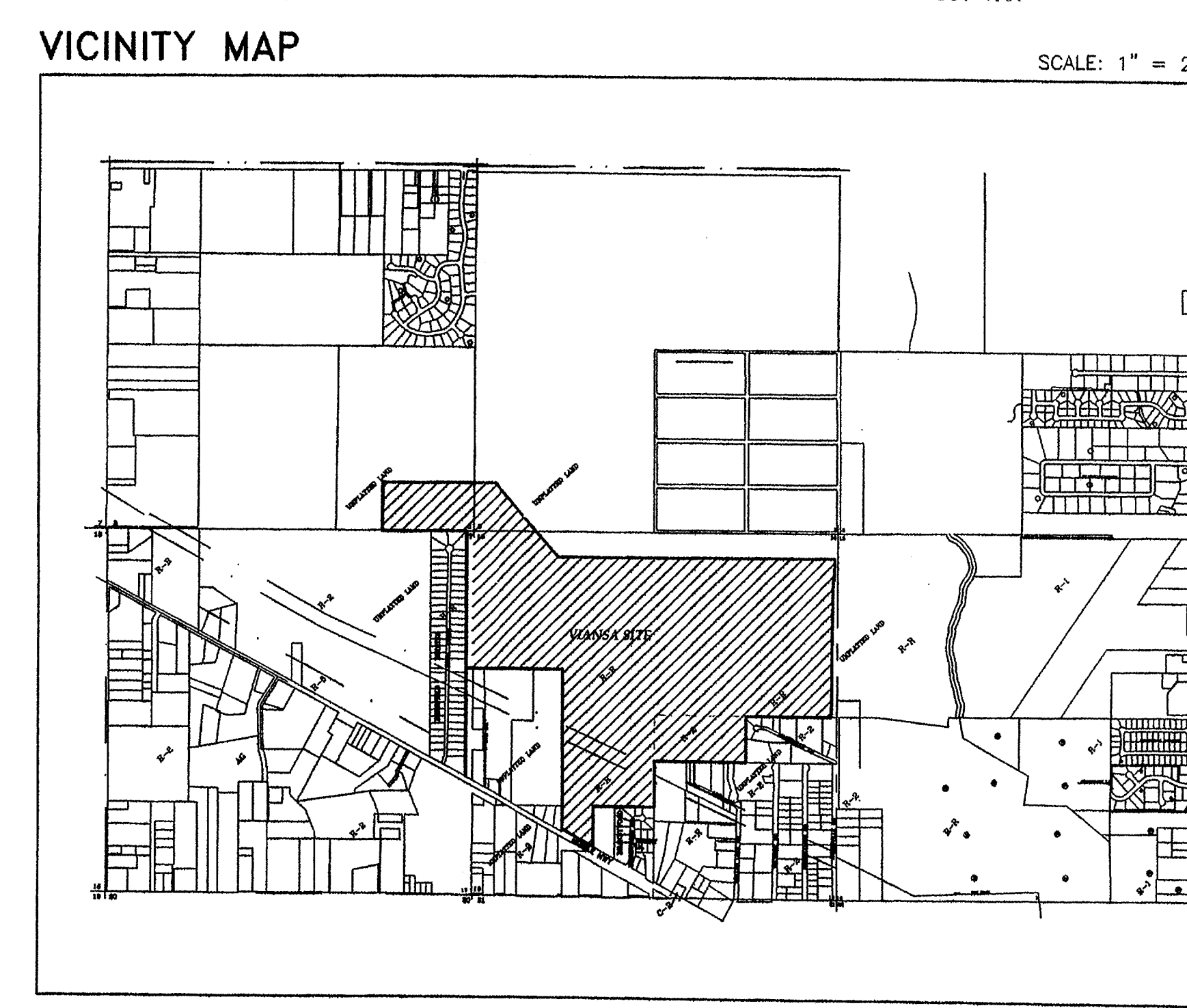
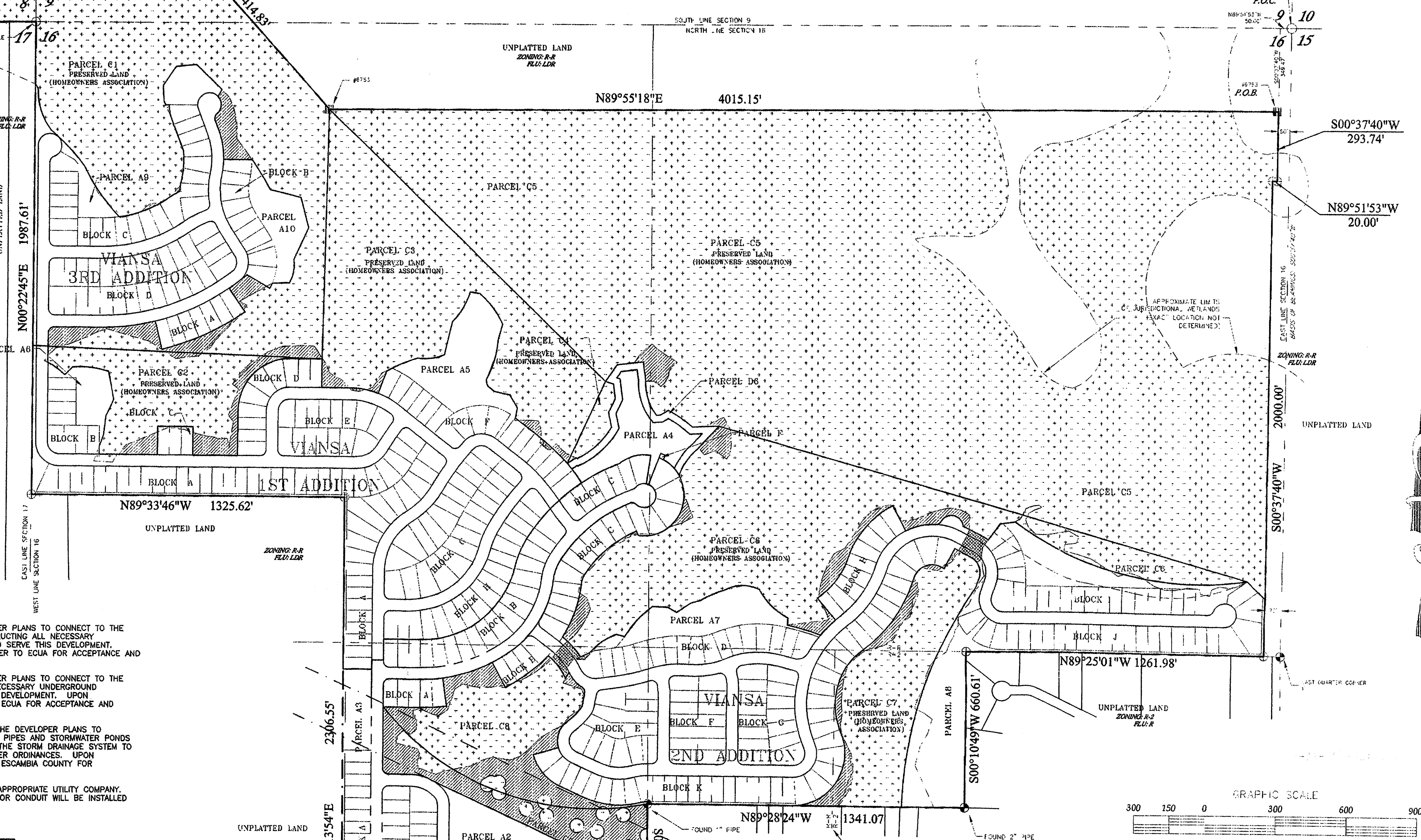
Signage is limited to two (2) identification signs per subdivision entrance. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections, and is limited to a maximum six (6) feet in height, 32 sq. ft. area, and a minimum ten (10) feet setback from the right-of-way...

MASTER PLAN FOR VIANSA

A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W ESCAMBIA COUNTY, FLORIDA NOVEMBER, 2006

Approved ESCAMBIA COUNTY DRC PLAN REVIEW. DRC Chairman Signature: Peter Aliotto, AICP. Director, Planning & Zoning: Peter Aliotto, AICP. Date: 11/10/06.

LAND AREAS table. UPLANDS = 157.10 AC. COUNTY, COE & FDEP WETLANDS = 198.46 AC. OTHER ENVIRONMENTALLY SENSITIVE LANDS = 2.85 AC. TOTAL ENVIRONMENTALLY SENSITIVE LANDS = 201.31 AC.



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPOSED ROADWAY, DRAINAGE AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WERE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS. PETER M. KUMMER, PE, OWNER, EMERALD COAST ENGINEERING & SURVEYING, LLC, FLORIDA P.E. NO. 60140.

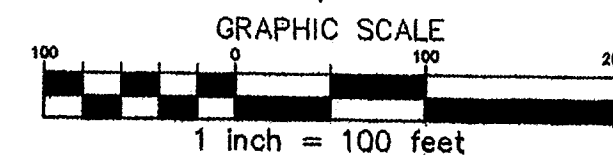
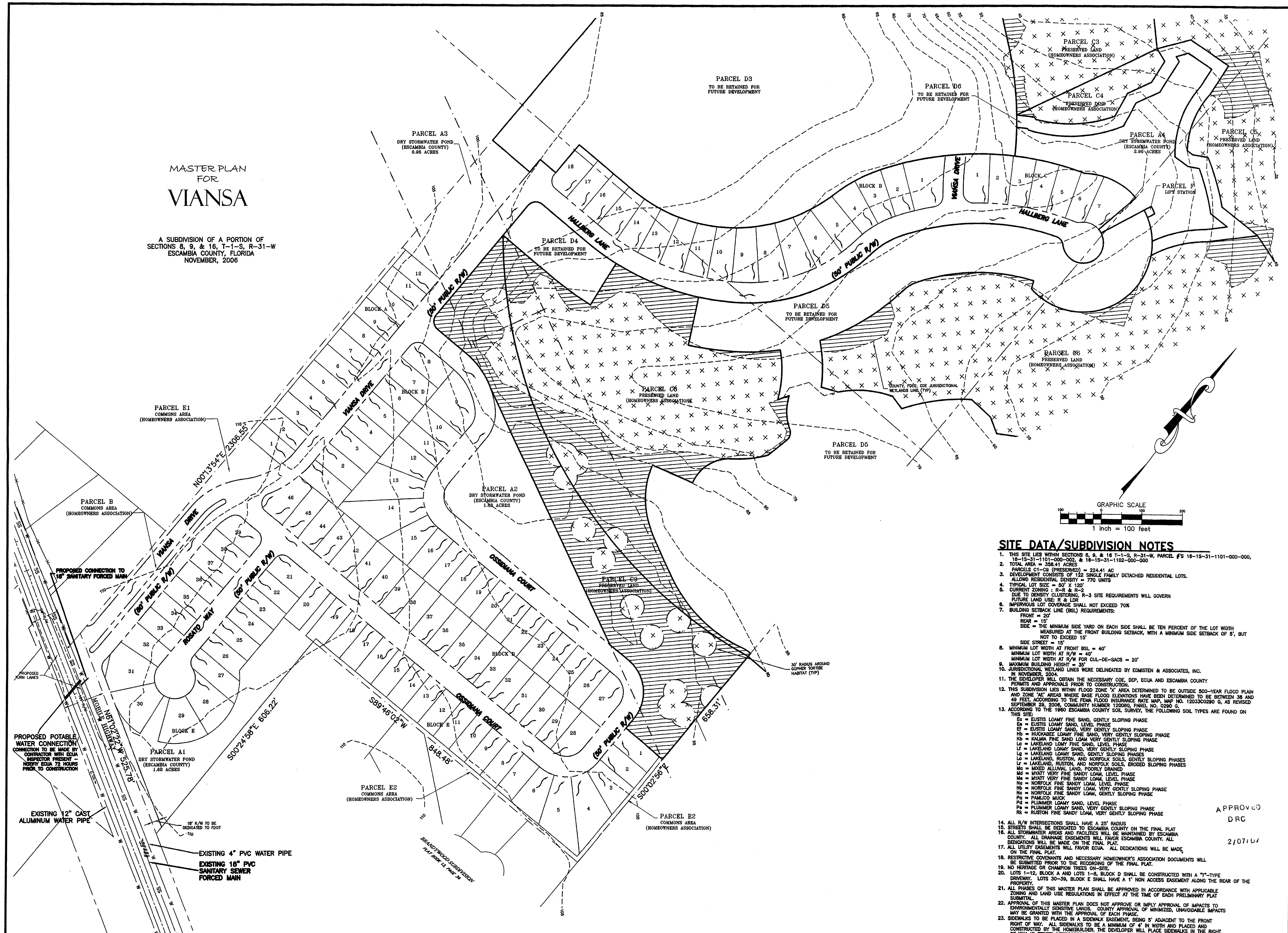
EMERALD COAST ENGINEERING & SURVEYING, LLC. -engineers - surveyors - land planners-. Office: 850.474.0313. 4400 Bayou Boulevard, Suite 42A, Pensacola, Florida 32503.

REVISION DESCRIPTION table with columns for DATE, REV, JNT, and DESCRIPTION. Shows revisions for DATE, JNT, and NOT RELEASED FOR CONSTRUCTION.

MASTER PLAN FOR VIANSA. RECEIVED DEC 21 2006. ECES NO. E-040211. SHEET 1 OF 6.

MASTER PLAN FOR VIANSIA

A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W ESCAMBA COUNTY, FLORIDA NOVEMBER, 2006



SITE DATA/SUBDIVISION NOTES

- THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-19-31-1101-000-000, 16-19-31-1101-000-002, & 16-19-31-1102-000-000.
- TOTAL AREA = 358.41 ACRES
- PARCELS C1-C8 (PRESERVED) = 224.41 AC
- DEVELOPMENT CONSISTS OF 122 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- ALLOWED RESIDENTIAL DENSITY = 770 UNITS
- TYPICAL LOT SIZE = 90' x 120'
- CURRENT ZONING: R-R & R-2
- DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN FUTURE LAND USES: R & R-2
- IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
- BUILDING SETBACK LINE (BSL) REQUIREMENTS:
FRONT = 25'
REAR = 15'
SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
- MINIMUM LOT WIDTH AT FRONT BSL = 40'
MINIMUM LOT WIDTH AT R/W = 40'
MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
- MAXIMUM BUILDING HEIGHT = 35'
- JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2006.
- THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "A" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN AND ZONE "AE" AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE BETWEEN 38 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 12033C0290 G, AS REVISED ON SEPTEMBER 29, 2006, COMMUNITY NUMBER 120060, PANEL NO. 0290 G.
- ACCORDING TO THE 1990 ESCAMBA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
E₁ = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
E₂ = EUSTIS LOAMY SAND, LEVEL PHASE
E₃ = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
H₁ = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
K₁ = KALMA FINE SAND LOAM, VERY GENTLY SLOPING PHASE
L₁ = LAKELAND LOAMY FINE SAND, LEVEL PHASE
L₂ = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
L₃ = LAKELAND LOAMY SAND, GENTLY SLOPING PHASE
L₄ = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
L₅ = LAKELAND, RUSTON, AND NORFOLK SOILS, ERODED SLOPING PHASES
M₁ = MIXED ALLUVIAL LAND, POORLY DRAINAGE
M₂ = MIYATT VERY FINE SANDY LOAM, LEVEL PHASE
M₃ = MIYATT VERY FINE SANDY LOAM, LEVEL PHASE
N₁ = NORFOLK FINE SANDY LOAM, LEVEL PHASE
N₂ = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
N₃ = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
P₁ = PAMLICO MUCK
P₂ = PLUMMER LOAMY SAND, LEVEL PHASE
P₃ = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
R₁ = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
- ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
- STREETS SHALL BE DEDICATED TO ESCAMBA COUNTY ON THE FINAL PLAT
- ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBA COUNTY. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
- ALL UTILITY EASEMENTS WILL FAVOR ECUA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
- RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
- NO HERITAGE OR CHAMPION TREES ON-SITE.
- LOTS 1-12, BLOCK A AND LOTS 1-8, BLOCK D SHALL BE CONSTRUCTED WITH A "T"-TYPE DRIVEWAY. LOTS 30-39, BLOCK E SHALL HAVE A 1' NON ACCESS EASEMENT ALONG THE REAR OF THE PROPERTY.
- ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
- APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINIMIZED, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE.
- SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEOWNER. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS.

APPROVED
DRC
2/07/07

REV	DATE	REVISION DESCRIPTION
JNT	JNT	
11/06		NOT RELEASUED FOR CONSTRUCTION

DESIGNED: JNT
DRAWN: JNT
DATE: 11/06

EMERALD COAST ENGINEERING & SURVEYING, LLC
- engineers - surveyors - land planners -

Office: 850.474.0313
Fax: 850.474.4961
www.emeraldcoastllc.com

4400 Bayou Boulevard, Suite 424
Pensacola, Florida 32503
Florida Certificate of Authorization No. 25848

PETER M. KUMMER
FLORIDA P.E. NO. 80140

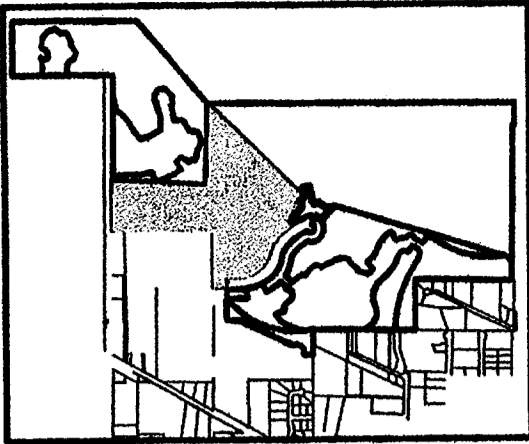
MASTER PLAN FOR VIANSIA

A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W ESCAMBA COUNTY, FLORIDA NOVEMBER, 2006

RECEIVED
DEC 21 2007
NWFWD

ECES NO.	SHEET
E-040211	3 OF 6

CL Land Project 2006/04/VAC-1b-MASTER PLAN.dwg, 2/21/2007 11:55:50 AM



KEY MAP NOT TO SCALE

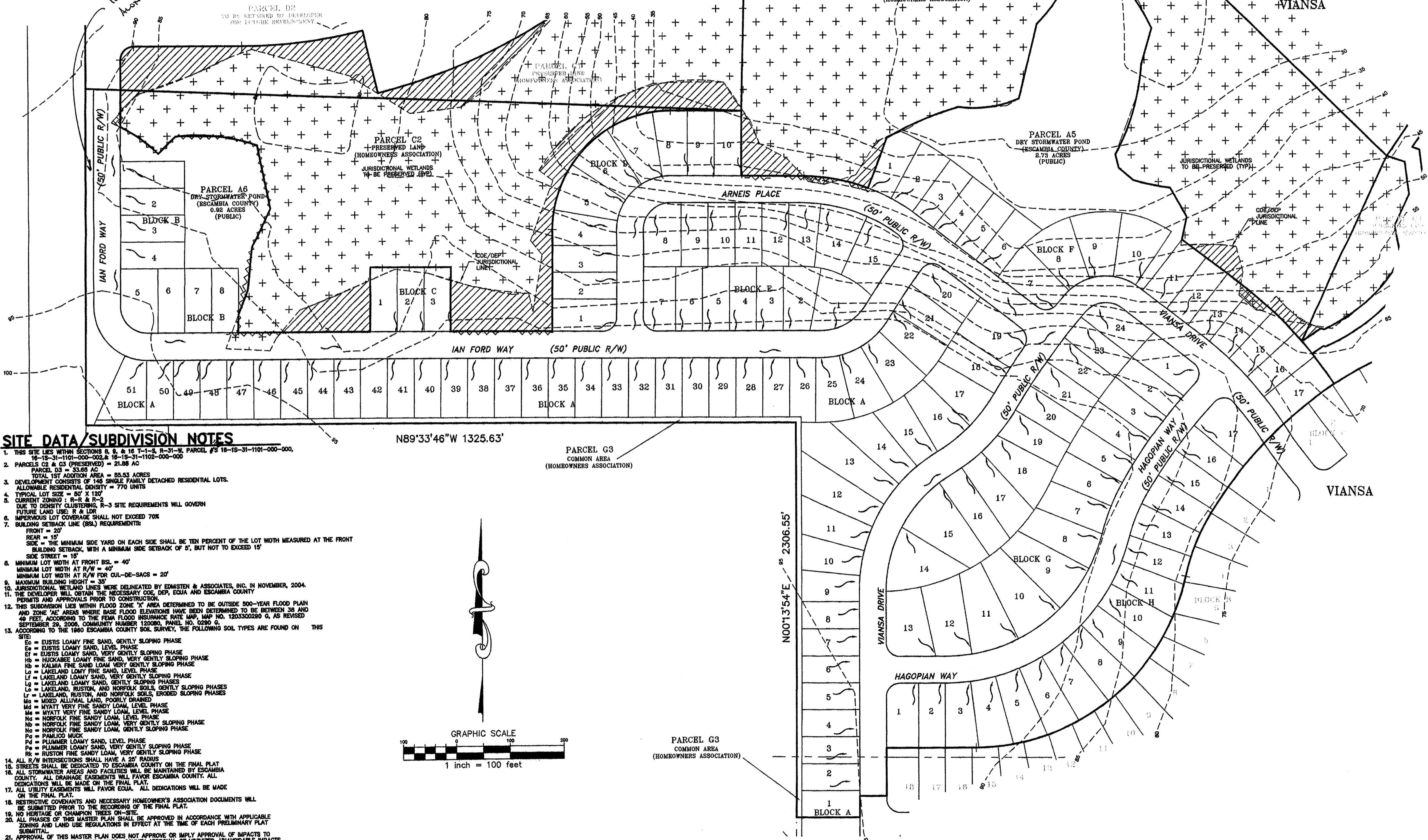
MASTER PLAN FOR VIANSIA

A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W ESCAMBA COUNTY, FLORIDA NOVEMBER, 2006

VIANSIA 1ST ADDITION

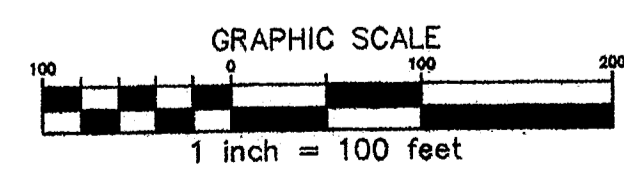
BEING A RESUBDIVISION OF PARCELS C2, C3, AND D3, VIANSIA ESCAMBA COUNTY, FLORIDA NOVEMBER, 2006

Plotted Parcel (Developer) to be maintained. Make west boundary of development.



SITE DATA/SUBDIVISION NOTES

- THIS SITE LIES WITHIN SECTIONS 8, 9, & 16, T-1-S, R-31-W, PARCEL #S 19-19-31-1101-000-000, 19-19-31-1101-000-002, & 19-19-31-1102-000-000
- PARCELS C2 & C3 (PRESERVED) = 21.88 AC
- PARCEL D3 = 23.65 AC
- TOTAL 1ST ADDITION AREA = 85.53 ACRES
- DEVELOPMENT CONSISTS OF 148 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
- TYPICAL LOT SIZE = 80' X 120'
- CURRENT ZONING: R-1 & R-2
- DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
- FUTURE LAND USE: R & L-1
- IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
- PERVIOUS LOT COVERAGE SHALL NOT EXCEED 30%
- BUILDING SETBACK LINE (BSL) REQUIREMENTS:
 - FRONT = 20'
 - REAR = 15'
 - SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT
 - BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
 - SIDE STREET = 15'
- MINIMUM LOT WIDTH AT FRONT BSL = 40'
- MINIMUM LOT WIDTH AT R/W = 40'
- MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
- MAXIMUM BUILDING HEIGHT = 32'
- JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTEN & ASSOCIATES, INC. IN NOVEMBER, 2004.
- THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, SCWA AND ESCAMBA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAN AND ZONE "AC" AREAS WHERE BASE FLOOD ELEVATION HAVE BEEN DETERMINED TO BE BETWEEN 36 AND 49 FEET, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 1203300220 G, AS REVISED SEPTEMBER 20, 2006, COMMUNITY NUMBER 12030, PANEL NO. 0250 G.
- ACCORDING TO THE 1980 ESCAMBA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
 - E2 = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
 - E4 = EUSTIS LOAMY SAND, LEVEL PHASE
 - E6 = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
 - H2 = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
 - K2 = KALMA FINE SAND LOAM, VERY GENTLY SLOPING PHASE
 - L2 = LAKELAND LOAMY FINE SAND, LEVEL PHASE
 - L4 = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
 - L6 = LAKELAND LOAMY SAND, GENTLY SLOPING PHASE
 - L8 = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
 - M2 = MIXED ALLUVIAL SAND, POORLY DRAINED
 - M4 = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
 - M6 = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
 - N2 = NORFOLK FINE SANDY LOAM, LEVEL PHASE
 - N4 = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
 - N6 = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
 - P2 = PALMICO MUDFLAT
 - P4 = PLUMMER LOAMY SAND, LEVEL PHASE
 - P6 = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
 - R2 = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
- ALL R/W INTERSECTIONS SHALL HAVE A 20' RADIUS
- STREETS SHALL BE DEDICATED TO ESCAMBA COUNTY ON THE FINAL PLAT
- ALL STORMWATER AREAS AND FACILITIES WILL BE MAINTAINED BY ESCAMBA COUNTY. ALL DRAINAGE EASEMENTS WILL FAVOR ESCAMBA COUNTY. ALL DECISIONS WILL BE MADE ON THE FINAL PLAT.
- ALL UTILITY EASEMENTS WILL FAVOR EQUAL. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
- RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNERS' ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
- NO HERITAGE OR CHAMPION TREES ON-SITE
- ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL.
- APPROVAL OF THIS MASTER PLAN DOES NOT APPROVE OR IMPLY APPROVAL OF IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS. COUNTY APPROVAL OF MINOR, UNAVOIDABLE IMPACTS MAY BE GRANTED WITH THE APPROVAL OF EACH PHASE
- SIDEWALKS TO BE PLACED IN A SIDEWALK EASEMENT, BEING 5' ADJACENT TO THE FRONT RIGHT OF WAY. ALL SIDEWALKS TO BE A MINIMUM OF 4' IN WIDTH AND PLACED AND CONSTRUCTED BY THE HOMEOWNERS. THE DEVELOPER WILL PLACE SIDEWALKS IN THE RIGHT OF WAY AT STREET INTERSECTIONS AND ACROSS PUBLIC USE PARCELS



REV	DATE	REVISION DESCRIPTION

DESIGNED: []
 DRAWN: []
 DATE: 11/06
 NOT RELEASED FOR CONSTRUCTION

EMERALD COAST ENGINEERING & SURVEYING, LLC
 - engineers - surveyors - land planners -

Office: 850.474.0313
 Fax: 850.474.4961
 www.emeraldcoastllc.com

4400 Bayou Boulevard, Suite 42A
 Pensacola, Florida 32503
 Florida Certificate of Authorization No. 25848

RECEIVED
 DEC 21 2007
 APPROVED
 DRC
 2/07/07

MASTER PLAN FOR VIANSIA
 A SUBDIVISION OF A PORTION OF SECTIONS 8, 9, & 16, T-1-S, R-31-W ESCAMBA COUNTY, FLORIDA NOVEMBER, 2006

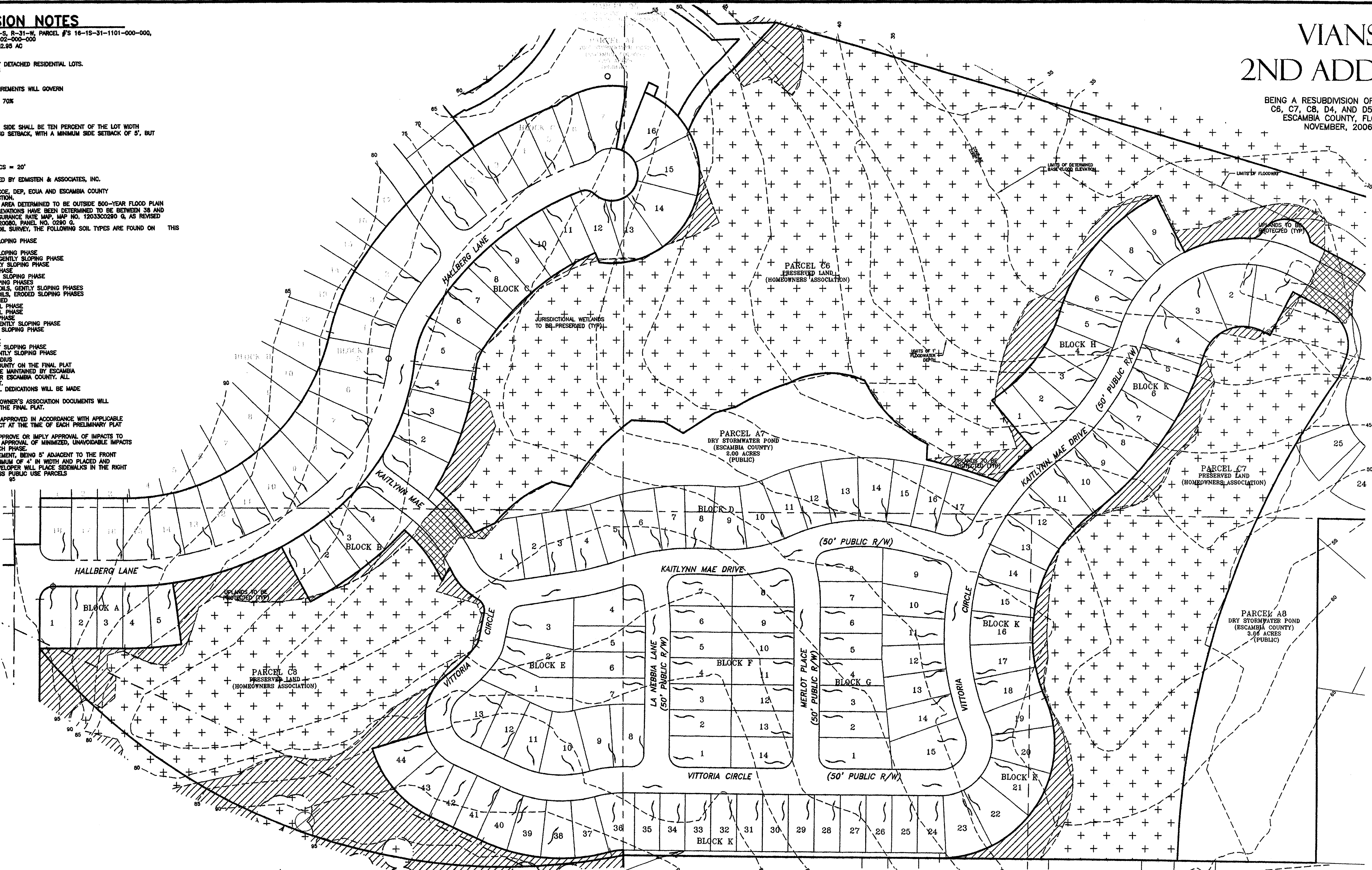
ECES NO. SHEET
 E-040211 4 of 6

SITE DATA/SUBDIVISION NOTES

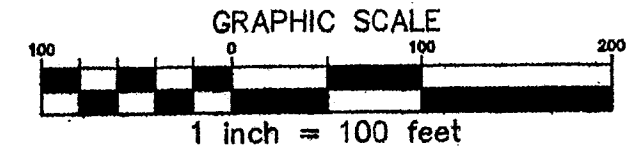
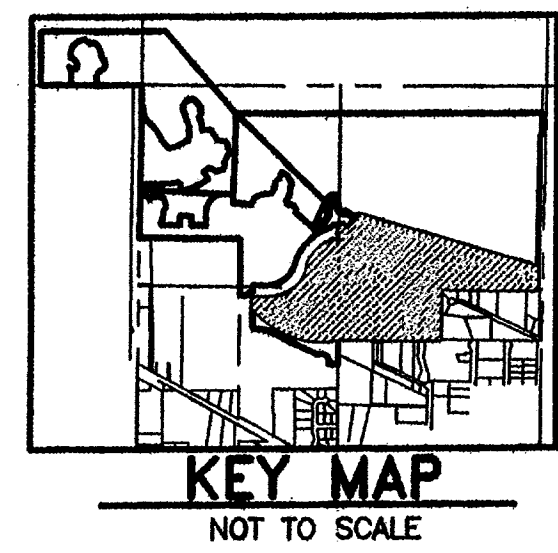
- THIS SITE LIES WITHIN SECTIONS 8, 9, 16 T-1-S, R-31-W, PARCEL #'S 16-18-31-1101-000-000, 16-18-31-1101-000-002, & 16-18-31-1102-000-000
- PARCELS C6, C7, & C8 (PRESERVED) AREA = 32.93 AC
PARCELS D4 & D5 AREA = 44.18 AC
TOTAL 2ND ADDITION AREA = 77.13 ACRES
- DEVELOPMENT CONSISTS OF 182 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
- TYPICAL LOT SIZE = 50' X 120'
- CURRENT ZONING : R-R & R-2
DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
FUTURE LAND USE, R & LDR
- IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
- BUILDING SETBACK LINE (BSL) REQUIREMENTS:
FRONT = 20'
REAR = 10'
SIDE = 10'
THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
- MINIMUM LOT WIDTH AT FRONT BSL = 40'
MINIMUM LOT WIDTH AT R/W = 40'
MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
- MAXIMUM BUILDING HEIGHT = 35'
- JURISDICTIONAL WETLAND LINES WERE DELINEATED BY EDMISTON & ASSOCIATES, INC. IN NOVEMBER, 2004.
- THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECWA AND ESCAMBIA COUNTY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
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- ACCORDING TO THE 1980 ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND ON THIS SITE:
Eg = EUSTIS LOAMY FINE SAND, GENTLY SLOPING PHASE
Ea = EUSTIS LOAMY SAND, LEVEL PHASE
Ej = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
Kd = KALMA FINE SAND LOAM, VERY GENTLY SLOPING PHASE
Ll = LAKELAND LOAMY FINE SAND, LEVEL PHASE
Lf = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
Lr = LAKELAND LOAMY SAND, GENTLY SLOPING PHASE
Ls = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
Mg = MIXED ALLUVIAL LAND, POORLY DRAINED
Mh = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
Mj = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
Nc = NORFOLK FINE SANDY LOAM, LEVEL PHASE
Nd = NORFOLK FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
Ne = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
Pc = PALMCO MUCK
Pd = PALMCO MUCK, LEVEL PHASE
Pe = PALMCO MUCK, VERY GENTLY SLOPING PHASE
Pj = PALMCO MUCK, GENTLY SLOPING PHASE
Rk = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
- ALL R/W INTERSECTIONS SHALL HAVE A 25' RADIUS
- STREETS SHALL BE DEDICATED TO ESCAMBIA COUNTY ON THE FINAL PLAT
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- ALL UTILITY EASEMENTS WILL FAVOR ECWA. ALL DEDICATIONS WILL BE MADE ON THE FINAL PLAT.
- RESTRICTIVE COVENANTS AND NECESSARY HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT.
- NO HERITAGE OR CHAMPION TREES ON-SITE
- ALL PHASES OF THIS MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF EACH PRELIMINARY PLAT SUBMITTAL
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**VIANSA
2ND ADDITION**

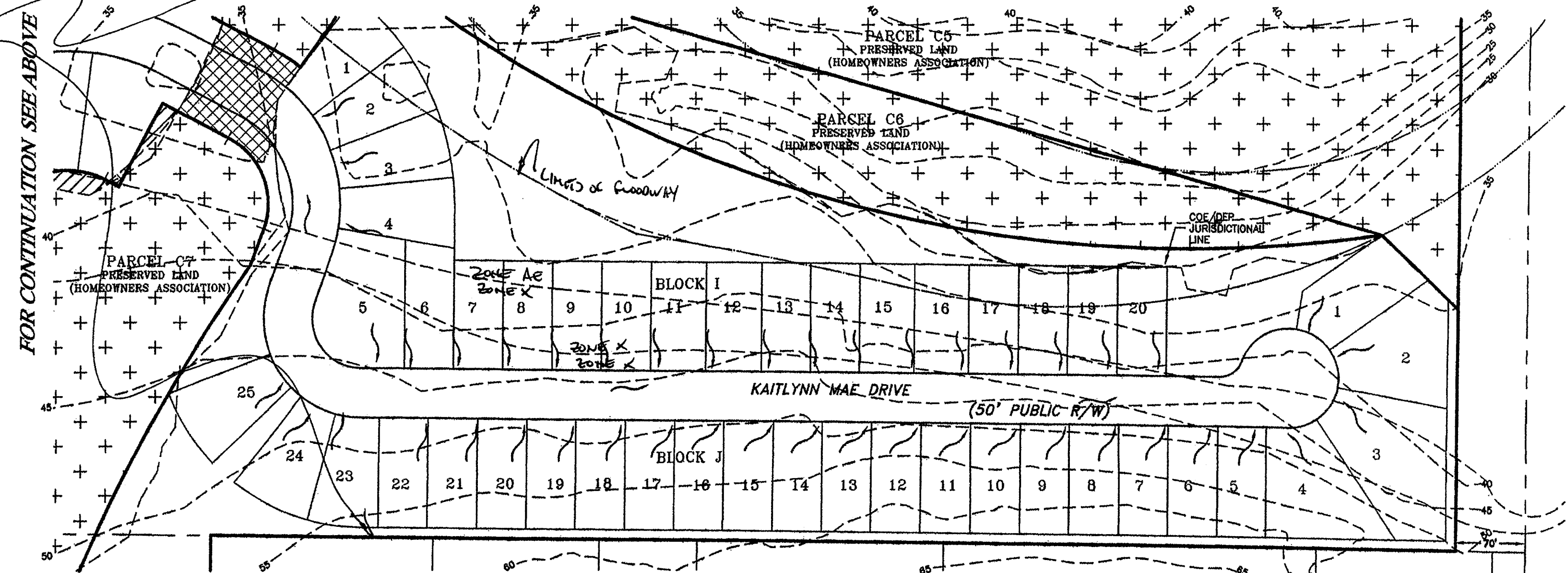
BEING A RESUBDIVISION OF PARCELS
C6, C7, C8, D4, AND D5, VIANSA
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006



MASTER PLAN
FOR
VIANSA
A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006



*Private Area (Homeowner)
to be maintained
to be maintained*



FOR CONTINUATION SEE BELOW

**EMERALD COAST
ENGINEERING & SURVEYING, LLC**
- engineers - surveyors - land planners -

Office: 850.474.0313
Fax: 850.474.4961
www.emeraldcoastllc.com

4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
Florida Certificate of Authorization No. 25848

PETER M. HAMMER
FLORIDA PE NO. 80190

REVISION DESCRIPTION	DATE	REV	JNT	JNT
DESIGNED				
DRAWN				
DATE				
				11/06
				NOT RELEASED FOR CONSTRUCTION

MASTER PLAN FOR
VIANSA
A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

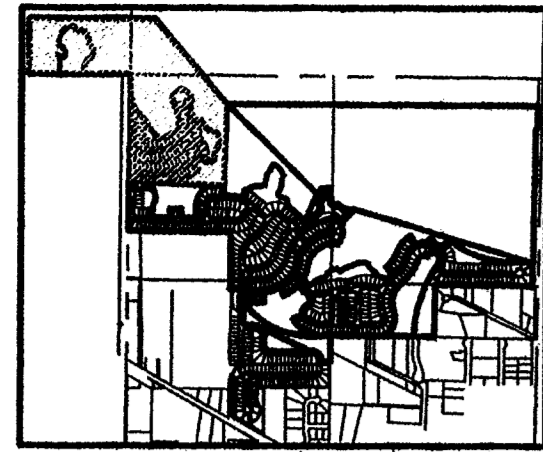
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APPROVED
DRC

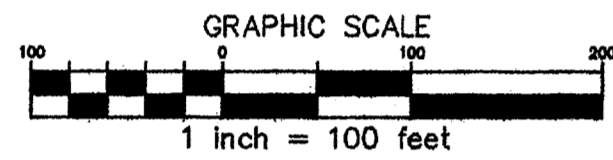
2/07/07

ECES NO. SHEET
E-040211 5 of 6

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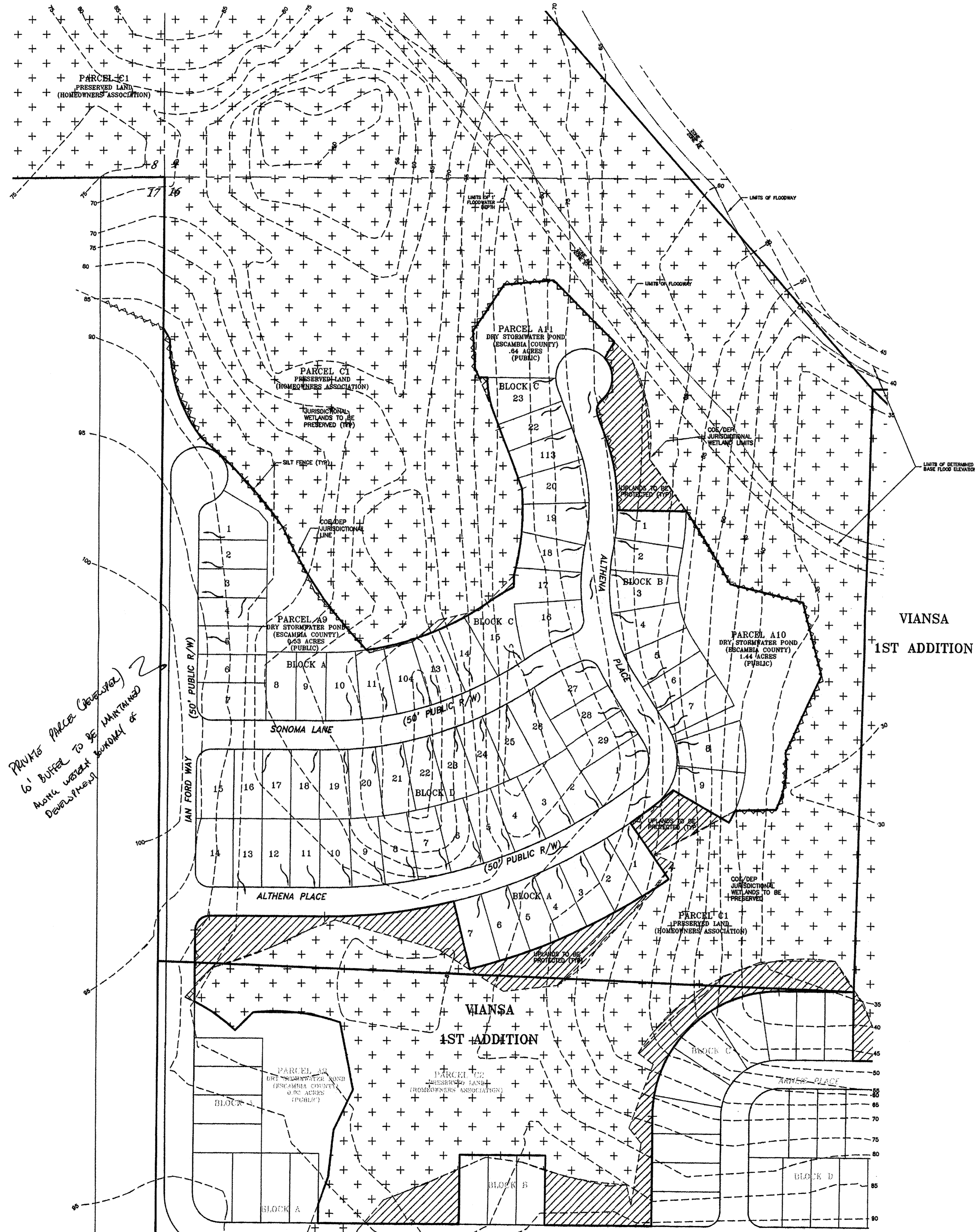
KEY MAP
NOT TO SCALE



MASTER PLAN FOR VIANSIA

A SUBDIVISION OF A PORTION OF
SECTIONS 8, 9, & 16, T-1-S, R-31-W
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

*Protect Phase (see spec) 2
to 1' buffer to be maintained
along wetland boundary &
downstream*



VIANSIA 3RD ADDITION

BEING A RESUBDIVISION OF PARCELS
C1, D1, AND D2, VIANSIA
ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

SITE DATA/SUBDIVISION NOTES

- THIS SITE LIES WITHIN SECTIONS 8, 9, & 16 T-1-S, R-31-W, PARCEL #'S 16-15-31-1101-000-000, 16-15-31-1102-000-002, & 16-15-31-1102-000-000
- PARCEL C1 (PRESERVED LAND) AREA = 46.93 AC
PARCEL D1 & D2 AREA = 22.06 AC
TOTAL 3RD ADDITION AREA = 68.99 ACRES
- DEVELOPMENT CONSISTS OF 88 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- ALLOWABLE RESIDENTIAL DENSITY = 770 UNITS
- TYPICAL LOT SIZE = 50' X 120'
- CURRENT ZONING: R-R & R-2
DUE TO DENSITY CLUSTERING, R-3 SITE REQUIREMENTS WILL GOVERN
- FUTURE LAND USE: R & LDR
- IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 70%
- BUILDING SETBACK LINE (BSL) REQUIREMENTS:
FRONT = 20'
REAR = 15'
SIDE = 15'
SIDE = THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WITH A MINIMUM SIDE SETBACK OF 5', BUT NOT TO EXCEED 15'
- SIDE STREET = 15' FRONT BSL = 40'
MINIMUM LOT WIDTH AT R/W = 40'
MINIMUM LOT WIDTH AT R/W FOR CUL-DE-SACS = 20'
- MAXIMUM BUILDING HEIGHT = 35'
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Ef = EUSTIS LOAMY SAND, VERY GENTLY SLOPING PHASE
Hb = HUCKABEE LOAMY FINE SAND, VERY GENTLY SLOPING PHASE
Kb = KALMA FINE SAND LOAM VERY GENTLY SLOPING PHASE
Lg = LAKELAND LOAMY FINE SAND, LEVEL PHASE
Ll = LAKELAND LOAMY SAND, VERY GENTLY SLOPING PHASE
Lr = LAKELAND LOAMY SAND, GENTLY SLOPING PHASE
Lo = LAKELAND, RUSTON, AND NORFOLK SOILS, GENTLY SLOPING PHASES
Lr = LAKELAND, RUSTON, AND NORFOLK SOILS, EXPOSED SLOPING PHASES
Mg = MIXED ALLUVIAL LAND, POORLY DRAINED
Mh = MYATT VERY FINE SANDY LOAM, LEVEL PHASE
Mi = MYATT VERY FINE SANDY LOAM, GENTLY SLOPING PHASE
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Ne = NORFOLK FINE SANDY LOAM, GENTLY SLOPING PHASE
Pg = PALMICO MUCK
Pp = PLUMMER LOAMY SAND, LEVEL PHASE
Pr = PLUMMER LOAMY SAND, VERY GENTLY SLOPING PHASE
Rr = RUSTON FINE SANDY LOAM, VERY GENTLY SLOPING PHASE
L4 = LAKELAND, RUSTON, AND NORFOLK SOILS, EXPOSED SLOPING PHASE
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- engineers - surveyors - land planners -

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Pensacola, Florida 32503
Florida Certificate of Authorization No. 25848
4400 Bayou Boulevard, Suite 42A
Pensacola, Florida 32503
www.emeraldcoastllc.com

REV	DATE	REVISION DESCRIPTION
DESIGNED	JNT	
DRAWN	JNT	
DATE	11/06	
NOT RELEASED FOR CONSTRUCTION		

MASTER PLAN FOR
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ESCAMBIA COUNTY, FLORIDA
NOVEMBER, 2006

RECEIVED
DEC 21 2007

APPROVED
DRC
2/07/07

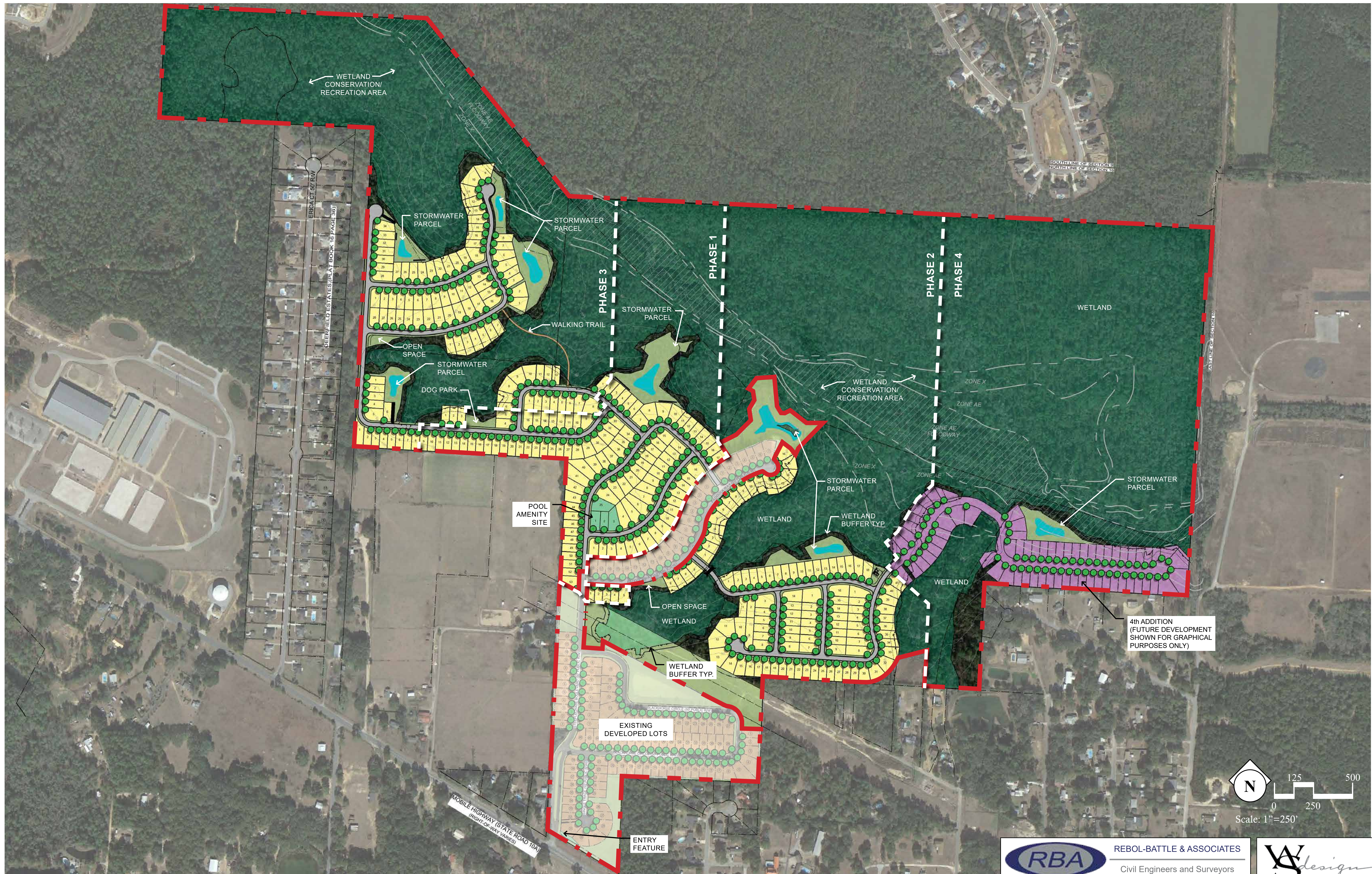
Colonial



Wattage	Source	kWh	Distribution Type	Paid Up Front (PUF) Amount	Monthly w/PUF	Monthly w/o PUF
100	HPS	41	II, III	\$232.00	\$4.92	\$8.50
150	PSMH	65	III	\$307.00	\$7.57	\$12.33
45	LED	15	III, V	\$567.00	\$5.99	\$13.53
72	LED	25	III, V	\$680.00	\$7.60	\$17.09

Mounting Height	Material	Paid Up Front (PUF) Amt	Monthly Amt - No PUF
16'	Aluminum, Round Tapered	\$468	\$5.63
12'	Aluminum, Decorative	\$996	\$18.08
13'	Fluted Concrete	\$1,073	\$17.24
14'	Aluminum, Decorative	\$1,267	\$16.43
16'	Aluminum, Decorative	\$1,064	\$13.44

Note: Pricing effective 1/1/2015. Paid up front is available to customers at the time of installation only. All monthly figures include fuel, ECR, ECCR, PPCC, and adjusted gross receipts tax. Monthly figures do not include applicable franchise fees or state and local taxes.



Bridlewood - Pensacola, Florida

08.10.18

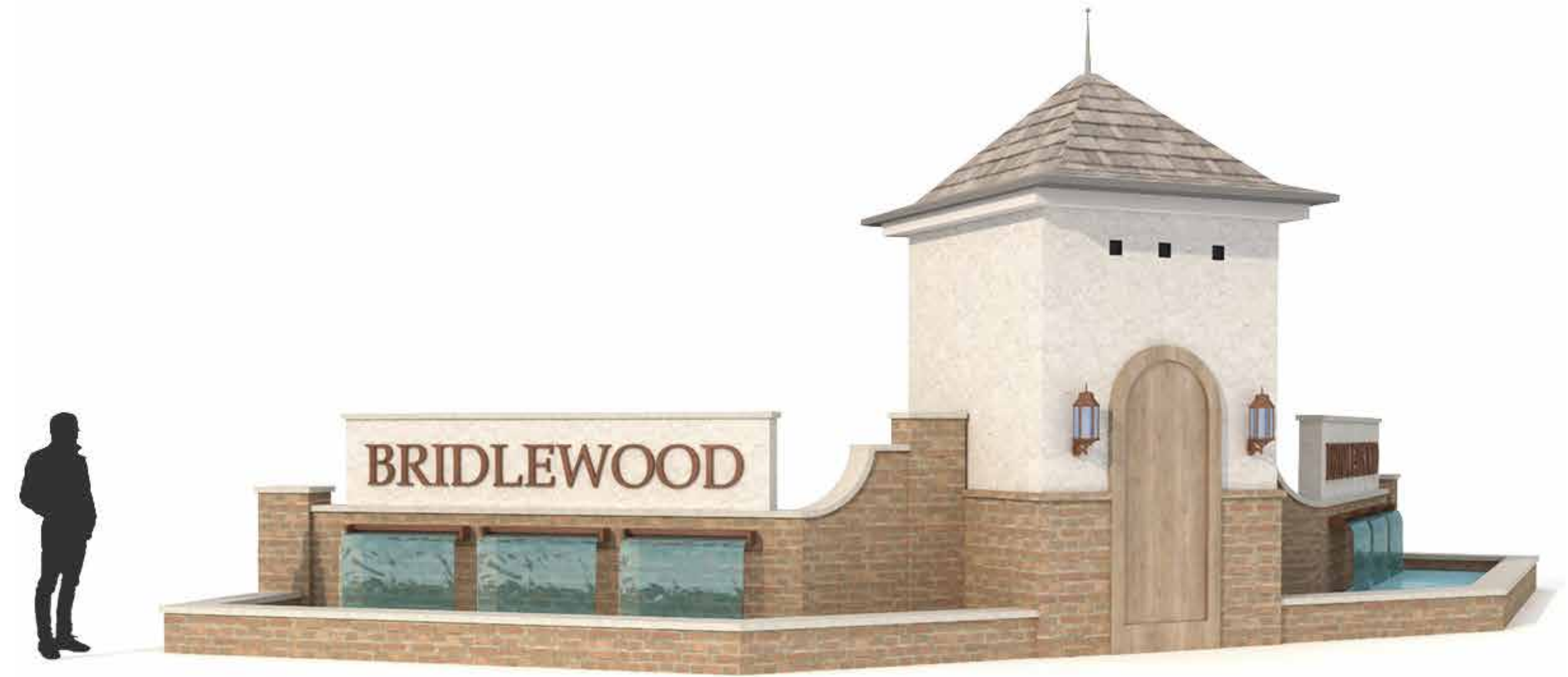
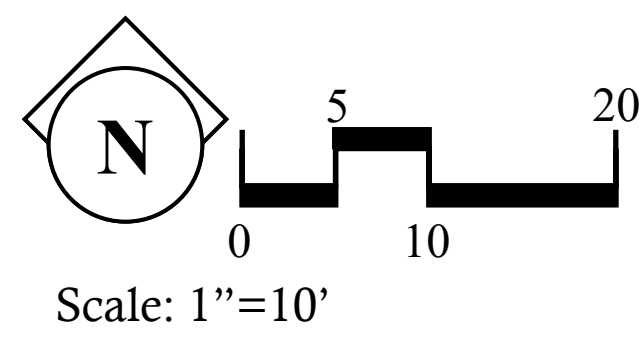
Planned Unit Development

RBA REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

W design
WATKINS • ACY • STRUNK
landscape architecture • land planning • placemaking



ENTRY FEATURE ENLARGEMENT



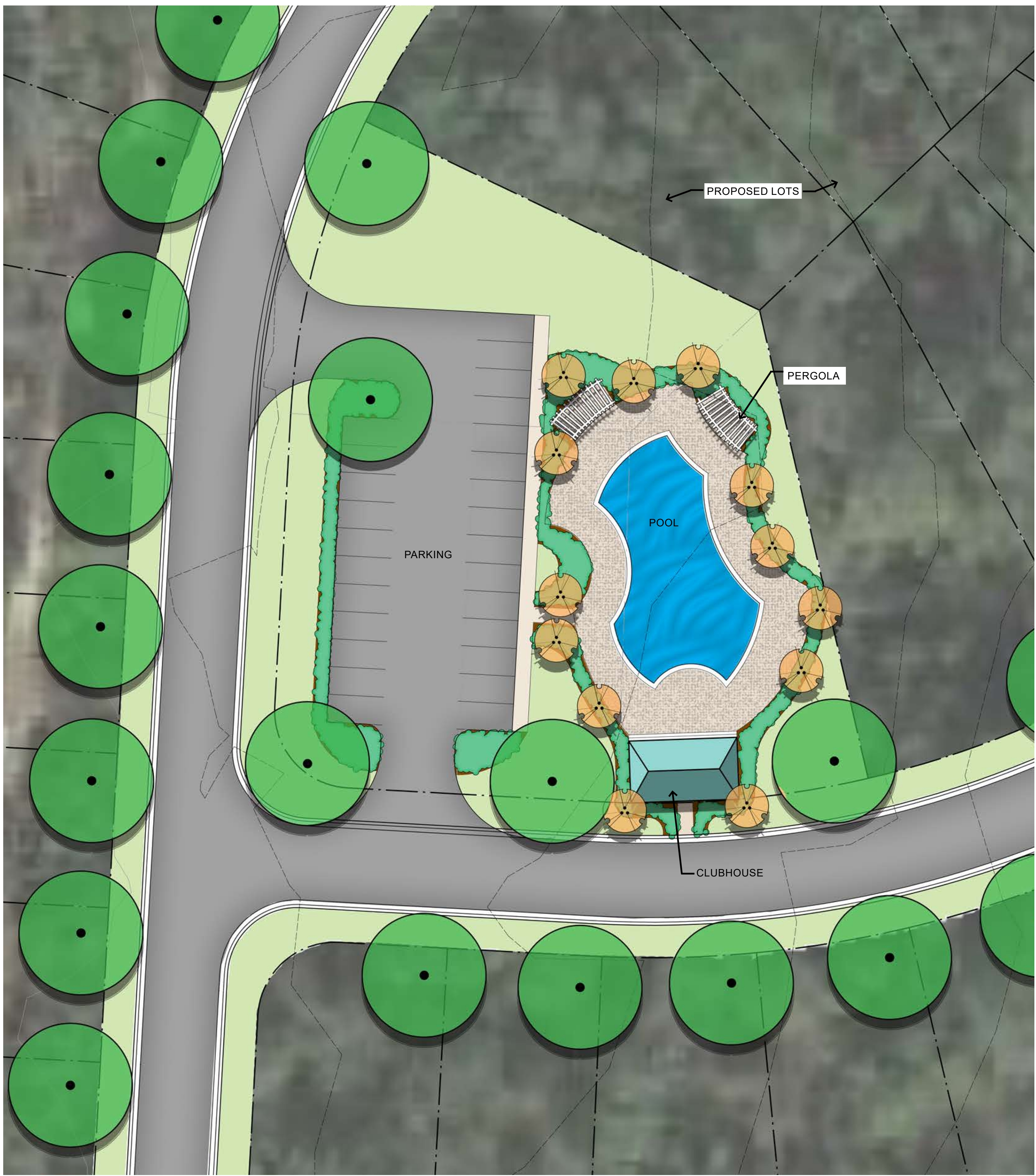
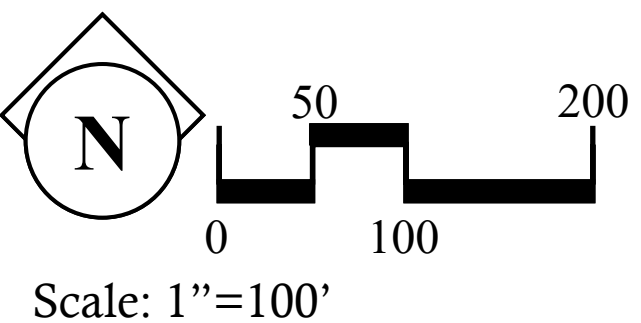
ENTRY FEATURE MODEL



ENTRY FEATURE PHOTO SIMULATION



PHASE 1 ENLARGEMENT

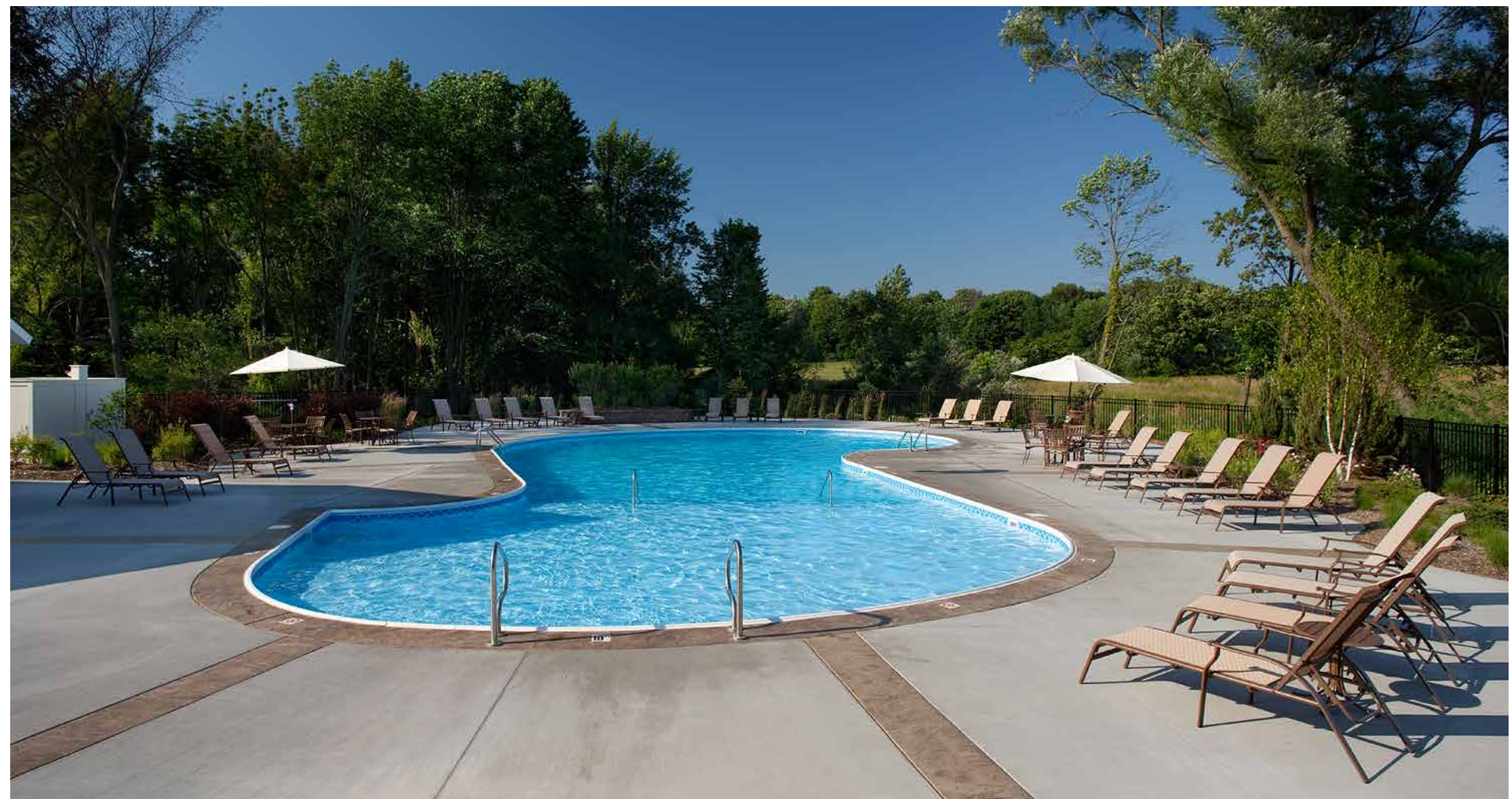
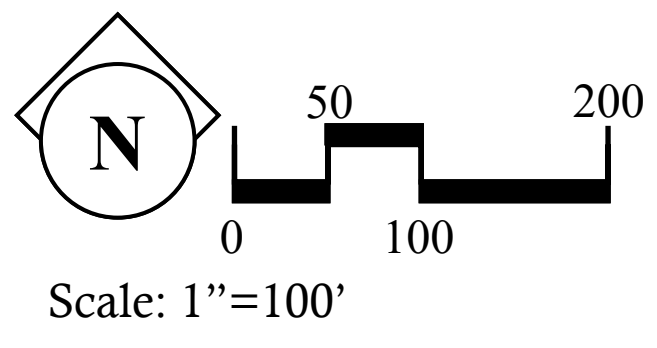


SCHEMATIC POOL AMENITY - FINAL LAYOUT AND DESIGN TO BE DETERMINED

Not to Scale



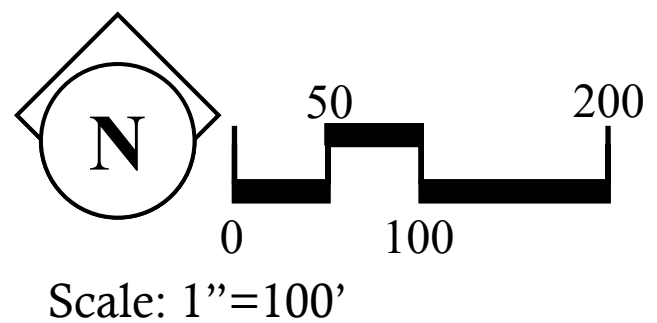
PHASE 2 ENLARGEMENT



INSPIRATION IMAGES (NEED NOT BE BUILT)

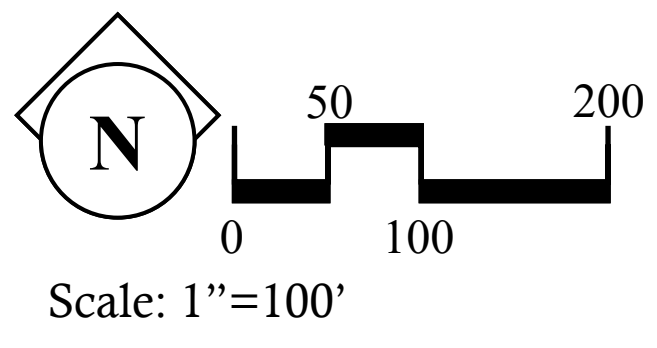


PHASE 3 ENLARGEMENT





PHASE 4 ENLARGEMENT



**Staff Analysis of Specific Land Development Code (LDC)
Planned Unit Development (PUD) Approval Criteria for Bridlewood
Master Plan Subdivision**

LDC Sec. 2-6.8 Planned Unit Developments.

(a) General. Planned unit development is an optional and supplemental compliance review process for the subdivision of land. It allows flexibility in LDC requirements to encourage greater creativity in land use planning and design for the mutual benefit of developers and the public. The intent of the PUD is to obtain benefits not anticipated by the strict application of zoning district regulations and subdivision standards, and not available by other variance processes. For the private gain of greater design flexibility, developers are required to provide greater public benefits through permanently preserved common open space, infrastructure improvements, accommodation of environmental and aesthetic features, and other permanent site improvements and amenities benefiting public health, safety and welfare. Proposed PUD is evaluated first through a quasi-judicial public hearing by the Planning Board and then by the Board of County Commissioners (BCC).

General description of proposed development: The project is located in Escambia County approximately 1.4 miles east of Beulah Road on the north side of Mobile Highway, State Road 10A US Highway 90. The site is in Section 16, Township 1 South, Range 31 West. The project is a proposed planned unit development, situated on an approximate (+-) total 322.99± acres located within mostly Low Density Residential (LDR) zoning district and a small section of Medium Density Residential (MDR) district and the Mixed Use-Suburban, (MU-S) Future Land Use Category.

The applicant is requesting variations as follows:

- 1. A reduction of the required minimum width at the front building line from 60 feet to 50 feet, for all lots.**
- 2. A reduction of the required minimum front setbacks from 25 feet to 20 feet, for all lots.**
- 3. A reduction of the required minimum rear setbacks from 25 feet to 15 feet, for all lots.**

(b) Limits on PUD. Planned unit development can be used to mix land uses, provide broader housing choices, and allow more compact development through specific height, area, yard, size and use requirements that are different in any or all respects from those required by the applicable zoning district, or subdivision design standards different from those prescribed in [LDC] Chapter 5. Planned unit development is allowed for subdivision within any zoning district or future land use category, but it is subject to the following limitations:

(1) Land uses. Land uses may vary from the specific uses allowed by the applicable zoning district, but they shall comply with the range of allowed uses within the applicable future land use category.

The proposed single-family residential use is allowed by the applicable zoning district and future land use category.

(2) Density. The number of dwelling units shall not exceed the density allowed by the applicable future land use category or zoning district.

The proposed number of dwelling units does not exceed the residential density allowed by the zoning district and the applicable future land use category. The applicant is proposing 1.2 dwelling units per acre versus the allowed four dwelling units per acre.

(3) Other processes. The PUD process supplements but does not replace other applicable compliance review processes of the LDC, including those for approval of preliminary plats, construction plans, and final plats.

The preliminary development plan of the PUD has been forwarded to the Planning Board for its consideration after review and written comment by the members of the Development Review Committee (DRC). Prior to PUD plan review and final determination by the Board of County Commissioners (BCC), the plan must address any remaining conditions of LDC compliance not modified by the proposed variances of the PUD and must respond to any conditions of the Planning Board's recommendation to the BCC.

The essential commitments of the development plan and the expectations of the county will be established upon BCC approval of the PUD, which includes the preliminary plat and associated documenting plans. The implementing subdivision infrastructure construction plans and final plat must be in substantial conformance with the approved PUD plans as determined through the established review and approval processes of the LDC.

(4) Standards. The PUD process shall not modify any level of service standards for adequate public facilities or standards for accessibility, life safety, or health.

The proposed development will comply with all applicable level of service standards.

(c) Compliance review. The Planning Board shall conduct a quasi-judicial public hearing as noticed to consider whether conditions warrant the proposed modifications and make recommendations regarding the proposal to the BCC and for them to consider and act on those recommendations.

The Planning Official has forwarded the proposed PUD and an analysis of its compliance with the requirements of the Land Development Code to the Planning Board for its required consideration and recommendation.

(d) Criteria for PUD approval. The applicant has the burden of presenting competent substantial evidence to the [Planning] board that establishes each of the following conditions for the PUD:

(1) Creative Planning. Uses and structures are arranged in a manner that demonstrates creative concepts of land use planning throughout the development area. Residential uses include a complementary and sustainable mix of dwelling unit types or mix with non-residential uses.

The presence of wetlands on the property constrains viable arrangements of uses and structures and limits creative development options on the remaining uplands. As well there is a "X" and "AE" Floodzone part of FEMA's Special Flood Hazard Areas on the development parcel. A further review during the Site Plan Review Process will be evaluated. Single-family dwellings appear to be a sustainable land use for the site, but no mix of dwelling unit types is documented in the submitted plans. No non-residential uses other than accessory to the dwellings are proposed within the subdivision.

1. **Recommendation:** That the PUD document the characteristics of dwelling units to which the PUD can commit, including floor area, stories, provision of garage or other parking outside of rights-of-way, and any diversity of housing styles and materials. At the time of construction, the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area.

(2) Natural amenities. Clustering, setbacks, easements and other methods are utilized to preserve to the greatest extent practicable the natural amenities and characteristics of the land, including open space, topography, natural vegetation, groundwater recharge, waterways, and scenic views. Deficiencies in natural amenities are supplemented through landscaping and other enhancements.

Smaller lots and reduced building setbacks are among the methods used to maintain viable density while preserving natural amenities. The applicant has stated that 220± wetlands will remain undisturbed and maintained under a conservation easement and be recorded in phase II as LDC clustering provisions would require.

Recommendation: That the PUD cluster the proposed development on the upland area of the site such that the wetlands and wetland buffer area is excluded from residential lots, a conservation easement will be executed and the conservation area is dedicated to the home owners association to

comply with the minimum clustering provisions of the LDC (DSM Sec. 1-2). The complete exclusion of wetlands from individual lots and minimized buffer impacts is preferred.

(3) Desirable environment. A more desirable environment in which to live or work is created than would be possible through the strict application of the minimum requirements of the LDC. Common open space area is within reasonable walking distance of all dwelling units in the development.

The proposed development will be completed in four phases. Plan includes

1. A centrally-located amenities site will be constructed in the second phase of development. The amenity site will include a swimming pool, clubhouse, open space, and on-site parking. Restrooms and a kitchen will be included in the clubhouse. Construction of the clubhouse and pool will be completed prior to the Phase 2 final plat recording.

2. Several additional common areas are to be provided throughout the subdivision. Two common areas will be created in the first phase, as well as another in the 3rd phase. One of the common areas in the first phase will be converted to a dog park.

3. Five (5) foot wide sidewalks will be provided on both sides of every proposed right-of-way in all phases to promote pedestrian mobility between the residential areas and the amenity areas. To avoid damage to the sidewalks, the homebuilder will construct the sidewalks on an individual lot basis after the completion of each home.

4. All unimpacted wetlands on site (approximately 220-acres) will be preserved through a perpetual conservation easement. This shall exceed the minimum preservation required by county, state and/or federal mitigation standards. The conservation easement will be recorded in the 2nd phase of development.

5. Upland buffers in exceedance of the required 25' will be provided wherever possible to protect the surrounding environmentally sensitive areas and natural vegetation. Widened buffers will be provided in all phases of development. The widened upland buffers are identified on the attached Master Plan.

6. A natural walking trail is proposed to connect the 3rd phase of development to the 1st phase. Please see the attached conceptual subdivision rendering for the location of the walking trail.

7. A landscape architect will be engaged to design attractive entry features. A large decorative "Bridlewood" subdivision sign will be placed near the subdivision entry. Landscaping will be planted around the proposed sign. A rendering of the proposed entry sign is attached. All entry improvements will be installed in the first phase of development.

8. All utilities throughout the subdivision shall be underground. Overhead power lines will not be used in any phase of development. Sanitary sewer service will be provided to all residents. No potable water wells or septic tanks shall be utilized for this project.

9. Decorative street lighting will be used in all phases. An upgraded style of lighting above the Gulf Power standard model, such as the "Colonial" style, or approved equal, is proposed. A sample of the proposed street lighting is attached to this report.

10. The homebuilder will provide a landscape package for each lot. The homebuilder will plant trees, shrubs, and install sod on each lot purchased. This is available in all phases.

Recommendation: The PUD development plan submitted has shown many different illustrations of enhanced features from a typical subdivision. Further review will be needed at the time of preliminary and construction plans when submitted to Site Plan Review

(4) Mobility. Internal circulation systems promote both pedestrian and vehicular mobility, especially between residential areas and local public open space, schools, retail sales and services, and employment. Sidewalks are located on at least one side of every street to support safe pedestrian mobility within the development and appropriate access to surrounding uses.

Safe and effective pedestrian and vehicular mobility within the subdivision is promoted through compact upland development, central park placement, and a network of sidewalks that includes the dog park perimeter.

(5) Efficient land use. An efficient use of land results in smaller networks of streets and utilities. If street rights-of-way are proposed to be less than standard width, easements will provide adequate space to install and maintain utilities.

The interconnection of subdivision streets, small lots, and the limitation of improvements limited by environmental features support an efficient use of land that results in smaller networks of streets and utilities. Easements will supplement proposed less-than-standard width rights-of-way to accommodate underground utilities.

(6) Compatibility. The development is compatible with surrounding areas and provides stable conditions and character to maintain long-term compatibility.

The proposed density of single-family detached dwellings is compatible with the predominantly low density single-family development of the surrounding areas, and the constructed improvements of a residential

subdivision will provide the stable conditions and character to maintain that compatibility long term.

Other considerations: In the review and analysis of the proposed development the Planning Board may include conditions relative to the six LDC criteria for PUD approval to insure the intent of the process is achieved.